



ATTACHMENTS

ORDINARY COUNCIL MEETING

24 MAY 2021

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

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

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INITIAL SECTION

CCL21/93

Confirmation of Minutes

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REPORT ORDINARY COUNCIL MEETING 4 MAY 2021

PRESENT: Councillors J Diffey, V Etheridge, A Jones, S Lawrence, G Mohr, K Parker and J Ryan.

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Governance and Internal Control Manager, the Executive Manager People Culture and Safety, the Community Support Officer, the Communications Partner, the Director Organisational Performance, the Executive Officer Organisational Performance, the Director Culture and Economy, the Director Infrastructure, the Director Development and Environment and the Director Liveability.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30pm 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 V Etheridge.

CCL21/76 LEAVE OF ABSENCE (ID21/701)

Requests for leave of absence were received from Councillors D Grant and D Gumley who were absent from the meeting due to personal reasons, whilst Councillor B Shields was previously granted leave of absence from this meeting by Council (refer Clause CCL21/53).

Moved by Councillor J Ryan and seconded by Councillor V Etheridge

MOTION

That such requests for Leave of Absence be accepted and Councillors D Grant and D Gumley be granted leave of absence from this meeting, whilst Councillor B Shields was previously granted leave of absence from this meeting by Council (refer Clause CCL21/53).

CARRIED

CCL21/77 PUBLIC FORUM (ID21/702)

The Council report having met with:

- Ms Karina McLachlain – regarding CW21/6 Request for Information
- Ms Jill Cross Antony – regarding Sandy Beach
- Ms Linda McCarthy – regarding the reputation of Council and the Dubbo Region

CCL21/78 CONFIRMATION OF MINUTES (ID21/700)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 26 April 2021.

Moved by Councillor A Jones and seconded by Councillor K Parker

MOTION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 26 April 2021 comprising pages 4, 5, 6, 7, 8, 9, 10, 11 and 12 of the series be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

CARRIED

NOTICES OF MOTION:**CCL21/79 HOUSING AVAILABILITY (ID21/675)**

Council had before it a Notice of Motion dated 27 April 2021 regarding Housing Availability.

Moved by Councillor S Lawrence and seconded by Councillor J Diffey

MOTION

1. **That the CEO be requested to provide a report to the July 2021 ordinary meeting of council advising councillors on:**
 - a. **The general state of the housing market in the Dubbo Local Government Area including an overview of activity of particular housing types and particularly shortages of certain housing types.**
 - b. **Whether council is and has been managing the strategic availability of residential land in the Dubbo Local Government Area and any steps that could be taken to assist further within existing processes.**
 - c. **Steps council could take to address any shortages of particular housing types including specific advice on other ways that council can work with other levels of government and the private sector to address any housing supply shortages identified, including whether there is a possible role for council in property development.**

2. That the CEO be requested to arrange a council led forum of relevant stakeholders prior to July to explore factors contributing to an undersupply of residential housing in the Dubbo Local Government Area and any possible policy and community responses.

CARRIED

**CCL21/80 ADVOCATING FOR RECOGNITION OF JAMES SAMUELS AT DUBBO HOSPITAL
(ID21/699)**

Council had before it a Notice of Motion dated 27 April 2021 from Councillor J Ryan regarding the Advocating for Recognition of James Samuels at Dubbo Hospital as follows:

Moved by Councillor J Ryan and seconded by Councillor V Etheridge

MOTION

1. That Dubbo Regional Council advocates to the state government to name part of the new Dubbo Hospital redevelopment after James Samuels, who attended the first meeting to push for a hospital in 1866, served as treasurer on the hospital committee for more than 60 years, and who donated much of the land where Dubbo Hospital now stands, to the state government.
2. That the Mayor write a letter to Dubbo MP Dugald Saunders and asks him to advocate for this issue on Council's behalf.

CARRIED

REPORTS FROM STAFF:

**CCL21/81 POSSIBILITIES FOR THE REDUCTION OF POWERS, EXPENSES AND FACILITIES
OF THE MAYOR (ID21/706)**

The Council had before it the report dated 29 April 2021 from the Chief Executive Officer regarding Possibilities for the Reduction of Powers, Expenses and Facilities of the Mayor.

Moved by Councillor V Etheridge and seconded by Councillor K Parker

MOTION

That the report of the Chief Executive Officer, dated 29 April 2021, be noted.

Moved by Councillor A Jones and seconded by Councillor K Parker

AMENDMENT

1. That the report of the Chief Executive Officer, dated 29 April 2021, be noted.
2. That the Deputy Mayor be paid 100% of the additional annual mayoral fee whilst acting in the role of the Mayor.
3. That:

- a) the Policy for the Payment of Expenses and Provision of Facilities for the Mayor and Councillors be amended to provide for the automatic transfer of the additional annual mayoral fee during any leave of absence of the Mayor, to the person acting in the role of Mayor.
- b) this amendment does not require a public exhibition period in accordance with section 253(3) of the Local Government Act 1993 as 'council is of the opinion that the proposed amendment is not substantial'.

The amendment on being put to the meeting was carried.

CARRIED

As one or more Councillors voted against the motion, in accordance with Clause 11.5 of Council's Code of Meeting Practice, the following votes were recorded:

| FOR | AGAINST |
|----------------------|------------------|
| Councillor Diffey | Councillor Mohr |
| Councillor Etheridge | |
| Councillor Jones | |
| Councillor Lawrence | |
| Councillor Parker | |
| Councillor Ryan | |
| Total (6) | Total (1) |

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

CARRIED

As one or more Councillors voted against the motion, in accordance with Clause 11.5 of Council's Code of Meeting Practice, the following votes were recorded:

| FOR | AGAINST |
|----------------------|------------------|
| Councillor Diffey | Councillor Mohr |
| Councillor Etheridge | |
| Councillor Jones | |
| Councillor Lawrence | |
| Councillor Parker | |
| Councillor Ryan | |
| Total (6) | Total (1) |

**CCL21/82 OPTIONS FOR THE APPOINTMENT OF AN INDEPENDENT INVESTIGATOR
(ID21/707)**

The Council had before it the report dated 29 April 2021 from the Chief Executive Officer regarding Options for the Appointment of an Independent Investigator.

Moved by Councillor J Ryan and seconded by Councillor A Jones

MOTION

That the information contained within the report of the Chief Executive Officer, dated 29 April 2021, be noted.

Moved by Councillor J Diffey and seconded by Councillor V Etheridge

AMENDMENT

1. That Council notes the contents of the report by the Acting Chief Executive Officer titled "Options for the Appointment of an Independent Investigator", dated 29 April 2021.
2. That Council notes the correspondence from Mr Luke Walton, Acting Deputy Secretary, Office of Local Government, NSW Department of Local Government, Planning and Policy, dated 3 May 2021, concerning code of conduct complaints.
3. The Council notes the confidential draft advice from Local Government NSW, dated 4 May 2021, concerning code of conduct complaints.
4. The Council seeks urgent advice from Local Government NSW on options for an independent and pro-active approach to ensuring that alleged breaches of the Council's Code of Conduct are able to be made with confidence that they will be properly considered and managed in accordance with the Procedures for the Administration of the Model Code of Conduct.

The amendment on being put to the meeting was carried.

CARRIED

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

CARRIED

CCL21/83 PREVENTION OF WORKPLACE BULLYING POLICY AND PROCEDURE (ID21/677)

The Council had before it the report dated 27 April 2021 from the Executive Manager People Culture and Safety regarding Prevention of Workplace Bullying Policy and Procedure.

Moved by Councillor A Jones and seconded by Councillor K Parker

MOTION

1. That the report of the Executive Manager People Culture and Safety, dated 27 April 2021, be noted.

2. That the Prevention of Workplace Bullying Policy and Procedure be updated in line the recommendations provided by Sparke Helmore Lawyers.
3. That the updated Draft Prevention of Workplace Bullying Policy and Procedure be submitted to 15 June 2021 Culture Economy and Corporate Committee meeting for adoption.

CARRIED

CCL21/84 DUBBO AQUATIC LEISURE CENTRE - INDOOR FACILITY CONCEPTS (ID21/644)

The Council had before it the report dated 19 April 2021 from the Director Liveability regarding Dubbo Aquatic Leisure Centre - Indoor facility concepts.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

1. That the report from the Director Liveability, dated 19 April 2021, be noted.
2. That a suitable funding strategy for an indoor aquatic leisure centre be determined.

CARRIED

CCL21/85 EXPRESSIONS OF INTEREST - WELLINGTON NEW YEAR'S EVE EVENT (ID21/653)

The Council had before it the report dated 21 April 2021 from the Manager Regional Events regarding Expressions of Interest - Wellington New Year's Eve Event.

Moved by Councillor A Jones and seconded by Councillor J Ryan

MOTION

1. That the report of the Manager Regional Events, dated 21 April 2021, be noted.
2. That Council respond to submissions made, thank them for their interest and advise that the process did not produce any concepts or community group interest for delivery of a New Year's Eve event in Wellington.
3. That any community group interested in hosting a community New Year's Eve event in Wellington be directed to existing funding channels for potential financial or in-kind support from Council, and be connected with community members who expressed an interest in volunteering.

CARRIED

CCL21/86 DESTINATION PARTNERSHIP PROGRAM, FEES AND CHARGES (ID21/656)

The Council had before it the report dated 23 April 2021 from the Manager Economic Development and Marketing regarding Destination Partnership Program, Fees and Charges.

Moved by Councillor J Diffey and seconded by Councillor K Parker

MOTION

1. That the report of the Manager Economic Development and Market, dated 23 April 2021, be noted.
2. That the costs for businesses to collaborate in destination marketing activities as set out in the report be approved.

CARRIED

CCL21/87 COMMENTS AND MATTERS OF URGENCY (ID21/703)

There were no matters recorded under this clause.

At this junction it was moved by Councillor A Jones and seconded by Councillor V Etheridge that the Council resolves into the Committee of the Whole Council, the time being 6.12 pm.

The meeting resumed at 6.16 pm.

CCL21/88 COMMITTEE OF THE WHOLE (ID21/714)

The Director Organisational Performance read to the meeting the Report of the Committee of the Whole meeting held on 4 May 2021.

Moved by Councillor A Jones and seconded by Councillor V Etheridge

MOTION

That the report of the meeting of the Committee of the Whole held on 4 May 2021, be adopted.

CARRIED

The meeting closed at 6.18 pm.

.....
CHAIRMAN



REPORT COMMITTEE OF THE WHOLE COUNCIL 4 MAY 2021

PRESENT: Councillors J Diffey, V Etheridge, A Jones, S Lawrence, G Mohr, K Parker and J Ryan.

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Governance and Internal Control Manager, the Executive Manager People Culture and Safety, the Community Support Officer, the Communications Partner, the Director Organisational Performance, the Executive Officer Organisational Performance, the Director Culture and Economy, the Director Infrastructure, the Director Development and Environment and the Director Liveability.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 6.13 pm.

CW21/6 REQUEST FOR INFORMATION (ID21/705)

The Committee had before it the report dated 29 April 2021 from the Chief Executive Officer regarding Request for Information.

Moved by Councillor A Jones and seconded by Councillor V Etheridge

MOTION

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

CARRIED

Moved by Councillor V Etheridge and seconded by Councillor K Parker

MOTION

That the information contained within the report from the Chief Executive Officer, dated 29 April 2021, be noted.

CARRIED

CW21/7 ACQUISITION OF 139-141 DARLING STREET (LOT 42 DP 632829) 'CARPET COURT', DUBBO (ID21/676)

The Committee had before it the report dated 27 April 2021 from the Property Development Officer regarding Acquisition of 139-141 Darling Street (Lot 42 DP 632829) 'Carpet Court', Dubbo.

Moved by Councillor A Jones and seconded by Councillor V Etheridge

MOTION

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

CARRIED

Moved by Councillor A Jones and seconded by Councillor V Etheridge

MOTION

- 1. That 139-141 Darling Street, being Lot 42 DP 632829, be purchased by Council for \$1,200,000.00 plus GST, subject to vacant possession. That a 10% Deposit be paid at time of contract exchange.**
- 2. Contract settlement be subject to vacant possession of the land.**
- 3. That each party be responsible for their own legal costs in the matter.**
- 4. That the subject land be classified as 'operational land' upon council's acquisition of the land.**
- 5. That all documentation in relation to this matter be executed under Power of Attorney.**
- 6. That the documents and considerations in regard to this matter remain confidential to council.**

CARRIED

The meeting closed at 6.15 PM.

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CHAIRMAN



REPORT EXTRAORDINARY COUNCIL MEETING 17 MAY 2021

PRESENT: Councillors D Gumley, G Mohr and B Shields.

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Communications Partner, the Community Support Officer, the Director Organisational Performance, the Executive Officer Organisational Performance, the Director Culture and Economy, the Director Infrastructure, the Director Development and Environment and the Director Liveability.

Councillor B Shields assumed chairmanship of the meeting.

I, the Chief Executive Officer, declare that this meeting commenced at 12.00 pm and was unable to proceed due to lack of quorum, being that the only Councillors present were Councillors D Gumley, G Mohr and B Shields.

The meeting was therefor closed, the time being 12.01 pm

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CHAIRMAN

NOTICES OF MOTION

CCL21/95 Independent Investigator

Attachment 1: Clr Lawrence - Independent Investigator - 10/05/2021..... 13

Councillor Stephen Lawrence
PO Box 81
DUBBO NSW 2830

10 May 2021

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

Dear Dean

NOTICE OF MOTION – INDEPENDENT INVESTIGATOR

I would like to place the following notice of motion on the agenda for the 24 May 2021 Ordinary meeting of Council.

"Council, at its meeting held 4 May 2021, resolved, in part:

4. That council seeks urgent advice from Local Government NSW on options for an independent and pro-active approach to ensuring that alleged breaches of the Council's Code of Conduct are able to be made with confidence that they will be properly considered and managed in accordance with the Procedures for the Administration of the Model Code of Conduct.

I would like to move forward on the appointment of an independent investigator to inquire into matters of concern to councillors and report on systemic issues in a way consistent with the Code of Conduct."

I have resolved:

1. That council appoints under a contract for services a person, to be called 'the independent investigator' to be nominated by the CEO of Local Government NSW.
2. That the independent investigator be tasked to audit past code of conduct complaints over the term of council to ascertain that the processes adopted complied with the relevant code of conduct processes.
3. That the independent investigator seek to interview all councillors, all directors and other staff and community members as they see fit, and prepare a report for the July meeting (or such later meeting as is agreed with council) addressing whether council is and has been over the term of council compliant with its legal and regulatory obligations and to report

on any systemic issues arising from the investigation such as might require possible reforms to council policies.

4. That the independent investigator process is to be separate from and not inconsistent with the relevant code of conduct processes.
5. That council reserves its right to promulgate further terms of reference for the independent investigator.

Yours faithfully



Stephen Lawrence
Councillor

**CCL21/96 Temporary Policy Pending Code of Conduct Processes Upon the
Mayor's Return to Official Duties**

| | | |
|----------------------|--|----|
| Attachment 1: | Clr Lawrence - Notice of Motion - Temporary Policy Pending Code of Conduct Processes Upon the Mayor's Return to Official Duties - 06/05/2021 | 16 |
|----------------------|--|----|

Councillor Stephen Lawrence
PO Box 81
DUBBO NSW 2830

6 May 2021

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

Dear Dean

**NOTICE OF MOTION – TEMPORARY POLICY PENDING CODE OF CONDUCT PROCESSES UPON
THE MAYOR'S RETURN TO OFFICIAL DUTIES**

I would like to place the following notice of motion on the agenda for the May 2021 Ordinary meeting of Council.

"That council notes and endorses the following policy created under section 226(d) of the Local Government Act 1993 (NSW) by Acting Mayor Stephen Lawrence on 6 May 2021.

Temporary Policy Pending Code of Conduct Processes Upon the Mayor's Return to Official Duties.

Concerned at a large number of allegations against the Mayor [REDACTED].

Concerned that a number of the allegations involve the alleged use of [REDACTED].

Concerned that one allegation involved the [REDACTED].

Concerned at the Mayor's planned return to official duties on 6 May 2021 following a [REDACTED].

I have resolved:

1. That the CEO implement the following policy, should the Mayor return to official duties, to be applied until all outstanding code of conduct allegations against the Mayor are finalised.
2. That the Mayor be provided with suitable facilities to allow him to work from home.

3. That the Mayor only be allowed to access the mayor's office in the Central Administration Building if in the presence of a staff member at the level of director or higher.
4. That the mayor be accompanied by a staff member at all time while on official duties outside of council premises.
5. That the mayor not be in the [REDACTED] at any time.
6. That all letters and emails sent by the mayor in his official capacity be checked [REDACTED] by the CEO prior to transmission.
7. That the mayor only engage in telephone communications with members of the community for official purposes from council premises and always in the presence of a staff member.
8. That the Policy for the Payment of Expenses and Provision of Facilities for the Mayor and Councillors be amended (in a way I consider not to be substantial) to remove the mayor's entitlement to [REDACTED].

Yours faithfully



Stephen Lawrence
Councillor

CCL21/97 Recruitment - Chief Executive Officer

| | | |
|----------------------|---|----|
| Attachment 1: | Notice of Motion - Clr K Parker - 24/05/2021 - Recruitment of Permanent CEO..... | 19 |
|----------------------|---|----|

Councillor - Kevin Parker
PO Box 81
DUBBO 2830

10th May 2021.

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

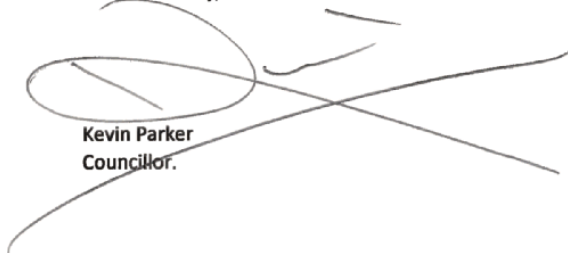
Dear Dean,

NOTICE OF MOTION - RECRUITMENT - CHIEF EXECUTIVE OFFICER

I would like to place the following notice of motion to be presented to the next earliest Ordinary meeting of Council.

- 1- Council move to Recruitment of Permanent position of Chief Executive Officer Dubbo Regional Council.
- 2- The recruitment process to be managed by Local Government Solutions or as determined by Council.

Yours faithfully,



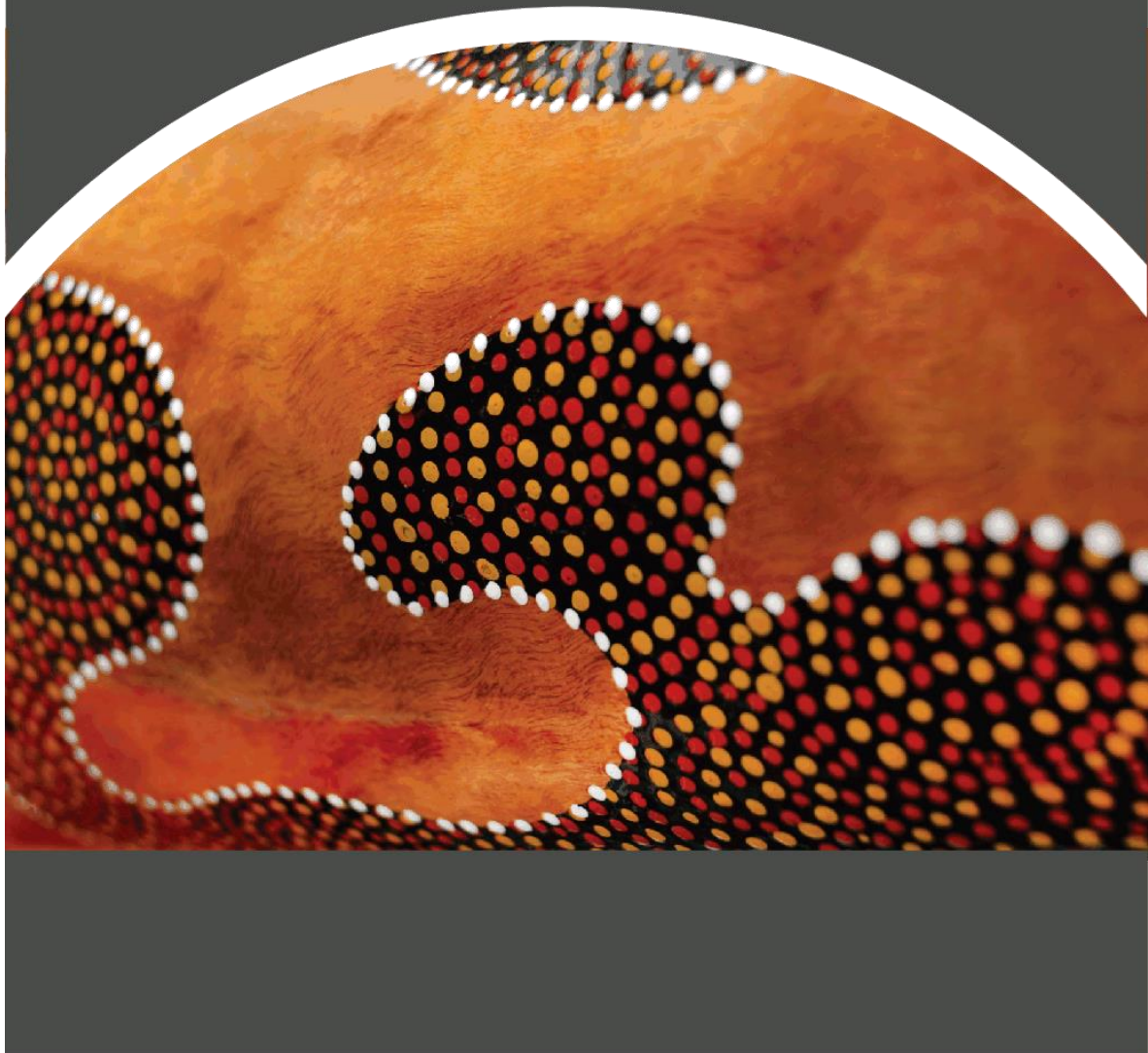
Kevin Parker
Councillor.

REPORTS FROM STAFF

CCL21/98 Aboriginal Electoral Engagement Strategy 2021

| | | |
|----------------------|--|----|
| Attachment 1: | Draft Aboriginal Electoral Engagement Strategy - May 2021..... | 21 |
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Dubbo Regional Council DRAFT Aboriginal Electoral Engagement Strategy 2021



DRAFT Aboriginal Electoral Engagement Strategy Page | 1



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ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Dubbo Regional Council respectfully acknowledges traditional owners of the Dubbo Region, the Wiradjuri people and acknowledges their Ancestors and Elders past, present and emerging.

INTRODUCTION

Dubbo Regional Council covers an area of 7,534.5 square kilometres. It represents the former Dubbo City Council and Wellington Shire Council, which amalgamated in May 2016 to form Dubbo Regional Council.

The 2019 estimated residential population for the Dubbo Region was 53,719. Households with Aboriginal person(s) was reported as being 3,499 (Dubbo Regional Council Community Profile REMPLAN). The Aboriginal population of the Dubbo Local Government Area (LGA) continues to increase, with the percentage of the population who identifies as Indigenous growing from the 2006 Census to the 2016 Census from 11.22% to 15.45%.

Aboriginal enrolment estimates provided by the Australian Electoral Commission as at 30 June 2020 show that in NSW the estimated Aboriginal voting age population is 173,203 with the NSW Indigenous enrolment rate sitting at 86.5%. This compares to an overall enrolment rate of 97.5% in NSW, and 96.6% nationally.

In the Dubbo region, 15.45% of the population identifies as Indigenous (2016 Census). Using the NSW average Indigenous enrolment rate, this equates to 7,179 enrolled, and 1,120 Aboriginal and Torres Strait Islander people who were not enrolled to vote through the Australian Electoral Commission. Additionally, a number of the general population of NSW who are enrolled to vote do not participate on Election Day.

Nationally, NSW has the highest Aboriginal enrolment rate. However, Dubbo Regional Council currently does not have any Councillors who identify as Aboriginal or Torres Strait Islander.

Electoral enrolment and voting is key to achieving accurate representation of and advocacy for all members of the Dubbo Region. To achieve this, voter registration, voter participation, and Councillor representation should strive to reflect the general population, inclusive of Aboriginal community members.



GOALS, INITIATIVES AND ACTIONS

Goal One – Increase Aboriginal Enrolment Rate in the Dubbo Region

| Initiative | Action |
|---|--|
| 1.1 Improve knowledge of how to enrol amongst all members of the Dubbo Region | 1.1.1 Hold virtual information sessions explaining how to enrol and how to check whether a community member is enrolled. |
| | 1.1.2 Record sessions and make available on dedicated DRC election website. |
| 1.2 Facilitate access to educational programs available to Aboriginal community members related to enrolment and voting in the upcoming Local Government Election | 1.2.1 Chief Executive Officer to seek support from the Local Government NSW President to make representations to the Minister for Local Government regarding the creation and availability of educational programs specifically targeting Aboriginal communities |
| | 1.2.2 Chief Executive Officer to seek support from the Local Government NSW President to make representations to the Minister for Local Government regarding the creation and availability of educational programs specifically targeting Aboriginal communities |
| 1.3 Develop a dedicated communications plan to target local voter registration, particularly amongst Aboriginal residents | 1.3.1 Work with DRC's Corporate Image and Communications team to develop a communications plan surrounding voter registration, specifically targeting Aboriginal members of the Region |
| | 1.3.2 Utilise NSW Electoral Commission resources and assets to promote in our own LGA, such as social media tiles and posters |

Goal Two – Increase Aboriginal Voter Participation in the Dubbo Region

| Initiative | Action |
|--|---|
| 2.1 Encourage Aboriginal people to work for the Electoral Commission, encouraging deeper understanding of and involvement with the electoral process | 2.1.1 Share message of becoming an advocate for community via the communications plan |
| | 2.1.2 Share message of becoming an advocate for community via the communications plan |
| 2.2 Develop a dedicated Communications Program to target local voter participation, particularly amongst Aboriginal residents | 2.2.1 Work with DRC's Corporate Image and Communications team to develop a communications plan surrounding voter participation, focusing on advocacy and having a say |
| | 2.2.2 Distribute information organically via stakeholder groups |
| | 2.2.3 Utilise NSW Electoral Commission resources and assets to promote in our own LGA, such as social media tiles and posters |



Goal Three – Reduce Obstacles to Aboriginal Representation on Dubbo Regional Council

| Initiative | Action |
|---|---|
| 3.1 Improve access to educational programs available to Aboriginal community members in respect of nominating for Local Government | 3.1.1 Chief Executive Officer to seek support from the Local Government NSW President to make representations to the Minister for Local Government regarding the creation and availability of educational programs specifically targeting Aboriginal communities. |
| | 3.1.2 List relevant resources on a dedicated DRC webpage, including free resources, ensuring ease of accessibility |
| 3.2 Facilitate specific information and training sessions for target audiences including Aboriginal, culturally and linguistically diverse people and women | 3.2.1 Engage Women for Election to run a workshop in Dubbo which is accessible to Aboriginal women |
| | 3.2.2 Engage Politics in Colour to run a Local Government Candidate Training Session in Dubbo. |
| 3.3 Promote candidate diversity | 3.3.1 Highlight advocacy on behalf of community as the key message when targeting potential candidates |
| | 3.3.2 Include optional question on onboarding form of new Councillors for identifying as Aboriginal and/or Torres Strait Islander with the aim of producing more accurate data about elected member composition in the future |
| 3.4 Provide resources for all Candidates through Candidate briefing sessions | 3.4.1 Run Region specific briefing sessions which make relevant links between OLG webinars and the Dubbo Region |
| | 3.4.2 Consider suitability of offering Aboriginal oriented briefing sessions |
| | 3.4.3 Approach past and present local Aboriginal and non-Aboriginal Councillors to present at briefing sessions and provide first-hand knowledge of the Candidate process and Councillor expectations |
| 3.5 Work towards demystifying the nomination and registration process for prospective candidates | 3.5.1 Provide access to available resources through a dedicated webpage |
| | 3.5.2 Ensure all employees of Council, particularly Customer Experience, are informed of the process and can provide accurate information to prospective candidates |

COMMUNITY ENGAGEMENT

The document was informed by Council's Community Services and Aboriginal Liaison representatives.

Feedback was sought from the Dubbo Aboriginal Community Working Party.

KEY REFERENCES

Australian Electoral Commission

[Indigenous enrolment rate - Australian Electoral Commission \(aec.gov.au\)](https://www.aec.gov.au/indigenous/enrolment-rate)

Australian Bureau of Statistics, 2016 Census

[2016 Census \(abs.gov.au\)](https://www.abs.gov.au/2016-census)

Dubbo Regional Council Community Profile REMPLAN

www.app.rempln.com.au/dubboregionalcouncil



ACTION PLAN

| Goal | Initiative | Action | Timeframe for Completion | Goal Objective/Success Measure |
|---|---|--|--|---|
| 1. Increase Aboriginal enrolment rate in the Dubbo Region | 1.1 Improve knowledge of how to enrol amongst all members of the Dubbo Region | 1.1.1 Hold virtual information sessions explaining how to enrol and how to check whether a community member is enrolled | Monthly in June, July and August 2021 | Sessions scheduled with positive interest shown |
| | | 1.1.2 Record sessions and make available on dedicated DRC election website | As completed | Sessions available to view online via DRC webpage |
| | 1.2 Facilitate access to educational programs available to Aboriginal community members related to enrolment and voting in the upcoming Local Government Election | 1.2.1 Chief Executive Officer to seek support from the Local Government NSW President to make representations to the Minister for Local Government regarding the creation and availability of educational programs specifically targeting Aboriginal communities | May 2021 | Positive response from Minister for Local Government |
| | 1.3 Develop a dedicated communications program to target local voter registration, particularly amongst Aboriginal residents | 1.3.1 Work with DRC's Corporate Image and Communications team to develop a communications plan surrounding voter registration, specifically targeting Aboriginal members of the Region | Plan developed May 2021, implemented through to September 2021 | Completed communications plan implemented by CIC |
| | | 1.3.2 Utilise NSW Electoral Commission resources and assets to promote in our own LGA, such as social media tiles and posters | In conjunction with Plan development | Successful adaptation of one or more resources to be utilised within the communications plan |
| 2. Increase Aboriginal voter participation in the Dubbo Region | 2.1 Encourage Aboriginal people to work for the Electoral Commission, encouraging deeper understanding of and involvement with the electoral process | 2.1.1 Share message of becoming an advocate for community through communications plan | From May – September 2021 | Increased numbers of Indigenous people working for Electoral Commission from the Dubbo Region |
| | | | | |
| | 2.2 Develop a dedicated communications Program to target local Voter Participation, particularly amongst Indigenous residents | 2.2.1 Work with DRC's Corporate Image and Communications team to develop a communications plan surrounding voter participation, focusing on advocacy and having a say | Plan developed May 2021, implemented through to September 2021 | Completed communications plan implemented by CIC |
| | | 2.2.2 Distribute information organically via stakeholder groups | Once plan developed through to September | Uptake by one or more stakeholder groups of key messaging |
| | | 2.2.3 Utilise NSW Electoral Commission resources and assets to promote in our own LGA, such as social media tiles and posters | In conjunction with Plan development | Successful adaptation of one or more resources to be utilised within the communications plan |

| | | | | |
|---|--|--|--|--|
| 3. Reduce obstacles to Aboriginal representation on Dubbo Regional Council | 3.1 Improve access to educational programs available to Aboriginal community members in respect of nomination for Local Government | 3.1.1 Chief Executive Officer to seek support from the Local Government NSW President to make representations to the Minister for Local Government regarding the creation and availability of educational programs specifically targeting indigenous communities | May 2021 | Positive response from Minister for Local Government |
| | | 3.1.2 List relevant resources on a dedicated DRC website, including free resources, ensuring ease of accessibility | June 2021 | Dedicated Election website is live and has positive interaction |
| | 3.2 Facilitate specific information and training sessions for target audiences, including Aboriginal, culturally and linguistically diverse people and women | 3.2.1 Engage Women for Election to run a workshop in Dubbo which is accessible to Aboriginal women | May 2021 | Workshop scheduled and receives positive response |
| | | 3.2.2 Engage Politics in Colour to run a Local Government Candidate Training Session in Dubbo | June 2021 | Training session scheduled and receives positive response |
| | 3.3 Promote candidate diversity | 3.3.1 Highlight advocacy on behalf of community as the key message when targeting potential candidates | May - September | Identification within the community of advocacy as a key component of Local Government |
| | | 3.3.2 Include optional question on onboarding forms for new Councillors for identifying as Aboriginal and/or Torres Strait Islander with the aim of producing more accurate data about elected member composition in the future | September 2021, once new Council is sworn in | New onboarding form is implemented |
| | 3.4 Provide resources for all Candidates through Candidate briefing sessions | 3.4.1 Run Region specific briefing sessions which make relevant links between OLG Webinars and the Dubbo Region | Monthly in June, July and August 2021 | Positive response at briefing sessions |
| | | 3.4.2 Consider the suitability of offering Aboriginal oriented briefing sessions | Decision made July 2021 | Informed decision made based on evidence at initial sessions |
| | | 3.4.3 Approach past and present local Aboriginal and non-Aboriginal Councillors to present at briefing sessions and provide first-hand knowledge of the Candidate process and Councillor expectations | June 2021 | Approach one or more current/past local Councillors |
| | 3.5 Work towards demystifying the nomination and registration process for prospective candidates | 3.5.1 Provide access to available resources through a dedicated website webpage | June 2021 | Dedicated Election website webpage is live and has positive interaction Local Government Elections - Dubbo Regional Council (nsw.gov.au) |
| | | 3.5.2 Ensure key employees of Council, particularly Customer Experience, are informed of the process and can provide accurate information to prospective candidates | June 2021 | Positive Customer Experience feedback |



CONTACT

Dubbo Regional Council
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Dubbo NSW 2830

Phone

02 6801 4000

Online

Dubbo.nsw.gov.au



| | | |
|----------------------|---|----|
| Attachment 1: | QBRs - Quarterly Budget Review Statements - March | |
| | 2021..... | 31 |

REPORT BY RESPONSIBLE ACCOUNTING OFFICER

DUBBO REGIONAL COUNCIL
Quarterly Budget Review Statement - Quarter Ending 31 March 2021

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005.

It is my opinion that the Quarterly Budget Review Statement for Dubbo Regional Council for the Quarter Ended 31 March 2021 indicates that Council's projected financial position at 30 June 2021 will be satisfactory, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure after utilising \$4.2M of the COVID-19 reserve.

Signed: 
Name: Michael Howlett
Responsible Accounting Officer
Date: 4 May 2021

CASH & INVESTMENTS

DUBBO REGIONAL COUNCIL

Quarterly Budget Review Statement - Quarter Ending 31 March 2021

Comment on Cash and Investments Position

There have been no major impacts during the quarter that have impacted on Council's original budgeted cash and investments position.

Statements:

Investments

Restricted funds have been invested in accordance with Council's investment policies.

Cash

A reconciliation of cash with bank statements has been undertaken, with the 31 March 2021 Statement reconciliation being prepared on 1 April 2021.

Reconciliation

The year to date total Cash and Investments has been reconciled with funds invested and cash at bank

Signed:



Name:

Michael Howlett
Responsible Accounting Officer

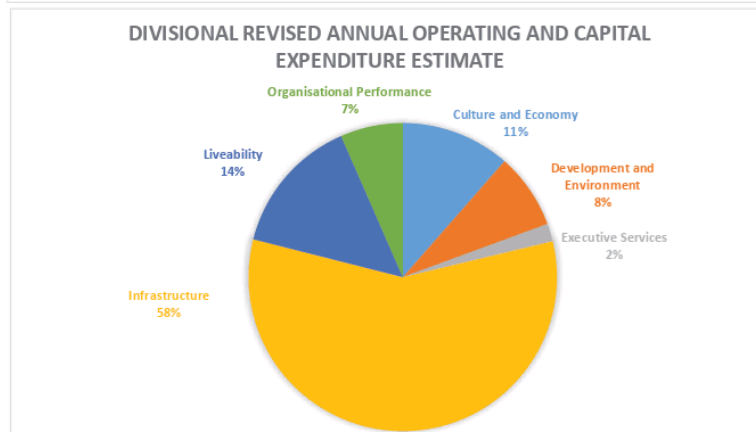
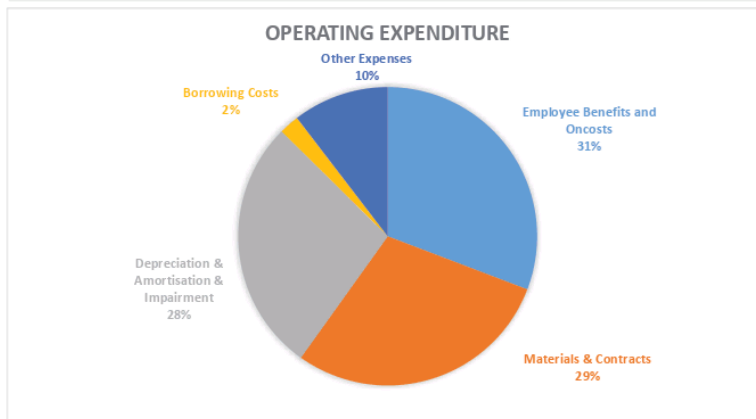
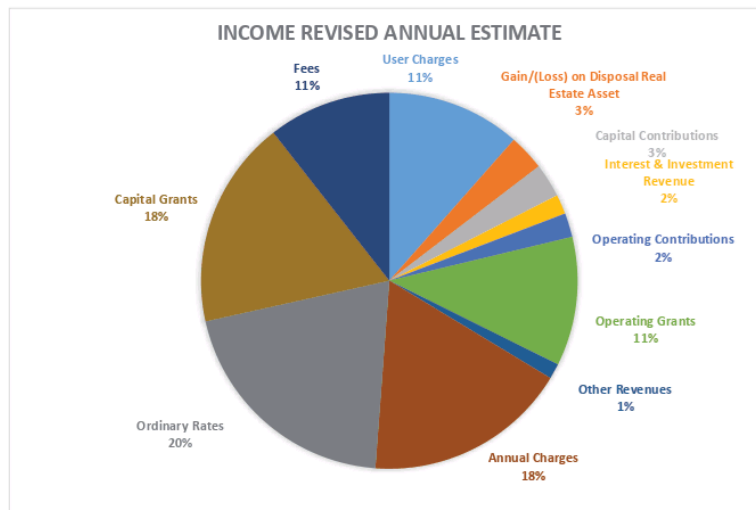
Date:

4 May 2021

Budget Review Statement - Quarter Ending 31 March 2021
Clause 203 Local Government (General) Regulation 2005

| | Operating Revenue | | Operating Expense | | (Surplus) / Deficit from Operations | | Capital Revenue | | | | Capital Expense | | | | Funds Transferred To / (From) Restricted Assets | | Net Funds Available (to) / Required from Rates and General Revenue | |
|--|-------------------|-------------|-------------------|------------|-------------------------------------|------------|-----------------|-------------|------------|------------|-----------------|-----------|------------|------------|---|-------------|--|------------|
| Function | Original | Revised | Original | Revised | Original | Revised | Original | Revised | Original | Revised | Original | Revised | Original | Revised | Original | Revised | Original | Revised |
| Culture and Economy | | | | | | | | | | | | | | | | | | |
| Dubbo Regional Airport | -5,932,135 | -2,637,371 | 3,982,714 | 3,704,568 | -1,949,421 | 1,067,197 | -1,016,560 | -1,493,549 | 0 | 0 | 0 | 0 | 1,159,000 | 1,327,118 | 1,498,232 | 489,362 | -308,749 | 1,390,128 |
| Dubbo Regional Livestock Markets | -2,827,243 | -3,060,323 | 4,337,224 | 3,434,790 | 1,509,981 | 374,467 | -1,330,212 | -1,219,318 | 0 | 0 | 0 | 0 | 1,835,000 | 449,778 | -2,458,095 | -49,253 | -443,326 | -444,326 |
| Economic Development and Marketing | -287,614 | -401,920 | 2,663,944 | 3,216,180 | 2,376,330 | 2,814,260 | -118,384 | -104,229 | 0 | 0 | 0 | 0 | 200,000 | 0 | -654,936 | 2,257,946 | 2,255,095 | 2,255,095 |
| Holiday Park | -1,972,052 | -1,950,962 | 1,663,029 | 306,649 | -309,023 | -1,644,313 | -248,602 | -238,154 | 0 | 0 | 0 | 0 | 10,824 | 0 | 346,801 | 1,682,467 | -200,000 | -200,000 |
| Old Dubbo Gaol | -1,037,923 | -1,076,533 | 1,783,834 | 1,697,828 | 745,911 | 621,295 | -138,392 | -135,523 | 0 | 0 | 0 | 0 | 80,000 | 894,128 | -462,599 | -1,078,727 | 224,920 | 301,173 |
| Regional Events | -50,000 | -194,363 | 741,444 | 942,772 | 691,444 | 748,409 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -33,215 | 691,444 | 715,194 |
| Regional Experiences | -129,293 | -146,085 | 1,655,781 | 1,644,767 | 1,526,486 | 1,498,682 | 0 | 0 | 0 | 0 | 0 | 0 | 15,000 | 0 | 0 | 30,363 | 1,541,488 | 1,529,045 |
| Regional Theatre and Convention Centre | -1,819,608 | -1,225,330 | 4,383,970 | 4,070,935 | 2,564,362 | 2,845,605 | -905,821 | -1,142,396 | 0 | 0 | 580,797 | 580,797 | 85,500 | 188,698 | -85,500 | 83,707 | 2,239,338 | 2,556,411 |
| Showgrounds | -329,789 | -891,391 | 1,330,816 | 1,427,881 | 1,001,027 | 536,490 | -641,864 | -806,978 | 0 | 0 | 0 | 0 | 655,000 | 1,492,491 | -312,890 | -485,862 | 701,273 | 736,141 |
| Strategic Culture and Economy | -500 | 7 | 173,636 | 177,262 | 173,636 | 177,269 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -4,133 | 173,136 | 173,136 |
| Wellington Caves Complex | -942,927 | -1,439,554 | 1,505,425 | 1,440,352 | 562,498 | 798 | -137,506 | -143,861 | 0 | 0 | 0 | 0 | 402,500 | 980,216 | -418,170 | -309,140 | 409,322 | 528,013 |
| Western Plains Cultural Centre | -111,458 | -275,549 | 1,543,664 | 1,550,962 | 1,432,206 | 1,275,413 | -446,728 | -471,363 | 0 | 0 | 346,719 | 346,719 | 373,000 | 515,960 | -347,013 | -329,973 | 1,358,184 | 1,336,756 |
| Wiradjuri Tourism Centre | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | -15,440,542 | -13,299,374 | 25,765,481 | 23,614,946 | 10,324,939 | 10,315,572 | -4,984,069 | -5,755,371 | 0 | 0 | 927,516 | 927,516 | 4,615,824 | 6,048,389 | -2,239,234 | -659,340 | 8,644,976 | 10,876,766 |
| Development and Environment | | | | | | | | | | | | | | | | | | |
| Building and Development Services | -1,654,350 | -2,137,082 | 2,021,217 | 2,107,427 | 366,867 | -29,655 | 0 | 0 | 0 | -2,210 | 0 | 0 | 0 | 69,000 | 0 | -313,000 | 366,867 | -275,865 |
| Compliance | -408,193 | -459,223 | 1,747,863 | 1,714,583 | 1,339,670 | 1,255,360 | -36,033 | -54,365 | 0 | 0 | 74,784 | 74,784 | 0 | 39,960 | 0 | 60,000 | 1,378,421 | 1,375,739 |
| Environment and Health | -230,638 | -341,806 | 851,699 | 1,177,085 | 621,061 | 835,279 | 0 | -2,431 | 0 | 0 | 0 | 0 | 0 | 0 | -29,000 | -67,279 | 592,061 | 765,569 |
| Growth Planning | -146,000 | -212,453 | 1,103,193 | 1,198,446 | 957,193 | 985,993 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,000 | 60,600 | 982,193 | 1,046,593 |
| Resource Recovery and Efficiency | 0 | -270,000 | 318,572 | 275,338 | 318,572 | 5,338 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 280,000 | 0 | 0 | 30,000 | 318,572 |
| Strategic Development and Environment | -500 | 0 | 996,992 | 996,492 | 996,492 | 996,492 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -7,500 | 996,492 | 988,992 |
| Waste Management - Domestic | -7,739,003 | -8,238,418 | 7,400,844 | 8,453,287 | -338,159 | 214,869 | 16,959 | -277,930 | -80,000 | -80,000 | 0 | 0 | 1,250,000 | 857,635 | -848,800 | -714,574 | 0 | 0 |
| Waste Management - Other | -3,784,302 | -4,328,038 | 2,497,733 | 3,605,331 | -1,286,569 | -722,707 | -403,293 | -536,831 | -28,000 | -28,000 | 24,243 | 24,243 | 186,377 | 348,657 | 1,507,242 | 914,638 | 0 | 0 |
| TOTAL | -13,962,986 | -15,987,020 | 16,938,113 | 19,527,989 | 2,975,127 | 3,540,969 | -422,367 | -671,557 | -108,000 | -110,210 | 99,027 | 99,027 | 1,436,377 | 1,595,252 | 654,442 | -37,115 | 4,634,606 | 4,216,366 |
| Executive Services | | | | | | | | | | | | | | | | | | |
| Corporate Image and Communications | 0 | 0 | 959,763 | 952,305 | 959,763 | 952,305 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55,210 | 0 | 40,000 | 959,763 |
| Governance and Internal Control | -26,500 | -40,591 | 3,429,833 | 3,817,059 | 3,403,333 | 3,776,468 | 0 | 0 | 0 | 0 | 0 | 0 | 15,000 | 0 | -2,376 | -4,422 | 3,400,957 | 3,787,046 |
| People Culture and Safety | -100,000 | -130,039 | 152,339 | 107,040 | 52,339 | -22,999 | -2,339 | -4,306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -50,000 | 27,305 | 0 |
| TOTAL | -126,500 | -170,630 | 4,541,935 | 4,876,404 | 4,415,435 | 4,705,774 | -2,339 | -4,306 | 0 | 0 | 0 | 0 | 0 | 0 | 70,210 | -52,376 | 62,883 | 4,360,720 |
| Infrastructure | | | | | | | | | | | | | | | | | | |
| BILT | 0 | -813,215 | 94,875 | -5,125 | 94,875 | -818,340 | 0 | 0 | 0 | 0 | 0 | 0 | 12,488,229 | 1,165,017 | -12,488,229 | -251,802 | 94,875 | |
| Depot Services | -15,157 | -15,157 | -59,012 | -56,049 | -74,169 | -71,206 | -322,488 | -338,459 | 0 | 0 | 0 | 0 | 781,499 | 906,895 | -384,942 | -538,472 | 0 | |
| Fire and Emergency Services | -536,162 | -1,428,093 | 2,936,860 | 3,138,115 | 2,400,698 | 1,710,022 | -660,235 | -618,293 | 0 | 0 | 0 | 0 | 575,218 | -163,287 | -161,750 | 1,577,176 | 1,505,197 | |
| Fleet Services | -356,369 | -443,792 | 70,000 | -304,929 | -286,369 | -748,721 | -2,655,856 | -2,520,015 | -1,565,962 | -2,398,912 | 0 | 0 | 5,647,316 | 7,037,583 | -1,475,498 | -1,706,304 | -336,369 | |
| Infrastructure Strategy and Design | -276,983 | -317,229 | 290,443 | 169,167 | 13,460 | -148,062 | -13,460 | -23,280 | 0 | 0 | 0 | 0 | 1,623 | 0 | 0 | 185,634 | 0 | |
| Roads Network | -14,674,280 | -18,759,740 | 16,162,058 | 22,749,144 | 1,487,778 | 3,989,404 | -9,187,276 | -15,392,598 | 0 | 0 | 50,631 | 50,631 | 30,205,805 | 24,738,887 | -13,017,927 | -3,860,243 | 9,539,011 | |
| Roads State Network | -2,081,134 | -2,133,570 | 1,674,308 | 10,294,089 | -406,826 | 8,160,519 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 338,643 | -8,228,702 | -68,183 | |
| Sewerage Services | -18,711,836 | -18,726,552 | 16,200,273 | 15,949,263 | -2,511,563 | -2,777,289 | -4,972,446 | -4,584,787 | -126,231 | -96,409 | 2,119,851 | 2,119,851 | 12,350,881 | 10,135,467 | -6,860,492 | -4,794,833 | 0 | |
| Stormwater | -2,839,626 | -2,987,363 | 2,344,218 | 3,365,552 | -495,406 | 378,189 | -1,041,423 | -2,090,855 | 0 | 0 | 315,455 | 315,455 | 6,650,842 | 4,454,159 | -4,252,795 | -1,769,889 | 1,176,671 | |
| Strategic Infrastructure | -513 | 0 | 91,148 | 97,585 | 90,635 | 97,585 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -6,950 | 90,635 | |
| Street Lighting | -140,686 | -416,142 | 2,107,532 | 1,345,279 | 1,966,846 | 929,137 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -511,324 | 526,385 | 1,455,522 | |
| Traffic Management | -1,194,881 | -1,438,519 | 1,760,872 | 1,773,372 | 565,991 | 334,853 | -31,841 | -28,660 | 0 | 0 | 247,642 | 247,642 | 75,000 | 291,870 | 22,461 | 565,860 | | |
| Water For The Future | 0 | -10,203,647 | 0 | 468,286 | 0 | -9,735,361 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,871,277 | -13,516 | 0 | |
| Water Supply | -28,765,926 | -23,082,239 | 21,383,604 | 21,763,313 | -7,382,322 | -1,318,926 | -5,350,717 | -5,314,935 | 102,000 | -7,086 | 1,193,269 | 1,193,269 | 16,101,196 | 10,294,799 | -4,663,426 | -4,847,121 | 0 | |
| TOTAL | -69,593,553 | -80,765,258 | 65,057,179 | 80,747,062 | -4,536,374 | -18,196 | -24,235,742 | -30,911,882 | -1,590,193 | -2,504,407 | 3,926,848 | 3,926,848 | 84,300,768 | 69,472,795 | -43,456,716 | -25,024,203 | 14,408,591 | |
| Liveability | | | | | | | | | | | | | | | | | | |
| Aquatic Leisure Centres | -1,047,338 | -944,796 | 2,799,735 | 2,883,305 | 1,752,397 | 1,938,509 | -264,985 | -310,027 | 0 | 0 | 42,580 | 42,580 | 162,000 | 848,898 | -210,708 | -741,811 | 1,481,284 | |
| Cemeteries | -480,258 | -416,527 | 691,843 | 674,204 | 211,585 | 257,677 | -40,756 | -51,241 | 0 | 0 | 0 | 0 | 110,000 | 36,282 | -77,000 | -9,500 | 203,829 | |
| Community Services | -134,560 | -310,927 | 2,305,477 | 5,327,813 | 2,170,917 | 2,224,886 | -518,514 | -856,847 | 0 | 0 | 0 | 0 | 554,080 | 311,729 | -171,145 | 240,292 | 2,035,338 | |
| Family Day Care | -1,759,139 | -1,608,705 | 1,891,391 | 1,817,084 | 132,252 | 208,379 | -1,902 | -1,899 | 0 | 0 | 0 | 0 | 0 | 0 | -41,462 | 6,860 | 88,888 | |
| Library Services | -221,242 | -245,814 | 2,810,913 | 2,888,541 | 2,589,671 | 2,642,727 | -251,112 | -281,096 | 0 | 0 | 0 | 0 | 134,338 | 376,266 | -294,679 | -294,679 | 2,443,218 | |
| Open Space | -270,983 | -1,640,487 | 7,310,174 | 7,221,947 | 7,039,191 | 5,581,460 | -1,135,705 | -2,016,221 | 0 | 0 | 0 | 0 | 1,430,186 | 3,967,463 | -878,314 | -2,176,933 | 6,455,358 | |
| Operations | -111,000 | -386,646 | 2,253,075 | 3,107,680 | 2,142,075 | 2,721,034 | -1,585 | -3,978 | 0 | 0 | 0 | 0 | 17,000 | -100,000 | 147,018 | 2,040,490 | 2,881,074 | |
| Rainbow Cottage | -1,183,810 | -1,228,954 | 1,484,883 | 1,465,349 | 301,073 | 236,395 | -75,219 | -72,413 | 0 | 0 | 0 | 0 | 10,000 | 34,710 | 0 | 10,537 | 235,654 | |
| Recreation and Sporting | -1,213,599 | -1,050,529 | 4,315,293 | 4,447,259 | 3,101,694 | 3,396,730 | -1,606,029 | -1,579,775 | 0 | 0 | 183,160 | 183,160 | 2,362,621 | 2,196,535 | -1,087,155 | -937, | | |

March 2021 Quarterly Review Income and Expenditure



Dubbo Regional Council
Detailed Financial Statement - Quarter Ending 31 March 2021

| | 2020/2021 Original Budget | September Adjustment | December Adjustment | March Adjustment | Revised Annual Estimate | YTD Actuals to 31 March 2021 |
|--|------------------------------|-------------------------|--|-------------------|----------------------------|---------------------------------|
| Operating | | | | | | |
| Income | | | | | | |
| Annual Charges | -30,497,643 | -456,710 | -13,907 | 190,262 | -30,777,998 | -31,301,733 |
| Capital Contributions | -6,821,759 | -166,309 | -235,943 | 2,130,994 | -5,093,017 | -4,105,819 |
| Capital Grants | -8,483,759 | -51,388,533 | 9,758,011 | 18,625,241 | -31,489,040 | -16,373,058 |
| Fees | -22,882,805 | 6,619,047 | -55,090 | -2,252,726 | -18,571,574 | -13,533,852 |
| Gain/(Loss) on Disposal Real Estate Assets | -3,459,774 | -1,749,909 | 24,756 | -247,181 | -5,432,108 | -5,730,780 |
| Interest & Investment Revenue | -3,173,948 | 666,799 | -431,179 | -50,217 | -2,988,545 | -2,883,860 |
| Operating Contributions | -2,286,626 | -389,675 | -332,269 | -586,641 | -3,595,211 | -2,564,494 |
| Operating Grants | -19,084,047 | -378,973 | -12,491 | -23,651 | -19,499,162 | -9,874,309 |
| Ordinary Rates | -35,646,237 | -103,214 | 0 | 0 | -35,749,451 | -36,395,322 |
| Other Revenues | -2,139,843 | -149,206 | -21,088 | -45,206 | -2,355,343 | -2,413,387 |
| User Charges | -25,308,524 | -26,906 | -166,890 | 5,287,289 | -20,215,031 | -16,317,448 |
| Income Total | -159,784,965 | -47,523,589 | 8,513,911 | 23,028,165 | -175,766,480 | -141,494,062 |
| Expenditure | | | | | | |
| Borrowing Costs | 3,465,504 | 14,675 | 0 | 0 | 3,480,179 | 2,187,687 |
| Depreciation & Amortisation & Impairment | 35,396,211 | 22,749 | 8,316,755 | 0 | 43,735,715 | 32,775,318 |
| Employee Benefits and Oncosts | 50,866,511 | 389,971 | -1,144,695 | 129,824 | 48,848,198 | 38,369,878 |
| Materials & Contracts | 33,567,594 | 10,273,023 | 1,624,259 | -662,783 | 46,195,506 | 22,195,048 |
| Other Expenses | 15,003,151 | 830,004 | 329,590 | 314,283 | 16,477,028 | 11,526,110 |
| Expenditure Total | 138,298,971 | 11,530,422 | 9,125,909 | -218,676 | 158,736,626 | 107,054,041 |
| Operating Total | -21,485,994 | -35,993,167 | 17,639,820 | 22,809,489 | -17,029,854 | -34,440,021 |
| Recommended Changes to revised Budget | | | | | | |
| Income | | | | | | |
| Annual Charges | Decreased | -1% | No significant variance to budget | | | |
| Capital Contributions | Decreased | -29% | Mainly due to contribution funding tied to projects that will be finalised next financial year | | | |
| Capital Grants | Decreased | -37% | Mainly due to grant funding tied to projects that will be finalised next financial year | | | |
| Fees | Increased | 14% | \$1.6M recognition of Holiday Park sublease, \$400K increase in Building & Development Fees and Fees from Business Units exceeding expectations. | | | |
| Gain/(Loss) on Disposal Real Estate Asse | Increased | 5% | No significant variance to budget | | | |
| Interest & Investment Revenue | Increased | 2% | No significant variance to budget | | | |
| Operating Contributions | Increased | 19% | Mainly due to a contribution for Burrendong Way repairs | | | |
| Operating Grants | Increased | 0% | No significant variance to budget | | | |
| Ordinary Rates | No Change | 0% | No change to the budget | | | |
| Other Revenues | Increased | 2% | No significant variance to budget | | | |
| User Charges | Decreased | -21% | Reduction in Water Consumption across the LGA | | | |
| Expenditure | | | | | | |
| Borrowing Costs | No Change | 0% | No change to the budget | | | |
| Depreciation & Amortisation & Impairment | No Change | 0% | No change to the budget | | | |
| Employee Benefits and Oncosts | Increased | 0% | Due to an increase in Employee Leave Entitlements | | | |
| Materials & Contracts | Decreased | -1% | No significant variance to budget | | | |
| Other Expenses | Increased | 2% | No significant variance to budget | | | |

Capital Budget Review
Detailed Financial Statement - Quarter Ending 31 March 2021

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|---|------------------|----------------------|---------------------|------------------|------------------|------------------------------|
| Culture and Economy | | | | | | |
| Dubbo Regional Airport | | | | | | |
| 01.09200 - Airport - Plant & Equipment | | | | | | |
| 0070 - Screening Equipment | 40,000 | 0 | 0 | 0 | 40,000 | 32,650 |
| 01.09200 - Airport - Plant & Equipment Total | 40,000 | 0 | 0 | 0 | 40,000 | 32,650 |
| 01.09201 - Airport Furniture & Fittings | | | | | | |
| 0033 - Cafe Equipment | 0 | 5,489 | 0 | 0 | 5,489 | 5,489 |
| 0035 - Flight Information Display System (FIDS) | 30,000 | 0 | 0 | -7,489 | 22,511 | 1,744 |
| 0039 - Furniture and Fittings | 0 | 0 | 0 | 4,544 | 4,544 | 4,544 |
| 01.09201 - Airport Furniture & Fittings Total | 30,000 | 5,489 | 0 | -2,945 | 32,544 | 11,777 |
| 01.09203 - Airport - Office Equipment | | | | | | |
| 0030 - Minor Purchases | 0 | 0 | 0 | 945 | 945 | 945 |
| 01.09203 - Airport - Office Equipment Total | 0 | 0 | 0 | 945 | 945 | 945 |
| 01.09206 - Airport - Buildings | | | | | | |
| 0053 - New Workshop in Compound | 0 | 450,000 | 0 | 0 | 450,000 | 517,245 |
| 0060 - RFS Training Facility | 0 | 148,646 | 0 | 0 | 148,646 | 155,057 |
| 0061 - Bodangora - Pilots Rest Area | 0 | 78 | 0 | 0 | 78 | 264 |
| 0062 - Security Screening Area Upgrades | 0 | 0 | 0 | 70,040 | 70,040 | 370 |
| 01.09206 - Airport - Buildings Total | 0 | 598,724 | 0 | 70,040 | 668,764 | 672,936 |
| 01.09208 - Airport - Other Structures | | | | | | |
| 0051 - CCTV Enhancement | 9,000 | 0 | 0 | 0 | 9,000 | 2,058 |
| 0078 - Security Screening Renewal | 405,000 | 5,000 | 0 | 2,000 | 412,000 | 24,794 |
| 0080 - Covered Walkway | 200,000 | -200,000 | 0 | 0 | 0 | 0 |
| 01.09208 - Airport - Other Structures Total | 614,000 | -195,000 | 0 | 2,000 | 421,000 | 26,852 |
| 01.09210 - Airport - Other Assets | | | | | | |
| 0053 - Airside Upgrade | 0 | 5,195 | 0 | 0 | 5,195 | 6,335 |
| 01.09210 - Airport - Other Assets Total | 0 | 5,195 | 0 | 0 | 5,195 | 6,335 |
| 01.09212 - Airport - Infrastructure Pavements | | | | | | |
| 0080 - NSRF-Stg7-Construct Taxiways India & Jul | 0 | 1,138 | 0 | 0 | 1,138 | 1,138 |
| 7000 - RPT - Southern Apron expansion | 0 | 1,496,396 | -1,346,756 | 0 | 149,640 | 98,598 |
| 7001 - Reseal Bodangora | 175,000 | -175,000 | 0 | 0 | 0 | 3,350 |
| 01.09212 - Airport - Infrastructure Pavements Total | 175,000 | 1,322,534 | -1,346,756 | 0 | 150,778 | 103,086 |
| 01.09215 - Asset Renewal Airport - Buildings | | | | | | |
| 0006 - Cafe Area | 200,000 | -200,000 | 0 | 0 | 0 | 0 |
| 0007 - Security Area | 100,000 | 0 | -100,000 | 0 | 0 | 0 |
| 0008 - Roof Safety Upgrades | 0 | 7,893 | -1 | 0 | 7,892 | 7,893 |
| 01.09215 - Asset Renewal Airport - Buildings Total | 300,000 | -192,107 | -100,001 | 0 | 7,892 | 7,893 |
| Dubbo Regional Airport Total | 1,159,000 | 1,544,835 | -1,446,757 | 70,040 | 1,327,118 | 862,474 |
| Dubbo Regional Livestock Markets | | | | | | |
| 01.09167 - Livestock Markets - Other Structures | | | | | | |
| 0095 - First Flush System | 60,000 | 0 | 0 | -50,000 | 10,000 | 7,665 |
| 0013 - Upgrade Truck Wash Facilities | 0 | 18,000 | 13,000 | 0 | 31,000 | 29,086 |
| 0046 - Shade Structures (Cattle Yards) | 120,000 | 0 | -80,000 | -40,000 | 0 | 0 |
| 0051 - Cattle Yards Rubber Matting | 100,000 | 0 | 60,000 | 0 | 160,000 | 148,182 |
| 01.09167 - Livestock Markets - Other Structures Total | 280,000 | 18,000 | -7,000 | -90,000 | 201,000 | 184,933 |
| 01.09170 - Livestock Markets - Plant & Equipment | | | | | | |
| 0095 - Security Cameras | 0 | 0 | 0 | 40,000 | 40,000 | 285 |
| 01.09170 - Livestock Markets - Plant & Equipment Total | 0 | 0 | 0 | 40,000 | 40,000 | 285 |
| 01.09176 - Livestock Markets - Buildings - Non Specialised | | | | | | |
| 7000 - Canteen/amenities/office | 1,390,000 | 0 | -1,380,000 | 0 | 10,000 | 3,576 |
| 01.09176 - Livestock Markets - Buildings - Non Specialised Total | 1,390,000 | 0 | -1,380,000 | 0 | 10,000 | 3,576 |
| 01.09177 - Livestock Markets - Other Structures | | | | | | |
| 0095 - Security Cameras | 50,000 | 30,000 | 40,000 | 0 | 120,000 | 0 |
| 0007 - Upgrade Sheep Paddock Fences | 100,000 | 0 | -100,000 | 0 | 0 | 0 |
| 0010 - Lighting renewal | 0 | 8,778 | 70,000 | 0 | 78,778 | 32,293 |
| 01.09177 - Livestock Markets - Other Structures Total | 150,000 | 38,778 | 10,000 | 0 | 198,778 | 32,293 |
| 01.09179 - Livestock Markets - Other Assets | | | | | | |
| 0033 - Pipeline upgrade | 15,000 | 0 | -15,000 | 0 | 0 | 0 |
| 01.09179 - Livestock Markets - Other Assets Total | 15,000 | 0 | -15,000 | 0 | 0 | 0 |

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| 01.09180 - Livestock Markets - Furniture and Fittings | | | | | | |
| 6038 - Minor Purchases | 0 | 0 | 0 | 0 | 0 | 832 |
| 01.09180 - Livestock Markets - Furniture and Fittings Total | 0 | 0 | 0 | 0 | 0 | 832 |
| Dubbo Regional Livestock Markets Total | 1,835,000 | 56,778 | -1,392,000 | -50,000 | 449,778 | 221,919 |
| Economic Development and Marketing | | | | | | |
| 01.09486 - City Image - Other Structures | | | | | | |
| 7928 - CBD Tree Lights | 0 | 0 | 0 | 200,000 | 200,000 | 95,142 |
| 01.09486 - City Image - Other Structures Total | 0 | 0 | 0 | 200,000 | 200,000 | 95,142 |
| Economic Development and Marketing Total | 0 | 0 | 0 | 200,000 | 200,000 | 95,142 |
| Holiday Park | | | | | | |
| 01.09263 - Holiday Park - Plant & Equipment | | | | | | |
| 7082 - Air Conditioners | 5,518 | -5,518 | 0 | 0 | 0 | 0 |
| 7089 - Washing Machine/Dryers | 5,308 | -5,308 | 0 | 0 | 0 | 0 |
| 01.09263 - Holiday Park - Plant & Equipment Total | 10,824 | -10,824 | 0 | 0 | 0 | 0 |
| Holiday Park Total | 10,824 | -10,824 | 0 | 0 | 0 | 0 |
| Old Dubbo Gaol | | | | | | |
| 01.09455 - Old Dubbo Gaol - Buildings | | | | | | |
| 5015 - Stage 1 Exhibition Redevelopment | 0 | 609,588 | 0 | 278,000 | 887,588 | 890,339 |
| 5016 - Padded Cell Upgrade | 0 | 6,540 | 0 | 0 | 6,540 | 0 |
| 01.09455 - Old Dubbo Gaol - Buildings Total | 0 | 616,128 | 0 | 278,000 | 894,128 | 890,339 |
| 01.09457 - Furniture & Fittings | | | | | | |
| 7271 - Souvenir Room Fitout | 50,000 | -50,000 | 0 | 0 | 0 | 0 |
| 01.09457 - Furniture & Fittings Total | 50,000 | -50,000 | 0 | 0 | 0 | 0 |
| 01.09458 - Assets Purchased - Other Assets | | | | | | |
| 6505 - Display Cabinet | 30,000 | -30,000 | 0 | 0 | 0 | 0 |
| 01.09458 - Assets Purchased - Other Assets Total | 30,000 | -30,000 | 0 | 0 | 0 | 0 |
| Old Dubbo Gaol Total | 80,000 | 536,128 | 0 | 278,000 | 894,128 | 890,339 |
| Regional Experiences | | | | | | |
| 01.09048 - Regional Experiences - Acquisition of Assets | | | | | | |
| 1000 - Audio/Visual Exhibition | 15,000 | 0 | -15,000 | 0 | 0 | 889 |
| 01.09048 - Regional Experiences - Acquisition of Assets Total | 15,000 | 0 | -15,000 | 0 | 0 | 889 |
| Regional Experiences Total | 15,000 | 0 | -15,000 | 0 | 0 | 889 |
| Regional Theatre and Convention Centre | | | | | | |
| 01.09560 - Regional Theatre & Convention Ctr-Office Equipment | | | | | | |
| 7415 - Touch Screen Monitors | 0 | 27 | 0 | 0 | 27 | 27 |
| 7416 - Website Redevelopment | 0 | 32,916 | 34,000 | 0 | 66,916 | 32,916 |
| 01.09560 - Regional Theatre & Convention Ctr-Office Equipment | 0 | 32,943 | 34,000 | 0 | 66,943 | 32,943 |
| 01.09578 - DRTCC - Furniture & Fittings | | | | | | |
| 7302 - External LED Sign | 0 | 0 | 0 | 30,000 | 30,000 | 0 |
| 7305 - Heating Water Boiler | 30,000 | 0 | -30,000 | 0 | 0 | 0 |
| 7311 - Height Safety System | 0 | 0 | 20,000 | -10,000 | 10,000 | 116 |
| 7312 - Stage Grid | 0 | 0 | 0 | 46,353 | 46,353 | 81 |
| 7313 - DRTCC Replacement Projectors | 0 | 0 | 0 | 32,702 | 32,702 | 34,641 |
| 01.09578 - DRTCC - Furniture & Fittings Total | 30,000 | 0 | -10,000 | 99,055 | 119,055 | 34,838 |
| 01.09580 - Wellington Civic Centre - Furniture & Fittings | | | | | | |
| 7405 - Air Conditioners | 35,500 | 0 | -35,500 | 0 | 0 | 0 |
| 7406 - Storage Room | 20,000 | 63,550 | -83,550 | 2,700 | 2,700 | 1,293 |
| 01.09580 - Wellington Civic Centre - Furniture & Fittings Total | 55,500 | 63,550 | -119,050 | 2,700 | 2,700 | 1,293 |
| Regional Theatre and Convention Centre Total | 85,500 | 96,493 | -95,050 | 101,755 | 188,698 | 69,074 |
| Showgrounds | | | | | | |
| 01.09290 - Showground - Furniture & Fittings | | | | | | |
| 7123 - Function Equipment | 40,000 | 0 | 0 | 0 | 40,000 | 991 |
| 01.09290 - Showground - Furniture & Fittings Total | 40,000 | 0 | 0 | 0 | 40,000 | 991 |
| 01.09292 - Showground - Buildings | | | | | | |
| 7118 - DCP - 50% Grant - Stables | 250,000 | 250,000 | 0 | 0 | 500,000 | 58,307 |
| 01.09292 - Showground - Buildings Total | 250,000 | 250,000 | 0 | 0 | 500,000 | 58,307 |
| 01.09295 - Showground - Buildings | | | | | | |
| 0057 - Upgrade - Expo Centre | 0 | 42,472 | 0 | 0 | 42,472 | 42,472 |
| 7122 - Showground CCTV Renewal | 0 | 7,550 | 0 | -2,920 | 4,630 | 0 |
| 7123 - Showground Building Lighting Upgrade | 0 | 0 | 0 | 2,920 | 2,920 | 2,920 |

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| 7134 - Storage Shed Extension | 30,000 | 0 | 0 | 0 | 30,000 | 0 |
| 7137 - Outdoor Dressage Arena | 25,000 | 0 | 0 | 0 | 25,000 | 0 |
| 01.09295 - Showground - Buildings Total | 55,000 | 50,022 | 0 | 0 | 105,022 | 45,392 |
| 01.09297 - Showground - Other Assets | | | | | | |
| 7140 - Showground Master Plan | 250,000 | -140,000 | 0 | 0 | 110,000 | 0 |
| 7141 - OEC Toilets (Grandstand) | 60,000 | 0 | 0 | 0 | 60,000 | 0 |
| 7201 - P&E Grant Phase 1 - Boundary Fence | 0 | 457,000 | -140,031 | 0 | 316,969 | 160,606 |
| 7202 - Toilet Block - Grandstand | 0 | 220,469 | 140,031 | 0 | 360,500 | 6,170 |
| 01.09297 - Showground - Other Assets Total | 310,000 | 537,469 | 0 | 0 | 847,469 | 166,776 |
| Showgrounds Total | 655,000 | 837,491 | 0 | 0 | 1,492,491 | 271,466 |
| Wellington Caves Complex | | | | | | |
| 01.08150 - Caravan Park - Other Structures | | | | | | |
| 5002 - Caravan Park Fencing | 1,500 | 0 | 0 | 0 | 1,500 | 0 |
| 5004 - Bin Storage Area | 0 | 0 | 10,000 | 0 | 10,000 | 0 |
| 01.08150 - Caravan Park - Other Structures Total | 1,500 | 0 | 10,000 | 0 | 11,500 | 0 |
| 01.08151 - Caravan Park - Land & Buildings | | | | | | |
| 7051 - Bin Storage Area | 10,000 | 0 | -10,000 | 0 | 0 | 0 |
| 01.08151 - Caravan Park - Land & Buildings Total | 10,000 | 0 | -10,000 | 0 | 0 | 0 |
| 01.08153 - Caravan Park - Furniture & Fittings | | | | | | |
| 5002 - Mattresses for Cabins | 30,000 | 0 | 0 | 0 | 30,000 | 28,187 |
| 5029 - BBQ covers | 6,000 | 0 | 0 | 0 | 6,000 | 0 |
| 5100 - Cabin Furniture & Fittings | 20,000 | 0 | 0 | 0 | 20,000 | 3,166 |
| 01.08153 - Caravan Park - Furniture & Fittings Total | 56,000 | 0 | 0 | 0 | 56,000 | 31,353 |
| 01.08172 - Wellington Caves - Other Structures | | | | | | |
| 7000 - Megafauna Education Zone | 0 | 650,000 | 0 | 0 | 650,000 | 245,000 |
| 7001 - Caves Access Road Upgrade | 0 | 146,029 | 0 | 0 | 146,029 | 0 |
| 01.08172 - Wellington Caves - Other Structures Total | 0 | 796,029 | 0 | 0 | 796,029 | 245,000 |
| 01.08200 - Land & Buildings | | | | | | |
| 7100 - Caravan Park - Land & Buildings | 0 | 12,285 | 0 | 0 | 12,285 | 0 |
| 7106 - Caravan Park Office | 50,000 | 0 | 0 | -34,000 | 16,000 | 7,198 |
| 7108 - Caravan Park - Irrigation | 60,000 | 45,000 | 0 | -101,700 | 3,300 | 0 |
| 01.08200 - Land & Buildings Total | 110,000 | 57,285 | 0 | -135,700 | 31,585 | 7,198 |
| 01.08201 - Other Infrastructure | | | | | | |
| 7101 - Sibbalds House | 0 | 20,102 | 0 | 0 | 20,102 | 0 |
| 01.08201 - Other Infrastructure Total | 0 | 20,102 | 0 | 0 | 20,102 | 0 |
| 01.08203 - Infrastructure - Road & Bridge & Footpath | | | | | | |
| 7000 - Entrance Road | 200,000 | 0 | 0 | -200,000 | 0 | 0 |
| 7001 - Internal Road Replacement | 25,000 | 0 | 0 | 0 | 25,000 | 0 |
| 7002 - Access Road | 0 | 40,000 | 0 | 0 | 40,000 | 25,623 |
| 01.08203 - Infrastructure - Road & Bridge & Footpath Total | 225,000 | 40,000 | 0 | -200,000 | 65,000 | 25,623 |
| Wellington Caves Complex Total | 402,500 | 913,416 | 0 | -335,700 | 980,216 | 309,174 |
| Western Plains Cultural Centre | | | | | | |
| 01.09533 - WPCC - Furniture & Fittings | | | | | | |
| 7302 - Ceiling Replacement | 40,000 | 0 | 0 | 0 | 40,000 | 30,661 |
| 7303 - Flooring | 36,000 | 0 | 0 | 0 | 36,000 | 20,541 |
| 7313 - Internal Painting | 0 | 0 | 0 | 0 | 0 | 3,100 |
| 01.09533 - WPCC - Furniture & Fittings Total | 76,000 | 0 | 0 | 0 | 76,000 | 54,302 |
| 01.09535 - WPCC - Other Structures | | | | | | |
| 7067 - Cafe Deck/ Rock Garden | 30,000 | 15,000 | 0 | 0 | 45,000 | 0 |
| 7070 - Cafe Creo Setup | 0 | 0 | 0 | 40,000 | 40,000 | 47,325 |
| 01.09535 - WPCC - Other Structures Total | 30,000 | 15,000 | 0 | 40,000 | 85,000 | 47,325 |
| 01.09541 - WPCC - Furniture & Fittings | | | | | | |
| 7116 - LED Lighting Upgrade | 10,000 | 0 | 0 | 0 | 10,000 | 8,967 |
| 01.09541 - WPCC - Furniture & Fittings Total | 10,000 | 0 | 0 | 0 | 10,000 | 8,967 |
| 01.09542 - WPCC - Plant & Equipment | | | | | | |
| 7454 - Daikin Air Condition Unit - Staff Office | 42,000 | 0 | 0 | 0 | 42,000 | 17,049 |
| 7459 - Kiln | 20,000 | 0 | 0 | 0 | 20,000 | 12,988 |
| 01.09542 - WPCC - Plant & Equipment Total | 62,000 | 0 | 0 | 0 | 62,000 | 30,037 |
| 01.09544 - Ex Dubbo High School - Buildings | | | | | | |
| 7372 - Carpark Reseal | 0 | 30,962 | 0 | 0 | 30,962 | 27,516 |

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| 01.09544 - Ex Dubbo High School - Buildings Total | 0 | 39,962 | 0 | 0 | 39,962 | 27,516 |
| 01.09545 - Cultural Facilities - Buildings | | | | | | |
| 7403 - Front of house alterations | 0 | 0 | 0 | 0 | 0 | -197 |
| 7404 - Community Arts Centre Upgrades | 0 | 11,447 | 0 | 0 | 11,447 | 10,329 |
| 7405 - Cafe Extensions | 0 | 91,551 | 0 | 0 | 91,551 | 88,602 |
| 7406 - Roof Access Safety System | 0 | 0 | 0 | 0 | 0 | 9,337 |
| 7407 - Office Conversion | 40,000 | 0 | 50,000 | 0 | 90,000 | 15,988 |
| 7408 - Audio/Visual Corporate Room | 15,000 | 0 | 0 | 0 | 15,000 | 0 |
| 7409 - Recording Studio | 50,000 | 0 | -50,000 | 0 | 0 | 0 |
| 01.09545 - Cultural Facilities - Buildings Total | 105,000 | 102,998 | 0 | 0 | 207,998 | 124,059 |
| 01.09721 - WPCC - Land & Buildings | | | | | | |
| 7001 - Garden Upgrade | 40,000 | 0 | -40,000 | 0 | 0 | 0 |
| 7002 - Courtyard Upgrade | 20,000 | 0 | 0 | 0 | 20,000 | 0 |
| 7006 - Eastern CAC Landscape Project | 30,000 | -15,000 | 0 | 0 | 15,000 | 9,353 |
| 01.09721 - WPCC - Land & Buildings Total | 90,000 | -15,000 | -40,000 | 0 | 35,000 | 9,353 |
| Western Plains Cultural Centre Total | 373,000 | 142,960 | -40,000 | 40,000 | 515,960 | 301,559 |
| Culture and Economy Total | 4,615,824 | 4,117,277 | -2,988,807 | 304,095 | 6,048,389 | 3,022,036 |
| Development and Environment | | | | | | |
| Building and Development Services | | | | | | |
| 01.09318 - Building Control - Office Equipment | | | | | | |
| 7000 - e-Planning Portal Integration Software | 0 | 0 | 69,000 | 0 | 69,000 | 0 |
| Building and Development Services Total | 0 | 0 | 69,000 | 0 | 69,000 | 0 |
| Compliance | | | | | | |
| 01.09365 - Compliance - Other Structures | | | | | | |
| 7000 - Impound Yard | 0 | 0 | 25,000 | 0 | 25,000 | 10,494 |
| 01.09365 - Compliance - Other Structures Total | 0 | 0 | 25,000 | 0 | 25,000 | 10,494 |
| 01.09370 - Compliance - Plant and Equipment | | | | | | |
| 7009 - Split ducted air conditioner unit | 0 | 0 | 0 | 9,260 | 9,260 | 9,260 |
| 01.09370 - Compliance - Plant and Equipment Total | 0 | 0 | 0 | 9,260 | 9,260 | 9,260 |
| 01.09373 - Compliance - Office Equipment | | | | | | |
| 7000 - Minor Office Equipment | 0 | 4,000 | 0 | 0 | 4,000 | 0 |
| 7001 - Tablet for EPA Grant Funded Project | 0 | 0 | 1,700 | 0 | 1,700 | 0 |
| 01.09373 - Compliance - Office Equipment Total | 0 | 4,000 | 1,700 | 0 | 5,700 | 0 |
| Compliance Total | 0 | 4,000 | 26,700 | 9,260 | 39,960 | 19,754 |
| Resource Recovery and Efficiency | | | | | | |
| 01.09410 - Acquisition of Assets - Other Structures | | | | | | |
| 7200 - DRTCC - Roof Mounted Photovoltaics | 0 | 60,554 | 0 | 0 | 60,554 | 0 |
| 7201 - Dubbo Library-Roof Mounted Photovoltaics | 0 | 22,039 | 0 | 0 | 22,039 | 0 |
| 7202 - DALC - Roof Mounted Photovoltaics | 0 | 33,329 | 0 | 0 | 33,329 | 0 |
| 7204 - WALC - Roof Mounted Photovoltaics | 0 | 22,039 | 0 | 0 | 22,039 | 0 |
| 7206 - Dubbo S/Gmd - Roof Mounted Photovoltaics | 0 | 22,039 | 0 | 0 | 22,039 | 0 |
| 7207 - WAB - Solar Renewable System | 0 | 0 | 0 | 60,000 | 60,000 | 0 |
| 7208 - CAB - Solar Renewable System | 0 | 0 | 0 | 60,000 | 60,000 | 0 |
| 01.09410 - Acquisition of Assets - Other Structures Total | 0 | 160,000 | 0 | 120,000 | 280,000 | 0 |
| Resource Recovery and Efficiency Total | 0 | 160,000 | 0 | 120,000 | 280,000 | 0 |
| Waste Management - Domestic | | | | | | |
| 01.09103 - DWM - Plant & Equipment Purchases | | | | | | |
| 6728 - Truck (713) | 380,000 | 0 | 0 | 0 | 380,000 | 0 |
| 6739 - Truck (710) | 620,000 | 0 | 0 | -240,000 | 380,000 | 0 |
| 01.09103 - DWM - Plant & Equipment Purchases Total | 1,000,000 | 0 | 0 | -240,000 | 760,000 | 0 |
| 01.09104 - DWM - Other Structures | | | | | | |
| 6750 - Eumungerie Transfer Station Facility | 50,000 | 0 | -30,000 | 0 | 20,000 | 0 |
| 6751 - Ballimore Transfer Station Facility | 50,000 | 0 | -10,000 | 5,000 | 45,000 | 0 |
| 6752 - Toongi Transfer Station Facility | 50,000 | 0 | -30,000 | 6,000 | 26,000 | 0 |
| 6753 - Geurie Transfer Station Facility | 50,000 | 0 | -50,000 | 0 | 0 | 0 |
| 6755 - Stuart Town Transfer Station Facility | 50,000 | 0 | -43,365 | 0 | 6,635 | 0 |
| 6757 - Elong Elong Transfer Station Facility | 0 | 0 | 0 | 0 | 0 | 6,635 |
| 01.09104 - DWM - Other Structures Total | 250,000 | 0 | -163,365 | 11,000 | 97,635 | 6,635 |
| Waste Management - Domestic Total | 1,250,000 | 0 | -163,365 | -229,000 | 857,635 | 6,635 |
| Waste Management - Other | | | | | | |
| 01.08113 - Other Assets | | | | | | |
| 6506 - Minor Other Assets | 0 | 10,000 | 10,000 | 10,000 | 30,000 | 24,967 |
| 01.08113 - Other Assets Total | 0 | 10,000 | 10,000 | 10,000 | 30,000 | 24,967 |

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| 01.09114 - Other Waste - Plant & Equipment | | | | | | |
| 6809 - Utility (2121) | 36,377 | 0 | 0 | 4,343 | 40,720 | 0 |
| 6818 - Water Pump (980) | 0 | 0 | 0 | 29,670 | 29,670 | 0 |
| 6819 - Generator (981) | 0 | 0 | 24,864 | 0 | 24,864 | 24,864 |
| 01.09114 - Other Waste - Plant & Equipment Total | 36,377 | 0 | 24,864 | 34,013 | 95,254 | 24,864 |
| 01.09116 - Other Waste - Other Structures | | | | | | |
| 6768 - Small Vehicle Reveal Centre | 0 | 0 | 4,600 | 0 | 4,600 | 4,600 |
| 6769 - Materials Recovery System | 0 | 0 | 8,880 | 0 | 8,880 | 8,880 |
| 6808 - Fencing Wellington Facility | 0 | 0 | 20,000 | 0 | 20,000 | 13,080 |
| 6813 - Solar Pump and Motor | 0 | 18,190 | 0 | 0 | 18,190 | 18,190 |
| 01.09116 - Other Waste - Other Structures Total | 0 | 18,190 | 33,480 | 0 | 51,670 | 44,750 |
| 01.09120 - Other Waste - Land Improvements | | | | | | |
| 6700 - Minor Land Improvements | 0 | 0 | 0 | 8,000 | 8,000 | 7,554 |
| 6784 - Landfill Rehabilitation - Wellington Tip | 150,000 | 0 | -45,000 | 58,733 | 163,733 | 124,030 |
| 01.09120 - Other Waste - Land Improvements Total | 150,000 | 0 | -45,000 | 66,733 | 171,733 | 131,584 |
| Waste Management - Other Total | 186,377 | 28,190 | 23,344 | 110,746 | 348,657 | 226,165 |
| Development and Environment Total | 1,436,377 | 192,190 | -44,321 | 11,006 | 1,595,252 | 252,554 |
| Executive Services | | | | | | |
| Corporate Image and Communications | | | | | | |
| 01.09493 - Acquisition of Assets - Office Equipment | | | | | | |
| 7000 - Digital Production and ICT Hardware | 0 | 50,000 | 0 | -7,300 | 42,610 | 26,165 |
| 7002 - Minor Office Equipment | 0 | 0 | 0 | 12,600 | 12,600 | 12,600 |
| 01.09493 - Acquisition of Assets - Office Equipment Total | 0 | 50,000 | 0 | 5,210 | 55,210 | 38,765 |
| Corporate Image and Communications Total | 0 | 50,000 | 0 | 5,210 | 55,210 | 38,765 |
| Governance and Internal Control | | | | | | |
| 01.09513 - Governance & Internal Control - Other Structures | | | | | | |
| 7000 - Australia Day Equipment | 0 | 0 | 15,000 | 0 | 15,000 | 10,454 |
| Governance and Internal Control Total | 0 | 0 | 15,000 | 0 | 15,000 | 10,454 |
| Executive Services Total | 0 | 50,000 | 15,000 | 5,210 | 70,210 | 49,219 |
| Infrastructure | | | | | | |
| BILT | | | | | | |
| 01.09353 - BILT - Wellington Pool Redevelopment | | | | | | |
| 1000 - Wellington Pool Redevelopment | 0 | 45,977 | 0 | 0 | 45,977 | 13,772 |
| 01.09353 - BILT - Wellington Pool Redevelopment Total | 0 | 45,977 | 0 | 0 | 45,977 | 13,772 |
| 01.09356 - BILT - Victoria Park Redevelopment (Cycling) | | | | | | |
| 1000 - Victoria Park (Cycling) | 0 | 40,892 | 0 | 0 | 40,892 | 36,991 |
| 01.09356 - BILT - Victoria Park Redevelopment (Cycling) Total | 0 | 40,892 | 0 | 0 | 40,892 | 36,991 |
| 01.09357 - BILT - Victoria Park Redevelopment (Ovals) | | | | | | |
| 1000 - Victoria Park (Ovals) | 0 | 151,311 | 647 | 0 | 151,958 | 74,591 |
| 01.09357 - BILT - Victoria Park Redevelopment (Ovals) Total | 0 | 151,311 | 647 | 0 | 151,958 | 74,591 |
| 01.09372 - Destination Dubbo | | | | | | |
| 1000 - Old Dubbo Gaol Plaza | 4,988,229 | -2,420,022 | -2,068,207 | 50,000 | 550,000 | 521,309 |
| 1001 - Wiradjuri Tourism Centre - Building | 4,000,000 | 11,908 | -3,811,313 | 0 | 200,595 | 62,664 |
| 1002 - Macquarie Foreshore - Event Precinct | 3,500,000 | 11,908 | -3,336,313 | 0 | 175,595 | 77,365 |
| 01.09372 - Destination Dubbo Total | 12,488,229 | -2,396,206 | -9,215,833 | 50,000 | 926,190 | 661,338 |
| BILT Total | 12,488,229 | -2,158,026 | -9,215,186 | 50,000 | 1,165,017 | 786,692 |
| Depot Services | | | | | | |
| 01.09693 - Depot - Plant & Equipment | | | | | | |
| 7960 - Keying and Swipe System | 0 | 0 | 0 | 24,567 | 24,567 | 24,567 |
| 7963 - Wellington - Replace Split System AirCon | 31,500 | 0 | 0 | 0 | 31,500 | 0 |
| 01.09693 - Depot - Plant & Equipment Total | 31,500 | 0 | 0 | 24,567 | 56,067 | 24,567 |
| 01.09694 - Depot Services - Furniture & Fittings | | | | | | |
| 7952 - Wellington-Kitchen Bench & Join | 5,531 | 0 | -5,531 | 0 | 0 | 0 |
| 01.09694 - Depot Services - Furniture & Fittings Total | 5,531 | 0 | -5,531 | 0 | 0 | 0 |
| 01.09696 - Depot - Other Structures | | | | | | |
| 7962 - Amaroo Dr Depot Bitumen Seal | 0 | 0 | 0 | 33,067 | 33,067 | 1,385 |
| 7963 - General Staff Car Park | 0 | 0 | 24,791 | 108,707 | 133,498 | 61,652 |
| 7971 - Hawthorn St Depot Bitumen Seal | 0 | 0 | 0 | 70,000 | 70,000 | 13,432 |
| 01.09696 - Depot - Other Structures Total | 0 | 0 | 24,791 | 211,774 | 236,565 | 76,469 |
| 01.09697 - Depot - Buildings | | | | | | |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|--|------------------|----------------------|---------------------|------------------|------------------|------------------------------|
| 7848 - Workshop Office Extension | 0 | 0 | 3,064 | 21,936 | 25,000 | 23,785 |
| 7849 - Hawthorn St Depot Inf Office Block | 0 | 2,200 | 200,000 | -135,803 | 66,397 | 17,757 |
| 7850 - Hawthorn St Depot Liveability 3 Bay Shed | 0 | 5,584 | 50,252 | 7,357 | 63,193 | 63,193 |
| 7851 - Hawthorn St Depot Plant Shelter Ext | 0 | 3,136 | 28,228 | 0 | 31,364 | 31,364 |
| 7852 - Hawthorn St Depot Stores Shed | 0 | 3,290 | 13,160 | 14,632 | 31,082 | 31,082 |
| 7968 - Rec Operations-Office Block and Amenit | 0 | 114,620 | 4,708 | -5,938 | 113,390 | 108,693 |
| 7969 - Hawthorn St Depot Improvements | 722,488 | 287,627 | -454,150 | -272,128 | 283,837 | 265,863 |
| 8000 - Weeds Poison Store & Carport - Awning | 21,980 | 0 | -21,980 | 0 | 0 | 0 |
| 01.09697 - Depot - Buildings Total | 744,468 | 416,457 | -176,718 | -369,944 | 614,263 | 541,737 |
| Depot Services Total | 781,499 | 416,457 | -157,458 | -133,603 | 906,895 | 642,773 |
| Fire and Emergency Services | | | | | | |
| 01.09156 - Fire Control - Plant & Equipment | | | | | | |
| 6849 - Replace hot water systems - RFS headqtrs | 0 | 7,047 | 0 | 0 | 7,047 | 7,047 |
| 01.09156 - Fire Control - Plant & Equipment Total | 0 | 7,047 | 0 | 0 | 7,047 | 7,047 |
| 01.09164 - Fire Control - Buildings | | | | | | |
| 6899 - Gollan Hall Road Fire Shed | 0 | 11,997 | 893 | -4,881 | 8,009 | 8,009 |
| 6903 - NSW RFS Flight Simulator | 0 | 0 | 400,000 | 0 | 400,000 | 0 |
| 6904 - Bodangora Station | 0 | 0 | 45,000 | -22,500 | 22,500 | 0 |
| 6905 - Dripstone Floor | 0 | 0 | 90,000 | 0 | 90,000 | 4,439 |
| 6906 - Eurumbia Floor | 0 | 0 | 30,000 | 187 | 30,187 | 211 |
| 6907 - Wuuluman Station | 0 | 0 | 23,508 | -11,754 | 11,754 | 0 |
| 01.09164 - Fire Control - Buildings Total | 0 | 11,997 | 589,401 | -38,948 | 562,450 | 12,659 |
| 01.09168 - Emergency Management Facilities | | | | | | |
| 6898 - Unit Building Grant - Elec Cabling | 0 | 5,721 | 0 | 0 | 5,721 | 5,721 |
| 01.09168 - Emergency Management Facilities Total | 0 | 5,721 | 0 | 0 | 5,721 | 5,721 |
| Fire and Emergency Services Total | 0 | 24,765 | 589,401 | -38,948 | 575,218 | 25,427 |
| Fleet Services | | | | | | |
| 01.09615 - Assets Purchased - Sundry Plant (\$5000 to \$9999) Total | 19,300 | 8,100 | -9,301 | 9,677 | 27,776 | 8,100 |
| 01.09617 - Assets Purchased - Equipment Total | 50,000 | 0 | 0 | -47,482 | 2,518 | 2,518 |
| 01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999) Total | 499,037 | 591,038 | 82,274 | -72,878 | 1,099,471 | 592,306 |
| 01.09621 - Assets Purchased - Major Plant (>\$150 & 000) Total | 2,742,206 | 853,917 | -586,544 | 628,170 | 3,637,749 | 2,868,427 |
| 01.09623 - Assets Purchased - Light Vehicles Total | 2,073,566 | 286,777 | 241,688 | -549,119 | 2,052,912 | 1,161,143 |
| 01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999) Total | 263,207 | 70,266 | -28,330 | -87,986 | 217,157 | 116,408 |
| Fleet Services Total | 5,647,316 | 1,810,098 | -300,213 | -119,618 | 7,037,583 | 4,748,902 |
| Infrastructure Strategy and Design | | | | | | |
| 01.09679 - Tech.Support - Office Equipment | | | | | | |
| 7926 - Minor Office Equipment | 0 | 0 | 0 | 1,623 | 1,623 | 1,623 |
| 01.09679 - Tech.Support - Office Equipment Total | 0 | 0 | 0 | 1,623 | 1,623 | 1,623 |
| Infrastructure Strategy and Design Total | 0 | 0 | 0 | 1,623 | 1,623 | 1,623 |
| Roads Network | | | | | | |
| 01.09004 - Paved Footpaths - Reconstruction | | | | | | |
| 6685 - Planned Footpath Reconstruction Program | 434,014 | -30,000 | 0 | -325,000 | 79,014 | 0 |
| 01.09004 - Paved Footpaths - Reconstruction Total | 434,014 | -30,000 | 0 | -325,000 | 79,014 | 0 |
| 01.09006 - Paved Footpaths - Construction | | | | | | |
| 6541 - Erskine St N (Officeworks to Macquarie) | 60,000 | 0 | 0 | 0 | 60,000 | 41,854 |
| 6572 - Cobra Street (N) Gipps to Fitzroy | 84,000 | 0 | 0 | -46,499 | 37,501 | 0 |
| 6574 - Minore Road | 0 | 180,000 | 0 | 0 | 180,000 | 125,462 |
| 6580 - Wheelers Lane | 110,000 | 0 | 0 | 46,499 | 156,499 | 156,499 |
| 6581 - Hutchins Avenue | 0 | 80,000 | 0 | 0 | 80,000 | -132,884 |
| 6600 - Macquarie St | 0 | 60,000 | 0 | -43,714 | 16,286 | 15,269 |
| 6603 - Gipps St (Wingewarra to Talbragar) | 0 | 137,943 | 0 | -55,321 | 82,622 | 82,622 |
| 6604 - Fence various walkways | 0 | 57,886 | 0 | -19,614 | 38,072 | 16,388 |
| 01.09006 - Paved Footpaths - Construction Total | 254,000 | 515,629 | 0 | -118,649 | 650,980 | 305,210 |
| 01.09010 - Cycleway & Footpath Preconstruction | | | | | | |
| 6500 - IS&D - F'Paths & C'Ways General | 15,000 | 0 | 0 | 0 | 15,000 | 4,800 |
| 01.09010 - Cycleway & Footpath Preconstruction Total | 15,000 | 0 | 0 | 0 | 15,000 | 4,800 |
| 01.09012 - Contributed Assets - Footpaths | | | | | | |
| 6516 - Footpaths | 66,000 | 0 | 0 | -66,000 | 0 | 0 |
| 01.09012 - Contributed Assets - Footpaths Total | 66,000 | 0 | 0 | -66,000 | 0 | 0 |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|---|------------------|----------------------|---------------------|-------------------|-------------------|------------------------------|
| 01.09041 - Urban Road Construction & Reconstruct | | | | | | |
| 0613 - Talbragar St | 0 | 0 | 0 | 1,702 | 1,702 | 1,702 |
| 0669 - Naman Street (Darling to Dalton) | 0 | 429,563 | -187,043 | 0 | 242,520 | 244,615 |
| 0677 - Purvis Lane Reconstruction | 0 | 1,599,850 | 154,123 | -2,895 | 1,751,078 | 1,398,373 |
| 0685 - Swift Street (Arthur to Railway Station) | 900,000 | 192,926 | 0 | -92,184 | 1,000,742 | 572,799 |
| 0687 - Urban Roads Reconstruction - Wellington | 370,000 | 0 | 0 | -237,904 | 132,096 | 1,678 |
| 0690 - Urban Roads Backlog Construction | 1,500,000 | -1,370,563 | 229,563 | -356,328 | 2,672 | 2,672 |
| 0697 - Boundary Rd Extension Stage 2 | 5,450,783 | 599,344 | -1,227,627 | -2,975,774 | 1,846,726 | 1,611,467 |
| 0699 - Fitzroy/Bulgie St Roundabout Sealing | 0 | 0 | 0 | 0 | 0 | 1,882 |
| 0700 - Websdale/Twickenham Roundabout | 0 | 9,568 | 0 | -3,491 | 6,077 | 6,077 |
| 0701 - Websdale/Jacqueline Roundabout | 0 | 16,444 | 0 | -8,983 | 9,461 | 9,461 |
| 0702 - FLR - Wheelers/Keswick Roundabout 20/21 | 0 | 1,288,000 | 0 | -538,000 | 750,000 | 165,522 |
| 0703 - Fixing Local Roads Urban 2020 - 2021 | 0 | 648,896 | 0 | -120,000 | 528,896 | 144,047 |
| 0704 - Boundary Rd Shop Precinct Beautification | 0 | 378,420 | 0 | -146,932 | 229,488 | 17,572 |
| 0705 - Tamworth St Shop Precinct Beautification | 0 | 580 | 0 | 2,248 | 2,828 | 2,828 |
| 0706 - RTR - East St (North St to Dead End) | 0 | 0 | 0 | 205,000 | 205,000 | 114,496 |
| 0712 - Merrilea Rd Drainage Improvements | 0 | 0 | 0 | 80,000 | 80,000 | 8,341 |
| 0713 - Buninyong Rd Drainage Improvements | 0 | 0 | 0 | 150,000 | 150,000 | 22,320 |
| 0714 - Percy St - Wame to Swift | 0 | 0 | 0 | 0 | 0 | 3,568 |
| 01.09041 - Urban Road Construction & Reconstruct Total | 8,220,783 | 3,794,028 | -1,030,984 | -4,044,541 | 6,939,286 | 4,329,420 |
| 01.09043 - Preconstruction | | | | | | |
| 0617 - IS & Design - Preconstruction | 200,000 | 0 | 0 | -1,702 | 198,298 | 62,317 |
| 0724 - Boundary Road Extension | 0 | 0 | 0 | 1,158 | 1,158 | 1,158 |
| 0740 - Neighbourhood Shopping Centre Beaut Conc | 380,000 | -380,000 | 0 | 7,684 | 7,684 | 7,684 |
| 01.09043 - Preconstruction Total | 580,000 | -380,000 | 0 | 7,140 | 207,140 | 71,159 |
| 01.09044 - Urban Roads - Resealing | | | | | | |
| 0730 - Annual Reseal Program | 646,135 | -265,000 | 0 | 0 | 381,135 | 190,283 |
| 0731 - Heavy Patching Program | 400,000 | 0 | 0 | -100,000 | 300,000 | 241,582 |
| 01.09044 - Urban Roads - Resealing Total | 1,046,135 | -265,000 | 0 | -100,000 | 681,135 | 431,865 |
| 01.09045 - Contributed Assets - Roads | | | | | | |
| 0625 - Roads | 2,000,000 | 0 | 3,563 | -2,000,000 | 3,563 | 3,563 |
| 01.09045 - Contributed Assets - Roads Total | 2,000,000 | 0 | 3,563 | -2,000,000 | 3,563 | 3,563 |
| 01.09046 - Urban Roads - Land Acquisition | | | | | | |
| 0644 - Land Acquisition Costs | 6,087 | 0 | 0 | 0 | 6,087 | 2,180 |
| 01.09046 - Urban Roads - Land Acquisition Total | 6,087 | 0 | 0 | 0 | 6,087 | 2,180 |
| 01.09053 - Public Transport Infrastructure Program | | | | | | |
| 0638 - Bus Shelters | 0 | 10,655 | 0 | 12,468 | 23,123 | 56,652 |
| 01.09053 - Public Transport Infrastructure Program Total | 0 | 10,655 | 0 | 12,468 | 23,123 | 56,652 |
| 01.09055 - K&G Construct | | | | | | |
| 0677 - Gipps St (Wingewarra to Bulgie) | 0 | 164,598 | 0 | -156,400 | 8,198 | 0 |
| 0691 - Planned Kerb & Gutter | 250,000 | -250,000 | 0 | 0 | 0 | 0 |
| 0692 - Purvis Lane | 0 | 127,551 | 0 | 2,895 | 130,446 | 130,446 |
| 0694 - Darling St (W) - Bulgie to Wingewarra | 0 | 280,000 | 0 | 0 | 280,000 | 40,272 |
| 01.09055 - K&G Construct Total | 250,000 | 322,149 | 0 | -153,505 | 418,644 | 170,718 |
| 01.09072 - Rural Road-Major Construction & Reconstruction | | | | | | |
| 0658 - Regional Roads Upgrading Program | 800,000 | -800,000 | 0 | 0 | 0 | 0 |
| 0659 - Benolong Road Stage 2 | 800,000 | 0 | 0 | -101,725 | 698,275 | 532,010 |
| 0667 - Nubingerie Road | 0 | 150,000 | 0 | 0 | 150,000 | 288,693 |
| 0773 - Twelve Mile Road | 0 | 0 | 110,000 | -60,000 | 50,000 | 0 |
| 0774 - Muronbung Road | 0 | 0 | 0 | 260 | 260 | 260 |
| 0782 - Muronbung Stage 3 | 800,000 | 0 | 0 | 108,283 | 908,283 | 908,283 |
| 0783 - Boothernba/Livestock Market Intersection | 0 | 1,118,642 | 0 | -615,000 | 503,642 | 143,478 |
| 0785 - Burrendong Way - Safer Roads Program | 1,270,000 | 0 | 0 | -863,600 | 406,400 | 351,274 |
| 0786 - Renshaw McGirr Way - Safer Roads Program | 1,985,000 | 0 | 0 | 0 | 1,985,000 | 1,273,339 |
| 0787 - Fixing Local Roads Rural 2020 - 2021 | 0 | 1,369,996 | 0 | -137,000 | 1,232,996 | 771,264 |
| 0788 - FLR - Old Mendooran Rd Seal Extension | 0 | 1,946,800 | 173 | -1,546,700 | 400,273 | 55,992 |
| 0790 - Whitewood/Peachville Rd Heavy Patch | 0 | 120,000 | 0 | 50,000 | 170,000 | 106,380 |
| 0791 - RMS - 20/21 Repair MR573 Burrendong Way | 0 | 0 | 0 | 770,000 | 770,000 | 36,855 |
| 0792 - Safer Roads Program - Old Dubbo Road | 0 | 2,368,000 | 0 | 0 | 2,368,000 | 118,167 |
| 0795 - Toorale Rd Drainage Improvements | 0 | 680,000 | 0 | 0 | 680,000 | 20,045 |
| 0796 - RTR - Obbley Rd Culvert Replacement | 0 | 600,000 | 0 | 0 | 600,000 | 1,037 |
| 0797 - Gipps St Outfall Montefiores | 0 | 100,000 | 0 | 0 | 100,000 | 90,012 |
| 0800 - RTR - Bishops Lane Sealing | 0 | 0 | 0 | 44,312 | 44,312 | 61,934 |
| 0802 - RTR - Hampden Lane Sealing | 0 | 0 | 0 | 35,688 | 35,688 | 37,463 |
| 01.09072 - Rural Road-Major Construction & Reconstruction To | 5,655,000 | 7,653,438 | 110,173 | -2,315,482 | 11,103,129 | 4,796,484 |

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|--|-------------------|----------------------|---------------------|--------------------|-------------------|------------------------------|
| 01.09073 - Rural Road - Construction & Reconstruction Backlog | | | | | | |
| 0713 - Rural Road Backlog Construction | 500,000 | -200,000 | 0 | -300,000 | 0 | 0 |
| 01.09073 - Rural Road - Construction & Reconstruction Backlog | 500,000 | -200,000 | 0 | -300,000 | 0 | 0 |
| 01.09074 - Rural Road Construction - Preconstruction | | | | | | |
| 0670 - IS & Design - Preconstruction | 145,000 | 0 | 0 | 82,058 | 227,058 | 115,367 |
| 0687 - Benolong Road Improvement | 0 | 0 | 0 | 1,725 | 1,725 | 1,725 |
| 01.09074 - Rural Road Construction - Preconstruction Total | 145,000 | 0 | 0 | 83,783 | 228,783 | 117,092 |
| 01.09076 - Roads To Recovery Program | | | | | | |
| 0680 - Planned Roads to Recovery Program | 2,859,747 | 0 | -2,498,700 | -130,768 | 21,279 | 0 |
| 0681 - Village Sealing Program | 560,000 | 0 | -42,520 | -517,480 | 0 | 0 |
| 01.09076 - Roads To Recovery Program Total | 3,219,747 | 0 | -2,541,220 | -657,248 | 21,279 | 0 |
| 01.09077 - Rural Roads - Resealing | | | | | | |
| 0695 - Annual Reseal Program | 921,280 | -545,000 | 0 | 0 | 376,280 | 403,722 |
| 0697 - Rural Unsealed - Resheeting (West) | 427,000 | 150,000 | 0 | 614,000 | 1,191,000 | 627,472 |
| 0698 - Rural Unsealed - Resheeting (East Zone) | 614,000 | 0 | 0 | -614,000 | 0 | 0 |
| 01.09077 - Rural Roads - Resealing Total | 1,962,280 | -395,000 | 0 | 0 | 1,567,280 | 1,031,194 |
| 01.09078 - Extension Sealed Road Network | | | | | | |
| 0709 - Village Sealing - Uomogo Ln Brodickhurst | 0 | 122,498 | 0 | -72,621 | 49,877 | 49,877 |
| 0710 - Unnamed laneway - Victoria St | 0 | -381 | 0 | 0 | -381 | -381 |
| 0711 - Hopetoun Lane | 0 | -883 | 0 | 0 | -883 | -883 |
| 0712 - Village Sealing - Whitely St Geurie | 0 | 150,000 | 0 | 0 | 150,000 | 72,080 |
| 0713 - RTR Village Seal - Bundemar St Wongarbaron | 0 | 162,000 | 0 | -96,052 | 65,948 | 66,004 |
| 0716 - RTR Village Seal Balladuran St Eumungeri | 0 | 0 | 0 | 38,108 | 38,108 | 32,587 |
| 0717 - RTR Village Seal Coolbaggie St Eumungeri | 0 | 0 | 0 | 18,280 | 18,280 | 18,280 |
| 0718 - RTR Village Seal Breealong St Eumungeri | 0 | 0 | 0 | 28,612 | 28,612 | 28,612 |
| 0719 - RTR Village Sealing - Boman St Ballimore | 0 | 0 | 0 | 200,000 | 200,000 | 14,362 |
| 0720 - RTR - Sawmill St Eumungeri | 0 | 0 | 0 | 80,000 | 80,000 | 31,948 |
| 0721 - RTR - Joseph St Eumungeri | 0 | 0 | 0 | 100,000 | 100,000 | 4,802 |
| 01.09078 - Extension Sealed Road Network Total | 0 | 433,234 | 0 | 296,327 | 729,561 | 317,298 |
| 01.09079 - Rural Roads - Land Acquisition | | | | | | |
| 0700 - Land Acquisition Costs | 18,259 | 0 | 18,624 | 0 | 36,883 | 27,596 |
| 01.09079 - Rural Roads - Land Acquisition Total | 18,259 | 0 | 18,624 | 0 | 36,883 | 27,596 |
| 01.09082 - Bridge Improvements Program | | | | | | |
| 0682 - Terrabella Bridge | 3,716,000 | 0 | -1,968,000 | 0 | 1,748,000 | 222,141 |
| 0683 - Burrendong Bridge No 2 | 2,117,500 | 0 | -1,268,750 | -568,750 | 280,000 | 66,613 |
| 01.09082 - Bridge Improvements Program Total | 5,833,500 | 0 | -3,236,750 | -568,750 | 2,028,000 | 288,754 |
| 01.09979 - Works - Office Equipment | | | | | | |
| 7705 - Minor Office Equipment | 0 | 0 | 0 | 0 | 0 | 1,477 |
| 7706 - Minor Furniture and Fittings | 0 | 0 | 0 | 0 | 0 | 955 |
| 01.09979 - Works - Office Equipment Total | 0 | 0 | 0 | 0 | 0 | 2,432 |
| Roads Network Total | 30,205,805 | 11,459,133 | -6,676,594 | -10,249,457 | 24,738,887 | 11,956,417 |
| Sewerage Services | | | | | | |
| 03.08051 - Pumps & Equipment | | | | | | |
| 5057 - Telemetry Equipment | 50,000 | -4,388 | -45,612 | 0 | 0 | 0 |
| 5120 - Telemetry RTU Upgrades | 0 | 104,388 | 1,888 | 0 | 106,076 | 33,401 |
| 5142 - Auto Sampler | 0 | 0 | 48,278 | 0 | 48,278 | 13,822 |
| 03.08051 - Pumps & Equipment Total | 50,000 | 100,000 | 2,354 | 0 | 152,354 | 47,223 |
| 03.08053 - Plant & Equipment Purchases | | | | | | |
| 5110 - 14' Farmtech Aerator (953) | 14,979 | 0 | 0 | -14,979 | 0 | 0 |
| 5119 - Truck (184) | 120,000 | 0 | -120,000 | 0 | 0 | 0 |
| 5130 - Utility (142) | 0 | 38,848 | 0 | 0 | 38,848 | 0 |
| 5137 - Utility (113) | 0 | 39,437 | 1,470 | 0 | 40,907 | 40,907 |
| 5170 - Plough - Greengrove (956) | 15,000 | 0 | 0 | -15,000 | 0 | 0 |
| 5187 - Utility (135) | 37,975 | 0 | 0 | -231 | 37,744 | 0 |
| 5190 - Utility (141) | 34,827 | 0 | 0 | -34,827 | 0 | 0 |
| 5193 - X Trail (098) | 33,000 | -26 | 0 | 0 | 32,974 | 32,974 |
| 5202 - Mini Excavator (490) | 60,000 | 0 | 0 | -15,948 | 44,052 | 44,052 |
| 5205 - Dual Axel Trailer (504) | 13,898 | 0 | 0 | -1,339 | 12,559 | 0 |
| 5207 - Cummins 600KVA Generator (989) | 140,000 | 0 | -140,000 | 0 | 0 | 0 |
| 5214 - Perkins 100KVA Generator (999) | 75,000 | 0 | -75,000 | 0 | 0 | 0 |
| 5216 - Iseki SF 370 Front Spinner (398) | 32,000 | 0 | -32,000 | 0 | 0 | 0 |
| 5217 - Utility (130) | 0 | 0 | 41,859 | 0 | 41,859 | 0 |
| 5218 - Nissan Tipping Truck (160) | 107,878 | 0 | -107,878 | 0 | 0 | 0 |

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| 5252 - Nissan Dual Cab (2143) | 44,968 | 0 | 0 | 3,309 | 48,275 | 0 |
| 03.08053 - Plant & Equipment Purchases Total | 729,523 | 78,259 | -431,549 | -79,015 | 297,218 | 117,933 |
| 03.08055 - Other Structures | | | | | | |
| 5148 - Trial and Demonstration of mCDI Device | 0 | 100,000 | 8,273 | -55,487 | 50,786 | 48,870 |
| 5149 - Brocklehurst SPS - Minor Structures | 0 | 11,140 | 0 | 0 | 11,140 | 11,140 |
| 5153 - Minor Other Structures | 0 | 0 | 0 | 9,140 | 9,140 | 9,140 |
| 03.08055 - Other Structures Total | 0 | 111,140 | 6,273 | -46,347 | 71,066 | 69,150 |
| 03.08057 - Land & Buildings | | | | | | |
| 5163 - Bungarbee Homestead Major Repairs | 0 | 0 | 61 | 5 | 66 | 0 |
| 5168 - Boonah STP Stockpile Site Establishmt | 0 | 146,578 | 92,694 | -101,259 | 138,013 | 138,013 |
| 03.08057 - Land & Buildings Total | 0 | 146,578 | 92,755 | -101,254 | 138,079 | 138,013 |
| 03.08059 - Contributed Assets - Sewer | | | | | | |
| 5123 - Sewer Mains | 250,000 | 0 | 0 | -250,000 | 0 | 0 |
| 03.08059 - Contributed Assets - Sewer Total | 250,000 | 0 | 0 | -250,000 | 0 | 0 |
| 03.08071 - Augmentation | | | | | | |
| 5002 - Augmentation Program | 1,000,000 | -9,797 | -590,203 | 0 | 400,000 | 118,706 |
| 5911 - Cootha SPS - Upgrade (C) | 0 | 3,259 | 5,199 | -2,809 | 5,849 | 5,849 |
| 5989 - Upgrade Sewer R (incl all component) (C) | 5,500,000 | 1,000,000 | 8,013 | -1,998,050 | 4,507,063 | 977,154 |
| 5995 - Keswick Upgrade RM & Pipeline (C) | 0 | 45,750 | 0 | 0 | 45,750 | 45,750 |
| 6060 - Troy Gully Upgrade Switch Board | 935,000 | 369,100 | 0 | -1,000,000 | 304,100 | 19,460 |
| 6103 - Wellington STP Grav Main to River/Recy | 0 | 0 | 22,810 | 0 | 22,810 | 219 |
| 6106 - Wellington Mech/Elect Upgrades | 50,000 | 0 | -16,512 | 0 | 33,488 | 0 |
| 6121 - Wellington Pierce St SPS - Replace (C) | 807,703 | -807,703 | 0 | 0 | 0 | 0 |
| 6203 - Palmer/Pierce/Paringa St SPS Replace | 750,000 | 950,000 | 7,245 | -822,580 | 884,665 | 42,071 |
| 6206 - Boundary Rd East of Wheelers Lane | 0 | 0 | 700,867 | -279,254 | 421,613 | 90,427 |
| 03.08071 - Augmentation Total | 9,042,703 | 1,550,609 | 135,419 | -4,102,493 | 6,626,238 | 1,299,666 |
| 03.08073 - Asset Replacement/Refurbishment | | | | | | |
| 6500 - Dubbo STP Effluent Lift PS Pump 2 | 16,236 | 0 | 0 | 0 | 16,236 | 0 |
| 6605 - Wellington Palmer St SPS - Replace (PC) | 0 | 0 | -600 | 0 | -600 | -600 |
| 6617 - Mech/Elect Renewals | 115,000 | 0 | 600 | 0 | 115,600 | 61,407 |
| 6619 - Wellington Mech/Elect Renewals | 50,000 | 0 | 0 | 0 | 50,000 | 0 |
| 03.08073 - Asset Replacement/Refurbishment Total | 181,236 | 0 | 0 | 0 | 181,236 | 60,807 |
| 03.08077 - Main Rehabilitation | | | | | | |
| 5653 - Mains Rehabilitation | 2,000,000 | 0 | 667,064 | 2,212 | 2,669,276 | 1,081,753 |
| 5659 - Vent Replacement | 97,419 | 0 | -97,419 | 0 | 0 | 0 |
| 03.08077 - Main Rehabilitation Total | 2,097,419 | 0 | 569,645 | 2,212 | 2,669,276 | 1,081,753 |
| 03.08078 - Furniture & Fittings | | | | | | |
| 5673 - Minor Furniture and Fittings | 0 | 0 | 0 | 0 | 0 | 632 |
| 03.08078 - Furniture & Fittings Total | 0 | 0 | 0 | 0 | 0 | 632 |
| Sewerage Services Total | 12,350,881 | 1,986,586 | 374,897 | -4,576,897 | 10,135,467 | 2,815,177 |
| Stormwater | | | | | | |
| 01.09127 - Rectification Works | | | | | | |
| 6805 - Technical Support Charge | 0 | 0 | 0 | 435 | 435 | 435 |
| 6807 - Gipps St Stormwater Replacement | 100,000 | 0 | 0 | -100,000 | 0 | 0 |
| 6819 - Devils Hole | 0 | 319,452 | 0 | -292,873 | 26,579 | 26,579 |
| 6836 - Wellington Bridge Outfall Reconstruction | 0 | 0 | 0 | 120,000 | 120,000 | 28 |
| 6837 - Simpson St Wello Outfall Reconstruction | 0 | 0 | 0 | 60,000 | 60,000 | 0 |
| 6840 - Pipe Relining | 75,000 | 343,869 | 3,254 | -45,000 | 377,123 | 180,180 |
| 6849 - Other Infrastructure - Wellington | 31,650 | 0 | 0 | -2,146 | 29,504 | 6,704 |
| 6867 - Paringa Place | 0 | 0 | 0 | 23,701 | 23,701 | 23,737 |
| 01.09127 - Rectification Works Total | 206,650 | 663,321 | 3,254 | -235,883 | 637,342 | 237,661 |
| 01.09131 - Minor Drainage Extensions (In assoc with K&G) | | | | | | |
| 6824 - Preconstruction - Inf Strategy & Design | 20,000 | 0 | 1,013 | 25,923 | 46,936 | 46,936 |
| 01.09131 - Minor Drainage Extensions (In assoc with K&G) Total | 20,000 | 0 | 1,013 | 25,923 | 46,936 | 46,936 |
| 01.09133 - Gross Pollutant Trap Installation | | | | | | |
| 6814 - Preconstruction - GPT Design | 80,000 | 0 | -15,593 | -26,848 | 37,559 | 0 |
| 6820 - RAAF Base Outlet Headwall Grate | 0 | 0 | 0 | 13,056 | 13,056 | 0 |
| 6823 - GPT - Cobra Street Channel (RMS Funded) | 0 | 0 | 2,829 | 0 | 2,829 | 2,829 |
| 6832 - Erskine Street Outfall | 316,277 | 0 | -316,277 | 0 | 0 | 0 |
| 6833 - Future Works | 1,170,124 | 25,105 | -1,188,745 | 0 | 6,484 | 6,484 |
| 6834 - Paringa Place | 0 | 101,811 | 85,275 | 17,402 | 204,488 | 204,488 |
| 6835 - West Dubbo | 0 | 854,650 | -59,496 | 839,415 | 1,634,569 | 1,064,065 |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|---|------------------|----------------------|---------------------|-------------------|------------------|------------------------------|
| 6836 - Brisbane St | 0 | 29,810 | 214,468 | -2,018 | 242,248 | 242,248 |
| 01.09133 - Gross Pollutant Trap Installation Total | 1,566,401 | 1,011,376 | -1,277,551 | 841,007 | 2,141,233 | 1,520,114 |
| 01.09135 - Drainage Extensions | | | | | | |
| 6824 - Preconstruction - Tech Support | 0 | 0 | 14,580 | 12,064 | 26,644 | 27,079 |
| 6835 - North Dubbo - Bourke to Myall | 1,500,000 | 0 | -1,425,000 | -40,000 | 35,000 | 2,672 |
| 6845 - Taylor / Jubilee St Stormwater Extension | 0 | 0 | 0 | 40,000 | 40,000 | 14 |
| 6849 - Elizabeth St Stormwater Extension | 0 | 0 | 0 | 71,253 | 71,253 | 0 |
| 01.09135 - Drainage Extensions Total | 1,500,000 | 0 | -1,410,420 | 83,317 | 172,897 | 29,765 |
| 01.09137 - Contributed Assets - Stormwater | | | | | | |
| 6826 - Stormwater Drainage | 1,157,791 | 0 | 0 | 0 | 1,157,791 | 2,062 |
| 01.09137 - Contributed Assets - Stormwater Total | 1,157,791 | 0 | 0 | 0 | 1,157,791 | 2,062 |
| 01.09144 - Troy Basin Facility | | | | | | |
| 4627 - Purvis Lane | 0 | 218,807 | 0 | 0 | 218,807 | 75,176 |
| 01.09144 - Troy Basin Facility Total | 0 | 218,807 | 0 | 0 | 218,807 | 75,176 |
| 01.09145 - Wongarbon Drainage | | | | | | |
| 4628 - Wongarbon Drainage Scheme | 2,200,000 | 0 | -2,090,000 | -55,000 | 55,000 | 4,354 |
| 01.09145 - Wongarbon Drainage Total | 2,200,000 | 0 | -2,090,000 | -55,000 | 55,000 | 4,354 |
| 01.09147 - Keswick Estate Development - Sec 7.11 | | | | | | |
| 4625 - Keswick Central Channel | 0 | 0 | 0 | 521 | 521 | 521 |
| 4627 - Northern Stormwater Channel Stg 5 | 0 | 6,176 | 14,681 | 2,775 | 23,632 | 23,632 |
| 01.09147 - Keswick Estate Development - Sec 7.11 Total | 0 | 6,176 | 14,681 | 3,296 | 24,153 | 24,153 |
| Stormwater Total | 6,650,842 | 1,899,680 | -4,759,023 | 662,660 | 4,454,159 | 1,940,221 |
| Traffic Management | | | | | | |
| 01.09023 - Intersection Improvement Program | | | | | | |
| 9688 - Windsor Pde Lights | 75,000 | 213,836 | 0 | 3,034 | 291,870 | 272,128 |
| Traffic Management Total | 75,000 | 213,836 | 0 | 3,034 | 291,870 | 272,128 |
| Water for the Future | | | | | | |
| 02.09701 - Acquisition of Assets | | | | | | |
| 3000 - Groundwater Infrastructure | 0 | 13,857,630 | -10,069,272 | -1,620,915 | 2,167,443 | 906,209 |
| 3001 - Non-Potable Pipeline | 0 | 6,900,968 | 0 | 0 | 6,900,968 | 6,698,904 |
| 3050 - Re-use of Backwash WTP | 0 | 300,000 | 0 | 0 | 300,000 | 534 |
| 3351 - Advanced Water Treatment Plant | 0 | 0 | 891 | 0 | 891 | 891 |
| 3362 - Consultants and Project Management | 0 | 500,000 | -891 | 0 | 499,109 | 50 |
| 4500 - Geurie Bore and Pipeline | 0 | 0 | 0 | 2,868 | 2,868 | 2,868 |
| Water for the Future Total | 0 | 21,558,596 | -10,069,272 | -1,618,047 | 9,871,277 | 7,609,456 |
| Water Supply | | | | | | |
| 02.08051 - Works Plant - Purchases | | | | | | |
| 5007 - Loader/Backhoe (475) | 184,481 | 0 | 0 | -184,481 | 0 | 0 |
| 5023 - Small Plant | 0 | 3,878 | 920 | 0 | 4,798 | 4,798 |
| 5036 - Loader Backhoe (476) | 0 | 0 | 0 | 189,983 | 189,983 | 0 |
| 5041 - Truck (474) | 196,025 | 0 | 0 | -590 | 196,335 | 0 |
| 5049 - Wagon Water Treatment Plant (137) | 35,783 | 0 | 0 | 3,018 | 38,801 | 0 |
| 5097 - Howard (951) | 10,000 | 0 | -10,000 | 0 | 0 | 0 |
| 5099 - Utility (2136) | 34,000 | 0 | -2,627 | 0 | 31,373 | 31,373 |
| 5202 - Table Top/Crane (2468) | 0 | 104,631 | 0 | 0 | 104,631 | 104,631 |
| 5204 - Light Vehicle (078) | 41,279 | 0 | 0 | -41,279 | 0 | 0 |
| 02.08051 - Works Plant - Purchases Total | 502,468 | 108,509 | -11,707 | -33,349 | 565,921 | 140,802 |
| 02.08053 - Pumps & Equipment >\$5 & 000 | | | | | | |
| 5167 - Laboratory Equipment | 0 | 0 | 12,967 | 0 | 12,967 | 12,967 |
| 02.08053 - Pumps & Equipment >\$5 & 000 Total | 0 | 0 | 12,967 | 0 | 12,967 | 12,967 |
| 02.08055 - New House Services | | | | | | |
| 5171 - Construction - House Services | 56,460 | 0 | 3,295 | 0 | 59,755 | 17,252 |
| 02.08055 - New House Services Total | 56,460 | 0 | 3,295 | 0 | 59,755 | 17,252 |
| 02.08060 - Office Equipment | | | | | | |
| 5161 - Minor Office Equipment | 0 | 0 | 571 | 0 | 571 | 571 |
| 02.08060 - Office Equipment Total | 0 | 0 | 571 | 0 | 571 | 571 |
| 02.08063 - Contributed Assets - Water Mains | | | | | | |
| 5197 - Water Supply Mains | 548,453 | 0 | 0 | -548,453 | 0 | 0 |
| 02.08063 - Contributed Assets - Water Mains Total | 548,453 | 0 | 0 | -548,453 | 0 | 0 |
| 02.08066 - Furniture & Fittings | | | | | | |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|---|-------------------|----------------------|---------------------|--------------------|-------------------|------------------------------|
| 5161 - Minor Furniture & Fittings | 0 | 7,950 | 0 | 1,911 | 9,861 | 9,861 |
| 02.08066 - Furniture & Fittings Total | 0 | 7,950 | 0 | 1,911 | 9,861 | 9,861 |
| 02.08069 - Augmentation Works | | | | | | |
| 3050 - Automated Meter Reading Equipment | 0 | 3,933,072 | 0 | -788,614 | 3,146,458 | 2,448,918 |
| 5438 - Pipelines - Obbley/Newell (C) | 3,300,000 | 700,000 | -798,469 | -1,499,691 | 1,701,840 | 273,928 |
| 5715 - WTP Optimisation Lime System | 0 | 0 | 161 | 0 | 161 | 0 |
| 5717 - Future Augmentation | 1,500,000 | 1,156 | -4,294 | -1,269,128 | 227,734 | 59,530 |
| 5764 - Additional Groundwater Bores and pipelin | 0 | 0 | 0 | 522 | 522 | 522 |
| 6210 - Lime Dosing Unit (C) | 2,856,883 | -2,851,794 | 0 | 0 | 5,089 | 5,089 |
| 6228 - Boundary Rd Watermain East of Wheelers | 800,000 | 0 | 4,102 | -240,569 | 563,533 | 111,080 |
| 6502 - Additional UV Treatment (Wellington) | 400,000 | 0 | 0 | -380,000 | 20,000 | 0 |
| 6515 - Upgrade 50mm to 100mm Silkwood Close (C) | 0 | 0 | 0 | 1,642 | 1,642 | 5,157 |
| 6516 - Upgrade 50mm to 100mm Silkwood Close(PC) | 0 | 580 | 0 | 0 | 580 | 0 |
| 6520 - Wellington-A/C Pipe Replacement | 100,000 | 0 | 5,899 | -953 | 104,946 | 48,773 |
| 6524 - Sedimentation Lagoon Wellington | 0 | 0 | 165 | 28,006 | 28,171 | 35,565 |
| 6526 - Filter Upgrade JGWTP (C) | 400,000 | 569,070 | 0 | -687,628 | 281,442 | 161,710 |
| 6527 - JGWTP Additional UV Treatment | 1,000,000 | 1,781 | -600,000 | -350,000 | 51,781 | 39,482 |
| 6528 - Cathodic Protection Install 7 Res Dubbo | 280,000 | 70,000 | 780 | 0 | 350,780 | 250,880 |
| 6529 - Chelmsford St xing at Cobra St | 60,000 | 63,386 | 0 | 0 | 123,386 | 1,672 |
| 6531 - Purvis Ln/Tannery Rd Upgrade DN150/250 C | 0 | 307 | 381 | 994 | 1,682 | 1,682 |
| 6534 - Stuart Town Bore Water Supply | 0 | 629 | 2,460 | 0 | 3,089 | 3,089 |
| 6535 - Geurie Water Treatment Plant upgrade | 0 | 0 | 0 | 4,782 | 4,782 | 4,782 |
| 6536 - Greenbank Water Main | 0 | 0 | 10,798 | 26 | 10,824 | 10,824 |
| 6540 - PFAS Monitoring Bores | 0 | 0 | 0 | 150,000 | 150,000 | 0 |
| 02.08069 - Augmentation Works Total | 10,696,883 | 2,488,187 | -1,378,017 | -5,028,611 | 6,778,442 | 3,462,683 |
| 02.08071 - Asset Replacement / Refurbishment | | | | | | |
| 5717 - Bore Asset Renewal | 75,000 | 50,000 | 0 | 0 | 125,000 | 43,950 |
| 5719 - Booster Pump Stations | 100,000 | 0 | 0 | -50,000 | 50,000 | 0 |
| 5720 - Reservoir Asset Renewals | 70,000 | 0 | 90 | -35,045 | 35,045 | 15,986 |
| 5766 - SCADA RTU Upgrades | 80,000 | 100,000 | 0 | 0 | 180,000 | 66,562 |
| 6217 - Fencing | 10,824 | 0 | 0 | -10,824 | 0 | 0 |
| 6219 - Myall St Reserv.2 Rectify Entry Points | 541,216 | -541,216 | 0 | 0 | 0 | 0 |
| 6220 - Myall Street WPS | 108,243 | 0 | 0 | -108,243 | 0 | 0 |
| 6502 - WTP Online Instrument Replacement | 100,000 | 0 | 0 | 0 | 100,000 | 54,225 |
| 6527 - Replace Aeration Tower | 640,000 | 23,084 | 0 | 0 | 663,084 | 131,105 |
| 6559 - JGWTP Compressor replacement-No1&No2 | 0 | 150,000 | -150,000 | 0 | 0 | 0 |
| 6573 - Raw Water Pump No 3 - Wellington | 21,649 | 0 | 0 | -21,649 | 0 | 0 |
| 6579 - JGWTP- Cleanwater Tank Valve Replacement | 0 | 114,000 | 0 | 0 | 114,000 | 0 |
| 6609 - Dubbo Mech/Elect | 200,000 | 0 | 0 | 0 | 200,000 | 89,422 |
| 6613 - Myall St Reservoir 2 recoat int/ext | 500,000 | -500,000 | 0 | 0 | 0 | 0 |
| 6618 - Eulomogo Reservoir - recoat inner wall | 300,000 | -300,000 | 0 | 0 | 0 | 0 |
| 6619 - Wellington WTP Electrical Renewals | 100,000 | 0 | 0 | -50,000 | 50,000 | 7,518 |
| 6621 - Geurie Mech/Elect | 50,000 | 0 | 0 | 0 | 50,000 | 19,051 |
| 6670 - Upgrade Flouride Dosing System | 200,000 | 0 | -150,000 | 0 | 50,000 | 0 |
| 02.08071 - Asset Replacement / Refurbishment Total | 3,096,932 | -904,132 | -299,910 | -275,761 | 1,617,129 | 427,819 |
| 02.08073 - Mains Replacement | | | | | | |
| 5701 - Allison St Main Replacement | 0 | 0 | 0 | 0 | 0 | 218 |
| 5712 - Victoria St Main Replacement | 0 | 0 | 0 | 0 | 0 | 17,021 |
| 5781 - Macquarie St Main Replacement | 0 | 0 | 0 | 0 | 0 | 1,233 |
| 6727 - Wheelers Lane | 0 | 0 | 0 | 13,561 | 13,561 | 28,204 |
| 6747 - Darling St (Wingewarra to Bultje) | 0 | 0 | 0 | 0 | 0 | 6,866 |
| 6753 - Mains replacement | 1,200,000 | 2,138 | 24,335 | 6,466 | 1,232,939 | 689,269 |
| 6759 - Birch Ave Main Replacement | 0 | 0 | 0 | 0 | 0 | 6,360 |
| 02.08073 - Mains Replacement Total | 1,200,000 | 2,138 | 24,335 | 20,027 | 1,246,500 | 749,171 |
| 02.08074 - Mains Extensions | | | | | | |
| 5952 - Mains Extensions | 0 | 0 | 0 | 3,653 | 3,653 | 3,653 |
| 02.08074 - Mains Extensions Total | 0 | 0 | 0 | 3,653 | 3,653 | 3,653 |
| Water Supply Total | 16,101,196 | 1,702,652 | -1,648,466 | -5,860,583 | 10,294,799 | 4,824,779 |
| Infrastructure Total | 84,300,768 | 38,913,777 | -31,861,914 | -21,879,836 | 69,472,795 | 35,623,595 |
| Liveability | | | | | | |
| Aquatic Leisure Centres | | | | | | |
| 01.08041 - Aquatic Leisure - Asset Renewals - Office Equipment | | | | | | |
| 6027 - ALC - Renew IT Operating System | 0 | 0 | 0 | 63,300 | 63,300 | 610 |
| 01.08041 - Aquatic Leisure - Asset Renewals - Office Equipment | 0 | 0 | 0 | 63,300 | 63,300 | 610 |
| 01.09470 - DALC - Asset Renewal - Other Structures | | | | | | |
| 7271 - Signage | 0 | 0 | 0 | 20,000 | 20,000 | 0 |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|--|-----------------|----------------------|---------------------|------------------|-----------------|------------------------------|
| 7290 - Pool Lighting | 0 | 0 | 0 | 36,000 | 36,000 | 0 |
| 7292 - 50m Pool Joins | 0 | 0 | 0 | 4,718 | 4,718 | 4,718 |
| 7296 - 50m Switchboard | 0 | 0 | 0 | 6,341 | 6,341 | 6,341 |
| 7306 - Circulation Pump | 32,000 | 0 | 0 | 0 | 32,000 | 0 |
| 7308 - Main ECB in Separate Room | 30,000 | 0 | 0 | 0 | 30,000 | 0 |
| 7316 - Waterslide Staircase | 100,000 | 0 | -30,000 | -70,000 | 0 | 0 |
| 7321 - Pool Covers | 0 | 60,000 | 0 | -12,853 | 47,147 | 47,147 |
| 7325 - DALC - Security System including locks | 0 | 0 | 0 | 30,884 | 30,884 | 0 |
| 7328 - ALC - Pump Renewals | 0 | 0 | 0 | 34,200 | 34,200 | 0 |
| 01.09470 - DALC - Asset Renewal - Other Structures Total | 162,000 | 60,000 | -30,000 | 49,290 | 241,290 | 57,666 |
| 01.09472 - DALC - Acquisition of Assets - Other Structures | | | | | | |
| 7302 - Pool Disability Lift | 0 | 0 | 17,000 | 0 | 17,000 | 16,305 |
| 7318 - WALC - Entry Refurbishment | 0 | 130,000 | 115,000 | 0 | 245,000 | 19,075 |
| 7320 - DALC - 50m Pool Connection to Sewer | 0 | 0 | 35,000 | 0 | 35,000 | 943 |
| 01.09472 - DALC - Acquisition of Assets - Other Structures Total | 0 | 130,000 | 167,000 | 0 | 297,000 | 36,323 |
| 01.09473 - DALC - Asset Renewal - Buildings | | | | | | |
| 7292 - DALC Foyer Refurbishment | 0 | 178,000 | 30,000 | 10,958 | 218,958 | 218,724 |
| 7298 - DALC - Building Improvements | 0 | 0 | 150,000 | -127,200 | 22,800 | 0 |
| 01.09473 - DALC - Asset Renewal - Buildings Total | 0 | 178,000 | 180,000 | -116,242 | 241,758 | 218,724 |
| 01.09474 - DALC - Acquisition of Assets - Plant & Equipment | | | | | | |
| 7305 - DALC - PA System | 0 | 0 | 0 | 5,550 | 5,550 | 0 |
| 01.09474 - DALC - Acquisition of Assets - Plant & Equipment Total | 0 | 0 | 0 | 5,550 | 5,550 | 0 |
| Aquatic Leisure Centres Total | 162,000 | 368,000 | 317,000 | 1,898 | 848,898 | 313,323 |
| Cemeteries | | | | | | |
| 01.09401 - Cemetery - Road Infrastructure | | | | | | |
| 7170 - Road Reseal | 20,000 | 0 | -20,000 | 0 | 0 | 0 |
| 01.09401 - Cemetery - Road Infrastructure Total | 20,000 | 0 | -20,000 | 0 | 0 | 0 |
| 01.09402 - Cemetery - Other Structures | | | | | | |
| 7101 - Cemetery Fencing Upgrade | 0 | 0 | 0 | 5,282 | 5,282 | 5,282 |
| 01.09402 - Cemetery - Other Structures Total | 0 | 0 | 0 | 5,282 | 5,282 | 5,282 |
| 01.09403 - Cemetery - Land Improvements | | | | | | |
| 7180 - New Concrete Beams | 20,000 | 0 | 0 | 11,000 | 31,000 | 4,794 |
| 7182 - Landscaping/Furniture/Signage | 60,000 | 0 | -60,000 | 0 | 0 | 0 |
| 7186 - Tubba-Gah Burial Ground Improvements | 10,000 | 0 | -10,000 | 0 | 0 | 0 |
| 01.09403 - Cemetery - Land Improvements Total | 90,000 | 0 | -70,000 | 11,000 | 31,000 | 4,794 |
| Cemeteries Total | 110,000 | 0 | -90,000 | 16,282 | 36,282 | 10,076 |
| Community Services | | | | | | |
| 01.09415 - Recreation Services - Buildings (Renewals) | | | | | | |
| 7207 - Pipe Band Hall - Air Conditioner | 16,000 | 0 | -16,000 | 0 | 0 | 0 |
| 7211 - Racecourse Carpet | 12,840 | 0 | 0 | 0 | 12,840 | 0 |
| 7212 - Racecourse Tiling | 11,400 | 0 | 0 | 0 | 11,400 | 0 |
| 7216 - Racecourse Airconditioner | 1,920 | 0 | 0 | 0 | 1,920 | 0 |
| 7218 - South Scout Hall Flooring | 1,920 | 0 | -1,920 | 0 | 0 | 0 |
| 7240 - Wellington Public Halls | 10,000 | 0 | -10,000 | 0 | 0 | 0 |
| 7245 - Disability Access Infrastructure Replace | 500,000 | 0 | -485,000 | -10,000 | 5,000 | 10,266 |
| 01.09415 - Recreation Services - Buildings (Renewals) Total | 554,080 | 0 | -512,920 | -10,000 | 31,160 | 10,266 |
| 01.09501 - Community Services - Acquisition of Buildings | | | | | | |
| 7320 - Wiraduri Tourism Experience - Wton | 0 | 71,877 | 0 | 0 | 71,877 | 33,098 |
| 01.09501 - Community Services - Acquisition of Buildings Total | 0 | 71,877 | 0 | 0 | 71,877 | 33,098 |
| 01.09507 - Community Services - Other Assets | | | | | | |
| 7302 - CCTV Purchase & Installation | 0 | 152,482 | 0 | 0 | 152,482 | 24,612 |
| 7306 - Community Christmas Trees | 0 | 0 | 0 | 56,210 | 56,210 | 56,210 |
| 01.09507 - Community Services - Other Assets Total | 0 | 152,482 | 0 | 56,210 | 208,692 | 80,822 |
| Community Services Total | 554,080 | 224,359 | -512,920 | 46,210 | 311,729 | 124,186 |
| Library Services | | | | | | |
| 01.09442 - Library - Buildings Renewal | | | | | | |
| 7245 - Building Improvements | 103,838 | -15,628 | -50,000 | 16,523 | 54,733 | 39,597 |
| 7246 - Wellington Library Living Lounge Room | 0 | 67,556 | 10,000 | 0 | 77,556 | 9,354 |
| 7251 - Replace Internal Automatic Door | 0 | 0 | 0 | 8,977 | 8,977 | 8,977 |
| 7271 - Bathrooms renovation | 0 | 0 | 230,000 | 0 | 230,000 | 18,050 |
| 01.09442 - Library - Buildings Renewal Total | 103,838 | 51,928 | 190,000 | 25,500 | 371,266 | 75,978 |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|--|-----------------|----------------------|---------------------|------------------|------------------|------------------------------|
| 01.09444 - Furniture and Fittings | | | | | | |
| 7252 - Various Furniture & Fittings | 5,000 | 0 | 0 | 0 | 5,000 | 0 |
| 01.09444 - Furniture and Fittings Total | 5,000 | 0 | 0 | 0 | 5,000 | 0 |
| 01.09447 - Library - Furniture and Fittings Renewal | | | | | | |
| 7000 - Air Conditioning Unit | 25,500 | 0 | -25,500 | 0 | 0 | 0 |
| 01.09447 - Library - Furniture and Fittings Renewal Total | 25,500 | 0 | -25,500 | 0 | 0 | 0 |
| Library Services Total | 134,338 | 51,928 | 164,500 | 25,500 | 376,266 | 75,978 |
| Open Space | | | | | | |
| 01.09555 - Horticultural Services - Other Structures | | | | | | |
| 7479 - Dubbo Regional Botanic Gardens | 0 | 4,151 | 0 | 0 | 4,151 | 4,151 |
| 7503 - Cameron Park Regional Playground | 0 | 77,000 | 0 | -21,827 | 55,173 | 23,673 |
| 7511 - Regard Park Picnic Area Rd Carpark Shelter | 0 | 0 | 2,663 | 0 | 2,663 | 2,663 |
| 7512 - DRBG Kiosk | 0 | 67,000 | -34,000 | 0 | 33,000 | 28,721 |
| 7515 - Lions Park Wellington playground | 0 | 16,518 | 0 | 0 | 16,518 | 16,518 |
| 7517 - Thelma Pelosi Park BBQ Installation | 0 | 0 | 0 | 9,377 | 9,377 | 4,807 |
| 7518 - Wellington Oswana Japanese Garden | 0 | 50,000 | 0 | 0 | 50,000 | 0 |
| 7521 - Bin Enclosure located near MRL | 0 | 0 | 0 | 1,918 | 1,918 | 1,918 |
| 9017 - Elston Park Amenities (S7.11) | 203,000 | 160,000 | 0 | 0 | 363,000 | 785 |
| 9020 - Wahroonga Park Path System (S7.11) | 0 | 10,000 | 1,000 | -3,590 | 7,410 | 7,410 |
| 9021 - Macquarie Lions Park Shade & Path (S7.11) | 67,000 | 0 | 0 | 0 | 67,000 | 0 |
| 9022 - Muller Park - Shade and Path (S7.11) | 50,000 | 0 | -44,000 | -6,000 | 0 | 0 |
| 9023 - Thersea Malipant - Shade & Path (S7.11) | 45,000 | 0 | -45,000 | 0 | 0 | 0 |
| 9024 - Spears Drive - Shade (S7.11) | 0 | 44,348 | -12,000 | -4,000 | 28,348 | 28,348 |
| 9025 - Rosewood Grove (Algonia St)-Shade (S7.11) | 25,000 | 20,000 | -20,000 | -7,169 | 17,831 | 17,844 |
| 9026 - Powter Park - Shade and Path (S7.11) | 25,000 | 26,030 | -32,000 | -4,108 | 14,922 | 12,300 |
| 9027 - Joira Road - Playground (S7.11) | 280,586 | 0 | 0 | -280,586 | 0 | 0 |
| 9029 - Wiradjuri Gardens - Dubbo | 0 | 1,002,526 | 0 | 96,707 | 1,099,233 | 728,978 |
| 9031 - Royal Plinth | 0 | 6,812 | 0 | 0 | 6,812 | 6,812 |
| 9034 - Orchid Glasshouse - Accessible Ramp | 0 | 0 | 13,000 | 10,000 | 23,000 | 21,627 |
| 9426 - Ninja Course and Car Park | 0 | 375,514 | 29,677 | -5,539 | 399,652 | 398,917 |
| 9427 - Drought Resilient Urban Landscapes Dubbo | 0 | 440,000 | 270,000 | 0 | 710,000 | 359,327 |
| 9429 - Cameron Park Outdoor Furniture | 0 | 0 | 0 | 8,000 | 8,000 | 0 |
| 01.09555 - Horticultural Services - Other Structures Total | 695,586 | 2,299,899 | 129,340 | -206,817 | 2,918,008 | 1,664,799 |
| 01.09558 - Renewal of Assets-Asset Capital Program-West | | | | | | |
| 7477 - Wambianna Brocklehurst | 0 | 7,371 | -4,770 | 14,770 | 17,371 | 3,901 |
| 01.09558 - Renewal of Assets-Asset Capital Program-West Total | 0 | 7,371 | -4,770 | 14,770 | 17,371 | 3,901 |
| 01.09559 - Horticultural Services - Land | | | | | | |
| 9426 - West Dubbo Water Scheme -Lions Park West | 100,000 | 0 | -100,000 | 0 | 0 | 0 |
| 01.09559 - Horticultural Services - Land Total | 100,000 | 0 | -100,000 | 0 | 0 | 0 |
| 01.09563 - Horticultural Service- Other Structures (Renewals) | | | | | | |
| 7453 - Macquarie Lions Park Playground Softfall | 30,000 | 0 | 0 | -30,000 | 0 | 0 |
| 7454 - Sir Roden Outler Irrigation | 31,600 | 0 | -29,677 | 0 | 1,923 | 1,923 |
| 7456 - Wahroonga Park BBQ West | 0 | 24,000 | 0 | 0 | 24,000 | 6,457 |
| 7460 - Victoria Park Irrigation | 0 | 0 | 15,000 | 0 | 15,000 | 4,194 |
| 7475 - Teresa Malipant Playground | 15,000 | -15,000 | 0 | 0 | 0 | 0 |
| 7508 - Macquarie Lions Playground | 36,000 | 0 | 0 | 30,000 | 66,000 | 0 |
| 7521 - Brocklehurst Playground (SCCF3) | 107,000 | 0 | 0 | -103,000 | 4,000 | 2,837 |
| 7557 - Winged Victory Memorial | 100,000 | 40,000 | 0 | 0 | 140,000 | 2,089 |
| 8545 - Victoria Park-Playgrnd Equipment Replace | 300,000 | 150,000 | -150,000 | 0 | 300,000 | 2,485 |
| 8547 - Jubilee Park Shade Sails | 0 | 2,045 | 823 | 0 | 2,868 | 2,867 |
| 8548 - Victoria Park - Playground - Rocket | 0 | 150,000 | 0 | 0 | 150,000 | 34,330 |
| 9005 - Elston Park Playground Shade Sail | 0 | 47,000 | 0 | -47,000 | 0 | 0 |
| 9008 - Cameron Park Amenities | 0 | 115,995 | 243 | -24,300 | 91,938 | 91,938 |
| 9010 - Renewals - Buildings | 15,000 | -15,000 | 0 | 0 | 0 | 0 |
| 9018 - SouthLakes Pump & Irrigation Upgrade | 0 | 20,000 | 0 | 0 | 20,000 | 19,837 |
| 9044 - Luna Park Shade Sail | 0 | 0 | 0 | 6,960 | 6,960 | 0 |
| 01.09563 - Horticultural Service- Other Structures (Renewals) T | 634,600 | 519,040 | -163,611 | -167,340 | 822,689 | 168,957 |
| 01.09577 - Acquisition of Assets | | | | | | |
| 7404 - Geurie Muls Court Facility | 0 | 30,400 | 5,991 | -5,250 | 31,141 | 36,391 |
| 7418 - Rainbird Controllers | 0 | 0 | 0 | 8,139 | 8,139 | 8,139 |
| 01.09577 - Acquisition of Assets Total | 0 | 30,400 | 5,991 | 2,889 | 39,280 | 44,530 |
| 01.09581 - Landcare Services - Office Equipment | | | | | | |
| 7402 - Botanic Gardens Website | 0 | 8,704 | 0 | 0 | 8,704 | 4,352 |
| 01.09581 - Landcare Services - Office Equipment Total | 0 | 8,704 | 0 | 0 | 8,704 | 4,352 |
| 01.09612 - Parks & Landcare Operations - Other Structures | | | | | | |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|--|-----------------|----------------------|---------------------|------------------|-----------------|------------------------------|
| 7852 - Shed - Victoria Park Number 1 Oval | 0 | 147,952 | -4,164 | 0 | 143,788 | 128,395 |
| 7853 - DRBG - Irrigation System | 0 | 23,179 | -5,556 | 0 | 17,623 | 17,623 |
| 01.09612 - Parks & Landcare Operations - Other Structures Tot. | 0 | 171,131 | -9,720 | 0 | 161,411 | 146,018 |
| Open Space Total | 1,430,186 | 3,036,545 | -142,770 | -356,498 | 3,967,463 | 2,032,557 |
| Operations | | | | | | |
| 01.09610 - Parks & Landcare Operations - Asset acquisitions | | | | | | |
| 7509 - Minor Assets Acquired | 0 | 0 | 17,000 | 0 | 17,000 | 7,497 |
| 01.09610 - Parks & Landcare Operations - Asset acquisitions Tc | 0 | 0 | 17,000 | 0 | 17,000 | 7,497 |
| Operations Total | 0 | 0 | 17,000 | 0 | 17,000 | 7,497 |
| Rainbow Cottage | | | | | | |
| 01.09517 - Rainbow - Furniture & Fittings | | | | | | |
| 7308 - Fridge | 0 | 0 | 0 | 1,112 | 1,112 | 1,112 |
| 01.09517 - Rainbow - Furniture & Fittings Total | 0 | 0 | 0 | 1,112 | 1,112 | 1,112 |
| 01.09518 - Rainbow - Other Structures | | | | | | |
| 7306 - Rainbow - Playground Landscaping | 10,000 | 0 | 0 | -4,000 | 6,000 | 5,208 |
| 7308 - Rain Water Tanks | 0 | 928 | 0 | 0 | 928 | 868 |
| 01.09518 - Rainbow - Other Structures Total | 10,000 | 928 | 0 | -4,000 | 6,928 | 6,076 |
| 01.09519 - Rainbow - Plant & Equipment | | | | | | |
| 7323 - Air Conditioner | 0 | 0 | 0 | 26,670 | 26,670 | 26,670 |
| 01.09519 - Rainbow - Plant & Equipment Total | 0 | 0 | 0 | 26,670 | 26,670 | 26,670 |
| Rainbow Cottage Total | 10,000 | 928 | 0 | 23,782 | 34,710 | 33,858 |
| Recreation and Sporting | | | | | | |
| 01.09596 - Sporting Facilities - Other Structures | | | | | | |
| 7545 - Netball Court Construction | 0 | 0 | 0 | 9,000 | 9,000 | 0 |
| 7696 - Apex Oval Irrigation | 0 | 0 | 0 | 6,521 | 6,521 | 6,521 |
| 7824 - Barden Park Gym Equipment | 0 | 0 | 7,386 | -654 | 6,732 | 6,732 |
| 7825 - Dubbo Cycle Facility | 0 | 0 | 0 | 30,000 | 30,000 | 0 |
| 01.09596 - Sporting Facilities - Other Structures Total | 0 | 0 | 7,386 | 44,867 | 52,253 | 13,253 |
| 01.09598 - Sporting Facilities - Land Improvement | | | | | | |
| 7545 - Battistels & Pavans Greenfield (SCCF R2) | 550,000 | -357,962 | 0 | -2,038 | 190,000 | 161,769 |
| 01.09598 - Sporting Facilities - Land Improvement Total | 550,000 | -357,962 | 0 | -2,038 | 190,000 | 161,769 |
| 01.09600 - Sporting Fac. - Other Structures (Renewals) | | | | | | |
| 7593 - Victoria Park No. 1 PA System | 50,000 | -50,000 | 0 | 0 | 0 | 0 |
| 7699 - Victoria Park/Cricket Covers | 0 | 3,003 | 0 | -3,003 | 0 | 0 |
| 7756 - Pioneer Oval Sports Lighting | 0 | 100,841 | 8,047 | 0 | 108,888 | 108,888 |
| 7761 - Paramount Tennis Court Resurfacing | 0 | 140,000 | -4,442 | -33,056 | 102,502 | 102,502 |
| 7768 - Barden Park - Line Marking & Start Lines | 60,000 | 0 | 0 | 0 | 60,000 | 41,150 |
| 7769 - Barden Pk Hammer Throw & Discus Net Cage | 15,000 | 0 | -15,000 | 0 | 0 | 0 |
| 7772 - Lady Cutler East Soccer Goal Posts | 12,000 | -12,000 | 0 | 0 | 0 | 0 |
| 7773 - Lights at Victoria Park No. 1 | 18,000 | -18,000 | 0 | 0 | 0 | 0 |
| 7774 - Rugby League Goal Posts Victoria Pk No.1 | 15,000 | -15,000 | 0 | 0 | 0 | 0 |
| 7775 - Victoria Park Fencing | 133,000 | -133,000 | 0 | 0 | 0 | 0 |
| 7778 - Victoria Park No. 1 Grandstand Seating | 30,000 | -30,000 | 0 | 0 | 0 | 0 |
| 7783 - Apex Oval - Grandstand Seating | 0 | 0 | 0 | 16,000 | 16,000 | 0 |
| 7917 - John McGrath Synthetic Pitch | 49,721 | 191,631 | 13,395 | -3,081 | 251,666 | 237,746 |
| 7918 - Dave Martin Net | 34,000 | -34,000 | 0 | 0 | 0 | 0 |
| 01.09600 - Sporting Fac. - Other Structures (Renewals) Total | 416,721 | 143,475 | 2,000 | -23,140 | 539,056 | 490,286 |
| 01.09601 - Sporting Facilities - Buildings - Amenities | | | | | | |
| 7668 - Jubilee Oval Amenities | 220,000 | 79,758 | 0 | 0 | 299,758 | 1,744 |
| 7742 - Kennard Park Amenities (SCCF R2) | 420,000 | 156,647 | 0 | -442,786 | 134,761 | 4,729 |
| 7743 - South Dubbo Oval Amenities (SCCF R2) | 315,000 | 382,374 | 0 | 0 | 697,374 | 1,744 |
| 7744 - Apex Oval Jnr Rugby Amenities (SCCF R2) | 460,000 | 86,456 | 0 | -484,660 | 61,796 | 3,714 |
| 7746 - Battistels & Pavan Amenities | 0 | 500,000 | 0 | -281,544 | 218,456 | 0 |
| 01.09601 - Sporting Facilities - Buildings - Amenities Total | 1,415,900 | 1,205,235 | 0 | -1,208,990 | 1,412,145 | 11,931 |
| 01.09618 - Sporting Facilities - Plant and Equipment | | | | | | |
| 7002 - Super Soaker x 2 - Lady Cutler Oval | 0 | 0 | 0 | 3,081 | 3,081 | 2,540 |
| 01.09618 - Sporting Facilities - Plant and Equipment Total | 0 | 0 | 0 | 3,081 | 3,081 | 2,540 |
| Recreation and Sporting Total | 2,382,621 | 990,748 | 9,386 | -1,186,220 | 2,196,535 | 679,779 |
| Liveability Total | 4,783,225 | 4,672,508 | -237,804 | -1,429,046 | 7,788,883 | 3,277,254 |
| Organisational Performance | | | | | | |
| Building Assets | | | | | | |
| 01.08280 - Wellington Administration Building - Asset Renewal | | | | | | |
| 5011 - Refurbishment | 0 | 0 | 15,000 | 0 | 15,000 | 9,123 |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|--|-----------------|----------------------|---------------------|------------------|-----------------|------------------------------|
| 5912 - Stage 2 - WAB Information Centre | 0 | 215,000 | -180,000 | 0 | 35,000 | 0 |
| 01.08280 - Wellington Administration Building - Asset Renewal | 0 | 215,000 | -165,000 | 0 | 50,000 | 9,123 |
| 01.09668 - C.A.B. - Buildings | | | | | | |
| 7927 - Basement Storeroom Refurbishment | 0 | 0 | 39,440 | 3,970 | 43,410 | 41,233 |
| 7941 - Carrington Avenue - Accom Improvements | 0 | 0 | 80,000 | 7,030 | 87,030 | 87,030 |
| 7944 - Fire Safety System Upgrade | 0 | 13,300 | 0 | 0 | 13,300 | 13,300 |
| 01.09668 - C.A.B. - Buildings Total | 0 | 13,300 | 119,440 | 11,000 | 143,740 | 141,563 |
| 01.09672 - Capital Renewals - Dubbo CAB | | | | | | |
| 5002 - Foyer Refurbishment | 0 | 129,846 | 60,000 | 0 | 189,846 | 150,532 |
| 5020 - Lift Replacement | 0 | 264,971 | -38,077 | 0 | 226,894 | 225,687 |
| 5021 - BMS System | 0 | 96,532 | 0 | 0 | 96,532 | -6,556 |
| 5022 - Additional Car Parks | 0 | 9,000 | -3,044 | 0 | 5,956 | 5,865 |
| 01.09672 - Capital Renewals - Dubbo CAB Total | 0 | 500,349 | 18,879 | 0 | 519,228 | 375,528 |
| 01.09674 - Capital Renewals - 69 Church Street | | | | | | |
| 5002 - Replace roof | 15,000 | 0 | 35,000 | 0 | 50,000 | 0 |
| 01.09674 - Capital Renewals - 69 Church Street Total | 15,000 | 0 | 35,000 | 0 | 50,000 | 0 |
| 01.09676 - CAB - Office Equipment | | | | | | |
| 7000 - Minor Office Equipment | 0 | 0 | 0 | 0 | 0 | 7,540 |
| 01.09676 - CAB - Office Equipment Total | 0 | 0 | 0 | 0 | 0 | 7,540 |
| Building Assets Total | 15,000 | 728,649 | 8,319 | 11,000 | 762,968 | 533,754 |
| Customer Experience | | | | | | |
| 01.09611 - Customer Experience - Acquisition of Assets | | | | | | |
| 6501 - LivePro Knowledge Management System | 0 | 638 | 0 | 0 | 638 | 638 |
| 6502 - Nexa Customer Experience Management | 0 | 13,969 | 3,850 | 5,181 | 23,000 | 25,566 |
| Customer Experience Total | 0 | 14,607 | 3,850 | 5,181 | 23,638 | 26,204 |
| Information Services | | | | | | |
| 01.09653 - Office Equipment | | | | | | |
| 7860 - UPS Upgrade | 30,000 | -6,622 | 0 | 0 | 23,378 | 23,378 |
| 7893 - Hardware Purchases - PC's/Laptops | 150,000 | -8,378 | 0 | -49,038 | 92,584 | 83,863 |
| 7906 - Internal Comms Project - Intranet | 0 | 0 | 0 | 60,000 | 60,000 | 0 |
| 7911 - LAN Network Upgrade | 30,000 | 88,469 | 53,882 | 0 | 172,351 | 172,351 |
| 7912 - Hardware Purchases (Printer) | 50,000 | -20,000 | 28,626 | 1,293 | 59,919 | 59,919 |
| 7928 - Hardware Purchases - Server | 30,000 | -30,000 | 0 | 0 | 0 | 0 |
| 7931 - Hardware Purchases - Scanners | 0 | 31,485 | 0 | 0 | 31,485 | 31,485 |
| 7935 - Software | 30,000 | -1,485 | -8,515 | -11,375 | 8,625 | 0 |
| 7943 - Call Centre Upgrade | 0 | 0 | 0 | 28,435 | 28,435 | 0 |
| 7950 - Hardware Purchases - Misc | 25,000 | 0 | -13,626 | 7,584 | 18,958 | 28,259 |
| 7962 - Upgrade Network at Remote Sites | 50,000 | 0 | 0 | 0 | 50,000 | 26,002 |
| 8352 - Hardware Purchases-Storage Area Network | 35,000 | -15,000 | -20,000 | 0 | 0 | 0 |
| 01.09653 - Office Equipment Total | 430,000 | 38,469 | 40,367 | 36,899 | 545,735 | 405,257 |
| 01.09658 - Other Structures | | | | | | |
| 1000 - Data Communications Conduit | 0 | 0 | 142,298 | 0 | 142,298 | 41,204 |
| 01.09658 - Other Structures Total | 0 | 0 | 142,298 | 0 | 142,298 | 41,204 |
| Information Services Total | 430,000 | 38,469 | 182,665 | 36,899 | 688,033 | 446,461 |
| Property and Land Development | | | | | | |
| 01.09233 - Assets Constructed - Landscaping | | | | | | |
| 7077 - Acoustic Fencing | 0 | 0 | 106,800 | 0 | 106,800 | 106,800 |
| 01.09233 - Assets Constructed - Landscaping Total | 0 | 0 | 106,800 | 0 | 106,800 | 106,800 |
| 01.09234 - Assets Const - Land Development - Stormwater | | | | | | |
| 7048 - Moffat Estate Stage 3 | 0 | 326,486 | 0 | 0 | 326,486 | 70,228 |
| 7074 - Keswick Stage 5 Rel 1 | 0 | 8,190 | 0 | 10,000 | 16,190 | 15,825 |
| 01.09234 - Assets Const - Land Development - Stormwater Total | 0 | 332,676 | 0 | 10,000 | 342,676 | 85,853 |
| 01.09238 - Assets Const - Land Development - Water | | | | | | |
| 7048 - Moffat Estate Stage 3 | 0 | 63,243 | 0 | 8,000 | 71,243 | 63,371 |
| 7074 - Keswick Stage 5 Rel 1 | 0 | 4,239 | 0 | 2,000 | 6,239 | 4,239 |
| 01.09238 - Assets Const - Land Development - Water Total | 0 | 67,482 | 0 | 10,000 | 77,482 | 67,610 |
| 01.09240 - Assets Const - Land Development - Sewer | | | | | | |
| 7048 - Moffat Estate Stage 3 | 0 | 30,930 | 0 | 0 | 30,930 | 0 |
| 7078 - Keswick Stage 5 - Release 2 | 298,000 | 0 | 0 | -149,000 | 149,000 | 0 |
| 01.09240 - Assets Const - Land Development - Sewer Total | 298,000 | 30,930 | 0 | -149,000 | 179,930 | 0 |
| 01.09242 - Assets Const - Land Development - Roads | | | | | | |

| | Original Budget | September Adjustment | December Adjustment | March Adjustment | Annual Forecast | YTD Actuals to 31 March 2021 |
|--|-------------------|----------------------|---------------------|--------------------|-------------------|------------------------------|
| 7052 - Moffatt Estate Stage 3 | 0 | 792,181 | 0 | 0 | 792,181 | 114,319 |
| 7077 - Keswick Stage 2 Rel 5 - Final Road Seal | 0 | 0 | 0 | 40,000 | 40,000 | 991 |
| 7080 - Keswick Stage 5 | 0 | 606,280 | 0 | -40,000 | 566,280 | 387,720 |
| 7086 - Moffatt - Purvis Lane | 0 | 350,000 | 0 | -150,000 | 200,000 | 0 |
| 7088 - Keswick Stage 5 - Rel 2 - Works Services | 606,280 | -606,280 | 0 | 150,000 | 150,000 | 116,445 |
| 7090 - Keswick Stage 5 - Release 2 - Final Seal | 0 | 150,000 | -150,000 | 0 | 0 | 0 |
| 01.09242 - Assets Const - Land Development - Roads Total | 606,280 | 1,292,181 | -150,000 | 0 | 1,748,461 | 619,475 |
| Property and Land Development Total | 904,280 | 1,723,269 | -43,200 | -129,000 | 2,455,349 | 879,738 |
| Organisational Performance Total | 1,349,280 | 2,504,994 | 151,634 | -75,920 | 3,929,988 | 1,886,157 |
| Capital Total | 96,485,474 | 50,450,746 | -34,966,212 | -23,064,491 | 88,905,517 | 44,110,815 |
| Total | 96,485,474 | 50,450,746 | -34,966,212 | -23,064,491 | 88,905,517 | 44,110,815 |

Quarterly Budget Review Statement - Quarter Ending 31 March 2021

| Expense | Expenditure YTD | Budgeted (Y/N) |
|---|-----------------|----------------|
| Legal Expenses | \$176,141.65 | Y |
| Consultant Services (Quarterly Details provided on Engaged Consultants Report) | \$3,195,091.45 | Y |

| CONTRACT LISTING | | | | |
|---|---|-----------------------|--------------------------|-----------------------|
| Quarterly Budget Review Statement - Quarter Ending 31 March 2021 | | | | |
| Contractor | Details and Purpose | Contract Value | Commencement Date | Budgeted (Y/N) |
| Regional West Construction Pty Ltd | Q20-023 - Wellington Aquatic Leisure Centre Existing Entry Building Refurbishment | \$ 240,251.58 | 11/01/2021 | Y |
| Central West Plumbing & Civil Drainage | T20-019 - Water Main Replacement - North St, etc | \$ 353,959.10 | 13/01/2021 | Y |
| Aqua Irrigation Holdings Pty Ltd t/as | Ronald St Bore Replacement Pump, Crusader Hos, etc | \$ 97,794.53 | 13/01/2021 | Y |
| Large Industries Pty Ltd T/as JLE Electrical | T20-013 - Purvis Lane Street Lighting | \$ 377,211.14 | 18/01/2021 | Y |
| RKR Engineering Pty Ltd | Fabrication, certification, delivery and installation of Victoria Park Rocket | \$ 102,850.00 | 19/01/2021 | Y |
| Mentay Steel-Fab Constructions Pty Ltd | VP216359 - Please supply one Mentay 3000 Double Drum Roller (plant 353) | \$ 143,767.80 | 19/01/2021 | Y |
| S & S Courts T/as No Limits Fencing | Remove and replace stock fencing and rural property entrance at Terrabella Bridge Site | \$ 64,920.00 | 28/01/2021 | Y |
| Ausroad Systems Pty Ltd | Q20-030 - Please supply one Isuzu FXZ240-350 Jetmaster Patching Truck | \$ 492,085.00 | 01/02/2021 | Y |
| Yoff Pty Ltd T/as Dubbo Terrazzo & Concrete Industries | Airport - VP222399 - Security Screening Area Refurbishment | \$ 55,550.00 | 04/02/2021 | Y |
| Specialized Electrical Pty Ltd | VP218767 - Boundary Road Shopping Centre Beautification | \$ 53,317.00 | 05/02/2021 | Y |
| Trustee for IR & EM Rich Family T/as Artesian Electrical | Insurance claim 319716 - Greengrove effluent Property Storm Damage Claim | \$ 68,234.10 | 11/02/2021 | Y |
| Interflow Pty Ltd | Variation - T20-020 Sewer Rehabilitation - Interflow | \$ 415,494.44 | 11/02/2021 | Y |
| Moduplay Group Pty Ltd | Supply and installation of playground equipment Macquarie Lions Park | \$ 71,500.00 | 17/02/2021 | Y |
| Eire Constructions Pty Ltd | T20-026 - Obley Road Treated Water Pipeline, etc | \$ 3,297,392.61 | 17/02/2021 | Y |
| Precast Civil Industries Pty Ltd T/as BCP Precast | Supply of Reinforced Concrete Precast Boxed Culvert | \$ 223,768.60 | 18/02/2021 | Y |
| BTX Group Pty Ltd | Supply and delivery of 40 Ton (Coal based- PS 900) PAC at the Dubbo WTP | \$ 98,472.00 | 19/02/2021 | Y |
| Central West Gates & Fencing | T20-031 - Boundary fence and security gate at Dubbo Showground | \$ 236,778.00 | 22/02/2021 | Y |
| TW & GK Sanderson t/as Cudgewa Pastoral Company | Greengrove management fee ED20/130426 | \$ 88,128.00 | 22/02/2021 | Y |
| O'Sullivan Conservation Pty Ltd | Undertake restorative works on the WW1 memorial in Cameron Park Wellington | \$ 92,467.00 | 25/02/2021 | Y |
| Superior Pak Pty Ltd | Q20-028 - Please supply one Iveco Acco Truck fitted with a Superior Pak Compactor Body (plant 710) | \$ 833,628.40 | 02/03/2021 | Y |
| The Trustee for Astech Group | Supply hook bins for waste transfer stations, etc | \$ 69,118.50 | 03/03/2021 | Y |
| Computer Systems Australia Pty Ltd | VMware ELA vSphere 10 CPU, Horizon Licences | \$ 61,473.50 | 05/03/2021 | Y |
| Fabranamics Pty Ltd T/as Pureablue | T20-028 - Supply and Installation of an Accessible Amenities Block Elston Park | \$ 244,806.10 | 05/03/2021 | Y |
| CPB Contractors Pty Ltd | T20-003 - Construction of Sewer R Gravity Main R2 - Section 2 | \$ 2,519,819.01 | 08/03/2021 | Y |
| Sitech Solutions Pty Ltd | Premium Rover Package Terrabella Bridge | \$ 83,988.00 | 10/03/2021 | Y |
| T/as Precision Pipe Networks PL | T20-014 - Construction of Three Sewer Pump Station Wellington | \$ 1,584,269.92 | 10/03/2021 | Y |
| Impax Group Pty Ltd | T21-005 - ED21/35726 - Groundwater Monitoring | \$ 335,101.80 | 10/03/2021 | Y |
| Premise Australia Pty Ltd | VP140302 - Bulk Water Consultancy Fees | \$ 88,000.00 | 11/03/2021 | Y |
| Lahz Nimmo Architects | Award of contract for the full design of the Macquarie River CBD Event Precinct Stage and Amenities | \$ 514,533.80 | 16/03/2021 | Y |
| Glenn Healey Constructions | Amenities refurbishment work for Dubbo Regional Library | \$ 54,719.50 | 17/03/2021 | Y |
| Precast Civil Industries Pty Ltd T/as BCP Precast | Supply and Delivery of Stormwater Concrete Precast | \$ 175,529.20 | 19/03/2021 | Y |
| Saunders Civilbuild Pty Ltd | Design and Construction of Burrendong number 2 bridge | \$ 1,025,091.11 | 19/03/2021 | Y |
| Saunders Civilbuild Pty Ltd | Design and construct Terrabella road bridge | \$ 1,854,287.52 | 19/03/2021 | Y |
| Central West Linemarking | LGP120 - Benolong Road - Line Marking | \$ 168,459.65 | 22/03/2021 | Y |
| Xylem Water Solutions Australia Ltd | Replacement of TRT SQ 30003 UV disinfectant system at Dubbo STP | \$ 210,967.90 | 25/03/2021 | Y |
| All Pavement Solutions Pty Ltd | T21-002 - Construction of Asphalt Surface at Wheelers Lane and Keswick Roundabout | \$ 339,386.96 | 29/03/2021 | Y |

| CONTRACT LISTING | | | | |
|---|---|-----------------------|--------------------------|-----------------------|
| Quarterly Budget Review Statement - Quarter Ending 31 March 2021 | | | | |
| Contractor | Details and Purpose | Contract Value | Commencement Date | Budgeted (Y/N) |
| Cadia Group | Supply and deliver pre cast concrete drainage products to Terrabella Bridge Project | \$ 65,874.59 | 30/03/2021 | Y |
| Transport for NSW | East Street Rehabilitation - Application of two Coat Bitumen Seal | \$ 62,321.03 | 31/03/2021 | Y |
| Note: Contracts listed are those entered into during the quarter and have yet to be fully performed (excluding preferred suppliers). | | | | |



Civic Administration Building
P.O. Box 61 Dubbo NSW 2890

Consultants Engaged between 01/01/2021 - 31/03/2021

| Date | Order No. | Supplier Name | Details/Order Description | Division | Value |
|------------|-----------|---|---|----------------------------|-----------------------|
| 4/01/2021 | 285127 | Hunter H20 Holdings Pty Ltd | NRV analysis and cost comparison of options within Dubbo water network and water use modeling | Infrastructure | \$10,120.00 |
| 14/01/2021 | 285503 | Owen Johns & Associates Pty Ltd | Provide professional services to prepare the 2021/ 22 Fixing Local Roads funding applications | Infrastructure | \$8,030.00 |
| 14/01/2021 | 285550 | Barnson Pty Ltd | Old Dubbo Gaol - Redevelopment - Design consultation | Culture & Economy | \$1,100.00 |
| 14/01/2021 | 285556 | Upright Management Pty Ltd T/as Upright Management | T18-020 - Project Management Services - Bootherba Rd Livestock Markets Intersection | Infrastructure | \$215,589.00 |
| 15/01/2021 | 285577 | Barnson Pty Ltd | Victoria Park Telstra Rf Structural Assessment | Infrastructure | \$1,650.00 |
| 19/01/2021 | 285718 | Upright Management Pty Ltd T/as Upright Management | Paringa Place GPT - T18-020 - Project Management | Infrastructure | \$2,985.40 |
| 19/01/2021 | 285718 | Upright Management Pty Ltd T/as Upright Management | West Dubbo GPT - T18-020 - Project Management Services | Infrastructure | \$2,984.30 |
| 19/01/2021 | 285718 | Upright Management Pty Ltd T/as Upright Management | Brisbane Street GPT - T18-020 - Project Management Services | Infrastructure | \$2,984.30 |
| 19/01/2021 | 285719 | GHD Pty Ltd | Groundwater Study and Pump Testing - PFAS Analysis and reporting Former Dubbo Gasworks site | Infrastructure | \$3,058.00 |
| 21/01/2021 | 285830 | Bloomfield Elliott Architects Pty Ltd | Wiradjuri Tourism Centre Wellington - Final Inspection and contract finalisation | Liveability | \$1,100.00 |
| 27/01/2021 | 285954 | The Trustee for HFOF Trust T/as Head Full Of Food Trust | Economic Development - Small Business Month | Culture & Economy | \$2,200.00 |
| 1/02/2021 | 286135 | Barnson Pty Ltd | Modification of architectural plans as per sketch along with modification of construction plans | Liveability | \$6,050.00 |
| 3/02/2021 | 286290 | Moir Landscape Architecture Pty Ltd | Undertake Mountain Feasibility Study for Wellington | Liveability | \$48,961.00 |
| 3/02/2021 | 286367 | Barnson Pty Ltd | Structural Engineering design, drafting and Certification of Headwall outlet screen of Keswick pipe outlets and pit drawing modification | Infrastructure | \$1,980.00 |
| 10/02/2021 | 286640 | Premise NSW Pty Ltd Dubbo | Moffatt land sale to Dubbo Powder Coating - Town planning, surveying and civil engineering fees associated with Boundary Adjustment of 27 Purvis Lane | Organisational Performance | \$15,235.00 |
| 10/02/2021 | 286653 | Upright Management Pty Ltd T/as Upright Management | T18-020 - Wellington Pool - Provision of Project Management Services | Infrastructure | \$8,140.00 |
| 10/02/2021 | 286654 | Upright Management Pty Ltd T/as Upright Management | T18-020 - WH - Cycling Facility Defects Project Management - Provision of Project Management Services | Infrastructure | \$2,565.20 |
| 10/02/2021 | 286655 | Upright Management Pty Ltd T/as Upright Management | T18-020 - Property Assets - Keswick Estate Stage 5 Release 1 - Provision of Project Management Services | Infrastructure | \$10,175.00 |
| 10/02/2021 | 286673 | Upright Management Pty Ltd T/as Upright Management | T18-020 - Non Potable Pipeline - Provision of project Management Services | Infrastructure | \$122,324.00 |
| 11/02/2021 | 286721 | NSW Public Works Advisory a Division of DPST | Construction support plans for Obay Road - Dubbo | Infrastructure | \$15,400.00 |
| 16/02/2021 | 286945 | Barnson Pty Ltd | SHOWGROUND - Amenities PCE002-REV - 35323Q01 | Culture & Economy | \$6,787.00 |
| 16/02/2021 | 286911 | Meg Caffin T/as Urban Forest Consulting | Draft and develop the Wellington Street Tree Masterplan | Liveability | \$21,472.00 |
| 23/02/2021 | 287173 | Barnson Pty Ltd | Design of a grate for the DN1350 pipe outlet at the RAAF base development | Infrastructure | \$1,430.00 |
| 23/02/2021 | 287199 | Owen Johns & Associates Pty Ltd | Draft Part V Application for the Old Dubbo Road - Safer Roads project | Infrastructure | \$3,153.70 |
| 24/02/2021 | 287253 | Walton Smith Consultants | Building Assessment and Estimate for repairs | Organisational Performance | \$2,145.00 |
| 25/02/2021 | 287315 | JAC Pump Services Pty Ltd | Deliver consultancy and conduct modelling for our Bunglegumbe Sewer Pump Station and associated pipe work | Infrastructure | \$13,662.00 |
| 25/02/2021 | 287334 | Barnson Pty Ltd | Full design of new netball courts at Nita McGrath | Liveability | \$8,140.00 |
| 26/02/2021 | 287389 | Ingle and Associates Pty Ltd | Review of Authority ADM transport data | Infrastructure | \$5,060.00 |
| 1/03/2021 | 287438 | Upright Management Pty Ltd T/as Upright Management | T18-020 - Geurie Pipeline Project Management Delivery - Project management services | Infrastructure | \$50,875.00 |
| 1/03/2021 | 287445 | Barnson Pty Ltd | Site inspection and plan, toilet design, septic plan, Section 68 application for Dripstone RFS shed improvement | Infrastructure | \$4,268.00 |
| 1/03/2021 | 287469 | Aussievelo Pty Ltd T/as Waysafe | Undertake a Road Safety Audit for the closing down of the section of Old Mendooran Road between the Golden Highway and Bootherba Road | Infrastructure | \$4,048.00 |
| 1/03/2021 | 287470 | Balmoral Group Australia | Review the submissions for South Dubbo Bridge and provide a report that will incorporate the online survey and the submission results | Infrastructure | \$8,894.00 |
| 2/03/2021 | 287531 | Barnson Pty Ltd | Development of footing designs for 3 granite bridges at the Osawano Gardens, Wellington | Liveability | \$1,980.00 |
| 2/03/2021 | 287532 | Barnson Pty Ltd | Drafting alternate site plans for Men's Shed development Powter Park and cost estimates | Liveability | \$4,070.00 |
| 5/03/2021 | 287707 | Constructive Solutions Pty Ltd | Review and assessment against "Austroads Guide to Road Design Part 6" for the methodology applied to the clear zone tree removal plan | Infrastructure | \$2,640.00 |
| 8/03/2021 | 287765 | Owen Johns & Associates Pty Ltd | Consultancy Assistance with IWCM Strategy and Wellington Mapping Tender | Infrastructure | \$5,010.94 |
| 8/03/2021 | 287807 | Jentom Pty Ltd T/as Energy Serve | Energy Serve - Additional work required by Essential Energy for the design of the high voltage electrical line at Boundary Road Stage 2 | Infrastructure | \$5,060.00 |
| 10/03/2021 | 287879 | Tonkin Consulting Pty Ltd | Prepare a visualisation fly over model of Bootherba | Infrastructure | \$7,590.00 |
| 10/03/2021 | 287959 | Moir Landscape Architecture Pty Ltd | Apex Oval landscape design - Mitchell Highway frontage | Liveability | \$2,258.00 |
| 11/03/2021 | 287980 | OzArk Environmental & Heritage Management Pty Ltd | Provide Biodiversity and archeological assessments and an REF for the Burrendong way - Mumbil rehabilitation project | Infrastructure | \$10,548.00 |
| 11/03/2021 | 287988 | Premise Australia Pty Ltd | VP140302 - Bulk Water Consultancy Fees - Martin Haegle | Infrastructure | \$88,000.00 |
| 12/03/2021 | 288051 | Owen Johns & Associates Pty Ltd | Prepare bridge maintenance program and investigate consultants for structural repairs to Council bridges | Infrastructure | \$3,153.70 |
| 14/03/2021 | 288063 | OzArk Environmental & Heritage Management Pty Ltd | Old Dubbo Gaol - Stage 1 Redevelopment - Archaeological Assessment for light fittings | Culture & Economy | \$2,266.00 |
| 16/03/2021 | 288133 | Lahz Nimmo Architects | Award of contract for the full design of the Macquarie River CBD Event Precinct Stage and Associated Amenities | Liveability | \$51,453.80 |
| 18/03/2021 | 288306 | Airport Pavement Engineering Specialists Pty Ltd | Airport - Consultancy Services for Asphalt Overlay - Third of Five Annual Inspections | Culture & Economy | \$7,700.00 |
| 19/03/2021 | 288353 | Barnson Pty Ltd | Redesign & Specification Macquarie Regional Library Amenities - Item 1.1 Concept Building Design | Liveability | \$1,980.00 |
| 22/03/2021 | 288371 | University of Technology Sydney | Planning for Bushfire Prone Areas. Josh Smith 10 May 2021 - 14 May 2021 | Executive Services | \$2,875.00 |
| 25/03/2021 | 288568 | Preston Rowe Paterson Dubbo & Central West Pty Ltd | Valuation - Southern Distributor land acquisition | Organisational Performance | \$8,800.00 |
| 31/03/2021 | 288800 | Magnet Partners Pty Ltd | Magnet Site - Perpetual | Infrastructure | \$7,700.00 |
| | | | | | \$1,288,741.34 |

CCL21/100 Attendance at 2021 NSW Local Roads Congress

Attachment 1: Draft 2021 NSW Local Roads Congress Agenda.....57



2021 NSW Local Roads Congress

Reconnecting the Dots in Community Recovery

| Monday 7 th June 2021 | |
|----------------------------------|--|
| 9:29am | Opening Video 30 seconds/1 minute |
| 9:30am | Welcome/Housekeeping Items Moderator |
| 9:30am – 9:40am | Welcome Grant Baker, President IPWEA (NSW) |
| 9:40am – 10:05am | Opening + Q&A (5 minutes) Cr Linda Scott, President of the Australian Local Government Association and LG NSW |
| 10:05am – 10:30am | Keynote Address + Q&A (5 minutes) The Hon. Andrew Constance, MP, Minister for Transport |
| 10:30am – 11:00am | MORNING TEA |
| 11:00am – 11:15am | Road Safety Statistics for Local Roads Duncan McRae, Chair NSW Chapter, ACRS |
| 11:15am – 11:40am | National Road Strategy and Local Government Gabby O'Neil, Head of National Office of Road Safety |
| 11:40am – 12:05pm | NSW Road Strategy and Local Government Bernard Carlon, Transport for NSW |
| 12:05pm – 12:25pm | Road Classification Review Wendy Machin, Chair Regional Road Transfer and NSW Road Classification Review |
| 12:25pm -12:30pm | Wrap up of morning session Moderator |
| 12:30pm – 1:30pm | LUNCH |
| 1:30pm – 1:55pm | Keynote + Q&A (5 minutes) The Hon. Mick Veitch, MLC, Shadow Minister for Rural Roads |
| 1:55pm – 2:20pm | Keynote Address + Q&A (5 minutes) The Hon. Paul Toole, MP, Minister for Regional Transport and Roads |
| 2:20pm – 2:40pm | Leveraging artificial intelligence for asset management Arjan Rensen, Manager Roads and Transport Directorate, IPWEA NSW & ACT Petrhyce Donovan, Manager, Digital Innovation and Smart Cities, Canterbury Bankstown City |
| 2:40pm- 3:00pm | The role of Resilience NSW in building resilient communities Commissioner of Resilience NSW Shane Fitzsimmons AFSM |
| 3:00pm – 3:30pm | AFTERNOON TEA |
| 3:30pm – 4:00pm | 2018 – 2019 Bushfire Catastrophe: Rebuilding Local Infrastructure and the Community Garry Hemsworth, Chair Project Working Group, Practical lessons learned from disaster recovery |
| 4:00pm – 4:30pm | Panel Discussion: Rebuilding Resilient Communities Garry Hemsworth, Director, Operations, Mid-Western Regional Council Warren Sharpe OAM, Director Infrastructure Services and Local Emergency Management Officer, Eurobodalla Shire Council Other members to be confirmed |
| 4:30pm – 4:50pm | Congress communique and future direction Road and Transport Directorate Arjan Rensen, Manager Road and Transport Directorate |
| 4:50pm – 5:00pm | Event Wrap Up Moderator |
| 5:00pm – 7:00pm | DRINKS AND CANAPES |

*Note this program is subject to change.

CCL21/102 Rates Harmonisation Community Reference Group Report

Attachment 1: Rates Harmonisation Community Reference Group
report59

Rates Harmonisation Community Reference Group

**REPORT: Rates Harmonisation 2021/2022
Community Reference Group
Final Outcome Report**

Reference Group Members:

Council representatives:

Clr Kevin Parker
Dean Frost – Chief Executive Officer
Maria Crisante – Director Organisational Performance
Michael Howlett – Chief Financial Officer
Bronwyn Maxwell – Revenue Accountant

Community representatives:

Geoff Ballard
Shibli Chowdhury
Jason Dearmer – Dubbo Chamber of Commerce
Catherine Gadsby
Andrew Martel
Ashleigh Ramirez
Helen Swan
Viv Wellington

Summary

This final outcome report provides a Rates Harmonisation update from the community reference group following the conclusion of the workshops held in April 2021. The draft outcome report was circulated to the community reference group on 27 April 2021 to review and confirm that the report was an accurate reflection as to what was discussed at each of the workshops, and for the group to provide any further feedback or comments by close of business 3 May 2021.

Background

The rating structures for Dubbo City Council and Wellington Council were required to be maintained for four rating years due to the Rates Path Freeze.

As a merged Council, Dubbo Regional Council is required to establish a new, equitable rating structure, and have the rates structure harmonised by 1 July 2021.

Rates Harmonisation does not increase the total amount of rates that Council can levy and collect. This is governed by the general income requirements of the Local Government Act 1993 and by the rate pegging and special rate variation process overseen by the Independent Pricing and Regulatory Tribunal (IPART).

Legislation requires the Residential Ordinary, Business Ordinary and Farmland Ordinary rating categories to be 'harmonised' and Council must adopt a single rate structure to apply to each 'harmonised' category, there is no solution that will not produce outlier increases and decreases for individual ratepayers.

Purpose

The purpose of the 2021/2022 Rates Harmonisation Community Reference Group meetings that were held during April 2021 were to inform and seek feedback from community representatives about the proposed rating structure that forms part of the 2021/2022 Draft Operational Plan.

Proposal:

Council is proposing to adopt a Harmonised Rate Structure for the Dubbo Regional Council area that incorporates the following key components:

- Adopt the 2% rate increase in 2021/2022 as determined by IPART
- Retain existing yield per rate category
- Adopting rate structure methodology of ad valorem rate subject to a minimum rate for all categories and sub-categories
- Merging Farmland Ordinary Dubbo and Farmland Ordinary Wellington
- Merging Residential Ordinary Dubbo and Residential Ordinary Wellington
- Merging Business Ordinary Dubbo and Business Ordinary Wellington
- Retains existing rate sub-categories
- Matching Residential Geurie rates to Residential Village rates

The Rates Harmonisation Project will impact the amount of rates that will be levied and payable by individual ratepayers. There will be ratepayers who will receive a decrease in their rates as a result of this process. Similarly, there will be ratepayers who will experience an increase in the level of rates payable that will be above the 2% rate peg. This is an unavoidable outcome of the requirement to move to a single or 'harmonised' rate structure.

Workshop One:

Workshop one provided participants with an overview of the current rating system and the NSW State Government legislation guidelines that determined how Council must harmonise the two different rating structures into a single consistent rate structure by 1 July 2021.

Discussion: Rates 101

- What are rates?
- How are rates determined?
- Principles of rating
- Independent Pricing and Regulatory Tribunal (IPART) and their role
- Office of Local Government (OLG)

- Audit Office (AO)
- Zoning of land
- What is rate harmonisation?
- Strategic issues

Workshop Two:

Workshop two provided participants with an analysis of the rating options for each of the categories, with different scenarios and why the preferred option was chosen.

Discussion:

- Current situation
- Restrictions / Limitations
- Analysis Residential
- Analysis Business
- Analysis Farmland
- Differing scenarios
- Analysis Residential Geurie
- Analysis Residential Wellington

Workshop Three:

Workshop three provided participants with a brief review of workshops one and two, with five key points for discussion as outlined below:

1. Determination to maintain the rate yield between categories.

Response:

- Comment has sympathy and understanding to keep the same yield in the harmonisation, however, some concerns expressed about changing rate yield in the future.
- Comment that it is disturbing that the number of assessments does not reflect the number of farms – the yield of the average assessment does not reflect the farmers yield.
- Comment Council need to seriously consider going back to base rates - maybe for 2022.
- Question the ability for some of the farmers to pay. Example of some farmland rates being in excess of \$50,000 to \$60,000.
- Comment that rates should better reflect user pays.
- Comment that proposed structure was sensible approach, concerned how aboriginal and poorer people are going to pay. Hopes stops landlords increasing rents in Residential Wellington.
- Comment farmers pay a lot and don't seem to get much for it.
- Comment having read all the information apparent the harmonisation of rates is such a hard thing to do.

- Comment that as outlined previously understood there would be winners and losers – the system seems like it would be a good one to work with.
- Comment expressing concern regarding there being higher increases in rates for residential and business than would normally be – negative reaction.
- Comment may push residential and business expenses that ratepayers have not accounted for especially after Covid.
- Comment understand has to happen regardless, it is just on how it will impact overall.
- Comment expressing understand there will be increases and decreases. Need to ensure community understand Council will not benefit from an increase from rates it is just a differentiation.

2. Determination of the rating structure and to use ad valorem subject to a minimum rather than a base rate.

Response:

- Comment that sympathy and understanding to keep the same in the harmonisation, however, some concerns about changing in the future.
- Comment that it is disturbing that the number of assessments does not reflect the number of farms – the yield of the average assessment does not reflect the farmers yield.
- Comment that Council needs to seriously consider going back to base rates - maybe for 2022.
- Comment that base rate structure better reflects user pays.

3. Determination to maintain the number of sub-categories.

Response:

- Comment that it was a good move to maintain the existing sub-categories as people will be confused enough without changing this as well.
- Comment and discussion regarding enquiries from hobby farmers that were concerned about the change in categories. Letters issued by Council were not clear and caused confusion.
- Question regarding process if ratepayers believe their property was not correctly categorised and discussion regarding process.

4. Determination that Residential Geurie rates aligned with Residential Village category.

Response:

- Discussion regarding smaller localities such as Elong Elong not being sub-categorised.
- Discussion regarding similarities of Geurie and Wongarbron, their proximity and levels of service.

- Comment Geurie having a swimming pool – no other village has.

5. Determination Residential Wellington rates be ad valorem rate subject to a minimum rate in order to adopt a consistent rate structure.

Response:

- Comment that base rates should be applied across the full rate structure.
- Comment that base rates are better for user capacity. It seems that having more valuable land results in paying higher rates.

Phase 2 – Community Engagement – Potentially 2023/2024:

A review of phase 2 was discussed to seek feedback from the group about what phase 2 might cover. The following points were raised for discussion by the group:

1. Conduct a further review of the rate burden between rate categories to ensure it reflects levels of service, fair and equitable.
2. Review sub-categories:
 - Possibility to simplify sub-categories.
 - Incorporate additional areas e.g. additional villages.
 - Review boundaries of sub-categories.
 - Review burden between sub-categories.
 - Conduct review of rate category applied to rate assessments.
3. 2022 General Revaluation will apply.

Response:

- Comment that it's possible there are cases for sub-categories to be reviewed.
- Comment that electricity generation should be Business sub-category. Discussion regarding requirement for Business sub-categories to be a centre of business activity.
- Comment that consideration should be given to introducing a Rural Residential sub-category.

The group were asked to provide comment regarding their experience on the current Rates Harmonisation Reference Group and if they felt a future community rate reference group would be beneficial should a second Rates Harmonisation phase be undertaken.

Response:

- Yes, but greater representation of different areas required.
- Yes, however would be a few years away yet.
- Comment that old story of everybody dislikes change.

- Comment about education – beneficial to have the group.
- Yes, definitely in future to have the group and to assess effects of phase 1 as well.
- Comment it's about building relationships, helped member to understand what happens in Council. Would be great for a raft of different Council matters to have similar kind of approach and perhaps different minority groups as well.

Conclusion:

As per the Terms of Reference for the Rates Harmonisation Community Reference Group, outcomes of the community reference group workshops will be reported back to Council as part of consideration of the 2021/2022 Draft Operational Plan and Revenue Policy.

The group gave support of the proposed Draft Rate Structure to be included in the Draft 2021/2022 Operational Plan. The group agreed that Phase 2 should be undertaken to give further consideration to Council's Rating Structure.

CCL21/103 Building Summary - April 2021

| | | |
|----------------------|---|----|
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| Attachment 2: | Approved Applications - April 2021 | 68 |
| Attachment 3: | Approved Applications - April 2020 | 69 |
| Attachment 4: | Approved Applications - 1 July 2020 - 30 April 2021 | 70 |
| Attachment 5: | Approved Applications - 1 July 2019 - 29 April 2020 | 72 |

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

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

| | | JUL | AUG | SEPT | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | TOTAL |
|-----|--------------------------------|-----|-----|------|------|------|------|-----|------|-----|-----|-----|-----|-------|
| | 2019/2020*** | | | | | | | | | | | | | |
| DRC | Single Dwellings | 16 | 11 | 8 | 18 | 27 | 14 | 4 | 5 | 10 | 8 | 8 | 8 | 137 |
| | Other Residential Developments | 4 | 4 | 3 | 4 | 11 | 6 | 1 | 4 | 2 | 1 | 1 | 1 | 42 |
| | (No of units) | (8) | (7) | (6) | (7) | (19) | (10) | (2) | (7) | (2) | (2) | (2) | (1) | (73) |
| | | JUL | AUG | SEPT | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | TOTAL |
| | 2020/2021*** | | | | | | | | | | | | | |
| DRC | Single Dwellings | 7 | 17 | 21 | 12 | 20 | 46 | 18 | 25 | 30 | 27 | | | 223 |
| | Other Residential Developments | 5 | 2 | 5 | 6 | 3 | 15 | 2 | 6 | 5 | 5 | | | 54 |
| | (No of units) | (7) | (4) | (11) | (10) | (4) | (35) | (5) | (10) | (8) | (9) | | | (103) |

* Single Dwellings = Single 'Dwelling House'

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

*** Includes private certifiers



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

Print Date: 29/04/2021

Print Time: 11:36:56AM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/04/2021 - 29/04/2021**

| Development Type | Number of Applications | Est. \$ | New Developments | Est. \$ | Additions and Alterations | Est. \$ | New Dwellings | New Lots |
|--|------------------------|-------------------|------------------|-----------|---------------------------|---------|---------------|----------|
| Dwelling - single | 35 | 10,604,012 | 27 | 9,755,232 | 8 | 848,780 | 27 | |
| Dwelling - Secondary/Dual Occ Dwelling | 2 | 421,000 | 2 | 421,000 | | | 3 | |
| Dwelling - Dual Occupancy, one storey | 3 | 1,528,500 | 3 | 1,528,500 | | | 6 | 4 |
| Garage/Carport/Roofed Outbuildings | 21 | 344,068 | 20 | 304,892 | 1 | 39,176 | | |
| Fences/Unroofed Structures | 1 | 2,000 | 1 | 2,000 | | | | |
| Swimming Pool | 7 | 232,110 | 7 | 232,110 | | | | |
| Office Building | 1 | 600,000 | 1 | 600,000 | | | | |
| Retail Building | 3 | 2,465,402 | 1 | 2,110,402 | 2 | 355,000 | | |
| Warehouse/storage | 1 | 56,100 | 1 | 56,100 | | | | |
| Carpark | 1 | 308,000 | 1 | 308,000 | | | | |
| Infrastructure - Transport, Utilities | 1 | 150,000 | 1 | 150,000 | | | | |
| Signs/Advertising Structure | 2 | 33,000 | 2 | 33,000 | | | | |
| Home Industry | 1 | 0 | | | 1 | | | |
| Agricultural Development | 1 | 876,000 | 1 | 876,000 | | | | |
| Subdivision - Residential | 4 | 1,894,575 | | | | | | 59 |
| Subdivision - Commercial | 1 | 48,000 | | | | | | 2 |
| Subdivision - Rural | 1 | 0 | | | | | | 2 |
| Totals for Development Types | 86 | 19,562,767 | | | | | | |

Total Number of Applications for this period: 81

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



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

Print Date: 29/04/2021

Print Time: 10:32:06AM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/04/2020 - 29/04/2020**

| Development Type | Number of Applications | Est. \$ | New Developments | Est. \$ | Additions and Alterations | Est. \$ | New Dwellings | New Lots |
|--|------------------------|------------------|------------------|-----------|---------------------------|---------|---------------|----------|
| Dwelling - single | 14 | 4,142,061 | 10 | 3,509,141 | 4 | 632,920 | 10 | |
| Dwelling - Secondary/Dual Occ Dwelling | 3 | 1,350,000 | 3 | 1,350,000 | | | 6 | |
| Garage/Carport/Roofed Outbuildings | 15 | 392,000 | 15 | 392,000 | | | | |
| Swimming Pool | 2 | 54,705 | 2 | 54,705 | | | | |
| Office Building | 1 | 250,000 | | | 1 | 250,000 | | |
| Warehouse/storage | 1 | 510,000 | | | 1 | 510,000 | | |
| Demolition | 2 | 0 | | | 2 | | | |
| Subdivision - Rural | 2 | 0 | | | | | | 2 |
| Totals for Development Types | 40 | 6,698,766 | | | | | | |

Total Number of Applications for this period: 37

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

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



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

Print Date: 29/04/2021

Print Time: 10:34:10AM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 29/04/2021**

| Development Type | Number of Applications | Est. \$ | New Developments | Est. \$ | Additions and Alterations | Est. \$ | New Dwellings | New Lots |
|--|------------------------|------------|------------------|------------|---------------------------|------------|---------------|----------|
| Dwelling - single | 323 | 97,860,420 | 255 | 87,553,940 | 68 | 10,306,480 | 254 | 1 |
| Dwelling- Transportable/Relocatable | 4 | 814,800 | 4 | 814,800 | | | 4 | |
| Dwelling - Secondary/Dual Occ Dwelling | 39 | 12,175,795 | 39 | 12,175,795 | | | 63 | |
| Dwelling - Dual Occupancy, one storey | 16 | 6,949,700 | 16 | 6,949,700 | | | 30 | 4 |
| Dwelling - Dual Occupancy, >one storey | 1 | 570,000 | 1 | 570,000 | | | 3 | |
| Medium Density Res - one/two storeys | 2 | 2,000,000 | 2 | 2,000,000 | | | 7 | |
| Medium Density Res - Seniors Living SEPP | 1 | 2,400,000 | 1 | 2,400,000 | | | 10 | |
| Garage/Carport/Roofed Outbuildings | 213 | 5,326,389 | 205 | 5,156,182 | 8 | 170,207 | | |
| Fences/Unroofed Structures | 6 | 62,750 | 5 | 43,500 | 1 | 19,250 | | |
| Swimming Pool | 90 | 2,509,967 | 90 | 2,509,967 | | | | |
| Office Building | 10 | 2,491,773 | 2 | 875,000 | 8 | 1,616,773 | | |
| Retail Building | 16 | 7,750,958 | 2 | 6,110,402 | 14 | 1,640,556 | | |
| Hotels | 1 | 460,000 | | | 1 | 460,000 | | |
| Office & Retail Building | 5 | 1,649,500 | 2 | 1,360,000 | 3 | 289,500 | | |
| Factory/Production Building | 7 | 3,777,247 | 3 | 1,325,000 | 4 | 2,452,247 | | |
| Warehouse/storage | 9 | 3,883,100 | 8 | 3,826,100 | 1 | 57,000 | | |
| Carpark | 1 | 308,000 | 1 | 308,000 | | | | |
| Infrastructure - Transport, Utilities | 4 | 3,430,000 | 4 | 3,430,000 | | | | |
| Educational Building | 2 | 1,924,500 | 1 | 1,900,000 | 1 | 24,500 | | |
| Place of Worship | 1 | 1,000,000 | | | 1 | 1,000,000 | | |
| Community/Public Building | 1 | 80,000 | | | 1 | 80,000 | | |
| Signs/Advertising Structure | 13 | 403,015 | 10 | 342,815 | 3 | 60,200 | | |

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 29/04/2021**

| Development Type | Number of Applications | Est. \$ | New Developments | Est. \$ | Additions and Alterations | Est. \$ | New Dwellings | New Lots |
|---|------------------------|--------------------|------------------|-----------|---------------------------|---------|---------------|----------|
| Demolition | 6 | 58,000 | 1 | 2,000 | 5 | 56,000 | | |
| Home Business | 1 | 1,000 | | | 1 | 1,000 | | |
| Home Industry | 1 | 0 | | | 1 | | | |
| Change of Use - Commercial | 9 | 330,000 | 3 | 70,000 | 6 | 260,000 | | |
| Change of Use - Industrial | 2 | 0 | | | 2 | | | |
| Agricultural Development | 3 | 1,176,000 | 3 | 1,176,000 | | | | |
| Parks/Reserves | 1 | 72,000 | 1 | 72,000 | | | | |
| Subdivision - Residential | 32 | 5,105,575 | 1 | | | | | 2 |
| Subdivision - Commercial | 2 | 75,000 | | | | | | 4 |
| Subdivision - Industrial | 4 | 828,000 | | | | | | 10 |
| Subdivision - Rural | 6 | 45,000 | | | | | | 12 |
| Miscellaneous | 8 | 4,310,000 | 6 | 4,266,000 | 2 | 44,000 | | |
| Alterations and additions to commercial | 1 | 17,293 | | | 1 | 17,293 | | |
| Totals for Development Types | 841 | 169,845,782 | | | | | | |

Total Number of Applications for this period: 792

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

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



Civic Administration Building
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T (02) 6801 4000
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ABN 53 539 070 928

Print Date: 29/04/2021

Print Time: 10:35:43AM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 29/04/2020**

| Development Type | Number of Applications | Est. \$ | New Developments | Est. \$ | Additions and Alterations | Est. \$ | New Dwellings | New Lots |
|--|------------------------|------------|------------------|------------|---------------------------|-----------|---------------|----------|
| Dwelling - single | 175 | 51,328,259 | 142 | 47,869,965 | 33 | 3,458,294 | 142 | |
| Dwelling- Transportable/Relocatable | 1 | 269,100 | 1 | 269,100 | | | 1 | |
| Dwelling - Secondary/Dual Occ Dwelling | 38 | 9,634,079 | 38 | 9,634,079 | | | 63 | |
| Dwelling - Dual Occupancy, one storey | 17 | 7,045,000 | 17 | 7,045,000 | | | 32 | |
| Dwelling - Dual Occupancy, >one storey | 1 | 795,625 | 1 | 795,625 | | | 2 | |
| Garage/Carport/Roofed Outbuildings | 168 | 2,819,758 | 151 | 2,474,954 | 17 | 344,804 | | |
| Fences/Unroofed Structures | 7 | 157,500 | 7 | 157,500 | | | | |
| Swimming Pool | 59 | 1,694,400 | 59 | 1,694,400 | | | | |
| Office Building | 10 | 1,752,000 | 3 | 1,110,000 | 7 | 642,000 | | |
| Retail Building | 14 | 4,044,010 | 3 | 2,000,000 | 11 | 2,044,010 | | |
| Hotels | 2 | 95,000 | | | 2 | 95,000 | | |
| Hostels, Boarding House | 1 | 10,000 | | | 1 | 10,000 | | |
| Office & Retail Building | 1 | 80,000 | | | 1 | 80,000 | | |
| Retail & Residential Building | 1 | 7,800,000 | 1 | 7,800,000 | | | | |
| Factory/Production Building | 4 | 2,050,000 | 3 | 1,570,000 | 1 | 480,000 | | |
| Warehouse/storage | 7 | 2,702,000 | 5 | 2,062,000 | 2 | 640,000 | | |
| Infrastructure - Transport, Utilities | 9 | 666,983 | 5 | 478,970 | 4 | 188,013 | | |
| Health Care Facility - Other | 1 | 15,000 | 1 | 15,000 | | | | |
| Educational Building | 4 | 7,374,000 | 1 | 4,500,000 | 3 | 2,874,000 | | |
| Place of Worship | 1 | 430,000 | | | 1 | 430,000 | | |
| Entertainment/Recreational Building | 2 | 119,632 | 1 | | 1 | 119,632 | | |
| Community/Public Building | 5 | 1,050,000 | 2 | 700,000 | 3 | 350,000 | | |

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 29/04/2020**

| Development Type | Number of Applications | Est. \$ | New Developments | Est. \$ | Additions and Alterations | Est. \$ | New Dwellings | New Lots |
|-------------------------------------|------------------------------|--------------------|---------------------|------------|---------------------------------|---------|------------------|-------------|
| Signs/Advertising Structure | 7 | 214,300 | 6 | 191,500 | 1 | 22,800 | | |
| Demolition | 9 | 106,109 | 3 | | 6 | 106,109 | | |
| Home Business | 2 | 0 | | | 2 | | | |
| Change of Use - Commercial | 15 | 340,120 | 7 | 23,800 | 8 | 316,320 | | |
| Agricultural Development | 1 | 200,000 | 1 | 200,000 | | | | |
| Tourism Development | 2 | 3,455,000 | 1 | 2,800,000 | 1 | 655,000 | | |
| Subdivision - Residential | 20 | 23,254,000 | 4 | 12,684,000 | | | | 18 |
| Subdivision - Commercial | 4 | 2,055,898 | | | | | | 2 |
| Subdivision - Industrial | 4 | 13,600 | | | | | | 4 |
| Subdivision - Rural | 5 | 0 | | | | | | 11 |
| Subdivision - Other | 2 | 9,000 | | | | | | |
| Miscellaneous | 8 | 1,287,300 | 6 | 1,270,300 | 2 | 17,000 | | |
| Totals for Development Types | 607 | 132,867,673 | | | | | | |

Total Number of Applications for this period: 577

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

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

CCL21/104 Consolidated Dubbo Regional Local Environmental Plan

Attachment 1: Amended Planning Proposal and Associated Documentation 75

Attachment 2: Gateway Determination..... 350

Version 2



PLANNING PROPOSAL

CONSOLIDATED DUBBO REGIONAL LOCAL ENVIRONMENTAL PLAN 2021

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EXECUTIVE SUMMARY

The Dubbo Local Environmental Plan 2011 was gazetted by the Minister for Planning and Environment on 11 November 2011. The Wellington Local Environmental Plan 2012 was gazetted on 23 November 2012. Both LEPs were prepared in accordance with the Standard Instrument (Local Environmental Plans) Order, 2006.

The former Wellington and Dubbo City councils were amalgamated by proclamation on 12 May 2016. Following the amalgamation of the former Wellington Council and Dubbo City Council, Dubbo Regional Council has operated with two (2) separate Local Environmental Plans (LEPs).

Following the amalgamation and in accordance with the requirements of the NSW Department of Premier and Cabinet, Council is required to prepare a consolidated Local Environmental Plan for the newly formed Dubbo Regional Local Government Area.

The intent of the Planning Proposal is to undertake a consolidation and rationalisation of the Dubbo LEP 2011 and Wellington LEP 2012. The new LEP will assist the development industry and community in understanding the planning requirements for the new Dubbo Regional LGA.

The Planning Proposal has been prepared in accordance with Section 3.31 of the Environmental Planning and Assessment Act, 1979 and the NSW Government Department of Planning, Industry and Environment's, *a guide to preparing planning proposals*.

PART 1 OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to prepare a new consolidated Local Environmental Plan as a compilation of the current provisions of the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012.

The Planning Proposal will consist of the following:

- (a) Consolidate the provisions contained in Part 1 Preliminary;
- (b) Consolidate the provisions contained in Part 2 Permitted or prohibited development;
- (c) Consolidate and rationalise the provisions contained in the Land Use Table;
- (d) Consolidate the provisions contained in Part 3 Exempt and complying development;
- (e) Consolidate the provisions contained in Part 4 Principle development standards;
- (f) Consolidate and rationalise the provisions contained in Part 5 Miscellaneous provisions;
- (g) Adopt the provisions contained in Part 6 Urban Release Areas;
- (h) Consolidate and rationalise the provisions contained in Part 6 (Wellington) and Part 7 (Dubbo) Additional local provisions;
- (i) Amend Schedule 1 Additional permitted uses provisions to include existing Dubbo LEP provisions and additional provisions relating to the former Wellington Local Government Area;
- (j) Adopt Schedule 2 Exempt development provisions from existing Dubbo and Wellington LEPs;
- (k) Adopt Schedule 3 Complying development provisions from existing Dubbo and Wellington LEPs;
- (l) Adopt Schedule 4 Classification and reclassification of public land from existing Dubbo LEP 2011;
- (m) Consolidate Schedule 5 Environmental Heritage tables; and
- (n) Consolidate LEP mapping with provision for minor changes to Heritage, Terrestrial Biodiversity, Natural Resource Water and Groundwater Vulnerability maps and the creation of Additional Permitted Use maps.

PART 2 EXPLANATION OF PROVISIONS

The proposed objectives and intended outcomes will be achieved through the consolidation and rationalisation of the provisions contained under the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012. In the instance whereby a provision cannot be directly consolidated, rationalisation and justification has been provided to determine the best path forward.

A land use table assessment of the Dubbo LEP 2011 and the Wellington LEP 2012 has been undertaken and is provided as **Appendix 1**. A clause assessment has also been undertaken and is provided as **Appendix 2**. Both assessments provide an outline of the proposed changes and a justification for the amendments.

Explanation of the proposed amendments are as follows:

(a) Consolidate the provisions contained in Part 1 Preliminary

The intent is to undertake a consolidation of the Part 1 planning provisions under the existing Dubbo and Wellington LEPs to form Part 1 under the proposed Consolidated LEP. The consolidation of Part 1 will result in no significant impacts as a result of the Planning Proposal.

(b) Consolidate the provisions contained in Part 2 Permitted or prohibited development

The intent is to consolidate Part 2 planning provisions under the existing Dubbo and Wellington LEPs to form Part 2 under the proposed Consolidated LEP. The consolidation of Part 2 will result in no significant impacts as a result of the Planning Proposal.

(c) Consolidate the provisions contained in the Land Use Table

The intent is to consolidate the Land Use Table provisions under the existing Dubbo and Wellington LEPs to form a combined land use table under the new LEP. The process has identified discrepancies between the following land use zones:

- The R1 General Residential zone under the Land Use Table in the current Dubbo LEP is an open zone whereas the provisions under the current Wellington LEP show the R1 zone as a closed zone. This means that Council can consider land uses not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.
- The R5 Large Lot Residential zone under the Land Use Table in the current Dubbo LEP is an open zone whereas the provisions under the current Wellington LEP show the R5 zone as a closed zone. This means that Council can consider land uses not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.

- The SP3 Tourist zone under the Land Use Table in the current Dubbo LEP 2011 is an open zone whereas the provisions under the current Wellington LEP show the SP3 zone as a closed zone. This means that Council can consider land uses not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.

In order to provide a level of consistency within the single Plan, the abovementioned zones are required to be amended. It is considered that the three (3) zones are considered appropriate as open zones as their functions provide a mix of commercial, residential, tourist and visitor and recreational activities. Consequently, the R1 General Residential, R5 Large Lot Residential and SP3 Tourist contained within the Wellington LEP have been converted from closed to open zones. It is not anticipated that this amendment will have any significant land use implications within the former Wellington LGA.

A land use table assessment has been undertaken as a component of this Planning Proposal as is provided as **Appendix 1**. The Assessment considers the land use permissibility for both the Dubbo LEP 2011 and the Wellington LEP 2012 aligned with the Directions prescribed by the Central West and Orana Regional Plan. The new Plan generally seeks to adopt the provisions as prescribed by the existing Dubbo LEP 2011. This is justified by the current strategic planning framework that underpins the Dubbo LEP 2011.

As a result of the proposed amendments, a number of existing land uses will become prohibited. To ensure that these uses remain permissible, the Planning Proposal seeks to allow additional permitted uses on certain development sites. These sites are discussed later in this Planning Proposal.

Residential accommodation is another consideration in the Wellington Town Centre with a number of representations through the B2 Local Centre zone. The Planning Proposal seeks to protect the existing use of this form of development in the zone and proposes to seek further direction from the Department of Planning, Industry and Environment on how this may be achieved. It should also be noted that rural worker's dwellings shall remain prohibited in the B2 zone.

(d) Consolidate the provisions contained in Part 3 Exempt and complying development

The intent is to consolidate the Part 3 planning provisions under the existing Dubbo and Wellington LEPs to form Part 3 under the proposed Consolidated LEP. The consolidation of Part 3 will result in no significant impacts as a result of the Planning Proposal.

(e) Consolidate the provisions contained in Part 4 Principle development standards

The intent is to consolidate clauses with similar objectives and maintain existing concessional lot arrangements for the former Wellington LGA. Further discussion and justification is provided in **Appendix 2**.

The consolidation of Part 4 is not anticipated to result in any significant impacts to the Planning Proposal.

(f) Consolidate and rationalise the provisions contained in Part 5 Miscellaneous provisions

The intent is to conduct a consolidation and rationalisation of the Part 5 planning provisions under the existing Dubbo and Wellington LEPs to form Part 5 under the new LEP. The consolidation and rationalisation of Part 5 is not anticipated to result in any significant impacts as a result of the Planning Proposal.

An overview of the key changes to Clause 5.4 are as follows:

- (1) Bed and breakfast accommodation – adopt 5 bedrooms
- (2) Home business – adopt 30m²
- (3) Home industries – adopt 50m²
- (4) Industrial retail outlets – adopt 20%
- (5) Farm stay accommodation – adopt 15 bedrooms
- (6) Neighbourhood shops – adopt 150m²
- (7) Neighbourhood supermarkets – adopt 1000m²
- (8) Roadside stalls – adopt 25m²
- (9) Secondary dwellings – adopt 65% of total floor area
- (10) Artisan food and drink industry exclusion – adopt 20%

Further explanation and justification of the proposed amendments is providing in **Appendix 2**.

(g) Adopt the provisions contained in Part 6 Urban Release Areas

Only the Dubbo LEP contains provisions relating to Urban Release Areas. Provided that Urban Release Areas only relate to the Dubbo LEP, there are no impacts as a result of the Planning Proposal.

(h) Consolidate and rationalise the provisions contained in Part 6 (Wellington) and Part 7 (Dubbo) Additional local provisions

It is intended to consolidate and rationalise the planning provisions under the existing Dubbo and Wellington LEPs to form Part 7 under the new LEP. As a result of the Wellington LEP not containing provisions relating to Urban Release Areas, Part 6 Additional local provisions is renumbered to Part 7.

The Planning Proposal intends to include the following additional local provisions clauses as follows:

- Earthworks;
- Erection of rural worker's dwellings on land in Zone RU1 and RU4;
- Airspace operations;
- Development in areas subject to aircraft noise;
- Dwelling houses in Zone RU4 Primary Production Small Lots;
- Commercial premises in Zone B4 Mixed Use;
- Shops in B1 Neighbourhood Centre;
- Restricted premises;
- Rural and nature-based tourist facilities; and
- Karst topography subsidence risk.

In addition, the following site specific additional local provisions clauses are proposed to be included as follows:

- Retail premises on certain land at Boundary Road, Dubbo;
- Dwelling houses on certain land at Warrie Road, Dubbo; and
- Dwelling houses or home occupations at Camp Road, Dubbo.

The Planning Proposal seeks to remove additional local provisions clauses where they may be assessed through the application of the Development Control Plan. The Planning Proposal seeks to remove the following additional local provisions:

- Stormwater management; and
- Essential services.

In instances where both plans share a clause with similar objectives, the Dubbo LEP version of the clause has been adopted. The exception to this scenario is biodiversity and the Wellington version of the clause has been adopted.

The Planning Proposal is not anticipated to have any significant impact as a result of the proposed amendments.

(i) Amend Schedule 1 Additional permitted uses provisions to include existing Dubbo LEP provisions and additional provisions from the existing Wellington LEP.

The overall intent of the Planning Proposal is to consolidate and rationalise the provisions of the existing Dubbo LEP and Wellington LEP into a single LEP. To minimise the potential

impacts of the proposed amendments, it is intended to introduce a number of additional permitted uses to maintain land use permissibility over specific development sites.

The proposed additional permitted uses are as follows:

7 Use of certain land at 20 Mitchell Street, Wellington

- (1) This clause applies to Lot 21, DP 3831 at 20 Mitchell Street, Wellington identified as “7” on the Additional Permitted Uses Map.*
- (2) Development for the purpose of a recreation facility (indoor) is permitted with development consent.*

8 Use of certain land at 14-16 Lee Street, Wellington

- (1) This clause applies to Lot 3, DP 214773 at 14-16 Lee Street, Wellington identified as “8” on the Additional Permitted Uses Map.*
- (2) Development for the purpose of a retail premise is permitted with development consent.*

9 Use of certain land at 44 – 48 Curtis Street, Wellington

- (1) This clause applies to Lot 2, DP 773253 at 44 – 48 Curtis Street, Wellington identified as “9” on the Additional Permitted Uses Map.*
- (2) Development for the purpose of a caravan park is permitted with development consent.*

10 Use of certain land at 1946 Twelve Mile Road, Wellington, 104 Gladstone Road, Wellington and 808 Mine Road, Wellington

- (1) This clause applies to Lot 4 DP 133162, Lot 6 DP 750760 and Lot 46 DP 1110608 identified as “10” on the Additional Permitted Uses Map.*
- (2) Development for the purpose of a Livestock Processing Facility (Poultry Abattoir) is permitted with development consent.*

In addition, the Planning Proposal seeks to maintain the permissibility of residential accommodation in the B2 Local Centre zone in the former Wellington LGA. It is anticipated that an additional permitted use or similar provision under the consolidated LEP will be adopted to maintain land use permissibility. Council will seek further guidance from the Department of Planning, Industry and Environment and Parliamentary Counsel’s Office for the drafting of this clause.

- (j) Adopt Schedule 2 Exempt development provisions from existing Dubbo and Wellington LEPs**

The intent is to undertake a consolidation of the Schedule 2 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 2 under the new LEP. The consolidation of Schedule 2 will cause no significant impacts as a result of the Planning Proposal.

(k) Adopt Schedule 3 Complying development provisions from existing Dubbo and Wellington LEPs

The intent is to undertake a consolidation of the Schedule 3 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 3 under the new LEP. The consolidation of Schedule 3 will cause no significant impact as a result the Planning Proposal.

(l) Adopt Schedule 4 Classification and reclassification of public land

The intent is to consolidate the Schedule 4 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 4 under the new LEP. The consolidation of Schedule 4 will result in no significant impacts as a result of the Planning Proposal.

(m) Consolidate Schedule 5 Environmental Heritage tables

The intent is to undertake consolidation of the Schedule 5 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 5 under the new LEP. The consolidation of Schedule 5 will result in no significant impacts as a result of the Planning Proposal.

(n) LEP mapping

The Planning Proposal intends to consolidate both suites of LEP maps to effectively capture the proposed planning controls across the Dubbo Region. Additional permitted use mapping will need to be prepared to incorporate those proposed by the Planning Proposal.

The Planning Proposal seeks to adopt the Terrestrial Biodiversity mapping that is currently applied to the former Wellington LGA. This would result in the consolidation of both the moderate and high levels of biodiversity under Dubbo's current mapping regime and adopt the DPIE Biodiversity and Conservation Division's biodiversity dataset.

In addition, other proposed changes involve minor alterations to the Natural Resource – Water and Groundwater Vulnerability mapping. Sensitive Areas will include 'wetland' and 'riparian land' (includes merge of Wellington's 'riparian land' and Dubbo's 'streambank erosion', 'gully erosion' & 'riparian vegetation'. Also, moderately high and high levels of groundwater vulnerability will be defined simply as groundwater vulnerability.

The Heritage mapping is proposed to be renumbered and consolidated with consideration given to updating property details as part of the plan drafting process. The overall final

mapping for the new LEP may be subject to change when the new plan is drafted. This process will be undertaken by the Department of Planning, Industry and Environment in partnership with the NSW Parliamentary Counsels Office.

PART 3 JUSTIFICATION

A Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?

The Planning Proposal has been prepared in accordance with the Department of Planning and Environment's document 'Guidance for merged councils on planning functions, May 2016'. This Planning Proposal will provide a continuity of planning controls across the LGA and will ensure residents and the development industry have access to an integrated document that will guide the sustainable development of the LGA.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

It is considered that the subject Planning Proposal is the only means of delivering a new Consolidated LEP for the Dubbo Regional LGA, this will include the consolidation and rationalisation of existing planning provisions contained within the current Dubbo LEP 2011 and Wellington LEP 2012.

B Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Central West and Orana Regional Plan 2036

The Central West and Orana Regional Plan 2036 has been prepared by the Department of Planning and Environment.

The Plan contains the following goals:

- Goal 1: The most diverse regional economy in NSW;
- Goal 2: A stronger, healthier environment and diverse heritage;
- Goal 3: Quality freight, transport and infrastructure networks; and
- Goal 4: Dynamic, vibrant and healthy communities.

The Planning Proposal is considered to give effect to the Goals of the Central West and Orana Regional Plan 2036.

The Directions of the Regional Plan have been used to justify and support the preparation of the new consolidated LEP. Further discussion is provided in **Appendix 1** and **Appendix 2** of this Planning Proposal.

4. Is the Planning Proposal consistent with a local strategy or other local strategic plan?

2040 Community Strategic Plan

The 2040 Community Strategic Plan was adopted by the Dubbo Regional Council on 25 June 2018. The vision for the Dubbo Region in 2040 is:

“In 2040 we will celebrate our quality of life, the opportunities available for us to grow as a community, our improved natural environment, and being recognised as the inland capital of regional NSW.”

The Plan supports the community’s visions across a number of different themes as follows:

“Provide for housing choice and housing affordability to meet the needs of our community

Achieve ongoing economic prosperity through a diverse employment base and a visitor economy that makes use of our tourism assets

Key infrastructure and services are provided to further enhance the quality of life of our community and to maintain economic growth

A united and cohesive Council that provides leadership to our community

We have access to a range of community, cultural and open space facilities and areas

We value our unique environment and ensure it’s protected for future generations”

The Planning Proposal is considered to give effect to the 2040 Community Strategic Plan.

Dubbo Local Strategic Planning Statement

The Local Strategic Planning Statement for the Dubbo Regional Local Government Area was adopted by Council on 22 June 2020. The Dubbo Local Strategic Planning Statement (LSPS) plans for the economic, social and environmental land use needs of the community over the next 20 years.

The LSPS aims to accomplish the following Planning Priorities:

- Planning Priority 1: Plan for the delivery of infrastructure to support growth
- Planning Priority 2: Promote and provide digital infrastructure
- Planning Priority 3: Promote renewable energy generation

- Planning Priority 4: Reinforce the town centres of Wellington and Dubbo
Planning Priority 5: Protect and enhance our agricultural industries and agribusiness
Planning Priority 6: Continue to support the Dubbo Special Health and Education Precinct
Planning Priority 7: Continue to support and grow our tourism industry
Planning Priority 8: Ensure supply of employment generating land
Planning Priority 9: Provide diversity and housing choice to cater for the needs of the community
Planning Priority 10: Improve the affordability of housing
Planning Priority 11: Provide for growth in villages
Planning Priority 12: Create sustainable and well-designed neighbourhoods
Planning Priority 13: Manage R5 zoned land
Planning Priority 14: Create high quality open space
Planning Priority 15: Protect areas of high environmental value and significance
Planning Priority 16: Recognise, protect and celebrate heritage
Planning Priority 17: Acknowledge and embrace Aboriginal culture
Planning Priority 18: Develop resilience to climate change
Planning Priority 19: Create an energy, water and waste efficient city
Planning Priority 20: Protect and enhance rural lands

The intent of the Planning Proposal is to consolidate the existing provisions of the Dubbo and Wellington LEPs. The Planning Proposal is therefore considered not to be contradictory to the future planning priorities of the LSPS.

Dubbo Urban Areas Development Strategy

The Dubbo Urban Areas Development Strategy forms the basis of the land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

The Dubbo Urban Areas Development Strategy consists of a number of components as provided below:

- A) Residential Areas Development Strategy;
- B) Commercial Areas Development Strategy;
- C) Industrial Areas Development Strategy;
- D) Institutional Areas Development Strategy;
- E) Recreational Areas Development Strategy; and
- D) Future Directions and Structure Plan.

It should be noted that the Commercial Areas Development Strategy, Industrial Areas Development Strategy and Institutional Areas Development Strategy have been recently superseded by the Dubbo Employment Lands Strategy as discussed further in this Planning Proposal.

It is considered that the Planning Proposal will give effect to the overall objectives and intent of the Dubbo Residential Areas Development Strategy. It is also considered that the Planning Proposal will give effect to the other applicable components of the Dubbo Urban Areas Development Strategy.

Dubbo Rural Areas Development Strategy

The Dubbo Rural Areas Development Strategy 1995-2015 forms the basis of the rural land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

It is considered that the Planning Proposal will give effect to the overall objectives and intent of the Dubbo Rural Areas Development Strategy. The proposed consolidation seeks to maintain the existing subdivision controls across the former Dubbo LGA. It has also been recognised that a number of the existing controls are shared by both former LEPs creating an opportunity for consolidation.

Dubbo Employment Lands Strategy

The Dubbo Employment Lands Strategy 2019 aims to ensure the City of Dubbo has an appropriate level of commercial, industrial, institutional and tourist zoned land in the future.

Wellington's B2 Local Centre zone currently serves as the town's primary commercial core and allows a large variety of different land uses. The Planning Proposal proposes to support this role by removing permissibility of a number of industrial land uses from the zone in line with the B2 zoning provisions currently adopted in Dubbo. Additionally, the Planning Proposal aims to maintain existing permissibility of residential development in the town's centre however will consider its contribution as part of future strategic planning.

The Employment Lands Strategy only applies to the former Dubbo LGA however the proposed changes to land use permissibility in Wellington's B2 Local Centre zone are not considered to be inconsistent with the Strategy.

The Planning Proposal is considered to generally give effect to the Dubbo Employment Lands Strategy.

Wellington Council Settlement Strategy 2012

The Wellington Council Settlement Strategy was adopted by the former Wellington Council in May 2012 and has previously informed the development of the LGAs main settlements.

The overarching Principles for the Strategy are as follows:

1. Promoting land use efficiency
2. Supporting employment and economic development
3. Caring for the natural environment and heritage
4. Providing an appropriate level of facilities and services
5. Integrating transport and infrastructure provision with land uses;

Although a large number of the proposed amendments seek to adopt existing Dubbo LEP provisions, the Planning Proposal is not considered to be inconsistent with the overarching principles of the Wellington Council Settlement Strategy.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The following table provides consideration of the applicable State Environmental Planning Policies:

| State Environmental Planning Policy | Comment |
|--|---|
| SEPP No 21 – Caravan Parks | |
| <p>The aim of this Policy is to encourage:</p> <ul style="list-style-type: none"> (a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and (b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and (c) the provision of community facilities for land so used, and (d) the protection of the environment of, and in the vicinity of, land so used. | <p>The Planning Proposal intends to prohibit caravan parks in the R1 General Residential zone in the former Wellington LGA.</p> <p>An additional permitted use will be provided for the land at 44 Curtis Street, Wellington to retain the development's existing approval rights to operate a caravan park.</p> <p>In addition, caravan parks will become permitted with consent in Wellington's RU1 zone as a result of the Planning Proposal.</p> <p>The Planning Proposal is considered to be inconsistent with SEPP No 21. This inconsistency is considered to be of minor significance.</p> |
| SEPP No 33 – Hazardous and Offensive Development | |
| <p>This Policy aims:</p> <ul style="list-style-type: none"> (a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and (b) to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the grounds that the facility is hazardous | <p>The Planning Proposal does not intend to amend provisions relating to hazardous or offensive industries.</p> <p>The Planning Proposal is considered to be consistent with SEPP No 33.</p> |

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| <p>or offensive if it is not a hazardous or offensive storage establishment as defined in this Policy, and</p> <p>(c) to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</p> <p>(d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</p> <p>(e) to ensure that in considering any application to carry out potential hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</p> <p>(f) to require the advertising of applications to carry out any such development.</p> | |
| <p>SEPP No 36 – Manufactured Home Estates</p> | |
| <p>The aims of this Policy are:</p> <p>(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and</p> <p>(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and</p> <p>(c) to encourage the provision of affordable housing in well-designed estates, and</p> <p>(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having</p> | <p>The Planning Proposal intends to prohibit caravan park development in the R1 General Residential zone located in the former Wellington LGA.</p> <p>SEPP No 36 permits manufactured home estates wherever caravan parks are permitted. As a result of the Planning Proposal manufactured home estates will become prohibited on land located in Wellingtons R1 zone.</p> <p>The Planning Proposal is considered to be inconsistent with the aims of SEPP No 36. The inconsistency is considered to be of minor significance.</p> |

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| <p>landscape, scenic or ecologic qualities that should be preserved, and</p> <p>(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and</p> <p>(f) to protect the environment surrounding manufactured home estates, and</p> <p>(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates</p> | |
| SEPP No 55 – Remediation of Land | |
| <p>Object of this Policy</p> <p>(1) The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.</p> <p>(2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:</p> <p>(a) By specifying when consent is required, and when it is not required, for remediation work, and</p> <p>(b) By specifying certain considerations that are relevant in rezoning land in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) By requiring that a remediation work meet certain standards and notification requirements.</p> | <p>The Planning Proposal does not intend to alter or amend a planning provision that would result in an inconsistency with SEPP No 55.</p> <p>The Planning Proposal is considered to be consistent with SEPP No 55.</p> |
| SEPP No 64 – Advertising and Signage | |

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| <p>(1) This Policy aims:</p> <p>(a) to ensure that signage (including advertising):</p> <p>(i) is compatible with the desired amenity and visual character of an area, and</p> <p>(ii) provide effective communication in suitable locations, and</p> <p>(iii) is of high quality design and finish, and</p> <p>(b) to regulate signage (but not content) under Part 4 of the Act, and</p> <p>(c) to provide time-limited consents for the display of certain advertisements in transport corridors, and</p> <p>(d) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p> <p>(2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.</p> | <p>The Planning Proposal intends to prohibit advertising structures in the former Wellington LGA within the following zones:</p> <p>RU5 Village B2 Local Centre B6 Enterprise Corridor IN2 Light Industrial SP3 Tourist RE1 Public Recreation RE2 Private Recreation</p> <p>The amendment is intended to provide consistency with the Dubbo Local Environmental Plan 2011.</p> <p>The Planning Proposal is considered to be generally consistent with the aims of SEPP No 64.</p> |
| <p>SEPP No 65 – Design Quality of Residential Apartment Development</p> | |
| <p>This Policy aims to improve the design quality of residential apartment development in New South Wales.</p> | <p>The Planning Proposal is considered to be generally consistent with the aims of SEPP No 65.</p> |
| <p>SEPP (Affordable Rental Housing) 2009</p> | |
| <p>The aims of this Policy are as follows:</p> <p>(a) To provide a consistent planning regime for the provision of affordable rental housing,</p> <p>(b) To facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanding zoning permissibility, floor</p> | <p>The Planning Proposal seeks to undertake a number of amendments to the land use table. The amendments that are considered relevant to this SEPP include the following:</p> <ul style="list-style-type: none"> • Permit with consent, boarding houses, group homes and rural worker's dwellings in Wellington's RU1 and RU4 zones, |

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| <p>space ratio bonuses and non-discretionary development standards,</p> <p>(c) To facilitate the retention and mitigate the loss of existing affordable rental housing,</p> <p>(d) To employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,</p> <p>(e) To facilitate an expanded role for not-for-profit-providers of affordable rental housing,</p> <p>(f) To support local business centres by providing affordable rental housing for workers close to places of work,</p> <p>(g) To facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.</p> | <ul style="list-style-type: none"> • Prohibit, attached dwellings, Boarding houses, dual occupancies, dwelling houses, group homes, hostels, multi dwelling housing, residential flat buildings, secondary dwellings, and semi-detached dwellings in Wellington's B2 zone, • Prohibit, group homes and hostels in Wellington's B6 zone, • Prohibit, dual occupancies in Wellington's RU1 and R5 zones, • Prohibit, hostels, multi-dwelling housing and residential flat buildings in Wellington's RU5 zone, and <p>The shift in land use provisions is intended to achieve greater land use compatibility across the LGA and provide opportunity for affordable housing where considered appropriate.</p> <p>The Planning Proposal is considered to be broadly consistent with the aims of SEPP (Affordable Rental Housing) 2009.</p> |
| <p>SEPP (Educational Establishments and Child Care Facilities) 2017</p> | |
| <p>The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State.</p> | <p>The Planning Proposal intends to make educational establishments permissible with consent in Wellington's RU1 Primary Production zone, IN2 Light Industrial zone and RE2 Private Recreation zone.</p> <p>The Planning Proposal is considered to be consistent with SEPP (Education Establishments and Child Care Facilities).</p> |
| <p>SEPP (Housing for Seniors or People with a Disability) 2004</p> | |

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| <p>This Policy aims to encourage the provision of housing (including residential care facilities) that will -</p> <ul style="list-style-type: none"> (a) Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and (b) Make efficient use of existing infrastructure and services, and (c) Be of good design. | <p>The Planning Proposal is considered to be generally consistent with SEPP (Housing for Seniors or People with a Disability) 2004.</p> |
| SEPP (Infrastructure) 2007 | |
| <p>The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.</p> | <p>The Planning Proposal seeks to align land use permissibility with the zones as prescribed under the provisions of the SEPP.</p> <p>Where the SEPP does not prescribe a zone, the land use permissibility will align to provide consistency between the DLEP 2011 and WLEP 2012.</p> <p>The Planning Proposal is considered to be consistent with the SEPP (Infrastructure) 2007.</p> |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007 | |
| <p>The aims of this Policy are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries.</p> | <p>The Planning Proposal seeks to prohibit both extractive industries and open cut mining on land within the E3 Environmental Management zone.</p> <p>The LEP objectives which relate to the E3 zone typically relate to the protection of the natural environment and ecological communities.</p> |

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| | <p>Extractive industries and open cut mining in the E3 zone could result in potential land use conflicts.</p> <p>The Planning Proposal is considered to be inconsistent with the SEPP (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>The inconsistency is considered to be of minor significance.</p> |
| SEPP (Primary Production and Rural Development) 2019 | |
| <p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> (a) To facilitate the orderly economic use and development of lands for primary production, (b) To reduce land use conflict and sterilisation of rural land by balancing primary production, residential development the protection of native vegetation, biodiversity and water resources, (c) To identify State significant agricultural land for the purposes of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations, (d) To simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts, (e) To encourage sustainable agriculture, including sustainable aquaculture, | <p>The Planning Proposal seeks to undertake a number of amendments to land use permissibility and clauses which impact on the rural zones within the former Wellington LGA.</p> <p>The amendments are aimed at providing further opportunities for agricultural activities in rural areas by restricting fragmentation of rural lands. The amendments also extend to facilitate certain agricultural land uses in the SP3 Tourist and E3 Environmental zones.</p> <p>The Planning Proposal is considered to be consistent with SEPP (Primary Production and Rural Development) 2019.</p> |

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| <p>(f) To require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) To identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p> | |
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6. Is the Planning Proposal consistent with any applicable Section 9.1 Ministerial Direction?

The following table provides consideration of the applicable Section 9.1 Ministerial Directions for consideration in the Planning Proposal:

| Direction | Requirement | Consistency |
|------------------------------------|---|---|
| 1. Employment and Resources | | |
| 1.1 Business and Industrial Zones | This Direction applies as the Planning Proposal will affect land within an existing or proposed business and industrial zone (including the alteration of any existing business or industrial zone boundary). | <p>The Planning Proposal seeks to prohibit a number of industrial and residential land uses within the B2 zone. It is proposed that residential uses in the Wellington B2 zone will remain through the introduction of additional permitted uses.</p> <p>The Planning Proposal seeks to facilitate economic development and growth within the B2 zone that is consistent with the zone's objectives.</p> <p>In addition, the Planning Proposal seeks to reduce the floor space area for Home businesses and Home industries and adjust the floor space allowances for</p> |

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| | | <p>industrial retail outlets and artisan food and drink industries in the former Wellington LGA.</p> <p>It is considered that the Planning Proposal is inconsistent with this Direction.</p> <p>The inconsistency is considered to be of minor significance.</p> |
| 1.2 Rural Zones | <p>This Direction applies as the Planning Proposal will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</p> | <p>The Planning Proposal seeks to prohibit a number of rural industries in the RU1 zone.</p> <p>The Planning Proposal seeks to undertake a number of minor amendments to the subdivision clauses with the intent of maintaining former LGA specific provisions.</p> <p>A new clause 7.6 is proposed to be introduced to the former Wellington LGA to accommodate rural workers dwellings.</p> <p>A new clause 7.10 is proposed to be introduced to the former Wellington LGA to manage development of dwelling houses in the RU4 zone.</p> <p>A new clause 7.14 is proposed to be introduced to the former Wellington LGA to manage development of rural and nature-based tourist facilities in zones RU1, RU2 and R5.</p> |

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| | | The Planning Proposal is considered to be consistent with this Direction. |
| 1.3 Mining, Petroleum and Extractive Industries | This Direction applies as the Planning Proposal will have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials. | <p>The Planning Proposal seeks to prohibit open cut mining in the E3 zone in the former Wellington LGA. The amendment is consistent with the existing DLEP.</p> <p>The Planning Proposal is considered to be inconsistent with this Direction.</p> <p>The inconsistency is considered to be of minor significance.</p> |
| 1.4 Oyster Aquaculture | N/A | N/A |
| 1.5 Rural Lands | This Direction applies as the Planning Proposal will affect land within an existing rural or environment protection zone (including the alteration of any existing rural or environmental protection zone boundary). | <p>The Planning Proposal seeks to prohibit a number of rural industries in the RU1 zone.</p> <p>The Planning Proposal seeks to undertake a number of minor amendments to the subdivision clauses with the intent of maintaining former LGA specific provisions.</p> <p>A new clause 7.6 is proposed to be introduced to the former Wellington LGA to accommodate rural workers dwellings.</p> <p>A new clause 7.10 is proposed to be introduced to the former Wellington LGA to manage development of dwelling houses in the RU4 zone.</p> |

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| | | <p>A new clause 7.14 is proposed to be introduced to the former Wellington LGA to manage development of rural and nature-based tourist facilities in zones RU1, RU2 and R5.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 2. Environment and Heritage | | |
| 2.1 Environment and Protection Zones | This Direction applies when a Planning Proposal is prepared. | <p>The Planning Proposal will not result in any significant impact to land within an environmental protection zone.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 2.2 Coastal Management | N/A | N/A |
| 2.3 Heritage Conservation | This Direction applies when a Planning Proposal is prepared. | <p>The Planning Proposal will not result in any impacts to items or places of heritage significance.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 2.4 Recreation Vehicle Areas | This Direction applies when a Planning Proposal is prepared. | <p>The Planning Proposal will not alter or result in any changes to recreational vehicle access.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 2.5 Application of E2 and E3 Zones and Environmental | N/A | N/A |

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| Overlays in Far North Coast LEPs | | |
| 3. Housing, Infrastructure and Urban Development | | |
| 3.1 Residential Zones | <p>This Direction applies as the Planning Proposal will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary) and any other zone in which significant residential development is permitted or proposed to be permitted.</p> | <p>The Planning Proposal seeks to undertake a number of amendments to land use tables.</p> <p>The proposed amendments generally relate to the restriction of residential development in commercial and rural zones.</p> <p>The Planning Proposal seeks to facilitate the continued permissibility of residential accommodation in the B2 zone through an additional permitted use under the new LEP. This provision would exclude rural worker's dwellings.</p> <p>The proposed amendments will support greater land use compatibility and are considered to be consistent with this Direction.</p> |
| 3.2 Caravan Parks and Manufactured Home Estates | <p>This Direction applies when a Planning Proposal is prepared.</p> | <p>The Planning Proposal seeks to prohibit caravan parks in zone R1 in the former Wellington LGA.</p> <p>Property at 44 Curtis Street, Wellington contains an existing approval for the purposes of a caravan park.</p> <p>To ensure permissibility of this land use is maintained, the</p> |

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| | | <p>Planning Proposal seeks to allow additional permitted use provisions under Schedule 1 of the LEP.</p> <p>The Planning Proposal is considered to be inconsistent with this Direction.</p> <p>The inconsistency is considered to be of minor significance.</p> |
| 3.3 Home Occupations | This Direction applies when a Planning Proposal is prepared. | <p>The Planning Proposal will ensure home occupations remain permissible without development consent within a dwelling house.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 3.4 Integrating Land Use and Transport | This Direction applies as the Planning Proposal will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. | <p>The Planning Proposal seeks to undertake a number of amendments to the land use table.</p> <p>The intent of the Planning Proposal is to provide a consistent approach to land use permissibility across the LGA. This includes changes to land use permissibility to best service the role and objectives of each zone.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 3.5 Development Near Regulated Airports and Defence Airfields | This Direction applies as the Planning Proposal will create, alter or remove a zone or a provision relating to land in | <p>The Planning Proposal seeks to include Clause 7.7 Airspace operations and Clause 7.8 Development in areas subject to aircraft noise under the new LEP.</p> |

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| | the vicinity of a licensed aerodrome. | The Planning Proposal is considered to be consistent with this Direction. |
| 3.6 Shooting Ranges | This Direction applies as the Planning Proposal will affect, create, alter or remove a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range. | <p>The Planning Proposal will not compromise the use of any existing shooting range.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 3.7 Reduction in non-hosted short term rental accommodation period | N/A | N/A |
| 4. Hazard and Risk | | |
| 4.1 Acid Sulfate Soils | N/A | N/A |
| 4.2 Mine Subsidence and Unstable Land | N/A | N/A |
| 4.3 Flood Prone Land | This Direction applies as the Planning Proposal will create, remove or alter a zone or a provision that affects flood prone land. | <p>The Planning Proposal seeks to undertake a number of changes to the provisions contained in the land use table.</p> <p>The Planning Proposal seeks to permit additional development within flood affected land and is considered to be inconsistent with this Direction.</p> <p>The inconsistencies between the amendment and this Direction are considered to be of minor significance.</p> |
| 4.4 Planning for Bushfire Protection | This Direction applies as the Planning Proposal will affect, or is in the proximity to land | The Planning Proposal seeks to undertake a number of changes |

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| | mapped as bushfire prone land. | <p>to the provisions contained in the land use table.</p> <p>As a result, changes to land use permissibility may be affected by areas mapped as bushfire prone land.</p> <p>The Planning Proposal is considered to be inconsistent with this Direction. The inconsistency is considered to be of minor significance.</p> |
| 5. Regional Planning | | |
| 5.1 Implementation of Regional Strategies | N/A | N/A |
| 5.2 Sydney Drinking Water Catchments | N/A | N/A |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | N/A | N/A |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | N/A | N/A |
| 5.9 North West Rail Link Corridor Strategy | N/A | N/A |
| 5.10 Implementation of Regional Plans | This Direction applies when a Planning Proposal is prepared. | <p>The Planning Proposal has been undertaken with a strong focus on the Goals and Directions of the Central West and Orana Regional Plan.</p> <p>The Planning Proposal is considered to be consistent with the Central West and Orana Regional Plan.</p> |

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| 5.11 Development of Aboriginal Land Council land | N/A | N/A |
| 6. Local Plan Making | | |
| 6.1 Approval and Referral Requirements | This Direction applies when a Planning Proposal is prepared. | <p>The Planning Proposal does not include any provisions that require additional approval a referral requirements.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 6.2 Reserving Land for Public Purposes | This Direction applies when a Planning Proposal is prepared. | <p>It is considered that the Planning Proposal will not provide any impacts to public land.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 6.3 Site Specific Provisions | This Direction applies as the Planning Proposal will allow a particular development to be carried out. | <p>The intent of the Planning Proposal is to prepare a combined LEP that provides consistency between the former Wellington and Dubbo LGAs.</p> <p>Rezoning of land is not proposed under this Planning Proposal however, additional permitted uses may be utilised in some circumstances in order to maintain land use permissibility.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p> |
| 7. Metropolitan Planning | | |

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| 7.1 Implementation of A Plan for Growing Sydney | N/A | N/A |
| 7.2 Implementation of Greater Macarthur Land Release Investigation | N/A | N/A |
| 7.3 Parramatta Road Corridor Urban Transformation Strategy | N/A | N/A |
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | N/A | N/A |
| 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Strategy and Infrastructure Implementation Plan | N/A | N/A |
| 7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | N/A | N/A |
| 7.7 Implementation of Glenfield to MacArthur Urban Renewal Corridor | N/A | N/A |
| 7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan | N/A | N/A |

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| 7.9 Implementation of Bayside West Precincts 2036 Plan | N/A | N/A |
| 7.10 Implementation of Planning Principles for the Cooks Cove Precinct | N/A | N/A |

C Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected?

It is considered that the Planning Proposal will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats.

8. Are there any environmental impacts and how will they be mitigated?

The Planning Proposal will not result in any negative environmental effects.

9. Has the Planning Proposal adequately addressed any social and economic impact?

The Planning Proposal is not expected to result in any significant negative economic or social impacts.

D State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

Access to public infrastructure has been considered in the Planning Proposal and it is considered that the Planning Proposal will not create additional demand for public infrastructure.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

State and Commonwealth public authorities will be consulted in accordance with the Gateway Determination and will be given at least 21 days to comment on the Planning Proposal.

PART 4 MAPPING

The Planning Proposal intends to consolidate both suites of LEP maps to effectively capture the proposed planning controls across the Dubbo Region. Additional permitted use mapping will need to be prepared to incorporate those proposed by the Planning Proposal.

It should also be noted that the Planning Proposal seeks to adopt the Terrestrial Biodiversity mapping that currently applies to the former Wellington LGA. This would result in the consolidation of both the moderate and high levels of biodiversity under Dubbo's current mapping regime and adopt the DPIE Biodiversity and Conservation Division's biodiversity dataset.

PART 5 COMMUNITY CONSULTATION

Council will place the Planning Proposal on public exhibition for a period of not less than 28 days and undertake consultation with the community as directed. Council will also undertake consultation with State public agencies as required by any Gateway Determination from the Department of Planning, Industry and Environment.

PART 6 PROJECT TIMELINE

The following project timeline is intended to be a guide only and may be subject to changes in response to the public consultation process and/or community submissions.

| Step | Task Name | Completion Date |
|-------------|--|------------------------------------|
| 1 | Completion of the Amended Planning Proposal and submission to the DPIE. | End of August 2020 |
| 2 | Completion of DPIE preliminary assessment. | Mid to late October 2020 |
| 3 | Consideration of Amended Planning Proposal at Council's meeting. | 26 October 2020 |
| 4 | Public exhibition of Planning Proposal. | 4 November 2020 to 2 December 2020 |
| 5 | Consideration of submissions at Council's meeting. | 22 February 2021 |
| 6 | Mapping to be completed and included in Council's request for drafting package to be sent to DPIE. | 26 February 2021 |
| 7 | Draft Amendment completed. | 19 March 2021 |
| 8 | Amendment notified on NSW legislation website. | 26 March 2021 |

Zone Objectives and Land Use Permissibility Assessment

Principle 1: Consistent approach to zone objectives across similarly zoned lands

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

Principle 3: Retain appropriate development standards

Principle 4: Retain all existing zones within the DLEP and WLEP

Principle 5: Retain existing additional permitted uses

Principle 6: Retain existing permissible land uses through additional permitted uses

Principle 7: Review and update clauses to address current planning issues

Abbreviations

DLEP – Dubbo Local Environmental Plan 2011

WLEP – Wellington Local Environmental Plan 2012

LGA – Local Government Area

SEPP – State Environmental Planning Policy

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RU1 Primary Production

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
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| <ul style="list-style-type: none"> To enable uses of an appropriate scale to facilitate the economic sustainability of primary production. To enable function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses. | <ul style="list-style-type: none"> To provide for a range of tourism-related uses that support the agricultural industry or are compatible with agricultural uses. | Replace the additional objectives with: <ul style="list-style-type: none"> To enable uses of an appropriate scale to facilitate the economic sustainability of primary production To provide for a range of tourism-related uses that support the agricultural industry or are compatible with agricultural uses. | The additional objectives of the DLEP and WLEP are similar, particularly with respect to allowing tourism-related uses that supports agricultural related uses. The recommended additional objectives maintain the overall intent of the zone. |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|-----------------------------|------|------|--------------------------------|---|---|
| Agriculture (group term) | C | X | Make permissible with consent. | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur as a result of this change. | Direction 1 Direction 2 |
| Dual occupancy (group term) | X | C | Make prohibited. | Dual occupancies are considered to be inconsistent with the objectives of the RU1 zone as they have potential to cause fragmentation. Rural workers dwellings and secondary dwellings (discussed below) are considered more appropriate uses in the | Direction 1 Direction 12 Direction 28 |

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| | | | | RU1 Primary Production zone as they are considered on the individual merits and lower impact development. | |
| Dual occupancies (attached) | X | C | Make prohibited | Dual occupancies are considered to be consistent with the objectives of the RU1 zone as they have potential to cause fragmentation. | Direction 1 |
| Dual occupancies (detached) | X | C | Make prohibited | Dual occupancies are considered to be inconsistent with the objectives of the RU1 zone as they have potential to cause fragmentation. | Direction 1 |
| Group home (group term) | C | X | Make permissible with consent | State Environmental Planning Policy (Affordable Rental Housing) 2009) permits group homes with consent. Group homes should therefore be made permissible with consent to provide consistency across the planning framework. | Direction 25 |
| Permanent group homes | C | X | Make permissible with consent | State Environmental Planning Policy (Affordable Rental Housing) 2009) permits group homes with consent. Permanent group homes should therefore be made permissible with consent to provide consistency across the planning framework. | Direction 25 |
| Transitional group homes | C | X | Make permissible with consent | State Environmental Planning Policy (Affordable Rental Housing) 2009) permits group homes with consent. Transitional group homes should therefore be made permissible with consent to provide consistency across the planning framework. | Direction 25 |
| Rural workers dwelling | C | X | Make permissible with consent. | Rural workers dwellings enable an additional dwelling that can be used for employees of agricultural or rural industry related uses. Rural workers dwellings allow flexibility for rural uses where an additional dwelling is required. It is considered that permitting rural workers dwellings across the LGA is consistent with the objectives of the zone. | Direction 25 Direction 27 |
| Tourist and visitor accommodation (group term) | C | X | Make permissible with consent. | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur as a result of this change. | Direction 4 |
| Backpackers' accommodation | C | X | Make permissible with consent | Backpackers' accommodation is considered to be consistent with objectives of the RU1 zone as it provides for a range of tourism-related uses that are compatible with agricultural related uses. Additionally, it is consistent with the Central West and Orana Regional Plan (Direction 27). | Direction 4 Direction 27 |
| Caravan park | C | X | Make permissible with consent | Caravan parks are considered to be consistent with the objectives of the RU1 zone as they provide increased opportunity for tourist and visitor accommodation within the rural setting (Direction 27). | Direction 4 Direction 27 |
| Home occupation (sex services) | X | C | Make prohibited | Home occupations (sex services) are considered to be inconsistent with the objectives of the RU1 zone. | Direction 12 |
| Restaurant or cafe | C | X | Make permissible with consent | Restaurants and cafes allow value-adding and diversification of agricultural related uses promoting tourism outside of the urban areas and into the rural areas. It is considered appropriate as it consistent with the objectives of the RU1 zone as well as the Central West and Orana Regional Plan (Directions 2 & 4). | Direction 2 Direction 4 |

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| Landscaping material supply | X | C | Make prohibited | The permissibility of landscaping materials supplies is inconsistent with the objectives of the zone. Landscaping material supplies is a form of retail premises and is best suited to the commercial or industrial zones rather than the rural zones. Additionally, there do not appear to be any approved landscaping materials supplies uses operating from a rural zone across the LGA. | Direction 12 |
| Function centre | C | X | Make permissible with consent | Function centres have the potential to value-add to both tourist and agricultural uses and assist in delivering the tourist-related objectives of both the Dubbo LEP 2011 and Wellington LEP 2012. | Direction 4 |
| Health consulting rooms | C | X | Make permissible with consent | Health consulting rooms are undertaken within a dwelling house and as such would not result in the fragmentation of rural lands. The recommendation is consistent with Direction 5 'Improve access to health and aged care services' under the Central West and Orana Regional Plan 2036. | Direction 5 |
| Respite day care centres | C | X | Make permissible with consent | The recommendation is consistent with Direction 5 'Improve access to health and aged care services' under the Central West and Orana Regional Plan 2036. | Direction 5 |
| Educational establishments (group term) | C | X | Make permissible with consent | The recommendation is consistent with Direction 6 'Expand education and training opportunities' under the Central West and Orana Regional Plan 2036. | Direction 6 |
| Schools | C | X | Make permissible with consent | The recommendation is consistent with Direction 6 'Expand education and training opportunities' under the Central West and Orana Regional Plan 2036. | Direction 6 |
| Community facilities | X | C | Make permissible with consent | Community facilities are considered to be consistent with the objectives of the RU1 zone. The recommendation is consistent with Direction 12 'Plan for greater land use compatibility'. | Direction 12 |
| Places of public worship | C | X | Make permissible with consent | Places of public worship are not considered to be inconsistent with the objectives of the RU1 zone. | Direction 29 |
| Rural Industry (group term) | X | C | Make prohibited | Rural Industry (group term) are considered to be inconsistent with the objectives of the RU1 zone. The recommendation is consistent with Direction 1 'Protect the region's diverse and productive agricultural land'. | Direction 1 |
| Livestock processing industries | X | C | Make prohibited | Livestock processing industries are considered to be inconsistent with the objectives of the RU1 zone. This land use may be more appropriately located in a heavy industrial zone. As this form of development requires access to infrastructure such as secured water supply and road access. | Direction 12 |
| Sawmill or log processing industries | X | C | Make prohibited | Sawmill or log processing industries are a subset of rural industry and are considered to be inconsistent with the objectives of the RU1 zone. This land use may be more appropriately located in an industrial zone (see attached note). | Direction 12 |

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| Stock & sale yards | X | C | Make prohibited | Stock & sale yards are a subset of rural industry and are considered to be inconsistent with the objectives of the RU1 zone. This land use may be more appropriately located in an industrial zone (see attached note). | Direction 12 |
| Highway service centres | C | X | Make permissible with consent | Under the provisions of the State Environmental Planning Policy (Infrastructure) 2007, highway service centres are permitted adjacent to a road corridor for a freeway, main road or tollway. Major road infrastructure typically traverses through and adjoins areas of RU1 zoned land and is considered appropriate to develop for the purposes of highway service centres. | Direction 19 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. The amendment is proposed to provide consistency between the two (2) LEPs. | Direction 19 |
| Charter and tourism boating facilities | C | X | Make permissible with consent | A large portion of the Macquarie and Bell Rivers are adjoining land zoned RU1. Charter and tourism boating facilities are considered to be consistent with the objectives of the RU1 zone. | Direction 4 |
| Mooring pens | C | X | Make permissible with consent | A large portion of the Macquarie and Bell Rivers are adjoining land zoned RU1. Mooring pens are considered to be consistent with the objectives of the RU1 zone. | Direction 4 |
| Moorings | C | X | Make permissible with consent | A large portion of the Macquarie and Bell Rivers are adjoining land zoned RU1. Moorings are considered to be consistent with the objectives of the RU1 zone. | Direction 4 |
| Wharf or boating facilities | C | X | Make permissible with consent | A large portion of the Macquarie and Bell Rivers are adjoining land zoned RU1. Wharf or boating facilities are not considered inconsistent with the objectives of the RU1 zone. | Direction 4 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority given it involves altering flood behaviour. | Direction 15 |
| Signage (group term) | C | X | Make permissible with consent | This is a minor change that will make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 10 |

RU4 Primary Production Small Lots

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|---|--|--|
| <ul style="list-style-type: none"> To encourage agriculture activities which meet sustainable natural resource management principles. To ensure land with high potential agricultural productivity is protected from inappropriate use and is conserved for intensive plant agriculture activities. To enable function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses. | <ul style="list-style-type: none"> To ensure that any development for the purpose of intensive agriculture is capable of being sustained (environmentally, socially and economically) on the proposed lot. | <p>Replace the additional objectives with:</p> <ul style="list-style-type: none"> To encourage agriculture activities which meet sustainable natural resource management principles. To ensure land with high potential agricultural productivity is used and capable to be sustained for the purpose of intensive agriculture while being protected from inappropriate uses. To enable function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses. | <p>The WLEP only contains one additional zone objective which is similar in nature to that of the DLEP, relating to the sustainable development of intensive agriculture. The additional zone objectives will be combined.</p> |

| Principle 2: Consistent approach to land use permissibility across similarly zoned lands The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA. | | | | | |
|--|------|------|--------------------------------|--|------------------------------|
| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
| Agriculture (group term) | C | X | Make permissible with consent. | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 1 |
| Group homes (group term) | C | X | Make permissible with consent. | Group homes are permissible in RU4 zone pursuant to Clause 42 of the Affordable Housing SEPP. | Direction 25 |
| Permanent group homes | C | X | Make permissible with consent. | Group homes are permissible in RU4 zone pursuant to Clause 42 of the Affordable Housing SEPP. | Direction 25 |
| Transitional group homes | C | X | Make permissible with consent. | Group homes are permissible in RU4 zone pursuant to Clause 42 of the Affordable Housing SEPP. | Direction 25 |
| Rural worker's dwelling | C | X | Make permissible with consent. | Rural worker's dwellings are considered to provide housing choice for both short term and long term rural workers. Rural worker's dwellings are considered to be consistent with the objectives of the RU4 zone. | Direction 27 |
| Tourist and visitor accommodation (group term) | C | X | Make permissible with consent. | Tourist and visitor accommodation (group term) is consistent with the objectives of the RU4 Primary Production Small Lot zone. | Direction 4 |
| Backpacker's accommodation | C | X | Make permissible with consent. | Backpacker's accommodation is consistent with the objectives of the RU4 Primary Production Small Lot zone. | Direction 4 |
| Home occupation (sex services) | X | C | Make prohibited. | Home occupation (sex services) is not a compatible land use in the RU4 zone. | Direction 12 |
| Restaurants or cafes | C | X | Make permissible with consent. | Restaurants or cafes are consistent with the objectives of the RU4 zone and the intent to facilitate restaurants in conjunction with agricultural uses. | Direction 4 |
| Landscaping material supplies | X | C | Make prohibited. | Landscaping material supplies are a type of 'retail premise' and are considered to be inconsistent with the objectives of the RU4 zone. This is not considered to be a compatible land use or the best use of land within this zone. Given RU4 is typically used adjacent to rivers with high levels of agricultural output. | Direction 12 |
| Function centres | C | X | Make permissible with consent. | Function centres are considered to be consistent with the objectives of the RU4 zone and their intent to facilitate function centres to be developed in conjunction with agricultural uses. | Direction 4 |

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| Veterinary hospitals | C | X | Make permissible with consent. | Veterinary hospitals are considered to be consistent with the RU4 objectives. | Direction 12 |
| Rural industries (group term) | X | C | Make prohibited. | Rural industries are considered to be inconsistent with the objectives of the RU4 zone. Rural industries are more appropriately located within heavy industrial zoned areas. | Direction 1 Direction 11 Direction 12 |
| Airstrips | X | C | Make prohibited. | Airstrips, as a standalone development, are considered to be inconsistent with the objectives of the RU4 zone. Given RU4 is typically used adjacent to rivers with high levels of agricultural output. | Direction 12 |
| Helipads | X | C | Make prohibited. | Helipads, as a standalone development, are considered to be inconsistent with the objectives of the RU4 zone. Given RU4 is typically used adjacent to rivers with high levels of agricultural output. | Direction 12 |
| Truck depots | C | X | Make permissible with consent | Truck depots are considered to be consistent with the objectives of the RU4 zone. | Direction 12 |
| Roads | O | C | Make permissible without consent. | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. The amendment is proposed to provide consistency between the two (2) LEPs. | Direction 19 |
| Water supply systems (group term) | X | C | Make prohibited. | This is a minor change to make the group term prohibited. No land use changes would occur directly as a result of this change. | Direction 12 |
| Water storage facilities | X | C | Make prohibited. | Water storage facilities are considered to be inconsistent with the objectives of the RU4 zone. The RU4 zone is predominantly located in close proximity to the Macquarie and Bell Rivers. For this reason, development within this zone must be sympathetic to the adjoining environmental and water resources. | Direction 13 Direction 14 |
| Charter and tourism boating facilities | C | X | Make permissible with consent. | A large portion of the RU4 zone adjoins the Macquarie and Bell Rivers. Charter and tourism boating facilities are considered to be consistent with the objectives of the RU4 zone. The proposal would further diversify the region's tourism market by providing additional access to the river system. | Direction 4 |
| Jetties | C | X | Make permissible with consent | A large portion of the RU4 zone adjoins the Macquarie and Bell Rivers. Jetties are considered to be consistent with the objectives of the RU4 zone and provide further access to the river system in support of the region's tourism market. | Direction 4 |
| Mooring pens | C | X | Make permissible with consent | A large portion of the RU4 zone adjoins the Macquarie and Bell Rivers. Mooring pens are considered to be consistent with the objectives of the RU4 zone and provide further access to the river system in support of the region's tourism market. | Direction 4 |

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| Moorings | C | X | Make permissible with consent | A large portion of the RU4 zone adjoins the Macquarie and Bell Rivers. Moorings are considered to be consistent with the objectives of the RU4 zone and provide further access to the river systems in support of the region's tourism market. | Direction 4 |
| Recreation facilities (outdoor) | C | X | Make permissible with consent | Recreation facilities (outdoor) are considered to be consistent with the objectives of the RU4 zone. This land use has the potential to support tourist development in the RU4 zone. | Direction 4 |
| Wharf or boating facilities | C | X | Make permissible with consent | A large portion of the RU4 zone adjoins the Macquarie and Bell Rivers. Wharf or boating facilities are considered to be consistent with the objectives of the RU4 zone. | Direction 4 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority given it involves altering flood behaviour. | Direction 13 Direction 14 |
| Signage (group term) | C | X | Make permissible with consent | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 12 |

RU5 Village

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|---|--|--|
| <ul style="list-style-type: none"> To encourage and provide opportunities for population and local employment growth commensurate with available services. To minimise the impact of non-residential uses and ensure these areas are in character and compatible with the surrounding residential development. | <ul style="list-style-type: none"> To ensure buildings and uses are compatible with the character of the village. To permit low scale service activities, meeting the recreational, cultural and commercial needs of the community. | <p>Replace the additional objectives with:</p> <ul style="list-style-type: none"> To encourage and provide opportunities for population and local employment growth commensurate with available services. To minimise the impact of non-residential uses and ensure these areas are compatible with the surrounding residential development and character of the village. To permit low scale service activities, meeting the recreational, cultural and commercial needs of the community. | <p>The additional objectives between the DLEP and WLEP are similar. The recommended additional objectives maintain the overall intent of the zone.</p> |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|--------------|------|------|--------------------------------|---|------------------------------|
| Horticulture | C | X | Make permissible with consent. | Horticulture is considered to be consistent with the objectives of the RU5 zone. The minimum lot sizes in this area range from 1,000m ² to 2,000m ² , large enough to | Direction 1 |

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| | | | | facilitate intensive plant agriculture activities such as the cultivation of fruits, vegetables or flowers. | |
| Hostels | X | C | Make prohibited | Hostels are considered to be inconsistent with the objectives of the RU5 zone. Hostels are generally higher density developments. This land use requires access to a variety of different services that are not readily available within the village zone and not generally consistent with the character of the villages. | Direction 28 |
| Multi dwelling housing | X | C | Make prohibited | Multi dwelling housing is considered to be high density development and would benefit from being located in close proximity to the CBD and/ or adequate infrastructure. This development is also not considered to be consistent with character of the RU5 Village zone. | Direction 28 |
| Residential flat buildings | X | C | Make prohibited | Residential flat buildings are considered to be a high density development and would benefit from being located in close proximity to the CBD and/ or adequate infrastructure. This development is also not considered to be consistent with character of the RU5 Village zone. | Direction 28 |
| Camping grounds | C | X | Make permissible with consent | Camping grounds are considered to be consistent with the objectives of the RU5 zone. Camping grounds provide an additional alternative to tourist and visitor accommodation within a rural village setting. | Direction 4 |
| Eco-tourist facilities | C | X | Make permissible with consent | A number of the villages are situated in close proximity to ecologically sensitive areas found along the Macquarie and Bell Rivers. These locations would provide opportunity for eco-tourist type development within the RU5 zone. | Direction 4 |
| Home occupations (sex services) | X | C | Make prohibited | Home occupations (sex services) would conflict with other land uses within the RU5 zone. | Direction 12 |
| Cellar door premises | C | X | Make prohibited | Viticulture is a prohibited land use within the RU5 Village zone and as a result a cellar door premises cannot operate in its absence. | Direction 12 |
| Roadside stalls | C | X | Make permissible with consent | Roadside stalls are considered to be consistent with the objectives of the RU5 zone. Typically used for the sale of agricultural produce or hand crafted goods, this land use is considered to be consistent with other land uses within the zone. | Direction 2 |
| Restricted premises | X | C | Make prohibited | Restricted premises are considered to be inconsistent with the objectives of the RU5 zone and would result in land use conflicts within the locale. | Direction 12 |
| Sex services premises (brothels) | X | C | Make prohibited | Sex services premises (brothels) are considered to be inconsistent with the objectives of the RU5 zone. Generally, inconsistent with the character of villages. | Direction 12 |
| High technology industries | X | C | Make prohibited | High technology industries are a type of industrial activity and are considered to be inconsistent with the objectives of RU5 zone. This type of development would be | Direction 12 |

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| | | | | better located in close proximity to appropriate services, including high speed broadband connections. | |
| Rural industries (group term) | X | C | Make prohibited | Rural industries typically impact on surrounding land uses by way of noise, odour and heavy vehicle traffic. This land use is considered to be inconsistent with the objectives of the RU5 zone. | Direction 12 |
| Agricultural produce industries | X | C | Make prohibited | Agricultural produce industries typically impact on the surrounding land uses by way of noise, odour and heavy vehicle traffic. This land use is considered to be inconsistent with the objectives of the RU5 zone. | Direction 12 |
| Livestock processing industries | X | C | Make prohibited | Livestock processing industries typically impact on the surrounding land uses by way of noise, odour and heavy vehicle traffic. This land use is considered to be inconsistent with the objectives of the RU5 zone. | Direction 12 |
| Sawmill or log processing industries | X | C | Make prohibited | Sawmill or log processing industries typically impact on the surrounding land uses by way of noise and heavy vehicle traffic. This land use is considered to be inconsistent with the objectives of the RU5 zone. | Direction 12 |
| Storage premises (group term) | X | C | Make prohibited | Storage premises would impact on the character of a local village and potentially significantly increase vehicle traffic in the area. This land use is considered to be unsuitable in the RU5 zone. | Direction 12 |
| Self-storage units | X | C | Make prohibited | Self-storage units would impact on the character of a local village and potentially significantly increase vehicle traffic in the area. This land use is considered to be unsuitable in the RU5 zone. | Direction 12 |
| Industrial training facilities | X | C | Make prohibited | Industrial training facilities typically impact on the surrounding land uses by way of noise, odour and heavy vehicle traffic. This land use is considered to be inconsistent with the objectives of the RU5 zone. | Direction 12 |
| Warehouse or distribution centres (group term) | X | C | Make prohibited | Warehouse or distribution centres would impact on the character of the villages and potentially significantly increase vehicle traffic in the area. This land use is considered to be unsuitable in the RU5 zone. | Direction 12 |
| Helipads | X | C | Make prohibited | Helipads are considered to be inconsistent with the objectives of the RU5 zone. This land use may result in additional noise impacts on surrounding developments. | Direction 12 |
| Car parks | X | C | Make prohibited | Car parks are considered to be inconsistent with the objectives of the RU5 zone. Development within the RU5 and surrounding areas is not considered to be significant enough to warrant the demand for independent car parking facilities. | Direction 12 |
| Freight transport facilities | X | C | Make prohibited | Freight transport facilities would impact on the character of a local village and potentially significantly increase vehicle traffic in the area. This land use is considered to be unsuitable in the RU5 zone. | Direction 12 |

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| Passenger transport facilities | X | C | Make prohibited | Passenger transport facilities are considered to be inconsistent with the objectives of the RU5 zone. This land use is considered not to be sympathetic to the character of the villages. | Direction 12 |
| Public administration buildings | X | C | Make prohibited | Public administration buildings are typically constructed in a central location to provide greater accessibility for the community. Given that RU5 zones are somewhat isolated from major services, it is considered to be an inappropriate location to permit this type of development. | Direction 12 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Sewerage systems (group term) | X | C | Make prohibited | This is a minor change to make the group term prohibited. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 12 |
| Waste or resource management facilities (group term) | X | C | Make prohibited | This is a minor change to make the group term prohibited. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 12 |
| Water storage facilities | X | C | Make prohibited | Water storage facilities are considered to be inconsistent with the objectives of the RU5 zone. Dams, weirs or reservoirs are not considered appropriate forms of development within the RU5 zone. | Direction 11 |
| Boat building and repair facilities | X | C | Make prohibited | Boat building and repair facilities are considered to be inconsistent with the objectives of the RU5 zone. Although areas of the RU5 zone are located in close proximity to the river system, boats that typically utilise the river are of a recreational nature and therefore do not require the dedicated services of a boat building or repair facility. | Direction 12 |
| Boat launching ramps | C | X | Make permissible with consent | Areas of the Macquarie and Bell Rivers are adjoining land zoned RU5. Boat launching ramps are considered to be consistent with the objectives of the RU5 zone and create opportunities to diversify the Region's tourism offer. | Direction 4 |
| Boat sheds | C | X | Make permissible with consent | Areas of the Macquarie and Bell Rivers are adjoining land zoned RU5. Boat sheds are considered to be consistent with the objectives of the RU5 zone and provide additional security to boat owners on land adjoining the river. | Direction 4 |
| Jetties | C | X | Make permissible with consent | Areas of the Macquarie and Bell Rivers are adjoining land zoned RU5. Jetties are considered to be consistent with the objectives of the RU5 zone. Jetties provide additional recreational and tourist opportunities along the river system. | Direction 4 |

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| Mooring pens | C | X | Make permissible with consent | Areas of the Macquarie and Bell Rivers are adjoining land zoned RU5. Mooring pens are considered to be consistent with the objectives of the RU5 zone. These structures provide additional security and convenience to boat owners utilising the river. | Direction 4 |
| Moorings | C | X | Make permissible with consent | Areas of the Macquarie and Bell Rivers are adjoining land zoned RU5. Moorings are considered to be consistent with the objectives of the RU5 zone. These structures provide additional security and convenience to boat owners utilising the river. | Direction 4 |
| Wharf or boating facilities | C | X | Make permissible with consent | Areas of the Macquarie and Bell Rivers are adjoining land zoned RU5. Wharf or boating facilities are considered to be consistent with the objectives of the RU5 zone. These facilities provide additional opportunity for tourist activity alongside the river system. | Direction 4 |
| Cemeteries | C | X | Make permissible with consent | Cemeteries are considered to be consistent with the objectives of the RU5 zone. Cemeteries typically comprise of areas of open greenspace and are consistent with the semi-rural character of the RU5 zone. | Direction 12 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority given it involves altering flood behaviour. | Direction 14 Direction 15 |
| Advertising structures | X | C | Make prohibited | Advertising structures are considered to be inconsistent with the objectives of the RU5 zone. These structures generally have impacts on the visual amenity of the locality. | Direction 12 |

R1 General Residential

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|---|---------------------------------|--|---------------|
| <ul style="list-style-type: none"> To ensure development is consistent with the character of the immediate locality. | Nil | Adopt the DLEP additional objective with no changes. | N/A |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|---------------------------------|------|------|-------------------------------|---|------------------------------|
| Camping grounds | X | C | Make prohibited | Camping grounds are considered to be inconsistent with the objectives of the R1 zone. The R1 zone is a primary residential zone where camping grounds are inconsistent with the character of residential areas. | Direction 12 |
| Caravan parks | X | C | Make prohibited | Caravan parks are considered to be inconsistent with the objectives of the R1 zone. The R1 zone is a primary residential zone where caravan parks are inconsistent with the character of residential areas. | Direction 12 |
| Home occupations (sex services) | X | C | Make prohibited | Home occupations (sex services) are considered to be inconsistent with the objectives of the R1 zone. This development type would more than likely result in land use conflicts within the residential area. | Direction 12 |
| Restaurants or cafes | C | X | Make permissible with consent | Restaurants or cafes are considered to be consistent with the objectives of the R1 zone. | Direction 4 Direction 12 |
| Take away food & drink premises | X | C | Make prohibited | Take away food and drink premises are considered to be inconsistent with the objectives of the R1 zone given the increased traffic in residential areas. | Direction 12 |

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| Function centres | X | C | Make prohibited | Function centres are considered to be inconsistent with objectives of the R1 zone. Generally, function centres generate traffic and parking requirements as well as noise, usually into the night and therefore would impact on the amenity of a residential areas. | Direction 12 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Recreation facilities (indoor) | X | C | Make prohibited | Recreation facilities (indoor) are considered to be inconsistent with the objectives of the R1 zone. These facilities are better placed outside of residential zones to avoid land use conflicts. | Direction 12 |
| Recreation facilities (outdoor) | X | C | Make prohibited | Recreation facilities (outdoor) are considered to be inconsistent with the objectives of the R1 zone. These facilities are better placed outside of residential zones to avoid land use conflicts. | Direction 12 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 12 |
| Signage (group term) | C | X | Make permissible with consent | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | N/A |

R2 Low Density Residential

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|---------------------------------|---|---------------|
| <ul style="list-style-type: none"> To ensure development is consistent with the character of the immediate locality. To encourage low density housing within a landscaped setting on the fringe of the Dubbo urban area. | Nil | Adopt the DLEP additional objectives with no changes. | N/A |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|---------------------------------|------|------|-------------------------------|---|------------------------------|
| Home occupations (sex services) | X | C | Make prohibited | Home occupations (sex services) are considered to be inconsistent with the objectives of the R2 zone. This land use has the potential to create land use conflicts within a residential area. | Direction 12 |
| Health consulting rooms | C | X | Make permissible with consent | Health consulting rooms are permissible with consent in the R2 zone pursuant to Clause 57 of the SEPP (Infrastructure) 2007. | Direction 5 |

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| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Recreation areas | C | X | Make permissible with consent | Recreation areas are considered to be consistent with the objectives of the R2 zone. Development of recreation areas within the R2 zone improves access to open greenspace and the resulting health benefits that it provides. | Direction 29 |
| Recreation facilities (indoor) | X | C | Make prohibited | Recreation facilities (indoor) are considered to be inconsistent with the objectives of the R2 zone. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 12 |
| Recreation facilities (outdoor) | X | C | Make prohibited | Recreation facilities (outdoor) are considered to be inconsistent with the objectives of the R1 zone. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 12 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 13 Direction 14 |
| Signage | C | X | Make permissible with consent | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | N/A |

R5 Large Lot Residential

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP do not contain any objectives additional to the mandatory objectives provided in the Standard Instrument.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|---------------------------------|---------------------------------|-----------------------------------|---------------|
| Nil | Nil | N/A | N/A |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|------------------------------------|------|------|----------------------------------|--|------------------------------|
| Extensive agriculture (group term) | O | X | Make permissible without consent | Extensive agriculture is considered to be consistent with the objectives of the R5 zone. This land is typically located in the peripheral urban areas of both Dubbo and Wellington usually adjoining existing rural lands. This activity is considered appropriate in the R5 zone given the larger, semi-rural nature of the land. | Direction 1 |
| Beekeeping | O | X | Make permissible without consent | Beekeeping is considered to be consistent with the objectives of the R5 zone. This activity is considered to be low impact and sensitive to the surrounding land uses. | Direction 1 |
| Dairies (pasture-based) | C | X | Make permissible with consent | Dairies (pasture-based) are considered to be consistent with the objectives of the R5 zone. The land is generally situated amongst other rural land and should be open to potential agricultural activity. | Direction 1 |
| Horticulture | C | X | Make permissible with consent | Horticulture is considered to be consistent with the objectives of the R5 zone. Given the lot sizes this land use is able to be undertaken in a way that is sensitive to the character of the area. | Direction 1 |
| Farm buildings | C | X | Make permissible with consent | Farm buildings are considered to be consistent with the objectives of the R5 zone. As a variety of different agricultural land uses are proposed to be permissible with and without consent within this zone, it is also considered appropriate to create provision for farm buildings in support of these activities. | Direction 2 |
| Forestry | C | X | Make permissible with consent | Forestry is considered to be consistent with the objectives of the R5 zone. Forestry includes weed and pest control management activities. | Direction 13 Direction 15 |

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| Forestry (any person) | C | X | Make permissible with consent | Forestry (any person) is considered to be consistent with the objectives of the R5 zone. Forestry includes weed and pest control management activities. | Direction 13 Direction 15 |
| Residential accommodation (group term) | C | X | Make permissible with consent | Residential accommodation is considered to be consistent with the objectives of the R5 zone. | Direction 25 |
| Dual occupancies (group term) | X | C | Make permissible with consent | Dual occupancies are considered to be consistent with the objectives of the R5 zone. Dual occupancies (detached) will remain prohibited however the open R5 zone will result in the group term being permissible. | Direction 28 |
| Dual occupancies (attached) | X | C | Make permissible with consent | Dual occupancies (attached) are considered to be consistent with the objectives of the R5 zone. The intent of the R5 Large Lot Residential zone is to ensure that development is low density and does not hinder the orderly expansion of the urban area. | Direction 28 |
| Secondary Dwellings | C | X | Make permissible with consent | Secondary dwellings are permissible with consent under the provisions of the SEPP (Affordable Rental Housing) 2009. | Direction 25 |
| Tourist and Visitor Accommodation (group term) | C | X | Make permissible with consent | Tourist and Visitor Accommodation is consistent with the objectives of the R5 zone. | Direction 4 |
| Backpackers accommodation | C | X | Make permissible with consent | Backpacker's accommodation is considered to be consistent with the objectives of the R5 zone. This form of tourist and visitor accommodation provides for affordable short-term and temporary housing options for seasonal workers. | Direction 4 |
| Exhibition villages | C | X | Make permissible with consent | Exhibition homes are currently permissible under both LEPs. Allowing exhibition villages as permissible development in the R5 zone would enable the construction of multiple exhibition homes at once. These homes are generally sold as residential dwellings at the end of their life and remain consistent with the objectives of the R5 zone. | Direction 25 |
| Home occupations (sex services) | X | C | Make prohibited | Home occupation sex services are considered to be inconsistent with the objectives of the R5 zone. | Direction 12 |
| Plant nurseries | C | X | Make permissible with consent | Plant nurseries are considered to be consistent with the objectives of the R5 zone. Lot sizes within this zone are typically large enough to support the scale at which a plant nursery could operate. | Direction 2 |
| Neighbourhood shops | C | X | Make permissible with consent | Neighbourhood shops are considered to be consistent with the objectives of the R5 zone. | Direction 12 |
| Veterinary hospitals | C | X | Make permissible with consent | Veterinary hospitals are considered to be consistent with the objectives of the R5 zone. These developments provide additional support to village and agricultural land uses and improved access to animal health services. | Direction 12 |

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| Respite day care centres | C | X | Make permissible with consent | Respite day care centres are considered to be consistent with the objectives of the R5 zone. These centres provide greater access to health care facilities. | Direction 5 |
| Places of public worship | C | X | Make permissible with consent | Places of public worship are considered to be consistent with the objectives of the R5 zone. A place of public worship is a type of community facility that can fit within the existing character of a village. | Direction 12 |
| Agricultural produce industries | C | X | Make permissible with consent | Agricultural produce industries are considered to be consistent with objectives with R5 zone. | Direction 2 |
| Electricity generating works | C | X | Make permissible with consent | The SEPP (Infrastructure) 2007 permits a number of electricity generating developments subject to consent. | Direction 21 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Water storage facilities | X | C | Make prohibited | Water storage facilities are considered to be inconsistent with the objectives of the R5 zone. The zone typically comprises of privately owned lifestyle blocks that are not optimal for harbouring water storage infrastructure. | Direction 13 Direction 14 |
| Boat launching ramps | C | X | Make permissible with consent | Boat launching ramps are considered to be consistent with the objectives of the R5 zone. A number of properties zoned R5 are located along the Macquarie and Bell Rivers and would benefit from improved access to the rivers system. | Direction 4 |
| Jetties | C | X | Make permissible with consent | Jetties are considered to be consistent with the objectives of the R5 zone. A number of properties zoned R5 are located along the Macquarie and Bell Rivers and would benefit from improved access to the river system. | Direction 4 |
| Mooring pens | C | X | Make permissible with consent | Mooring pens are considered to be consistent with the objectives of the R5 zone. A number of properties zoned R5 are located along the Macquarie and Bell Rivers. Mooring pens would provide opportunity for boat owners to secure their vessels. | Direction 4 |
| Moorings | C | X | Make permissible with consent | Moorings are considered to be consistent with the objectives of the R5 zone. A number of properties zoned R5 are located along the Macquarie and Bell Rivers. Moorings would provide opportunity for boat owners to secure their vessels. | Direction 4 |
| Recreation facilities (outdoor) | X | C | Make prohibited | Recreation facilities (outdoor) are considered to be inconsistent with the objectives of the R5 zone. This development type has the potential to disrupt the amenity of the local area. | Direction 12 |
| Water recreation structures | C | X | Make permissible with consent | Water recreation structures are considered to be consistent with the objectives of the R5 zone. A number of properties zoned R5 are located along the Macquarie and Bell Rivers. These structures would support a diversified tourism industry through enabling access into and alongside the river. | Direction 4 |
| Wharf or boating facilities | C | X | Make permissible with consent | Wharf or boating facilities are considered to be consistent with the objectives of the R5 zone. A number of properties zoned R5 are located along the Macquarie and | Direction 4 |

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| | | | | Bell Rivers and additional tourist activity could be generated from this development type. | |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 13 Direction 14 |
| Signage (group term) | C | X | Make permissible with consent | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | N/A |

B2 Local Centre

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|---------------------------------|---|--|
| <ul style="list-style-type: none"> To ensure Orana Mall remains primarily a retail centre that allows for land use activities expected to fulfil a local centre role. To protect and recognise land within the zone as providing a second order retail focus in the commercial hierarchy of the City of Dubbo. To ensure that office premises only form a minor component of the land use activities within Orana Mall. | Nil | Replace the additional objectives with: <ul style="list-style-type: none"> To ensure Orana Mall remains primarily a retail centre that allows for land use activities expected to fulfil a local centre role. To protect and recognise Orana Mall as being a second order centre in the commercial centres hierarchy for Dubbo. To ensure that office premises only form a minor component of the land use activities within Orana Mall. | Minor changes have been made to the existing objectives relating to Orana Mall as a result of the Dubbo Employment Lands Strategy being adopted. |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|--|------|------|-----------------|--|------------------------------|
| Residential Accommodation (group term) | X | C | Make prohibited | Residential accommodation is a group term. Further changes to land use permissibility will be facilitated through the following sub-terms. | Direction 10 |

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| Attached dwellings | X | C | Make permissible with consent through APU | The strategic intent and application of attached dwellings are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Dual occupancies (group term) | X | C | Make permissible with consent through APU | The strategic intent and application of dual occupancies (group term) are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Dual occupancies (attached) | X | C | Make permissible with consent through APU | The strategic intent and application of dual occupancies (attached) are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Dual occupancies (detached) | X | C | Make permissible with consent through APU | The strategic intent and application of dual occupancies (detached) are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Dwelling houses | X | C | Make permissible with consent through APU | The strategic intent and application of dwelling houses are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Group homes (group term) | X | C | Make permissible with consent through APU | The strategic intent and application of group homes (group term) are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Permanent group homes | X | C | Make permissible with consent through APU | The strategic intent and application of permanent group homes are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Transitional group homes | X | C | Make permissible with consent through APU | The strategic intent and application of transitional group homes are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Hostels | X | C | Make permissible with consent through APU | The strategic intent and application of hostels are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Multi dwelling housing | X | C | Make permissible with consent through APU | The strategic intent and application of multi dwelling housing are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Residential flat buildings | X | C | Make permissible with consent through APU | The strategic intent and application of residential flat buildings are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Secondary dwellings | X | C | Make permissible with consent through APU | The strategic intent and application of secondary dwellings are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |

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| Semi-detached dwellings | X | C | Make permissible with consent through APU | The strategic intent and application of semi-detached dwellings are not considered to be inconsistent with the objectives of the B2 zone. Permissible with consent through APU provisions. | Direction 10 |
| Bed and breakfast accommodation | X | C | Make permissible with consent through APU | The B2 zone objectives of each former LGA are inconsistent. Permissible with consent through APU provisions. | Direction 10 |
| Farm stay accommodation | X | C | Make prohibited | Farm stay accommodation is considered to be inconsistent with the objectives of the B2 zone. | Direction 10 |
| Home occupations (sex services) | X | C | Make prohibited | Home occupations (sex services) are considered to be inconsistent with the objectives of the B2 zone. This form of development is likely to cause land use conflict within this zone. | Direction 12 |
| Sex services premises (brothels) | X | C | Make prohibited | Sex services premises (brothels) are considered to be inconsistent with the objectives of the B2 zone. This form of development is considered to cause land use conflict within this zone. | Direction 12 |
| Wholesale supplies | X | C | Make prohibited | Wholesale supplies are considered to be inconsistent with the objectives of the B2 zone. The focus is to primarily facilitate retail, business, entertainment and community uses. | Direction 12 |
| Research stations | X | C | Make prohibited | Research stations are considered to be inconsistent with the objectives of the B2 zone. The B2 zone is not identified under the SEPP (Infrastructure) as a prescribed zone to facilitate research stations. These stations are typically established within the rural zones to offer research based support to agricultural practices. | Direction 12 |
| High technology industries | X | C | Make prohibited | High technology industries are considered to be inconsistent with the objectives of the B2 zone. High technology industries fall under the group term, light industry. The IN2 light industrial zone would be better suited to accommodate this type of development. | Direction 12 |
| Industrial training facilities | X | C | Make prohibited | Industrial training facilities are considered to be inconsistent with the objectives of the B2 zone. These facilities are categorised as industrial land uses and as such would be better placed within an industrial zone outside of a local centre. | Direction 12 |
| Vehicle repair stations | X | C | Make prohibited | Vehicle repair stations are considered to be inconsistent with the objectives of the B2 zone. Similar to other industrial land uses, this development type would be better positioned within an industrial zone outside of the local centre. | Direction 12 |
| Warehouse or distribution centres (group term) | X | C | Make prohibited | Warehouse of distribution centres are considered to be inconsistent with the objectives of the B2 zone. In consideration of the typical size and scale of these developments, they would operate more efficiently within an industrial zone or enterprise corridor. | Direction 12 |

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| Public administration buildings | X | C | Make permissible with consent | Public administration buildings are considered to be consistent with the objectives of the B2 zone. | Direction 12 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Sewerage systems (group term) | X | C | Make prohibited | This is a minor change to make the group term prohibited. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 12 |
| Waste or resource management facilities (group term) | X | C | Make prohibited | This is a minor change to make the group term permissible with consent. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 12 |
| Mortuaries | X | C | Make prohibited | Mortuaries are considered to be inconsistent with the objectives of the B2 zone. The B2 zone is typically introduced to accommodate commercial land uses including localised services to the community. Mortuaries are not considered to be appropriate development in the B2 zone. | Direction 12 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of commercial area to avoid land use conflicts. | Direction 13 Direction 15 |
| Advertising structures | X | C | Make prohibited | Advertising structures are considered to be inconsistent with the objectives of the B2 zone and detract from the visual amenity of the area. | Direction 29 |

B6 Enterprise Corridor

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|--|--|--|
| <ul style="list-style-type: none"> To facilitate a mix of business and retail development on the Mitchell, Newell and Golden Highways that services the needs of the travelling public. | <ul style="list-style-type: none"> To provide for residential uses, but only as part of a mixed use development. To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres. | <p>Remove existing WLEP and DLEP additional objectives and replace with the following:</p> <ul style="list-style-type: none"> To facilitate a mix of business and retail development along major roads, in locations that are close to, and that support the viability of, centres. | <p>Existing locations of B6 zoning throughout the LGA are not considered to be suitable for residential development. Group homes and hostels should typically be located within residential or rural zones where land use conflicts are avoided and adequate servicing can be provided.</p> <p>It is therefore proposed to remove the additional objective from the WLEP that relates to permissibility of residential uses within the B6 zone.</p> <p>It is proposed to combine the remaining additional objective from both the DLEP and WLEP as it has a similar intent</p> |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|----------------------------------|------|------|-----------------|--|------------------------------|
| Group homes (group term) | X | C | Make prohibited | Group homes are considered to be inconsistent with the objectives of the B6 zone. To avoid land use conflicts and provide better amenity to the residents, this development type is better suited in proximity to other residential development. | Direction 12 |
| Permanent group homes | X | C | Make prohibited | Permanent group homes are considered to be inconsistent with the objectives of the B6 zone. To avoid land use conflicts and provide better amenity to the residents, this development type is better suited in proximity to other residential development. | Direction 12 |
| Transitional group homes | X | C | Make prohibited | Transitional group homes are considered to be inconsistent with the objectives of the B6 zone. To avoid land use conflicts and provide better amenity to the residents, this development type is better suited in proximity to other residential development. | Direction 12 |
| Hostels | X | C | Make prohibited | Hostels are considered to be inconsistent with the objectives of the B6 zone. To avoid land use conflicts and provide better amenity for residents, this development type is better suited in proximity to other residential development. | Direction 12 |
| Bed & breakfast accommodation | X | C | Make prohibited | Bed and breakfast accommodation relies upon the use of an existing dwelling. Dwelling houses are prohibited under the provisions of the existing DLEP and WLEP. | Direction 12 |
| Home occupations (sex services) | X | C | Make prohibited | Home occupations (sex services) are considered to be inconsistent with objectives of the B6 zone. | Direction 12 |
| Commercial premises (group term) | X | C | Make prohibited | Commercial premises is a group term and changes to this term will not result in any significant impacts. Additional amendments will be undertaken in respect of the sub terms. | N/A |
| Office premises | X | C | Make prohibited | Permitting office premises development adjoining a major road network surrenders the opportunity for other uses that utilise the proximity of these networks. Permitting offices in the B6 zone would undermine the commercial centres hierarchy contained within the Dubbo Employment Lands Strategy. | Direction 12 |
| Retail premises (group term) | X | C | Make prohibited | Retail premises is a group term and any changes to the permissibility of this group term is considered to be of minor significance. Additional amendments will be made to the sub terms. | Direction 12 |
| Food and drink premises | X | C | Make prohibited | Food and drink premises as a group term is considered to be inconsistent with the objectives of the B6 zone. Restaurants or cafes and take away food and drink premises will remain permissible with consent in the B6 zone. | Direction 12 |
| Pubs | X | C | Make prohibited | Pubs are considered to be inconsistent with the objectives of the B6 zone. Existing Pub is located at 3 Mitchell Hwy, Wellington. Further investigation is needed to ascertain whether an additional permitted use is required on the land. | Direction 12 |

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| Small bars | X | C | Make prohibited | Small bars are considered to be inconsistent with the objectives of the B6 zone. More appropriate locations would include commercial centres or where synergies exist with recreational facilities. | Direction 12 |
| Kiosks | X | C | Make prohibited | Kiosks are considered to be inconsistent with the objectives of the B6 zone. A more appropriate location would include the commercial centres. | Direction 12 |
| Markets | X | C | Make prohibited | Markets are considered to be inconsistent with the objectives of the B6 zone. More appropriate locations would include commercial centres (i.e. B2 Local Centre zone) and tourist zone (i.e. SP3 Tourist zone). | Direction 12 |
| Neighbourhood shops | C | X | Make permissible with consent | Neighbourhood shops are considered to be consistent with the objectives of the B6 zone. These shops provide for added convenience to meet the day to day needs of people who work in the local area as well as passing motorists. A floor space limit of 150m ² is required by the LEP. | Direction 10 |
| Timber yards | C | X | Make permissible with consent | Timber yards are considered to be consistent with the objectives of the B6 zone. The proximity of the B6 zone to major road networks facilitates convenient access for trucks and other heavy vehicles. | Direction 10 |
| Amusement centres | C | X | Make permissible with consent | Amusement centres are not considered to be inconsistent with the objectives of the B6 zone. These centres provide for additional synergies between other permissible land uses. | Direction 12 |
| Industrial training facilities | X | C | Make prohibited | Industrial training facilities are considered to be inconsistent with the objectives of the B6 zone. These facilities do not typically require frequent access by passenger vehicles or heavy vehicle traffic. | Direction 12 |
| Helipads | X | C | Make prohibited | Helipads are not considered to be consistent with the objectives of the B6 zone. This development may however be achieved as ancillary development in support to other permitted land uses. | Direction 12 |
| Freight transport facilities | C | X | Make permissible with consent | Freight transport facilities are considered to be consistent with the objectives of the B6 zone. B6 zoned land is strategically located close to main roads and offers direct access to the State's road network. Freight transport facilities will capitalise on land within the B6 zone. | Direction 10 Direction 12 Direction 18 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Sewerage systems (group term) | X | C | Make prohibited | This is a minor change to make the group term prohibited. Each of the subset terms are consistent between the two LEPs and therefore, no land use changes would occur directly as a result of this change. | Direction 12 |
| Waste or resource management | X | C | Make prohibited | This is a minor change to make the group term prohibited. Changes are to be made to the subset terms. | Direction 12 |

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| facilities (group term) | | | | | |
| Waste or resource transfer stations | X | C | Make permissible with consent | The State Environmental Planning Policy (Infrastructure) 2007 permits with consent, development for the purposes of a waste or resource transfer station | N/A |
| Boat building and repair facilities | X | C | Make prohibited | Boat building and repair facilities are not considered to be consistent with the objectives of the B6 zone. These facilities do not require direct access to major road networks. | Direction 12 |
| Recreation facilities (indoor) | X | C | Make prohibited | Recreational facilities (indoor) contain a wide variety of recreational uses including squash courts, swimming pools, gymnasium, bowling alleys and the like. As B6 business enterprise zones are located adjacent to main road networks and as recreational facilities have the potential to generate significant levels of parking and traffic, they are not ideally suited in the B6 zone. The permissibility of such use in the B6 zone would have unintended impacts on Dubbo's strategically planned B6 precincts considered within the Employment Lands Strategy. | Direction 12 |
| Mortuaries | X | C | Make prohibited | Mortuaries are not considered to be consistent with the objectives of the B6 zone. This development does not require direct access to major road networks. | Direction 12 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 13 Direction 15 |
| Advertising structures | X | C | Make prohibited | Advertising structures are not considered to be consistent with the objectives of the B6 zone and negatively impact on the visual aesthetic of the area. | Direction 12 |

IN2 Light Industrial

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|---------------------------------|---|---------------|
| <ul style="list-style-type: none"> To recognise the Depot Road and McKenzie Street industrial area as providing start up and transport related development opportunities. | Nil | Adopt the DLEP additional objectives with no changes. | N/A |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|---------------------------------|------|------|-----------------|---|------------------------------|
| Home occupations | X | C | Make prohibited | Home occupations are considered to be inconsistent with the objectives of the IN2 zone. Dwellings are prohibited in the IN2 zone and are required for a home occupation to operate. | Direction 12 |
| Home businesses | X | C | Make prohibited | Home businesses are considered to be inconsistent with the objectives of the IN2 zone. Dwellings are prohibited in the IN2 zone and are required for a home business to operate. | Direction 12 |
| Home occupations (sex services) | X | C | Make prohibited | Home occupations (sex services) are considered to be inconsistent with the objectives of the IN2 zone. Dwellings are prohibited in the IN2 zone and are required for a home occupation (sex services) to operate. | Direction 12 |

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| Sex services premises (brothels) | X | C | Make prohibited | Sex services brothels are considered to be inconsistent with the objectives of the IN2 zone. Sex services premises are considered to cause land use conflict with other developments within the area. | Direction 12 |
| Health consulting rooms | C | X | Make permissible with consent | Although dwelling houses are no permitted within the IN2 zone, a number of existing dwellings remain occupied in north Dubbo industrial precinct. This development is considered to be consistent with the objectives of the IN2 zone and can be facilitated by existing dwellings. | Direction 5 |
| Medical centres | C | X | Make permissible with consent | Medical centres are considered to be consistent with the objectives of the IN2 zone. Creating provision for these centres within the IN2 zone would increase worker's access to medical resources in employment lands areas. | Direction 5 |
| Educational establishments (group term) | C | X | Make permissible with consent | Educational establishments are a group term and any changes to this group term are considered to be of minor significance. | Direction 6 |
| Schools | C | X | Make permissible with consent | Schools are considered to be consistent with the objectives of the IN2 zone. Permissibility of this land use would expand education and training opportunities within the local area. | Direction 6 |
| Research stations | X | C | Make prohibited | Research stations are considered to be inconsistent with the objectives of the IN2 zone. This land use is typically used for the purposes of agriculture, environmental, fisheries, forestry, minerals or soil conservation research, these uses are not undertaken within the IN2 zone. | Direction 12 |
| Industries | X | C | Make prohibited | The term industry is considered to be a group term and therefore any changes to its permissibility would have minimal impact. Industries are also considered to be consistent with the objectives of the IN2 zone. | Direction 12 Direction 10 |
| Liquid fuel depots | C | X | Make permissible with consent | Liquid fuel depots are considered to be consistent with the objectives of the IN2 zone. This land use is categorised as industrial and is consistent with the local area. | Direction 12 |
| Helipads | X | C | Make prohibited | Helipads are considered to be inconsistent with the objectives of the IN2 zone and could potentially create land use conflict within the area. | Direction 12 |
| Car parks | C | X | Make permissible with consent | Car parks are considered to be consistent with the objectives of the IN2 zone. The characteristics and location of the IN2 zone are considered to be appropriate to facilitate a car park development often required to service light industrial development and other permissible land uses. | Direction 10 |
| Highway service centres | C | X | Make permissible with consent | Highway service centres are considered to be consistent with the objectives of the IN2 zone. These centres support the refuelling and servicing needs of local and passing vehicles. | Direction 10 |

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| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Sewerage systems (group term) | X | C | Make prohibited | Sewerage systems is a group term and any changes to this term would be of minor significance. Amendments are proposed for the associated sub-terms. | Direction 12 |
| Water recycling facilities | X | C | Make prohibited | Water recycling facilities are considered to be inconsistent with the objectives of the IN2 zone. The IN2 zone is typically reserved for industrial land uses that do not cause adverse impacts on other land uses. | Direction 12 |
| Waste or resource management facilities (group term) | X | C | Make prohibited | Waste resource management facilities is a group term. No impacts will occur as a result of this amendment. | Direction 12 |
| Recreation facilities (major) | X | C | Make prohibited | Recreation facilities (major) are considered to be inconsistent with the objectives of the IN2 zone. These facilities are better suited to a tourist or recreation zone. | Direction 12 |
| Recreation facilities (outdoor) | X | C | Make prohibited | Recreation facilities (outdoor) are considered to be inconsistent with the objectives of the IN2 zone. These facilities are better suited to a tourist or recreation zone. | Direction 12 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 13 Direction 15 |
| Advertising Structures | X | C | Make prohibited | Advertising structures are considered to be inconsistent with the objectives of the IN2 zone as they impact the visual amenity of the area. | Direction 12 |

SP3 Tourist

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contain objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|--|---|---|
| <ul style="list-style-type: none"> To recognise the importance of the Taronga Western Plains Zoo as a key tourist facility within the area of the City of Dubbo. To facilitate tourist-orientated development along major transport corridors and at key nodes throughout the City of Dubbo. To ensure that further development in the Cobra Street and Whylandra Street precincts will not interfere with established uses on adjoining residentially zoned land. To ensure that development in the Camp Road precinct will not interfere with the continued operation of the Taronga Western Plains Zoo. | <ul style="list-style-type: none"> To protect and enhance the natural and environmental qualities that attract tourists and visitors to the area. | <p>Adopt both the DLEP and WLEP additional objectives with minor changes to DLEP objectives.</p> <ul style="list-style-type: none"> To recognise the importance of the Taronga Western Plains Zoo as a key tourist facility within the area. To facilitate tourist-orientated development along major transport corridors and at key nodes. To ensure that further development in the Cobra Street and Whylandra Street precincts will not interfere with established uses on adjoining residentially zoned land. To ensure that development in the Camp Road precinct will not interfere with the continued operation of the Taronga Western Plains Zoo. To protect and enhance the natural and environmental qualities that attract tourists and visitors to the area. | <p>To provide objectives which provide strategic direction for both Dubbo and Wellington.</p> |

| Principle 2: Consistent approach to land use permissibility across similarly zoned lands The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA. | | | | | |
|--|------|------|----------------------------------|--|------------------------------|
| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
| Extensive agriculture (group term) | O | X | Make permissible without consent | A number of SP3 lots within the LGA remain large enough to support extensive agricultural activities and would not result in land use conflicts with surrounding properties. | Direction 1 |
| Beekeeping | O | X | Make permissible without consent | A number of SP3 lots within the LGA remain large enough to support Beekeeping activities and would not result in land use conflicts. | Direction 1 |
| Dairies (pasture-based) | O | X | Make prohibited | A number of SP3 lots within the LGA remain large enough to support Dairies (pasture-based) and would result in land use conflicts. | Direction 1 |
| Viticulture | C | X | Make permissible with consent | Viticulture is considered to be consistent with the objectives of the SP3 zone. Synergies often exist between viticulture activities and cellar door premises. | Direction 12 |
| Animal boarding or training establishment | C | X | Make permissible with consent | A number of SP3 lots within the LGA remain large enough to facilitate animal boarding or training establishments. | Direction 12 |
| Farm buildings | C | X | Make permissible with consent | Where agricultural activities are permissible it is deemed appropriate to facilitate development of farm buildings. | Direction 2 |
| Shop top housing | C | X | Make permissible with consent | Shop top housing is considered to be consistent with the objectives of the SP3 zone. This form of housing would support active street frontages with additional accommodation above. | Direction 10 |
| Bed and breakfast accommodation | X | C | Make prohibited | Bed and breakfast accommodation is considered to be inconsistent with the objectives of the SP3 zone. Bed and Breakfast accommodation relies upon the provision of an existing dwelling. Dwelling houses are prohibited in this zone. | Direction 12 |
| Home businesses | X | C | Make prohibited | Home businesses are considered to be inconsistent with the objectives of the SP3 zone. Home businesses rely upon the provision of an existing dwelling in which to operate. Dwelling houses are prohibited in this zone. | Direction 12 |
| Cellar door premises | C | X | Make permissible with consent | Cellar door premises are considered to be consistent with the objectives of the SP3 zone. This development typically supports tourist activity within this zone. | Direction 4 |
| Kiosks | X | C | Make prohibited | Kiosks are considered to be inconsistent with the objectives of the SP3 zone. This land use activity is generally undertaken to provide convenience food and drink, newspapers and films. This activity would be better utilised in a commercial zone where a high level of pedestrian traffic exists. | Direction 12 |

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| Markets | C | X | Make permissible with consent | Markets are considered to be consistent with the objectives of the SP3 zone. This land use activity would facilitate the sale of local goods and services to the tourism market. | Direction 4 |
| Roadside stalls | C | X | Make permissible with consent | Roadside stalls are considered to be consistent with the objectives of the SP3 zone. This land use activity would provide additional opportunity for local land holders to sell agricultural produce or hand crafted goods to the passing tourist trade. | Direction 4 |
| Neighbourhood shops | X | C | Make prohibited | Neighbourhood shops are considered to be inconsistent with objectives of the SP3 zone. This type of shop development is aimed at providing localised convenience shopping to residential areas and is not considered appropriate in the SP3 zone. | Direction 12 |
| Amusement centres | C | X | Make permissible with consent | Amusement centres are considered to be consistent with objectives of the SP3 zone. Amusement centres provide additional tourist activity within the zone. | Direction 4 |
| Entertainment facilities | C | X | Make permissible with consent | Entertainment facilities are considered to be consistent with the objectives of the SP3 zone. This development type typically includes theatres and cinemas which play a vital role in promoting tourist activity. | Direction 4 |
| Registered clubs | C | X | Make permissible with consent | Registered clubs are considered to be consistent with the objectives of the SP3 zone. A number of these clubs are currently operating within the Whylandra Street tourist zone. | Direction 4 |
| Service stations | C | X | Make permissible with consent | Service stations are considered to be consistent with the objectives of the SP3 zone. A large portion of the SP3 zone is located adjoining major road networks including the Newell and Mitchell highways. | Direction 19 |
| Veterinary hospitals | C | X | Make permissible with consent | Veterinary hospitals are considered to be consistent with the objectives of the SP3 zone. The tourist zone is located in close proximity to major road networks making it accessible to those requiring the services of a veterinary hospital. | Direction 12 |
| Health consulting rooms | C | X | Make permissible with consent | Although dwellings houses are not permissible within the SP3 zone, there are a number of existing dwellings located within the zone that have the potential to host health consulting rooms. This would improve access to the health services within the LGA. | Direction 5 |
| Medical centres | C | X | Make permissible with consent | Medical centres are considered to be consistent with the objectives of the SP3 zone. The SP3 zone provides opportunities of accessible land close to major roads and within central urban locations. | Direction 5 |
| Respite day care centres | C | X | Make permissible with consent | Respite day care centres are considered to be consistent with the objectives of the SP3 zone. The SP3 zone provides opportunities of accessible land close to major roads and within central urban locations. | Direction 5 |
| Community facilities | C | X | Make permissible with consent | Community facilities are considered to be consistent with the objectives of the SP3 zone. This land use creates opportunity to promote and diversify tourist activity within the zone. | Direction 4 |

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| Places of public worship | C | X | Make permissible with consent | Places of public worship are considered to be consistent with the objectives of the SP3 zone. This development is not anticipated to result in land use conflicts within this zone. | Direction 12 |
| Heliports | X | C | Make prohibited | Heliports are considered to be inconsistent with the objectives of the SP3 zone. It is anticipated that this development would result in land use conflicts. | Direction 12 |
| Heliports (any person) | X | C | Make prohibited | Heliports are considered to be inconsistent with the objectives of the SP3 zone. It is anticipated that this development would result in land use conflicts. | Direction 12 |
| Airstrips | C | X | Make permissible with consent | Airstrips are considered to be consistent with the objectives of the SP3 zone. It is anticipated that this development would result in land use conflicts. | Direction 4 |
| Car parks | X | C | Make prohibited | Car parks are considered to be inconsistent with the objectives of the SP3 zone. This development type, as a standalone development, detracts from the tourist potential of the zone. | Direction 12 |
| Emergency services facilities | X | C | Make prohibited | Emergency services facilities are considered to be inconsistent with the objectives of the SP3 zone. The SEPP (Infrastructure) does not include SP3 as a prescribed zone for this type of development. | Direction 12 |
| Passenger transport facilities | C | X | Make permissible with consent | Passenger transport facilities are considered to be consistent with the objectives of the SP3 zone. These facilities provide improved access to public transport for tourists and visitors. | Direction 20 |
| Highway service centres | C | X | Make permissible with consent | Highway service centres are considered to be consistent with the objectives of the SP3 zone. A large portion of the SP3 zone is situated alongside major road corridors including the Mitchell and Newell highways. | Direction 19 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Water supply systems (group term) | X | C | Make prohibited | Water supply systems is a group term and any changes to this term is of minor significance. It is proposed to undertake changes to two of the following sub terms. | Direction 12 |
| Water storage facilities | X | C | Make prohibited | Water storage facilities are considered to be inconsistent with the objectives of the SP3 zone and are therefore considered to be incompatible with other land uses within the zone. | Direction 12 |
| Water treatment facilities | X | C | Make prohibited | Water treatment facilities are considered to be inconsistent with the objectives of the SP3 zone and are therefore considered to be incompatible with other land uses within the zone. | Direction 12 |
| Boat launching ramps | C | X | Make permissible with consent | Boat launching ramps are considered to be consistent with the objectives of the SP3 zone. These developments support the tourist function and activity within the zone. | Direction 4 |

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| Boat sheds | C | X | Make permissible with consent | Boat sheds are considered to be consistent with objectives of the SP3 zone. These developments supports the tourist function and activity within the zone. | Direction 4 |
| Charter and tourism boating facilities | C | X | Make permissible with consent | Charter and tourism boating facilities represents itself as a tourist activity and is considered to be consistent with the objectives of the SP3 zone. | Direction 4 |
| Jetties | C | X | Make permissible with consent | Jetties are considered to be consistent with the objectives of the SP3 zone. There are a number of areas zoned SP3 in proximity to the Macquarie River which provide opportunity for this type of development. | Direction 4 |
| Mooring pens | C | X | Make permissible with consent | Mooring pens are considered to be consistent with the objectives of the SP3 zone. There are a number of areas zoned SP3 in proximity to the Macquarie River which provide opportunity for this type of development. | Direction 4 |
| Moorings | C | X | Make permissible with consent | Moorings are considered to be consistent with the objectives of the SP3 zone. There are a number of areas zoned SP3 in proximity to the Macquarie River which provide opportunity for this type of development. | Direction 4 |
| Recreation facilities (indoor) | C | X | Make permissible with consent | Recreation facilities (indoor) are considered to be consistent with the objectives of the SP3 zone. These facilities provide for direct tourist related activity within the zone. | Direction 4 |
| Recreational facilities (major) | C | X | Makes permissible with consent | Recreation facilities (major) are considered to be consistent with the objectives of the SP3 zone. These facilities provide for direct tourist related activity within the zone. | Direction 4 |
| Recreation facilities (outdoor) | C | X | Make permissible with consent | Recreation facilities (outdoor) are considered to be consistent with the objectives of the SP3 zone. These facilities provide for direct tourist related activity within the zone. | Direction 4 |
| Water recreation structures | C | X | Make permissible with consent | Water recreation structures are considered to be consistent with the objectives of the SP3 zone. This development would enhance the useability of the river system and further diversify the region's tourist offer. | Direction 4 |
| Wharf or boating facilities | C | X | Make permissible with consent | Wharf or boating facilities are considered to be consistent with the objectives of the SP3 zone. This development would create additional tourist opportunities for the region and enable better use of our natural resources. | Direction 4 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 13 Direction 15 |
| Advertising structures | X | C | Make prohibited | Advertising structures are considered to be inconsistent with the objectives of the SP3 zone and detract from the visual amenity of the area. | Direction 12 |

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RE1 Public Recreation

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP contains objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|--|---------------------------------|--|---------------|
| <ul style="list-style-type: none"> To provide for facilities and amenities to enhance the use of public open space. | Nil | Adopt DLEP additional objective with no changes. | N/A |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|-------------------------------|------|------|-------------------------------|--|------------------------------|
| Eco-tourist facilities | C | X | Make permissible with consent | Eco-tourist facilities are considered to be consistent with the objectives of the RE1 zone. This zone provides opportunities to create synergies between ecologically sensitive areas and eco-tourist facilities. | Direction 4 |
| Restaurants or cafes | C | X | Make permissible with consent | Restaurants or cafes are considered to be consistent with the objectives of the RE1 zone. This land use activity attracts people to and enhances the appeal of open space areas. | Direction 4 |
| Car parks | X | C | Make prohibited | Car parks are considered to be inconsistent with the objectives of the RE1 zone. Development that typically impacts the natural, environmental aesthetics of the surrounding locality is not appropriate for this zone. | Direction 12 |
| Emergency services facilities | X | C | Make prohibited | Emergency services facilities are considered to be inconsistent with the objectives of the RE1 zone. The SEPP (Infrastructure) does not identify the RE1 as a prescribed zone for this land use. A large portion of the RE1 land is impacted by flooding and would not be appropriate for this land use. | Direction 15 |

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|--------------------------------------|---|---|----------------------------------|---|--------------|
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Water Storage Facilities | X | C | Make prohibited | Water storage facilities are considered to be inconsistent with the objectives of the RE1 zone and are therefore considered to be incompatible with other land uses within the zone. | Direction 12 |
| Boat sheds | C | X | Make permissible with consent | Boat sheds are considered to be consistent with the objectives of the RE1 zone. A large portion of land zoned RE1 is located along the Macquarie River and provides opportunity for development that supports recreational boating. | Direction 11 |
| Charter & tourism boating facilities | C | X | Make permissible with consent | Charter & tourism boating facilities are considered to be consistent with the objectives of the RE1 zone. A large portion of land zoned RE1 is located along the Macquarie River and provides opportunity for development that supports recreational boating. | Direction 11 |
| Mooring pens | C | X | Make permissible with consent | Mooring pens are considered to be consistent with the objectives of the RE1 zone. A large portion of land zoned RE1 is located along the Macquarie River and has the potential to facilitate recreational boating. | Direction 11 |
| Moorings | C | X | Make permissible with consent | Moorings are considered to be consistent with the objectives of the RE1 zone. A large portion of land zoned RE1 is located along the Macquarie River and has the potential to facilitate recreational boating. | Direction 11 |
| Wharf or boating facilities | C | X | Make permissible with consent | Wharf or boating facilities are considered to be consistent with the objectives of the RE1 zone. A large portion of land zoned RE1 is located along the Macquarie River and has the potential to facilitate recreational boating. | Direction 11 |
| Cemeteries | C | X | Make permissible with consent | Cemeteries are considered to be consistent with the objectives of the RE1 zone. The open space and natural characteristics provide opportunity for suitable areas to develop. | Direction 12 |
| Advertising structures | X | C | Make prohibited | Advertising structures are considered to be inconsistent with the objectives of the RE1 zone and detract from the visual amenity of the area. | Direction 12 |

RE2 Private Recreation

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP do not contain any objectives additional to the mandatory objectives provided in the Standard Instrument.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|---------------------------------|---------------------------------|-----------------------------------|---------------|
| Nil | Nil | No amendments are required. | N/A |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|--|------|------|-------------------------------|---|------------------------------|
| Aquaculture (group term) | X | C | Make prohibited | Aquaculture is considered to be inconsistent with the objectives of the RE2 zone. This land use does not facilitate recreational activity. | Direction 12 |
| Tourist and visitor accommodation (group term) | C | X | Make permissible with consent | Tourist and visitor accommodation is considered to be consistent with the objectives of the RE2 zone. This land use provides accommodation opportunities in support of recreational activity. | Direction 4 |
| Backpackers' accommodation | C | X | Make permissible with consent | Backpackers' accommodation is considered to be consistent with the objectives of the RE2 zone. This land use provides accommodation opportunities in support of recreational activity. | Direction 4 |
| Hotel or motel accommodation | C | X | Make permissible with consent | Hotel or motel accommodation is considered to be consistent with the objectives of the RE2 zone. This land use provides accommodation opportunities in support of recreational activities. | Direction 4 |
| Serviced apartments | C | X | Make permissible with consent | Serviced apartments are considered to be consistent with the objectives of the RE2 zone. This land use provides accommodation opportunities in support of recreational activities. | Direction 25 |

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| Food and drink premises | C | X | Make permissible with consent | Food and drink premises are considered to be consistent with the objectives of the RE2 zone. This land use provides additional food and drink services in support of recreational activities. | Direction 12 |
| Take away food and drink premises | C | X | Make permissible with consent | Takeaway food and drink premises are considered to be consistent with the objectives of the RE2 zone. This land use provides additional food and drink services in support of recreational activities. | Direction 12 |
| Small bars | C | X | Make permissible with consent | Small bars are considered to be consistent with the objectives of the RE2 zone. This land use provides additional support of recreational activities. | Direction 12 |
| Amusement centres | C | X | Make permissible with consent | Amusement centres are considered to be consistent with the objectives of the RE2 zone. This land use activity provides additional provision for recreational activity within the zone. | Direction 12 |
| Entertainment facilities | C | X | Make permissible with consent | Entertainment facilities are considered to be consistent with the objectives of the RE2 zone. This land use activity provides additional provision for recreational activity within the zone. | Direction 12 |
| Function centres | C | X | Make permissible with consent | Function centres are considered to be consistent with the objectives of the RE2 zone. This land use activity provides additional provision for recreational activity within this zone | Direction 12 |
| Veterinary hospitals | C | X | Make permissible with consent | Veterinary hospitals do not contravene the objectives of the RE2 zone. | Direction 12 |
| Educational establishments (group term) | C | X | Make permissible with consent | Educational establishments is a group term and therefore any changes to this term are considered to have minimal impact. An amendment is propose for the sub term schools. | Direction 6 Direction 12 |
| Schools | C | X | Make permissible with consent | Schools do not contravene the objectives of the RE2 zone. Schools create additional opportunities for land use synergies between education and recreational activity. | Direction 6 Direction 12 |
| Places of public worship | C | X | Make permissible with consent | Places of public worship do not contravene the objectives of the RE2 zone. | Direction 12 |
| Research stations | X | C | Make prohibited | Research stations are considered to be inconsistent with the objectives of the RE2 zone. Research stations typically do not provide opportunity for recreational activities. | Direction 12 |
| Helipads | X | C | Make prohibited | Helipads are considered to be inconsistent with the objectives of the RE2 zone. This land use is not considered to be compatible with other land uses within the zone. | Direction 12 |
| Car parks | X | C | Make prohibited | Car parks as an isolated development are considered to be inconsistent with the objectives of this zone. Car parks may be considered as ancillary to other permissible forms of development in the zone. | Direction 12 |
| Emergency services facilities | X | C | Make prohibited | Emergency services facilities are considered to be inconsistent with the objectives of the RE2 zone. | Direction 12 |

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|-------------------------------------|---|---|----------------------------------|--|------------------------------|
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Water supply systems | X | C | Make prohibited | Water supply systems are considered to be inconsistent with the objectives of the RE2 zone. The SEPP (Infrastructure) 2007 does not list the RE2 zone as a prescribed zone for this form of development. | Direction 14 |
| Water storage facilities | X | C | Make prohibited | Water storage facilities are considered to be inconsistent with the objectives of the RE2 zone. The SEPP (Infrastructure) 2007 does not list the RE2 zone as a prescribed zone for this form of development. | Direction 14 |
| Water treatment facilities | X | C | Make prohibited | Water treatment facilities are considered to be inconsistent with the objectives of the RE2 zone. The SEPP (Infrastructure) 2007 does not list the RE2 zone as a prescribed zone for this form of development. | Direction 14 |
| Mooring pens | C | X | Make permissible with consent | Mooring pens are considered to be consistent with the objectives of the RE2 zone. There are a number of areas zoned RE2 in proximity to the Macquarie River which provide opportunity for this type of development. | Direction 4 |
| Wharf or boating facilities | C | X | Make permissible with consent | Wharf or boating facilities are considered to be consistent with the objectives of the RE2 zone. There are existing properties located in close proximity to the Macquarie River that would facilitate this form of development. | Direction 11 |
| Cemeteries | C | X | Make permissible with consent | Cemeteries are considered to be consistent with the objectives of the RE2 zone and are sensitive to the natural environment. | Direction 11 |
| Crematoria | C | X | Make permissible with consent | Crematoria are not considered to contravene the objectives of the RE2 zone. Land within this zone may contain areas of open space that are sensitive to existing natural environmental assets. This land would provide opportunity to facilitate memorial services in connection with a crematorium. | Direction 12 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 13 Direction 15 |
| Advertising structures | X | C | Make prohibited | Advertising structures are considered to be inconsistent with the objectives of the RE2 zone and detract from the visual amenity of the area. | Direction 12 |

E1 National Parks and Nature Reserves

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP do not contain any objectives additional to the mandatory objectives provided in the Standard Instrument.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|---------------------------------|---------------------------------|-----------------------------------|---------------|
| Nil | Nil | No amendments are required. | N/A |

Principle 2: Consistent approach to land use permissibility across similarly zoned lands

The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA.

| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
|----------|------|------|----------------------------------|---|------------------------------|
| Roads | O | X | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |

E3 Environmental Management

Principle 1: Consistent approach to zone objectives across similarly zoned lands

The DLEP and WLEP contains objectives additional to the mandatory objectives provided in the Standard Instrument. The single LEP for the Dubbo Regional LGA is required to have a consistent and consolidated set of objectives incorporating the existing DLEP and WLEP objectives.

Inconsistent, duplicated and repetitive additional objectives are to be consolidated into a single set.

| DLEP Additional Zone Objectives | WLEP Additional Zone Objectives | Recommended Additional Objectives | Justification |
|---|--|---|---|
| <ul style="list-style-type: none"> To ensure development is compatible with the flood hazard of the Macquarie and Talbragar Rivers. To ensure development does not create outbreaks of saline lands or exacerbate the existence of existing saline lands. | <ul style="list-style-type: none"> To identify land along the Macquarie and Bell Rivers in proximity to the Town of Wellington suitable for low impact development that addresses the flood prone nature of this land. To allow for a range of low impact recreational activities and ancillary land uses in the Burrendong State Park that protect and enhance the environmental and scenic qualities of the park and water quality of Lake Burrendong. To recognise the environmental, scenic and landscape significance of certain lands in proximity to the Town of Geurie. | <p>Adopt a combination of the DLEP and WLEP additional objectives.</p> <ul style="list-style-type: none"> To ensure development is compatible with the flood hazard of the Macquarie, Talbragar and Bell Rivers. To ensure development does not create outbreaks of saline lands or exacerbate the existence of existing saline lands. To identify land along the Macquarie, Talbragar and Bell Rivers in proximity to the towns and cities which is suitable for low impact development that addresses the flood prone nature of this land. To allow for a range of low impact recreational activities and ancillary land uses in the Burrendong State Park that protect and enhance the environmental and scenic qualities of the park and water quality of Lake Burrendong. To recognise the environmental, scenic and landscape significance of certain lands in proximity to the Town of Geurie | <p>The DLEP and WLEP objectives have a similar intent between to protect flood prone and environmentally sensitive land from inappropriate development, minor amendments to align the objectives.</p> |

| Principle 2: Consistent approach to land use permissibility across similarly zoned lands The DLEP and WLEP land use tables are inconsistent with each other. The single LEP is required to have a consistent land use table for each similar zone across the Dubbo Regional LGA. | | | | | |
|--|------|------|----------------------------------|--|------------------------------|
| Land Use | DLEP | WLEP | Recommendation | Justification | Alignment with Regional Plan |
| Extensive agriculture (group term) | O | C | Make permissible without consent | Land within the E3 zone is typically flood affected or reserved to protect environmental lands. Extensive agriculture is a low impact activity that would not contravene the objectives of the E3 zone. | Direction 1 |
| Beekeeping | O | X | Make permissible without consent | Beekeeping is a low impact activity that would not contravene the objectives of the E3 zone. | Direction 1 |
| Dairies (pasture-based) | O | X | Make permissible | Dairies are a low impact activity that would not contravene the objectives of the E3 zone. | Direction 1 |
| Turf farming | C | X | Make permissible with consent | Turf farms are considered to be consistent with the objectives of the E3 zone. Turf farms are considered to be resilient to flooding impacts associated with land in close proximity to the river system. | Direction 1 |
| Farm buildings | C | X | Make permissible with consent | Farm buildings not considered to contravene the objectives of the E3 zone. These buildings play a support role in undertaking agricultural activities. | Direction 12 |
| Extractive industries | X | C | Make prohibited | Extractive industries are considered to be inconsistent with the objectives of the E3 zone. This activity has the potential to cause significant environmental impacts in flood prone and environmentally sensitive areas. | Direction 13 |
| Open cut mining | X | C | Make prohibited | Open cut mining is considered to be inconsistent with the objectives of the E3 zone. This activity has the potential to cause significant environmental impacts in flood prone and environmentally sensitive areas. | Direction 13 |
| Bed & breakfast accommodation | X | C | Make prohibited | Bed and breakfast accommodation is considered to be inconsistent with the objectives of the E3 zone. The typical flooding and environmental constraints of the E3 zone restrict this form of development. | Direction 12 |
| Camping grounds | C | X | Make permissible with consent | Camping grounds are considered to be consistent with the objectives of the E3 zone. Camping grounds are typically sensitive to surrounding environmental constraints. | Direction 4 |
| Information and education facilities | X | C | Make prohibited | Information and education facilities are considered to be inconsistent with the objectives of the E3 zone. This form of development would further intensify development within areas of potential flood risk. | Direction 13 |

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| Research stations | X | C | Make permissible with consent | Research stations are considered to be consistent with the objectives of the E3 zone. This form of development would provide additional research opportunities in close proximity to the river system and other environmental areas. | Direction 13 |
| Helipads | X | C | Make prohibited | Helipads are considered to be inconsistent with the objectives of the E3 zone. Enabling this form of development would create unnecessary impacts to the surrounding natural environment. | Direction 13 |
| Car parks | X | C | Make prohibited | Car parks are considered to be inconsistent with the objectives of the E3 zone. Standalone car park facilities are not considered appropriate within the E3 zone as they typically result in the clearing of land and increased vehicle traffic movements throughout the area. | Direction 13 |
| Emergency services facilities | X | C | Make prohibited | Emergency Service facilities are considered to be inconsistent with the objectives of the E3 zone. A large portion of the E3 zone is located within flood affected land. | Direction 13 Direction 15 |
| Roads | O | C | Make permissible without consent | Clause 94 (1) under the SEPP (Infrastructure) 2007 permits development for the purpose of a road or road infrastructure facilities to be carried out by or on behalf of a public authority without consent on any land. | Direction 19 |
| Water supply systems (group term) | X | C | Make prohibited | Water supply systems are considered to be inconsistent with the objectives of the E3 zone. The SEPP (Infrastructure) 2007 does not list the E3 zone as a prescribed zone for this form of development. | Direction 13 |
| Water storage facilities | X | C | Make prohibited | Water storage facilities are considered to be inconsistent with the objectives of the E3 zone. The SEPP (Infrastructure) 2007 does not list the E3 zone as a prescribed zone for this form of development. | Direction 13 |
| Water treatment facilities | X | C | Make prohibited | Water treatment facilities are considered to be inconsistent with the objectives of the E3 zone. The SEPP (Infrastructure) 2007 does not list the E3 zone as a prescribed zone for this form of development. | Direction 13 |
| Recreation facilities (outdoor) | X | C | Make prohibited | Recreation facilities (outdoor) are considered to be inconsistent with the objectives of the E3 zone. These facilities are better suited to a tourist or recreation zone. | Direction 12 |
| Wharf or boating facilities | C | X | Make permissible with consent | Wharf or boating facilities are considered to be consistent with the objectives of the E3 zone. These facilities are considered to support recreational activity within this zone that is sensitive to the surrounding environment. | Direction 12 |
| Environmental protection works | O | C | Make permissible without consent | Environmental protection works are considered to be consistent with the objectives of the E3 zone. The objectives of the zone include the protection of special ecological, scientific, cultural or aesthetic values. | Direction 13 |
| Flood mitigation works (any person) | X | C | Make prohibited | Flood mitigation works should not be carried out by any person other than a public authority. These facilities are better placed outside of residential areas to avoid land use conflicts. | Direction 13 |

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| Signage (group term) | C | X | Make permissible with consent | Signage is a group term and changes to the permissibility of this term will have no impact to the permissibility of the subset terms. | Direction 12 |
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Clause Assessment

The following chapter is an assessment of those clauses within the DLEP and WLEP which contain differences. Those clauses of the DLEP or WLEP which do not conflict or are the same, are not discussed below.

Principle 7: Review and update clauses to address current planning issues

| Part 1 Preliminary | |
|--|---|
| Clause 1.2 Aims of Plan | |
| Recommended Clause 1.2 | Justification |
| <p>Aims of Plan</p> <p>(1) This Plan aims to make local and environmental planning provisions for land in the Dubbo Regional Local Government Area in accordance with the relevant standard environmental planning instrument under section 33A of the Act.</p> <p>(2) The particular aims of this Plan are as follows:</p> <p>(a) To ensure the Dubbo Central Business District is:</p> <p>(i) Centralised within the City of Dubbo by shifting the residential development emphasis to West Dubbo; and</p> <p>(ii) Maintained as the primary commercial centre for the greater region.</p> <p>(b) To encourage development that complements and enhances the unique character and amenity of Wellington, and the villages across the local government area,</p> <p>(c) To provide high quality open space to meet a wide range of active and passive recreation needs of our community,</p> | <p>The aims, which will inform the planning of the Dubbo Region, must best capture the direction of both existing Local Environmental Plans.</p> <p>The proposed aims of the Dubbo Regional LEP shares similar themes from the existing DLEP and WLEP, including:</p> <ul style="list-style-type: none"> • Provision for tourist opportunities • High quality open space • Protect environmental and cultural heritage • Facilitate cultural, research and medical institutions • Protection of industrial land • Protection of rural areas • Manage urban stormwater • Minimise flooding impacts • Ecologically sustainable development • Reduce private vehicle dependence • Facilitate housing choice |

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| <ul style="list-style-type: none"> (d) To ensure environmental and cultural heritage is adequately protected and conserved, (e) To ensure adequate provision is made for the development, establishment and enhancement of cultural, educational, research and medical institutions, (f) To ensure land zoned for industrial purposes is protected for development, (g) To protect, enhance and conserve agricultural land and recognise the contribution agriculture makes to the regional economy ensuring agricultural land planning maintains the production basis of the rural economy. (h) To ensure development and land management practices do not further exacerbate the impact of salinity or result in new salinity outbreaks, (i) To ensure urban stormwater is managed to maintain quality and not detrimentally impact on downstream development, (j) To ensure the floodplains of the Macquarie, Bell and Talbragar rivers are adequately protected from inappropriate development and to ensure the impact of flooding on people and the built and natural environment is minimised, (k) To implement the principles of ecologically sustainable development to ensure social, economic and environmental resources are available to present and future generations, (l) Actively promotes integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand, (m) Encourages a range of housing choices and densities in planned urban and rural locations that are compatible with the residential and rural environment, addresses population growth, and meets the diverse needs of the community, (n) The Dubbo Local Government Area is resilient to the impacts of climate change. | <p>It is considered that the proposed new aims are broadly consistent with the goals and directions of the Central West and Orana Regional Plan 2036.</p> <p>It is also considered that the Planning Proposal is broadly consistent with Council's adopted land use strategies.</p> |
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| Part 2 Permitted or prohibited development | |
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| Clause 2.1 Land use zones | |
| Recommended Clause 2.1 | Justification |
| <p>The land use zones under this Plan are as follows:</p> <p>Rural Zones</p> <ul style="list-style-type: none"> RU1 Primary Production RU2 Rural Landscape RU3 Forestry RU4 Primary Production Small Lots RU5 Village <p>Residential Zones</p> <ul style="list-style-type: none"> R1 General Residential R2 Low Density Residential R5 Large Lot Residential <p>Business Zones</p> <ul style="list-style-type: none"> B1 Neighbourhood Centre B2 Local Centre B3 Commercial Core B4 Mixed Use B5 Business Development B6 Enterprise Corridor B7 Business Park <p>Industrial Zones</p> <ul style="list-style-type: none"> IN2 Light Industrial IN3 Heavy Industrial | <p>The DLEP and WLEP contain different zones. As all existing zones will remain unchanged with the consolidated LEP, Clause 2.1 will be updated to reflect all existing zones.</p> <p>NOTE: The Land Use Table with respect to permissible and prohibited uses as well as objectives have been addressed under separate cover.</p> |

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| <p>Special Purpose Zones</p> <p>SP2 Infrastructure SP3 Tourist</p> <p>Recreation Zones</p> <p>RE1 Public Recreation RE2 Private Recreation</p> <p>Environment Protection Zones</p> <p>E1 National Parks and Nature Reserves E2 Environmental Conservation E3 Environmental Management</p> <p>Waterway Zones</p> <p>W1 Natural Waterways W2 Recreational Waterways</p> | |
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| Part 4 Principle development standards | |
|---|--|
| Clause 4.1 Minimum subdivision lot size | |
| Recommended Clause 4.1 | Justification |
| <p>Minimum subdivision lot size</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands,</p> <p>(b) to ensure residential allotments are of a suitable shape and size to provide a building envelope, private open space and suitable building setbacks for acoustic and visual privacy,</p> | <p>The WLEP contains additional provisions under Clause 4.1 which enables flexibility in subdivision sizes guided by the orderly expansion of sewer infrastructure.</p> <p>The areas in which the additional provision relates, are identified on the minimum lot size maps as “Area A” or “Area B”.</p> |

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| <p>(c) to ensure industrial allotments are of a suitable size and shape to allow for separation from adjoining uses and to ensure appropriately sized vehicles can traverse to and from the land,</p> <p>(d) to ensure commercial allotments are of a suitable size and shape to provide for a range of commercial development without providing for the fragmentation of ownership into smaller lots,</p> <p>(e) to maximise the economic potential of, and provide for more intensive, small lot agricultural uses in areas able to access commercial quantities of irrigation water.</p> <p>(f) to minimise the cost to the community of:</p> <ul style="list-style-type: none"> (i) fragmented and isolated development of rural land, and (ii) providing, extending and maintaining public amenities, infrastructure and services. <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause does not apply in relation to the subdivision of any land:</p> <ul style="list-style-type: none"> (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 1989. <p>(4A) Despite subclause (3), the size of any lot resulting from the subdivision of land identified as “Area A” or “Area B” on the Lot Size Map and to be connected to a reticulated sewer must not be less than the area shown in Column 2 of the Table to this subclause opposite the relevant area.</p> <table border="1"> <thead> <tr> <th>Column 1</th><th>Column 2</th></tr> </thead> <tbody> <tr> <td>Area A</td><td>4,000 square metres</td></tr> <tr> <td>Area B</td><td>2,000 square metres</td></tr> </tbody> </table> | Column 1 | Column 2 | Area A | 4,000 square metres | Area B | 2,000 square metres | <p>Amendment 3 of the WLEP 2012 included the introduction of “(4B)” as a new component of the clause and is recommended for adoption into the new Plan.</p> <p>To avoid duplication, it is recommended that the DLEP 2011 Clause 4.1A Minimum subdivision lot size for Zone RU5, Zone R1 and Zone R2 not be included in the new LEP.</p> <p>Adoption of this clause would not contravene any existing provisions that relate to the Dubbo LGA and is consistent with the existing provisions of the WLEP.</p> |
|--|---------------------|----------|--------|---------------------|--------|---------------------|---|
| Column 1 | Column 2 | | | | | | |
| Area A | 4,000 square metres | | | | | | |
| Area B | 2,000 square metres | | | | | | |

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| <p>(4B) Despite subclause (3), the size of any lot resulting from a subdivision of land in Zone RU5 Village, Zone R1 General Residential or Zone R2 Low Density Residential may be less than the minimum lot size shown on the Lot Size Map in relation to that land if –</p> <ul style="list-style-type: none"> (a) The land is connected to a sewage reticulation system, and (b) Development consent has been granted in respect of the subdivision for the purpose of multi dwelling housing or a dual occupancy. | |
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| Clause 4.1AA Minimum subdivision lot size for community title schemes | |
|--|---|
| Recommended Clause 4.1AA | Justification |
| <p>(1) The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to ensure that land to which this clause applies is not fragmented by subdivision that would create additional dwelling entitlements. <p>(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU4 Primary Production Small Lots, (c1) Zone RU5 Village, (c2) Zone R1 General Residential, (c3) Zone R2 Low Density Residential, (c4) Zone R5 Large Lot Residential, (d) Zone E3 Environmental Management, <p>but does not apply to a subdivision by the registration of a strata plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause applies despite clause 4.1.</p> | <p>Clause 4.1AA is effectively the same between the two (2) LEPs with the exception that the DLEP contains additional Zone RU2 Rural Landscape.</p> |

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| Clause 4.2A Exceptions to minimum subdivision lot sizes for certain subdivisions. | |
|---|---|
| Recommended Clause 4.2A | Justification |
| <p>4.2D Exceptions to minimum subdivision lot sizes for certain rural subdivisions</p> <p>(1) The objectives of this clause are to permit the subdivision of land in rural areas to create lots of an appropriate size to meet the needs of current permissible uses other than for the purpose of residential accommodation or tourist and visitor accommodation.</p> <p>(2) This clause applies to land in the following rural zones –</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU2 Rural Landscape,</p> <p>(c) Zone RU3 Forestry,</p> <p>(d) Zone RU4 Primary Production Small Lots.</p> <p>(3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, if the consent authority satisfied that the use of the land after the subdivision will be the same use (other than residential accommodation or tourist and visitor accommodation) permitted under the existing development consent for the land.</p> <p>(4) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that –</p> <p>(a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and</p> <p>(b) the subdivision is necessary for the ongoing operation of the permissible use, and</p> <p>(c) the subdivision will not cause or increase rural land use conflict in the locality, and</p> | <p>Whilst the DLEP and WLEP approach to rural boundary adjustments are fundamentally the same, the intent allows boundary adjustments below the minimum lot size where existing land uses remain unchanged and no additional opportunities for new dwellings will be created.</p> <p>The Dubbo LEP Clause 4.2A requires that boundary adjustments (where the lot/s will be below the minimum lot size) must ensure land uses will be the same after the boundary adjustment occurs. The clause has achieved appropriate outcomes within the former Dubbo LGA since 2011 providing appropriate flexibility for rural landholders but also ensuring rural land is protected from inappropriate land uses on smaller lots.</p> <p>Similar provisions are provided under the Wellington LEP Clause 4.2B Boundary changes between lots in certain rural, residential and environmental protection zones.</p> <p>Amendment 3 of the Wellington LEP 2012 was notified on the NSW legislation website on 24 July 2020. The Amendment included a new clause 4.2D Exceptions to minimum subdivision lot sizes for certain rural subdivisions. The new Clause 4.2D is similar to both the existing DLEP clause 4.2A and WLEP Clause 4.2B, and is the most relevant version of the provision in accordance with Parliamentary Counsel's drafting standards.</p> |

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| (d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land. | It is therefore recommended that clause 4.2D be adopted with further reference to Zone RU2 Rural Landscape and the existing DLEP clause 4.2A and WLEP clause 4.2B be deleted. |
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| Clause 4.2B Minimum subdivision lot size for strata subdivisions of residential or tourist and visitor accommodation in certain rural zones | |
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| Recommended Clause 4.2B | Justification |
| <p>Minimum subdivision lot size for strata subdivisions of residential or tourist and visitor accommodation in certain zones</p> <p>(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.</p> <p>(2) This clause applies to land in the following zones that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation:</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU4 Primary Production Small Lots, (d) Zone E3 Environmental Management. <p>(3) Development consent must not be granted for the subdivision of a lot to which this clause applies for a strata plan that would create lots below the minimum size shown on the Lot Size Map for that lot.</p> | It is recommended that Clause 4.2B is adopted from the DLEP. It is noted that this clause shares a similar intent to the existing WLEP Clause 4.2A Minimum subdivision lot size for strata plan schemes in certain rural and environmental zones. |

| Clause 4.2C Erection of dwelling houses on land in certain rural and environmental protection zones | |
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| Recommended Clause 4.2C | |
| Erection of dwelling houses on land in certain rural and environmental protection zones | Clause 4.2C is fundamentally the same between the DLEP and WLEP with one prominent exception. |

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| <p>(1) The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to minimise unplanned rural residential development, (b) to enable the replacement of lawfully erected dwelling houses in certain rural and environmental protection zones. <p>(2) This clause applies to:</p> <ul style="list-style-type: none"> (a) for the erection of a dwelling house—land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots or Zone E3 Environmental Management, or (b) for the erection of a dual occupancy – land in Zone RU1 Primary Production. <p>(3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land, and on which no dwelling house or dual occupancy has been erected, unless the land:</p> <ul style="list-style-type: none"> (a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or (b) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or (c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or (d) is an existing holding, or (e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by: <ul style="list-style-type: none"> (i) a minor realignment of its boundaries that did not create an additional lot, or (ii) a subdivision creating or widening a public road or public reserve or for another public purpose. <p>Note. A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.</p> | <p>The WLEP permits dwellings on land which was held as a holding at a defined date. Such provision is unable to be extended across to the former Dubbo City LGA given it would be inconsistent with the Dubbo Rural Areas Strategy.</p> <p>In contrast, existing holding provisions should not be removed from Wellington given it is not within the scope of this Planning Proposal to remove an existing provision of such significance with minimal strategic background work having been completed.</p> <p>Consequently, it is proposed to maintain the existing holding provisions within the former Wellington LGA.</p> <p>It is also recommended to include additional provision for land zoned RU2 Rural Landscape.</p> |
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| <p>(4) Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.</p> <p>(5) In this clause: existing holding means land that:</p> <ul style="list-style-type: none"> (a) was a holding on 26 June 1987, (b) was located within the former Wellington Local Government Area prior to 12 May 2016, and (c) is a holding at the time the application for development consent referred to in subclause (3) is lodged, whether or not there has been a change in the ownership of the holding since 26 June 1987, and includes any other land adjoining that land acquired by the owner since 26 June 1987. <p>holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.</p> <p>Note. The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.</p> | |
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| Clause 4.6 Exceptions to development standards | |
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| Recommended Clause 4.6 | Justification |
| <p>Exceptions to development standards</p> <p>(1) The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) To provide an appropriate degree of flexibility in applying certain development standards to particular development, (b) To achieve better outcomes for and from development by allowing flexibility in particular circumstances. | <p>The existing WLEP does not contain urban release areas in which the DLEP Clause 4.6(8)(ca) relates to.</p> <p>It is recommended that Clause 4.6 be adopted from the DLEP, to ensure the Dubbo LEP 2011 maintains urban release provisions including reference to Clause 6.2 Public</p> |

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| <p>(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p> <p>(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:</p> <ul style="list-style-type: none"> (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and (b) That there are sufficient environmental planning grounds to justify contravening the development standard. <p>(4) Development consent must not be granted for development that contravenes a development standard unless:</p> <ul style="list-style-type: none"> (a) The consent authority is satisfied that: <ul style="list-style-type: none"> (i) The applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and (ii) The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and (b) The concurrence of the Secretary has been obtained. <p>(5) In deciding whether to grant concurrence, the Secretary must consider:</p> <ul style="list-style-type: none"> (a) Whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and (b) The public benefit of maintaining the development standard, and (c) Any other matters required to be taken into consideration by the Secretary before granting concurrence. | <p>utility infrastructure and Clause 6.3 Development control plan.</p> <p>It is considered that no impacts to the former Wellington LGA would occur as a result of the adoption of this clause.</p> |
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| <p>(6) Development consent must not be granted under this clause for a subdivision of land in RU1 Primary Productions, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lot, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:</p> <p>(a) The subdivision will result in 2 or more lots of less than the minimum area specified for such lots by development standard, or</p> <p>(b) The subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.</p> <p>(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).</p> <p>(8) This clause does not allow development consent to be granted for development that would contravene any of the following:</p> <p>(a) A development standard for complying development,</p> <p>(b) A development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,</p> <p>(c) Clause 5.4,</p> <p>(ca) Clause 6.2 or 6.3.</p> | |
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Part 5 Miscellaneous Provisions

Clause 5.1 Relevant acquisition authority

Recommended Clause 5.1

Justification

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| <p>Relevant acquisition authority</p> <p>(1) The objective of this clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (<i>the owner-initiated acquisition provisions</i>).</p> <p>Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the Land Acquisition (Just Terms Compensation) Act 1991 requires the authority to acquire the land.</p> <p>(2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).</p> <table border="1"> <thead> <tr> <th>Type of land shown on Map</th><th>Authority of the State</th></tr> </thead> <tbody> <tr> <td>Zone RE1 Public Recreation and marked "Local open space"</td><td>Council</td></tr> <tr> <td>Zone RE1 Public Recreation and marked "Regional open space"</td><td>The corporation constituted under section 8 of the Act</td></tr> <tr> <td>Zone SP2 Infrastructure and marked "Classified road"</td><td>Roads and Maritime Services</td></tr> <tr> <td>Zone E1 National Parks and Nature Reserves and marked "National Park"</td><td>Minister administering the National Parks and Wildlife Act 1974</td></tr> <tr> <td>Zone R1 General Residential</td><td>Roads and Maritime Services</td></tr> <tr> <td>Zone E3 Environmental Management</td><td>Roads and Maritime Services</td></tr> </tbody> </table> <p>(3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.</p> | Type of land shown on Map | Authority of the State | Zone RE1 Public Recreation and marked "Local open space" | Council | Zone RE1 Public Recreation and marked "Regional open space" | The corporation constituted under section 8 of the Act | Zone SP2 Infrastructure and marked "Classified road" | Roads and Maritime Services | Zone E1 National Parks and Nature Reserves and marked "National Park" | Minister administering the National Parks and Wildlife Act 1974 | Zone R1 General Residential | Roads and Maritime Services | Zone E3 Environmental Management | Roads and Maritime Services | <p>The difference between Clause 5.1 (2) under the DLEP as opposed to the WLEP is that the DLEP includes additional provisions as follows:</p> <ul style="list-style-type: none"> • Zone R1 General Residential Roads and Maritime Services • Zone E3 Environmental Management Roads and Maritime Services <p>It is recommended that the proposed Dubbo Regional LEP adopt the additional provisions as included under the DLEP 2011 and the subsequent land reservation acquisition mapping.</p> <p>It is considered that the changes will have no impact on the former Wellington LGA.</p> |
|---|---|------------------------|--|---------|---|--|--|-----------------------------|---|---|-----------------------------|-----------------------------|----------------------------------|-----------------------------|--|
| Type of land shown on Map | Authority of the State | | | | | | | | | | | | | | |
| Zone RE1 Public Recreation and marked "Local open space" | Council | | | | | | | | | | | | | | |
| Zone RE1 Public Recreation and marked "Regional open space" | The corporation constituted under section 8 of the Act | | | | | | | | | | | | | | |
| Zone SP2 Infrastructure and marked "Classified road" | Roads and Maritime Services | | | | | | | | | | | | | | |
| Zone E1 National Parks and Nature Reserves and marked "National Park" | Minister administering the National Parks and Wildlife Act 1974 | | | | | | | | | | | | | | |
| Zone R1 General Residential | Roads and Maritime Services | | | | | | | | | | | | | | |
| Zone E3 Environmental Management | Roads and Maritime Services | | | | | | | | | | | | | | |

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| Clause 5.1A Development on land intended to be acquired for public purposes. | | |
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| Recommended Clause 5.1A | | Justification |
| Development on land intended to be acquired for public purposes (1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose. (2) This clause applies to land shown on the Land Reservation Acquisition Map and specified in Column 1 of the table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1. (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that table. | | It is recognised that the former WLEP does not identify any land reservation acquisition areas. It is recommended that the Dubbo Regional LEP adopt Clause 5.1A to ensure that provisions are not altered for existing land reservation acquisition areas. |
| Column 1 | Column 2 | |
| Land | Development | |
| Zone R1 General Residential | Carparks | |
| Zone E3 Environmental Management | Carparks | |

| Clause 5.3 Development near zone boundaries | |
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| Recommended Clause 5.3 | Justification |

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| <p>Development near zone boundaries</p> <p>(1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.</p> <p>(2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones.</p> <p>(a) 20 metres from a boundary shared between any land and land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B6 Enterprise Corridor and Zone B7 Business Park, or</p> <p>(b) 10 metres from any other boundary.</p> <p>(3) This clause does not apply to:</p> <p>(a) Land in zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or</p> <p>(ab) Zone SP3 Tourist, or</p> <p>(b) Land within the coastal zone, or</p> <p>(c) Land proposed to be developed for the purpose of sex services or restricted premises.</p> <p>(4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:</p> <p>(a) The development is not inconsistent with the objectives for development in both zones, and</p> <p>(b) The carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.</p> | <p>Under Clause 5.3 of the DLEP, a 10 metre distance applies to the following additional zones:</p> <ul style="list-style-type: none"> • RU1 Primary Production, • RU4 Small Lot Primary Production, • RU5 Village, and • R5 Large Lot Residential. <p>It is recommended that these zones are not included under Clause 5.3 (a1).</p> <p>It is considered that this change would provide greater opportunity to achieve the development goals and directions of the Central West and Orana Regional Plan.</p> <p>In addition, the WLEP has included the SP3 zone as a compatible zone in which to apply the 20 metres of flexibility for appropriate development types.</p> <p>The only land zoned SP3 in Wellington comprises of a number of lots in close proximity to the Wellington Caves. Development on these lots includes the associated buildings that facilitate entry into the caves, and a number of small scale tourist operations along Caves Road.</p> <p>The properties in which this provision relates includes Lot 1 DP 1243034, 101 Caves Road Apsley, zoned SP3 and Lot 333 DP 728718, 158 Caves Road Apsley, zoned RE2.</p> <p>The existing land use that is operating within the SP3 zone is part camping grounds and part recreational facility (outdoor). The land use that is operating within the RE2 zone is recreational facility (outdoor).</p> |
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| (5) This clause does not prescribe a development standard that may be varied under this Plan. | Both land uses are permissible in both zones. It is proposed that the SP3 zone is not included as an applicable zone under Clause 5.3. The proposed amendment to the clause will not result in any direct impact to the former Wellington LGA. |
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| Clause 5.4 Controls relating to miscellaneous permissible uses | |
| Recommended Clause 5.4 | Justification |
| <p>Controls relating to miscellaneous permissible uses</p> <p>(1) Bed and breakfast accommodation If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 5 bedrooms. Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the <i>Building Code of Australia</i>.</p> <p>(2) Home businesses If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 30 square metres of floor area.</p> <p>(3) Home industries If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.</p> <p>(4) Industrial retail outlets If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:</p> | <p>Clause 5.4 contains multiple variations with numerical standards and maximum floor areas. An overview of those clauses which vary include:</p> <p>(1) Bed and Breakfast accommodation – adopt 5 bedrooms (2) Home business – adopt 30m² (3) Home industries – adopt 50m² (4) Industrial retail outlets – adopt 20% (5) Farm stay accommodation – adopt 15 bedrooms (7) Neighbourhood shops – 150m² (7AA) Neighbourhood supermarkets – adopt 1000m² (8) Roadside stalls – adopt 25m² (9)(b) Secondary dwellings – adopt 65% of total floor area (10)(a) Artisan food and drink industry – adopt 20%</p> <p><u>Home businesses and Home industries</u></p> <ul style="list-style-type: none"> • DLEP permits home businesses and home industries as having maximum floor areas of 30m² and 50m² respectively. • WLEP permits home businesses and home industries as having maximum floor areas of 80m² and 80m² respectively. |

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| <p>(a) 20% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or</p> <p>(b) 400 square metres,</p> <p>Whichever is the lesser.</p> <p>(5) Farm stay accommodation If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 15 bedrooms.</p> <p>(6) Kiosks If development for the purposes of a kiosk is permitted under this Plan, the retail floor area must not exceed 40 square metres.</p> <p>(7) Neighbourhood shops If development for the purposes of a neighbourhood shop is permitted under this Plan, the gross floor area must not exceed 150 square metres.</p> <p>(7AA) Neighbourhood supermarkets If development for the purposes of neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.</p> <p>(8) Roadside stalls If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 25 square metres.</p> <p>(9) Secondary dwellings If development for the purposes of secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is greater:</p> <p>(a) 60 square metres,</p> <p>(b) 65% of the total floor area of the principal dwelling.</p> | <p>It is recommended to adopt 30m² and 50m² for home business and home industry floor areas respectively, as it ensures a functioning activity centre hierarchy as outlined within the Dubbo Employment Lands Strategy as well as ensuring uses are maintained to a size so as not to interfere with the amenity of residential neighbourhoods.</p> <p><u>Industrial retail outlets</u></p> <ul style="list-style-type: none"> DLEP permits a maximum floor area of 5% with WLEP permitting 30%. <p>It is considered appropriate to prescribe a gross floor space limit of 20% to retain consistency with the Dubbo Employment Lands Strategy. A limit of this size will provide flexibility for the display and sale of larger goods in respect of the related industry.</p> <p>Guidance provided under planning circular PS 18-008 states that the provision for retail floor space for artisan food and drink industries under Clause 5.4 is to mimic the restrictions for industrial retail outlets. Therefore, changes to industrial retail outlet provisions must also apply to artisan food and drink industries.</p> <p><u>Farm stay accommodation</u></p> <ul style="list-style-type: none"> DLEP permits a maximum of 15 bedrooms with WLEP permitting maximum of 12 bedrooms. |
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| <p>(10) Artisan food and drink industry exclusion</p> <p>If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any café or restaurant area) must not exceed:</p> <p>(a) 20% of the gross floor area of the industry, or</p> <p>(b) 400 square metres,</p> <p>Whichever is lesser.</p> | <p>It is recommended to that a maximum of 15 bedrooms be adopted as it considered appropriate in maintaining amenity in a rural environment.</p> <p><u>Neighbourhood shops</u></p> <ul style="list-style-type: none"> DLEP permits a maximum floor area of 150m² with WLEP permitting 100m². <p>This is minor variance in which it is recommended that 150m² be adopted.</p> <p><u>Roadside stalls</u></p> <ul style="list-style-type: none"> DLEP permits a maximum floor area of 20m² with WLEP permitting 25m². <p>This is minor variance in which it is recommended that 25m² be adopted.</p> <p><u>Secondary dwellings</u></p> <p>In 2016, Amendment 10 of the DLEP was adopted to increase the sizing provisions under Clause 5.4 (9)(b) for secondary dwellings from 40% to 65%.</p> <p>The amendment was proposed to facilitate the development of additional affordable and diversified housing options throughout the Dubbo LGA.</p> <p>It is recommended that Clause 5.4 (9)(b) permit a secondary dwelling to be 65% of the total floor area of the principal dwelling.</p> |
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| Clause 5.14 Siding Spring Observatory – maintaining dark sky | |
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| Recommended Clause 5.14 | Justification |
| <p>Siding Spring Observatory—maintaining dark sky</p> <p>(1) The objective of this clause is to protect observing conditions at the Siding Spring Observatory by promoting lighting practices that minimise light pollution.</p> <p>(2) Light emissions—general considerations for all development Before granting development consent for development on land to which this Plan applies, the consent authority must consider whether the development is likely to adversely affect observing conditions at the Siding Spring Observatory, taking into account the following matters:</p> <ul style="list-style-type: none"> (a) the amount and type of light to be emitted as a result of the development and the measures to be taken to minimise light pollution, (b) the impact of those light emissions cumulatively with other light emissions and whether the light emissions are likely to cause a critical level to be reached, (c) whether outside light fittings associated with the development are shielded light fittings, (d) the measures to be taken to minimise dust associated with the development, <p>Note. Dust tends to scatter light and increase light pollution.</p> <ul style="list-style-type: none"> (e) the <i>Dark Sky Planning Guideline</i> published in the Gazette by the Secretary. <p>(3) Development on land within 18 kilometres of observatory Development consent is required for all lit development on land less than 18 kilometres from the Siding Spring Observatory.</p> <p>(4) The consent authority must consult with the observatory director before granting development consent to lit development on land less than 18 kilometres from the Siding Spring Observatory.</p> | <p>The Dark Sky Planning Guidelines, as prepared by the Department of Planning and Environment, informs the development controls that apply to land within Coonamble, Dubbo, Gilgandra and Warrumbungle Local Government Areas. The Guideline also captures significant development within a 200km radius of the Siding Spring Observatory.</p> <p>It was mandated that the dark sky planning provisions apply to the former Dubbo LGA. Consequently, Clause 5.14 is required to be included and will now apply to the entire Dubbo Regional LGA.</p> <p>It is recommended that Clause 5.14 be included, with no changes, under the Dubbo Regional Local Environmental Plan.</p> |

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- (5) The consent authority must not (except with the concurrence of the Secretary) grant development consent to development on land less than 18 kilometres from the Siding Spring Observatory if the consent authority considers that the development is likely to result in any one or more of the following:
- (a) an outside light fitting other than a shielded light fitting,
 - (b) an outside light fitting emitting light of more than:
 - (i) if the development is on land less than 12 kilometres from the Siding Spring Observatory—900 lumens, or
 - (ii) in any other case—1,800 lumens,
 - (c) more than 4 shielded outside light fittings,
 - (d) light of more than 7,200 lumens being emitted.
- (6) The consent authority must not grant development consent to lit development on land less than 18 kilometres from the Siding Spring Observatory unless the consent authority is satisfied that the development will incorporate designs that minimise light pollution and measures that will prevent the escape of light at night through skylights, windows or other openings.
- (7) Development on land 18 kilometres or more from observatory**
 The consent authority must not (except with the concurrence of the Secretary) grant development consent to development on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 1,000,000 lumens or more.
- (8) The consent authority must consult with the observatory director before granting development consent to development for the purposes of a dwelling house, secondary dwelling or dual occupancy on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in a dwelling having:
- (a) an outside light fitting other than a shielded light fitting, or
 - (b) more than 7 shielded outside light fittings or more than 5 such light fittings that are not automatic light fittings.

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| <p>(9) [Not adopted]</p> <p>(10) Granting concurrence The Secretary must take the following into account in deciding whether to grant concurrence under this clause:</p> <ul style="list-style-type: none"> (a) any comments made by the observatory director in relation to the development, (b) the effect the development would have on observing conditions at the Siding Spring Observatory, (c) the quantity of artificial light in the night sky measured through a telescope at the Siding Spring Observatory on or about the date the development application is made and the relationship of that level to the critical level, (d) whether any public interest in permitting the development outweighs the public interest in preserving the observing conditions at the Siding Spring Observatory. <p>(11) A reference in this clause to light emitted as a result of development for the purposes of a building or work includes light emitted from any other building or work that is to be used as part of or in connection with that building or work.</p> <p>(12) A requirement in this clause to consult with the observatory director in respect of development is a requirement to give written notice of the development to the observatory director and to take into account any comments received from the observatory director within 21 days after the notice is given.</p> <p>(13) Clause 4.6 does not allow development consent to be granted for development that would contravene this clause.</p> <p>(14) In this clause: automatic light fitting means a light fitting that is activated by a sensor and switches off automatically after a period of time. critical level means the level at which the quantity of artificial light in the night sky measured through a telescope at the Siding Spring Observatory is greater than:</p> | |
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| <p>(a) if the telescope is inclined at 30 degrees from the horizon—10% of the surface brightness of the night sky attributable to natural light sources, at the time of the solar cycle when the sky is at its darkest, or</p> <p>(b) if the telescope is inclined at 90 degrees from the horizon—3% of the surface brightness of the night sky attributable to natural light sources, at the time of the solar cycle when the sky is at its darkest.</p> <p>horizontal plane, in relation to a light fitting, means the horizontal plane passing through the centre of the light source (for example, the bulb) of the light fitting.</p> <p>light pollution means brightening of the night sky caused by artificial light.</p> <p>lit development means development that is likely to result in the emission of light.</p> <p>observatory director means the Director of the Research School of Astronomy and Astrophysics at the Australian National University.</p> <p>outside light fitting means a light fitting that is attached or fixed outside, including on the exterior, of a building.</p> <p>shielded light fitting means a light fitting that does not permit light to shine above the horizontal plane.</p> <p>Siding Spring Observatory means the land owned by the Australian National University at Siding Spring and the buildings and equipment situated on that land.</p> <p>(15) This clause (other than subclause (9)) is a compulsory provision for the purposes of clause 4A of the Standard Instrument (Local Environmental Plans) Order 2006.</p> | |
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Part 6 Additional Local Provisions

Part 6 of the DLEP relates to Urban Release Areas. The WLEP does not contain provision of Urban Release Areas with Part 6 of the WLEP relating to Additional Local Provisions, being Part 7 of the DLEP.

Part 6 of the Consolidated LEP will be designated as Urban Release Areas with Additional Local Provisions becoming Part 7, addressed further below.

DLEP: Clause 6.1 Arrangements for designated State public infrastructure

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| WLEP: N/A | |
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| Recommended Clause 6.1 | Justification |
| <p>Arrangements for designated State public infrastructure</p> <p>(1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.</p> <p>(2) Development consent must not be granted for the subdivision of land in an urban release area unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that land.</p> <p>(3) Subclause (2) does not apply to:</p> <ul style="list-style-type: none"> (a) Any lot identified in the certificate as a residue lot, or (b) any lot to be created by a subdivision on land that was the subject of a previous development consent granted in accordance with this clause, or (c) any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utility undertakings, educational facilities or any other public purpose, or (d) a subdivision for the purpose only of rectifying an encroachment on any existing lot. <p>(4) This clause does not apply to land in an urban release area if all or any part of the land is in a special contributions area (as defined by section 93C of the Act).</p> | <p>The WLEP does not contain provisions relating to Urban Release Areas.</p> <p>It is recommended that Part 6 Urban release areas as contained under the existing DLEP be included in the Dubbo Regional Local Environmental Plan.</p> <p>The Planning Proposal is considered to be consistent with Direction 21 Coordinate utility infrastructure investment under the Central West and Orana Regional Plan.</p> |
| <p>DLEP: Clause 6.2 Public utility infrastructure</p> <p>WLEP: N/A</p> | |

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| Recommended Clause 6.2 | Justification |
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| <p>Public utility infrastructure</p> <p>(1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available to that adequate arrangements have been made to make that infrastructure available when it is required.</p> <p>(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.</p> | <p>Urban release areas have been mapped under the provisions of the DLEP. Inclusion of any clause as contained under Part 6 of the DLEP is considered to have no impact on the former Wellington LGA.</p> <p>It is recommended that Part 6 Urban release areas as contained under the existing DLEP be included in the Dubbo Regional Local Environmental Plan.</p> <p>The Planning Proposal is considered to be consistent with Direction 21 Coordinate utility infrastructure investment under the Central West and Orana Regional Plan.</p> |

| <p>DLEP: Clause 6.3 Development control plan</p> <p>WLEP: N/A</p> | |
|--|---|
| Recommended Clause 6.3 | Justification |
| <p>Development Control Plan</p> <p>(1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.</p> <p>(2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.</p> <p>(3) The development control plan must provide for all of the following:</p> | <p>Urban release areas have been mapped under the provisions of the DLEP. Inclusion of any clause as contained under Part 6 of the DLEP is considered to have no impact on the former Wellington LGA.</p> <p>It is recommended that Part 6 Urban release areas as contained under the existing DLEP be included in the Dubbo Regional Local Environmental Plan.</p> <p>The Planning Proposal is considered to be consistent with Direction 22 Manage growth and change in regional cities</p> |

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| <ul style="list-style-type: none"> (a) A staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing, (b) An overall transport movement hierarchy showing the major circulation routed and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists, (c) An overall landscaping strategy for the protection and enhancement of riparian area and remnant vegetation, including prominent locations, and detailed landscaping requirements for both the public and private domain, (d) A network of passive and active recreational areas, (e) Stormwater and water quality management controls. (f) Amelioration of natural and environmental hazards, the safe occupation of, and the evacuation from any land so affected, (g) Detailed urban design controls for significant development sites, (h) Measures to encourage higher density living around transport, open space and service nodes, (i) Measures to accommodate and control appropriate neighbourhood commercial and retail uses, (j) Suitably located public facilities and services, including provision for appropriate traffic management facilities and parking. <p>(4) Subclause (2) does not apply to any of the following development:</p> <ul style="list-style-type: none"> (a) A subdivision for the purpose of a realignment of boundaries that does not create additional lots, (b) A subdivision of land in any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environmental purpose, (c) A subdivision of land in a zone in which the erection of structure is prohibited, (d) Proposed development on land that is of minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated. | <p>and strategic and local centres under the Central West and Orana Regional Plan.</p> |
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| DLEP: Clause 6.4 Relationship between Part and remainder of Plan WLEP: N/A | |
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| Recommended Clause 6.4 | Justification |
| Relationship between Part and remainder of the Plan A provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency. | Urban release areas have been mapped under the provisions of the DLEP. Inclusion of any clause as contained under Part 6 of the DLEP is considered to have no impact on the former Wellington LGA. It is recommended that Part 6 Urban release areas as contained under the existing DLEP be included in the Dubbo Regional Local Environmental Plan. The Planning Proposal is considered to be consistent with Direction 21 Coordinate utility infrastructure investment under the Central West and Orana Regional Plan. |

| Part 7 Additional Local Provisions | |
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| DLEP: Clause 7.1 Flood planning WLEP: Clause 6.1 Flood planning | |
| Recommended Clause 7.1 Flood Planning | Justification |
| Flood planning | |

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| <p>(1) The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to minimise the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change, (c) to avoid significant adverse impact on flood behaviour and the environment. <p>(2) This clause applies to:</p> <ul style="list-style-type: none"> (a) land that is shown as "Flood planning area" on the Flood Planning Map, and (b) other land at or below the flood planning level. <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <ul style="list-style-type: none"> (a) is compatible with the flood hazard of the land, and (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and (c) incorporates appropriate measures to manage risk to life from flood, and (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. <p>(4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.</p> <p>(5) In this clause:</p> <p><i>flood planning level</i> means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.</p> | <p>The Flood planning clause is effectively the same between the DLEP and WLEP, however the clauses contain some minor topographical differences. It is recommended that the WLEP version of the clause be adopted following a recent amendment to the Plan in July 2020.</p> |
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DLEP: Clause 7.2 Natural resource – biodiversity

WLEP: Clause 6.3 Terrestrial biodiversity

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| Recommended Clause 7.2 Terrestrial biodiversity | Justification |
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| <p>Terrestrial biodiversity</p> <p>(1) The objectives of this clause is to maintain terrestrial biodiversity by:</p> <ul style="list-style-type: none"> (a) Protecting native fauna and flora, and (b) Protecting the ecological processes necessary for their continued existence, and (c) Encouraging the conservation and recovery of native fauna and flora and their habitats. <p>(2) This clause applies to land identified as “Biodiversity” on the Terrestrial Biodiversity Map.</p> <p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:</p> <ul style="list-style-type: none"> (a) Whether the development is likely to have: <ul style="list-style-type: none"> (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and (i) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and (ii) any adverse impact on the habitat elements providing connectivity on the land, and (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> (a) The development is designed, sited and will be managed to avoid any significant adverse environmental impact, or | <p>Biodiversity is currently assessed differently under the provisions of the DLEP and WLEP.</p> <p>The key differences relate to the LEP mapping as follows:</p> <ul style="list-style-type: none"> • The DLEP Natural resource – biodiversity maps identify high and moderate levels of biodiversity, and • The WLEP Terrestrial biodiversity maps identify only one level of biodiversity. <p>The purpose of this clause is to trigger the assessment of potential biodiversity impacts as a result of development. The area will be triggered by the biodiversity maps and assessed in the same manner whether or not the maps identify the location under a high or moderate classification. Additionally, with the adoption of the Biodiversity Conservation Act 2016, biodiversity assessment is covered under this legislation with respect to native vegetation assessment.</p> <p>It is recommended that Clause 6.3 Terrestrial biodiversity as contained in the WLEP be adopted under the provisions of Clause 7.2 of the Dubbo Regional Local Environmental Plan.</p> <p>The Planning Proposal is considered to be consistent with Direction 13 Protect and manage environmental assets under the Central West and Orana Regional Plan.</p> |

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| <p>(b) If that impact cannot be reasonably avoided by adopting feasible alternative – the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) If that impact cannot be minimised – the development will be managed to mitigate that impact.</p> | |
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| <p>DLEP: Clause 7.3 Earthworks</p> <p>WLEP: N/A</p> | |
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| Recommended Clause 7.3 Earthworks | Justification |
| <p>Earthworks</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) To ensure that earthworks for which development consent is required will not have a detrimental impact on the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</p> <p>(b) To allow earthworks or a minor nature without requiring separate development consent.</p> <p>(2) Development consent is required for earthworks unless:</p> <p>(a) The work is exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) The work is ancillary to other development for which development consent has been given.</p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> | <p>The WLEP has not adopted this provision.</p> <p>Adoption of this clause would ensure that the consent authority considers the impacts of earthworks on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>It is recommended that Clause 7.3 Earthworks be adopted within the Dubbo Regional Local Environmental Plan.</p> <p>The Planning Proposal is considered to be consistent with the Direction 13 Protect and manage environmental assets under the Central West and Orana Regional Plan.</p> |

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| <p>(b) The effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) The quality of the fill or the soil to be excavated, or both,</p> <p>(d) The effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) The source of any fill material and the destination of any excavated material,</p> <p>(f) The likelihood of disturbing relics,</p> <p>(g) The proximity to and potential for adverse impact on any watercourse, drinking water catchment or environmentally sensitive area.</p> <p>Note. The National Parks and Wildlife Act 1974, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.</p> | |
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| <p>DLEP: Clause 7.4 Natural resource – riparian land and waterways</p> <p>WLEP: Clause 6.5 Riparian land and watercourses</p> | |
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| Recommended Clause 7.4 | Justification |
| <p>(1) The objectives of this clause are to protect or improve :</p> <p>(a) Water quality within waterways, and</p> <p>(b) Stability of the bed and banks of waterways, and</p> <p>(c) Aquatic and riparian habitats, and</p> <p>(d) Ecological processes within waterways and riparian areas, and threatened aquatic species, communities, populations and their habitats, and</p> <p>(e) Scenic and cultural heritage values of waterways and riparian areas.</p> <p>(2) This clause applies to land that is:</p> <p>(a) Identified on the Natural Resource – Water Map, or</p> <p>(b) Situated within 40 metres of the bank or shore (measured horizontally from the top of the bank or shore), of a waterway on land identified in subclause (a).</p> | <p>Both the DLEP and the WLEP have provision for riparian land and waterways. Both clauses are fundamentally the same with some minor differences. The key differences between the clauses are as follows:</p> <ul style="list-style-type: none"> • The DLEP addresses scenic and cultural heritage values of waterways and riparian areas. • The WLEP states that that the consent authority must consider any future rehabilitation of the watercourse and riparian areas. <p>The additional provision stated under the WLEP is captured under the DLEP Clause 7.4 (4)(iii) mitigates any adverse impact through the restoration of any existing disturbed area on the site.</p> |

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| <p>(3) Development consent must not be granted to development on land to which this clause applies, unless the consent authority has taken into consideration the following matters:</p> <p>(a) Identification of any potential adverse impact on any of the following :</p> <ul style="list-style-type: none"> (i) water quality within the waterway, (ii) aquatic and riparian habitats and ecosystems, (iii) stability of the bed, shore and banks of the waterway, (iv) the free passage of the fish and other aquatic organism within or along the waterway, (v) habitats of any threatened species, population or ecological community, <p>(b) The likelihood that a development will increase water extraction from the waterway for domestic or stock use and the potential impact of any extraction on the waterway,</p> <p>(c) A description of all proposed measures that may be undertaken to ameliorate any potential adverse impact.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies, unless the consent authority is satisfied that development is consistent with the objectives of this clause and:</p> <p>(a) The development is designed, sited and managed to avoid any potential adverse environmental impact, or</p> <p>(b) If the potential adverse impact cannot be avoided, the development:</p> <ul style="list-style-type: none"> (i) is designed and sited so as to have minimum adverse impact, and (ii) incorporates effective measures so as to have minimal adverse impact, and (iii) mitigates any adverse impact through the restoration of any existing disturbed area on the site. <p>(5) In this clause:</p> <p>Natural Resource – Water Map means the Dubbo Region Environmental Plan 2019 Natural Resource Map – Water Map.</p> | <p>It is recommended that Clause 7.4 as contained in the DLEP be adopted as part of the Dubbo Regional Local Environmental Plan.</p> <p>The Planning Proposal is considered to be consistent with the Direction 13 Protect and manage environmental assets under the Central West and Orana Regional Plan.</p> |
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| <p>DLEP: Clause 7.5 Groundwater vulnerability</p> <p>WLEP: Clause 6.4 Groundwater vulnerability</p> | |
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| Recommended Clause 7.5 | Justification |
| <p>Groundwater Vulnerability</p> <p>(1) The objective of this clause is to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of inappropriate development.</p> <p>(2) This clause applies to the land identified as “Groundwater vulnerability” on the Natural Resource – Groundwater Vulnerability Map.</p> <p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:</p> <p>(a) Whether or not the development (including any on-site storage or disposal of solid or liquid waste chemicals) will cause any groundwater contamination or any adverse effect on groundwater dependent ecosystems, and</p> <p>(b) The cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <p>(a) The development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p> <p>(b) If that impact cannot be avoided by adopting feasible alternatives – the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) If that impact cannot be minimised – the development will be managed to mitigate that impact.</p> <p>(5) In this clause:</p> | <p>Clause 6.4 under the WLEP and Clause 7.5 under the DLEP both address the provisions of groundwater vulnerability.</p> <p>The only differences between the two clauses is the phrasing of the paragraphs. The intent behind both clauses is effectively the same.</p> <p>It is recommended that Clause 7.5 be adopted under the provisions of the Dubbo Regional Local Environmental Plan.</p> |

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Natural Resource – Groundwater Vulnerability Map means the [Dubbo Region Local Environmental Plan 2019 Natural Resource – Groundwater Vulnerability Map](#).

| <p>DLEP: Clause 7.6 Erection of rural workers' dwellings on land in Zone RU1 and RU4</p> <p>WLEP: N/A</p> | |
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| Recommended Clause 7.6 | Justification |
| <p>Erection of rural workers' dwellings on land in Zones RU1 and RU4</p> <p>(1) The objectives of this clause are:</p> <ul style="list-style-type: none"> (a) To ensure adequate provision for existing agricultural and rural industries that genuinely require accommodation for permanent on-site employees, and (b) To prevent development for a rural worker's dwelling if agriculture or rural industry does not have the capacity to support the rural worker's employment. <p>(2) This clause applies to land in the following zones:</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots. <p>(3) Development consent must not be granted for the erection of a rural worker's dwelling on land to which this clause applies unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> (a) There is a demonstrated economic capacity of the agricultural or rural industry to support the on-going employment of rural workers, and | <p>The WLEP does not contain this clause, likely as a result of not permitting rural workers dwellings on RU1 or RU4 land.</p> <p>The objective of this clause is to protect rural lands from fragmentation whilst ensuring flexibility is maintained to accommodate workers undertaking agricultural activities.</p> <p>The Planning Proposal is considered to be consistent with Direction 27 Deliver a range of accommodation options for seasonal, itinerant and mining workforces under the Central West and Orana Regional Plan.</p> <p>As it is recommended (under separate cover) to make rural workers dwellings permissible with consent in the RU1 and RU4 zones, it is recommended that Clause 7.6 be adopted under the provisions of the Dubbo Regional Local Environmental Plan.</p> |

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| <p>(b) The development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land, and</p> <p>(c) The development will not result in more than 1 rural worker's dwelling being erected on the land comprising the agricultural or rural industry.</p> | |
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| <p>DLEP: Clause 7.7 Airspace operations</p> <p>WLEP: N/A</p> | |
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| Recommended Clause 7.7 | Justification |
| <p>Airspace operations</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) To provide for the effective and ongoing operation of Dubbo City Regional Airport by ensuring that such operation is not compromised by proposed development that penetrates the Obstacle Limitation Surface for that airport,</p> <p>(b) To protect the community from undue risk from that operation.</p> <p>(2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.</p> <p>(3) The consent authority may grant development consent for the development if relevant Commonwealth body advises that:</p> <p>(a) The development will penetrate the Obstacle Limitation Surface but it has no objection to its construction, or</p> <p>(b) The development will not penetrate the Obstacle Limitation Surface.</p> | <p>This clause applies only to the Dubbo Airport and its surrounds as referred to on Dubbo's Obstacle Limitation Surface Map.</p> <p>If adopted, Clause 7.7 would not impact the former Wellington LGA.</p> <p>It is recommended that Clause 7.7 be adopted to ensure development within the vicinity of the Dubbo Airport does not compromise its use.</p> <p>The Planning Proposal is considered to be consistent with Direction 20 Enhance access to air travel and public transport under the Central West and Orana Regional Plan.</p> |

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| <p>(4) The consent authority must not grant development consent for the development if the relevant Commonwealth body advises that the development will penetrate the Obstacle Limitation Surface and should not be constructed.</p> <p>(5) The consent authority must not grant development consent for development that will penetrate the Obstacle Limitation Surface unless the consent authority is satisfied that the development will not create an obstruction, hazard or other potential hazard to aircraft accessing the airport (including a hazard or potential hazard relating to light sources or bird strike).</p> <p>(6) In this clause: Obstacle Limitation Surface means the Obstacle Limitation Surface shown on the Obstacle Limitation Surface Map. Obstacle Limitation Surface Map means the <i>Obstacle Limitation Surface Map for Dubbo City Regional Airport</i> prepared by the relevant Commonwealth body. Relevant Commonwealth body means the body, under Commonwealth legislation, that is responsible for approvals for development that penetrates the Obstacle Limitation Surface for Dubbo City Regional Airport.</p> | |
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| <p>DLEP: Clause 7.8 Development in areas subject to aircraft noise</p> <p>WLEP: N/A</p> | |
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| Recommended Clause 7.8 | Justification |
| <p>Development in areas subject to aircraft noise</p> <p>(1) The objectives of this clause are as follows: (a) To prevent certain sensitive developments from being located near the Dubbo City Regional Airport and its flight paths,</p> | <p>This clause only refers to the Dubbo City Regional Airport.</p> <p>If adopted, Clause 7.8 would not impact the former Wellington LGA.</p> |

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| <p>(b) To assist in minimising the impact of aircraft noise from the airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,</p> <p>(c) To ensure that land use and development in the vicinity of the airport does not hinder or have any other adverse impact on the ongoing, safe and efficient operation of the airport.</p> <p>(2) This clause applies to development that:</p> <p>(a) Is on land that:</p> <p>(i) is near the Dubbo City Regional Airport, and</p> <p>(ii) is in an ANEF contour of 20 or greater, and</p> <p>(b) The consent authority considers is likely to be adversely affected by aircraft noise.</p> <p>(3) Before determining a development application for development to which this clause applies, the consent authority:</p> <p>(a) Must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and</p> <p>(b) Must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zone) in AS 2021 – 2000, and</p> <p>(c) Must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021-2000.</p> <p>(4) In this clause:</p> <p><i>ANEF contour</i> means a noise exposure contour shown as an ANEF contour on the <i>Noise Exposure Forecast Contour Map</i> for the Dubbo City Regional Airport prepared by the Department of the Commonwealth responsible for airports.</p> <p><i>AS 2021 – 2000</i> means AS 2021 – 2000. <i>Acoustics – Aircraft noise intrusion – Building siting and construction</i>.</p> | <p>It is recommended that Clause 7.8 be adopted under the provisions of the Dubbo Regional Local Environmental Plan.</p> <p>The Planning Proposal is considered to be consistent with Direction 20 Enhance access to air travel and public transport under the Central West and Orana Regional Plan.</p> |
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| DLEP: Clause 7.9 Location of sex services premises WLEP: Clause 6.8 Location of sex services premises | |
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| Recommended Clause 7.9 | Justification |
| Location of sex services premises (1) The objective of this clause is to minimise land use conflicts and adverse amenity impact by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children. (2) In deciding whether to grant development consent to development for the purposes of sex services premises the consent authority must consider the following: (a) whether the premises will be located on land that adjoins, is directly opposite, or is separated only by a local road from land: (i) in Zone R1 General Residential, Zone R2 Low Density Residential or Zone RE1 Public Recreation, or (ii) used as a centre-based child care facility, a community facility, a school or a place of public worship, (b) the impact of the proposed development and its hours of operation on any place likely to be frequented by children: (i) that adjoins the proposed development, or (ii) that can be viewed from the proposed development, or (iii) from which a person can view the proposed development. | The DLEP and WLEP are effectively the same with only minor topographical differences. It is recommended that the DLEP clause be adopted noting that the minor topographical differences will not have any material impact. |

| DLEP: Clause 7.10 Dwelling houses in Zone RU4 Primary Production Small Lots WLEP: N/A | |
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| Recommended Clause 7.10 | Justification |

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| <p>Dwelling houses in Zone RU4 Primary Production Small Lots</p> <p>(1) The objective of this clause is to ensure dwelling houses are developed only where they support the permitted agricultural use of the land.</p> <p>(2) This clause applies to development for the purposes of dwelling houses on land in Zone RU4 Primary Production Small Lots.</p> <p>(3) Development consent must not be granted to development to which this clause applies, unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> (a) The land is being or is intended to be used for intensive plant agriculture, extensive agriculture or aquaculture, and (b) the dwelling house will be required to support the carrying out of intensive plant agriculture, extensive agriculture or aquaculture, and (c) the dwelling house is not likely to cause any land use conflict with existing agricultural uses being undertaken on neighbouring properties in the zone; and (d) services for the supply of water and electricity to support the agricultural activity are available or adequate arrangements have been made to make them available when required. | <p>The WLEP does contain this clause.</p> <p>Clause 7.10 aims to facilitate the development of dwelling houses in support of an agricultural land use.</p> <p>In addition, the clause utilises planning controls that protect land adjoining the river system and offers opportunities for intensive agricultural activities.</p> <p>The Planning Proposal is considered to be consistent with Direction 1 Protect the region's diverse and productive agricultural land under the Central West and Orana Regional Plan.</p> <p>It is recommended that Clause 7.10 Dwelling houses in Zone RU4 Primary Production Small Lots be adopted under the Dubbo Regional Local Environmental Plan.</p> |
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| <p>DLEP: Clause 7.11 Commercial premises in Zone B4 Mixed Use</p> <p>WLEP: N/A</p> | |
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| Recommended Clause 7.11 | Justification |
| <p>Commercial premises in Zone B4 Mixed Use</p> <p>(1) This clause applies to development on land within Zone B4 Mixed Use.</p> <p>(2) Development consent must not be granted to development for business premises or office premises if the gross floor area of that development is greater than 200 square metres.</p> | <p>There is currently no land that is zoned B4 Mixed Use in the former Wellington LGA and as such, the WLEP does not contain this clause.</p> <p>The inclusion of this clause would not result in any impact to the former Wellington LGA.</p> |

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| <p>(3) Development consent must not be granted to development for retail premise if the gross floor area of that development is greater than 150 square metres.</p> <p>(4) Subclause (2) and (3) do not apply to any development undertaken within a building that existing immediately before the commencement of this Plan.</p> | <p>It is recommended that the new Consolidated LEP adopt Clause 7.11 with no changes.</p> |
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| <p>DLEP: Clause 7.12 Shops in B1 Neighbourhood Centre</p> <p>WLEP: N/A</p> | |
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| Recommended Clause 7.12 | Justification |
| <p>Shops in Zone B1 Neighbourhood Centre</p> <p>(1) The objective of this clause is to maintain the commercial hierarchy of Dubbo by encouraging retail development of an appropriate scale within neighbourhood centres.</p> <p>(2) Despite any other provision of this Plan, the consent authority must not grant development consent to development for retail premises on land within Zone B1 Neighbourhood Centre if the gross floor area of the development will exceed 1,000 square metres.</p> <p>(3) Before granting consent to development for the purpose of shops having a gross floor area of 500 square metres or greater, in either one separate tenancy or any number of tenancies, the consent authority must consider the economic impact of the proposed development and be satisfied that the proposed development will not have an adverse impact on the commercial hierarchy of Dubbo.</p> | <p>There is currently no land that is Zoned B1 Neighbourhood Centre in the former Wellington LGA and as such, the WLEP does not contain this clause.</p> <p>The inclusion of this clause would not result in any impact to the former Wellington LGA.</p> <p>It is recommended that Clause 7.12 be adopted under the Dubbo Regional Local Environmental Plan.</p> |

| DLEP: Clause 7.12A Retail premises on certain land at Boundary Road, Dubbo WLEP: N/A | |
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| Recommended Clause 7.12A | Justification |
| Retail premises on certain land at Boundary Road, Dubbo (1) This clause applies to that part of Lot 1002, DP 1236775 at Boundary Road, Dubbo that is: (a) Within Zone B1 Neighbourhood Centre, and (b) Identified as "5" on the Additional Permitted Uses Map . (2) Despite any other provision of this Plan, development consent may be granted to development for the purposes of retail premises on land to which this clause applies with a gross floor area that will exceed 1,000 square metres. (3) Before granting consent to development for the purpose of shops having a gross floor area of 500 square metres or greater, in either one separate tenancy or any number of tenancies, the consent authority must consider the economic impact of the proposed development and be satisfied that the proposed development will not have an adverse impact on the commercial hierarchy of Dubbo. | This clause refers specifically to Lot 1002, DP 1236775 at Boundary Road, Dubbo. Adoption of this clause would not result in any impact to other land outside of this address. It is recommended that Clause 7.12A be adopted under the Dubbo Regional Local Environmental Plan. |

| DLEP: Clause 7.12B Dwelling houses on certain land at Warrie Road, Dubbo WLEP: N/A | |
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| Recommended Clause 7.12B | Justification |
| Dwelling houses on certain land at Warrie Road, Dubbo (1) This clause applies to Lots 147 and 148, DP 754331, Warrie Road, Dubbo. | This clause refers specifically to Lot 147 and Lot 147, DP 754331, Warrie Road, Dubbo. Adoption of this clause |

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| <p>(2) Despite any other provision of this Plan, development consent may be granted to development for the purposes of a dwelling house on land to which this clause applies if the consent authority is satisfied that—</p> <p>(a) the relevant development application provides for the consolidation of the land to which this clause applies into 1 lot, and</p> <p>(b) the dwelling house will be a manufactured home within the meaning of the Local Government Act 1993, and</p> <p>(c) the development will be ancillary to an approved intensive livestock agriculture use.</p> | <p>would not result in any impact to other land outside of this address.</p> <p>It is recommended that Clause 7.12B be adopted under the Dubbo Regional Local Environmental Plan.</p> |
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| <p>DLEP: Clause 7.12C Use of certain land at Camp Road, Dubbo</p> <p>WLEP: N/A</p> | |
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| Recommended Clause 7.12C | Justification |
| <p>7.12C Use of certain land at Camp Road, Dubbo</p> <p>(1) This clause applies to Lot 8, DP1063425, 4L Camp Road, Dubbo (<i>the land</i>).</p> <p>(2) The objectives of this clause are to ensure that any development on the land, including residential development—</p> <p>(a) is not complying development for the purposes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, and</p> <p>(b) minimises light pollution and does not impinge on the functioning of the Dubbo Observatory, and</p> <p>(c) incorporates appropriate noise mitigation measures, and</p> <p>(d) minimises land use conflict with adjoining land uses, and</p> <p>(e) does not adversely impact on vegetation on land designated as a buffer zone.</p> <p>(3) The land is designated as being within a buffer area for the purposes of clause 1.19(1)(e)(i) of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> | <p>This clause is a site specific clause and as such should be adopted under the Dubbo Regional Local Environmental Plan.</p> |

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- (4) The consent authority must not grant development consent to development on land identified on the [Lighting Controls Map](#) as “Subject to lighting controls in proximity to Dubbo Observatory” unless satisfied that the development will not result in—
- (a) a skylight being included in any dwelling, and
 - (b) more than 2 outdoor light fittings per dwelling, and
 - (c) an outdoor light not being controlled by way of a motion sensor, and
 - (d) an outdoor light not being shielded and directed downwards to prevent any upward or horizontal light, and
 - (e) an outdoor light emitting more than 940 lumens.

Note.

940 lumens is equivalent to 75 watts maximum for an incandescent light bulb or 10 watts for an LED light bulb.

- (5) The consent authority must not grant development consent to development on the land for the purposes of a prescribed use unless satisfied that appropriate noise mitigation measures will be incorporated into the development to reduce noise reaching the land from Morris Park Speedway so that the occupants of any dwelling on the land will not be subject to excessive noise.
- (6) The consent authority must not grant development consent to development on any of the land that borders a buffer zone, as identified on the [Buffer Map](#), for a prescribed use unless satisfied that—
- (a) all dwellings will be located outside the buffer zone, and
 - (b) a suitable vegetation management plan has been prepared for the ongoing management of vegetation in the buffer zone.
- (7) In this clause—
- prescribed use** means—
- (a) dwelling houses, or
 - (b) shop top housing, or
 - (c) tourist and visitor accommodation.

vegetation management plan means a plan that specifies a program of action for the management of land, its ecosystems and vegetation

| DLEP: Clause 7.13 Restricted premises WLEP: N/A | |
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| Recommended Clause 7.13 | Justification |
| Restricted premises The consent authority must not grant consent to development for the purposes of restricted premises unless it has considered the following: <ul style="list-style-type: none"> (a) If the development is on land other than land in Zone IN3 Heavy Industrial – whether any part of the proposed development, other than an accessway or access point, would be located at street level or on the first floor of a building, (b) Whether any part of a building in which the proposed development will be situated is being, or is proposed to be, used for the purposes of residential accommodation, (c) The impact the proposed development would have on places of high pedestrian activity, (d) The impact the proposed development and its hours of operation would have on any place, likely to be regularly frequented by children: <ul style="list-style-type: none"> (i) that adjoins the proposed development, or (ii) that can be viewed from the proposed development, (iii) (Repealed) (e) The visual impact of the proposed development and any associated signage on the amenity of the locality. | The WLEP does not contain this clause The clause aims to ensure that development for the purpose of a restricted premises is appropriate in nature and limits potential for land use conflicts outside of the IN3 zone. It is recommended that Clause 7.13 be adopted under the Dubbo Regional Local Environmental Plan. The Planning Proposal is considered to be consistent with Direction 12 Plan for greater land use compatibility under the Central West and Orana Regional Plan. |
| DLEP: Clause 7.14 Rural and nature-based tourist facilities WLEP: N/A | |
| Recommended Clause 7.14 | Justification |

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| <p>Rural and nature-based tourist facilities</p> <p>(1) The objective of this clause is to ensure that tourism development in rural and nature areas is low scale and does not adversely impact on the agricultural production, scenic or environmental values of the land.</p> <p>(2) This clause applies to land in the following zones:</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone R5 Large Lot Residential. <p>(3) Development consent must not be granted for development for the purpose of tourist facilities on land which this clause applies unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> (a) Adequate access exists or will be provided to service the development from a road other than a classified road, taking into account the scale of the development, and (b) The development will not create a land use conflict, and (c) The development is complementary to the rural or environmental attributes of the land and its surrounds, and (d) The development will not have a significant adverse impact on agricultural land production, the scenic amenity of the locality or significant features of the natural environment, and (e) If the development is located in an unsewered area, adequate on-site wastewater systems will service the land without having an adverse impact on the water quality of the area, and (f) The tourist facility will be managed and operated by the owners or by a site manager who resides on the land. <p>(4) In this clause: tourist facility means any development where services or facilities are provided for visitors to the area and includes, but is not limited to, camping grounds, eco-tourist</p> | <p>The WLEP does not contain this clause.</p> <p>The purpose of the clause is to accommodate rural and nature-based tourist facilities in the RU1, RU2 and R5 zones.</p> <p>The Planning Proposal is considered to be consistent with Direction 4 Promote and diversify regional tourism markets under the Central West and Orana Regional Plan.</p> <p>It is recommended that Clause 7.13 be adopted under the Dubbo Regional Local Environmental Plan.</p> |
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| facilities, hotel or motel accommodation, information and education facilities and restaurants or cafes. | |
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| DLEP: Clause 7.15 Maximum number of lots | |
|---|--|
| WLEP: N/A | |
| Recommended Clause 7.15 | Justification |
| 7.15 Maximum number of lots Despite any other provision of this Plan, the consent authority must not grant consent to the subdivision of land identified on the Lot Size Map as "Area A" if the subdivision of land would result in the total number of lots in that area exceeding 196 lots. | This clause is a site specific clause and as such should be adopted under the Dubbo Regional Local Environmental Plan. |

| DLEP: Clause 7.16 Matter for consideration by consent authority in relation to impacts of salinity on particularly land | |
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| WLEP: N/A | |
| Recommended Clause 7.16 | Justification |
| 7.16 Matter for consideration by consent authority in relation to impacts of salinity on particular land (1) This clause applies to a development application for development in relation to the following land— (a) Lots 64 and 65, DP 754287, 16L and 24L Eulomogo Road, Dubbo, (b) Lot 200, DP 825059, 30R Eulomogo Road, Dubbo, (c) Lots 316 and 317, DP 754308, Pinedale Road, Dubbo, (d) Lot 661, DP 565756, 24L Eulomogo Road, Dubbo, (e) Lot 662, DP 565756, 2L Torwood Road, Dubbo. (2) Before determining a development application, the consent authority must consider the potential impacts of salinity, in accordance with the <i>Salinity Management Strategy, Daisy Hill Rural-Residential Estate</i> , dated 2 July 2020 and published by the Department | This clause is a site specific clause and as such should be adopted under the Dubbo Regional Local Environmental Plan. |

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| DLEP: N/A |
| WLEP: Clause 6.2 Stormwater management |
| WLEP Clause 6.2 – Clause to be deleted |
| <p>Clause 6.2 of the WLEP contains provisions with respect to stormwater management on certain land.</p> <p>DLEP does not contain this clause or one similar. Provision of stormwater management has been assessed through the application of the Development Control Plan.</p> <p>It is considered that this clause is not required for the consolidated LEP given the working history of undertaking development within the former Dubbo LGA. It is therefore recommended that this clause be deleted.</p> |

| DLEP: N/A | |
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| WLEP: Clause 6.6 Karst topography subsidence risk | |
| Recommended Clause 7.17 | Justification |
| Karst topography subsidence risk (1) The objectives of this clause are to ensure that development in areas of subsidence risk from karst topography: (a) Does not disturb the underlying geotechnical conditions of the land, and (b) Is restricted on unsuitable land, and (c) Does not endanger life or property. | <p>The DLEP does not contain any provisions relating to karst topography subsidence risk.</p> <p>The purpose of this clause is to mitigate the impacts of development on karst topography. By adopting this clause within the Comprehensive LEP, the mapped areas will still only apply to the former Wellington LGA and will therefore have no impact on the former Dubbo LGA.</p> |

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| <p>(2) This clause applies to land identified as “Karst” on the Natural Resource – Karst Map.</p> <p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development is responsive to the risk of subsidence:</p> <ul style="list-style-type: none"> (a) The development’s design and construction methods, (b) The specific geotechnical constraints of the site, (c) Wastewater management, stormwater and drainage across the site. <p>(4) Development consent must not be granted to development on land to which this clause applies unless:</p> <ul style="list-style-type: none"> (a) The consent authority is satisfactory that: <ul style="list-style-type: none"> (i) the development is designed, sited and will be managed to avoid any significant adverse impact on the development and the land surrounding the development, or (ii) if that impact cannot be avoided by adopting feasible alternative – the development is designed, sited and will be managed to mitigate that impact, and (b) The consent authority is satisfied that the development will appropriately manage wastewater, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land. | <p>The Planning Proposal is considered to be consistent with Direction 13 Protect and manage environmental assets under the Central West and Orana Regional Plan.</p> <p>It is recommended that Clause 7.17 be adopted under the Dubbo Regional Local Environmental Plan.</p> |
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DLEP: N/A

WLEP: Clause 6.7 Essential Services

WLEP Clause 6.7 – Clause to be deleted

Clause 6.7 of the WLEP contains provisions with respect to ensuring Council is satisfied that developments are provided with water, electricity, sewage, stormwater and vehicular access.

Version 2 – Clause Assessment – Dubbo Regional Local Environmental Plan 2021

The DLEP does not contain this clause or one similar. Provision of the above mentioned services have been considered and implemented through the Development Control Plan (DCP). Given the provision of infrastructure services requires a greater detail of consideration then can be provided for within the LEP, the DCP is the more appropriate document for the consideration, assessment and implementation of necessary infrastructure services.

It is considered that this clause is not required for the consolidated LEP given the working history of undertaking development within the former Dubbo LGA. It is therefore recommended that this clause be deleted.

| DLEP: Schedule 1 Additional permitted uses | |
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| WLEP: Schedule 1 Additional permitted uses | |
| Recommended Schedule 1 | Justification |
| <p>1AA Use of certain land at 90–101 Brisbane Street and 27 Erskine Street, Dubbo</p> <p>(1) This clause applies to Lots A and B, DP 162733, Lot A, DP 62456, Lot 100, DP 808182, Lot 0, SP 19646 and Lot A, DP 162468 at 90–101 Brisbane Street and 27 Erskine Street, Dubbo.</p> <p>(2) Development for the purposes of an agricultural produce industry is permitted with development consent.</p> <p>1AB Use of certain land at Narromine Road, Dubbo</p> <p>(1) This clause applies to part of Lot 302, DP 602386, part of Lot 23, DP 755114, Lot 46, DP 755114 and part of Lot 151, DP 755094 at Narromine Road, Dubbo, identified as “1AB” on the Additional Permitted Uses Map.</p> <p>(2) Development for the purposes of one dwelling house is permitted with development consent.</p> <p>1A Use of certain land at 1 Torvean Avenue, Dubbo</p> <p>(1) This clause applies to Lot 100, DP 1168671 at 1 Torvean Avenue, Dubbo.</p> | <p>DLEP includes a schedule of Additional Permitted Uses. WLEP did not include any Additional Permitted Uses. This planning proposal intends to adopt DLEP Additional Permitted Use schedule.</p> <p>In addition, minor land use permissibilities have changed to provide consistency for the Dubbo Regional Local Environmental Plan (as discussed in the land use comparison). As a result there are new APU’s created and included in the recommended schedule 1.</p> <p>The Planning Proposal is considered to be consistent with vision of “<i>the most diverse regional economy in NSW with a vibrant network of centres leveraging the opportunities of being at the heart of NSW</i>” from the Central West and Orana Regional Plan.</p> |

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| <p>(2) Development for the purposes of a recreation facility (indoor) is permitted with development consent.</p> <p>1 Use of certain land at 10–12 Victoria Street, Dubbo</p> <p>(1) This clause applies to Lot 1, DP 795554 and Lot 103, DP 875089 at 10–12 Victoria Street, Dubbo.</p> <p>(2) Development for the purposes of office premises.</p> <p>2 Use of certain land at Darling Street, Dubbo</p> <p>(1) This clause applies to Lot 5, DP 1006205 at Darling Street, Dubbo.</p> <p>(2) Development for the purposes of a car park is permitted with development consent.</p> <p>3 Use of certain land at Palmer Street, Dubbo</p> <p>(1) This clause applies to so much of Lot 11, DP 1050240 at Palmer Street, Dubbo (the former RAAF stores depot site) that is within 50 metres of the boundary between—</p> <p>(a) the part of that land that is in Zone SP3 Tourist, and</p> <p>(b) the part of that land that is in Zone R1 General Residential.</p> <p>(2) Development for the purposes permitted in Zone R1 General Residential is permitted with development consent on the land to which this clause applies that is in Zone SP3 Tourist.</p> <p>(3) Development for the purposes permitted in Zone SP3 Tourist is permitted with development consent on the land to which this clause applies that is in Zone R1 General Residential.</p> <p>(4) Development consent may be granted under this clause only if the consent authority is satisfied that—</p> <p>(a) the development is not inconsistent with the objectives for development in both zones, and</p> <p>(b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.</p> | |
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Version 2 – Clause Assessment – Dubbo Regional Local Environmental Plan 2021

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| <p>4 Use of certain land at 20L Chapmans Road, Dubbo (1) This clause applies to Lot 3, DP 554158 at 20L Chapmans Road, Dubbo. (2) Development for the purposes of hotel or motel accommodation is permitted with development consent.</p> <p>5 Use of certain land at Boundary Road, Dubbo (1) This clause applies to that part of Lot 1002, DP 1236775 at Boundary Road, Dubbo that is identified as “5” on the Additional Permitted Uses Map. (2) Development for the purposes of a recreation facility (indoor) is permitted with development consent.</p> <p>6 Use of certain land at 31 Merrilea Road, Dubbo (1) This clause applies to Lot 12, DP 1154493 at 31 Merrilea Road, Dubbo, identified as “6” on the Additional Permitted Uses Map. (2) Development for the purposes of an animal boarding or training establishment is permitted with development consent.</p> <p>7 Use of certain land at 20 Mitchell Street, Wellington (1) This clause applies to Lot 21, DP 3831 at 20 Mitchell Street, Wellington identified at “7” on the Additional Permitted Uses Map. (2) Development for the purpose of a recreation facility (indoor) is permitted with development consent.</p> <p>8 Use of certain land at 14-16 Lee Street, Wellington (1) This clause applies to Lot 3, DP 214773 at 14-16 Lee Street, Wellington identified at “8” on the Additional Permitted Uses Map. (2) Development for the purpose of a retail premise is permitted with development consent.</p> <p>9 Use of certain land at 44 – 48 Curtis Street, Wellington (1) This clause applies to Lot 2, DP 773253 at 44 – 48 Curtis Street, Wellington identified at “9” on the Additional Permitted Uses Map.</p> | |
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Version 2 – Clause Assessment – Dubbo Regional Local Environmental Plan 2021

(2) Development for the purpose of a caravan park is permitted with development consent.

9 Use of certain land at 1946 Twelve Mile Road, Wellington, 104 Gladstone Road, Wellington and 808 Mine Road, Wellington

(1) This clause applies to Lot 4 DP 133162, Lot 6 DP 750760 and Lot 46 DP 1110608 identified at "10" on the Additional Permitted Uses Map.

(2) Development for the purpose of a Livestock Processing Facility (Poultry Abattoir) is permitted with development consent.

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 1 Preliminary

Version 2 – Draft Dubbo Regional Local Environmental Plan 2021

under the

Environmental Planning and Assessment Act 1979

Part 1 Preliminary

1.1 Name of Plan [compulsory]

This Plan is *Dubbo Regional Local Environmental Plan 2021*.

1.1AA Commencement [compulsory]

This Plan commences on the day on which it is published on the NSW legislation website.

1.2 Aims of Plan [compulsory]

- (1) This Plan aims to make local environmental planning provisions for land in the Dubbo Region in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
 - (a) To ensure the Dubbo Central Business District is:
 - (i) Centralised within the City of Dubbo by shifting the residential development emphasis to West Dubbo; and
 - (ii) Maintained as the primary commercial centre for the greater region.
 - (b) To encourage development that complements and enhance the unique character and amenity of Wellington, and the villages across the local government area,
 - (c) To provide high quality open space to meet a wide range of active and passive recreation needs of our community,
 - (d) To ensure environmental cultural heritage is adequately protected and conserved,
 - (e) To ensure adequate provision is made for the development, establishment and enhancement of cultural, educational, research and medical institutions,
 - (f) To ensure land zoned for industrial purposes is protected for development,

- (g) To protect, enhance and conserve agricultural land and recognise the contribution agriculture makes to the regional economy ensuring agricultural land planning maintains the production basis of the rural economy,
- (h) To ensure urban stormwater is managed to maintain quality and not detrimentally impact on downstream development,
- (i) To ensure the floodplains of the Macquarie, Bell and Talbragar rivers are adequately protected from inappropriate development and to ensure the impact of flooding on people and the built and natural environment is minimised,
- (j) To implement the principles of ecologically sustainable development to ensure social, economic and environmental resources are available to present and future generations,
- (k) Actively promote integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand,
- (l) Encourage a range of housing choices and densities in planned urban and rural locations that are compatible with the residential and rural environment, addresses population growth, and meets the diverse needs of the community,
- (m) The Dubbo Local Government Area is resilient to the impacts of climate change.

1.3 Land to which Plan applies [compulsory]

This Plan applies to the land identified on the [Land Application Map](#).

1.4 Definitions [compulsory]

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

1.5 Notes [compulsory]

Notes in this Plan are provided for guidance and do not form part of this Plan.

1.6 Consent authority [compulsory]

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.7 Maps [compulsory]

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name:
 - (a) approved by the Minister when the map is adopted, and
 - (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the Minister when the instruments are made.
- (1AA) A reference to the Minister in subclause (1) is taken to be a reference to the Greater Sydney Commission in the case of any map that applies to a local government area in the Greater Sydney Region (within the meaning of the *Greater Sydney Commission Act 2015*) and that is adopted by a local environmental plan on or after 27 January 2016.
- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the website of the Department of Planning and Environment.

1.8 Repeal of planning instruments applying to land [compulsory]

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

Note. [compulsory if any local environmental plan is wholly repealed] The following local environmental plans are repealed under this provision:

Dubbo Local Environmental Plan 2011

Wellington Local Environmental Plan 2012

- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

1.9 Application of SEPPs [compulsory]

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.
- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

State Environmental Planning Policy No 1—Development Standards

1.9A Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land in any zone to be carried out in ~~accordance with this Plan or with a consent granted under the Act, any agreement,~~

covenant or other similar instrument that restricts that carrying out of that development does not apply to the extent necessary to serve that purpose.

- (2) This clause does not apply –
- (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any relevant instrument within the meaning of section 13.4 of the *Crown Land Management Act 2016*, or
 - (c) to any conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or
 - (d) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or
 - (e) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or
 - (f) to any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or
 - (g) to any planning agreement within the meaning of Subdivision 2 of Division 7.1 of the Act.
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 3.16 of the Act, the Governor, before the making of this clause, approved of subclauses (1)-(3)

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Permitted or prohibited development

Part 2 Permitted or prohibited development

2.1 Land use zones [compulsory]

The land use zones under this Plan are as follows:

Rural Zones

RU1 Primary Production
RU2 Rural Landscape
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village

Residential Zones

R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential

Business Zones

B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B5 Business Development
B6 Enterprise Corridor
B7 Business Park

Industrial Zones

IN1 General Industrial
IN2 Light Industrial
IN3 Heavy Industrial

Special Purpose Zones

SP2 Infrastructure
SP3 Tourist

Recreation Zones

RE1 Public Recreation
RE2 Private Recreation

Environment Protection Zones

E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management

Waterway Zones

W1 Natural Waterways

W2 Recreational Waterways

2.2 Zoning of land to which Plan applies [compulsory]

For the purposes of this Plan, land is within the zones shown on the [Land Zoning Map](#).

2.3 Zone objectives and Land Use Table [compulsory]

- (1) The Land Use Table at the end of this Part specifies for each zone:
 - (a) the objectives for development, and
 - (b) development that may be carried out without development consent, and
 - (c) development that may be carried out only with development consent, and
 - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part:
 - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
 - (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

Notes.

- 1 Schedule 1 sets out additional permitted uses for particular land.
- 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.
- 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4 Clause 2.6 requires consent for subdivision of land.
- 5 Part 5 contains other provisions which require consent for particular development.

2.4 Unzoned land [compulsory]

- (1) Development may be carried out on unzoned land only with development consent.
- (2) In deciding whether to grant development consent, the consent authority:
 - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
 - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

2.5 Additional permitted uses for particular land [compulsory]

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
 - (a) with development consent, or
 - (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

2.6 Subdivision—consent requirements [compulsory]

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes.

- 1 If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.
- 2 Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.
- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the *Lot Size Map* in relation to that land.

Note. The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

2.7 Demolition requires development consent [compulsory]

The demolition of a building or work may be carried out only with development consent.

Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

2.8 Temporary use of land [optional]

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 182 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

- (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 50—Canal Estate Development

State Environmental Planning Policy No 62—Sustainable Aquaculture

State Environmental Planning Policy No 64—Advertising and Signage

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To enable uses of an appropriate scale to facilitate the economic sustainability of primary production
- To provide for a range of tourist-related uses that support the agricultural industry or are compatible with agricultural uses.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads

3 Permitted with consent

Agricultural produce industries; Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; **Community facilities**; Depots; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Forestry; Function centres; Group homes; Health consulting rooms; Helipads; Highway service centres; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Mooring pens; Moorings; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Sewerage systems; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care;—
Page 11

Home occupations; Roads

3 Permitted with consent

Agricultural produce industries; Agriculture; Animal boarding or training establishments; Aquaculture; Boat launching ramps; Camping grounds; Caravan parks; Cellar door premises; Centre_based child care facilities; Community facilities; Correctional centres; Depots; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Forestry; Group homes; Health consulting rooms; Highway service centres; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Jetties; Mooring pens; Moorings; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Research stations; Respite day care centres; Secondary dwellings; Sewerage systems; Signage; Tourist and visitor accommodation; Truck depots; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Hotel or motel accommodation; Intensive livestock agriculture; Serviced apartments; Any other development not specified in item 2 or 3

Zone RU3 Forestry

1 Objectives of zone

- To enable development for forestry purposes.
- To enable other development that is compatible with forestry land uses.

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

2 Permitted without consent

Uses authorised under the *Forestry Act 2012* or under Part 5B (Private native forestry) of the *Local Land Services Act 2013*

3 Permitted with consent

Aquaculture; Roads

4 Prohibited

Any development not specified in item 2 or 3

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage agriculture activities which meet sustainable natural resource management principles.
- To ensure land with high potential agricultural productivity is used and capable to be sustained for the purpose of intensive agriculture while being protected from inappropriate uses.
- To ensure function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads

3 Permitted with consent

Agricultural produce industries; Agriculture; Animal boarding or training establishments; Aquaculture; Boat launching ramps; Boat sheds; Cellar door premises; Charter and tourism boating facilities; Community facilities; Correctional centres; Dairies (pasture-based); Depots; Dwelling houses; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Function centres; Group homes; Health services facilities; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Jetties; Mooring pens; Moorings; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Research stations; Restaurants or cafes; Roadside stalls; Rural workers' dwellings; Sewerage systems; Signage; Tourist and visitor accommodation; Truck depots; Veterinary hospitals; Water recreation structures; Water reticulation systems; Water treatment facilities; Wharf or boating facilities

4 Prohibited

Advertising structures; Hotel or motel accommodation; Intensive livestock agriculture; Serviced apartments; Any other development not specified in item 2 or 3

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To encourage and provide opportunities for population and local employment

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- growth commensurate with available services.
- To minimise the impact of non-residential uses and ensure these areas are compatible with the surrounding residential development and character of the village.
- To permit low scale service activities, meeting the recreations, cultural and commercial needs of the community.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations;
Roads

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses;
Horticulture; Light industries; Neighbourhood shops; Oyster aquaculture; Places
of public worship; Recreation areas; Recreation facilities (indoor); Recreation
facilities (outdoor); Respite day care centres; Schools; Sewage reticulation
systems; Tank-based aquaculture; Waste or resource transfer stations; Water
reticulation systems; Any other development not specified in item 2 or 4

4. Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal
boarding or training establishments; Boat building and repair facilities; Car
parks; **Cellar door premises**; Charter and tourism boating facilities; Correctional
centres; Electricity generating works; Extractive industries; Farm buildings;
Farm stay accommodation; Flood mitigation works; Forestry; Freight transport
facilities; Heavy industrial storage establishments; Helipads; High technology
industries; Home occupations (sex services); Hostels; Industrial training
facilities; Industries; Marinas; Multi dwelling housing; Open cut mining;
Passenger transport facilities; Pond-based aquaculture Public administration
buildings; Recreation facilities (major); Residential flat buildings; Restricted
premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex
services premises; Storage premises; Warehouse or distribution centres; Waste or
resource management facilities; Water supply systems

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development is consistent with the character of the immediate locality.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations; Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Restaurants or cafes; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations;
Roads

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Information and education facilities; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential accommodation; Respite day care centres; Signage; Tank-based aquaculture; Water reticulation systems

4 Prohibited

Advertising structures; Attached dwellings; Hostels; Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Shop top housing; Any other development not specified in item 2 or 3

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone R5 Large Lot Residential

Direction. The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Roads

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads

3 Permitted with consent

Agricultural produce industries; Dairies (pasture-based); Dwelling houses; **Dual occupancies** Home industries; Horticulture; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Tank-based aquaculture; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual occupancies (**detached**); Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Function centres; Heavy industrial storage premises; Helipads; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Sex services premises; Shop top housing; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wholesale supplies

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To ensure the growth of each neighbourhood centre is consistent with the commercial hierarchy of City of Dubbo.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Business premises; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Function centres; Health consulting rooms; Home businesses; Home industries; Home occupations; Information and education facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Passenger transport facilities; Places of public worship; Respite day care centres; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource transfer stations; Water reticulation systems

4 Prohibited

Advertising structures; Bed and breakfast accommodation; Cellar door premises; Farm stay accommodation; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Markets; Office premises; Plant nurseries; Pond-based aquaculture Pubs; Restricted premises; Roadside stalls; Rural supplies; Specialised retail premises; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 3

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure Orana Mall remains primarily a retail centre that allows for land use activities expected to fulfil a local centre role.
- To protect and recognise Orana Mall as being a second order centre in the commercial centres hierarchy for Dubbo.
- To ensure that office premises only form a minor component of the land use activities within Orana Mall.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; **Public administration buildings**; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To reinforce the role of the Dubbo central business district as the commercial, office and retail core of Dubbo and the region.
- To encourage use of the Dubbo business district for cultural entertainment, Leisure and dining activities.
- To achieve activation of the river corridor by encouraging land use activities that front Bligh Street.
- To promote active street frontages within the Dubbo central business district by encouraging business and retail development on the ground floor of buildings facing the street.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Tank-based aquaculture; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To preserve the streetscape and character of land adjoining the Dubbo central business district by encouraging the adaptive reuse of existing buildings for small scale business, office or retail premises that support the district.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Tank-based aquaculture; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage premises; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To identify specific areas for bulky goods retailing.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Business premises; Centre-based child care facilities; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Rural supplies; Seniors housing; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.
- To facilitate a mix of business and retail development along major roads, in locations that are close to, and that support the viability of, centres.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Restaurants or cafes; Rural supplies; Seniors housing; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; **Waste or resource transfer stations**; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Heavy industrial storage premises; Helipads; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond based aquaculture Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone B7 Business Park

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To facilitate the establishment of innovative high technology uses within close proximity to established transport networks.

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2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Business premises; Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Waste or resource transfer stations; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Rural supplies; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Water storage facilities; Water treatment facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Stock and sale yards; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To recognise the Depot Road and McKenzie Street industrial area as providing start up and transport related development opportunities.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Agricultural produce industries; Depots; Funeral homes; Garden centres; Hardware and building supplies; Health consulting rooms; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Flood mitigation works; Forestry; Function centres; Health services facilities; Heavy industrial storage premises; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone IN3 Heavy Industrial

1 Objectives of zone

- To provide suitable areas for those industries that need to be separated from other land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; General industries; Hazardous storage establishments; Health consulting rooms; Heavy industries; Landscaping material supplies; Medical centres; Neighbourhood shops; Offensive storage establishments; Oyster aquaculture; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Water treatment facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Flood mitigation works; Forestry; Function centres; Health Dubbo Local Environmental Plan 2011 [NSW] Current version for 1 February 2021 to date (accessed 29 March 2021 at 13:24) Page 25 of 126; services facilities; Helipads; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads

3 Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone SP3 Tourist

1 Objectives of zone

- To provide for a variety of tourist-oriented development and related uses.
- To recognise the importance of the Taronga Western Plains Zoo as a key tourist facility within the area.
- To facilitate tourist-orientated development along major transport corridors and at key nodes.
- To ensure that further development in the Cobra Street and Whylandra Street precincts will not interfere with established uses on adjoining residentially zoned land.
- To ensure that development in the Camp Road precinct will not interfere with the continued operation of the Taronga Western Plains Zoo.
- To protect and enhance the natural and environmental qualities that attract tourists and visitors to the area.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Roads

3 Permitted with consent

Aquaculture; Cellar door premises; Food and drink premises; Health consulting rooms; Markets; Medical centres; Roadside stalls; Shop top housing; Tourist and visitor accommodation; Viticulture; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Bed and breakfast accommodation; Boat building and repair facilities; Car parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Educational establishments; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Flood mitigation works; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage premises; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mortuaries; Open cut mining; Public administration buildings; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wholesale supplies

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for facilities and amenities to enhance the use of public open space.

2 Permitted without consent

Environmental protection works; Roads

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3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Cemeteries; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Environmental facilities; Jetties; Kiosks; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Signage; Water recreation structures; Water reticulation systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Any development not specified in item 2 or 3

Zone RE2 Private Recreation

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Community facilities; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Food and drink premises; Function centres; Information and education facilities; Jetties; Kiosks; Mooring pens; Moorings; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water reticulation systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Bed and breakfast accommodation; Farm stay accommodation; Pubs; Any other development not specified in item 2 or 3

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone E1 National Parks and Nature Reserves

1 Objectives of zone

- To enable the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974* or that is acquired under Part 11 of that Act.
- To enable uses authorised under the *National Parks and Wildlife Act 1974*.
- To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* and to protect the environmental significance of that land.

2 Permitted without consent

Uses authorised under the *National Parks and Wildlife Act 1974*

3 Permitted with consent

Nil

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Camping grounds; Car parks; Environmental facilities; Environmental protection works; Information and education facilities; Oyster aquaculture; Roads; Water supply systems

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To ensure development is compatible with the flood hazard of the Macquarie, Talbragar and Bell Rivers.
- To ensure development does not exacerbate the existence of existing saline lands.
- To identify land along the Macquarie, Talbragar and Bell Rivers in proximity to the towns and cities which is suitable for low impact development that addresses the flood prone nature of this land.
- To allow for a range of low impact recreational activities and ancillary land uses in the Burrendong State Park that protect and enhance the environmental and scenic qualities of the park and water quality of Lake Burrendong.
- To recognise the environmental, scenic and landscape significance of certain lands in proximity to the Town of Geurie.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads

3 Permitted with consent

Boat launching ramps; Boat sheds; Camping grounds; Charter and tourism boating facilities; Dwelling houses; Environmental facilities; Farm buildings; Group homes; Home businesses; Home industries; Jetties; Mooring pens; Moorings; Oyster aquaculture; Pond-based aquaculture; Recreation areas; ~~Recreation structures~~; Signage; Tank-based aquaculture; Turf farming; Water recreation structures; Water reticulation systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone W1 Natural Waterways

1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat launching ramps; Environmental facilities; Environmental protection works; Jetties; Moorings; Recreation areas; Roads; Water recreation structures; Water supply systems

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (maior); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Water treatment facilities; Any other development not specified in item 2 or 3

Zone W2 Recreational Waterways

1 Objectives of zone

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Environmental facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Recreation areas; Research stations; Signage; Water recreation structures; Water reticulation systems; Water storage facilities; Wharf or boating facilities

4 Prohibited

Advertising structures; Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

Zone W3 Working Waterways

1 Objectives of zone

- To enable the efficient movement and operation of commercial shipping, water-based transport and maritime industries.
- To promote the equitable use of waterways, including appropriate recreational uses.
- To minimise impacts on ecological values arising from the active use of waterways.
- To provide for sustainable fishing industries.

2 Permitted without consent

3 Permitted with consent

Boat building and repair facilities; Port facilities; Wharf or boating facilities

4 Prohibited

Any development not specified in item 2 or 3

Part 3 Exempt and complying development

3.1 Exempt development [compulsory]

Note. Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
 - (b) cannot be carried out in critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), and
 - (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).
- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
 - (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
 - (3) To be exempt development, the development:
 - (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia* or, if there are no such relevant provisions, must be structurally adequate, and
 - (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
 - (c) must not be designated development, and
 - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
 - (e) (Repealed)
 - (4) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development only if:
 - (a) the building has a current fire safety certificate or fire safety statement, or
 - (b) no fire safety measures are currently implemented, required or proposed for the building.
 - (5) To be exempt development, the development must:
 - (a) be installed in accordance with the manufacturer's specifications, if applicable, and
 - (b) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.
- Note.** A permit for the removal or pruning of a tree or other vegetation may be granted under this Plan. A development consent for the removal of native vegetation may be granted where relevant under the *Native Vegetation Act 2003*.
- (6) A heading to an item in Schedule 2 is part of that Schedule.

3.2 Complying development [compulsory]

- (1) The objective of this clause is to identify development as complying development.
- (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with:
 - (a) the development standards specified in relation to that development, and
 - (b) the requirements of this Part,

is complying development.

Note. See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.

- (3) To be complying development, the development must:
 - (a) be permissible, with development consent, in the zone in which it is carried out, and
 - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

3.3 Environmentally sensitive areas excluded [compulsory]

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause:
environmentally sensitive area for exempt or complying development means any of the following:
 - (a) the coastal waters of the State,
 - (b) a coastal lake,
 - (c) land to which *State Environmental Planning Policy No 14—Coastal Wetlands* or *State Environmental Planning Policy No 26—Littoral Rainforests* applies,
 - (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
 - (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
 - (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
 - (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
 - (h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,
 - (i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
 - (j) land identified as being critical habitat under the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*.

Direction. Additional areas may be added to this list.

Part 4 Principal development standards

4.1 Minimum subdivision lot size [optional]

- (1) The objectives of this clause are as follows:
 - (a) to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands,
 - (b) to ensure residential allotments are of a suitable shape and size to provide a building envelope, private open space and suitable building setbacks for acoustic and visual privacy,
 - (c) to ensure industrial allotments are of a suitable size and shape to allow for separation from adjoining uses and to ensure appropriately sized vehicles can traverse to and from the land,
 - (d) to ensure commercial allotments are of a suitable size and shape to provide for a range of commercial development without providing for the fragmentation of ownership into smaller lots,
 - (e) to maximise the economic potential of, and provide for more intensive, small lot agricultural uses in areas able to access commercial quantities of irrigation water.
 - (f) to minimise the cost to the community of:
 - (i) fragmented and isolated development of rural land, and
 - (ii) providing, extending and maintaining public amenities, infrastructure and services.
- (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land:
 - (a) by the registration of a strata plan or strata plan of subdivision under the [Strata Schemes Development Act 2015](#), or
 - (b) by any kind of subdivision under the [Community Land Development Act 1989](#).
- (4A) Despite subclause (3), the size of any lot resulting from the subdivision of land identified as “Area A” or “Area B” on the Lot Size Map and to be connected to a reticulated sewer must not be less than the area shown in Column 2 of the Table to this subclause opposite the relevant area.

| Column 1 | Column 2 |
|-----------------|---------------------|
| Area A | 4,000 square metres |
| Area B | 2,000 square metres |

(4B) Despite subclause (3), the size of any lot resulting from a subdivision of land in Zone RU5 Village, Zone R1 General Residential or Zone R2 Low Density Residential may be less than the minimum lot size shown on the Lot Size Map in relation to that land if –

- (a) The land is connected to a sewage reticulation system, and

Development consent has been granted in respect of the subdivision for the purpose of multi dwelling housing or a dual occupancy.

4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]

- (1) The objectives of this clause are as follows:
 - (a) to ensure that land to which this clause applies is not fragmented by subdivision that would create additional dwelling entitlements
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (c1) Zone RU5 Village,
 - (c2) Zone R1 General Residential,
 - (c3) Zone R2 Low Density Residential,
 - (c4) Zone R5 Large Lot Residential,
 - (d) Zone E3 Environmental Management,

but does not apply to a subdivision by the registration of a strata plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause applies despite clause 4.1.

4.2 Rural subdivision

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (baa) Zone RU3 Forestry
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU6 Transition.
- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) ~~However, such a lot cannot be created if an existing dwelling would, as the result of~~

the subdivision, be situated on the lot.

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- (5) A dwelling cannot be erected on such a lot.

Note. A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

4.2A Exceptions to minimum subdivision lot sizes for certain subdivisions.

4.2A Exceptions to minimum subdivision lot sizes for certain rural subdivisions

- (1) The objectives of this clause are to permit the subdivision of land in rural areas to create lots of an appropriate size to meet the needs of current permissible uses other than for the purpose of residential accommodation or tourist and visitor accommodation.
- (2) This clause applies to land in the following rural zones –
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU3 Forestry,
 - (d) Zone RU4 Primary Production Small Lots.
- (3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, if the consent authority satisfied that the use of the land after the subdivision will be the same use (other than residential accommodation or tourist and visitor accommodation) permitted under the existing development consent for the land.
- (4) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that –
 - (a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and
 - (b) the subdivision is necessary for the ongoing operation of the permissible use, and
 - (c) the subdivision will not cause or increase rural land use conflict in the locality, and
 - (d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land.

4.2B Minimum subdivision lot size for strata subdivisions of residential or tourist and visitor accommodation in certain rural zones

- (1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.
- (2) This clause applies to land in the following zones that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone E3 Environmental Management.
- (3) Development consent must not be granted for the subdivision of a lot to which this clause applies for a strata plan that would create lots below the minimum size shown on the [Lot Size Map](#) for that lot.

4.2C Erection of dwelling houses on land in certain rural and environmental protection zones

- (1) The objectives of this clause are as follows:
- (a) to minimise unplanned rural residential development,
 - (b) to enable the replacement of lawfully erected dwelling houses in certain rural and environmental protection zones.
- (2) This clause applies to:
- (a) for the erection of a dwelling house—land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots or Zone E3 Environmental Management, or
 - (b) for the erection of a dual occupancy – land in Zone RU1 Primary Production.
- (3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land, and on which no dwelling house or dual occupancy has been erected, unless the land:
- (a) is a lot that is at least the minimum lot size shown on the [Lot Size Map](#) in relation to that land, or
 - (b) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or
 - (c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
 - (d) is an existing holding, or
 - (e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by:
 - (i) a minor realignment of its boundaries that did not create an additional lot, or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose.

Note.

A dwelling cannot be erected on a lot created under clause 9 of *State Environmental Planning Policy (Rural Lands) 2008* or clause 4.2.

- (4) Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.

- (5) In this clause:

existing holding means land that:

- (a) was a holding on 26 June 1987,
- (b) was located within the former Wellington Local Government Area prior to 12 May 2016, and
- (c) is a holding at the time the application for development consent referred to in subclause (3) is lodged, whether or not there has been a change in the ownership of the holding since 26 June 1987, and includes any other land adjoining that land acquired by the owner since 26 June 1987.

holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.

Note. The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.

4.3 Height of buildings

[Not adopted]

4.4 Floor space ratio

[Not adopted]

4.5 Calculation of floor space ratio and site area

[Not adopted]

4.6 Exceptions to development standards [compulsory]

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Secretary must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
 - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
 - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

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- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
- (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) clause 5.4.
 - (ca) clause 6.2 or 6.3

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Part 5 Miscellaneous provisions

Part 5 Miscellaneous provisions

5.1 Relevant acquisition authority [compulsory]

- (1) The objective of this clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions)*.

Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the *Land Acquisition (Just Terms Compensation) Act 1991* requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

Type of land shown on Map

Zone RE1 Public Recreation and marked
“Local open space”

Zone RE1 Public Recreation and marked
“Regional open space”

Zone SP2 Infrastructure and marked
“Classified road”

Zone E1 National Parks and Nature
Reserves and marked “National Park”

Zone R1 General Residential

Zone E3 Environmental Management

Authority of the State

Council

The corporation constituted
under section 8 of the Act

Roads and Maritime Services

Minister administering the
National Parks and Wildlife Act
1974

Roads and Maritime Services

Roads and Maritime Services

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

5.1A Development on land intended to be acquired for public purposes

- (1) The objective of this clause is to limit development on certain land intended to be acquired for public purpose.
- (2) This clause applies to land shown on the Land Reservation Acquisition Map and specified in Column 1 of the table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.
- (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that table.

Column 1

Land

Zone R1 General Residential

Zone E3 Environmental Management

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Column 2

Development

Carparks

Carparks

5.2 Classification and reclassification of public land [compulsory]

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

Note. Under the *Local Government Act 1993*, “public land” is generally land vested in or under the control of a council (other than roads, Crown reserves and commons). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the *Local Government Act 1993*. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*.
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the *Local Government Act 1993*.
- (4) The public land described in Part 1 of Schedule 4:
- (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
 - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except:
- (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
 - (b) any reservations that except land out of the Crown grant relating to the land, and
 - (c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).

Note. In accordance with section 30 (2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

5.3 Development near zone boundaries [optional]

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is
 - (a) 20 metres from a boundary shared between any land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B6 Enterprise Corridor and Zone B7 Business Park, or
 - (b) 10 metres from any other boundary
- (3) This clause does not apply to:
 - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
 - (ab) Zone SP3 Tourist, or
 - (b) land within the coastal zone, or
 - (c) land proposed to be developed for the purpose of sex services or restricted premises.
- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.
- (5) This clause does not prescribe a development standard that may be varied under this Plan.

5.4 Controls relating to miscellaneous permissible uses [compulsory]

(1) Bed and breakfast accommodation

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 5 bedrooms.

Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the *Building Code of Australia*.

(2) Home businesses

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 30 square metres of floor area.

(3) Home industries

If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.

(4) Industrial retail outlets

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- (a) 20% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
- (b) 400 square metres, whichever is the lesser.

(5) Farm stay accommodation

If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 15 bedrooms.

(6) Kiosks

If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 40 square metres.

(7) Neighbourhood shops

If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 150 square metres.

(7aa) Neighbourhood supermarkets

If development for the purposes of neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.

(8) Roadside stalls

If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 20 square metres.

(9) Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 65% of the total floor area of the principal dwelling.

(10) Artisan food and drink industry exclusion

If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area

used for retail sales (not including any café or restaurant area) must not exceed:

- (a) 5% of the gross floor area of the industry, or
- (b) 400 square metres,

Whichever is lesser.

DRAFT

5.5 (Repealed)

5.6 Architectural roof features
[Not adopted]

DRAFT

5.7 Development below mean high water mark

[Not adopted]

5.8 Conversion of fire alarms [compulsory]

- (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent:
 - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,
 - (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,
 - (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of:
 - (a) internal alterations to a building, or
 - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause:
private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

5.9, 5.9AA (Repealed)

5.10 Heritage conservation [compulsory]

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

Direction. Heritage items as identified in Schedule 5 must be shown on the Heritage Map.

The location and nature of Aboriginal objects and Aboriginal places of heritage significance may be described in Schedule 5 and shown on the Heritage Map (see the direction to Schedule 5).

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of [*Name of local government area or other relevant name*],
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.
- (4) **Effect of proposed development on heritage significance**
- The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) **Heritage assessment**
- The consent authority may, before granting consent to any development:
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) **Heritage conservation management plans**
- The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) **Archaeological sites**
- The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):
- (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.11 Bush fire hazard reduction [compulsory]

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note. The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

5.12 Infrastructure development and use of existing buildings of the Crown [compulsory]

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

5.13 Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]

- (1) The objectives of this clause are as follows:
 - (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,
 - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
- (2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.
- (3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:
 - (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and
 - (b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
 - (c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and
 - (d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and
 - (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and
 - (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and
 - (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and
 - (h) any infrastructure services to the site will be provided without significant modification to the environment, and
 - (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and
 - (j) the development will not adversely affect the agricultural productivity of adjoining land, and
 - (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:
 - (i) measures to remove any threat of serious or irreversible environmental damage,
 - (ii) the maintenance (or regeneration where necessary) of habitats,
 - (iii) efficient and minimal energy and water use and waste output,
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

5.14 Siding Spring Observatory—maintaining dark sky

- (1) The objective of this clause is to protect observing conditions at the Siding Spring Observatory by promoting lighting practices that minimise light pollution.
- (2) **Light emissions—general considerations for all development**

Before granting development consent for development on land to which this Plan applies, the consent authority must consider whether the development is likely to adversely affect observing conditions at the Siding Spring Observatory, taking into account the following matters:

 - (a) the amount and type of light to be emitted as a result of the development and the measures to be taken to minimise light pollution,
 - (b) the impact of those light emissions cumulatively with other light emissions and whether the light emissions are likely to cause a critical level to be reached,
 - (c) whether outside light fittings associated with the development are shielded light fittings,
 - (d) the measures to be taken to minimise dust associated with the development,
Note. Dust tends to scatter light and increase light pollution.
 - (e) the *Dark Sky Planning Guideline* prepared by the Secretary and published in the Gazette.
- (3) **Development on land within 18 kilometres of observatory**

Development consent is required for all lit development on land less than 18 kilometres from the Siding Spring Observatory.
- (4) The consent authority must consult with the observatory director before granting development consent to lit development on land less than 18 kilometres from the Siding Spring Observatory.
- (5) The consent authority must not (except with the concurrence of the Secretary) grant development consent to development on land less than 18 kilometres from the Siding Spring Observatory if the consent authority considers that the development is likely to result in any one or more of the following:
 - (a) an outside light fitting other than a shielded light fitting,
 - (b) an outside light fitting emitting light of more than:
 - (i) if the development is on land less than 12 kilometres from the Siding Spring Observatory—900 lumens, or
 - (ii) in any other case—1,800 lumens,
 - (c) more than 4 shielded outside light fittings,
 - (d) light of more than 7,200 lumens being emitted.
- (6) The consent authority must not grant development consent to lit development on land less than 18 kilometres from the Siding Spring Observatory unless the consent authority is satisfied that the development will incorporate designs that minimise light pollution and measures that will prevent the escape of light at night through skylights, windows or other openings.
- (7) **Development on land 18 kilometres or more from observatory**

The consent authority must not (except with the concurrence of the Secretary) grant development consent to development on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 1,000,000 lumens or more.

- (8) The consent authority must consult with the observatory director before granting development consent to development for the purposes of a dwelling house, secondary dwelling or dual occupancy on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in a dwelling having:
- (a) an outside light fitting other than a shielded light fitting, or
 - (b) more than 7 shielded outside light fittings or more than 5 such light fittings that are not automatic light fittings.
- (9) The consent authority must consult with the observatory director before granting development consent to development (other than development for the purposes of a dwelling house, secondary dwelling or dual occupancy) on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 50,000 lumens or more.
- (10) **Granting concurrence**
The Secretary must take the following into account in deciding whether to grant concurrence under this clause:
- (a) any comments made by the observatory director in relation to the development,
 - (b) the effect the development would have on observing conditions at the Siding Spring Observatory,
 - (c) the quantity of artificial light in the night sky measured through a telescope at the Siding Spring Observatory on or about the date the development application is made and the relationship of that level to the critical level,
 - (d) whether any public interest in permitting the development outweighs the public interest in preserving the observing conditions at the Siding Spring Observatory.
- (11) A reference in this clause to light emitted as a result of development for the purposes of a building or work includes light emitted from any other building or work that is to be used as part of or in connection with that building or work.
- (12) A requirement in this clause to consult with the observatory director in respect of development is a requirement to give written notice of the development to the observatory director and to take into account any comments received from the observatory director within 21 days after the notice is given.
- (13) Clause 4.6 does not allow development consent to be granted for development that would contravene this clause.
- (14) In this clause:
- automatic light fitting** means a light fitting that is activated by a sensor and switches off automatically after a period of time.
- critical level** means the level at which the quantity of artificial light in the night sky measured through a telescope at the Siding Spring Observatory is greater than:
- (a) if the telescope is inclined at 30 degrees from the horizon—10% of the surface brightness of the night sky attributable to natural light sources, at the time of the solar cycle when the sky is at its darkest, or
 - (b) if the telescope is inclined at 90 degrees from the horizon—3% of the surface brightness of the night sky attributable to natural light sources, at the time of the solar cycle when the sky is at its darkest.
- horizontal plane**, in relation to a light fitting, means the horizontal plane passing through the centre of the light source (for example, the bulb) of the light fitting.

light pollution means brightening of the night sky caused by artificial light.

lit development means development that is likely to result in the emission of light.

observatory director means the Director of the Research School of Astronomy and Astrophysics at the Australian National University.

outside light fitting means a light fitting that is attached or fixed outside, including on the exterior, of a building.

shielded light fitting means a light fitting that does not permit light to shine above the horizontal plane.

Siding Spring Observatory means the land owned by the Australian National University at Siding Spring and the buildings and equipment situated on that land.

Direction. This clause may be adopted without subclause (9).

5.15 Defence communications facility
[Not adopted]

5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

- (1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).
- (2) This clause applies to land in the following zones—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU3 Forestry,
 - (d) Zone RU4 Primary Production Small Lots,
 - (e) Zone RU6 Transition,
 - (f) Zone R5 Large Lot Residential,
 - (g) Zone E2 Environmental Conservation,
 - (h) Zone E3 Environmental Management,
 - (i) Zone E4 Environmental Living.
- (3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—
 - (a) subdivision of land proposed to be used for the purposes of a dwelling,
 - (b) erection of a dwelling.
- (4) The following matters are to be taken into account—
 - (a) the existing uses and approved uses of land in the vicinity of the development,
 - (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,
 - (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),

- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations

[Not applicable]

5.18 Intensive livestock agriculture

- (1) The objectives of this clause are—
- (a) to ensure appropriate environmental assessment of development for the purpose of intensive livestock agriculture that is permitted with consent under this Plan, and
 - (b) to provide for certain capacity thresholds below which development consent is not required for that development subject to certain restrictions as to location.
- (2) This clause applies if development for the purpose of intensive livestock agriculture is permitted with consent under this Plan.
- (3) In determining whether or not to grant development consent under this Plan to development for the purpose of intensive livestock agriculture, the consent authority must take the following into consideration—
- (a) the adequacy of the information provided in the statement of environmental effects or (if the development is designated development) the environmental impact statement accompanying the development application,
 - (b) the potential for odours to adversely impact on the amenity of residences or other land uses within the vicinity of the site,
 - (c) the potential for the pollution of surface water and ground water,
 - (d) the potential for the degradation of soils,
 - (e) the measures proposed to mitigate any potential adverse impacts,
 - (f) the suitability of the site in the circumstances,
 - (g) whether the applicant has indicated an intention to comply with relevant industry codes of practice for the health and welfare of animals,
 - (h) the consistency of the proposal with, and any reasons for departing from, the environmental planning and assessment aspects of any guidelines for the establishment and operation of relevant types of intensive livestock agriculture published, and made available to the consent authority, by the Department of Primary Industries (within the Department of Industry) and approved by the Planning Secretary.
- (4) Despite any other provision of this Plan, development for the purpose of intensive livestock agriculture may be carried out without development consent if—
- (a) the development is of a type specified in subclause (5), and
 - (b) the consent authority is satisfied that the development will not be located—
 - (i) in an environmentally sensitive area, or
 - (ii) within 100 metres of a natural watercourse, or
 - (iii) in a drinking water catchment, or

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- (iv) within 500 metres of any dwelling that is not associated with the development, or a residential zone, or
- (v) if the development is a poultry farm—within 500 metres of another poultry farm.
- (5) The following types of development are specified for the purposes of subclause (4)—
 - (a) a cattle feedlot having a capacity to accommodate fewer than 50 head of cattle,
 - (b) a goat feedlot having a capacity to accommodate fewer than 200 goats,
 - (c) a sheep feedlot having a capacity to accommodate fewer than 200 sheep,
 - (d) a pig farm having a capacity to accommodate fewer than 20 breeding sows, or fewer than 200 pigs (of which fewer than 20 may be breeding sows),
 - (e) a dairy (restricted) having a capacity to accommodate fewer than 50 dairy cows,
 - (f) a poultry farm having a capacity to accommodate fewer than 1,000 birds for meat or egg production (or both).
- (6) For the avoidance of doubt, subclause (4) does not apply to development that is prohibited or that may be carried out without development consent under this or any other environmental planning instrument.
- (7) In this clause—

environmentally sensitive area has the same meaning as in clause 1.5 of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).

residential zone means Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone RU6 Transition, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone R5 Large Lot Residential, Zone B4 Mixed Use, Zone B6 Enterprise Corridor, Zone E3 Environmental Management or Zone E4 Environmental Living.

5.19 Pond-based, tank-based and oyster aquaculture

- (1) **Objectives** The objectives of this clause are as follows—
 - (a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced,
 - (b) to set out the minimum site location and operational requirements for permissible pond-based and tank-based aquaculture development.
- (2) **Pond-based or tank-based aquaculture—matters of which consent authority must be satisfied before granting consent**

The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following—

 - (a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,
 - (b) in the case of—

- (i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and
 - (ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and
 - (iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and
 - (iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.
- (3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.

(4) Extensive pond-based aquaculture permitted without consent in certain zones

Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if—

- (a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and
- (b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.

(5) Oyster aquaculture—additional matters that consent authority must consider in determining a development application

In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider—

- (a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and
- (b) the *NSW Oyster Industry Sustainable Aquaculture Strategy*.

(6) Oyster aquaculture permitted without consent in priority oyster aquaculture areas

Development for the purpose of oyster aquaculture may be carried out without development consent—

- (a) on land that is wholly within a priority oyster aquaculture area, or
- (b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.

(7) Definitions In this clause—

aquaculture industry development plan means an aquaculture industry development plan published under Part 6 of the [Fisheries Management Act 1994](#).

extensive aquaculture has the same meaning as in the [Fisheries Management \(Aquaculture\) Regulation 2017](#).

NSW Oyster Industry Sustainable Aquaculture Strategy means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry).

priority oyster aquaculture area means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the *NSW Oyster Industry Sustainable Aquaculture Strategy*, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department's website.

5.20 Standards that cannot be used to refuse consent—playing and performing music

- (1) The consent authority must not refuse consent to development in relation to licensed premises on the following grounds—
 - (a) the playing or performance of music, including the following—
 - (i) the genre of music played or performed, or
 - (ii) whether the music played or performed is live or amplified, or
 - (iii) whether the music played or performed is original music, or
 - (iv) the number of musicians or live entertainment acts playing or performing, or
 - (v) the type of instruments played,
 - (b) whether dancing occurs,
 - (c) the presence or use of a dance floor or another area ordinarily used for dancing,
 - (d) the direction in which a stage for players or performers faces,
 - (e) the decorations to be used, including, for example, mirror balls, or lighting used by players or performers.
- (2) The consent authority must not refuse consent to development in relation to licensed premises on the grounds of noise caused by the playing or performance of music, if the consent authority is satisfied the noise may be managed and minimised to an acceptable level.
- (3) In this clause—

licensed premises has the same meaning as in the [Liquor Act 2007](#).

Part 6 Urban release areas

6.1 Arrangements for designated State public infrastructure

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
- (2) Development consent must not be granted for the subdivision of land in an urban release area unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that land.
- (3) Subclause (2) does not apply to—

- Page 61 (a) any lot identified in the certificate as a residue lot, or

- (b) any lot to be created by a subdivision on land that was the subject of a previous development consent granted in accordance with this clause, or
 - (c) any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utility undertakings, educational facilities or any other public purpose, or
 - (d) a subdivision for the purpose only of rectifying an encroachment on any existing lot.
- (4) This clause does not apply to land in an urban release area if all or any part of the land is in a special contributions area (as defined by section 7.1 of the Act).

6.2 Public utility infrastructure

- (1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.
- (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.

6.3 Development control plan

- (1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.
- (2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.
- (3) The development control plan must provide for all of the following—
 - (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,
 - (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
 - (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
 - (d) a network of passive and active recreational areas,
 - (e) stormwater and water quality management controls,
 - (f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,
 - (g) detailed urban design controls for significant development sites,
 - (h) measures to encourage higher density living around transport, open space and service nodes,

- (i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,
 - (j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.
- (4) Subclause (2) does not apply to any of the following development—
- (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
 - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,
 - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (d) proposed development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated.

6.4 Relationship between Part and remainder of Plan

A provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency.

Part 7 Additional local provisions

7.1 Flood planning

- (1) The objectives of this clause are as follows:
 - (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impact on flood behaviour and the environment.
- (2) This clause applies to:
 - (a) land that is shown as "Flood planning area" on the Flood Planning Map, and
 - (b) other land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
 - (a) is compatible with the flood hazard of the land, and
 - (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

- (4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.

- (5) In this clause:

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

7.2 Terrestrial biodiversity

- (1) The objectives of this clause is to maintain terrestrial biodiversity by:
- (a) Protecting native fauna and flora, and
 - (b) Protecting the ecological processes necessary for their continued existence, and
 - (c) Encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as “Biodiversity” on the [Terrestrial Biodiversity Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
- (a) Whether the development is likely to have:
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - (i) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (ii) any adverse impact on the habitat elements providing connectivity on the land, and
 - (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
- (a) The development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) If that impact cannot be reasonably avoided by adopting feasible alternative – the development is designed, sited and will be managed to minimise that impact, or
- If that impact cannot be minimised – the development will be managed to mitigate that impact.

7.3 Earthworks

- (1) The objectives of this clause are as follows:
- (a) To ensure that earthworks for which development consent is required will not have a detrimental impact on the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
 - (b) To allow earthworks or a minor nature without requiring separate development consent.

- (2) Development consent is required for earthworks unless:
 - (a) The work is exempt development under this Plan or another applicable environmental planning instrument, or
 - (b) The work is ancillary to other development for which development consent has been given.
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters:
 - (a) The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
 - (b) The effect of the proposed development on the likely future use or redevelopment of the land,
 - (c) The quality of the fill or the soil to be excavated, or both,
 - (d) The effect of the proposed development on the existing and likely amenity of adjoining properties,
 - (e) The source of any fill material and the destination of any excavated material,
 - (f) The likelihood of disturbing relics,
 - (g) The proximity to and potential for adverse impact on any watercourse, drinking water catchment or environmentally sensitive area.

Note. The *National Parks and Wildlife Act 1974*, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

7.4 Natural resource – riparian land and waterways

- (1) The objectives of this clause are to protect or improve :
 - (a) Water quality within waterways, and
 - (b) Stability of the bed and banks of waterways, and
 - (c) Aquatic and riparian habitats, and
 - (d) Ecological processes within waterways and riparian areas, and threatened aquatic species, communities, populations and their habitats, and
 - (e) Scenic and cultural heritage values of waterways and riparian areas.
- (2) This clause applies to land that is:
 - (a) Identified on the *Natural Resource – Water Map*, or
 - (b) Situated within 40 metres of the bank or shore (measured horizontally from the top of the bank or shore), of a waterway on land identified in subclause (a).
- (3) Development consent must not be granted to development on land to which this clause applies, unless the consent authority has taken into consideration the following matters:
 - (a) Identification of any potential adverse impact on any of the following :
 - (i) water quality within the waterway,
 - (ii) aquatic and riparian habitats and ecosystems,
 - (iii) stability of the bed, shore and banks of the waterway,
 - (iv) the free passage of the fish and other aquatic organism within or along the waterway,
 - (v) habitats of any threatened species, population or ecological community,
 - (b) The likelihood that a development will increase water extraction from the waterway for domestic or stock use and the potential impact of any extraction on the waterway,
 - (c) A description of all proposed measures that may be undertaken to ameliorate any potential adverse impact.

- (4) Development consent must not be granted to development on land to which this clause applies, unless the consent authority is satisfied that development is consistent with the objectives of this clause and:
 - (a) The development is designed, sited and managed to avoid any potential adverse environmental impact, or
 - (b) If the potential adverse impact cannot be avoided, the development:
 - (i) is designed and sited so as to have minimum adverse impact, and
 - (ii) incorporates effective measures so as to have minimal adverse impact, and
 - (iii) mitigates any adverse impact through the restoration of any existing disturbed area on the site.

- (5) In this clause:

Natural Resource – Water Map means the [Dubbo Region Environmental Plan 2019 Natural Resource Map – Water Map](#).

7.5 Groundwater vulnerability

- (1) The objective of this clause is to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of inappropriate development.
- (2) This clause applies to the land identified as “Groundwater vulnerability” on the Natural Resource – Groundwater Vulnerability Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
 - (a) Whether or not the development (including any on-site storage or disposal of solid or liquid waste chemicals) will cause any groundwater contamination or any adverse effect on groundwater dependent ecosystems, and
 - (b) The cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) The development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) If that impact cannot be avoided by adopting feasible alternatives – the development is designed, sited and will be managed to minimise that impact, or
 - (c) If that impact cannot be minimised – the development will be managed to mitigate that impact.

- (5) In this clause:

Natural Resource – Groundwater Vulnerability Map means the [Dubbo Region Local Environmental Plan 2019 Natural Resource – Groundwater Vulnerability Map](#).

7.6 Erection of rural workers’ dwellings on land in Zoned RU1 and RU4

- (1) The objectives of this clause are:
 - (a) To ensure adequate provision for existing agricultural and rural industries that genuinely require accommodation for permanent on-site employees, and

- (b) To prevent development for a rural worker's dwelling if agriculture or rural industry does not have the capacity to support the rural worker's employment.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU4 Primary Production Small Lots.
- (3) Development consent must not be granted for the erection of a rural worker's dwelling on land to which this clause applies unless the consent authority is satisfied that:
 - (a) There is a demonstrated economic capacity of the agricultural or rural industry to support the on-going employment of rural workers, and
 - (b) The development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land, and

The development will not result in more than 1 rural worker's dwelling being erected on the land comprising the agricultural or rural industry.

7.7 Airspace operations

Airspace operations

- (1) The objectives of this clause are as follows:
 - (a) To provide for the effective and ongoing operation of Dubbo City Regional Airport by ensuring that such operation is not compromised by proposed development that penetrates the Obstacle Limitation Surface for that airport,
 - (b) To protect the community from undue risk from that operation.
- (2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.
- (3) The consent authority may grant development consent for the development if relevant Commonwealth body advises that:
 - (a) The development will penetrate the Obstacle Limitation Surface but it has no objection to its construction, or
 - (b) The development will not penetrate the Obstacle Limitation Surface.
- (4) The consent authority must not grant development consent for the development if the relevant Commonwealth body advises that the development will penetrate the Obstacle Limitation Surface and should not be constructed.
- (5) The consent authority must not grant development consent for development that will penetrate the Obstacle Limitation Surface unless the consent authority is satisfied that the development will not create an obstruction, hazard or other potential hazard to aircraft accessing the airport (including a hazard or potential hazard relating to light sources or bird strike).
- (6) In this clause:

Obstacle Limitation Surface means the Obstacle Limitation Surface shown on the [Obstacle Limitation Surface Map](#).

Obstacle Limitation Surface Map means the *Obstacle Limitation Surface Map for Dubbo City Regional Airport* prepared by the relevant Commonwealth body.

Relevant Commonwealth body means the body, under Commonwealth legislation, that is responsible for approvals for development that penetrates the Obstacle Limitation Surface for Dubbo City Regional Airport.

7.8 Development in areas subject to aircraft noise

- (1) The objectives of this clause are as follows:
 - (a) To prevent certain sensitive developments from being located near the Dubbo City Regional Airport and its flight paths,
 - (b) To assist in minimising the impact of aircraft noise from the airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,
 - (c) To ensure that land use and development in the vicinity of the airport does not hinder or have any other adverse impact on the ongoing, safe and efficient operation of the airport.
- (2) This clause applies to development that:
 - (a) Is on land that:
 - (i) is near the Dubbo City Regional Airport, and
 - (ii) is in an ANEF contour of 20 or greater, and
 - (b) The consent authority considers is likely to be adversely affected by aircraft noise.
- (3) Before determining a development application for development to which this clause applies, the consent authority:
 - (a) Must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and
 - (b) Must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zone) in AS 2021 – 2000, and
 - (c) Must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021-2000.
- (4) In this clause:

ANEF contour means a noise exposure contour shown as an ANEF contour on the *Noise Exposure Forecast Contour Map* for the Dubbo City Regional Airport prepared by the Department of the Commonwealth responsible for airports.

AS 2021 – 2000 means AS 2021 – 2000. *Acoustics – Aircraft noise intrusion – Building siting and construction*.

7.9 Location of sex services premises

- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impact by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) In deciding whether to grant development consent to development for the purposes of sex services premises the consent authority must consider the following:
 - (a) whether the premises will be located on land that adjoins, is directly opposite, or is separated only by a local road from land:
 - (i) in Zone R1 General Residential, Zone R2 Low Density Residential or Zone RE1 Public Recreation, or

- (ii) used as a centre-based child care facility, a community facility, a school or a place of public worship,
- (b) the impact of the proposed development and its hours of operation on any place likely to be frequented by children:
 - (i) that adjoins the proposed development, or
 - (ii) that can be viewed from the proposed development, or
- (iii) from which a person can view the proposed development.

7.10 Dwelling houses in Zone RU4 Primary Production Small Lots

- (1) The objective of this clause is to ensure dwelling houses are developed only where they support the permitted agricultural use of the land.
 - (2) This clause applies to development for the purposes of dwelling houses on land in Zone RU4 Primary Production Small Lots.
 - (3) Development consent must not be granted to development to which this clause applies, unless the consent authority is satisfied that:
 - (a) The land is being or is intended to be used for intensive plant agriculture, extensive agriculture or aquaculture, and
 - (b) the dwelling house will be required to support the carrying out of intensive plant agriculture, extensive agriculture or aquaculture, and
 - (c) the dwelling house is not likely to cause any land use conflict with existing agricultural uses being undertaken on neighbouring properties in the zone; and
- services for the supply of water and electricity to support the agricultural activity are available or adequate arrangements have been made to make them available when required.

7.11 Commercial premises in Zone B4 Mixed Use

- (1) This clause applies to development on land within Zone B4 Mixed Use.
- (2) Development consent must not be granted to development for business premises or office premises if the gross floor area of that development is greater than 200 square metres.
- (3) Development consent must not be granted to development for retail premise if the gross floor area of that development is greater than 150 square metres.
- (4) Subclause (2) and (3) do not apply to any development undertaken within a building that existing immediately before the commencement of this Plan.

7.12 Shops in Zone B1 Neighbourhood Centre

- (1) The objective of this clause is to maintain the commercial hierarchy of Dubbo by encouraging retail development of an appropriate scale within neighbourhood centres.
- (2) Despite any other provision of this Plan, the consent authority must not grant development consent to development for retail premises on land within Zone B1 Neighbourhood Centre if the gross floor area of the development will exceed 1,000 square metres.
- (3) Before granting consent to development for the purpose of shops having a gross floor area of 500 square metres or greater, in either one separate tenancy or any number of tenancies,

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the consent authority must consider the economic impact of the proposed development and be satisfied that the proposed development will not have an adverse impact on the commercial hierarchy of Dubbo.

7.12A Retail premises on certain land at Boundary Road, Dubbo

- (1) This clause applies to that part of Lot 1002, DP 1236775 at Boundary Road, Dubbo that is:
 - (a) Within Zone B1 Neighbourhood Centre, and
 - (b) Identified as “5” on the [Additional Permitted Uses Map](#).
- (2) Despite any other provision of this Plan, development consent may be granted to development for the purposes of retail premises on land to which this clause applies with a gross floor area that will exceed 1,000 square metres.
- (3) Before granting consent to development for the purpose of shops having a gross floor area of 500 square metres or greater, in either one separate tenancy or any number of tenancies, the consent authority must consider the economic impact of the proposed development and be satisfied that the proposed development will not have an adverse impact on the commercial hierarchy of Dubbo.

7.12B Dwelling houses on certain land at Warrie Road, Dubbo

This clause applies to Lots 147 and 148, DP 754331, Warrie Road, Dubbo.

- (2) Despite any other provision of this Plan, development consent may be granted to development for the purposes of a dwelling house on land to which this clause applies if the consent authority is satisfied that—
 - (a) the relevant development application provides for the consolidation of the land to which this clause applies into 1 lot, and
 - (b) the dwelling house will be a manufactured home within the meaning of the [Local Government Act 1993](#), and
 - (c) the development will be ancillary to an approved intensive livestock agriculture use.

7.12C Use of certain land at Camp Road, Dubbo

- (1) This clause applies to Lot 8, DP1063425, 4L Camp Road, Dubbo (*the land*).
- (2) The objectives of this clause are to ensure that any development on the land, including residential development—
 - (a) is not complying development for the purposes of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), and
 - (b) minimises light pollution and does not impinge on the functioning of the Dubbo Observatory, and
 - (c) incorporates appropriate noise mitigation measures, and
 - (d) minimises land use conflict with adjoining land uses, and
 - (e) does not adversely impact on vegetation on land designated as a buffer zone.

- (3) The land is designated as being within a buffer area for the purposes of clause 1.19(1)(e)(i) of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).
- (4) The consent authority must not grant development consent to development on land identified on the [Lighting Controls Map](#) as “Subject to lighting controls in proximity to Dubbo Observatory” unless satisfied that the development will not result in—
- (a) a skylight being included in any dwelling, and
 - (b) more than 2 outdoor light fittings per dwelling, and
 - (c) an outdoor light not being controlled by way of a motion sensor, and
 - (d) an outdoor light not being shielded and directed downwards to prevent any upward or horizontal light, and
 - (e) an outdoor light emitting more than 940 lumens.

Note.

940 lumens is equivalent to 75 watts maximum for an incandescent light bulb or 10 watts for an LED light bulb.

- (5) The consent authority must not grant development consent to development on the land for the purposes of a prescribed use unless satisfied that appropriate noise mitigation measures will be incorporated into the development to reduce noise reaching the land from Morris Park Speedway so that the occupants of any dwelling on the land will not be subject to excessive noise.
- (6) The consent authority must not grant development consent to development on any of the land that borders a buffer zone, as identified on the [Buffer Map](#), for a prescribed use unless satisfied that—
- (a) all dwellings will be located outside the buffer zone, and
 - (b) a suitable vegetation management plan has been prepared for the ongoing management of vegetation in the buffer zone.

- (7) In this clause—

prescribed use means—

- (a) dwelling houses, or
- (b) shop top housing, or
- (c) tourist and visitor accommodation.

vegetation management plan means a plan that specifies a program of action for the management of land, its ecosystems and vegetation

7.13 Restricted premises

The consent authority must not grant consent to development for the purposes of restricted premises unless it has considered the following:

- (a) If the development is on land other than land in Zone IN3 Heavy Industrial – whether any part of the proposed development, other than an accessway or access point, would be located at street level or on the first floor of a building,
- (b) Whether any part of a building in which the proposed development will be situated is being, or is proposed to be, used for the purposes of residential accommodation,
- (c) The impact the proposed development would have on places of high pedestrian activity,
- (d) The impact the proposed development and its hours of operation would have on any place, likely to be regularly frequented by children:
 - (i) that adjoins the proposed development, or
 - (ii) that can be viewed from the proposed development,
 - (iii) (Repealed)

The visual impact of the proposed development and any associated signage on the amenity of the locality.

7.14 Rural and nature-based tourist facilities

- (1) The objective of this clause is to ensure that tourism development in rural and nature areas is low scale and does not adversely impact on the agricultural production, scenic or environmental values of the land.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone R5 Large Lot Residential.
- (3) Development consent must not be granted for development for the purpose of tourist facilities on land which this clause applies unless the consent authority is satisfied that:
 - (a) Adequate access exists or will be provided to service the development from a road other than a classified road, taking into account the scale of the development, and
 - (b) The development will not create a land use conflict, and
 - (c) The development is complementary to the rural or environmental attributes of the land and its surrounds, and
 - (d) The development will not have a significant adverse impact on agricultural land production, the scenic amenity of the locality or significant features of the natural environment, and
 - (e) If the development is located in an unsewered area, adequate on-site wastewater systems will service the land without having an adverse impact on the water quality of the area, and
 - (f) The tourist facility will be managed and operated by the owners or by a site manager who resides on the land.

- (4) In this clause:

tourist facility means any development where services or facilities are provided for visitors to the area and includes, but is not limited to, camping grounds, eco-tourist facilities, hotel or motel accommodation, information and education facilities and restaurants or cafes.

7.15 Maximum number of lots

Despite any other provision of this Plan, the consent authority must not grant consent to the subdivision of land identified on the Lot Size Map as “Area A” if the subdivision of land would result in the total number of lots in that area exceeding 196 lots.

7.16 Matters for consideration by consent authority in relation to impacts of salinity on particular land

(1) This clause applies to a development application for development in relation to the following land—

- (a) Lots 64 and 65, DP 754287, 16L and 24L Eulomogo Road, Dubbo,
- (b) Lot 200, DP 825059, 30R Eulomogo Road, Dubbo,
- (c) Lots 316 and 317, DP 754308, Pinedale Road, Dubbo,
- (d) Lot 661, DP 565756, 24L Eulomogo Road, Dubbo,
- (e) Lot 662, DP 565756, 2L Torwood Road, Dubbo.

(2) Before determining a development application, the consent authority must consider the potential impacts of salinity, in accordance with the *Salinity Management Strategy, Daisy Hill Rural-Residential Estate*, dated 2 July 2020 and published by the Department

7.17 Karst topography subsidence risk

- (1) The objectives of this clause are to ensure that development in areas of subsidence risk from karst topography:
 - (a) Does not disturb the underlying geotechnical conditions of the land, and
 - (b) Is restricted on unsuitable land, and
 - (c) Does not endanger life or property.
- (2) This clause applies to land identified as “Karst” on the Natural Resource – Karst Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development is responsive to the risk of subsidence:
 - (a) The development’s design and construction methods,
 - (b) The specific geotechnical constraints of the site,
 - (c) Wastewater management, stormwater and drainage across the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless:
 - (a) The consent authority is satisfied that:
 - (i) the development is designed, sited and will be managed to avoid any significant adverse impact on the development and the land surrounding the development, or
 - (ii) if that impact cannot be avoided by adopting feasible alternative – the development is designed, sited and will be managed to mitigate that impact, and
 - (b) The consent authority is satisfied that the development will appropriately manage wastewater, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

DRAFT

Standard Instrument-Principal Local Environmental Plan [NSV1]
Schedule 1 Additional permitted uses

Schedule 1 Additional permitted uses

1AA Use of certain land at 90–101 Brisbane Street and 27 Erskine Street, Dubbo

(1) This clause applies to Lots A and B, DP 162733, Lot A, DP 62456, Lot 100, DP 808182, Lot O, SP 19646 and Lot A, DP 162468 at 90–101 Brisbane Street and 27 Erskine Street, Dubbo.

(2) Development for the purposes of an agricultural produce industry is permitted with development consent.

1AB Use of certain land at Narromine Road, Dubbo

(1) This clause applies to part of Lot 302, DP 602386, part of Lot 23, DP 755114, Lot 46, DP 755114 and part of Lot 151, DP 755094 at Narromine Road, Dubbo, identified as “1AB” on the [Additional Permitted Uses Map](#).

(2) Development for the purposes of one dwelling house is permitted with development consent.

1A Use of certain land at 1 Torvean Avenue, Dubbo

(1) This clause applies to Lot 100, DP 1168671 at 1 Torvean Avenue, Dubbo.

(2) Development for the purposes of a recreation facility (indoor) is permitted with development consent.

1 Use of certain land at 10–12 Victoria Street, Dubbo

(1) This clause applies to Lot 1, DP 795554 and Lot 103, DP 875089 at 10–12 Victoria Street, Dubbo.

(2) Development for the purposes of office premises.

2 Use of certain land at Darling Street, Dubbo

(1) This clause applies to Lot 5, DP 1006205 at Darling Street, Dubbo.

(2) Development for the purposes of a car park is permitted with development consent.

3 Use of certain land at Palmer Street, Dubbo

(1) This clause applies to so much of Lot 11, DP 1050240 at Palmer Street, Dubbo (the former RAAF stores depot site) that is within 50 metres of the boundary between—

(a) the part of that land that is in Zone SP3 Tourist, and

(b) the part of that land that is in Zone R1 General Residential.

(2) Development for the purposes permitted in Zone R1 General Residential is permitted with development consent on the land to which this clause applies that is in Zone SP3 Tourist.

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(3) Development for the purposes permitted in Zone SP3 Tourist is permitted with development consent on the land to which this clause applies that is in Zone R1 General Residential.

(4) Development consent may be granted under this clause only if the consent authority is satisfied that—

(a) the development is not inconsistent with the objectives for development in both zones, and

(b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

4 Use of certain land at 20L Chapmans Road, Dubbo

(1) This clause applies to Lot 3, DP 554158 at 20L Chapmans Road, Dubbo.

(2) Development for the purposes of hotel or motel accommodation is permitted with development consent.

5 Use of certain land at Boundary Road, Dubbo

(1) This clause applies to that part of Lot 1002, DP 1236775 at Boundary Road, Dubbo that is identified as "5" on the [Additional Permitted Uses Map](#).

(2) Development for the purposes of a recreation facility (indoor) is permitted with development consent.

6 Use of certain land at 31 Merrilea Road, Dubbo

(1) This clause applies to Lot 12, DP 1154493 at 31 Merrilea Road, Dubbo, identified as "6" on the [Additional Permitted Uses Map](#).

(2) Development for the purposes of an animal boarding or training establishment is permitted with development consent.

7 Use of certain land at Camp Road, Dubbo

(1) This clause applies to part of Lot 8, DP1063425 at 4L Camp Road, Dubbo, identified as "7" on the [Additional Permitted Uses Map](#).

(2) Development for the purposes of dwelling houses or home occupations is permitted with development consent.

8 Use of certain land at 20 Mitchell Street, Wellington

(1) This clause applies to Lot 21, DP 3831 at 20 Mitchell Street, Wellington identified at "7" on the [Additional Permitted Uses Map](#).

(2) Development for the purpose of a recreation facility (indoor) is permitted with development consent.

9 Use of certain land at 14-16 Lee Street, Wellington

(1) This clause applies to Lot 3, DP 214773 at 14-16 Lee Street, Wellington identified at "8" on the [Additional Permitted Uses Map](#).

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Additional Permitted Uses Map.

- (2) Development for the purpose of a retail premise is permitted with development consent.

10 Use of certain land at 44 – 48 Curtis Street, Wellington

- (1) This clause applies to Lot 2, DP 773253 at 44 – 48 Curtis Street, Wellington identified at “9” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a caravan park is permitted with development consent.

11 Use of certain land at 1946 Twelve Mile Road, Wellington, 104 Gladstone Road, Wellington and 808 Mine Road, Wellington

- (1) This clause applies to Lot 4 DP 133162, Lot 6 DP 750760 and Lot 46 DP 1110608 identified at “10” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a Livestock Processing Facility (Poultry Abattoir) is permitted with development consent.

(Clause 2.5)

Standard Instrument—Principal Local Environmental Plan [NSW]
Schedule 2 Exempt development

Schedule 2 Exempt development

(Clause 3.1)

Note 1. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

Standard Instrument—Principal Local Environmental Plan [NSW]
Schedule 3 Complying development

Schedule 3 Complying development

(Clause 3.2)

Note. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

Part 1 Types of development

Part 2 Complying development certificate conditions

Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

General conditions

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Direction. Other conditions may be included in this Part.

Standard Instrument—Principal Local Environmental Plan [NSW]
Schedule 4 Classification and reclassification of public land

Schedule 4 Classification and reclassification of public land

(Clause 5.2)

Part 1 Land classified, or reclassified, as operational land—no interests changed

| Column 1 | Column 2 |
|----------|------------------------------------|
| Locality | Description |
| Dubbo | Lot 86, DP 253859, Sapphire Street |

Part 2 Land classified, or reclassified, as operational land—interests changed

| Column 1 | Column 2 | Column 3 |
|----------|---|-------------------------------|
| Locality | Description | Any trusts etc not discharged |
| Dubbo | Lot 100, DP 261729, 55 Thompson Street | Nil |
| Dubbo | Lot 1, DP 258008, Wheelers Lane | Nil |
| Dubbo | Part of Lot 2, DP 258008, Wheelers Lane and Mitchell Highway, as shown edged heavy red on the Land Reclassification (Part Lots) Map | Nil |

Part 3 Land classified, or reclassified, as community land

| Column 1 | Column 2 |
|----------|-------------|
| Locality | Description |
| Nil | |

Standard Instrument—Principal Local Environmental Plan [NSW]
Schedule 5 Environmental heritage

Schedule 5 Environmental heritage

(Clause 5.10)

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|--------------|---|--|--|--------------------------------|-------|----|
| Apsley | “Wellington Caves” (Limestone/ Phosphate Mine) | 97 Caves Road | Lot 334, DP 728718; Lot 302, DP 756920 | Local | I1 | |
| Apsley | Wellington Cemetery | Pioneer Highway | Lot 7018, DP 1020768 | Local | I2 | |
| Apsley | Wellington Cemetery | General Road | 11 Old Sydney Road | Lots 7305 and 7306, DP 1139087 | Local | I3 |
| Bakers Swamp | Gowan Green Overfold | 1064 Gowan Green Road (“Oakville”) | Lot 1, DP 175753 | Local | I4 | |
| Bakers Swamp | Naroogal homestead buildings | Park 853 Naroogal Road (“Naroogal Park”) | Lot 1, DP 1012352 | Local | I5 | |
| Ballimore | Cemetery and Surveyor’s stump | A’Courts Road | Lot 7017, DP 1122209 | Local | I1 | |
| Ballimore | Ballimore school | 22 Bomen Street and Rymer Street | Lot 1, Section 9, DP 758046 and Lot 118, DP 754322 | Local | I2 | |
| Ballimore | Soda Springs | “Melrose” Dunedoo Road | Lot 5, DP 754285 | Local | I3 | |
| Ballimore | Barbigal Hill | 169 Dunedoo Road | Lots 4 and 5, DP 792244 | Local | I102 | |
| Ballimore | “Barbigal” homestead and woolshed | 210 Dunedoo Road | Lot 111, DP 754286 | Local | I103 | |
| Ballimore | Ballimore Inn (The Royal Hotel) | 26 Federation Street | Lot 1, DP 959816 | Local | I4 | |
| Ballimore | Slab Hut “Fettlers Hut” | Firbank Street | Lot 86, DP 754322 | Local | I5 | |
| Ballimore | Muronbung Springs | Mineral 5399 Golden Highway (“Shirley”) | Lot 114, DP 754322 | Local | I6 | |
| Benalong | Shepherd’s Hill | Strathmore Road | Lot 7001, DP 1019838 | Local | I211 | |

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|-------------|---|---|--|-------|-----|
| Bodangora | Survey Tree (Sturt 1828) | 1196 Bodangora Road ("Glen Mitchell") | Lot 2, DP 880633 | Local | I7 |
| Bodangora | St Paul's Catholic Church | 16 Church Street | Lots 92 and 93, DP 754290 | Local | I8 |
| Bodangora | Bodangora Gold Mine (former)—chimney, shaft and engine footings | 251 Dick Street ("Gold Hill") | Lot 1, DP 947683; Lot 17, DP 750760 | Local | I9 |
| Bodangora | Kaiser Mine Site | 530 Driel Creek Road ("Ahwahnee") | Lot 1, DP 133286 | Local | I10 |
| Bodangora | Noonee homestead | Nyrang 6444 Goolma Road ("Noonee Nyrang") | Lot 84, DP 2987 | Local | I11 |
| Bodangora | Bodangora Memorial | War 16 Memorial Lane | Lot 97, DP 750760 | Local | I12 |
| Bodangora | Bodangora Cemetery | 120 Mine Road | Lots 7001 and 7002, DP 1020117; Lot 7010, DP 1023438 | Local | I13 |
| Boothenda | Woolshed & Silo | Boothenda Road | Lot 1051, DP 605363 | Local | I9 |
| Comobella | Comobella Hall | 16 Forestvale Road | Lot 115, DP 754327 | Local | I14 |
| Curra Creek | Curra Creek Cemetery (former Murrumbong) | 40 Cosier Lane | Lot 136, DP 753253 | Local | I15 |
| Curra Creek | Curra Creek Union Church | 1161 Curra Creek Road | Lot 1, DP 136818 | Local | I16 |
| Curra Creek | Road Formations (Three Eras) | 737 Renshaw McGirr Way ("Elysian Farm") | Lot 2, DP 519851 | Local | I17 |
| Curra Creek | Roselayne Cemetery | 15 Tillings Lane | Lot B, DP 314163 | Local | I18 |
| Dripstone | Dripstone Railway Cutting Geological Site | Burrendong Way (behind Mack Station) | Road/Rail Reserve | Local | I19 |
| Dripstone | St Agnes of the Springs Catholic Church (former) | 8087 Burrendong Way | Lot 90, DP 756882 | Local | I20 |
| Dubbo | Old Dubbo Pioneer Cemetery | Angle Road | Lot 181, DP 754331 | Local | I10 |

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|-------|-------------------------------|---------------------------|--|-------|-----|
| Dubbo | Butlers Falls River Crossing | Angle and Cumboogle Roads | Lot 7004, DP 754331 and Lot 7005, DP 1019857 | Local | I11 |
| Dubbo | "Regand Park" | 7 Avalon Place | Lot 32, DP 1100758 | Local | I12 |
| Dubbo | Edwardian house | 7 Belmore Street | Lots 7 and 8, Section 5, DP 907 | Local | I13 |
| Dubbo | Woolshed & Shearers' Hut | Benolong Road | Lot 90, DP 253576 | Local | I14 |
| Dubbo | Edwardian house | 19 Bishop Street | Lot N, DP 383165 | Local | I17 |
| Dubbo | Vertical Weatherboard Cottage | 37 Bishop Street | Lot 10, Section 3, DP 2860 | Local | I18 |
| Dubbo | Railway bridge | Bligh Street | | Local | I19 |
| Dubbo | "Mayvilla" | 80 Bourke Street | Lot 5, Section A, DP 2683 | Local | I20 |
| Dubbo | "Emoh Ruo" | 84 Bourke Street | Lot 11, DP 3113 | Local | I21 |
| Dubbo | "Montana" | 106 Bourke Street | Lot 18, DP 5855 | Local | I22 |
| Dubbo | Edwardian cottage | 108 Bourke Street | Lot 17, DP 5855 | Local | I23 |
| Dubbo | Cottage | 110 Bourke Street | Lot 16, DP 5855 | Local | I24 |
| Dubbo | "Eastonville" | 122 Bourke Street | Lot 17, DP 1541 | Local | I25 |
| Dubbo | "Yalarbon" Victorian house | 133 Bourke Street | Lot 10, DP 628609 | Local | I26 |
| Dubbo | Cottage | 135 Bourke Street | Lot 3, DP 1089262 | Local | I27 |
| Dubbo | Cottage | 137 Bourke Street | Lot 1, DP 996193 | Local | I28 |
| Dubbo | Former "Macquarie Brewery" | 72 Brisbane Street | Lot 2, DP 580341 | Local | I29 |
| Dubbo | "Hub of the West, Lodge" | 79 Brisbane Street | Lot 781, DP 997786 | Local | I30 |
| Dubbo | Ben Furney Flour Mills | 101 Brisbane Street | Lot 100, DP | Local | I31 |

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| | | | 808182 | | | |
| Dubbo | Dubbo Courthouse | 135 Brisbane Street | Lot 7, DP 40398 and Lots 13 and 15, Section 4, DP 758361 | Local | | I32 |
| Dubbo | Dubbo Lands Office | 142 Brisbane Street | Lot 3, DP 1128529 | Local | | I33 |
| Dubbo | Miss Bettys | 144 Brisbane Street | Lot 1, DP 10863 | Local | | I34 |
| Dubbo | Holy Trinity Anglican Church | 156 Brisbane Street | Lots 6 and 7, Section 10, DP 758361 | Local | | I35 |
| Dubbo | Commercial Hotel | 161 Brisbane Street | Lot A, DP 164067 | Local | | I37 |
| Dubbo | Brotherhood House | 162 Brisbane Street | Lot 5, Section 10, DP 758361 | Local | | I38 |
| Dubbo | "Westbury" | 169 Brisbane Street | Lot 3, DP 507416 | Local | | I39 |
| Dubbo | "Rathgorrah" | 193 Brisbane Street | Lot 1, DP 13679 | Local | | I40 |
| Dubbo | St Brigids Presbytery | 198 Brisbane Street | Lot 6, Section 8, DP 758361 | Local | | I41 |
| Dubbo | St Brigids Catholic Church (former) | 200 Brisbane Street | Lot 8, Section 8, DP 758361 | Local | | I42 |
| Dubbo | Victorian house | 201 Brisbane Street | Lot 1, DP 794729 | Local | | I43 |
| Dubbo | "Aberdour" | 203 Brisbane Street | Lot 1, DP 794604 | Local | | I44 |
| Dubbo | "Araluen" | 234 Brisbane Street | Lot 1, DP 137398 | Local | | I45 |
| Dubbo | "Moir" | 236 Brisbane Street | Lot 1, DP 136745 | Local | | I46 |
| Dubbo | Edwardian house (paired with 270) | 268 Brisbane Street | Lot 1, Section A, DP 9489 | Local | | I47 |
| Dubbo | Edwardian house (paired with 268) | 270 Brisbane Street | Lot 2, Section A, DP 9489 | Local | | I48 |
| Dubbo | Convent of Mercy | 41 Bultje Street | Lot 9, Section 8, DP 758361 | Local | | I49 |

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|-------|----------------------------------|-----------------------|------------------------------------|-------|-----|
| Dubbo | "Iownit" | 52 Bultje Street | Lot 5, DP 6604 | Local | I50 |
| Dubbo | Dwelling house | 81 Bultje Street | Lot 1, DP 718457 | Local | I51 |
| Dubbo | Dwelling house | 101 Bultje Street | Lot 3, DP 491 and Lot A, DP 360699 | Local | I52 |
| Dubbo | Dwelling house | 104 Bultje Street | Lot A, DP 390552 | Local | I53 |
| Dubbo | Federation house | 105 Bultje Street | Lots 6 and 7, DP 491 | Local | I54 |
| Dubbo | "Suva" | 106 Bultje Street | Lot 1, DP 225613 | Local | I55 |
| Dubbo | Victorian house | 108 Bultje Street | Lot 2, DP 225613 | Local | I56 |
| Dubbo | Dwelling house | 110 Bultje Street | Lot 3, DP 225613 | Local | I57 |
| Dubbo | Dwelling house | 112 Bultje Street | Lot 4, DP 225613 | Local | I58 |
| Dubbo | "Dalkeith" | 114 Bultje Street | Lot 5, DP 225613 | Local | I59 |
| Dubbo | "Pretoria" | 117 Bultje Street | Lot 4, DP 978043 | Local | I60 |
| Dubbo | "Hazeldene" | 122 Bultje Street | Lot 2, DP 579472 | Local | I61 |
| Dubbo | "Mount Olive" | 6 Bunglegumbie Road | Lot 3, DP 250606 | Local | I62 |
| Dubbo | Bungle Gumbie homestead (former) | 50R Bunglegumbie Road | Lot 156, DP 753233 | Local | I63 |
| Dubbo | Old Buninyong School | 49 Buninyong Road | Lot 302, DP 754308 | Local | I64 |
| Dubbo | Terramungamine homestead | 63L Burraway Road | Lot 8, DP 1205114 | Local | I65 |
| Dubbo | Terramungamine woolshed | 63L Burraway Road | Lot 8, DP 1205114 | Local | I66 |
| Dubbo | Dwelling house | 6 Cadell Street | Lot 12, DP 740060 | Local | I67 |
| Dubbo | "Mayville" | 40 Carrington Avenue | Lot 12, DP 2335 | Local | I68 |

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|-------|---|------------------------------|---|-------|------|
| Dubbo | N & N Chambers | 20 Church Street | Lot 1, DP 198091 | Local | I69 |
| Dubbo | Former "Masonic Hall" | 31 Church Street | Lot 12, DP 531603 | Local | I70 |
| Dubbo | Salvation Army Citadel | 36 Church Street | Lot 1, DP 67318 | Local | I71 |
| Dubbo | "The Drop Inn" and Wesley Centre Uniting Church | 64 Church Street | Lot A, DP 376141 | Local | I72 |
| Dubbo | Victorian cottage | 86 Church Street | Lot 10, DP 13133 | Local | I73 |
| Dubbo | "The Sheiling" | 44 and 46 Cobra Street | Lots A and B, DP 406488 | Local | I74 |
| Dubbo | Bungalow | 78 Cobra Street | Lot 11, DP 16564 | Local | I75 |
| Dubbo | "Yandoya" | 91 Cobra Street | Lot 3, Section 1, DP 6278 | Local | I76 |
| Dubbo | Edwardian residence | brick 117 Cobra Street | Lot 7, Section 1, DP 907 | Local | I77 |
| Dubbo | Edwardian house | 121 Cobra Street | Lot A, DP 191927 | Local | I78 |
| Dubbo | Coolbaggie Hall | Collie Road | Lot 58, DP 754304 | Local | I79 |
| Dubbo | Dubbo City Regional Airport | 4 Cooreena Road | Lot 10, DP 1089918 | Local | I80 |
| Dubbo | Stone house | 7 Crum Avenue | Lot 1, DP 207464 | Local | I81 |
| Dubbo | "Lowana" | 18 Dalton Street | Lot 31, DP 1053233 | Local | I82 |
| Dubbo | Dwelling house | 38 Dalton Street | Lot G, DP 419151 | Local | I267 |
| Dubbo | Californian bungalow | 54 Darling Street | Lot 3, DP 37494 | Local | I83 |
| Dubbo | Edwardian house | 75 Darling Street | Lot 5, Section 14, DP 758361 | Local | I84 |
| Dubbo | Two storey terraces | 82, 84 and 86 Darling Street | Lots 21, 22 and 23, Section 16, DP 595680 | Local | I85 |

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|-------|--|--------------------------------------|---|-------|------|
| Dubbo | Railway cottage | 106 Darling Street | Lot 4, DP 1006205 | Local | I86 |
| Dubbo | Police residence | 111 Darling Street | Lot 11, DP 1090052 | Local | I87 |
| Dubbo | Fire Station (former) | 116 Darling Street | Lot 1, DP 1038705 | Local | I88 |
| Dubbo | Headmaster's house (former) | 179 Darling Street | Lot 12, Section 10, DP 758361 | Local | I89 |
| Dubbo | Dubbo Public School | 181 Darling Street | Lot 1, DP 724331 | Local | I90 |
| Dubbo | Georgian cottage | 207 Darling Street | Lot 1, DP 3138 | Local | I91 |
| Dubbo | Two-storey brick terrace housing (row) | 209, 211, 213 and 215 Darling Street | Lots A, B, C and D, DP 435243 | Local | I92 |
| Dubbo | Victorian house | 212 Darling Street | Lot C, DP 398000 | Local | I93 |
| Dubbo | Bungalow house | 224 Darling Street | Lot 80, DP 555353 | Local | I94 |
| Dubbo | Bungalow | 230 Darling Street | Lot 14, DP 540094 | Local | I95 |
| Dubbo | Edwardian home | 233 Darling Street | Lot 1, DP 125286 | Local | I96 |
| Dubbo | Californian bungalow | 331 Darling Street | Lot 102, DP 569156 | Local | I97 |
| Dubbo | "Dulcidene" | 22 Dulcidene Road | Lot 211, DP 601766 | Local | I98 |
| Dubbo | Bungalow house | 12 Dulhunty Avenue | Lot 20, DP 10150 | Local | I99 |
| Dubbo | Beni Church | Dunedoo Road | Lot 74, DP 754287 | Local | I100 |
| Dubbo | Beni Crossing | Dunedoo Road | Between Lot 7005, DP 1020226 and Lot 7002, DP 1019797 | Local | I101 |
| Dubbo | Timber bungalow | 21 Erskine Street | Lot 1, DP 329002 | Local | I104 |
| Dubbo | Police residence (former) | 28 Erskine Street | Lots 1, 2 and 3, SP 37281 | Local | I105 |

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|-------|---------------------------------------|--------------------|----------------------------------|-------|------|
| Dubbo | Police station and residence (former) | 49 Erskine Street | Lot 11, DP 1090052 | Local | I106 |
| Dubbo | Western Star Hotel | 62 Erskine Street | Lot 513, DP 878055 | Local | I107 |
| Dubbo | Semi-detached house | 68 Erskine Street | Lot 514, DP 878055 | Local | I108 |
| Dubbo | Pise house | 24 Eulomogo Road | Lot 65, DP 754287 | Local | I109 |
| Dubbo | Stone cottage | 120 Fitzroy Street | Lot 3, Section 1, DP 286 | Local | I112 |
| Dubbo | Timber cottage | 146 Fitzroy Street | Lot 2, Section 2, DP 286 | Local | I113 |
| Dubbo | Californian bungalow | 169 Fitzroy Street | Lot 10, DP 589 | Local | I114 |
| Dubbo | Cottage | 222 Fitzroy Street | Lot 311, DP 115770 | Local | I115 |
| Dubbo | Shop building | 225 Fitzroy Street | Lot 3, DP 11646 | Local | I116 |
| Dubbo | Cottage | 239 Fitzroy Street | Lot 1, Section A, DP 2860 | Local | I117 |
| Dubbo | Residence and shop | 251 Fitzroy Street | Lot 101, DP 1182508 | Local | I118 |
| Dubbo | Edwardian house | 253 Fitzroy Street | Lot 100, DP 1182508 | Local | I119 |
| Dubbo | "Tutuila" | 261 Fitzroy Street | Lot A, DP 414981 | Local | I120 |
| Dubbo | "Ranelagh" | Gilgandra Road | Lot 518, DP 603598 | Local | I121 |
| Dubbo | "Tantallon" | Gilgandra Road | Lot 21, DP 715331 | Local | I122 |
| Dubbo | Cottage | 41 Gipps Street | Lot 2, DP 669 | Local | I123 |
| Dubbo | Five terrace houses (row) | 43-51 Gipps Street | Lots 1, 2, 3, 4 and 5, DP 226522 | Local | I124 |
| Dubbo | Dwelling house | 119 Gipps Street | Lot C, DP 1165 | Local | I125 |
| Dubbo | Brick cottage | 123 Gipps Street | Lot A, DP 1165 | Local | I126 |
| Dubbo | Three residences | 125 Gipps Street | Lot 1, DP | Local | I127 |

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| | | | 904148 | | | |
| Dubbo | Town house | 131 Gipps Street | Lot 100, DP 1084224 | Local | | I128 |
| Dubbo | Modern bungalow | 148 Gipps Street | Lot 3, DP 9051 | Local | | I129 |
| Dubbo | Californian bungalow | 155 Gipps Street | Lot 1, DP 321360 | Local | | I130 |
| Dubbo | Brick house | 178 Gipps Street | Lot 20, DP 1103857 | Local | | I131 |
| Dubbo | "Belmont" Victorian house | 188 Gipps Street | Lot B, DP 398171 | Local | | I132 |
| Dubbo | Cottage | 25 Goode Street | Lot 1, DP 552872 | Local | | I133 |
| Dubbo | "Holmwood" | Hennessy Road | Lot 302, DP 1123136 | Local | | I134 |
| Dubbo | Communications bunker | 24 Keswick Parkway | Lot 303, DP 1216045 | Local | | I135 |
| Dubbo | 3 Cottages | 36, 38 and 40 Macleay Street | Lots 1, 2 and 3, DP 38299 | Local | | I136 |
| Dubbo | Edwardian house | 37 Macleay Street | Lot 6, DP 999302 | Local | | I137 |
| Dubbo | Victorian house | 52 Macleay Street | Lot 15, DP 1026106 | Local | | I138 |
| Dubbo | Semi-detached building | 68 and 70 Macleay Street | Lots A and B, DP 406931 | Local | | I139 |
| Dubbo | Victorian timber cottage | 72 Macleay Street | Lot 7, DP 469 | Local | | I140 |
| Dubbo | Commercial offices | 65 Macquarie Street | Lot 1, DP 903369 and Lot 1, DP 906665 | Local | | I141 |
| Dubbo | "Macquarie Chambers" | 69-73 Macquarie Street | Lot 3, DP 654867 and Lot 2, DP 654866 | Local | | I142 |
| Dubbo | Westpac Bank (former Bank of NSW) | 87 Macquarie Street | Lots 1, 2, 3, 4, 5, 6 and 7, DP 1099966 | Local | | I143 |
| Dubbo | Old Dubbo Gaol | 90 Macquarie Street | Lots 1, 4 and 6, and part Lot 2, DP 40398 | State | | I144 |

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|-------|--------------------------------|--------------------------|--|-------|------|
| Dubbo | Post Office (former) | 98 Macquarie Street | Lot 101, DP 833808 | Local | I145 |
| Dubbo | CBC Bank | 110 Macquarie Street | Lot 1, DP 995606 | State | I146 |
| Dubbo | Federation shops (row) | 117-129 Macquarie Street | Lots 1 and 2, DP 419052; Lot 1, DP 1159233 and Lots 1, 2 and 3, DP 25452 | Local | I147 |
| Dubbo | "Colonial Mutual" | 116 Macquarie Street | Lot 1, DP 607846 | State | I148 |
| Dubbo | "Fishers Corner" | 122-126 Macquarie Street | Lots 1, 2 and 3, DP 208042 | Local | I149 |
| Dubbo | "Commercial Union Assurance" | 131 Macquarie Street | Lot 1, DP 1012065 | Local | I150 |
| Dubbo | "The Western Stores" (former) | 146-162 Macquarie Street | Lot 5, Section 5, DP 758361 and Lot 1, DP 906696 | Local | I151 |
| Dubbo | Italianate commercial building | 174 Macquarie Street | Lot 1, DP 660345 | Local | I152 |
| Dubbo | Commercial building | 178 Macquarie Street | Lot 1, DP 631112 | Local | I153 |
| Dubbo | Shire building (former) | 193 Macquarie Street | Lot 51, DP 591672 | State | I154 |
| Dubbo | "Kemwah" now Milestone Hotel | 195 Macquarie Street | Lot 11, DP 601633 | State | I155 |
| Dubbo | Brick house | 215 Macquarie Street | Lot 9, DP 475 | Local | I156 |
| Dubbo | Dubbo Museum (former) | 230 Macquarie Street | Lot 11, DP 1046365 | Local | I157 |
| Dubbo | Brick house | 302 Macquarie Street | Lot 14, Section A, DP 32693 | Local | I158 |
| Dubbo | "Lilimur" | 315 Macquarie Street | Lot 10, DP 1100130 | Local | I159 |
| Dubbo | "Wiluna" | 343 Macquarie Street | Lot 22, DP 815228 | Local | I161 |
| Dubbo | "Cardiff" | 380 Macquarie Street | Lot 21, DP 595176 | Local | I162 |

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|-------|-----------------------|------------------------|---------------------------|-------|------|
| Dubbo | “Bruah” | 75 Mendooran Road | Lot 35, DP 754296 | Local | I163 |
| Dubbo | Haystack Pinnacle | 160 Mendooran Road | Lot 11, DP 563544 | Local | I164 |
| Dubbo | Cottage | 4 Mitchell Street | Lot 3, DP 816639 | Local | I165 |
| Dubbo | Cottage | 6 Mitchell Street | Lot 2, DP 816639 | Local | I166 |
| Dubbo | Cottage | 13 Mitchell Street | Lot 15, DP 975591 | Local | I167 |
| Dubbo | Brick house | 29 Myall Street | Lot 6, DP 37776 | Local | I168 |
| Dubbo | Edwardian house | 34 Myall Street | Lot 12, DP 37456 | Local | I169 |
| Dubbo | Semi-detached housing | 51–53 Myall Street | Lots 4 and 5, DP 540998 | Local | I170 |
| Dubbo | Georgian cottage | 160 Myall Street | Lot 5, DP 12828 | Local | I171 |
| Dubbo | Dubbo Base Hospital | 170 Myall Street | Lot 32, DP 747737 | Local | I172 |
| Dubbo | “Bonnie-Rigg” | 8 Nancarrow Street | Lot 4, DP 9744 | Local | I173 |
| Dubbo | “Oxlea” | 91 Narromine Road | Lot 41, DP 755094 | Local | I174 |
| Dubbo | Dickygundi Inn | 139 Narromine Road | Lot 102, DP 805732 | Local | I175 |
| Dubbo | Minore Falls | Narromine Road | Lot 7007, DP 1020296 | Local | I176 |
| Dubbo | Oasis Reserve | Oasis Road | Lot 97, DP 820726 | Local | I177 |
| Dubbo | “Cootha” | 21 Obley Road | Lot 9, DP 753233 | Local | I178 |
| Dubbo | Dwelling | 141L Obley Road | Lot 154, DP 1163936 | Local | I268 |
| Dubbo | Wambangalang School | 271 and 272 Obley Road | Lots 60 and 61, DP 753247 | Local | I181 |
| Dubbo | “Miriam” | 2 Old Dubbo Road | Lot 10, DP 1119436 | Local | I184 |

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| Dubbo | "Old Homestead" | Dubbo | 29 Old Dubbo Road | Lot 31, DP 738069 | Local | I185 |
| Dubbo | Eumalga Homestead and "Serisier Vault" | | 91 Old Dubbo Road | Lot 2, DP 1133976 | Local | I186 |
| Dubbo | Murrumbidgee House (former) | Coach | Old Dubbo Road | Lot 1, DP 559257 and Lot 32, DP 609278 | Local | I187 |
| Dubbo | Bril Bral Falls and River Crossing | | Old Dubbo Road | Lot 7003, DP 1023334 | Local | I188 |
| Dubbo | RAAF Stores Depot | | Palmer Street | Lot 11, DP 1050240 | State | I191 |
| Dubbo | "Cullenbura" shearing shed | | 188 Peak Hill Road | Lot 4411, DP 827891 | Local | I192 |
| Dubbo | Rendered cottage | | 1 Quinn Street | Lot 18, Section 2, DP 6277 | Local | I193 |
| Dubbo | Edwardian bungalow | | 7 Quinn Street | Lot 15, Section 2, DP 6277 | Local | I194 |
| Dubbo | Edwardian cottage | | 14 Quinn Street | Lot 13, DP 529558 | Local | I196 |
| Dubbo | Edwardian cottage | | 15 Quinn Street | Lot 2, Section 2, DP 6278 | Local | I197 |
| Dubbo | Bungalow | | 16 Quinn Street | Lot 1, DP 210658 | Local | I198 |
| Dubbo | Federation house | | 19 Quinn Street | Lot 4, Section 2, DP 6278 | Local | I199 |
| Dubbo | House | | 20 Quinn Street | Lot 10, Section 1, DP 6278 | Local | I200 |
| Dubbo | "Westcliff" | | 23 Quinn Street | Lot 6, Section 2, DP 6278 | Local | I201 |
| Dubbo | Californian bungalow | | 31 Quinn Street | Lot 7, DP 9051 | Local | I202 |
| Dubbo | Cottage | | 2 Roper Street | Lot 1, DP 1148881 | Local | I203 |
| Dubbo | House | | 12 Short Street | Lot 10, Section 41, DP 758361 | Local | I204 |
| Dubbo | Californian bungalow | | 13 Smith Street | Lot 21, Section A, DP | Local | I205 |

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| | | | 32693 | | | |
| Dubbo | House | 16 Smith Street | Lot 1, Section D, DP 33637 | Local | | I206 |
| Dubbo | Early Macquarie River Crossing | South Street, Sandy Beach | Adjoining Lot 24, DP 754308 | Local | | I207 |
| Dubbo | House | 13 Sterling Street | Lot C, DP 347439 | Local | | I208 |
| Dubbo | House | 22 Sterling Street | Lot 80, DP 669267 | Local | | I209 |
| Dubbo | "Kamarrah" | 56 Sterling Street | Lot 24, Section 3, DP 2047 | Local | | I210 |
| Dubbo | Castlereagh Hotel | 79 Talbragar Street | Lot 1, DP 1116282 | Local | | I212 |
| Dubbo | Pastoral Hotel | 112 Talbragar Street | Lot 2, DP 82915 | Local | | I213 |
| Dubbo | Station Master's Residence (former) | Talbragar Street | Lot 2, DP 1006205 | Local | | I214 |
| Dubbo | Dubbo Railway Station | Talbragar Street | Lot RAIL, DP 758361 | State | | I215 |
| Dubbo | Drift Wells Park | Tamworth Street cnr Brisbane Street | Lot 51, DP 614390 | Local | | I216 |
| Dubbo | Californian bungalow | 27 Tamworth Street | Lot 3, DP 10150 | Local | | I217 |
| Dubbo | House | 39 Tamworth Street | Lot 91, DP 591302 | Local | | I218 |
| Dubbo | Bungalow house | 44 Tamworth Street | Lots 13 and 14, DP 249150 | Local | | I219 |
| Dubbo | Bungalow | 45 Tamworth Street | Lot 3, DP 15230 | Local | | I220 |
| Dubbo | "Chesney" | 47 Tamworth Street | Lot 4, DP 15230 | Local | | I221 |
| Dubbo | "Waratah" (formerly "Barinya") | 63 Tamworth Street | Lot 340, DP 718588 | Local | | I222 |
| Dubbo | Californian bungalow/cottage | 69 Tamworth Street | Lot 1, DP 323434 | Local | | I223 |
| Dubbo | 3 Cottages | 73, 75 and 77 Tamworth Street | Lots 1, 2 and 3, DP 27802 | Local | | I224 |

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|-------------|---|-----------------------|--|-------|------|
| Dubbo | Federation building | 62 Taylor Street | Lot 11, DP 510310 | Local | I225 |
| Dubbo | Georgian house | 8 Thorby Avenue | Lot 1, DP 516023 | Local | I227 |
| Dubbo | “Woonah Court” | 46 Wingewarra Street | Lot 1, DP 13483 | Local | I229 |
| Dubbo | St Andrews Church & Hall | 72 Wingewarra Street | Lot 19, DP 1062953 | Local | I230 |
| Dubbo | Cultural Centre (former Dubbo High School) | 76 Wingewarra Street | Lot 4601, DP 1091311 | Local | I231 |
| Dubbo | CWA Rooms | 83 Wingewarra Street | Lot 1, DP 1135469 | Local | I232 |
| Dubbo | Former house | 93 Wingewarra Street | Lot 1, DP 350237 | Local | I233 |
| Dubbo | Former house | 95 Wingewarra Street | Lot 1, DP 668818 | Local | I234 |
| Dubbo | Victorian house | 133 Wingewarra Street | Lot 10, DP 872973 | Local | I235 |
| Dubbo | Bungalow house | 149 Wingewarra Street | Lot 1, DP 1541 | Local | I236 |
| Dubbo | “Weeroona” | 173 Wingewarra Street | Lot 1, Section 1, DP 10770 | Local | I237 |
| Dubbo | Macquarie River Rail Bridge (west of railway station) | Other | Lot RAIL, DP 758361 | State | I238 |
| Elong Elong | Elong Elong General Cemetery | 3587 Highway | Golden Lot 7003, DP 93137; Lot 7302, DP 1162822 | Local | I21 |
| Euchareena | Nubrygyn Inn and Cemetery | 2531 Euchareena Road | Lot 1, DP 770849 | State | I159 |
| Euchareena | St Brigid's Catholic Church (former) | 8 Euchareena Road | Tip Lot 99, DP 756916 | Local | I22 |
| Euchareena | Euchareena General Cemetery | 65 Marombah Road | Lots 7008 and 7009, DP 1020807; Lot 7301, DP 1142380 | Local | I23 |
| Euchareena | St Thomas Anglican Church | 7 Nubrygyn Street | Lot 90, DP 756916 | Local | I24 |
| Euchareena | Beehive Classroom, Euchareena Public | 2 Walter Street | Lot 163, DP | Local | I25 |

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| | School | | 756916 | | |
| Eumungerie | Eumungerie church | Balladoran Street | Lot 1, Section 4, DP 758397 | Local | I239 |
| Eumungerie | Cottage | Emu Street | Lot 1, Section 2, DP 758397 | Local | I241 |
| Eumungerie | Old Harbour Lagoon, Old Granary, Settlers Cottage and Maiala Homestead | 152-162 Road | Maiala Part Lots 8 and 9, DP 259748; Lot 51, DP 721786; Lots 11, 16 and 30, DP 754307 and Lot 55, DP 728744 | Local | I246 |
| Eumungerie | Cemetery and Survey marker | Mogriguy Road in Road reserve | Marker adjoins Lot 7011, DP 94707 | Local | I242 |
| Eumungerie | Old Cottage | Moonul Street | Lot 1, Section 8, DP 758397 | Local | I243 |
| Eumungerie | Eumungerie Hall | Railway Street | Lot 4, Section 3, DP 758397 | Local | I244 |
| Eumungerie | Bakers shop & cottage | Railway Street | Lot 3, Section 2, DP 758397 | Local | I245 |
| Farnham | Farnham Post Office and out buildings | 106 Farnham Road | Lot 106, DP 756866 | Local | I26 |
| Farnham | Nicholls Farm Buildings | 143 Farnham Road ("Farnham") | Lots 60 and 116, DP 756866 | Local | I27 |
| Geurie | Scabbing Flat Bridge | Arthurville Road (across Macquarie River) | Road Reserve | Local | I28 |
| Geurie | Commercial premises and residence | 37 Buckenbah Street | Lot B, DP 393815 | Local | I29 |
| Geurie | Commercial premises (Geurie Heritage Garden Café/Alladins Cave) | 55 Buckenbah Street | Lot 2, DP 1018066 | Local | I30 |
| Geurie | St Matthew's Anglican Church | 45 Chambers Street | Lot 8, Section 13, DP 758438 | Local | I31 |
| Geurie | St Matthew's Anglican Rectory | 46 Chambers Street | Lot 1, DP 1079411 | Local | I32 |

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| Geurie | Geurie Grandstand | 78 Comobella Road (Geurie Showground) | Lots 95 and 171, DP 754313 | Local | I33 |
| Geurie | Holy Name Catholic Church | 57 Jennings Street | Lot 6, Section 29, DP 758438 | Local | I34 |
| Geurie | Geurie Police Station, lock-up and house | 58 Jennings Street | Lot 2, Section 22, DP 758438 | Local | I35 |
| Geurie | Spillsbury's house | 37 Lime Street | Lot 5, Section 13, DP 758438 | Local | I36 |
| Geurie | Geurie General Cemetery | 2043 Mitchell Highway | Lot 7017, DP 1030361; Lot 7013, DP 1030362 | Local | I37 |
| Geurie | Commercial premises (Geurie Antiques) | 37 Mitchell Street | Lot B, DP 354405 | Local | I38 |
| Geurie | Geurie War Memorial Hall | 36 Narragal Street | Lot 1, DP 1092993 | Local | I39 |
| Geurie | Geurie Public School | 60-64 Narragal Street | Lots 2 and 5, Section 12, DP 758438; Lot 244, DP 821059 | Local | I40 |
| Geurie | Union Church and hall | 82 Narragal Street | Lot 3, Section 11, DP 758438 | Local | I41 |
| Geurie | CBC Bank (former) | 52 Wellington Street | Lot B, DP 405717 | Local | I42 |
| Geurie | Geurie Post Office | 57 Wellington Street | Lot 3, DP 91197 | Local | I43 |
| Geurie | Cobborah Shire Building (former) | 72 Wellington Street | Lot 1, Section 19, DP 758438 | Local | I44 |
| Gollan | Gollan Hall and War Memorial | 36 Gollan Hall Road | Lot 112, DP 754284; Lot 111, DP 754284 | Local | I45 |
| Goonoo Forest | Old fire monitoring platform | 160 Mogriguy Forest Road near Mendoran Rd | Lot 7001, DP 1043651 | Local | I247 |
| Kerrs Creek | All Saints Anglican | 331 Kerrs Creek | Lot 5, Section | Local | I46 |

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| | Church | Road | 5, DP 758562 | | |
| Maryvale | Sandy Hollow to Maryvale railway line | | Lots 1-4, 6 and 7, DP 109771; Lot 5, DP 109778; Lot 1, DP 182374; Lots 1-3, DP 189787; Lot 1, DP 189796; Lots 1 and 2, DP 190122; Lot 4, DP 190414; Lot 1, DP 190449; Lots 1 and 2, DP 191934; Lot 1, DP 430010; Lot 1, DP 430011; Lots 4-6, DP 430012; Lot 1, DP 430115; Lots 1-8, DP 430477; Lot 5, DP 431174; Lots 1, and 2, DP 431185; Lots 1-6, DP 431693; Lots 1-4, DP 431694; Lot 1, DP 434579; Lots 1-4, DP 450199 | Local | I47 |
| Montefiores | Wards Commercial Hotel (former) | 8 Gipps Street | Lot 1, DP 255223 | Local | I48 |
| Montefiores | Narrawa homestead | 6916 Goolma Road ("Narrawa") | Lot 90, DP 2987 | Local | I49 |
| Montefiores | Keston homestead | 6938 Goolma Road ("Keston") | Lots 1 and 2, DP 588075 | Local | I50 |
| Montefiores | Nanima homestead | 7009 Goolma Road ("Nanima") | Lot 2, DP 806578 | Local | I51 |
| Montefiores | Strathraye homestead | 7084 Goolma Road ("Strathraye") | Lot 201, DP 832147 | Local | I52 |
| Montefiores | Macquarie Farm— (former Wellington Police Station and barracks) and entrance | 1 Lay Street ("Macquarie Farm") | Lot 1, DP 386348; Lot 272, DP 560497; Lot | Local | I53 |

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| | gates | | | | | 48, DP 754318 | | | |
| Montefiores | Last Monument | Duel Site | 10 Lay Street ("Teamsters Park") | | | Lot 7007, DP 1020648 | Local | | I54 |
| Montefiores | Macquarie Antiques Stragglers Inn Hotel) | View (former) | 4 Mitchell Highway | | | Lot 45, DP 551526 | Local | | I55 |
| Montefiores | Gobolion homestead | | 403 Mitchell Highway ("Gobolion") | | | Lot 1, DP 1103197; Lot 76, DP 754318 | Local | | I56 |
| Montefiores | The Lion of Waterloo Hotel | | 93 Montefiores Street | | | Lot 11, DP 816670 | Local | | I57 |
| Mount Arthur | Mount Arthur Reservoir (partially demolished) | | 100 Brennans Way | | | Lot 7304, DP 1134089 | Local | | I58 |
| Mount Arthur | Wellington Showground | | 29 Bushrangers Creek Road | | | Lot 1, DP 660722; Lot 1, DP 662549; Lots 13, 14, 22 and 23, DP 998687 | Local | | I59 |
| Mount Arthur | Glenrock homestead | | 66 Bushrangers Creek Road ("Glenrock") | | | Lots A and D, DP 159110 | Local | | I60 |
| Mount Arthur | Holy Family Cemetery ("Curra Creek Cemetery") | | 44 Renshaw McGirr Way | | | Lots 10, 38 and 146, DP 753238; Lot 7009, DP 1020635 | Local | | I61 |
| Mount Arthur | Warrengunyah homestead (formerly Whitwell) | | 200 Warrengunyah Road ("Warrengunyah") | | | Lot 1, DP 306996 | Local | | I62 |
| Mumbil | St Mary the Virgin Anglican Church | | 23 Apsley Crescent | | | Lot A, DP 313934 | Local | | I63 |
| Mumbil | Burrendong Arboretum | | 90 Tara Road | | | Lot 1, DP 168550; Lot 2, DP 728700; Lot 201, DP 756871; Lot 7005, DP 1024877; Lot 1, DP 1123925 | Local | | I64 |
| Neurea | Dalkeith house, | homestead—stables, post | 54 Kinghorn Street ("Dalkeith") | | | Lot 282, DP 753242 | Local | | I65 |

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| | | office, store and shed | | | | | |
| Neurea | Glenmore homestead | | 7844 Mitchell Highway ("Glenmore") | Lot 68, DP 753241 | Local | | I66 |
| Neurea | Camelford Park | | 8745 Mitchell Highway ("Camelford Park") | Lot 1, DP 1098201 | Local | | I67 |
| Neurea | Mountain homestead | View | 646 Mountain Valley Road ("Mountain View") | Lot 8, DP 753230 | Local | | I68 |
| Neurea | Mumbil | Water Supply—pump houses | 724 Neurea Road ("Catombal Park") | Lot 51, DP 618206 | Local | | I69 |
| Neurea | Neurea Union Church | | 8 Simpson Street | Lot 2, Section 4, DP 758772 | Local | | I70 |
| North Yeoval | Yeoval Cemetery | General | 68 Tremain Drive | Lot 7300, DP 1145965 | Local | | I71 |
| Ponto | Old bridge remains | | River Road | Road Reserve | Local | | I72 |
| Ponto | Terrabella homestead | | 918 Terrabella Road ("Terrabella") | Lot 142, DP 228567 | Local | | I73 |
| Rawsonville | "Immarna" | | 12 Coolbaggie Road | Lot 362, DP 609785 | Local | | I248 |
| Rawsonville | Rawsonville Memorial Hall | Soldiers | 46 Rawsonville Road | Lot 163, DP 754303 | Local | | I249 |
| Rawsonville | Rawsonville Cemetery | | Rawsonville Road | Lots 90 and 91, DP 754303 | Local | | I250 |
| Rawsonville | Rawsonville Bridge | | Rawsonville Bridge Road | North of Lot 29, DP 258845 | Local | | I251 |
| Rawsonville | Whylandra Crossing | | Whylandra Crossing | North of Lot 7001, DP 1020560 | Local | | I228 |
| Spicers Creek | Spicers Creek Cemetery | | 4057 Goolma Road | Lot 7002, DP 1020656; Lots 7301 and 7302, DP 1164794 | Local | | I74 |
| Spicers Creek | Spicers Creek School residence | | 4101 Goolma Road | Lot 35, DP 754320 | Local | | I75 |
| Spicers Creek | Glenwood homestead | | 2250 Twelve Mile Road ("Glenwood") | Lot 69, DP 750776 | Local | | I76 |

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| Stuart Town | Railway Gatekeeper's Cottage | 27 Alexander Street | Lot 191, DP 809276 | Local | I77 |
| Stuart Town | Yee Lee's Store (former) | 38 Alexander Street | Lot 115, DP 756886 | Local | I78 |
| Stuart Town | Crick's Store | 1 Bell Street | Lot 72, DP 217685 | Local | I79 |
| Stuart Town | Boehme's Hall | 21 Bell Street | Lot 323, DP 756886 | Local | I80 |
| Stuart Town | St John the Baptist Catholic Church | 1 Liddell Street | Lot 14, DP 563909 | Local | I81 |
| Stuart Town | Stuart Town Railway Station Group | Main Western Railway | Railway Reserve | State | I82 |
| Stuart Town | Post office (former Railway Hotel) | 5 Molong Street | Lot 1, DP 131607 | Local | I83 |
| Stuart Town | Stuart Town School of Arts | 32 Molong Street | Lots 4 and 5, Section 16, DP 758932 | Local | I84 |
| Stuart Town | Residence and artist studio (former Stuart Town Bakery) | 37 Molong Street | Lot 4, Section 18, DP 758932 | Local | I85 |
| Stuart Town | Australia Hotel (former Carrington Hotel) | 42 Molong Street | Lot 12, Section 16, DP 758932 | Local | I86 |
| Stuart Town | Stuart Town gold mining area and common | 20 Mookerawa Road | Lot 7004, DP 1019744; Lot 338, DP 43506 | Local | I87 |
| Stuart Town | Stuart Town General Cemetery | 49 Wallaroi Road | Lots 5 and 7, DP 756886; Lot 1, DP 1124896; Lots 7311-7313, DP 1142071 | Local | I88 |
| Stuart Town | St Michael and All the Angels Church and Bell A | 33 Wellington Street | Lot 108, DP 756886 | Local | I89 |
| Terramungamine | Terramungamine homestead | 63 Burraway Road | Lot 272, DP 883881 | Local | I65 |
| Terramungamine | Terramungamine woolshed | 63 Burraway Road | Lot 272, DP 883881 | Local | I66 |
| Terramungamine | Coolbaggie Hall | Collie Road | Lot 58, DP 754304 | Local | I79 |

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| Terramungamine | "Dulcidene" | 22 Dulcidene Road | Lot 211, DP 601766 | Local | I98 |
| Toongi | "Cranbrook" cottage, Blacksmith's shop, Shearer's quarters and outbuildings | 177 Obley Road | Lots 1 and 2, DP 121964; Lot 1, DP 207722; Lot 33, DP 753244 | Local | I180 |
| Toongi | Carved tree (indigenous item) | Paddy's Creek Road | The Springs | Local | I190 |
| Toongi | Cockleshell Corner | The Springs Road | Lot 23, DP 753252 | Local | I6 |
| Toongi | "Eulandool" | The Springs Road | Lot 1, DP 1040580 | Local | I226 |
| Toongi | "The Springs" | The Springs Road | Lot 4, DP 753236 | Local | I189 |
| Walmer | Goonoo homestead (formerly Ganoo) | 2984 Renshaw McGirr Way ("Goonoo") | Lot 1, DP 770858 | Local | I90 |
| Wambangalang | "The Meadows" | Obley Road | Lot 1, DP 753247 | Local | I183 |
| Wambangalang | St John's Anglican Church | 273 Obley Road | Lot 59, DP 753247 | Local | I182 |
| Wellington | John Fowler 7nhp steam road locomotive, Britstand grader and hopper wagon | 9 Amaroo Dr (Wellington Council Depot) | Lot 1, DP 711298 | State (locomotive) and Local (grader and wagon) | I91 |
| Wellington | Federal Hotel | 100 Arthur Street | Lot 8, DP 1506 | Local | I92 |
| Wellington | Wellington Primary School, Convict Bell C and Gould League elm tree | 103 Arthur Street | Lot 6, Section 79, DP 759073 | Local | I93 |
| Wellington | St Andrews Presbyterian Church | 105 Arthur Street | Lot 3, Section 79, DP 759073 | Local | I94 |
| Wellington | Macquarie Council (former) | Shire Chambers 116 Arthur Street | Lot 1, DP 801842 | Local | I95 |

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| Wellington | Wellington Convict and Mission site—Maynggu Ganai | 106–128 Street (and Barton Street) | Curtis | Lot 1, DP 120160; Lots 1 and 2, DP 129997; Lot 355, DP 531300; Lots 49 and 50, DP 756920 | State | I96 |
| Wellington | Brewery and brewery stables (former) | 7–9 Brewery Lane | | Lots 6 and 7, Section 73, DP 759073 | Local | I97 |
| Wellington | Railway Bridge | Gobolion Street (across Macquarie River) | | Railway Reserve | Local | I98 |
| Wellington | Residence (former Bridge Hotel) | 2 Lee Street | | Lot 12, DP 538976 | Local | I99 |
| Wellington | Salvation Army Citadel | 68 Lee Street | | Lot 1, DP 69598 | Local | I100 |
| Wellington | Wellesley Lodge (Masonic Hall) | 105 Lee Street | | Lots 1 and 2, DP 998596 | Local | I101 |
| Wellington | Commercial premises and residence (former Tait's Bakery) | 114 Lee Street | | Lot 1, DP 196271 | Local | I102 |
| Wellington | Commercial premises (Don Wood Dental Surgery) | 116–118 Lee Street | | Lot 1, DP 799975 | Local | I103 |
| Wellington | Club House Hotel | 135 Lee Street | | Lot 2, DP 707635 | Local | I104 |
| Wellington | Old police station (former) | 5 Maughan Street | | Lot 1, DP 1067604 | Local | I105 |
| Wellington | Post office | 19 Maughan Street | | Lot 12, DP 771582 | State | I106 |
| Wellington | Courthouse | 23 Maughan Street | | Lot 5, Section 79, DP 759073 | Local | I107 |
| Wellington | TAFE building | 39 Maughan Street | | Lot 1, DP 861268 | Local | I108 |
| Wellington | Commercial premises | 54 Maughan Street | | Lot 3, DP 1110327 | Local | I109 |
| Wellington | Reinhard building | 68 Maughan Street | | Lot 92, DP 1226962 | Local | I110 |
| Wellington | Wellington silos | 100A Maughan Street | | Lot 1, DP 819895 | Local | I111 |

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| Wellington | Wellington Hospital (Hermitage Hill) | District (former) | 135 Maxwell Street | Lots 72, 243 and 285, DP 756920; Lot 1, DP 1102671 | Local | I112 |
| Wellington | Band Hall including bookshop, office, tobacco sign and Larum's Corner Group | (former) Christian gazette | 1 Nanima Crescent | Lot 5, DP 1104354 | Local | I113 |
| Wellington | Fong Lee Group (former) (NJ Jewellers) | Group | 7A Nanima Crescent | Lot F, DP 408809 | Local | I115 |
| Wellington | Fong Lee Group (former) (commercial premises) | Group | 8 Nanima Crescent | Lot E, DP 408809 | Local | I116 |
| Wellington | Fong Lee Group (former) (St George Bank and Darrell England Real Estate) | Group | 9-10 Nanima Crescent | Lot D, DP 408809 | Local | I117 |
| Wellington | Fong Lee Group (former) (Health Sense Pharmacy) | Group | 12 Nanima Crescent | Lot C, DP 406054 | Local | I118 |
| Wellington | Cameron and Bell Parks | | 13A Nanima Crescent | Lot 9, Section 76, DP 759073; Lot 701, DP 1020780 | Local | I119 |
| Wellington | Quirk Baker Solicitors | | 25 Nanima Crescent | Lot 1, DP 935406 | Local | I120 |
| Wellington | ANZ Bank (former) | | 27 Nanima Crescent | Lot 13, DP 668177 | Local | I121 |
| Wellington | Commercial Bank of Australia (former) (Peter Milling & Co Real Estate) | | 30 Nanima Crescent | Lot A, DP 323745 | Local | I122 |
| Wellington | Western Stores (former) | | 33 Nanima Crescent | Lot 1, Section 77, DP 759073 | Local | I123 |
| Wellington | Bluestone kerb and guttering | | Percy Street and Warne Street | Road Reserve | Local | I124 |
| Wellington | Walker's Terrace (residential buildings) | | 21-27 Percy Street | Lot 1, DP 371395; Lot 2, DP 374263; Lot 1, DP 384732; Lot | Local | I125 |

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| | | | | 1, DP 437676 | | | |
| Wellington | St Ignatius Convent of Mercy | 43 Percy Street | Lot 13, Section 4, DP 759073 | Local | | I126 | |
| Wellington | St Patrick's Catholic Church | 45 Percy Street | Lots 11 and 12, Section 4, DP 759073 | Local | | I127 | |
| Wellington | Wellington Times office (former) | 78A Percy Street | Lot 1, DP 999796 | Local | | I128 | |
| Wellington | Apsley Bowling Club (former) (Macquarie Library) | 99 Percy Street | Lot 10, Section 76, DP 759073 | Local | | I129 | |
| Wellington | Golden Key (former) (Fountain View) | 116 Percy Street | Lot A, DP 156623 | Local | | I130 | |
| Wellington | M.M. Co store (former) (Bag-a-Bargain store) | 152 Percy Street | Lot 1, DP 69903 | Local | | I131 | |
| Wellington | Residence (former Butter Factory) | 9 Raymond Street | Lot 12, DP 883877 | Local | | I132 | |
| Wellington | Letter receiver | Swift Street and Percy Street | Road Reserve | Local | | I133 | |
| Wellington | Commercial premises (Bank of NSW and newsagent) | 1 Swift Street | Lot 1, DP 223340 | Local | | I134 | |
| Wellington | National Australia Bank | 2–14 Swift Street | Lot 1, DP 986888 | Local | | I135 | |
| Wellington | Swift House | 20 Swift Street | Lot 1, DP 789245 | Local | | I136 | |
| Wellington | Macquarie Theatre | 36 Swift Street | Lot 1, DP 1069741 | Local | | I137 | |
| Wellington | Mayfair Theatre (former) (Elliot's Pre-loved Goods) | 52 Swift Street | Lot 1, DP 730554 | Local | | I138 | |
| Wellington | Wellington Auto Service (Dicko and Batho) | 54 Swift Street | Lot 2, DP 730554 | Local | | I139 | |
| Wellington | Methodist Church (former) | 55 Swift Street | Lot 3, DP 2352; Lot 13, Section 22, DP 759073 | Local | | I140 | |
| Wellington | Wellington Hotel | 56–60 Swift Street | Lot 1, DP 708699 | Local | | I141 | |

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| Wellington | Wellington Railway Station, footbridge and timber manual railway crane | | 68–70 Swift Street | Lot 2, DP 1017045 | Local | I142 |
| Wellington | Wellington Church | Baptist | 77 Swift Street | Lot 4, DP 940307 | Local | I143 |
| Wellington | Blacks Camp | | University Road | Lot 7017, DP 1020743; Lot 337, DP 728783 | State | I144 |
| Wellington | Letter receiver | | Warne Street and Nanima Crescent | Road Reserve | Local | I145 |
| Wellington | Commercial (former) terraces | Hotel (residential terraces) | 12 Warne Street | Lot 2, DP 508621 | Local | I146 |
| Wellington | Fong Lee and Ling's (former) | Warehouse and Residence | 29 Warne Street | Lot 5, DP 18002 | Local | I147 |
| Wellington | School (former) Café | (Cactus) | 33 Warne Street | Lot 10, Section 77, DP 759073 | Local | I148 |
| Wellington | Oxley Museum (former of NSW) | Historical Bank | 37 Warne Street | Lots 8 and 9, Section 77, DP 759073 | Local | I149 |
| Wellington | St John the Anglican Church | Baptist | 41 Warne Street | Lot 11, Section 10, DP 759073 | Local | I150 |
| Wellington | Kimbells Kitchen | | 44 Warne Street | Lot 1, DP 995547 | Local | I151 |
| Wellington | St John the Anglican Rectory | Baptist | 61 Warne Street | Lot 5, DP 17390 | Local | I152 |
| Wellington | Narrawah residence | | 64 Warne Street | Lot 1, DP 1137532 | Local | I153 |
| Wellington | Lome residence | | 66 Warne Street | Lot 15, Section 9, DP 759073 | Local | I154 |
| Wellington | Logiealmond residence | | 75 Warne Street | Lot 19, Section 23, DP 759073 | Local | I155 |
| Wellington | Wellington Fire Station and Convict Bell B | | 76 Warne Street | Lot 21, Section 9, DP 759073 | Local | I156 |

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| Wellington | Waterloo Drum | 80 Whiteley Street ("Wellington High School") | Lot 16, Section 89, DP 759073 | Local | I157 |
| Wongarbon | "Mountain View" | 82 Barbical Road | Lot 132, DP 583564 | Local | I8 |
| Wongarbon | Police residence (former) | 15 Boberah Street | Lot 3, Section 31, DP 759109 | Local | I252 |
| Wongarbon | Crown Store (former) | 31 Boberah Street | Lot 52, DP 570868 | Local | I253 |
| Wongarbon | Cottage Peppercorn and Craft Shop | 35 Boberah Street (faces Gundong Street) | Lot 1, DP 1077714 | Local | I254 |
| Wongarbon | Wongarbon water supply and nature reserve | Derribong Street | Lot 206, DP 48387 | Local | I255 |
| Wongarbon | Wongarbon Hall | 4 Gundong Street | Lot 16, DP 566808 | Local | I256 |
| Wongarbon | Post Office and General Store | 5 Gundong Street | Lot 1, DP 772739 | Local | I257 |
| Wongarbon | Western Stores shopfront (former) | Gundong Street (faces Railway St) | Lot 17, DP 566808 | Local | I258 |
| Wongarbon | Soldiers Memorial and Wongarbon School | 28 Railway Street | Lot 8, Section 30, DP 759109 | Local | I259 |
| Wongarbon | Cottage | 37 Umangla Street | Lot 4, Section 24, DP 759109 | Local | I260 |
| Wongarbon | Wongarbon Cemetery | 29 Veechs Road | Lot 7008, DP 1023343 | Local | I261 |
| Wongarbon | Braithwaite Dairy (former) | Westella Road | Lot 194, DP 754321 | Local | I262 |
| Wongarbon | "Hillview" Homestead (former) | Wongarbon River Road | Lot 640, DP 131521 | Local | I264 |
| Wongarbon | "Pine Avon" | 6 Wongarbon River Road | Lot 1, DP 926569; Lot 12, DP 132180 and Lot 146, DP 754321 | Local | I265 |
| Wongarbon | Wongarbon Nature Reserve | Woodleys Road | Lot 54, DP 754321 | Local | I266 |

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| Wuuluman | Zieria obcordata (threatened plant species) | "Bulbudgerie", 451 Uungula Road | Lot 127, DP 750778 | Local | I158 |
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DRAFT

Standard Instrument—Principal Local Environmental Plan [NSW]
Dictionary Dictionary

Dictionary

(Clause 1.4)

Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is:

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

Note. The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.

acid sulfate soils means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

advertisement has the same meaning as in the Act.

Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

advertising structure has the same meaning as in the Act.

Note. The term is defined as a structure used or to be used principally for the display of an advertisement.

Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

affordable housing has the same meaning as in the Act.

Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note. Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

agriculture means any of the following:

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

Note. Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

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Standard Instrument—Principal Local Environmental Plan [NSW]
Dictionary Dictionary

airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

Note. Airports are a type of **air transport facility**—see the definition of that term in this Dictionary.

airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

amusement centre means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

aquaculture has the same meaning as in the *Fisheries Management Act 1994*.

Note. Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

archaeological site means a place that contains one or more relics.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note. Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

backpackers' accommodation means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Note. Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation. Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes.

Note. Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

biodiversity means biological diversity.

biological diversity has the same meaning as in the *Threatened Species Conservation Act 1995*.

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Note. The term is defined as follows:

biological diversity means the diversity of life and is made up of the following 3 components:

- (a) genetic diversity—the variety of genes (or units of heredity) in any population,
- (b) species diversity—the variety of species,
- (c) ecosystem diversity—the variety of communities or ecosystems.

biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

Note. Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note. Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

brothel has the same meaning as in the Act.

Note. This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

building has the same meaning as in the Act.

Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

building height (or height of building) means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

Note. Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

building line or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or

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(c) the supporting posts of a carport or verandah roof,
whichever distance is the shortest.

bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

Note. Bulky goods premises are a type of **retail premises**—see the definition of that term in this Dictionary.

bush fire hazard reduction work has the same meaning as in the *Rural Fires Act 1997*.

Note. The term is defined as follows:

bush fire hazard reduction work means:

- (a) the establishment or maintenance of fire breaks on land, and
 - (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,
- but does not include construction of a track, trail or road.

bush fire prone land has the same meaning as in the Act.

Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 146 (2) of the Act.

bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

business identification sign means a sign:

- (a) that indicates:
 - (i) the name of the person or business, and
 - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note. Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

business premises means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
 - (b) a service is provided directly to members of the public on a regular basis,
- and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Note. Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or

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for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either:

- (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to:
 - (i) dwellings that are permitted on rural land, and
 - (ii) dwellings that are used for caretaker or staff purposes, or
- (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

catchment action plan has the same meaning as in the *Catchment Management Authorities Act 2003*.

Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the *Catchment Management Authorities Act 2003*.

cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

Note. Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

cemetery means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

child care centre means a building or place used for the supervision and care of children that:

- (a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and
- (b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre,

but does not include:

- (c) a building or place used for home-based child care, or
- (d) an out-of-home care service provided by an agency or organisation accredited by the Children's Guardian, or
- (e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or
- (g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or
- (h) a service that is concerned primarily with the provision of:
 - (i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or

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- (ii) private tutoring, or
- (i) a school, or
- (j) a service provided at exempt premises (within the meaning of Chapter 12 of the *Children and Young Persons (Care and Protection) Act 1998*), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.

classified road has the same meaning as in the *Roads Act 1993*.

Note. The term is defined as follows:

classified road means any of the following:

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See *Roads Act 1993* for meanings of these terms.)

clearing native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

clearing native vegetation means any one or more of the following:

- (a) cutting down, felling, thinning, logging or removing native vegetation,
- (b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation.

(See Division 3 of Part 3 of the *Native Vegetation Act 2003* for the exclusion of routine agricultural management and other farming activities from constituting the clearing of native vegetation if the landholder can establish that any clearing was carried out for the purpose of those activities.)

coastal foreshore means land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform.

coastal hazard has the same meaning as in the *Coastal Protection Act 1979*.

coastal lake means a body of water specified in Schedule 1 to *State Environmental Planning Policy No 71—Coastal Protection*.

coastal protection works has the same meaning as in the *Coastal Protection Act 1979*.

coastal waters of the State—see section 58 of the *Interpretation Act 1987*.

coastal zone has the same meaning as in the *Coastal Protection Act 1979*.

Note. The term is defined as follows:

coastal zone means:

- (a) the area within the coastal waters of the State as defined in Part 10 of the *Interpretation Act 1987* (including any land within those waters), and
- (b) the area of land and the waters that lie between the western boundary of the coastal zone (as shown on the maps outlining the coastal zone) and the landward boundary of the coastal waters of the State, and
- (c) the seabed (if any) and the subsoil beneath, and the airspace above, the areas referred to in paragraphs (a) and (b).

The coastal zone consists of the area between the western boundary of the coastal zone shown on the maps outlining the coastal zone and the outermost boundary of the coastal waters of the State. The coastal waters of the State extend, generally, to 3 nautical miles from the coastline of the State.

commercial premises means any of the following:

- (a) business premises,
- (b) office premises,

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(c) retail premises.

community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

community land has the same meaning as in the *Local Government Act 1993*.

correctional centre means:

- (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and
- (b) any premises declared to be a detention centre by an order in force under section 5 (1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

Council means the [name of the Council for the relevant local government area].

crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

Crown reserve means:

- (a) a reserve within the meaning of Part 5 of the *Crown Lands Act 1989*, or
- (b) a common within the meaning of the *Commons Management Act 1989*, or
- (c) lands within the meaning of the *Trustees of Schools of Arts Enabling Act 1902*,

but does not include land that forms any part of a reserve under Part 5 of the *Crown Lands Act 1989* provided for accommodation.

curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

Note. Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

Note. Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

demolish, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

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dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note. Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note. Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

Note. Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

earthworks means excavation or filling.

ecologically sustainable development has the same meaning as in the Act.

eco-tourist facility means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

educational establishment means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

electricity generating works means a building or place used for the purpose of making or generating electricity.

emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

emergency services organisation means any of the following:

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

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entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

estuary has the same meaning as in the *Water Management Act 2000*.

Note. The term is defined as follows:

estuary means:

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
- (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
- (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary, but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

extensive agriculture means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock for commercial purposes,
- (c) bee keeping,
- (d) a dairy (pasture-based).

Note. Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

Note. Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

extractive material means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

Note. See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

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feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, fed (wholly or substantially) on prepared and manufactured feed, for the purpose of meat production or fibre products, but does not include a poultry farm, dairy or piggery.

Note. Feedlots are a type of *intensive livestock agriculture*—see the definition of that term in this Dictionary.

fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include:

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include:

- (a) still photography, or
- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

fish has the same meaning as in the *Fisheries Management Act 1994*.

Note. The term is defined as follows:

Definition of “fish”

- (1) **Fish** means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).
- (2) **Fish** includes:
 - (a) oysters and other aquatic molluscs, and
 - (b) crustaceans, and
 - (c) echinoderms, and
 - (d) beachworms and other aquatic polychaetes.
- (3) **Fish** also includes any part of a fish.
- (4) However, **fish** does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

floor space ratio—see clause 4.5.

Floor Space Ratio Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Floor Space Ratio Map.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

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Note. Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

forestry has the same meaning as **forestry operations** has for the purposes of Part 5A of the *Forestry Act 2012*.

Note. The term is defined as follows:

forestry operations means:

- (a) logging operations, namely, the cutting and removal of timber from land for the purpose of timber production, or
- (b) the harvesting of forest products, or
- (c) on-going forest management operations, namely, activities relating to the management of land for timber production such as thinning and other silvicultural activities such as bee-keeping, grazing and bush fire hazard reduction, or
- (d) ancillary road construction, namely, the provision of roads and fire trails, and the maintenance of existing railways, to enable or assist in the above operations.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

Note. Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following:

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

Note. Garden centres are a type of **retail premises**—see the definition of that term in this Dictionary.

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Note. General industries are a type of **industry**—see the definition of that term in this Dictionary.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and

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- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

ground level (existing) means the existing level of a site at any point.

ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

group home means a permanent group home or a transitional group home.

Note. Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

group home (permanent) or permanent group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

group home (transitional) or transitional group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

Note. Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

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hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

health care professional means any person registered under an Act for the purpose of providing health care.

health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

Note. Health consulting rooms are a type of **health services facility**—see the definition of that term in this Dictionary.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

Note. Heavy industries are a type of **industry**—see the definition of that term in this Dictionary.

Height of Buildings Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Height of Buildings Map.

helipad means a place not open to the public used for the taking off and landing of helicopters.

heliport means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes:

- (a) a terminal building, or
- (b) facilities for the parking, storage or repair of helicopters.

Note. Heliports are a type of **air transport facility**—see the definition of that term in this Dictionary.

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heritage conservation area means an area of land of heritage significance:

- (a) shown on the Heritage Map as a heritage conservation area, and
- (b) the location and nature of which is described in Schedule 5, and includes any heritage items situated on or within that area.

heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

heritage impact statement means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

Note. An inventory of heritage items is also available at the office of the Council.

Direction. Heritage items must be shown on the Heritage Map.

heritage management document means:

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Heritage Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Heritage Map.

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

Note. High technology industries are a type of **light industry**—see the definition of that term in this Dictionary.

highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following:

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- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest areas and public amenities.

home-based child care means a dwelling used by a resident of the dwelling for the supervision and care of one or more children and that satisfies the following conditions:

- (a) the service is licensed within the meaning of the *Children and Young Persons (Care and Protection) Act 1998*,
- (b) the number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.

home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building.

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home business.

home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building.

but does not include bed and breakfast accommodation or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home industry.

Home industries are a type of **light industry**—see the definition of that term in this Dictionary.

home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or

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- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- (c) the exhibition of any signage, or
- (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include a home business or sex services premises.

horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

Note. Horticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

Note. Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

hostel means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

Note. Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and

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(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note. Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

industrial retail outlet means a building or place that:

- (a) is used in conjunction with an industry or rural industry, and
- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.

industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

industry means any of the following:

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining.

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:

- (a) dairies (restricted),
- (b) feedlots,
- (c) piggeries,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Note. Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

intensive plant agriculture means any of the following:

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,

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(c) turf farming.

(d) viticulture.

Note. Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

Note. See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

Land Application Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Application Map.

Land Reservation Acquisition Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Reservation Acquisition Map.

Land Zoning Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Zoning Map.

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

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

Note. Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

(a) high technology industry,

(b) home industry.

Note. Light industries are a type of **industry**—see the definition of that term in this Dictionary.

liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

Note. Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackerries, tanneries, woolscours and rendering plants.

Note. Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

Lot Size Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Lot Size Map.

maintenance, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities:

(a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,

(b) any facility for providing fuelling, sewage pump-out or other services for boats,

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- (c) any facility for launching or landing boats, such as slipways or hoists,
- (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,
- (e) any berthing or mooring facilities.

market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

Note. Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note. Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

mezzanine means an intermediate floor within a room.

mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

mine subsidence district means a mine subsidence district proclaimed under section 15 of the *Mine Subsidence Compensation Act 1961*.

mining means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes:

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

Note. Mining is not a type of **industry**—see the definition of that term in this Dictionary.

mixed use development means a building or place comprising 2 or more different land uses.

mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

moveable dwelling has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows:

moveable dwelling means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

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native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the *Fisheries Management Act 1994*.

native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

Meaning of “native vegetation”

- (1) **Native vegetation** means any of the following types of indigenous vegetation:
 - (a) trees (including any sapling or shrub, or any scrub),
 - (b) understorey plants,
 - (c) groundcover (being any type of herbaceous vegetation),
 - (d) plants occurring in a wetland.
- (2) Vegetation is **indigenous** if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the State before European settlement.
- (3) **Native vegetation** does not include any mangroves, seagrasses or any other type of marine vegetation to which section 205 of the *Fisheries Management Act 1994* applies.

navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

nominated State heritage item means a heritage item that:

- (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and
- (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

NSW Coastal Policy means the publication titled *NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast*, published by the Government.

offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

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Note. Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.
open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

operational land has the same meaning as in the *Local Government Act 1993*.

parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

people who are socially disadvantaged means:

- (a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or
- (b) people who require protection because of domestic violence or upheaval.

people with a disability means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

Note. Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the *Ports and Maritime Administration Act 1995*:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

property vegetation plan has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

property vegetation plan means a property vegetation plan that has been approved under Part 4 of the *Native Vegetation Act 2003*.

pub means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

Note. Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

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public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

public authority has the same meaning as in the Act.

public land has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows:

public land means any land (including a public reserve) vested in or under the control of the council, but does not include:

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

public reserve has the same meaning as in the *Local Government Act 1993*.

public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act:

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.

rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

recreation area means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

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registered club means a club that holds a club licence under the *Liquor Act 2007*.

relic has the same meaning as in the *Heritage Act 1977*.

Note. The term is defined as follows:

relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

residential care facility means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility.

Note. Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note. Residential flat buildings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note. Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

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respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

Note. Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) bulky goods premises,
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note. Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

road means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls.

Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),

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- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note. Rural industries are not a type of *industry*—see the definition of that term in this Dictionary.

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note. Rural supplies are a type of *retail premises*—see the definition of that term in this Dictionary.

rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

Note. Rural workers' dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.

sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

Note. Sawmill or log processing works are a type of *rural industry*—see the definition of that term in this Dictionary.

school means a government school or non-government school within the meaning of the *Education Act 1990*.

Note. Schools are a type of *educational establishment*—see the definition of that term in this Dictionary.

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the *principal dwelling*), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.

self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Note. Self-storage units are a type of *storage premises*—see the definition of that term in this Dictionary.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Note. Semi-detached dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.

seniors housing means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

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Note. Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Note. Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated:

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

Note. Sewage reticulation systems are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

Note. Sewage treatment plants are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewerage system means any of the following:

- (a) biosolids treatment facility,
- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).

sex services means sexual acts or sexual services in exchange for payment.

sex services premises means a brothel, but does not include home occupation (sex services).

shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.

Note. Shops are a type of **retail premises**—see the definition of that term in this Dictionary.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

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Note. Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

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

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

small bar means a small bar within the meaning of the *Liquor Act 2007*.

Note. Small bars are a type of **food and drink premises**—see the definition of that term in this Dictionary.

spa pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

Note. Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

swimming pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined as follows:

swimming pool means an excavation, structure or vessel:

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity, and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the *Swimming Pools Act 1992* not to be a swimming pool for the purposes of that Act.

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take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

Note. Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

telecommunications facility means:

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

temporary structure has the same meaning as in the Act.

Note. The term is defined as follows:

temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

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

timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

Note. Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose.

Note. Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

underground mining means:

- (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and
- (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),

but does not include open cut mining.

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vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

Note. Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

Note. Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

Note. Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

waste or resource management facility means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Note. Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated:

- (a) retention structures, and
- (b) treatment works, and
- (c) irrigation schemes.

Note. Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

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water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure, dosing facilities and water supply reservoirs.

Note. Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

Note. Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

water supply system means any of the following:

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

Note. Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

waterbody means a waterbody (artificial) or waterbody (natural).

waterbody (artificial) or **artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

waterbody (natural) or **natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

wetland means:

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

wharf or boating facilities means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,

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- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.

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| GY | GZ | HA | HB | HC | HD | HE | HF | HG | HH | HI | HJ | HK | HL | HM | HN | HO | HP | HQ | HR | HS | HT | HU | HV | HW | HX | HY | HZ | IA | IB | IC | ID | IE | IF | IG | IH | II | IJ | IK | IL | IM | IN | IO | IP | IQ | IR | IS | IT | IU | IV | IW | IX | IY | IZ | JA | JB | JC | JD | JE | JF | JG | JH | JI | IJ | JK | JL | JM | JN | JO | JP | JQ | JR | JS | JT | JU | JV | JW | JX | JY | JZ | KA | KB | KC | KD | KE | KF | KG | KH | KI | KJ | KK | KL | KM | KN | KO | KP | KQ | KR | KS | KT | KU | KV | KW | KX | KY | KZ | LA | LB | LC | LD | LE | LF | LG | LH | LI | LJ | LK | LL | LM | LN | LO | LP | LQ | LR | LS | LT | LU | LV | LW | LX | LY | LZ | MA | MB | MC | MD | ME | MF | MG | MH | MI | MJ | MK | ML | MM | MN | MO | MP | MQ | MR | MS | MT | MU | MV | MW | MX | MY | MZ | NA | NB | NC | ND | NE | NF | NG | NH | NI | NJ | NK | NL | NM | NN | NO | NP | NQ | NR | NS | NT | NU | NV | NW | NX | NY | NZ | OA | OB | OC | OD | OE | OF | OG | OH | OI | OJ | OK | OL | OM | ON | OO | OP 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| WI | WJ | WK | WL | WM | WN | WO | WP | WQ | WR | WS | WT | WU | WV | WW | WX | WY | WZ | XA | XB | XC | XD | XE | XF | YG | YH | YI | YJ | YK | YL | YM | YN | YO | YP | YQ | YR | YS | YT | YU | YV | YW | YX | YY | YZ | ZA | ZB | ZC | ZD | ZE | ZF | ZG | ZH | ZI | ZJ | ZK | ZL | ZM | ZN | ZO | ZP | ZQ | ZR | ZS | ZT | ZU | ZV | ZW | ZX | ZY | ZZ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 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| | Development for the purpose of: o is permissible without consent o is permissible with consent x is prohibited is permissible under SEPP green = mandated, permitted red = mandated, prohibited | | | | | Purpose | | | | | Res | | | | | Com | | | | | Ind | | | | | Tour | | | | | Res | | | | | Ent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Our Ref (PP_2018_DREGI_001_00)
IRD18/34181

Mr Michael McMahon
Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Attention: Mr Steven Wallace, Acting Director Planning and Environment

Dear Mr McMahon

Planning proposal (PP_2018_DREGI_001_00) – proposed consolidated local environmental plan.

I am writing in response to Council's request for a Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to consolidate the existing Dubbo LEP 2011 and the Wellington LEP 2012 into a single Local Environmental Plan.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has requested not to exercise plan making delegations. I have considered the nature of Council's planning proposal and agree that Council should not exercise plan making functions in this instance.

The Act amendment commenced on 1 March 2018 which requires greater emphasis be placed on strategic planning. I encourage Council to continue to embrace the strategic direction now embedded in the Act that will assist Council progress this planning proposal. The Department is available to assist Council where possible.

The Department commends Council in seeking to progress the review of its land use strategies and local environmental plans following the amalgamation of the former Wellington Shire and Dubbo City Councils. The Department supports this review and acknowledges the substantial work that Council have invested and continue to invest in this important project. The Department supports the intent of the proposal.

The Department has undertaken a preliminary assessment of the Indicative draft Consolidated Dubbo Regional Local Environmental Plan (draft LEP) lodged with the planning proposal. At this stage, the draft LEP will not result in a Local Environmental Plan that is in accordance with the Standard Instrument (Local Environmental Plan) Order 2006 and Standard Instrument - Principal Local Environmental Plan, and therefore the Department is unable to support the draft LEP in the proposed format.

Council should seek to further rationalise the draft LEP to align with the Standard Instrument (Local Environmental Plan) Order 2006 and the Standard Instrument - Principal Local Environmental Plan to ensure compliance with section 3.20 of the Act.

Department of Planning and Environment
Western Region Level 1 188 Macquarie Street Dubbo 2830 | PO Box 58 Dubbo 2830 | planning.nsw.gov.au

To assist Council, the following criteria are principles to be followed when combining the two Local Environmental Plans. This may assist Council in rationalising the land use tables, provide direction for any clause anomalies and provides clear methods for Council to record the decision-making process.

Example of LEP Rationalisation Criteria

- Consistent approach to zone objectives, principles and application across the local government area.
- Consistency in permissible land uses across similarly zoned lands within the former Dubbo and Wellington local government areas.
- Retention of appropriate development standards as mapped within the Dubbo LEP 2011 and the Wellington LEP 2012.
- Retention of additional permitted uses that exist within the Dubbo LEP 2011 and the Wellington LEP 2012
- The retention of land use permissibility through additional permitted uses where the use will become prohibited under the consolidated draft Dubbo Regional LEP.
- The review and update of clauses to address current planning issues.

The Department is available to work with Council when developing and working through the Rationalisation Criteria.

It is recommended that Council ensure that community consultation material is adequate to allow all stakeholders to clearly identify the proposed changes being made to their land and surrounding lands.

The amending LEP is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 10 weeks prior to the projected publication date.

All related files for LEP, including PDF Maps, Map Cover Sheet, planning proposal document and GIS Data, if available, must be submitted to the Department via the Planning Portal Website at <https://www.planningportal.nsw.gov.au/planning-tools/online-submission-planning-data>.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Tim Collins to assist you. Mr Collins can be contacted on 6841 2180.

Yours sincerely



26.7.18

Damien Pfeiffer
**Director Regions, Western
Planning Services**

Encl: Gateway determination



Planning &
Environment

Gateway Determination

Planning proposal (Department Ref: PP_2018_DREGI_001_00): to consolidate the Dubbo LEP 2011 and the Wellington LEP 2012 to create a single LEP for the Dubbo Regional Council local government area.

I, the Director Regions, Western at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act, 1979* that an amendment to consolidate Dubbo Regional's existing Local Environmental Plans (Dubbo LEP 2011 and Wellington LEP 2012) should proceed subject to the following conditions:

1. Prior to undertaking community consultation, Council is to update the planning proposal to:
 - Add additional text to Statement of Objectives to clearly identify this is a consolidation of existing planning instruments and not a comprehensive review of planning controls;
 - Reflect and clarify Councils rationalisation criteria which will guide the drafting of a single consolidated Local Environmental Plan.
 - Update the planning proposal to include additional information to adequately demonstrate consistency (following rationalisation of the Local Environmental Plans) with the Section 9.1 Directions and relevant State Environmental Planning Policies.

The amended planning proposal is to be submitted to the Department of Planning and Environment for approval prior to undertaking community consultation.

2. Community consultation is required under sections 2.22 and 3.34(2)(c) of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Environment August 2016)*.
3. Consultation is required with the following public authorities under section 3.34(2)(d) of the *Environmental Planning and Assessment Act, 1979* and/or to comply with the requirements of relevant section 9.1 Directions:
 - Department of Planning and Environment – Resources and Energy
 - Department of Primary Industries – Agriculture
 - Department of Industry – Land and Water
 - NSW Rural Fire Services
 - NSW Office of Environment and Heritage
 - NSW Roads and Maritime Services
 - Transport for NSW

- Dubbo Local Aboriginal Land Council
- Wellington Local Aboriginal Land Council

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the *Environmental Planning and Assessment Act, 1979*. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to submission of the planning proposal under section 3.36 of the *Environmental Planning and Assessment Act, 1979*, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 26th day of July 2018.



Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning

**CCL21/105 Post Exhibition - Nanima Village Sewage Treatment Plant
Planning Proposal**

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Gateway Determination

Planning proposal (Department Ref: PP_2020_DREGI_002_00): *rezone the Nanima Village sewage treatment plant from zone RU5 Village to SP2 Infrastructure for part of Lot 244 DP 756920, 300 Nanima Village Road, Wellington.*

I, the Director, Western Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wellington Local Environmental Plan (LEP) 2012 to rezone part of Lot 244 DP 756920, from zone RU5 Village to SP2 Infrastructure- sewerage system, should proceed subject to the following conditions:

1. Prior to undertaking community consultation, the planning proposal is to be updated to reflect the exact area of land to be rezoned to zone SP2 Infrastructure – sewerage systems.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is to be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act:
 - NSW Health
 - NSW Environment Protection Authority
 - Department of Planning, Industry and Environment – Environment, Energy and Science - flooding
 - NSW Rural Fire Service
 - Wellington Local Aboriginal Land Council

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any

obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared to comply with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 2nd day of December 2020.



Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

PP_2020_DREGI_002_00 (IRF20/5222)



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January 2021

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All references to Public Works Advisory are taken to be references to the Department of Regional NSW for and on behalf of the State of New South Wales.

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Abbreviations

| | |
|--------------|--|
| DRC | Dubbo Regional Council |
| DPIE - Water | Department of Planning, Industry & Environment - Water |
| LEP | Local Environmental Plan |
| PP | Planning Proposal |
| SEPP | State Environmental Planning Policy |
| STP | Sewage Treatment Plan |

1. Background

This Planning Proposal has been prepared by Public Works Advisory on behalf of the Department of Planning, Industry & Environment - Water (DPIE - Water) in accordance with the requirements of Section 3.33 of the Environmental Planning & Assessment Act 1979 (EP&A Act) and the NSW Department of Planning, Industry and Environment's (DPIE) guidelines; *A Guide to Preparing Planning Proposals* (DPE, 2018) and *Guide to Preparing Local Environmental Plans* (DPE, 2018).

DPIE - Water is seeking to rezone a small portion of one land parcel (Lot 244 DP 756920) via an amendment to the *Wellington Local Environmental Plan 2012* (Wellington LEP) to facilitate the management and augmentation of the existing Sewage Treatment Plant (STP) which services Nanima Village, located in Central West NSW. The amendment would allow the STP works to proceed under the provisions of the *State Environmental Planning Policy (Infrastructure) 2007*.

The existing Nanima Village STP site is zoned RU5 Village, as shown in Figure 2-4. The site is owned by the Wellington Local Aboriginal Land Council (LALC) managed by DPIE - Water and operated under contract by Dubbo Regional Council (DRC). DPIE - Water and DRC have identified the need to upgrade the existing STP plant to overcome a number of deficiencies, namely to refurbish the existing treatment ponds which show evidence of leaking. In addition to the construction of a new oxidation pond at the site is needed to ensure adequate treatment of existing sewage loads.

The RU5 land use zone is not a prescribed zone under *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) and sewage treatment plants are prohibited within the RU5 land zone under the Wellington LEP. An amendment to the Wellington LEP is therefore required to facilitate any future upgrade and maintenance works for the Nanima Village STP.

This Planning Proposal seeks to address the above anomaly by rezoning a portion of the land parcel to SP2 Infrastructure, to provide for increased planning certainty and to more accurately reflect the STP site's current and future land use purpose.

The section of land parcel Lot 244 DP 756920 which is proposed to be rezoned SP2 Infrastructure, which comprises an approximately 1.78 ha total size, will be of a suitable size to entirely accommodate all of the proposed future STP augmentation infrastructure including adequate space to allow for the construction of a new oxidation pond and associated ancillary infrastructure. The area of Lot 244 DP 756920 to be rezoned SP2 Infrastructure is shown in Figure 2-3 and the layout design of the proposed STP augmentation is provided in Appendix C.

2. Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the *Wellington Local Environmental Plan 2012* by rezoning an approximately 1.78 ha portion of one parcel (Lot 244 DP 756920), to accurately reflect the existing or intended use of the land for sewerage scheme infrastructure, and to enable a streamlined approval pathway for future essential STP infrastructure operation and management.

A location map, aerial view land zoning map of the site proposed for rezoning is provided in Figure 2-1 to Figure 2-4.

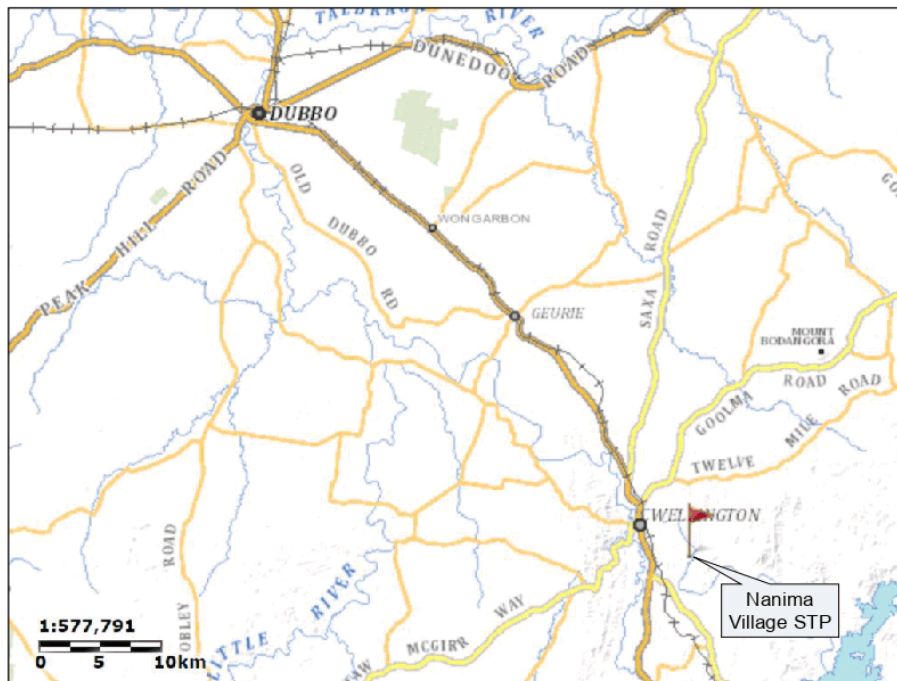


Figure 2-1: Location map of proposed rezoning site in relation to Wellington and Dubbo

Source: SIX Maps, June 2020



Figure 2-2 Location of existing Nanima Village STP site in relation to Nanima Village

Source: SIX Maps, accessed June 2020

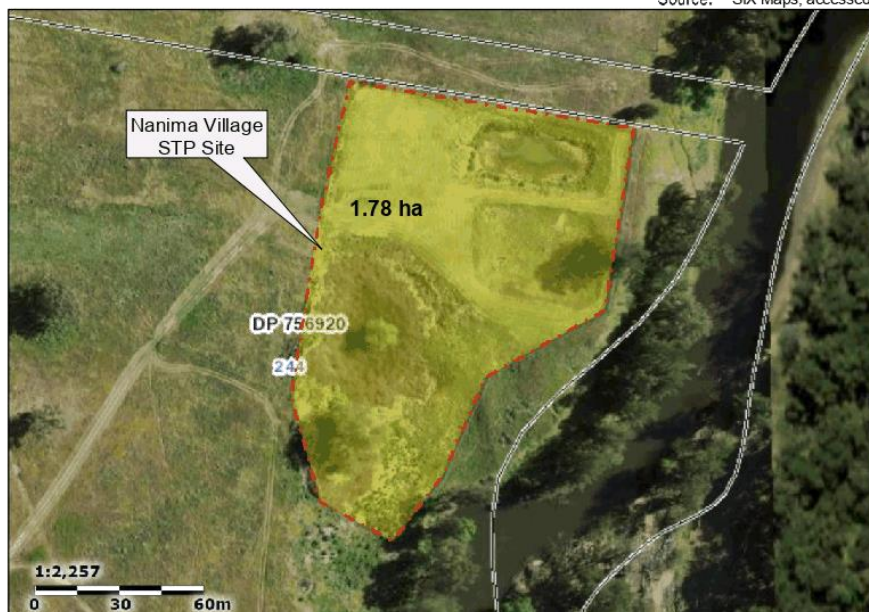


Figure 2-3 Aerial view of existing Nanima Village STP site showing the 1.78 ha area of land to be rezoned.

Source: SIX Maps, accessed Dec 2020



Public Works
Advisory

DPIE- Water Planning Proposal
Rezoning for Nanima Village Sewage Treatment Plant

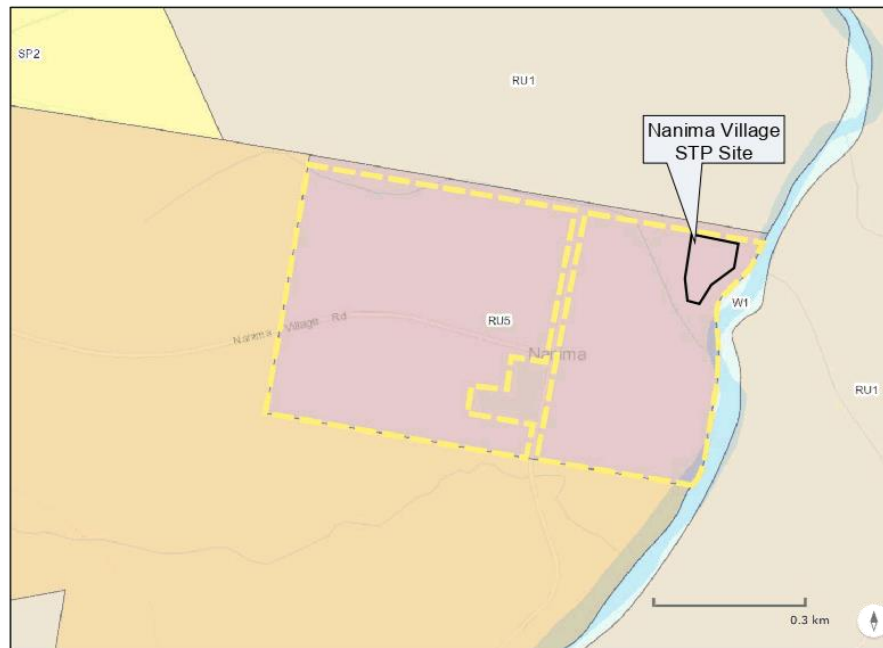


Figure 2-4 Nanima Village STP Site - Land Zoning Map

Source: NSW Planning Portal Spatial –
Land Zoning Map Layer

3. Part 2 – Explanation of Provisions

This planning proposal seeks to amend the Wellington LEP 2012 to rezone the parcel of land as presented in Table 3-1 below.

Table 3-1: Proposed Rezoning

| Asset | Lot & DP | Current Zoning | Proposed Zoning | Land Classification | How it would be achieved |
|--------------------|---------------|----------------|---|---------------------|--|
| Nanima Village STP | 244//DP756920 | RU5 Village | SP2 Infrastructure (part Lot 244//DP756920) | Operational | Amend Map Sheet LZN_004 by applying SP2 Infrastructure (Sewerage System) |

4. Part 3 – Justification

Section A – Need for the planning proposal

Q1. Is the planning proposal a result of any strategic study or report?

The need for the Planning Proposal is not the direct result of any strategic study or report; however, the proposal can be linked to the directions contained within the “Nanima Village Sewage Treatment Plant (STP) Options Study”, prepared by Public Works Advisory (2017) for the DPIE – Water, Aboriginal Communities Water and Sewerage Program and DRC. The study presented options for the augmentation of the Nanima Village STP. The Options Study identified the current deficiencies of the STP and detailed options for the required augmentation of STP.

The existing wastewater system which was constructed in the early 1990's, consists of a gravity reticulation system and an STP consisting of two oxidation ponds and one evaporation pond. The Options Study identified that it is suspected that the clay liner of the oxidation ponds has failed and the ponds are leaking, likely to the adjacent Macquarie River via a sub-surface route.

After site inspection of the STP, it was recommended that lining of the existing oxidation ponds be undertaken to prevent further leakage from the ponds. The alternative option is the transfer of sewage back to the Wellington Sewage Treatment Plant (STP) but this is considered an uneconomical option, due to the local topography which would require high head pumping and a long transfer main. Therefore, the Options Study recommends that upgrade of the existing STP and the ponds liner replacement option should be implemented as the most economical option and due to additional environmental considerations such as reduced energy usage.

Specifically, the Options Study identifies the need for major capital works to augment the existing STP to meet the needs of the Nanima Village community and improve the wastewater treatment infrastructure.

This Planning Proposal is in keeping with the Options Study as it seeks to amend the existing Wellington LEP which will;

- (i) improve outcomes by facilitating the planning process to enable a more streamlined approval process for critical sewerage system infrastructure for Nanima Village, particularly where changes to current legislation may restrict or inhibit such development; and
- (ii) reduce potential impacts on the local community by reducing potential land use conflicts through the clear identification of existing and future land use of the existing STP site.

The Planning Proposal is consistent with and will facilitate the key aim of the Options Study

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. It is considered that this Planning Proposal is the most appropriate and available means of achieving the objective.

The Planning Proposal will provide for suitable zoning for existing and future sewerage infrastructure operation at the STP for Nanima Village; thereby providing the community with certainty of the land use and reducing the potential for land use conflict in the future for ongoing management and operation of the STP. It will allow for Council's development assessment planners to use the visual cue on the land zoning map to ensure that consideration is given to

potential impacts such as odour, noise, security and safety issues etc rising from the existing STP within the SP2 zoned land on adjacent future development, and will also provide accurate land use information for prospective purchasers of adjacent land.

Providing an appropriate land use zoning for the existing sewerage infrastructure at the Nanima Village STP site will also facilitate approval for the much needed upgrade and any future maintenance of this essential community infrastructure facility, by removing the anomaly associated with the current land use zone. The Nanima STP and associated wastewater infrastructure is currently prohibited within the existing RU5 Village land use zone under both the *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) and Wellington LEP. Rezoning of the Nanima Village STP site to a fit for purpose prescribed land use zone would also reduce the risk to the approval process in the event that provisions of the Infrastructure SEPP or other environmental planning instrument changes in the future.

This Planning Proposal is considered consistent with the strategies undertaken by a number of Councils, including Bega Valley, Wagga Wagga and Albury Councils, who have mapped their infrastructure facilities as SP2 Infrastructure in their Standard Instrument LEP's for similar reasons.

Section B – Relationship to strategic planning framework.

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or district plan or strategy (including any exhibited draft plans or strategies)?

Central West and Orana Regional Plan 2036

The *Central West and Orana Regional Plan 2036* (DoP, 2017) reflects the region's future vision to create a leading diverse regional economy in NSW, with a vibrant network of centres leveraging the opportunities of being at the heart of NSW. The Plan aims to meet the needs of changing communities, particularly for the ageing population, by promoting greater housing choices, improved housing affordability, access to health and education services and public and community transport. The Plan provides a guide to the NSW Government's land use planning priorities and decisions over 20 years to 2036, to achieve the following main goals:

- The most diverse regional economy in NSW;
- A stronger, healthier environment and diverse heritage;
- Quality freight, transport and infrastructure networks; and
- Dynamic, vibrant and healthy communities.

The Plan is considered an overarching framework that guides more detailed land use plans, development proposals and infrastructure funding decisions. The implementation plans that accompany the Central West and Orana Regional Plan provides a series of priority actions and identifies medium and longer term actions to coincide with population and economic growth.

The Central West and Orana Regional Plan acknowledges the importance of providing services and infrastructure required to support projected population growth and the ultimate economic growth in the region.

The Plan sets out a total of 29 directions to achieve the four main goals of the Plan. Each Direction is underpinned by number of actions to assist in achieving each goal.

The following directions are considered relevant to this planning proposal:

- Direction no. 12: Plan for greater land use compatibility
- Direction no. 14: Manage and conserve water resources for the environment
- Direction no. 21: Coordinate utility infrastructure investment
- Direction no. 22: Manage growth and change in regional cities and strategic and local centres
- Direction no. 24: Collaborate and partner with Aboriginal communities

These directions and associated actions aim to achieve all four main goals of the Plan.

The actions addressed under the above directions include the planning for, and prioritise services and infrastructure investment to for positive public health, environmental and water security outcomes; and to maximise cost efficiencies and coordinate the delivery of the different assets as well as develop a coordinated strategic approach to public infrastructure, including sewerage scheme infrastructure such as the Nanima Village STP.

The Planning Proposal is consistent with Direction 12 and 24 of the Central West and Orana Regional Plan as it will seek to reduce existing and future land use conflicts at Nanima Village by clearly identifying the planned and intended use of land for wastewater treatment infrastructure within the village. It will facilitate the upgrade of the existing deficient, leaking STP which will thereby provide safer, fit for purpose sewage treatment infrastructure, which will improve public health outcomes for the Nanima Village community and also reduce environmental pollution risks associated with groundwater resources and the adjacent waterway, for healthier environmental outcomes in accordance with the Direction no. 14 and 22 and 24 of the Plan.

Additionally, in rezoning the identified site, future Nanima Village STP infrastructure upgrades and maintenance can be more efficiently delivered through a more streamlined planning process utilising the provisions of Part 5 of the *Environmental Planning and Assessment Act 1979*. This would be more cost effective overall, avoiding development application fees and associated administrative and resources costs. The Planning Proposal would facilitate the augmentation of the existing infrastructure at the site, thereby reducing the need to establish large critical infrastructure in a new location. This would provide certainty and enabling lower risk construction timetables, which is also considered consistent with the Direction no. 12 and 21 of the Plan.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?
Dubbo Regional Council Local Strategic Planning Statement 2020 (draft)

The draft Local Strategic Planning Statement (LSPS) was prepared by Dubbo Regional Council in 2020 to develop a plans for the economic, social and environmental land use needs of the community over the next 20 years. It sets land use planning priorities to ensure that the Local Government Area (LGA) can thrive both now and in the future, and that future development is appropriate in a local context.

Theme 1 (Infrastructure) of the Strategic identifies the priority to *plan for the delivery of infrastructure to support growth* and acknowledges that key infrastructure and services, including the provision of sewer infrastructure, needs to be provided to further enhance the quality of life for the community, maintain and attract economic growth.

This Planning Proposal seeks to achieve a correct and consistent zoning for sewerage infrastructure located within the Nanima Village community. This will provide for a more streamlined approval pathway and will reduce the impact future changes in the provisions of the Infrastructure SEPP may have on a public authority's ability to determine or enable infrastructure facilities on the land. This will ensure that DPIE – Water and DRC can continue to provide the efficient delivery of sewerage system infrastructure to the Nanima community and ensures consistency with the LSPS.

It will enable DPIE – Water and DRC to readily upgrade existing STP facilities to cater for the predicted growth in the village, in line with the Local Strategic Planning Statement.

Dubbo Region Community Strategic Plan

The Community Strategic Plan is a long-term visionary plan that aims to guide and influence the actions and initiatives of Dubbo Regional Council, the community, all tiers of government and community stakeholders over a 22 year period through to 2040.

After an extensive community engagement, the Community Strategic Plan sets out five visions which reflect the priorities of the community of Dubbo regional Council, these themes include:

- Housing;
- Infrastructure;
- Economy;
- Community Leadership; and
- Liveability.

A number of goals are sitting under each outcome, and a number of strategies have been developed to assist in achieving these outcomes.

This Planning Proposal is considered to be consistent with the visions of the Dubbo Region Community Strategic Plan, and in particular the 'Infrastructure' theme; Strategy no. 2.3: which states that *'Infrastructure meets the current and future needs of our community'* specifically, Strategy 2.3.1 which states that *'Council's water and sewer infrastructure and services comply with appropriate regulations to meet the current and future needs of the community...'*, as this Planning Proposal seeks to achieve correct zoning for existing sewerage infrastructure within Nanima Village, in order to facilitate the provision of fit for purpose sewerage infrastructure that would meet the needs of the residents of Nanima.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the applicable State Environmental Planning Policies (SEPPs) as detailed in Table 4-1.

Table 4-1: Consistency with SEPP's

| State Environmental Planning Policy (SEPP) | Statement of Consistency |
|---|--|
| SEPP 1 – Development Standards | Not Applicable – replaced by clause 4.6 of the Wellington LEP as the mechanism for any variation to development standards |
| SEPP 19 – Bushland in Urban Areas | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP 21 – Caravan Parks | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP 33 – Hazardous and Offensive Development | Consistent – the Planning Proposal may result in development requiring assessment under this SEPP. This would be addressed during the environmental assessment phase. |
| SEPP 36 – Manufactured home estates | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP 47 – Moore Park Showground | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP 50 – Canal Estate Development | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP 55 – Remediation of Land | Consistent – future developments would need to consider and comply with this SEPP however the SEPP does not inhibit the proposed development occurring on the site |
| SEPP 64 – Advertising and Signage | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP 65 – Design Quality of Residential Apartment Development | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP 70 – Affordable Housing (Revised Schemes) | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Aboriginal Land | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Activation Precincts | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Affordable Rental Housing | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |

| State Environmental Planning Policy (SEPP) | Statement of Consistency |
|---|--|
| SEPP Building Sustainability Index: BASIX | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Coastal Management | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Concurrences | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Education Establishments and Child Care Facilities | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Exempt and Complying Development | Consistent – future developments would need to consider and comply with this SEPP however the SEPP does not inhibit the proposed developments occurring on site. |
| SEPP Gosford City Centre | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Housing for Seniors or People with a Disability | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Infrastructure | Consistent – The Planning Proposal will ensure the stated aim of the SEPP - <i>improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services</i> – will be achieved by providing for consistent land use zoning for the existing Nanima Village STP infrastructure. |
| SEPP Koala Habitat Protection | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Kosciuszko National Park – Alpine Resorts | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Kurnell Peninsula | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Mining, petroleum Production and Extractive Industries | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Miscellaneous Consent Provisions | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Penrith Lakes Scheme | Not Applicable – does not apply to Dubbo Regional Council |

| State Environmental Planning Policy (SEPP) | Statement of Consistency |
|---|---|
| SEPP Primary Production and Rural Development | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP State and Regional Development | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP State Significant Precincts | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Sydney Drinking Water Catchment | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Sydney Region Growth Centres | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Three Ports | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Urban Renewal | Consistent – the Planning Proposal will not result in any development applicable under this SEPP |
| SEPP Vegetation in Non-Rural Areas | Consistent – future developments would need to consider and comply with this SEPP however the SEPP does not inhibit the proposed developments occurring on site. |
| SEPP Western Sydney Employment Area | Not Applicable – does not apply to Dubbo Regional Council |
| SEPP Western Sydney Parklands | Not Applicable – does not apply to Dubbo Regional Council |

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

This section addresses consistency with applicable Section 9.1 Ministerial Directions. A summary of the consistency is provided in Table 4-2.

Table 4-2: Consistency with s.9.1 Directions

| S9.1 Direction | Objective | Assessment | Consistency |
|--|---|---|-------------|
| 1.1 Business and Industrial Zones | To encourage employment growth in suitable locations; To protect employment land; To support viability of identified centres. | This direction is not applicable to the planning proposal | N/A |
| 1.2 Rural Zones | To protect the agricultural production value of rural land | This direction applies when a planning proposal affects land within an existing or proposed rural zones. The planning proposal is consistent with this direction as it does not seek to rezone land from rural to any of the stated zones (i.e. residential, business, industrial, village or tourist zones), rather it seeks to rezone the land from rural to SP2 Infrastructure. The site located in rural land subject to this planning proposal contains existing sewerage infrastructure and is not currently used for rural purposes. | Yes |
| 1.3 Mining, Petroleum Production and Extractive Industries | To ensure future extraction of State or regionally significant coal etc are not compromised | This direction is not applicable to the planning proposal | N/A |

| S9.1 Direction | Objective | Assessment | Consistency |
|----------------------------------|--|--|-------------|
| 1.4 Oyster Aquaculture | To protect oyster aquaculture areas ensure they are adequately considered in planning proposals | This direction is not applicable to the planning proposal | N/A |
| 1.5 Rural Lands | To protect the agricultural production value of rural land and facilitate the development of rural land for rural purposes | This direction applies when a planning proposal affects land within an existing or proposed rural or environmental protection zone. However, this direction is not applicable to the planning proposal as the site is not located in one of the applicable rural land zones. | N/A |
| 2.1 Environment Protection Zones | To protect and conserve environmentally sensitive areas | This direction is not applicable to the planning proposal | N/A |
| 2.2 Coastal Management | To protect and manage coastal areas of NSW | This direction applies when a planning proposal affects lands that is within the coastal zone comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area. This direction is not applicable to the planning proposal as the site is not located in the coastal zone. | N/A |
| 2.3 Heritage Conservation | To conserve items, area, objects and | This direction applies to all planning proposals and requires provision to be made that facilitate the conservation of heritage items. | Yes |

| S9.1 Direction | Objective | Assessment | Consistency |
|--|---|--|-------------|
| | places of environmental significance and indigenous heritage significance. | The proposal is consistent with these principles as any future development on the site will be subject to Aboriginal cultural heritage assessment as part of the environmental approval process. A summary of the Aboriginal Cultural heritage assessment is provided in Table 4-3. Further details are provided in Appendix A. | |
| 2.4 Recreation Vehicle Areas | To protect sensitive land from adverse impacts from recreational vehicles. | This direction is not applicable to the planning proposal | N/A |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEP's | To ensure a balanced and consistent approach is taken when applying environmental protection zones on land in the Far North Coast | This direction is not applicable to the planning proposal | N/A |
| 2.6 Remediation of Contaminated Land | To reduce the risk of harm to human health and the environment associated with land contamination and remediation | <p>This direction applies to land on which development for a purpose referred to in Table 1 of the contaminated land planning guidelines is being, or is known to have been, carried out.</p> <p>The planning proposal is inconsistent with the sub-clause 2(b) direction as it will affect a site where a waste treatment activity is being carried out.</p> <p>The planning proposal is however considered to satisfy sub-clause 4(b) as the planning proposal does not involve a change of the existing use of the land and</p> | Yes |

| S9.1 Direction | Objective | Assessment | Consistency |
|---|---|---|-------------|
| | | the land is suitable in its existing state for the purpose for which land in the SP2 Infrastructure zone is permitted to be used. However, any future development proposals would need to ensure contamination and remediation of the land is adequately addressed in the environmental assessment. | |
| 3.1 Residential Zones | To encourage a variety and choice of housing types To make efficient use of existing infrastructure To minimise impacts of residential development on the environment | This direction is not applicable to the planning proposal as the planning proposal will not affect land within a residential zone. | N/A |
| 3.2 Caravan Parks and Manufactured Home Estates | To provide for a variety of housing types To provide opportunities for caravan parks and manufactured home estates | This direction is not applicable to the planning proposal | N/A |
| 3.3 Home Occupations | To encourage the carrying out of low impact small | This direction is not applicable to the planning proposal | N/A |

| S9.1 Direction | Objective | Assessment | Consistency |
|---|---|---|-------------|
| | business in homes | | |
| 3.4 Integrating Land Use and Transport | To ensure that urban structures and land uses provide improved access choices. | This direction is not applicable to the planning proposal | N/A |
| 3.5 Development near Regulated Airports and Defence Airfields | To ensure the effective and safe operation of regulated airports and defence airfields and that their operation is not compromised by development in the vicinity | This direction is not applicable to the planning proposal | N/A |
| 3.6 Shooting Ranges | To maintain public safety and amenity, reduce land use conflict and identify issues when rezoning land for shooting ranges | This direction is not applicable to the planning proposal | N/A |
| 3.7 Reduction in non-hosted short | To mitigate impacts of short- | This direction is not applicable to the planning proposal | N/A |

| S9.1 Direction | Objective | Assessment | Consistency |
|---------------------------------------|--|--|-------------|
| term rental accommodation period | term rental accommodation where non-hosted short term rental accommodation period are reduced, and ensure views of the community are considered. | | |
| 4.1 Acid Sulfate Soils | To avoid significant adverse environmental impacts from acid sulfate soils | <p>This direction applies to land identified as containing acid sulfate soils.</p> <p>This direction is not applicable to the planning proposal, as the site is not identified as containing acid sulfate soils on Acid Sulfate Soils Planning Maps</p> | N/A |
| 4.2 Mine Subsidence and Unstable Land | To prevent damage to life, property and the environment on land identified as unstable or subject to mine subsidence | This direction is not applicable to the planning proposal | N/A |
| 4.3 Flood Prone Land | To ensure development of flood prone land is consistent with NSW policy | <p>This direction applies when a planning proposal creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>The site is partially affected by flooding based on Council's internal flood mapping. The planning proposal is inconsistent with this direction as it plans to</p> | Yes |

| S9.1 Direction | Objective | Assessment | Consistency |
|---|--|---|-------------|
| | To ensure the provisions of an LEP on flood prone land include consideration of the potential flood impacts | <p>rezone land from Rural to Special Purpose (SP2). It would also permit development without consent for any future works on the site.</p> <p>The planning proposal is however considered to satisfy sub-clause 9(b) as, due to the small size of the land parcel and type of development / activity on the site, any inconsistencies would be of minor significance. It is further noted that any future development would require detailed assessment of flooding as part of the environmental impact assessment process and design considerations.</p> | |
| 4.4 Planning for Bushfire Protection | <p>To protect life, property and the environment from bushfire hazards</p> <p>To encourage sound management of bush fire prone areas</p> | <p>This direction applies to a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. A section of the site is mapped as buffer</p> <p>This Planning Proposal is considered consistent within this direction as it meets the following requirements:</p> <ul style="list-style-type: none"> • Consultation with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination • Any future development on the site will consider asset management zones and fire management measures. • Any future development on the site will consider bushfire planning, hazards and controls in accordance with <i>Planning for Bushfire Protection2006</i> • The proposed development at the site is not anticipated to increase the level of bush fire risk to the existing community. | Yes |
| 5.1 Implementation of Regional Strategies | To give legal effect to the vision, land use strategy, policies, outcomes and actions contained | This direction is not applicable to the planning proposal | N/A |

| S9.1 Direction | Objective | Assessment | Consistency |
|--|--|---|-------------|
| | in regional strategies. | | |
| 5.2 Sydney Drinking Water Catchment | To protect water quality in the Sydney drinking water catchment | This direction is not applicable to the planning proposal | N/A |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | To ensure that the best agricultural land will be available for current and future generations | This direction is not applicable to the planning proposal | N/A |
| 5.4 Commercial and Retail Development along the Pacific Hwy, North Coast | To manage commercial and retail development along the Pacific Hwy | This direction is not applicable to the planning proposal | N/A |
| 5.5 – 5.8 | Revoked | - | - |
| 5.9 North West Rail Link Corridor Strategy | To promote transit-oriented development around the NWRL | This direction is not applicable to the planning proposal | N/A |
| 5.10 Implementation of Regional Plans | To give legal effect to the vision, land use | This direction applies to land to which a Regional Plan has been released by the Minister for Planning. | Yes |

| S9.1 Direction | Objective | Assessment | Consistency |
|--|---|---|-------------|
| | strategy, goals, directions and actions contained in Regional Plans | This planning proposal is consistent with this direction as it meets the provisions of the Central West and Orana Regional Plan 2036. | |
| 5.11 Development of Aboriginal Land Council land | To provide for the consideration of development delivery plans prepared under <i>State Environmental Planning Policy (Aboriginal Land) 2019</i> | This direction is not applicable to the planning proposal | N/A |
| 6.1 Approval and Referral Requirements | To ensure that LEP provisions encourage the efficient and appropriate assessment of development | This direction applies when preparing a planning proposal and this planning proposal is meets the requirements of this direction. | Yes |
| 6.2 Reserving Land for Public Purposes | To facilitate the provision of public services and facilities | This direction applies when preparing a planning proposal and this planning proposal is consistent with the provisions of this direction, as the section of the lot is proposed to be rezoned for a public purpose. | Yes |
| 6.3 Site Specific Provisions | To discourage unnecessarily restrictive site- | This direction applies when a planning proposal allows a particular development to be carried out. | Yes |

| S9.1 Direction | Objective | Assessment | Consistency |
|-------------------------|------------------------------------|---|-------------|
| | specific planning controls | This planning proposal is consistent with this direction as it will rezone the section of the subject lot to an existing zone (SP2) which is already included in the environmental planning instrument and will not impose any additional development standards or requirements | |
| 7 Metropolitan Planning | Relate to Sydney Metropolitan Area | These directions are not applicable to the planning proposal. | N/A |

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

A desktop assessment comprising State and Commonwealth database searches (NSW Bionet Atlas, NSW SEED Map and Commonwealth Protected Matter Search Tool) was undertaken to inform the Planning Proposal and specifically to identify whether the land parcel is likely to contain critical habitat or threatened species populations or ecological communities, or their habitats. A copy of the database searches is provided in Appendix A.

A summary of the outcomes from the desktop assessment is provided in Table 4-3.

The land parcel subject to this Planning Proposal has not been identified for future development, but rather has been identified as a zoning anomaly, in that it contains existing sewerage infrastructure which is not reflected by the current land zone (refer Table 4-3 below). Rezoning this site would facilitate ongoing maintenance and upgrade of the STP through a streamlined planning process.

The STP site is disturbed, entirely cleared of native vegetation and has low biodiversity constraints. It is considered that utilising the existing disturbed site to upgrade the STP would result in a better environmental outcome than development of new sewage treatment facilities for Nanima Village on an entirely new site.

Any future development on the site would be subject to an environmental assessment under the provisions of Part 5 of the EP&A Act in which consideration of impacts on critical habitat, threatened species and ecological communities would be undertaken.

It is not considered that the Planning Proposal would result in any adverse impact to critical habitat or threatened species populations or ecological communities, or their habitats

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposed rezoning of the site will allow development that may generate a range of environmental impacts including impacts to water quality, soils etc. It is noted however that the site contains existing sewerage infrastructure which has been in operation for over 25 years and that the proposed upgrade is considered to result in improved environmental outcomes through rectifying known deficiencies. Furthermore, any future use of the site for infrastructure purposes would require a detailed environmental assessment to support the development.

An Aboriginal heritage due diligence assessment undertaken by OzArk Environment and Heritage Management included an assessment of the Aboriginal heritage sensitivity of the STP site. A summary of the outcomes from the report is provided in Table 4-3. The assessment based on database searches, reviews of previous studies, a site inspection and consideration of surrounding landforms and the extent of disturbance at the site. The assessment determined that there were no Aboriginal cultural heritage constraints at the site. Furthermore, a search of the State and Commonwealth Heritage Registers identified that the subject sites does not contain any listed heritage items.

Whilst the Planning Proposal may facilitate ongoing operation and an upgrade of the STP which has the potential to result in environmental effects, it is considered that impacts could be adequately managed through appropriate design in accordance with best practice guidelines and an

environmental assessment in accordance with the provisions of the EP&A Act and other relevant environmental legislation including the *National Parks and Wildlife Act 1979*, which verify potential site constraints and offer measures to manage any identified impacts.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposed rezoning will allow an upgrade of the STP that may generate a range of environmental impacts which may in turn, impact on the Nanima Village community such as through the generation of noise, odour, and traffic during construction and operation. It is noted that the site includes existing sewage treatment infrastructure where no change of use is planned; and augmentation would result in a reduction to potential odour and water pollution impacts during operation of the STP.

The Planning Proposal would allow for the augmentation of the Nanima Village STP which currently has the potential to impact on the community due to its aging treatment process components which require upgrading. The reduction in the area of RU5 land use zone in the LGA would comprise a very small reduction overall (approximately 1.3 ha). This is not considered to result in a significant or noticeable reduction in rural village land use in the area, or significantly impact on future economic potential of the village.

The upgrade of STP infrastructure into the adjacent (western) area of the existing Nanima Village STP site would result in a minor reduction in the buffer to existing residential lots. There is a low potential for elevated odour impacts to the community and the southern area of site is mapped as flood prone land. These considerations would need to be addressed through the environmental assessment and design considerations including supporting technical studies, in order to avoid any potential land use conflicts. It is noted that the Nanima STP site is constrained to the north, south and east due to a property boundary, existing treatment infrastructure and a waterway, respectively.

The augmentation of the Nanima Village STP will safeguard against potential negative public health impacts and will ensure compliance with regulatory wastewater requirements (i.e. NSW EPA). Additionally, it is considered that facilitating the augmentation of the Nanima Village STP will enhance the residential development of the village by servicing the existing and forecasted population growth in Nanima.

The proposed rezoning will have a positive social and economic effect for Nanima by correctly identifying land for the purpose of sewerage infrastructure. This will enable the land owners (Wellington LALC) and community to identify the existing and future use of the land; and allow DPIE – Water and DRC to follow a streamlined assessment pathway, reflective of the nature of this critical infrastructure, which is enabled through the *State Environmental Planning Policy (Infrastructure) 2007*.

In rezoning the Nanima Village STP site, wastewater infrastructure can be more efficiently managed and operated through a streamlined planning process utilising the provisions of Part 5 of the *Environmental Planning and Assessment Act 1979*. This would be more cost effective overall, avoiding development application fees and associated administrative and resources costs. The Planning Proposal would facilitate the augmentation of existing infrastructure, thereby reducing the need to establish large critical infrastructure in a new location. This would provide certainty and enable lower risk construction timetables and costing.

It is considered that the social and economic effects arising from the Planning Proposal would be limited and predominantly positive, as discussed above.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

Not applicable. The Planning Proposal will provide for essential upgrade and operation of existing public sewage treatment infrastructure to meet the current and future residential development requirements of Nanima Village


Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation required with relevant agencies and government departments would be confirmed in the Gateway Determination.

The government agencies identified for consultation with regard to the Planning Proposal include:

- NSW Health
- NSW EPA
- NSW Environment, Energy and Science
- NSW Rural Fire Service

Table 4-3 Site Summary Table

| Site: Nanima Village STP site (Part Lot 244 DP 756920) | |
|--|--|
| Zone | RU5 - Village |
| General Site Notes | Existing STP - Cleared and highly disturbed from previous land development activities |
| Subject Site Aerial |  <p>Approx. 1.78 ha area of Lot 244 DP 756920</p> |
| Land Disturbance | Yes - STP development |
| Veg EEC / TEC | EEC/TEC - No. Plant Community Type (PTC) Mapped as Not native (PTCID: 0) |
| Recorded Threatened Species Sighting | No - No recorded threatened species sighting at the site |
| Biodiversity Constraint Level | Low Terrestrial Biodiversity - No Wetlands - No Groundwater Vulnerability - Yes |
| Bushfire Prone | Yes - Vegetation Buffer (part site) |
| Mapped Hazards | Acid Sulfate Soils - No Landslide Risk - No Salinity - No Environmentally Sensitive Land - No Mine Subsidence - No Flood Prone - Yes. The site is partially flood affected (1 in 100 year ARI + 0.5m freeboard level) based on Council's flood mapping (refer to Appendix B). Any future development at the site would require flood analysis as part of the environmental impact assessment process and design considerations. |
| AHIMS sites within 1 km | Yes - 5 |
| Aboriginal Heritage Constraint Level | Low - An Aboriginal Heritage Due Diligence Assessment identified no Aboriginal objects during a recent survey of the site and that the site is considered to have low archaeological sensitivity with regards to Aboriginal cultural heritage. The assessment concluded that an Aboriginal Heritage Impact Permit (AHIP) is not required for proposed future upgrade works at the site. |
| Archaeological Sensitivity | Moderate - Elevated flat area leading down to the banks of Macquarie River, <100m to water. |
| Historic Heritage Constraint Level | Low - No listed local or state heritage items at the site |

5. Part 4 – Maps

Changes to the proposed map sheet will be undertaken in a suitable format for public exhibition once the Gateway Determination is issued.

This Planning Proposal will result in a change to the Wellington LEP 2012 map as described in Table 3-1.

Nanima Village STP Site - Current Land Zoning



Nanima Village STP site - Proposed Laning Zoning



6. Part 5 – Community Consultation

The Gateway Determination will confirm community consultation requirements. It is likely that the Proposal will be exhibited as a 'low' impact proposal for a period of not less than 14 days in accordance with Section 5.5.2 of *A Guide to Preparing LEP's*.

Public exhibition of the Planning Proposal will include notification on the DRC website, notification in the newspapers that circulate widely in the area (Wellington Times, Daily Liberal) and in writing to affected and adjoining landowners.

Information relating to the Planning Proposal will also be on display at the following DRC customer service centres, located at

| Place | Address |
|------------|---|
| Wellington | Cnr Nanima Crescent and Warne Street, NSW, 2820 |
| Dubbo | Cnr Church and Darling Streets, NSW, 2830 |

Informal consultation with representatives from the Wellington Local Aboriginal Land Council, the landowners of the Nanima Village land, has been carried out by DPIE - Water.

7. Part 6 – Project Timeline

The Project timeline will assist with tracking the progress of the Planning Proposal through the various stages of consultation and approval. It is estimated that this amendment to *Wellington Environmental Plan 2012* will be completed by July 2021.

Council delegation is requested to carry out plan-making functions in relation to this proposal. Delegation would be exercised by Council's General Manager or Strategic Planning Manager.

| Key Stages of Consultation and Approval | Estimated Timeframe |
|---|---------------------|
| STAGE 1 – Submit Planning Proposal to the Department | September 2020 |
| STAGE 2 – Receive Gateway Determination | October 2020 |
| STAGE 3 – Preparation of documentation for Public Exhibition | November 2020 |
| STAGE 4 – Public Exhibition of the Planning Proposal (28 days) | January 2021 |
| STAGE 5 – Review / consideration of submissions received | February 2021 |
| STAGE 6 – Council Report | March 2021 |
| STAGE 7 – Date of submission to the Department to finalise the LEP | May 2021 |
| STAGE 8 – Date Council will make the Plan (if delegated), including any required consultation with the Parliamentary Counsel | June 2021 |
| STAGE 9 – Anticipated date Council will forward Plan to the Department for notification. | July 2021 |

8. References

- Dubbo Regional Council (2012) "Wellington Local Environmental Plan 2012"
- Dubbo Regional Council (2018) "Community Strategic Plan"
- Dubbo Regional Council (2020) "Draft Local Strategic Planning Statement"
- Department of Planning (2010) "LEP Practice Note – Zoning for Infrastructure in LEPs"
- Department of Planning and Environment (2018) "A Guide to Preparing Local Environmental Plans"
- Department of Planning and Environment (2018) "A Guide to Preparing Planning Proposals"
- Department of Planning and Environment (2017) "Central West And Orana Regional Plan 2036"
- OzArk Environment and Heritage Management (July 2020). "Aboriginal Heritage Due Diligence Assessment Report- Nanima Village Sewerage Augmentation"
- Public Works Advisory (2017) "Nanima Village Sewage Treatment Plant (STP) Options Study"

Appendix A Aboriginal Heritage Due Diligence Assessment– OzArk Environment and Heritage Pty Ltd



A view across the study area towards Nanima Village.

ABORIGINAL HERITAGE DUE DILIGENCE ASSESSMENT REPORT

NANIMA VILLAGE SEWERAGE AUGMENTATION

NANIMA VILLAGE

SEPTEMBER 2020

Report prepared by
OzArk Environment & Heritage
for Public Works Advisory

OzArk

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| Enquiries should be addressed to OzArk Environment & Heritage. | | |

Acknowledgement

OzArk acknowledge Traditional Owners of the area on which this assessment took place and pay respect to their beliefs, cultural heritage and continuing connection with the land. We also acknowledge and pay respect to the post-contact experiences of Aboriginal people with attachment to the area and to the elders, past and present, as the next generation of role models and vessels for memories, traditions, culture and hopes of local Aboriginal people.

EXECUTIVE SUMMARY

The Department of Planning, Industry and Environment (DPIE) - Water is proposing to upgrade the existing Sewage Treatment Plant (STP) that services the Nanima Village Aboriginal community. Nanima Village is located approximately four kilometres (km) southeast of Wellington and is managed by the Wellington Local Aboriginal Land Council. The STP is operated by Dubbo Regional Council (DRC). The existing STP is located to the north of the village, adjacent to the Macquarie River within Lot 244 DP756920.

The proposed works includes the construction of new STP infrastructure and upgrades to existing infrastructure at Nanima Village STP. The scope of works includes:

- Construction of a new lined first oxidation pond
- Modification of the current second pond to become a lined second oxidation pond
- Modification of the existing first oxidation pond to become an exfiltration pond (no work to be undertaken except a new inlet)
- Installation of new inlet and pipeline connections between the ponds.

The proposal will be assessed under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

A search of the Aboriginal Heritage Information Management System (AHIMS) register on 26 May 2020 identified 19 previously recorded Aboriginal sites in a 10 km by 10 km area centred on the study area (GDA Zone 55, Easting: 681650–691650; Northing: 6388750–6398750; **Appendix 1**). None of these sites are at risk of impact by the proposal, and no previously recorded Aboriginal sites are recorded within the study area.

The visual inspection of the study area was undertaken by OzArk Archaeologist Kirwan Williams on Friday 29 May 2020. The study area consists of a heavily modified portion of land on the western bank of the Macquarie River.

No Aboriginal objects or sites were recorded within the study area as a result of the visual inspection.

Recommendations

The undertaking of the Due Diligence process resulted in the conclusion that the proposed works will have an impact on the ground surface, however, no Aboriginal objects or intact archaeological deposits will be harmed by the proposal. This moves the proposal to the following outcome:

Aboriginal Heritage Impact Permit (AHIP) application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify Heritage NSW (131 555 or info@environment.nsw.gov.au). If human remains are found, stop work, secure the site and notify NSW Police and Heritage NSW.

The following recommendations are made with regards to the proposal within the study area:

- 1) The proposed work may proceed without further archaeological investigation under the following conditions:
 - a. All land and ground disturbance activities must be confined to within the study area assessed boundaries. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required
 - b. All staff and contractors involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects.
- 2) This assessment has concluded that there is a low likelihood that the proposal will adversely harm Aboriginal cultural heritage items or sites. However, during works, if Aboriginal artefacts or skeletal material are noted, all work should cease and the procedures in the *Unanticipated Finds Protocol* (**Appendix 2**) should be followed.
- 3) Work crews should undergo cultural heritage induction to ensure they recognise Aboriginal cultural heritage artefacts (see **Appendix 3**) and are aware of the legislative protection of Aboriginal objects under the *National Parks and Wildlife Act 1974* and the contents of the *Unanticipated Finds Protocol*.
- 4) The information presented here meets the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.

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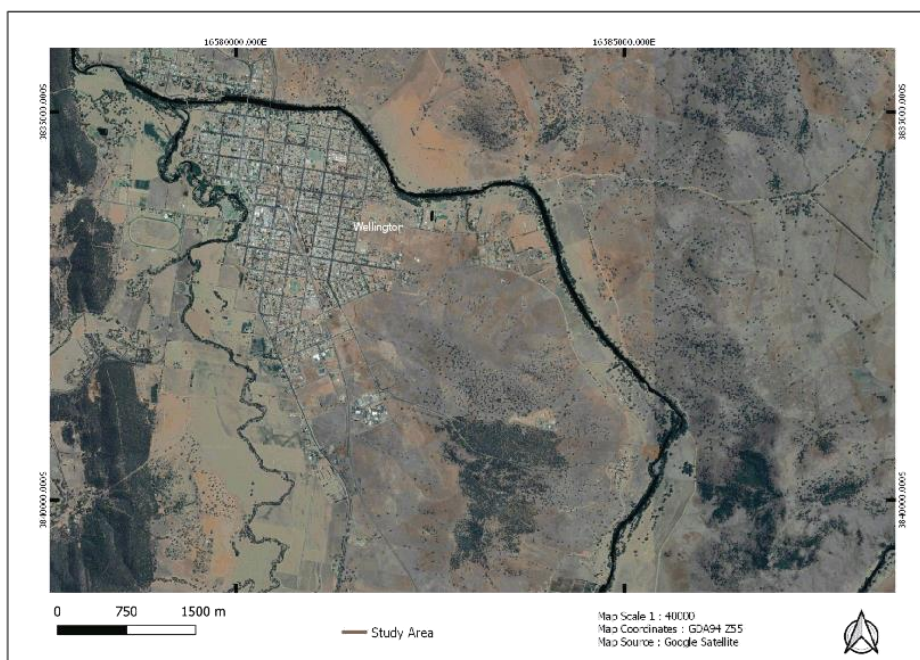
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1 INTRODUCTION

1.1 BRIEF DESCRIPTION OF THE PROPOSAL

OzArk Environment & Heritage (OzArk) has been engaged by Public Works Advisory (the client), on behalf of Department of Planning, Industry and Environment (DPIE) (the proponent) to complete an Aboriginal Due Diligence heritage assessment for the Nanima Village Sewerage Augmentation works (the proposal). The proposal is in the Dubbo Regional Council Local Government Area (LGA) (**Figure 1-1**).

Figure 1-1. Map showing the location of the proposal in relation to Wellington.



1.2 BACKGROUND

DPIE - Water is proposing to upgrade the existing Sewage Treatment Plant (STP) which services the Nanima Village Aboriginal community. Nanima Village is located approximately four kilometres (km) southeast of Wellington and is managed by the Wellington Local Aboriginal Land Council. The STP is operated by Dubbo Regional Council (DRC). The existing STP is located to the north of the village, adjacent to the Macquarie River within Lot 244 DP756920.

The proposed works includes the construction of new STP infrastructure and upgrades to existing infrastructure at Nanima Village STP (**Figure 1-1**). The scope of works includes:

- Construction of a new lined first oxidation pond

- Modification of the current second pond to become a lined second oxidation pond
- Modification of the existing first oxidation pond to become an exfiltration pond (no work to be undertaken except a new inlet)
- Installation of new inlet and pipeline connections between the ponds.

Public Works Advisory (PWA) are assisting DPIE – Water and have requested that OzArk undertake an Aboriginal heritage due diligence assessment to determine any potential impact to Aboriginal objects.

The site of the new STP infrastructure first needs to be rezoned and then the proposal will be assessed under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.3 STUDY AREA

The study area is located on a flat terrace above the Macquarie River approximately 3.5 km southeast of Wellington. (**Figure 1-2**). The study area has been completely cleared of vegetation, and at the time of the survey, was covered almost in its entirety by a lush growth of grass and weeds.

Immediately to the east of the study area lies the deeply incised channel of the Macquarie River. The study area is shown on **Figure 1-2**.

1.4 ASSESSMENT APPROACH

Aboriginal cultural heritage

The desktop and visual inspection component for the study area follows the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (Due Diligence; DECCW 2010). The field inspection followed the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales* (OEH 2011).

Figure 1-2: Aerial showing the study area.



2 ABORIGINAL DUE DILIGENCE ASSESSMENT

2.1 INTRODUCTION

The National Parks and Wildlife Regulation 2009 (NPW Regulation) made under the *National Parks and Wildlife Act 1974* (NPW Act) advocates a Due Diligence process to determining likely impacts on Aboriginal objects. Carrying out Due Diligence provides a defence to the offence of harming Aboriginal objects and is an important step in satisfying Aboriginal heritage obligations in NSW.

2.2 DEFENCES UNDER THE NPW REGULATION 2009

2.2.1 Low impact activities

The first step before application of the Due Diligence process itself is to determine whether the proposed activity is a "low impact activity" for which there is a defence in the NPW Regulation. The exemptions are listed in Section 80B (1) of the NPW Regulation (DECCW 2010: 6).

The activities of DPIE are not considered a 'low impact activity' as the works are not 'maintenance works' but involve new construction.

2.2.2 Disturbed lands

Relevant to this process is the assessed levels of previous land-use disturbance.

The NPW Regulation Section 80B (4) (DECCW 2010: 18) define disturbed land as follows:

Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable.

Examples include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails and tracks (including fire trails and tracks and walking tracks), clearing vegetation, construction of buildings and the erection of other structures, construction or installation of utilities and other similar services (such as above or below ground electrical infrastructure, water or sewerage pipelines, stormwater drainage and other similar infrastructure) and construction of earthworks.

All sections of the proposed work are in previously cleared landforms which contain established sewerage infrastructure and property fences and it could be considered that the proposed work is occurring in 'disturbed land' (**Figure 2-1**). However, apart from these areas, sections of the proposed work are not in an area where the land's surface has been changed in a clear and observable manner and the Due Diligence process must be applied.

In summary, it is determined that the proposal must be assessed under the Due Diligence Code. The reasoning for this determination is set out in **Table 2-1**.

Table 2-1: Determination of whether Due Diligence Code applies.

| Item | Reasoning | Answer |
|---|--|--------|
| Is the activity a Part 3A project declared under section 75B of the EP&A Act? | The proposal is assessed under Part 5 of the EP&A Act. | No |
| Is the activity exempt from the NPW Act or NPW Regulation? | The proposal is not exempt under this Act or Regulation. | No |
| Do either or both of these apply: Is the activity in an Aboriginal place? Have previous investigations that meet the requirements of this Code identified Aboriginal objects? | The activity will not occur in an Aboriginal place. No previous investigations have been conducted. | No |
| Is the activity a low impact one for which there is a defence in the NPW Regulation? | The proposal is not a low impact activity for which there is a defence in the NPW Regulation. | No |
| Is the activity occurring entirely within areas that are assessed as 'disturbed lands'? | The proposal is not entirely within areas of high modification. | No |
| Due Diligence Code of Practice assessment is required | | |

2.3 APPLICATION OF THE DUE DILIGENCE CODE OF PRACTICE TO THE PROPOSAL

To follow the generic Due Diligence process, a series of steps in a question/answer flowchart format (DECCW 2010: 10) are applied to the proposed impacts and the study area, and the responses documented.

2.3.1 Step 1

Will the activity disturb the ground surface or any culturally modified trees?

Yes, the proposal will impact the ground surface and but will not impact culturally modified trees.

The nature of the proposed works will impact the ground surface during the construction of new infrastructure. All mature vegetation has been cleared and as such there will be no impact to any culturally modified trees.

2.3.2 Step 2a

Are there any relevant confirmed site records or other associated landscape feature information on AHIMS?

No, there are no previously recorded sites within the study area.

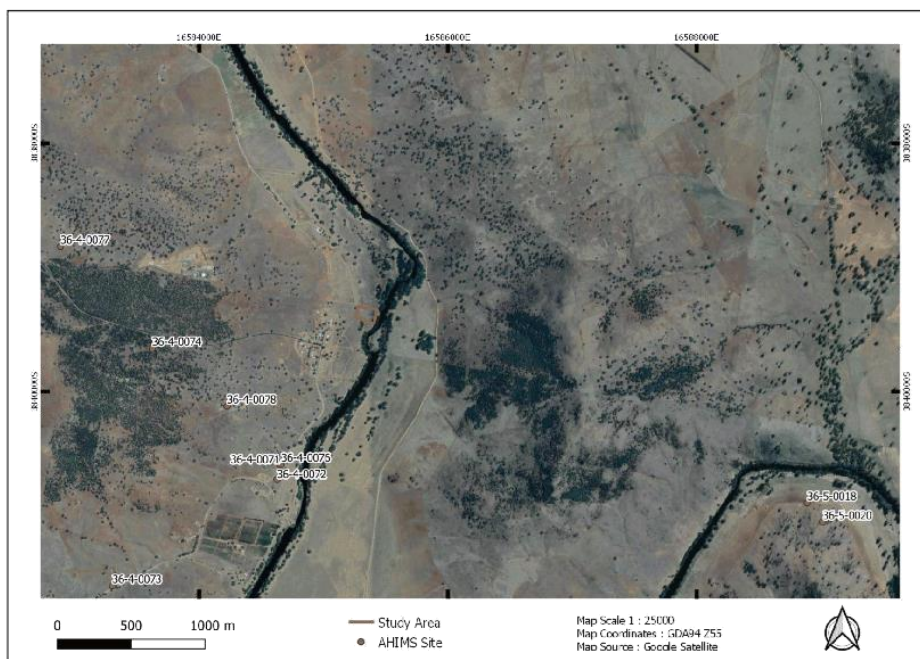
A search of the Aboriginal Heritage Information Management System (AHIMS) register on 26 May 2020 identified 19 previously recorded Aboriginal sites in a 10 km by 10 km area centred on the study area (GDA Zone 55, Easting: 681650–691650; Northing: 6388750–6398750; **Appendix 1**). None of these sites are at risk of impact by the proposal, and no previously recorded Aboriginal sites are recorded within the study area.

Figure 2-2 shows all previously recorded sites in relation to the study area and **Table 2-1** shows the types of sites that are close to the study area.

Table 2-2: Site types and frequencies of AHIMS sites near the study area.

| Site Type | Number | % Frequency |
|---------------------------------------|-----------|-------------|
| Open Camp | 5 | 26.3 |
| Modified Tree (MT) | 4 | 20.9 |
| Restriction | 3 | 15.8 |
| Burial | 2 | 10.5 |
| Artefact Scatter | 1 | 5.3 |
| Midden | 1 | 5.3 |
| Habitation Structure | 1 | 5.3 |
| Ceremonial Ring | 1 | 5.3 |
| Aboriginal Ceremony and dreaming (MT) | 1 | 5.3 |
| | 19 | 100 |

Figure 2-1: Previously recorded sites in relation to the study area.



The closest sites to the study area are AHIMS #36-4-0071, a habitation structure, and #36-4-0076, a modified tree, located 1.1 km distant to the south-southwest of the study area. The lack of previous site recordings in the area may reflect the low number of surveys undertaken in the vicinity of the study area and may not indicate an absence of Aboriginal sites.

2.3.3 Step 2b

Are there any other sources of information of which a person is already aware?

No, there are no other sources of information that would indicate the presence of Aboriginal objects in the study area.

No Aboriginal cultural heritage assessments appear to have been undertaken over the study area. As such, there are no known cultural values or Aboriginal sites pertaining directly to the location of the proposed work. Mike Nolan of the Wellington Local Aboriginal Land Council accompanied the inspection.

2.3.3.1 Ethnohistoric sources pertaining to the region

According to Tindale's (1974) and Horton's (1994) maps of tribal or ethno-linguistic boundaries, the Wiradjuri occupied the northern parts of the South Eastern Highlands bioregion in the vicinity of Orange and Bathurst. Within the Wiradjuri region, the presence of Aboriginal people in the Darling Basin has been dated to 40,000 BP (years before present; Hope 1981 as cited in Haglund 1985). A spread east into the mountains is thought to have occurred between 14,000 to 12,000 BP with occupation of areas surrounding Mudgee currently dated to between 7,800 and 5,000 BP (Kuskie and Clarke 2007: 12). Within the region, dates obtained from the Blue Mountains sites of Walls Cave, Lyre Bird Dell and Noola shelter (Johnson 1979), and probably Kariwara site 22 (McIntyre 1990) indicate that the area was occupied approximately 10,000 BP. Several other sites were occupied from at least 7,000 years BP including Horseshoe Falls, Capertee 3 (Johnson 1979) and Bobadeen 1 (Moore 1970).

2.3.3.2 Regional archaeological context

In 2016, OzArk was engaged by the Central West Local Land Services (CWLLS) to formulate and test a predictive model for Aboriginal site location within Travelling Stock Reserves (TSRs) across the CWLLS area. In formulating a predictive model for site location, Mitchell (2002) landscapes were used to understand the underlying landform type. The resolution of the Mitchell landscape units was too fine to be of use and OzArk (2016) used a higher-level classification within the Mitchell landscape units to describe the landscapes within the CWLLS area. Landscapes were divided into the following types:

- a) Channels and floodplains
- b) Alluvial plains
- c) Slopes
- d) Uplands
- e) Downs.

Previously recorded AHIMS sites were plotted against these landscape types and the following observations made:

- a) A high number of sites (n=876) were located within slopes landscapes, however, this result could be due to the fact that Dubbo is located within a slopes landscape and the highest number of sites in the CWLLS area is recorded in and around Dubbo
- b) The highest density of sites is within channels and floodplains landscapes (n=927)
- c) Alluvial plains landscapes have the third highest density of sites (n=770)
- d) Relatively small numbers of sites are recorded in uplands (n=5) and plateau (n=34) landscapes
- e) A moderate number of sites are recorded in downs landscapes (n=255). Three or four clusters of sites exist in downs landscapes, which may have skewed the data. If the veracity of all site recordings in this category could be verified, it is suspected that the actual number of sites in downs landscapes would be lower.

OzArk (2016) divided the CWLLS area into two stream orders—major watercourses (normally named rivers) and minor watercourses (normally named creeks and their larger tributaries)—and buffers were established for each watercourse type as follows:

- a) Drainage 1 buffer: 200 m either side of a major watercourse
- b) Drainage 2 buffer: 100 m either side of a minor watercourse.

As such, the OzArk (2016) CWLLS predictive model made predictions based on the landscape type and distance to watercourses. The predictive model was tested by assessing 32 TSRs within the CWLLS area located in a variety of landscape types with variable distances to water. As a result of the assessment, 59 sites were recorded. 26 (44%) of the recorded sites were modified trees, 22 (37%) were artefact scatters and 11 (19%) were isolated finds. Most recorded sites were located in channels and floodplains landscapes (35 sites or 59% of all sites), followed by 10 in slopes landscapes, four in alluvial plains landscapes and one in a downs landscape. No sites were recorded in uplands or plateau landscapes.

Table 2-3 demonstrates that the most archaeologically sensitive landscape in the CWLLS area is channels and floodplains, followed by slopes landscapes. Other landscape types have a low representation but demonstrate that low densities of sites exist in other landscape types.

Table 2-3: Association of all recorded sites to landscape units (OzArk 2016).

| Landscape unit | Number of sites | Percentage of total (n=59) |
|--------------------------|-----------------|----------------------------|
| Channels and floodplains | 36 | 61 |
| Alluvial plains | 6 | 10 |
| Slopes | 14 | 23 |
| Downs | 1 | 2 |
| Uplands | 2 | 4 |
| Plateau | 0 | 0 |

Site types associated with the landscapes most-frequently recording sites (channels and floodplains and slopes) show that channels and floodplains landscapes are more likely to contain modified trees and that slopes landscapes are more likely to contain artefact scatters and isolated finds (**Table 2-4**).

Table 2-4: Frequency of site types in association with landscape types (OzArk 2016).

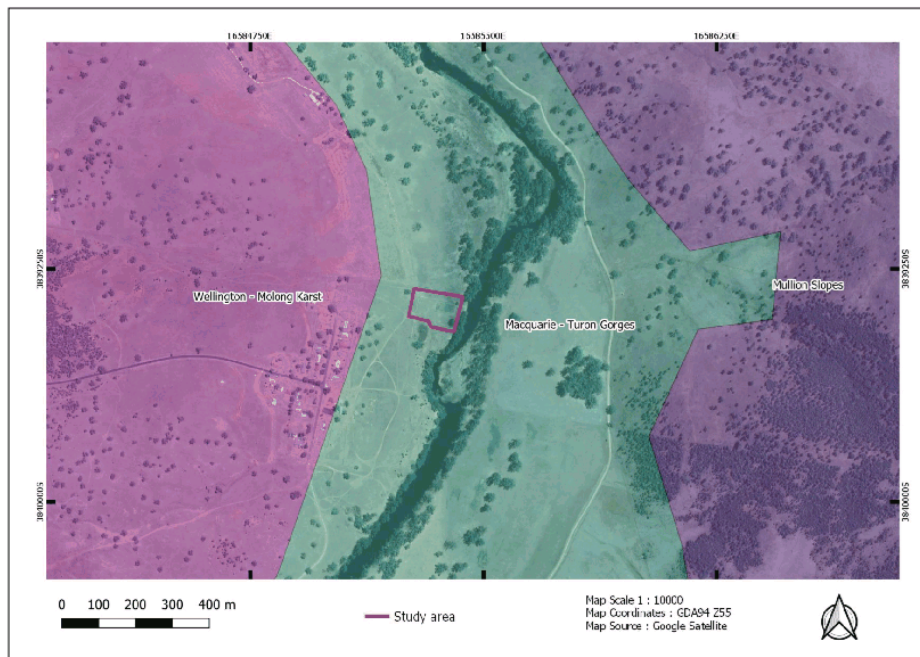
| Site type | Channels and floodplains | Slopes | Alluvial Plains |
|------------------|--------------------------|---------|-----------------|
| Artefact scatter | 11 (30.5%) | 7 (50%) | 3 (50%) |
| Isolated finds | 4 (11%) | 3 (21%) | 3 (50%) |
| Modified trees | 21 (58.5%) | 4 (29%) | 0 (0%) |

In terms of drainage buffers, OzArk (2016) found that 27 sites (or 46% of all sites) were recorded with the Drainage 1 buffer and 10 sites (or 17% of all sites) were recorded within the Drainage 2 buffer. Therefore, more than 63% of all sites were recorded within the two drainage buffers, with a clear bias toward Drainage 1 buffers.

Implications for the current study area

The study area is located in the South West Slopes bioregion Mitchell (2002: 59) and although it maps within a gorge landscape (Mitchell 2002: 87; **Figure 2-2**), the surrounding landscape is more similar to the Macquarie alluvial plains landscape (Mitchell 2002: 34) which is mapped 1.5 km to the north of the study area. Therefore, it can be said that the study area is better described as lying within an alluvial plains landscape type. The study area is located immediately west of the Macquarie River and is therefore well within a Drainage 1 buffer (refer to **Figure 2-2**). The CWLLS predictive model asserts that alluvial plains landscapes are likely to contain sites, particularly within Drainage 1 buffers (i.e. within 200 m of higher order waterways) (**Table 2-4**). Artefact sites (including isolated finds and artefact scatters) are the most likely site types to be encountered within alluvial plains landscapes. The likelihood of recording modified trees is much lower, however, in the case of the study area there are no trees of the right maturity and this site type will not be recorded.

Figure 2-2: Landscape features in relation to the study area (Mitchell 2002).



2.3.3.3 Local archaeological context

Several previous studies have assessed a variety of landforms and landscape types in the surrounding region.

Pearson (1979) wrote a preliminary study of recorded sites in the Bathurst Orange Development Area approximately 80 km to the south of the study area. Much of this work, based upon Gresser's earlier site recordings, has been invaluable in forming the basis for all archaeological predicative models developed in the area since. Gresser (1960s) was an amateur archaeologist, ethno-historian and collector of aboriginal artefacts who documented the first major recording of sites and oral accounts in the Bathurst-Orange area. Pearson's main conclusions were that open camp sites are most commonly located on well drained areas accessible to fresh water and adequate fuel. A sunny aspect, elevation above cold air drainage channels in winter and adequate breeze in summer also appeared to be important factors in site location. Gentle hillslopes, level areas on ridges, river flats and creek banks were the most common places in which open camp sites were located.

Oakley (2002) undertook an assessment of the Suma Park and Spring Creek Reservoirs near Orange and approximately 80 km to the south of the study area. Seven sites were located on low gradient spurs, and many were either just visible above the water line of both reservoirs. The

primary raw material was quartz with artefacts of basalt also recorded, and to a lesser degree, chert. Most artefacts were flakes and broken flakes, with several cores also recorded (bipolar and multi-platform), although one interesting find from site SPR-1 was labelled as a 'phallic rock' made from basalt. The final site was located on a naturally occurring quartz outcrop on a low gradient slope. Artefacts included flakes, broken flakes, possible bi-polar cores and flakes. All were quartz except for one basalt flake. This site was speculated to be a quartz procurement site as good quality stone was present.

Ozark (2006) undertook survey of 212 hectares (ha) between Leeds Parade and the Ophir Road Orange, NSW for the Orange City Council Local Environmental Study approximately 80 km to the south of the study area. The Aboriginal heritage study occurred on hilly country interspersed with ephemeral and permanent creeks (Summer Hill Creek and a tributary of Blackmans Swamp Creek). The assessment recorded nine Aboriginal sites and one potential archaeological deposit (PAD). Recorded sites types included isolated finds and scarred trees. Artefacts were manufactured from quartz sources with a volcanic scraper also recorded. All recorded scarred trees were yellow box trees and were identified in a cluster.

Ozark (2012) completed an Aboriginal archaeological assessment for the proposed Mitchell Highway upgrade at Goanna Hill near Molong approximately 60 km to the south of the study area. Four Aboriginal sites (culturally modified trees [scarred]), were identified during the survey in close proximity to Molong Creek and its tributaries. Scars were recorded on two white box and two yellow box species, however one of the yellow box trees was observed as dead.

Ozark (2014) completed the salvage on SPR-5 (44-2-0128) in accordance with Aboriginal Heritage Impact Permit (AHIP) C0000423. SPR-5 was one of eight sites recorded during part of a broader assessment area at Suma Park Reservoir (Oakley 2002). A total of 298 artefacts were salvaged from SPR-5. All but two of these artefacts were retrieved from within 10 metres (m) of the waterline of the Suma Park Reservoir. Two main trends were identified from the salvaged artefacts: many artefacts are flakes and the vast majority are made from the same grey volcanic material. Among the artefact types there was also a significant amount of debitage and shatter. Five scrapers were recorded in the salvage and five other artefacts (blades and flakes) were also backed. Many more artefacts were salvaged from SPR-5 than was expected based on previous recordings of the site. Only three artefacts were recorded within SPR-5 during the 2013 inspection, although it is important to note that water levels were significantly higher than in 2002 and 2014.

Ozark (2017a) completed a Due Diligence Aboriginal archaeological assessment for the proposed subdivision of Lot 9 DP243046 on Lower Lewis Ponds Road, Clifton Grove, and located approximately 80 km south-southeast of the current study area. One Aboriginal site was recorded during the survey (White Hill Lane-IF1). White Hill Lane-IF1 was recorded as an isolated stone artefact: a complete mudstone end/side scraper at a tertiary stage of reduction exhibiting steep

unifacial retouch and edge wear along the lateral and distal margins. It was concluded that the artefact may have washed downslope to its current position or may have been moved onto the road with fill sourced elsewhere for road maintenance. As such, no area of PAD was delineated at the site.

Ozark (2017b) completed a Due Diligence Aboriginal archaeological assessment for the rehabilitation works of a 650 m long section of Muronbung Road, located 42 km northeast of the current study area. One Aboriginal site was recorded during the survey (Spicers Creek OS1). Spicers Creek OS1 was recorded as consisting of five stone artefacts manufactured from mudstone, quartz and fine-grained siliceous material.

Ozark (2017c) completed a Due Diligence Aboriginal archaeological assessment for upgrade works associated with a 1.1 km long section of Benolong Road east of the Obley Road intersection. This area is located 45 km northwest of the current study area. No Aboriginal sites were recorded during the survey.

Ozark (2017d) completed a Due Diligence Aboriginal archaeological assessment for upgrade works associated with a 1.1 km long section of Ponto Falls Road. This area is located 12.5 km to the north of the current study area. No Aboriginal sites were recorded during the survey.

Ozark (2019) completed a Due Diligence Aboriginal archaeological assessment for a proposed water supply pipeline in Stuart Town, NSW. The project was located 26 km southeast of the current study area. One previously unrecorded Aboriginal site, Commissioners Lane-OS1, was identified during the visual inspection. The site is a low-density artefact scatter comprising three artefacts located in a disturbed context. Raw materials recorded include quartz (n=1) and volcanic (n=2). Artefacts types included two flakes and an end scraper.

2.3.3.4 Conclusion

Overall, these past archaeological assessments indicate that artefact sites are the most common site type found in the Wellington–Orange region and that they are more likely to occur near reliable water sources and on slopes associated with them.

The distribution of recorded sites in the region suggests:

- Culturally modified trees are possible wherever mature vegetation remains. Generally modified trees are found more frequently in close association with larger camps and permanent water resources. There are no mature trees in the vicinity of the study area therefore there no likelihood that this type of site to occur within the study area
- Artefact sites may occur anywhere in the landscape and are usually determined by the existence of a permanent water source. The study area is in proximity to the Macquarie River and as such larger artefact sites are possible. This prediction is also borne out by the work completed for the CWLLS study (OzArk 2016)

- Isolated finds are sites comprising single Aboriginal objects and usually represent either accidental loss or discard. These sites may occur anywhere and are possible within the study area
- Less commonly encountered site types such as Aboriginal Ceremony and Dreaming and Aboriginal Resource and Gathering are varieties of landscape features and natural sacred sites that are regarded as highly sacred to Aboriginal people. Such features may include mountains, waterholes, caves, and rock formations. Additionally, the flora and fauna that inhabit these landscapes also carry Aboriginal cultural significance particularly where these items were used both economically and medicinally. These sites have been recorded in the surrounding area and can occur wherever plants of economic or medicinal value are found or natural features of significance are seen. These site types are intangible in nature and would remain largely unknown without consultation with Aboriginal people. However, due to the degree of modification within the study area it is predicted that this site type will not be recorded.

2.3.4 Step 2c

Are there any landscape features that are likely to indicate presence of Aboriginal objects?

Yes. The study area contains landforms with identified archaeological sensitivity.

The study area is located in the South West Slopes bioregion. The study area is mapped within the Macquarie-Turon Gorge landscape, close to its interface with the Wellington-Molong Karst and the Macquarie Alluvial Plains landscapes.

The Macquarie-Turon Gorge landscape type consists of steep sided, deep gorge tract with incised meanders of the Macquarie and Turon Rivers below extensive tablelands of the Ophir-Hargraves Plateau ecosystem. This landscape is incised across the structural grain of north-south trending tightly folded Devonian dacite, crystal tuff, quartzite and slates. The area has a general elevation of 500 to 700m with a local relief to 150m. The landscape consists of shallow stony soils on semi-stable scree slopes and yellow texture-contrast soils on lower angle slopes. The vegetation consists of open woodland of yellow box (*Eucalyptus melliodora*), red box (*Eucalyptus polyanthemus*) and Blakely's red gum (*Eucalyptus blakelyi*) on lower areas, red stringybark (*Eucalyptus macrorhyncha*), broad-leaved peppermint (*Eucalyptus dives*) and white gum (*Eucalyptus viminalis*) on higher slopes. River oak (*Casuarina cunninghamiana*) dominates the channel.

With the Due Diligence guidelines, sensitive archaeological landscapes include (DECCW 2010):

- within 200 m of waters, or
- located within a sand dune system, or
- located on a ridge top, ridge line or headland, or
- located within 200 m below or above a cliff face, or
- within 20 m of or in a cave, rock shelter, or a cave mouth.

The only landscape type within this list that could apply to the study area relates to the banks of the Macquarie River which lies adjacent to the study area (i.e. the study area is within 200 m of 'waters'). It would be unusual for Aboriginal people not to have utilised this area and the abundant resources that the river would have supplied.

2.3.5 Step 3

Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?

No. landforms with identified archaeological sensitivity may be impacted by the proposal.

The Aboriginal sites identified through the AHIMS search do not occur within the study area and therefore there is no known risk of harming previously identified sites. However, landscape features associated with the Macquarie River will be impacted by the proposal. The proposal, however, seeks to upgrade infrastructure that is already in place and will therefore not be extensively impacting ground that has not been impacted previously.

In addition, many of the landforms within the study area have been modified through earthworks associated with construction vehicle tracks and drainage infrastructure.

Step 3 has concluded that an archaeologically sensitive landform, the western bank of the Macquarie River, will be disturbed by the proposal, therefore visual inspection of the study area was undertaken (**Section 2.3.6**) to confirm the desktop assessment of low to moderate archaeological potential.

2.3.6 Step 4

Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?

No. Aboriginal objects were not recorded within the study area.

The visual inspection of the study area was undertaken by OzArk Archaeologist Kirwan Williams on Friday 29 May 2020. Mike Nolan of the Wellington Local Aboriginal Land Council accompanied the inspection.

Standard archaeological field survey and recording methods were employed (Burke and Smith 2004). As the STP was surrounded by a high fence and padlocked gates showing signs with no entry written on them only portions of land outside the fence was fully inspected on foot. Due to the limited nature of the STP and lack of visibility inside the fence it was possible to make judgements on it from a distance and extrapolated from areas that were fully covered. One transect involved a complete lap of the fenced STP covering all sides of the existing fenced area.

Figure 2-3 illustrates the pedestrian transects recorded by OzArk during the field inspection.

The majority of the impact area lies within the existing compound and is within an area subject to clear and observable levels of prior disturbance including the removal of soil for the formation of trenches and ponds. **Plate 1** shows the disturbances within the existing sewerage treatment compound.

A wider area was surveyed on all sides of the existing sewerage treatment works compound (**Plate 2**).

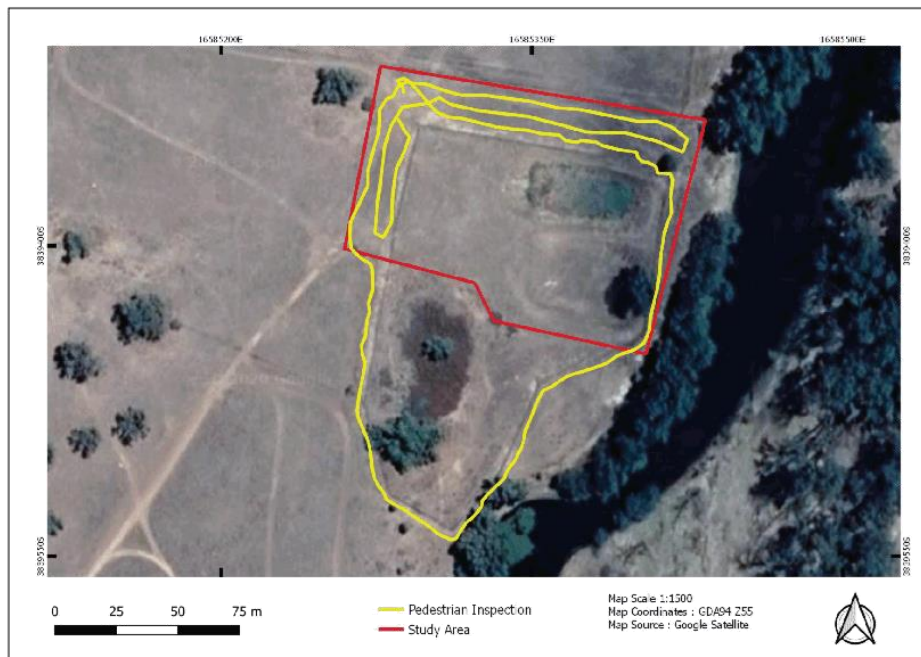
No mature vegetation remained within the study area with an extremely dense growth of grass and weeds obscuring the ground surface both within and without the compound (**Plate 3**).

Disturbances in the study area included full landform clearing and modification associated with the construction of the existing sewerage infrastructure and those associated with drainage. Erosion accounts for the remainder of visible disturbance factors within the inspected area (**Plate 4**).

Overall, the ground surface exposure (GSE) was approximately 10% across the study area and the ground surface visibility (GSV) within available exposures was approximately 5–10%. Soils across the study area were all visibly disturbed with evidence of earthmoving activity obvious across the inspected area. Generally, soils comprised a medium to coarse-grained grey silty loam with large amounts of imported river cobble placed as an attempt to slow the rate of erosion in surrounding areas

Plate 5 shows some imported material utilised in this fashion. However, no raw material suitable for the manufacture of stone artefacts was identified (**Plate 6**).

Figure 2-3: Survey coverage within the study area.



2.4 Discussion

As discussed previously, the prominence of the Macquarie River as a landform associated with the study area is almost certainly to have been visited by Aboriginal people in the past. However, the highly disturbed nature of the ground within and immediately surrounding the study area suggests that any archaeological signature is likely to have been disturbed or even removed by past works. As no previously recorded Aboriginal sites occur within the study area it is considered to have low archaeological sensitivity with regards to Aboriginal cultural heritage.

Mike Nolan who accompanied the visual inspection agreed with this assessment of low archaeological sensitivity.

2.5 Conclusion

The desktop section of this report has found that the level of historic disturbance caused by earthworks associated with the construction of the existing STP has caused clear and visible disturbance throughout the study area. It is also noted that the proposal will be mostly confined to areas that have been previously disturbed by the existing sewerage works.

The Due Diligence process has resulted in the outcome that an Aboriginal Heritage Impact Permit (AHIP) is not required. The reasoning behind this determination is set out in **Table 2-3**.

Table 2-5: Due Diligence Process application.

| Item | Reasoning | Answer |
|--|---|--------|
| Will the activity disturb either of the following: 1. the ground surface where archaeological deposits are likely 2. mature, native trees that may be culturally modified. | The proposed works would disturb the ground surface through earthmoving works in relation to the augmentation of the existing sewerage treatment works, but these works will not impact archaeological deposits due the extensive levels of existing disturbance. The proposal will not involve the disturbance of mature trees. | Yes |
| Are there any relevant records of Aboriginal heritage on site (AHIMS or from other sources), or landscape features that are likely to indicate presence of Aboriginal objects? | AHIMS indicated that there are no known Aboriginal sites within the study area. | No |
| Will the activity impact Aboriginal objects or landforms with archaeological potential? | Whilst the study area lies on the western bank of a major watercourse (the Macquarie River) the study area has been extensively disturbed by the installation of existing infrastructure. The study area is therefore assessed to be of low archaeological potential. | No |
| Does a desktop assessment and visual assessment confirm that there are Aboriginal objects or that they are likely? | Desktop searches and the visual inspection recorded no Aboriginal objects in the study area. | No |
| AHIP not required. Proceed with caution | | |

3 MANAGEMENT RECOMMENDATIONS

The undertaking of the Due Diligence process resulted in the conclusion that the proposed works will have an impact on the ground surface, however, no Aboriginal objects or intact archaeological deposits will be harmed by the proposal. This moves the proposal to the following outcome:

AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify Heritage NSW (131 555 or info@environment.nsw.gov.au). If human remains are found, stop work, secure the site and notify NSW Police and Heritage NSW.

To ensure the greatest possible protection to the area's Aboriginal cultural heritage values, the following recommendations are made:

- 1) The proposed work may proceed within the study area without further archaeological investigation under the following conditions:
 - a) All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to Aboriginal objects in adjacent landforms. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.
 - b) All staff and contractors involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects.
- 2) This assessment has concluded that there is a low likelihood that the proposed work will adversely harm Aboriginal cultural heritage items or sites. However, during works, if Aboriginal artefacts or skeletal material are noted, all work should cease and the procedures in the *Unanticipated Finds Protocol* (**Appendix 2**) should be followed;
- 3) Work crews should undergo cultural heritage induction to ensure they recognise Aboriginal artefacts (see **Appendix 3**) and are aware of the legislative protection of Aboriginal objects under the NPW Act and the contents of the *Unanticipated Finds Protocol*.
- 4) The information presented here meets the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.

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| | |
|--------------|--|
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PLATES



Plate 1: View southwest to the existing infrastructure within the study area.



Plate 2: View east towards the Macquarie River. Note the vegetation of dense, compact weeds and grasses.



Plate 3: View east through dense, compact weeds and grasses.



Plate 4: View east from the western point of the study area.



Plate 5: View of imported cobbles outside the sewerage treatment compound.



Plate 6: View of the ground surface in a rare patch of exposure.

APPENDIX 1: AHIMS SEARCH RESULTS

| AHIMS Web Services (AWS) Extensive search - Site list report | | | | | | | | | | |
|---|---|-----------|------|---------|----------|-----------|-------------|-------------------------|------------|--------------------------|
| Your Ref/PO Number : Nanima 1 Client Service ID : 508224 | | | | | | | | | | |
| SiteID | SiteName | Datum | Zone | Easting | Northing | Context | Site Status | Site Features | Site Types | Requests |
| 36-4-0000 | Restriction applied. Please contact ahims@environment.nsw.gov.au. Contact | Recorders | 55 | 689822 | 6592773 | Open site | Valid | Aboriginal Corporations | Permits | 102779,102780 |
| 36-4-0084 | Restriction applied. Please contact ahims@environment.nsw.gov.au. Contact | Recorders | 55 | 689822 | 6592773 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0058 | Engleback, Engleback 1. Contact | Recorders | 55 | 689822 | 6592773 | Open site | Valid | Aboriginal Corporations | Permits | 88,102,102779, 102800 |
| 36-4-0029 | Engleback, Engleback 2. Contact | Recorders | 55 | 689822 | 6592773 | Open site | Valid | Aboriginal Corporations | Permits | 102779,102780 |
| 36-4-0001 | Darill Creek, Gungahlin Creek 2. Contact | Recorders | 55 | 690010 | 6591000 | Open site | Valid | Shell, - Artefact, - | Midden | 102779 |
| 36-4-0071 | Nanima Hut Contact | Recorders | 55 | 689990 | 6592900 | Open site | Valid | Historical Structure | Permits | 102779 |
| 36-4-0010 | Apoley. Contact | Recorders | 55 | 689235 | 6598570 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0005 | Macquarie River 3 Contact | Recorders | 55 | 689791 | 6596153 | Open site | Valid | Aboriginal Corporations | Permits | 85,102779 |
| 36-4-0072 | Nanima Church. Contact | Recorders | 55 | 689990 | 6592100 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0073 | TC 2 Contact | Recorders | 55 | 689600 | 6591000 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0074 | TC 3 Contact | Recorders | 55 | 689100 | 6590400 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |

Report generated by AHIMS Web Service on 26/05/2020 for Kirwan Williams for the following area at Datum: GDA, Zone: 55, Eastings: 681650 - 691650, Northings: 6388750 - 6398750 with a Buffer of 0 meters. Additional Info: To inform archaeological assessment. Number of Aboriginal sites and Aboriginal objects found is 19.
This information is not guaranteed to be free from error omission. Office of Environment and Heritage (OEH) and its employees disclaim liability for any action or omission made on the information and consequences of such acts or omissions.

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| AHIMS Web Services (AWS) Extensive search - Site list report | | | | | | | | | | |
|---|---|-----------|------|---------|----------|-----------|-------------|--|--------------|---------------|
| Your Ref/PO Number : Nanima 1 Client Service ID : 508224 | | | | | | | | | | |
| SiteID | SiteName | Datum | Zone | Easting | Northing | Context | Site Status | Site Features | Site Types | Requests |
| 36-4-0075 | -36-4-0075 Nanima Scoured Tree. Contact | Recorders | 55 | 689940 | 6592600 | Open site | Valid | Modified Tree (Carved or Scoured): - | Scoured Tree | 102779 |
| 36-4-0077 | Nanima 34 L. Contact | Recorders | 55 | 689190 | 6591100 | Open site | Valid | Modified Tree (Carved or Scoured): 1 | Scoured Tree | 87,102,102779 |
| 36-4-0160 | Restriction applied. Please contact ahims@environment.nsw.gov.au. Contact | Recorders | 55 | 689600 | 6590000 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0078 | Nanima 1 Contact | Recorders | 55 | 689600 | 6590000 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0079 | Willingdon Contact | Recorders | 55 | 682000 | 6597000 | Open site | Valid | Aboriginal Corporations | Permits | 244,102779 |
| 36-4-0001 | Red River/Tripoli Cave Contact | Recorders | 55 | 681966 | 6588772 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0101 | Winton Creek 1 Contact | Recorders | 55 | 681944 | 6588436 | Open site | Valid | Aboriginal Corporations | Permits | 102779 |
| 36-4-0120 | Black Camp Willingdon Contact | Recorders | 55 | 685616 | 6598743 | Open site | Valid | Aboriginal Corporations | Permits | 103476 |

Report generated by AHIMS Web Service on 26/05/2020 for Kirwan Williams for the following area at Datum: GDA, Zone: 55, Eastings: 681650 - 691650, Northings: 6388750 - 6398750 with a Buffer of 0 meters. Additional Info: To inform archaeological assessment. Number of Aboriginal sites and Aboriginal objects found is 19.
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APPENDIX 2: ABORIGINAL HERITAGE: UNANTICIPATED FINDS PROTOCOL

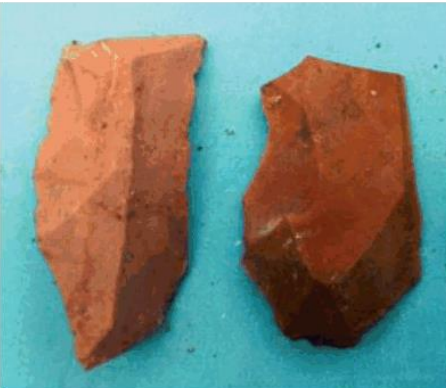
An Aboriginal artefact is anything which is the result of past Aboriginal activity. This includes stone (artefacts, rock engravings etc.), plant (culturally scarred trees) and animal (if showing signs of modification; i.e. smoothing, use). Human bone (skeletal) remains may also be uncovered while onsite.

Cultural heritage significance is assessed by the Aboriginal community and is typically based on traditional and contemporary lore, spiritual values, and oral history, and may also take into account scientific and educational value.

Protocol to be followed in the event that previously unrecorded or unanticipated Aboriginal object(s) are encountered:

1. If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:
 - a. Not further harm the object;
 - b. Immediately cease all work at the particular location;
 - c. Secure the area so as to avoid further harm to the Aboriginal object;
 - d. Notify Heritage NSW as soon as practical on 131 555, providing any details of the Aboriginal object and its location; and
 - e. Not recommence any work at the particular location unless authorised in writing by Heritage NSW.
2. In the event that Aboriginal burials are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.
3. Cooperate with the appropriate authorities and relevant Aboriginal community representatives to facilitate:
 - a. The recording and assessment of the find(s);
 - b. The fulfilment of any legal constraints arising from the find(s), including complying with Heritage NSW directions; and
 - c. The development and implementation of appropriate management strategies, including consultation with stakeholders and the assessment of the significance of the find(s).
4. Where the find(s) are determined to be Aboriginal object(s), recommencement of work in the area of the find(s) can only occur in accordance with any consequential legal requirements and after gaining written approval from Heritage NSW (normally an Aboriginal Heritage Impact Permit).

APPENDIX 3: ABORIGINAL HERITAGE: ARTEFACT IDENTIFICATION

| | |
|---|--|
|  |  |
| Retouched blades (scale = 1cm) | Flakes |
|  |  |
| Microliths (scale = 1cm) | Scraper (scale = 1cm) |
|  |  |
| Flake characteristics (scale = 1cm) | Core from which flakes have been removed (scale = 1cm) |

Appendix B Database Searches



**AHIMS Web Services (AWS)
Search Result**

Purchase Order/Reference : nanima 1km

Client Service ID : 514751

Public Works Advisory

Date: 23 June 2020

66 Harrington Street
Sydney New South Wales 2000

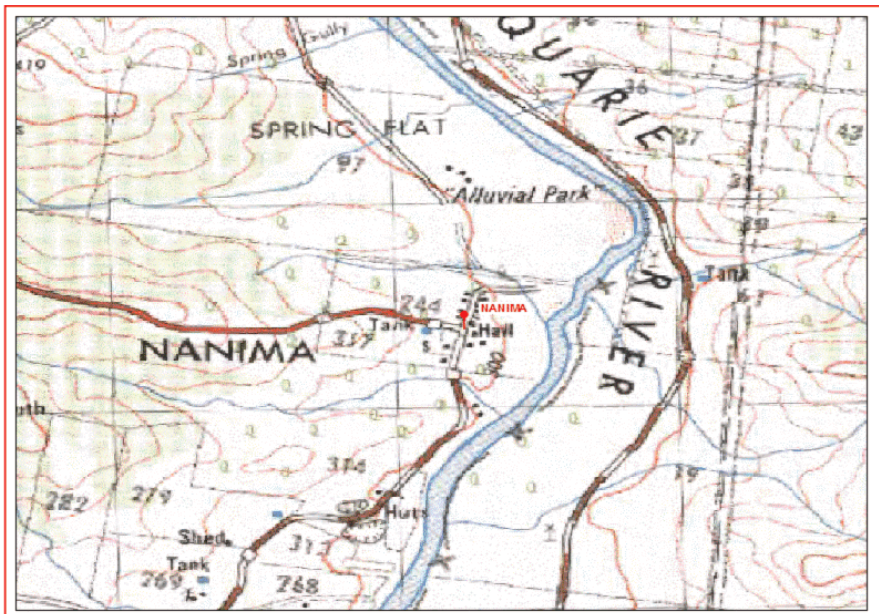
Attention: Kristen Parmeter

Email: kristen.parmeter@finance.nsw.gov.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 244, DP:DP756920 with a Buffer of 1000 meters,
conducted by Kristen Parmeter on 23 June 2020.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

| | |
|---|---|
| 5 | Aboriginal sites are recorded in or near the above location. |
| 0 | Aboriginal places have been declared in or near the above location. * |

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](http://www.nsw.gov.au/gazette) (<http://www.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



Australian Government
Department of the Environment and Energy

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 22/06/20 17:03:39

[Summary](#)

[Details](#)

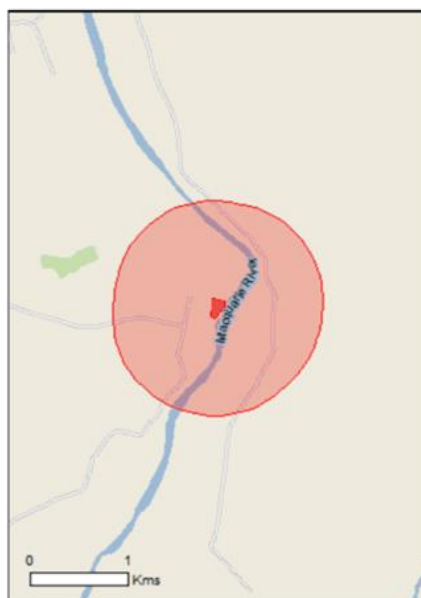
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

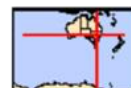
[Acknowledgements](#)



This map may contain data which are
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(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 1.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

| | |
|---|------|
| World Heritage Properties: | None |
| National Heritage Places: | None |
| Wetlands of International Importance: | 4 |
| Great Barrier Reef Marine Park: | None |
| Commonwealth Marine Area: | None |
| Listed Threatened Ecological Communities: | 2 |
| Listed Threatened Species: | 27 |
| Listed Migratory Species: | 10 |

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

| | |
|--|------|
| Commonwealth Land: | None |
| Commonwealth Heritage Places: | None |
| Listed Marine Species: | 17 |
| Whales and Other Cetaceans: | None |
| Critical Habitats: | None |
| Commonwealth Reserves Terrestrial: | None |
| Australian Marine Parks: | None |

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

| | |
|--|------|
| State and Territory Reserves: | None |
| Regional Forest Agreements: | None |
| Invasive Species: | 28 |
| Nationally Important Wetlands: | None |
| Key Ecological Features (Marine) | None |

Details

Matters of National Environmental Significance

| Wetlands of International Importance (Ramsar) | [Resource Information] |
|---|--------------------------|
| Name | Proximity |
| Banrock station wetland complex | 800 - 900km upstream |
| Riverland | 700 - 800km upstream |
| The coorong, and lakes alexandrina and albert wetland | 900 - 1000km upstream |
| The macquarie marshes | 200 - 300km upstream |

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

| Name | Status | Type of Presence |
|--|-----------------------|---------------------------------------|
| Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia | Endangered | Community may occur within area |
| White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland | Critically Endangered | Community likely to occur within area |

Listed Threatened Species [Resource Information]

| Name | Status | Type of Presence |
|---|-----------------------|--|
| Birds | | |
| Anthochaera phrygia Regent Honeyeater [82338] | Critically Endangered | Species or species habitat likely to occur within area |
| Botaurus poiciloptilus Australasian Bittern [1001] | Endangered | Species or species habitat may occur within area |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Grantiella picta Painted Honeyeater [470] | Vulnerable | Species or species habitat likely to occur within area |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat likely to occur within area |
| Leipoa ocellata Malleefowl [934] | Vulnerable | Species or species habitat may occur within area |
| Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Polytelis swainsonii Superb Parrot [738] | Vulnerable | Species or species |

| Name | Status | Type of Presence |
|---|-----------------------|--|
| | | habitat likely to occur within area |
| Rostratula australis Australian Painted Snipe [77037] | Endangered | Species or species habitat likely to occur within area |
| Fish | | |
| Galaxias rostratus Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow [84745] | Critically Endangered | Species or species habitat may occur within area |
| Maccullochella macquariensis Trout Cod [26171] | Endangered | Species or species habitat may occur within area |
| Maccullochella peelii Murray Cod [66633] | Vulnerable | Species or species habitat known to occur within area |
| Macquaria australasica Macquarie Perch [66632] | Endangered | Species or species habitat may occur within area |
| Mammals | | |
| Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183] | Vulnerable | Species or species habitat likely to occur within area |
| Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184] | Endangered | Species or species habitat may occur within area |
| Nyctophilus corbeni Corben's Long-eared Bat, South-eastern Long-eared Bat [83395] | Vulnerable | Species or species habitat likely to occur within area |
| Petrogale penicillata Brush-tailed Rock-wallaby [225] | Vulnerable | Species or species habitat may occur within area |
| Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104] | Vulnerable | Species or species habitat known to occur within area |
| Pteropus poliocephalus Grey-headed Flying-fox [186] | Vulnerable | Foraging, feeding or related behaviour likely to occur within area |
| Plants | | |
| Austrostipa wakoolica [66623] | Endangered | Species or species habitat may occur within area |
| Euphrasia arguta [4325] | Critically Endangered | Species or species habitat may occur within area |
| Prasophyllum petilum Tarengo Leek Orchid [55144] | Endangered | Species or species habitat may occur within area |
| Prasophyllum sp. Wybong (C.Phelps ORG 5269) a leek-orchid [81964] | Critically Endangered | Species or species habitat may occur within area |
| Swainsona recta Small Purple-pea, Mountain Swainson-pea, Small Purple Pea [7580] | Endangered | Species or species habitat likely to occur within area |
| Tylophora linearis [55231] | Endangered | Species or species habitat may occur within area |

| Name | Status | Type of Presence |
|--|------------|--|
| Reptiles | | |
| Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665] | Vulnerable | Species or species habitat likely to occur within area |

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

| Name | Threatened | Type of Presence |
|---|------------|--|
| Migratory Marine Birds | | |
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area |

Migratory Terrestrial Species

| | | |
|--|------------|--|
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area |
|--|------------|--|

| | | |
|---|--|--|
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area |
|---|--|--|

| | | |
|--|--|--|
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat likely to occur within area |
|--|--|--|

Migratory Wetlands Species

| | | |
|--|--|--|
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat may occur within area |
|--|--|--|

| | | |
|--|--|--|
| Calidris acuminata Sharp-tailed Sandpiper [874] | | Species or species habitat may occur within area |
|--|--|--|

| | | |
|---|-----------------------|--|
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
|---|-----------------------|--|

| | | |
|--|--|--|
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat may occur within area |
|--|--|--|

| | | |
|--|--|--|
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | | Species or species habitat may occur within area |
|--|--|--|

| | | |
|---|-----------------------|--|
| Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
|---|-----------------------|--|

Other Matters Protected by the EPBC Act

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

| Name | Threatened | Type of Presence |
|--|------------|--|
| Birds | | |
| Actitis hypoleucos Common Sandpiper [59309] | | Species or species habitat may occur within area |
| Apus pacificus Fork-tailed Swift [678] | | Species or species habitat likely to occur within area |

| Name | Threatened | Type of Presence |
|---|-----------------------|--|
| Ardea alba Great Egret, White Egret [59541] | | Species or species habitat likely to occur within area |
| Ardea ibis Cattle Egret [59542] | | Species or species habitat may occur within area |
| Calidris acuminata Sharp-tailed Sandpiper [874] | | Species or species habitat may occur within area |
| Calidris ferruginea Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Calidris melanotos Pectoral Sandpiper [858] | | Species or species habitat may occur within area |
| Chrysococcyx osculans Black-eared Cuckoo [705] | | Species or species habitat likely to occur within area |
| Gallinago hardwickii Latham's Snipe, Japanese Snipe [863] | | Species or species habitat may occur within area |
| Haliaeetus leucogaster White-bellied Sea-Eagle [943] | | Species or species habitat likely to occur within area |
| Hirundapus caudacutus White-throated Needletail [682] | Vulnerable | Species or species habitat likely to occur within area |
| Lathamus discolor Swift Parrot [744] | Critically Endangered | Species or species habitat likely to occur within area |
| Merops ornatus Rainbow Bee-eater [670] | | Species or species habitat may occur within area |
| Motacilla flava Yellow Wagtail [644] | | Species or species habitat may occur within area |
| Myiagra cyanoleuca Satin Flycatcher [612] | | Species or species habitat likely to occur within area |
| Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Rostratula benghalensis (sensu lato) Painted Snipe [889] | Endangered* | Species or species habitat likely to occur within area |

Extra Information

Invasive Species

[Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

| Name | Status | Type of Presence |
|--|--------|--|
| Birds | | |
| Acridotheres tristis Common Myna, Indian Myna [387] | | Species or species habitat likely to occur within area |
| Anas platyrhynchos Mallard [974] | | Species or species habitat likely to occur within area |
| Carduelis carduelis European Goldfinch [403] | | Species or species habitat likely to occur within area |
| Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803] | | Species or species habitat likely to occur within area |
| Passer domesticus House Sparrow [405] | | Species or species habitat likely to occur within area |
| Streptopelia chinensis Spotted Turtle-Dove [780] | | Species or species habitat likely to occur within area |
| Sturnus vulgaris Common Starling [389] | | Species or species habitat likely to occur within area |
| Turdus merula Common Blackbird, Eurasian Blackbird [596] | | Species or species habitat likely to occur within area |
| Mammals | | |
| Bos taurus Domestic Cattle [16] | | Species or species habitat likely to occur within area |
| Canis lupus familiaris Domestic Dog [82654] | | Species or species habitat likely to occur within area |
| Capra hircus Goat [2] | | Species or species habitat likely to occur within area |
| Felis catus Cat, House Cat, Domestic Cat [19] | | Species or species habitat likely to occur within area |
| Feral deer Feral deer species in Australia [85733] | | Species or species habitat likely to occur within area |
| Lepus capensis Brown Hare [127] | | Species or species habitat likely to occur within area |
| Mus musculus House Mouse [120] | | Species or species habitat likely to occur within area |
| Oryctolagus cuniculus Rabbit, European Rabbit [128] | | Species or species habitat likely to occur within area |

| Name | Status | Type of Presence |
|---|--------|--|
| Rattus rattus Black Rat, Ship Rat [84] | | Species or species habitat likely to occur within area |
| Vulpes vulpes Red Fox, Fox [18] | | Species or species habitat likely to occur within area |
| Plants | | |
| Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473] | | Species or species habitat likely to occur within area |
| Lycium ferocissimum African Boxthorn, Boxthorn [19235] | | Species or species habitat likely to occur within area |
| Nassella neesiana Chilean Needle grass [67699] | | Species or species habitat likely to occur within area |
| Nassella trichotoma Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884] | | Species or species habitat likely to occur within area |
| Opuntia spp. Prickly Pears [82753] | | Species or species habitat likely to occur within area |
| Pinus radiata Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780] | | Species or species habitat may occur within area |
| Rubus fruticosus aggregate Blackberry, European Blackberry [68406] | | Species or species habitat likely to occur within area |
| Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497] | | Species or species habitat likely to occur within area |
| Tamarix aphylla Athel Pine, Athel Tree, Tamarisk, Athel Tamarisk, Athel Tamarix, Desert Tamarisk, Flowering Cypress, Salt Cedar [16018] Ulex europaeus Gorse, Furze [7693] | | Species or species habitat likely to occur within area |

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-32.577776 148.988108,-32.577369 148.988204,-32.577532 148.989288,-32.578183 148.989181,-32.578382 148.988837,-32.578626 148.988666,-32.578834 148.988419,-32.578716 148.988022,-32.577767 148.988108,-32.577767 148.988108,-32.577767 148.988108,-32.577767 148.988108,-32.577767 148.988108

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
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- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals



















The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

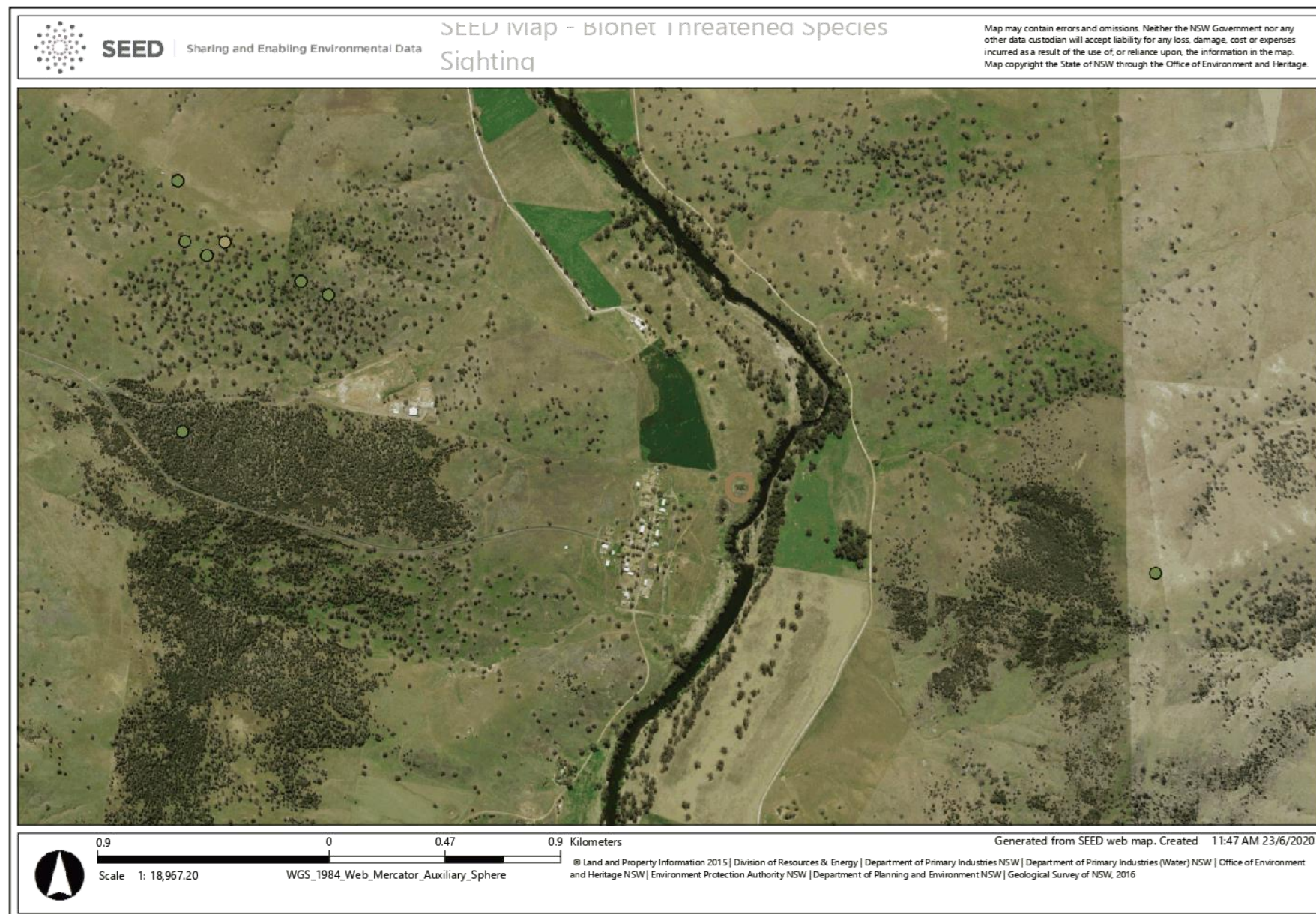
Please feel free to provide feedback via the [Contact Us](#) page.

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Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Threatened (listed on BC Act 2016) or Commonwealth listed Entities in selected area [North: -32.53 West: 148.94 East: 149.04 South: -32.63] returned a total of 48 records of 36 species.
Report generated on 22/06/2020 4:54 PM

| Kingdom | Class | Family | Species Code | Scientific Name | Exotic | Common Name | NSW status | Commonwealth status | Records | Info |
|----------|-------|---------------|--------------|---------------------------------------|--------|--|------------|---------------------|---------|------|
| Animalia | Aves | Anatidae | 0214 | <i>Stictonetta naevosa</i> | | Freckled Duck | V,P | | 1 | |
| Animalia | Aves | Apodidae | 0334 | <i>Hirundapus caudacutus</i> | | White-throated Needletail | P | V,C,J,K | 1 | |
| Animalia | Aves | Ardeidae | 0197 | <i>Botaurus poiciloptilus</i> | | Australasian Bittern | E1,P | E | 1 | |
| Animalia | Aves | Accipitridae | 0218 | <i>Circus assimilis</i> | | Spotted Harrier | V,P | | 2 | |
| Animalia | Aves | Accipitridae | 0231 | ^^ <i>Hamirostra melanosternon</i> | | Black-breasted Buzzard | V,P,3 | | 1 | |
| Animalia | Aves | Accipitridae | 0225 | <i>Hieraaetus morphnoides</i> | | Little Eagle | V,P | | 1 | |
| Animalia | Aves | Accipitridae | 0230 | ^^ <i>Lophoictinia isura</i> | | Square-tailed Kite | V,P,3 | | 1 | |
| Animalia | Aves | Falconidae | 0238 | <i>Falco subniger</i> | | Black Falcon | V,P | | 2 | |
| Animalia | Aves | Burhinidae | 0174 | <i>Burhinus grallarius</i> | | Bush Stone-curlew | E1,P | | 1 | |
| Animalia | Aves | Cacatuidae | 0265 | ^ <i>Calyptorhynchus lathami</i> | | Glossy Black-Cockatoo | V,P,2 | | 1 | |
| Animalia | Aves | Psittacidae | 0260 | <i>Glossopsitta pusilla</i> | | Little Lorikeet | V,P | | 1 | |
| Animalia | Aves | Psittacidae | 0309 | ^^ <i>Lathamus discolor</i> | | Swift Parrot | E1,P,3 | CE | 1 | |
| Animalia | Aves | Psittacidae | 0302 | ^^ <i>Neophema pulchella</i> | | Turquoise Parrot | V,P,3 | | 1 | |
| Animalia | Aves | Psittacidae | 0277 | ^^ <i>Polytelis swainsonii</i> | | Superb Parrot | V,P,3 | V | 1 | |
| Animalia | Aves | Strigidae | 0246 | ^^ <i>Ninox connivens</i> | | Barking Owl | V,P,3 | | 1 | |
| Animalia | Aves | Climacteridae | 8127 | <i>Climacteris picumnus victoriae</i> | | Brown Treecreeper (eastern subspecies) | V,P | | 2 | |
| Animalia | Aves | Acanthizidae | 0504 | <i>Chthonicola sagittata</i> | | Speckled Warbler | V,P | | 1 | |
| Animalia | Aves | Meliphagidae | 0603 | <i>Anthochaera phrygia</i> | | Regent Honeyeater | E4A,P | CE | 1 | |

| | | | | | | | | |
|--------------|----------|-------------------------|------|---|--|-----|-----|---|
| Anima lia | Aves | Melipha gidae | 0448 | <i>Epthianura albifrons</i> | White-fronted Chat | V,P | 1 |  |
| Anima lia | Aves | Melipha gidae | 8303 | <i>Melithreptus gularis gularis</i> | Black-chinned Honeyeater (eastern subspecies) | V,P | 1 |  |
| Anima lia | Aves | Pomatostomidae | 8388 | <i>Pomatostomus temporalis</i> | Grey-crowned Babbler (eastern subspecies) | V,P | 2 |  |
| Anima lia | Aves | Neosittidae | 0549 | <i>Daphoenositta chrysoptera</i> | Varied Sittella | V,P | 1 |  |
| Anima lia | Aves | Pachycephalidae | 0403 | <i>Pachycephala inornata</i> | Gilbert's Whistler | V,P | 1 |  |
| Anima lia | Aves | Artamidae | 8519 | <i>Artamus cyanopterus</i> | Dusky Woodswallow | V,P | 2 |  |
| Anima lia | Aves | Petroicidae | 8367 | <i>Melanodryas cucullata</i> | Hooded Robin (south-eastern form) | V,P | 1 |  |
| Anima lia | Aves | Petroicidae | 0380 | <i>Petroica boodang</i> | Scarlet Robin | V,P | 1 |  |
| Anima lia | Aves | Petroicidae | 0382 | <i>Petroica phoenicea</i> | Flame Robin | V,P | 1 |  |
| Anima lia | Aves | Estrildidae | 0652 | <i>Stagonopleura guttata</i> | Diamond Firetail | V,P | 2 |  |
| Anima lia | Mammalia | Dasyuridae | 1008 | <i>Dasyurus maculatus</i> | Spotted-tailed Quoll | V,P | E 2 |  |
| Anima lia | Mammalia | Phascogasteridae | 1162 | <i>Phascogaster cinereus</i> | Koala | V,P | V 1 |  |
| Anima lia | Mammalia | Petauridae | 1137 | <i>Petaurus norfolcensis</i> | Squirrel Glider | V,P | 1 |  |
| Anima lia | Mammalia | Pseudochelidae | 1133 | <i>Petauroides volans</i> | Greater Glider | P | V 1 |  |
| Anima lia | Mammalia | Pteropodidae | 1280 | <i>Pteropus poliocephalus</i> | Grey-headed Flying-fox | V,P | V 5 |  |
| Planta e | Flora | Fabaceae (Faboideae) | 3056 | <i>Swainsona recta</i> | Small Purple- pea | E1 | E 2 |  |
| Planta e | Flora | Fabaceae (Faboideae) | 8538 | <i>Swainsona sericea</i> | Silky Swainson- pea | V | 1 |  |
| Anima lia | Mammalia | Miniopteridae | 3330 | <i>Miniopterus orianae oceanensis</i> | Large Bent- winged Bat | V,P | 1 |  |





Legend

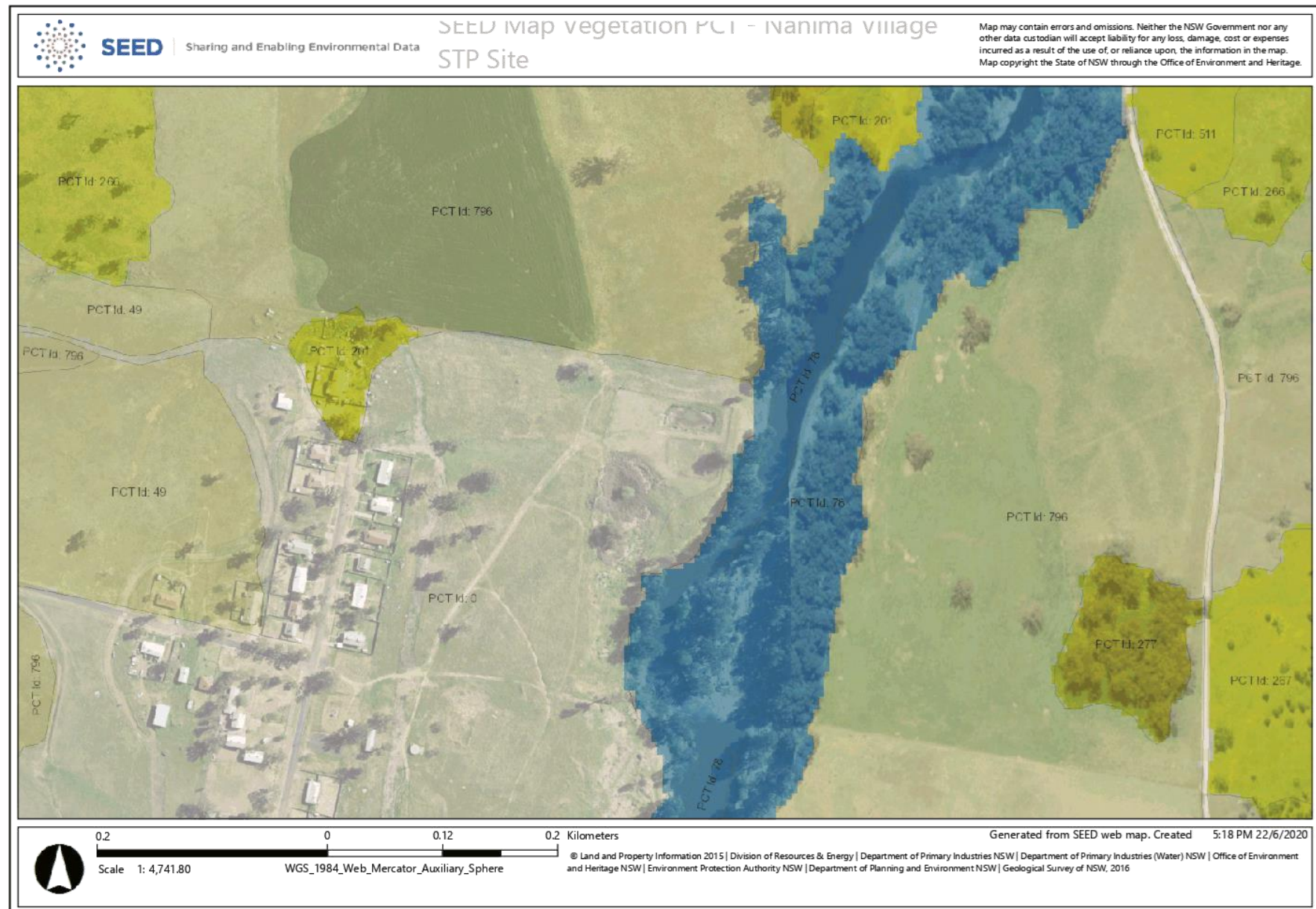
BionetSpeciesSightings

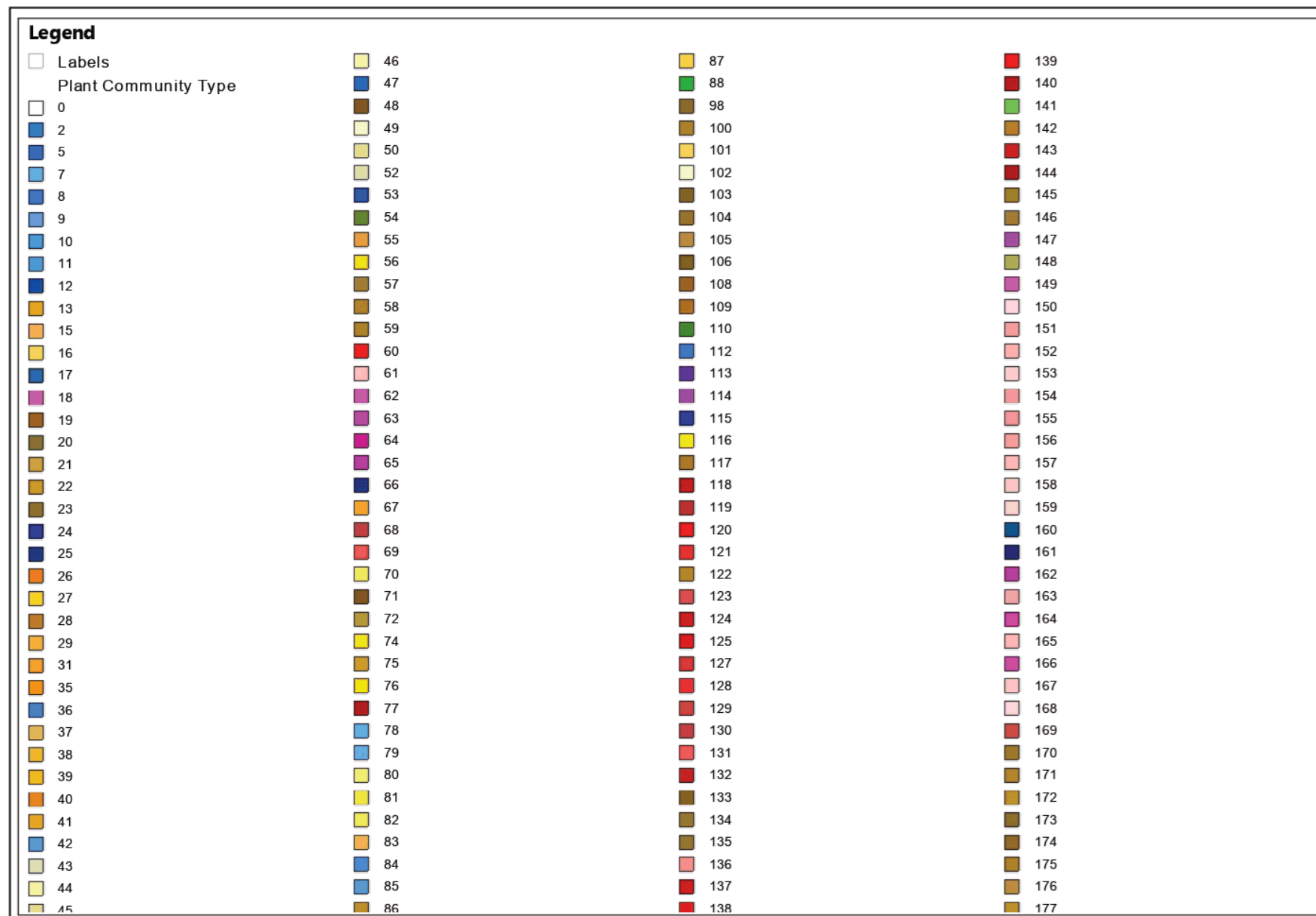
- Critically Endangered
- Endangered
- Endangered Population
- Endangered Population, Vulnerable
- Vulnerable
- Presumed Extinct
- Not Listed as Threatened

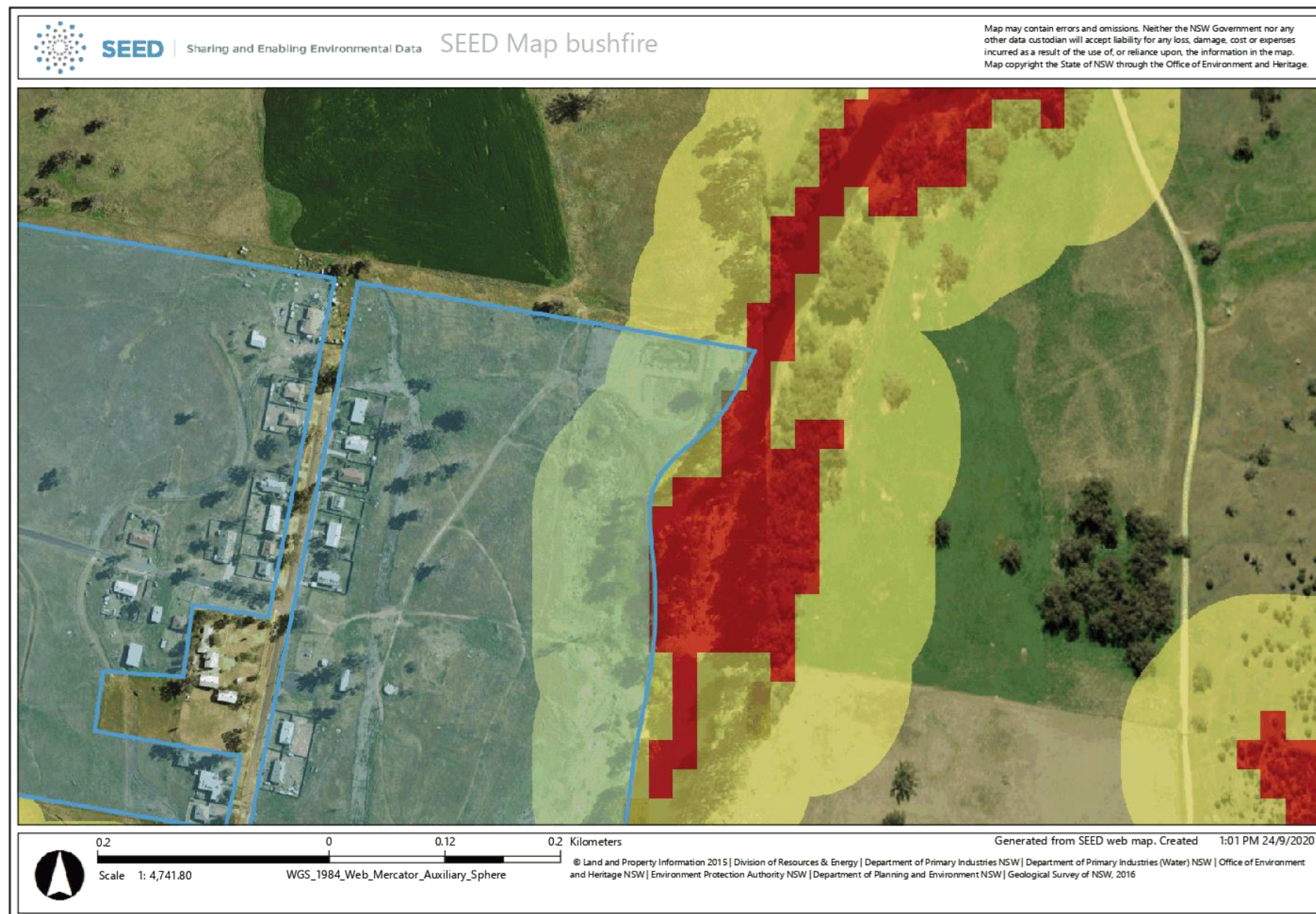
Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Threatened (listed on BC Act 2016) or Commonwealth listed Communities in selected area [North: -32.53 West: 148.94 East: 149.04 South: -32.63] returned 0 records for 4
Report generated on 23/06/2020 12:17 PM

| Kingdom | Class | Family | Species Code | Scientific Name | Exotic | Common Name | NSW status | Comm. status | Records | Info |
|-----------|-------|--------|--------------|---|--------|--|------------|--------------|---------|---|
| Community | | | | <i>Coolac-Tumut Serpentine Shrubby Woodland in the NSW South Western Slopes and South Eastern Highlands Bioregions</i> | | Coolac-Tumut Serpentine Shrubby Woodland in the NSW South Western Slopes and South Eastern Highlands Bioregions | E3 | | K |  |
| Community | | | | <i>Fuzzy Box Woodland on alluvial Soils of the South Western Slopes, Darling Riverine Plains and Brigalow Belt South Bioregions</i> | | Fuzzy Box Woodland on alluvial Soils of the South Western Slopes, Darling Riverine Plains and Brigalow Belt South Bioregions | E3 | | K |  |






| | | | | | | |
|-----------|---|--|----|----|---|---|
| Community | <i>Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions</i> | Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions | E3 | E | K |  |
| Community | <i>White Box Yellow Box Blakely's Red Gum Woodland</i> | White Box Yellow Box Blakely's Red Gum Woodland | E3 | CE | K |  |





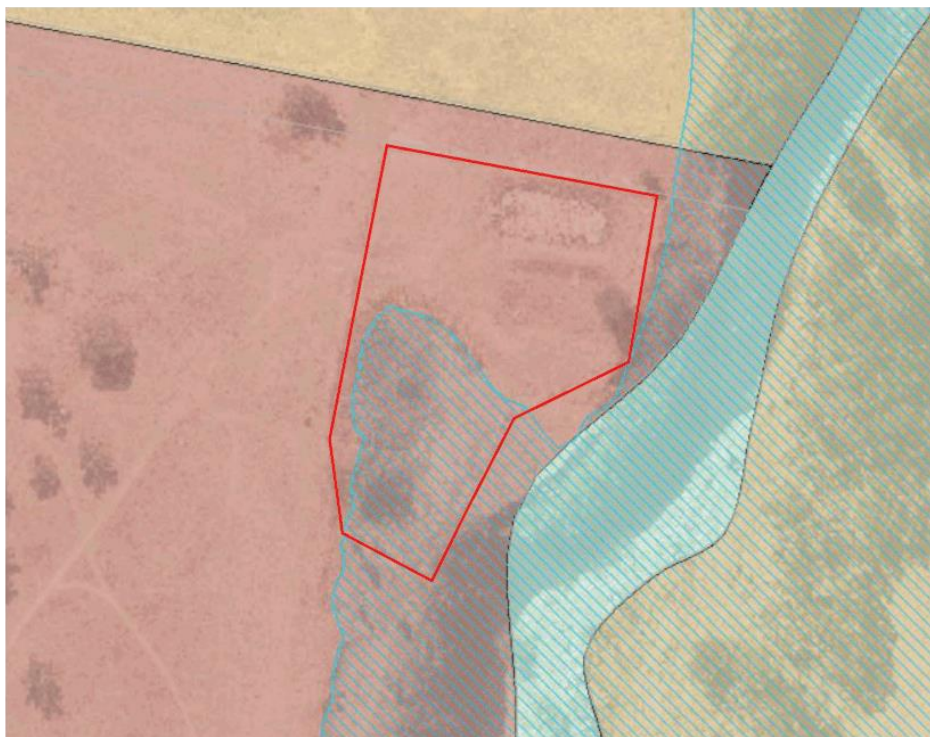


Legend

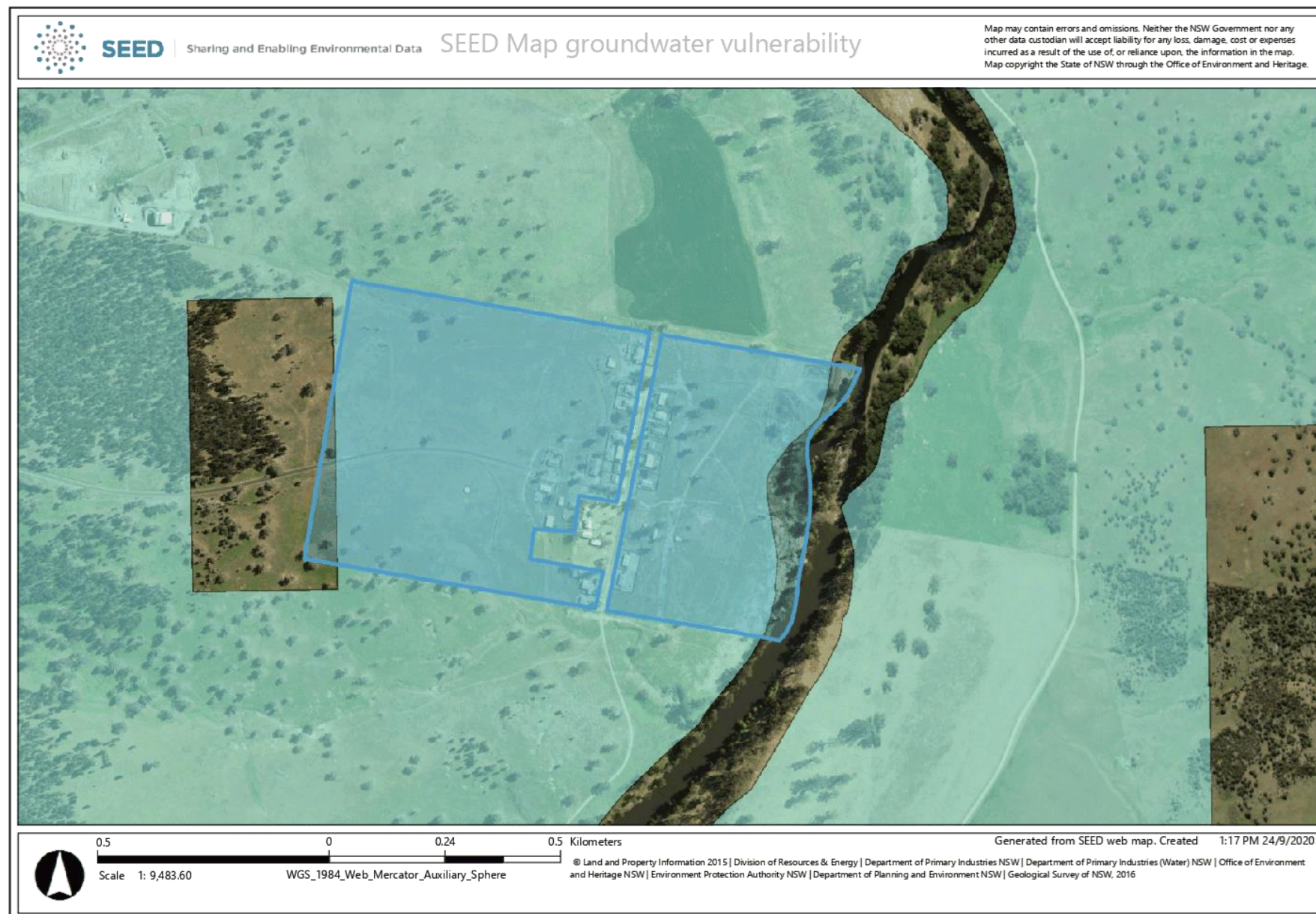
-  NSW Bush Fire Prone Land
-  Buffer
-  Category 1
-  Category 2
-  Category 3

Dubbo Regional Council Flood Mapping- Extract


1 in 100 year ARI + 0.5 m freeboard level



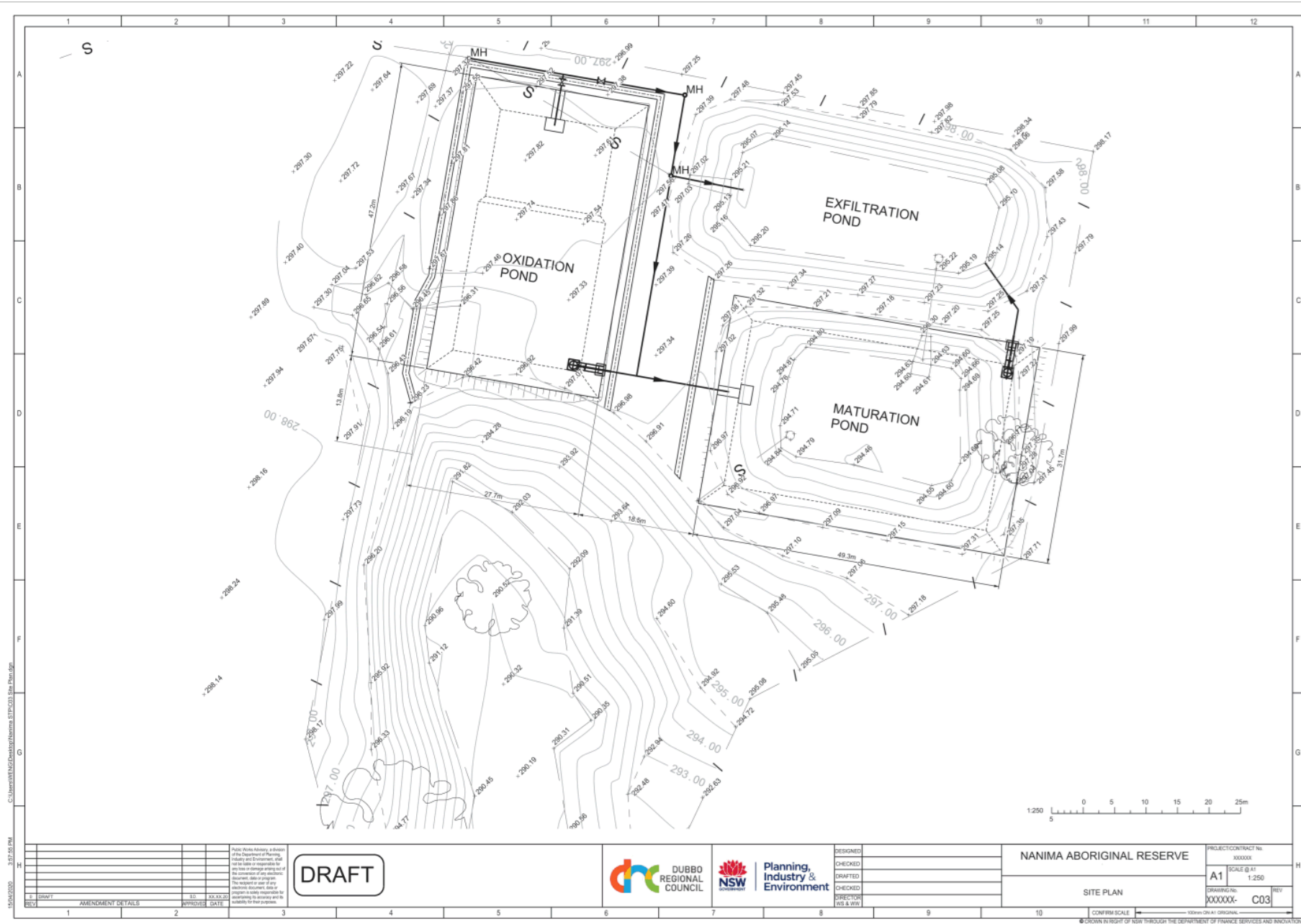
Source: Dubbo Regional Council, 2020



Legend

 Groundwater Vulnerability

Appendix C Nanima Village STP Augmentation Layout Design





Public Works
Advisory

4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124
www.publicworksadvisory.nsw.gov.au

Document No. PWF-3006b Dec. 2018



Planning,
Industry &
Environment

Our ref: DOC21/161904
Your ref: PP_2020_DREGI_002_00

Carmel O'Connor
Growth Planning Projects Leader – Digital Features
Dubbo Regional Council
Carmel.oconnor@dubbo.nsw.gov.au

Dear Carmel

Planning Proposal – Nanima Sewage Treatment Plant

Thank you for your e-mail dated 4 March 2021 to the Biodiversity, Conservation and Science Directorate (BCS) of the Department of Planning, Industry and Environment (formerly the Office of Environment and Heritage) inviting comments on the proposed rezone for the Nanima Sewage Treatment Plant.

BCS has the following primary areas of interest relating to strategic land use planning proposals:

1. The impacts of development and settlement intensification on biodiversity;
2. Adequate investigation of the environmental constraints of affected land;
3. Avoiding intensification of land use and settlement in environmentally sensitive areas (ESAs); and
4. Ensuring that development within a floodplain is consistent with the NSW Government's Flood Prone Land Policy, the principles set out in the Floodplain Development Manual, and applicable urban and rural floodplain risk management plans.

We also understand that planning proposals must comply with current statutory matters such as the Local Planning Directions under S117 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

We generally support strategic planning proposals which:

- Avoid rural settlement intensification in areas of biodiversity value and other environmentally sensitive areas;
- Include objectives, such as 'no net loss of native vegetation'; and
- Minimise flood risk to human life, property and the local environment while maintaining floodplain connectivity for environmental benefit.

Some specific comments on the proposed rezone are included below. For all other matters please refer to **Attachment A** which includes our generic recommendations for local government strategic planning. Council should ensure that those matters within Attachment A which are relevant to the rezoning proposal have been appropriately addressed.

Flooding

The project site is partially contained inside the 1% Annual Exceedance Probability (AEP) Flood Planning Area (FPA) as shown in the Wellington Local Environmental Plan 2012 (Dubbo Regional Council, 2012). Although the impact of the STP upgrade is expected to be insignificant, *Appendix*

C - Nanima Village STP Augmentation Layout Design shows a set of treatment ponds with several inlet/outlet hydraulic structures to control the operational flows. It is recommended in the next Planning Stage to incorporate the FPA into the Design Layout to ensure critical infrastructure is placed away from flood risk areas. Also, it is necessary to undertake a flooding assessment of the expected earthworks embankments related to the treatment ponds to ensure a safe passage of flood waters in the Macquarie River.

If you require any further information regarding this matter, please contact Michelle Howarth, Conservation Planning Officer, via michelle.howarth@environment.nsw.gov.au or (02) 6883 5339.

Yours sincerely



Samantha Wynn
Senior Team Leader Planning North West
Biodiversity, Conservation and Science Directorate

11 March 2021

ATTACHMENT A

Biodiversity, Conservation and Science Directorate (North West Branch) general advice for local government strategic planning

Biodiversity Values

Rural settlement intensification can have significant impacts on biodiversity. Development will have short and long-term negative impacts on biodiversity. These negative impacts are caused by activities such as:

- the clearing of house and building sites;
- the disturbance caused by infrastructure (such as new roads, fence lines, dams and access to utilities); and
- the construction of asset protection zones for statutory fire protection.

The cumulative effect of multiple subdivisions will magnify these substantial impacts on biodiversity. These impacts are not regulated by the *Biodiversity Conservation Act 2016* or *Local Land Services Act 2013*.

There is also a need to recognise climate change as a severe and wide ranging threat to biodiversity in NSW. Rising temperatures and sea-levels, changed rainfall and fire regimes will affect biodiversity in complex and often unpredictable ways. As a result of climate change, current threats to biodiversity, including habitat loss, weeds, pest animals and drought, are expected to intensify.

In many cases, existing approaches to biodiversity conservation (protection of intact vegetation, species recovery, mitigation of current threats and revegetation and restoration activities) will form the basis of adaptation programs to address the impacts of climate change. Reducing existing threats to biodiversity, such as habitat loss, pests and weeds is the most effective option for enabling species to adapt to climate change (at least in the short term) as this will increase the capacity of species to persist in their current locations and form the base from which migration can occur.

Council has the responsibility to control the location and, to a degree, development standards of settlement and other land use intensification. Local Environmental Plans (LEPs) can be used to avoid settlement and development in Environmentally Sensitive Areas (ESAs) including areas of remnant native vegetation.

The S117 Directions in the Environmental Planning and Assessment Act 1979 (EP&A Act) require that Councils in preparing a new LEP must include provisions that facilitate the protection and conservation of ESAs. As a minimum, these provisions must aim to maintain the existing level of protection for ESAs within the LGA, as afforded by the current LEP.

As a matter of priority the BCS recommends six actions be taken by Councils when developing new LEPs. These will address the S117 Directions, and protect biodiversity from growth, development and associated pressures and changes:

1. Implement appropriate Environmental Zonings;
2. Avoid development in remnant native vegetation;
3. Establish large minimum lot sizes;
4. Conduct comprehensive environmental studies if areas of high environmental sensitivity occur in sites where there is a strong imperative to intensify land use;
5. Include a biodiversity overlay and clauses within the LEP; and
6. Define biodiversity protection and management measures in Development Control Plans (DCPs).

1. Implement appropriate Environmental Zonings

The zone, E1 'National Parks and Nature Reserves', should be applied to all of the NPWS estate within the LGA. We also encourage Councils to apply other environmental and water ways zones in appropriate areas.

The E1 zoning is intended to apply to all lands acquired under the *National Parks and Wildlife Act 1974* (NP&W Act), and therefore is not limited to only the 'National Park' and 'Nature Reserve' classifications.

BCS is also strongly supportive of the implementation of appropriate environmental zonings to other areas identified to have high biodiversity. Private and public lands with high conservation values, including those providing linkages or corridors, can be protected in LEPs through appropriate zoning and/or via overlays with associated development controls. Councils should implement land use zonings such as E2-E4 and W1-W2 to provide as much protection as possible to biodiversity and ecological communities. Specific advice regarding the use of these zones is included in Practice Note previously forwarded to Council.

In particular, we advocate the application of the E2 zone to areas of private or Crown lands that are presently managed primarily for conservation (such as crown reserves or areas under conservation covenants).

We also recommend that Travelling Stock Reserves (TSRs) with known conservation values are included in E3 zones at a minimum, although E2 zoning would be preferred. Mapping of TSRs, including identified conservation values, is available via the Grassy Box Woodlands Conservation Management Network. This mapping can be accessed via <http://gbwcmn.net.au/node/6>.

2. Avoid development in remnant native vegetation

- *Council, through the Land Use Strategy and LEP, can protect biodiversity by avoiding development such as settlement and other land use intensification, in areas of remnant native vegetation.*
- *Development should be directed to areas that have already been cleared, unless such areas have been identified as having environmental importance.*

Avoiding development in areas of native vegetation will contribute to the achievement of State biodiversity targets.

Settlement should also be avoided in locations that are likely to be targeted for investment. Landholders in such areas may receive incentive funding for protection and enhancement of native vegetation or revegetation of cleared areas.

BCS will not support strategic land use recommendations or LEP provisions that allow further settlement opportunities in these areas, particularly if Council assumes that ongoing management could be effectively controlled by complex DCP rules.

To assist, the best available mapping of remnant native vegetation has been supplied to Council as part of an interagency package of ESA mapping and associated Technical and Practice Notes to help Council identify areas where further settlement intensification should not be allowed. At the broad strategic level, these maps can be used to identify areas that are most likely to be free from significant land, water or biodiversity constraints, therefore more suited to development.

Excluding remnant native vegetation from development pressure on private land could be largely achieved by retaining such areas on relatively large holdings, within RU1 and RU2 zones for example.

Similarly, higher density settlement in 'fire prone' locations should be avoided in the first instance. Where residential areas abut native vegetation there is pressure for the required Asset Protection

Zones and other hazard management measures to encroach on that vegetation, particularly where adequate existing cleared land has not been retained to fulfil that role.

Avoiding settlement in remnant native vegetation is also likely to avoid bushfire prone lands and protect any Aboriginal cultural heritage that may remain in such areas.

3. Establish large minimum lot size limits

Minimum lot size limits should be large in RU1 and RU2 zones as well as environmentally sensitive areas. This will reduce the pressures of development and settlement on biodiversity in rural lands.

Minimum lot size limits can be used to reduce the pressures of development and settlement on biodiversity. The LEP should define realistically large minimum lot size limits with associated dwelling provisions to control the intensity of development and settlement.

In particular, Council needs to ensure that minimum lot sizes in environmentally sensitive areas are of an appropriately large size to control the cumulative impact of any development and settlement intensification permitted in those areas by the LEP.

Council needs to adopt a risk-based approach to this matter. The selected sizes should be designed to meet expectations of rural living while minimising the adverse environmental impacts of any settlement that may occur with the sub division.

If Council is strongly of the opinion that lot sizes need to be reduced then this should not be applied uniformly across the shire with environmentally sensitive areas excluded from such revisions.

4. Conduct targeted environmental studies

Where development in areas of native vegetation or environmentally sensitive areas cannot be avoided, a targeted environmental study should be conducted. This should focus on ensuring a "maintain or improve" outcome for biodiversity.

Where Council is unable to avoid applying zonings or minimum lot sizes which permit essential development intensification in remnant native vegetation, a targeted study should be conducted to investigate the biodiversity values of the area. Any study should determine how potential impacts can be mitigated or, where this is not possible, offset through conservation management of other areas.

This study and any resulting objectives and zonings should aim to ensure a 'maintain or improve' outcome. This is a vital step in the strategic planning process and in effectively addressing the S117 Directions.

5. Include a biodiversity overlay and suitable clauses within the LEP

BCS strongly recommends the use of overlays and associated provisions with the LEP to provide additional protection for biodiversity.

It is particularly important to define assessment and development control provisions for those instances where development or settlement intensification cannot be avoided in remnant native vegetation.

LEPs should include objectives and provisions that require a 'maintain or improve' outcome for native vegetation and threatened species whenever clearing of native vegetation or environmentally sensitive areas cannot be avoided

Overlays can also be used to update any existing 'environmentally sensitive lands' provisions in current LEP and therefore meet the requirements of the S117 Directions to at least maintain existing environmental protection standards.

Importantly, the use of such overlays is consistent with the Department of Planning, Industry and Environment (DPIE) Practice Note PN 09-002v (30 April 2009) on environmental zones' which states:

'Local environmental provisions may be applied where zone provisions need to be augmented in order to ensure that special environmental features are considered. For example, rural land that is still principally for agriculture but which contains environmentally sensitive areas may be zoned RU1 or RU2 and the environmental sensitivities managed through a local provision and associated ('overlay') map.

The benefits of this approach include:

- *The intended conservation or management outcomes for land can be clearly articulated in the LEP.*
- *Areas are clearly defined and controls streamlined.*
- *Sub-zones are not created. (These are not permitted under the standard instrument).*

Provisions for environmentally sensitive areas may include multiple natural resource or other features such as acid sulfate soils and riparian land. A local provisions clause may include objectives and, where the sensitivity is a mappable attribute, a map would accompany the provision'.

BCS advocates the inclusion of the environmentally sensitive land overlays developed by the former Departments of Water and Energy, Environment and Climate Change, and Primary Industries (Fisheries). These overlays and clauses have been prepared to provide Council with information on resource assets and environmental constraints and how these assets and constraints should be managed during the assessment of development applications. The use of the environmentally sensitive areas overlays supplied by agencies is now common-place in both exhibited and gazetted LEPs.

The use of these overlays and clauses and how these may affect land uses are outlined in the previously mentioned Practice Note and Technical Note. When implemented in this way the layers and clauses do not exclude development. Rather, they act as a flag for values that may be present at a site. Sites should be checked for these potential values prior to any development approval. If the values are present at the site, the impact should be avoided or, if this is not possible, at the very least minimised and mitigated.

6. Define biodiversity protection and management measures in Development Control Plans

Biodiversity protection and management measures should be defined in DCPs for all areas zoned for rural small holdings, residential and other development intensifications.

We view DCPs as a secondary mechanism to provide biodiversity protection and management measures. It is vital that biodiversity values are first considered strategically in zoning decisions and development assessment provisions. We do not consider it acceptable to completely defer consideration of these matters to the DCP stage.

It is also important to consider the threats to remnant native vegetation posed by adjoining land uses.

For example, threats to biodiversity associated with nearby growth and intensification of residential land use include (but are not limited to):

- Clearing;
- domestic animals;

- invasive plants;
- effluent and waste dispersion;
- changes in hydrology and hydraulics;
- increasing access due to fire trails and other tracks; and
- firewood collection.

Particular attention should be paid to relevant Key Threatening Processes identified and listed under the *Biodiversity Conservation Act 2016*. Mechanisms to abate threats to ESAs (such as implementing codes of practice, best management practice, alternative designs and operations, control technology and buffers between remnant vegetation and small holdings) should be considered.

Council should recognise that buffers may be necessary between environmentally sensitive areas and other land uses. The size of the buffer will vary depending on the nature or activity being undertaken and the level of management control required to prevent or minimise adverse impacts. Provisions should be made to rigorously assess any developments within environmentally sensitive areas and adjoining buffers to prohibit land uses and activities that threaten the ecological integrity, values and function of the area.

Some forms of development adjacent to national parks and reserves can impact on their values and should be avoided or restricted. Council should consider how these areas could be buffered from incompatible development and activities so that potential conflicts can be minimised.

The Departments Guidelines for Developments adjacent to NPWS Estateⁱⁱ have been designed to assist Councils when they are assessing development on lands adjoining NPWS estate. However, the issues identified in these guidelines are also relevant when considering buffers for protection of environmentally sensitive areas.

ⁱ <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Environmental-Plans/~media/F1001EC0B1C443CD83286163B43891B8.ashx>

ⁱⁱ Guidelines for consent and planning authorities for Developments adjacent to National Parks and Wildlife Service Land (NPWS, 2020):
<http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm>



DOC21/147344-5

Dubbo Regional Council
Return via the Concurrence and Referral Portal

Attention: Ms Carmel O'Connor

2 March 2021

Dear Ms O'Connor

Planning Referral – Proposed Amendment to the Wellington Local Environmental Plan 2012

Thank you for the request from Dubbo Regional Council (Council) sent to the Environment Protection Authority (EPA) on 27 January 2021 via the Concurrence and Referral Portal seeking comment on the Department of Planning, Infrastructure and Environment – Water's (Proponent) proposal to spot re-zone approximately 1.78 hectares of land associated with Part Lot 244; DP 756920, 300 Nanima Village Road, Wellington. I appreciate the extension of the due date to respond to this request.

The Proponent has previously discussed the spot rezoning with the EPA as part of the Nanima Village Sewage Treatment Plant Augmentation which is to be progressed under *State Environmental Planning Policy (Infrastructure) 2007*. The EPA has previously provided our requirements into the required Review of Environmental Factors for the proposed augmentation.

The EPA has no objection to the spot rezoning as proposed by the Proponent.

If you have any questions about this matter, please contact me on (02) 4908 6830 or by email at central.west@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MC', written over a horizontal line.

MATTHEW CORRADIN
Unit Head
Regulatory Operations Regional

Phone 131 555
Phone +61 2 6883 5333

TTY 133 677
ABN 43 692 285 758

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L1, 48-52 Wingewarra Street info@epa.nsw.gov.au
DUBBO NSW 2830 www.epa.nsw.gov.au
Australia

Attachment 1: Photography Policy - Draft 466



PHOTOGRAPHY POLICY

Including performing rights, copyright, photography, video recording and filming.

The Hirer shall not infringe or breach any copyright or performing rights or any other protected right in connection directly or indirectly with the Agreed Use. The payment of royalties to OneMusic Australia or any other like body or to any person entitled to be paid royalties shall be the obligation of the Hirer and the Hirer undertakes to pay all such royalties promptly as they fall due. DRTCC will NOT be held responsible in the event that the Hirer does not hold and maintain the appropriate licenses and permissions from the relevant copyright collecting societies at the time of the performance.

For the comfort and safety of all patrons and performers and observance of copyright laws, the use of video, photography and recording devices is prohibited from the wings and backstage except for the designated photo area known as the Selfie Wall located in the backstage corridor **or the designated photo area in the stage crossover**. There are signs stating PHOTOGRAPHY/FILMING IS NOT PERMITTED BACKSTAGE, IN DRESSING ROOMS OR FROM THE WINGS. **The Hirer acknowledges and agrees that Council notices are regulated under s. 632 of the NSW Local Government Act 1993. Failure to comply may result in a penalty.**

The Owner is entitled to injunctive relief (as appropriate) as a remedy for any breach or threatened breach by the Hirer, in addition to any other remedies available at law or in equity and may seek to prevent publishing material or the removal of published material including social media, internet and web pages.

The Hirer will take all reasonable steps to:

- Ensure all attendees are made aware of and comply with Council's policy;
- Assist Council to investigate and resolve any breach of the policy.

Failure to comply with the policy by the Hirer or its attendees or to assist Council may result in:

- a) The Owner declining further applications for hire from the Hirer for a period of up to fourteen months; and/or
- b) Prohibitions on individuals attending events

Without limiting any other indemnity, the Hirer indemnifies Council for costs of any breach, investigation and enforcement, including legal costs on an indemnity basis, arising from any breach of the policy.

In the case of a Hirer wishing to record their event for archival reasons, exceptions may be made on the condition that a written request is made and approval is given by the Manager and the cameras are located only in allotted areas in the auditorium.





The Hirer is responsible for ensuring all Photography Release and/or Photography Consent forms for performers have been completed accurately and a record kept ensuring compliance during the event. If complaints are received due to a breach, these will be directed to, and dealt with, appropriately by the Hirer.

It is the understanding that the Hirer is fully familiar with the relevant laws pertaining to copyright and the Hirer will be solely responsible for any infringement of copyright laws.

The Hirer will also need to obtain evidence of public liability insurance from the photographer in the case of injury or damage caused by the actions or equipment of personnel involved in filming or recording.

Policy created : 22.02.2013
Policy updated: 16.03.2021



PO Box 81 | 155 Darling Street Dubbo NSW 2830 | (02) 6801 4378 | (02) 6801 4399
www.drtcc.com.au | A FACILITY OF DUBBO REGIONAL COUNCIL

**CCL21/110 Crown Land Review - Operational Land Report Following
Public Exhibition**

| | | |
|----------------------|---|-----|
| Attachment 1: | Crown Operational Land Review - Reduced - 13/08/2020 | 469 |
| Attachment 2: | Operational Land Classification Request 26 April 2021 | 561 |



CROWN LAND REVIEW



OVERVIEW

Overview

Introduction of the Crown Land Management Act 2016 (CLM Act) has changed management structures for Crown Land with the introduction of Crown Land Managers to replace Crown Land Trusts. The legislation came into force in from 1 July 2018 and required Dubbo Regional Council (DRC) to review and manage 193 Crown Land reserves.

Under the Local Government Act 1993, Council manages land through a classification as either 'Operational' for 'Community.'

DRC has completed an extensive a review of the 193 Crown Land reserves. Operational reserves have been reviewed with the fundamental parameters that have underpinned the proposed reclassifications:

1. Where there appears to be no actual public use of the land and or no ongoing need to consult or involve the community in the continued management of the land.
2. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function.
3. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities.
4. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities.
5. To correctly classify Council land that has a pure operational focus and function.

The purpose of classification is to identify land that should be kept for use by the general public (community), such as parks, and land which have a pragmatic purpose with defined public access, such as a rubbish depot or sewage treatment plant.

Classifying the Crown land reserves does not change the ownership of the land under NSW Government. Nor is it the purpose of this review to do so. Additionally, classification of the land does not imply that Council intends to place the land for sale. Ownership of the Crown land remains with NSW Government.

32 reserves are identified for future management as operational. The majority of these reserves are currently managed operationally by DRC through corporate strategic and asset management policy.

The intention to manage 32 reserves as operational lands has been previously communicated by Council to the Minister for Lands in August 2019. This report is to finalise the classification process, see Annex A.



DRC CROWN LAND REVIEW

The Review Process

The transition of land from the Crown to management by council, under the Local Government Act is a fairly complex series of steps. Each step needs to be resolved for each reserve parcel. The process is broken into stages, firstly to determine the classification (e.g. Operational or Community and clarification (e.g. reserve purpose) of each parcel and then determine current usage, internal programs for delivery and planning documentation, alternative uses and future needs.

Council manages Crown Land Reserves either as a Crown Land Manager under the Local Government Act 1993 or as a Devolved Manager under the Crown Land Management Act 2016. Devolved management arrangements for land have been made between the Minister for Lands and Council prior to the introduction of the CLM Act. These arrangements have been carried forward within this review.

The underlying principle of classification is that it determines the ease or difficulty with which Council can have dealings in public land, including selling, leasing or licensing. It also provides transparency in Council dealings with public land and provides a platform for strategic asset management of these sites.

Guidance for councils managing reserved Crown Land

In general all Crown Land that will be managed by DRC will be classified under the *Crown Lands Management Act 2016* as community land. Some land may be classified as operational to continue current land activities to continue.

Land classified as community land also requires a Plan of Management to be completed as per the *Local Government Act 1993* requiring that a Plan of Management is made for all Council owned community land, such as parks and reserves.

In order for DRC to define their responsibilities under the Act, Councils have received correspondence from DoI regarding:

- Classification and categorisation of land.
- Obligations relating to further categorisation of the purpose of the publicly owned parcel of land.
- Obligations under Native Title legislation.
- Requirements for plans of management to be delivered for ongoing management of land.

Crown Land provision for Operational lands

Crown Land has provided the following advice regarding land classification:

There are two scenarios where land may be vested as operational land under the Local Government Act. The first will be where the relevant land is already being used for a truly operational purpose and is not being used by the broader community. In most cases this will be where land is used to support council services, such as works depots. The second will be where categorisation as operational is required to allow the current land use to continue. This is required in some important circumstances such as where Crown land is being used for long-term residential accommodation and cemeteries. As these uses support the community, it is in the public interest to allow the land to continue to be used in this manner.

NSW LEGISLATION

Operational Land under the EP&A Act and Standard Instrument (Local Environment Plan)

Recognition that Crown Land is owned by the people of NSW. It is beholden to provisions of the CLM Act as well as LG Act and other important legislation such as the Aboriginal Land Rights Act 1983.

The CLM Act provides that Crown land managed by council managers as public land must be managed as if it were community land, unless the minister administering the CLM Act has given written consent to classify the land as operational.

Where the minister has given written consent to classify land as if it were operational land, the council manager of the land has all the functions that a local council has under the LG Act in relation to operational land.

Council Land Managers cannot sell the land without further ministerial consent nor do anything that contravenes:

- any condition of the council's appointment instrument as a Crown land manager
- the Crown Land Management Regulation 2018
- any applicable Crown land management rule
- any applicable plan of management adopted under Division 3.6 of the CLM Act.

In accordance with Section 3.22 (5) of the CLM Act, the NSW Department of Industry—Lands & Water (the department) will only issue ministerial consent to manage land as operational where a council manager can demonstrate that either the land:

- does not fall within any of the categories for community land under the LG Act, or
- could not continue to be used and dealt with as it currently can, if it were required to be used and dealt with as community land.

It may be an outcome of the Crown land review being undertaken by DRC to request that some reserves are vested in DRC management. The vesting of land in DRC is contingent on satisfying that it is in the public interest because the functions of the land management that have been conferred through the role DRC plays as CL Manager indicate that DRC is the appropriate owner and manager of the land.

Community consultation provisions as part of the Crown Land Management Act 2016.

it is the intention of the act that community engagement is undertaken regarding the long term management of Crown land by DRC (as the Crown Land Manager). Out comes of the exhibition process would result in consideration of the reserve areas to be operational under any future revisions or zoning reviews to the existing LEPs.

Management of land that is operational under the LG Act

it is the intention of the act that community engagement is undertaken regarding the long term management of Crown land by DRC (as the Crown Land Manager).

The land is not vested in Council. Council cannot re-purpose Crown Land or deem it surplus for the purpose of selling the land as freehold.



The Standard Instrument (Local Environment Plans)

The Standard instrument provides for definitions and a standardisation of the language used across all Local Environment Plans in NSW. This applies to both the Dubbo and Wellington LEP documents.

The purpose of a LEP is to achieve the objects of the Act by implementing strategic plans. The LEP is a statutory document, aligned with a local strategic planning statement, giving legal effect to where and under what circumstances places should be developed or environmental controls imposed.

The EP&A Act with respect to land classification or reclassification is to occur under the provision of the Act at s 3.33 where Council would provide instruction to the Planning Secretary or delegate to approve the changes where Council is not deemed the plan-making authority for spot rezoning.

Reclassification of land within this document is the result of:

- strategic study of the 193 reserved Crown Land parcels.
- to provide for consistent management under the LG Act and function of the DRC Community plan.
- for concurrence with CLM Act and responsibilities of the Crown Land Manager to comply with the Act.

Lands that are managed by Council as operational, comply with both the EP&A Act (Dubbo/Wellington LEPs) and the LG Acts.

Standard interpretation of land use zones relevant to the Crown Land reserves within this study.

Business Zones: B2 Local Centre

Residential Zones: R1 General Residential; R2 Low Density Residential; R5 Large Lot Residential

Rural Zones: RU1 Primary Production; RU4 Primary Production Small Lots; RU5 Village

Special Purpose Zones: SP2 Infrastructure

Recreation Zones: RE1 Public Recreation

Environmental Protection Zones: E1 National Parks and Nature Reserve; E3 Environmental Management

The current land use zones for the 32 operational reserves are shown at Table A: Land Use Zones.



TABLE A: LAND USE ZONES

| Reserve Number | Reserve Name | Reserve Location | Primary Purpose | LEP 2011/2012 | Land Use |
|----------------|--|------------------|--|---------------|---------------|
| 120095 | TERRAMUNGAMINE BUSHFIRE BRIGADE | BROCKLEHURST | INFRASTRUCTURE OR GOVERNMENT SERVICES | R2 | RFS |
| 90949 | BROCKLEHURST 5 | BROCKLEHURST | PUBLIC RECREATION OR CONSERVATION | R5 | Quarry |
| 90950 | BROCKLEHURST 6 Rubbish Depot | BROCKLEHURST | INFRASTRUCTURE OR GOVERNMENT SERVICES | RU1 | Rubbish Depot |
| 64928 | END OF COOREENA RD | BUNGLEGUMBIE | PUBLIC RECREATION OR CONSERVATION | RU4 | Water Supply |
| 88583 | Burrendong Drainage Reserve | BURRENDONG | INFRASTRUCTURE OR GOVERNMENT SERVICES | RU1 | Water Supply |
| 96389 | Burrendong Rubbish Depot | BURRENDONG | INFRASTRUCTURE OR GOVERNMENT SERVICES | SP2 | Rubbish Depot |
| 120077 | CUMBOOGLE FIRE BRIGADE | CUMBOOGLE | INFRASTRUCTURE OR GOVERNMENT SERVICES | RU1 | RFS |
| 87513 | Dubbo Kindergarten | DUBBO | PUBLIC OR COMMUNITY BUILDING OR FACILITY | R1 | Facilities |
| 89366 | RESCUE SQUAD | DUBBO | PUBLIC OR COMMUNITY BUILDING OR FACILITY | R2 | Facilities |
| 520038 | DUBBO RACECOURSE | DUBBO | PUBLIC RECREATION OR CONSERVATION | RE2 | Facilities |
| 94036 | Elong Elong Tip | ELONG ELONG | INFRASTRUCTURE OR GOVERNMENT SERVICES | SP2 | Rubbish Depot |
| 88368 | Emu Quarry | EMU | INFRASTRUCTURE OR GOVERNMENT SERVICES | E1 | Quarry |
| 19729 | EUCHAREENA WATER SUPPLY | EUCHAREENA | PUBLIC RECREATION OR CONSERVATION | RE1/RU1 | Water Supply |
| 120071 | Euchareena RFS | EUCHAREENA | PUBLIC OR COMMUNITY BUILDING OR FACILITY | RU5 | RFS |
| 92336 | Geurie Tip | GEURIE | INFRASTRUCTURE OR GOVERNMENT SERVICES | SP2 | Rubbish Depot |
| 97913 | Stuart Town Bush Fire Brigade | IRONBARKS | PUBLIC OR COMMUNITY BUILDING OR FACILITY | RU1 | RFS |
| 120090 | BURRABADINE BUSH FIRE BRIGADE RESERVE | MITCHELL HIGHWAY | PUBLIC RECREATION OR CONSERVATION | RU2 | RFS |
| 97502 | MOGRIGUY BUSHFIRE BRIGADE | MOGRIGUY CREEK | PUBLIC RECREATION OR CONSERVATION | RU1 | RFS |
| 120092 | MOUNTAIN CREEK BUSH FIRE BRIGADE RESERVE | MOUNTAIN CREEK | INFRASTRUCTURE OR GOVERNMENT SERVICES | RU1 | RFS |
| 89179 | Mumbil Bush Fire Brigade | MUMBIL | PUBLIC OR COMMUNITY BUILDING OR FACILITY | RU5 | RFS |
| 86300 | Ballimore Rubbish Depot | MURRUNGUNDIE | INFRASTRUCTURE OR GOVERNMENT SERVICES | RU1 | Rubbish Depot |
| 98077 | Quarry Near Aerodrome | NANIMA | PUBLIC RECREATION OR CONSERVATION | RU1 | Quarry |
| 2863 | Stuart Town | STUART TOWN | PUBLIC RECREATION OR CONSERVATION | RU1 | Water Supply |
| 120074 | Stuart Town Water Supply | STUART TOWN | PUBLIC RECREATION OR CONSERVATION | RU1 | Water Supply |
| 53217 | Stuart Town Rubbish Tip | STUART TOWN | INFRASTRUCTURE OR GOVERNMENT SERVICES | SP2 | Rubbish Depot |
| 120085 | Troy Bridge drainage basin | TROY | INFRASTRUCTURE OR GOVERNMENT SERVICES | E3 | Water Supply |
| 90326 | Euchareena Tip | WARNE | INFRASTRUCTURE OR GOVERNMENT SERVICES | SP2 | Rubbish Depot |
| 1001062 | Wellington Town Hall | WELLINGTON | PUBLIC OR COMMUNITY BUILDING OR FACILITY | B2 | Facilities |
| 89362 | Wellington Kindergarten | WELLINGTON | PUBLIC OR COMMUNITY BUILDING OR FACILITY | R1 | Facilities |
| 47193 | Wongarbon Rubbish Depot | WONGARBON | INFRASTRUCTURE OR GOVERNMENT SERVICES | RU1 | Rubbish Depot |
| 1002908 | WONGARBON RFS | | INFRASTRUCTURE OR GOVERNMENT SERVICES | RU1 | RFS |
| 1002907 | WONGARBON TANK | | ENVIRONMENTAL PROTECTION | RU1 | Water Supply |

DRC LAND MANAGEMENT

Community Strategic Plan 2040

The overarching plan guiding a balanced framework to deliver the majority of actions and initiatives identified by the community within a limited funding framework. An integrated framework is presented for delivery, resourcing and operations. All land managed and owned by Council sits under this corporate strategy.

Dubbo Region Delivery Program and Operational Plan

Operational delivery of lands aims to provide and maintain facilities in Dubbo, Wellington and villages. Annual surveys of community satisfaction include identifying issues with infrastructure and facilities.

DRC Asset Management Strategy

The Asset Management Objectives defined within the 2020 Asset Management Strategy. This strategy covers lands managed and maintained by DRC. While asset management does include community lands, it provides the tool for operational management. Operational management objectives are determined through the delivery of the Community Strategic Plan through the Delivery Program and Operational Plan 2020/21. These plan for the long term management and maintenance of lands by DRC. Lands generally managed operationally by DRC include the road portfolio, water and sewer portfolio, buildings and urban drainage and infrastructure easements.

The fundamental parameters that have underpinned the proposed reclassifications include:

1. Where there appears to be no actual public use of the land and or no ongoing need to consult or involve the community in the continued management of the land.
2. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function.
3. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities.
4. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities.
5. To correctly classify Council land that has a pure operational focus and function.

The objectives for assets managed by Council are identified individually within the Asset management program and managed as follows:

1. Ensure Council's asset management is undertaken on a corporate basis.
2. Consistent asset management data is in place.
3. Responsibility for asset management is defined.
4. Council's asset management data is correct and consistent.
5. Reporting on Council's asset management capability is consistent and accurate.
6. Council's asset management system is able to accurately inform the Long Term Financial Plan to monitor Council's financial sustainability.
7. Service levels are determined, agreed and documented.
8. Service delivery is matched to service level specifications and costs are captured accurately.
9. Continue to improve the information in respect of the relationship between the service level and cost so that future community consultation will be well-informed of the options and costs.



Identified Operational Land

32 Crown Land Reserves Identified to be Operational Land.

Table B below lists the Crown Land reserves that are operational. These reserves have been grouped by function. Each reserve listed below has been fully reviewed in the following pages.

TABLE B: OPERATIONAL LAND BREAKDOWN BY LAND USE TYPE

| Land Use Type | Reserve Number | Reserve Name | Page No. |
|------------------------|----------------|---------------------------------------|----------|
| Council Buildings | 87513 | Dubbo Kindergarten | |
| | 89362 | Wellington Kindergarten | |
| | 89366 | Rescue Squad | |
| | 520038 | Dubbo Racecourse | |
| | 1001062 | Wellington Town Hall | |
| Mines and Quarries | 88368 | Emu Quarry | |
| | 90949 | Brocklehurst 5 | |
| | 98077 | Quarry Near Aerodrome | |
| Regional Fire Services | 89179 | Mumbil Bush Fire Brigade | |
| | 97502 | Mogriguy Bushfire Brigade | |
| | 97913 | Stuart Town Bush Fire Brigade | |
| | 120071 | Euchareena RFS | |
| | 120077 | Cumboogle Fire Brigade | |
| | 120090 | Burrabadine Bush Fire Brigade Reserve | |
| | 120092 | Mountain Creek Bush Fire Brigade | |
| | 120095 | Terramungamine Bushfire Brigade | |
| | 1002908 | Wongarbon RFS | |

| Land Use Type | Reserve Number | Reserve Name | Page No. |
|-------------------------------|-----------------------|------------------------------|-----------------|
| Rubbish Depots | 47193 | Wongarbon Rubbish Depot | |
| | 53217 | Stuart Town Rubbish Tip | |
| | 86300 | Ballimore Rubbish Depot | |
| | 90326 | Euchareena Tip | |
| | 90950 | Brocklehurst 6 Rubbish Depot | |
| | 92336 | Geurie Tip | |
| | 94036 | Elong Elong Tip | |
| | 96389 | Burrendong Rubbish Depot | |
| Water Infrastructure Services | 2863 | Stuart Town Water | |
| | 19729 | Euchareena Water Supply | |
| | 64928 | End Of Cooreena Rd | |
| | 88583 | Burrendong Drainage Reserve | |
| | 120074 | Stuart Town Water Supply | |
| | 120085 | Troy Bridge Drainage Basin | |
| | 1002907 | Wongarbon Tank | |

Council Buildings

| | | |
|-------------------|---------|-------------------------|
| Council Buildings | 87513 | Dubbo Kindergarten |
| | 89362 | Wellington Kindergarten |
| | 89366 | Rescue Squad |
| | 520038 | Dubbo Racecourse |
| | 1001062 | Wellington Town Hall |



87513 DUBBO KINDERGARTEN

| | |
|--|--|
| Reserve Number | 87513 |
| Reserve Name | Dubbo Kindergarten |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R87513 |
| Status | Current |
| Gazette Date | 25528 |
| Revocation Date | NA |
| Reserve Location | DUBBO |
| Primary Purpose as per Crown Land Portal | PUBLIC OR COMMUNITY BUILDING OR FACILITY |
| Management Type | RESERVE TRUST |
| Management Name | Dubbo Kindergarten (R87513) Reserve Trust |
| Functional Use | Commercial/Facilities |
| Mailing Name | Dubbo Kindergarten (R87513) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 18 Hampden Street |
| Crown Land Purposes | PUBLIC OR COMMUNITY BUILDING OR FACILITY ; KINDERGARTEN ; |
| Area M2 | 2942.59 |
| Lot Dp | 4//1224528 ; |
| File | . TN695476 |
| All References | 3, Creation TN695476, 15/08982, PK693241 |
| LGA | DUBBO REGIONAL |
| Parish | DUBBO |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | General Residential |
| LEP Zoning Code | R1 |
| Ownership Note | The State of NSW Corporate Name to Reserve Trust - 1990-11-23. |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

87513 DUBBO KINDERGARTEN



PARCEL INFORMATION - *Undefined*



| | | | | | |
|--|-----------------------|--------------------|--|---------------|---------|
| Lot No: | 4 | Section No: | | DP No: | 1224528 |
| Parcel No: | 26965 | Assess. No: | | | 1231183 |
| Address | Undefined | | | | |
| Area (sq metres unless flagged hectares): | 2911.00m ² | | | | |
| Parish: | Dubbo | County: | | Lincoln | |

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89362 WELLINGTON KINDERGARTEN

| | |
|--|--|
| Reserve Number | 89362 |
| Reserve Name | Wellington Kindergarten |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R89362 |
| Status | Current |
| Gazette Date | 27425 |
| Revocation Date | NA |
| Reserve Location | WELLINGTON |
| Primary Purpose as per Crown Land Portal | PUBLIC OR COMMUNITY BUILDING OR FACILITY |
| Management Type | RESERVE TRUST |
| Management Name | Wellington Kindergarten (R89362) Reserve Trust |
| Functional Use | Commercial/Facilities |
| Mailing Name | Wellington Kindergarten (R89362) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 6 William Street Wellington |
| Crown Land Purposes | PUBLIC OR COMMUNITY BUILDING OR FACILITY ; KINDERGARTEN ; |
| Area M2 | 1369.01 |
| Lot Dp | 316//756920 ; |
| File | . PK74528 |
| All References | 4, Creation PK74528, LB76570, DB81R88, LB74453 |
| LGA | DUBBO REGIONAL |
| Parish | WELLINGTON |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | WELLINGTON |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | General Residential |
| LEP Zoning Code | R1 |
| Ownership Note | The State of NSW Corporate Name to Reserve Trust - 1990-11-23. |
| Management Categories | Site is managed as a commercial/community facility. |
| Reason for classification | Nil Known |
| Are there any current tenures/leases/licences? | #REF! |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

89362 WELLINGTON KINDERGARTEN



PARCEL INFORMATION - 6 William ST WELLINGTON



| | | | | | |
|--|-------------------------|--------------------|------------|--------------------|---------|
| Lot No: | 316 | Section No: | | DP No: | 756920 |
| Parcel No: | 44309 | Assess. No: | | Assess. No: | 2042480 |
| Address | 6 William ST WELLINGTON | | | | |
| Area (sq metres unless flagged hectares): | 1356.00m ² | | | | |
| Parish: | Wellington | County: | Wellington | | |

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89366 RESCUE SQUAD

| | |
|--|--|
| Reserve Number | 89366 |
| Reserve Name | RESCUE SQUAD |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R89366 |
| Status | Current |
| Gazette Date | 27425 |
| Revocation Date | NA |
| Reserve Location | DUBBO |
| Primary Purpose as per Crown Land Portal | PUBLIC OR COMMUNITY BUILDING OR FACILITY |
| Management Type | RESERVE TRUST |
| Management Name | Dubbo Rescue Station (R89366) Reserve Trust |
| Functional Use | Emergency Service Facility |
| Mailing Name | Dubbo Rescue Station (R89366) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 186 Cobra Street, Dubbo |
| Crown Land Purposes | PUBLIC OR COMMUNITY BUILDING OR FACILITY ; RESCUE STATION ; |
| Area M2 | 4745.44 |
| Lot Dp | 378//754308 ; |
| File | . PK74532 |
| All References | 2, Creation PK74532, LB73320 |
| LGA | DUBBO REGIONAL |
| Parish | DUBBO |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Low Density Residential |
| LEP Zoning Code | R2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

89366 RESCUE SQUAD



PARCEL INFORMATION - 186 Cobra ST DUBBO



| | | | | | |
|--|-----------------------|--------------------|---------|---------------|---------|
| Lot No: | 378 | Section No: | | DP No: | 754308 |
| Parcel No: | 2320 | Assess. No: | | | 1027318 |
| Address | 186 Cobra ST DUBBO | | | | |
| Area (sq metres unless flagged hectares): | 4945.00m ² | | | | |
| Parish: | Dubbo | County: | Lincoln | | |

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520038 DUBBO RACECOURSE

| | |
|--|--|
| Reserve Number | 520038 |
| Reserve Name | DUBBO RACECOURSE |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | DEDICATION |
| Account | R520038 |
| Status | Current |
| Gazette Date | 235 |
| Revocation Date | NA |
| Reserve Location | DUBBO |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Dubbo Racecourse (D520038) Reserve Trust Corporate Name to Reserve Trust - 1990-11-23 |
| Functional Use | Commercial/Facilities |
| Mailing Name | Dubbo Racecourse (D520038) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 11L Merrilea Road, Dubbo |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; RACECOURSE ; |
| Area M2 | 610300 |
| Lot Dp | 1861//1134138 ; 1863//1134138 ; |
| File | . MS.1900-4751 |
| All References | 12, 12, Administration DB95R14, Creation MS.1900-4751, Lease DB84R95, Trim Reference DOC15/029991, Trim Reference 13/15598, Trust DB81R83, Validation Status BC (CLIB), PK6054, PK542561, MS04751, P |
| LGA | DUBBO REGIONAL |
| Parish | DUBBO |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Private Recreation |
| LEP Zoning Code | RE2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as a leased commercial facility. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | 25 Year lease ED19/190484 |
| Agreements over the land | Dedicated as Public Reserve. Is not managed by DRC, leased to Dubbo Turf Club for long term commercial management. |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | Private recreation |

520038 DUBBO RACECOURSE



PARCEL INFORMATION - 11L Merrilea RD DUBBO



Lot No: 1861 Section No: DP No: 1134138
Parcel No: 23584 Assess. No: 1203638
Address 11L Merrilea RD DUBBO
Area (sq metres unless flagged hectares): 59.71H
Parish: Dubbo County: Lincoln

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PARCEL INFORMATION - Undefined



Lot No: 1863 Section No: DP No: 1134138
Parcel No: 23586 Assess. No: 1037200
Address Undefined
Area (sq metres unless flagged hectares): 1.42H
Parish: Dubbo County: Lincoln

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1001062 WELLINGTON TOWN HALL

| | |
|--|--|
| Reserve Number | 1001062 |
| Reserve Name | Wellington Town Hall |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | DEDICATION |
| Account | R1001062 |
| Status | Current |
| Gazette Date | 1882-01-13 |
| Revocation Date | 0 |
| Reserve Location | WELLINGTON |
| Primary Purpose as per Crown Land Portal | PUBLIC OR COMMUNITY BUILDING OR FACILITY |
| Management Type | RESERVE TRUST |
| Management Name | Wellington Town Hall Site (D1001062) Reserve Trust |
| Functional Use | Commercial/Facilities |
| Mailing Name | Wellington Town Hall Site (D1001062) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 1A Namina Cr Wellington |
| Crown Land Purposes | TOWN HALL SITE ; |
| Area M2 | 2017.68 |
| Lot Dp | 5/76/759073 ; |
| File | . MS803064 |
| All References | 2, Creation MS803064, Trim Reference 17/08250 |
| LGA | DUBBO REGIONAL |
| Parish | WELLINGTON |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | WELLINGTON |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Local Centre |
| LEP Zoning Code | B2 |
| Ownership Note | DRC ownership query |
| Management Categories | Site is used as an commercial/business operations facility. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Dedicated as a Public of Community Building of Facility |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

1001062 WELLINGTON TOWN HALL



PARCEL INFORMATION - 1A Nanima CR WELLINGTON



| | | | | | |
|--|-------------------------|--------------------|------------|---------------|--------|
| Lot No: | 5 | Section No: | 76 | DP No: | 759073 |
| Parcel No: | 42342 | Assess. No: | 2019884 | | |
| Address | 1A Nanima CR WELLINGTON | | | | |
| Area (sq metres unless flagged hectares): | 2012.00m ² | | | | |
| Parish: | Wellington | County: | Wellington | | |

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/excavation works.

1001062 WELLINGTON TOWN HALL

South Wales Government Gazette (Sydney, NSW : 1832 - 1900), Friday 13 January 1882 (No.13)

| <p>[189] Department of Lands, Sydney, 13th January, 1882.</p> <p>HIS Excellency the Governor, with the advice of the Executive Council, has been pleased to dedicate the Crown Lands hereunder described, to the several religious and public purposes mentioned in connection therewith, an Abstract of such intended dedication having been laid before Parliament, in accordance with the 5th section of the Crown Lands Alienation Act of 1861.</p> <p>[Ms. 82-88] JOHN ROBERTSON.</p> | | | | | | | | | |
|--|-------------------|------------|---------------|---|--------------------------|---------------------|--|----------------|-------------------|
| List No. 1 of 1882. | | | | | | | | | |
| Place. | County. | Allotment. | Section. | Portion. | Locality. | Area. | To what purpose dedicated. | No. of Papers. | Cat. No. of Plan. |
| Aberdeen | Dnrham ..... | ..... | ..... | ..... | Village of Aberdeen .. | a. r. p. 87 0 17 | Public Recreation | Ms. 82- 90 | D. 31-2,064 |
| Binda | Georgiana ..... | ..... | Part of 42 | ..... | Do Binda | 7 1 39 | General Cemetery | 80-13,729 | C. 408-1,964 |
| Cooma | Berresford ..... | ..... | ..... | 153, 150, 160a, 161a, 162a, 163a. | Parish of Cooma | abt. 6 0 0 | Do | 81-14,771 | C. 911-1,964 |
| Fitzroy | Camden ..... | ..... | ..... | ..... | Village of Fitzroy | 8 1 8 | Do | 4,426 | C. 912-1,964 |
| Gulgammee | Wellington ..... | ..... | ..... | 259 | Parish of Tannabutta .. | 2 0 0 | Public School Site | 12,926 | F. 733-1,978 |
| Manilla | Darling | 3 | 21 | ..... | Town of Manilla | 0 3 16 | Site for Mechanics' Institute.. | 8,181 | M. 16-1,800 |
| Michelago | Murray ..... | ..... | ..... | 160 | Parish of Monkellan .. | 2 0 0 | Public School Site | 11,507 | F. 554-1,978 |
| Reidsdale | St. Vincent ..... | ..... | ..... | ..... | At Reidsdale | 1 1 2 | Do | 80-15,071 | F. 723-1,978 |
| Tabulam | Roxburgh ..... | ..... | ..... | 72 | Parish of Warrangunia .. | 2 0 0 | Do | 81- 2,339 | F. 742-1,978 |
| Tabulam | Drake ..... | ..... | ..... | ..... | Town of Tabulam | 7 2 0 | General Cemetery | 80-17,408 | C. 905-1,964 |
| Warialda | Burnett ..... | ..... | ..... | ..... | Parish of Warialda | 106 0 0 | Public Recreation | 81-19,280 | G. 48-1,824 |
| Warren | Oxley | 1 & 2 | 10 | ..... | Town of Warren | 1 0 0 | Sites for Roman Catholic Church and Presbytery. | 9,416 | C. 843-1,964 |
| Wellington | Wellington | 5 | 76 | ..... | Do Wellington | 0 2 0 | Site for Town Hall | 80- 3,064 | W. 61-1,281 |

Quarries

| | | |
|--------------------|-------|----------------------------------|
| Mines and Quarries | 88368 | Emu Quarry |
| | 90949 | Brocklehurst 5 |
| | 98077 | Quarry Near Aerodrome- Bodangora |



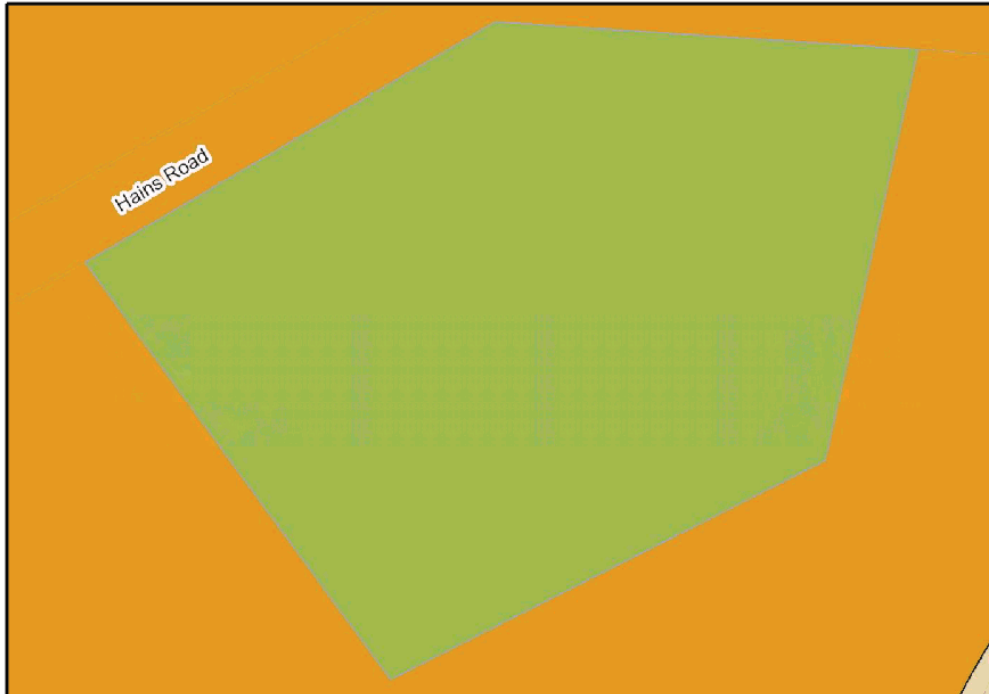
88368 EMU QUARRY

| | |
|--|---|
| Reserve Number | 88368 |
| Reserve Name | Emu Quarry |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R88368 |
| Status | Current |
| Gazette Date | 26207 |
| Revocation Date | NA |
| Reserve Location | EMU |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Emu Quarry (R88368) Reserve Trust |
| Functional Use | Quarry/extraction facility |
| Mailing Name | Emu Quarry (R88368) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Hains Road Eumungerie |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; QUARRY ; |
| Area M2 | 105476.93 |
| Lot Dp | 29//752578 ; |
| File | . PK701342 |
| All References | 1, Creation PK701342 |
| LGA | DUBBO REGIONAL |
| Parish | EMU |
| County | EWENMAR |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | EUMUNGIERIE |
| Postcode | 2831 |
| Classification | Operational |
| LEP Zoning | National Parks and Nature Reserve |
| LEP Zoning Code | E1 |
| Ownership Note | The State of NSW. |
| Management Categories | Site is used as an commercial facility. |
| Reason for classification | 1. Appears to be no actual public use of the land and or no ongoing need to consult or involve the community in the continued management of the land. 2.The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

88368 EMU QUARRY



PARCEL INFORMATION - Undefined



| | | | | | |
|--|-----------|--------------------|--|--------------------|---------|
| Lot No: | 29 | Section No: | | DP No: | 752578 |
| Parcel No: | 19023 | Assess. No: | | Assess. No: | 1167163 |
| Address | Undefined | | | | |
| Area (sq metres unless flagged hectares): | 11.20H | | | | |
| Parish: | Emu | County: | | County: | Ewenmar |

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88368 EMU QUARRY



90949 BROCKLEHURST 5

| | |
|--|--|
| Reserve Number | 90949 |
| Reserve Name | BROCKLEHURST 5 |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R90949 |
| Status | Current |
| Gazette Date | 28440 |
| Revocation Date | NA |
| Reserve Location | BROCKLEHURST |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Dubbo City Council Crown Reserves Reserve Trust |
| Functional Use | Reserve - Unimproved |
| Mailing Name | Dubbo City Council Crown Reserves Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Mendoran Road Dubbo |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; PUBLIC RECREATION ; |
| Area M2 | 10504.58 |
| Lot Dp | 7001//1020216 ; |
| File | . PK761041 |
| All References | 2, Creation PK761041, DB80R2 |
| LGA | DUBBO REGIONAL |
| Parish | TERRAMUNGAMINE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Large Lot Residential |
| LEP Zoning Code | R5 |
| Ownership Note | The State of NSW. Ref 1995-03-24 |
| Management Categories | Quarry site for river rock. Site used as a commercial/infrastructure facility. |
| Reason for classification | 1. Appears to be no actual public use of the land and/or no ongoing need to consult or involve the community in the continued management of the land. 2. The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Prev. part of Trig Reserve 41595 |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

90949 BROCKLEHURST 5



PARCEL INFORMATION - Undefined



| | | | | | |
|--|---------------|--------------------|--|---------------|---------|
| Lot No: | 7001 | Section No: | | DP No: | 1020216 |
| Parcel No: | 18927 | Assess. No: | | | 1167163 |
| Address | Undefined | | | | |
| Area (sq metres unless flagged hectares): | 1.05H | | | | |
| Parish: | Terramungamin | County: | | | Lincoln |

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Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday

(1237)

Sydney, 11th November, 1977.

RESERVES FROM SALE

IN pursuance of the provisions of section 28, Crown Lands Consolidation Act, 1913, I declare that the Crown lands hereunder described shall be reserved from sale for the public purpose hereinafter specified and are thereby reserved accordingly.

W. F. CRABTREE, Minister for Lands.

FOR PUBLIC RECREATION

Land District and Shire—Scone

No. 90951, Parish Chalmers, County Durham, 9 472 square metres, comprising portions 100 and 101. Ten. 76-108.

Land District—Corowa; Shire—Hume

No. 90961, Parish Howlong, County Hume, area about 8 094 square metres, being the land withdrawn from W.R. 29062 this day. L.B. 77-310 Wga.

Land District—Dubbo; Shire—Talbragar

No. 90949, Parish Terramungamine, County Lincoln, area about 1.012 hectares, being the area bounded by portions 24, 153 and road 40.235 metres wide from Dubbo to Mendooran. (The affected part of Trig. Reserve 41595 is revoked.) Pks 76-1041.

98077 QUARRY NEAR AERODROME

| | |
|--|--|
| Reserve Number | 98077 |
| Reserve Name | Quarry Near Aerodrome |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R98077 |
| Status | Current |
| Gazette Date | 31457 |
| Revocation Date | NA |
| Reserve Location | NANIMA |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Nanima Recreation (R98077) Reserve Trust Corporate Name to Reserve Trust - 1990-11-23 |
| Functional Use | Quarry/extraction facility |
| Mailing Name | Nanima Recreation (R98077) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 45 Aerodrome Rd Bodangora |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; PUBLIC RECREATION ; |
| Area M2 | 20269.75 |
| Lot Dp | 132//750760 ; |
| File | . |
| All References | 1, DB82R21 |
| LGA | DUBBO REGIONAL |
| Parish | NANIMA |
| County | BLIGH |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | BODANGORA |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW. Appears to be part of a quarry. Currently managed by Council |
| Management Categories | Reservation for public recreation on file. However site is disturbed due to quarrying and has no conservation or recreation values. |
| Reason for classification | 1. Appears to be no actual public use of the land and/or no ongoing need to consult or involve the community in the continued management of the land. 2. The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Adjoining Aerodrome Licences ED17/12028; ED19/182593; ED17/11755; ED17/11712; ED17/11709; ED17/11693; ED18/52493; ED17/48366 |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

98077 QUARRY NEAR AERODROME



PARCEL INFORMATION - 45 Aerodrome RD



| | | | | | |
|--|---------------------------|--------------------|-------|---------------|---------|
| Lot No: | 132 | Section No: | | DP No: | 750760 |
| Parcel No: | 46544 | Assess. No: | | | 2046960 |
| Address | 45 Aerodrome RD BODANGORA | | | | |
| Area (sq metres unless flagged hectares): | 2.06H | | | | |
| Parish: | Nanima | County: | Bligh | | |

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Regional Fire Service Facilities





| | | |
|------------------------|---------|--|
| Regional Fire Services | 89179 | Mumbil Bush Fire Brigade |
| | 97502 | Mogriguy Bushfire Brigade |
| | 97913 | Stuart Town Bush Fire Brigade |
| | 120071 | Euchareena RFS |
| | 120077 | Cumboogle Fire Brigade |
| | 120090 | Burrabadine Bush Fire Brigade Reserve |
| | 120092 | Mountain Creek Bush Fire Brigade Reserve |
| | 120095 | Terramungamine Bushfire rigade |
| | 1002908 | Wongarbon RFS |



89179 MUMBIL BUSH FIRE BRIGADE

| | |
|--|---|
| Reserve Number | 89179 |
| Reserve Name | Mumbil Bush Fire Brigade |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R89179 |
| Status | Current |
| Gazette Date | 28956 |
| Revocation Date | NA |
| Reserve Location | MUMBIL |
| Primary Purpose as per Crown Land Portal | PUBLIC OR COMMUNITY BUILDING OR FACILITY |
| Management Type | RESERVE TRUST |
| Management Name | Mumbil Bush Fire Brigade (R89179) Reserve Trust |
| Functional Use | Fire station |
| Mailing Name | Mumbil Bush Fire Brigade (R89179) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 33 Burrendong Road Mumbil |
| Crown Land Purposes | PUBLIC OR COMMUNITY BUILDING OR FACILITY ; BUSH FIRE BRIGADE PURPOSES ; |
| Area M2 | 2024.1 |
| Lot Dp | 1//508486 ; 2//508486 ; |
| File | . PK7448 |
| All References | 1, Creation PK7448 |
| LGA | DUBBO REGIONAL |
| Parish | MUMBIL |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | MUMBIL |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Village |
| LEP Zoning Code | RU 5 |
| Ownership Note | Water Administrator ownership. Crown Lands needs to resolve reserve. Corporate Name to Reserve Trust - 1990-11-23. |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

89179 MUMBIL BUSH FIRE BRIGADE

|  | |  | |
|---|----------------------------|--|--|
| PARCEL INFORMATION - 33 Burrandong RD MUMBIL | | PARCEL INFORMATION - 33 Burrandong RD MUMBIL | |
|  | |  | |
| Lot No: 2 | Section No: | DP No: 508486 | |
| Parcel No: 50238 | Assess. No: 2048461 | | |
| Address: 33 Burrandong RD MUMBIL | | | |
| Area (sq metres unless flagged hectares): 561.70m² | | | |
| Parish: Mumbil | County: Wellington | | |
| <small>DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/reservation works.</small> | | | |
| Lot No: 1 | Section No: | DP No: 508486 | |
| Parcel No: 50237 | Assess. No: 2048461 | | |
| Address: 33 Burrandong RD MUMBIL | | | |
| Area (sq metres unless flagged hectares): 1505.00m² | | | |
| Parish: Mumbil | County: Wellington | | |
| <small>DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/reservation works.</small> | | | |

Enter Title Reference (eg 1863/1000001, 6/22052, 48/SP63903)

| Matter | Title Reference | CP | Proprietor | Address | Parish | County | LGA |
|--------|-----------------|----|-----------------|-------------------------------|--------|------------|----------------|
| POM | 1/508486 | | WATER ADMINISTR | 33 BURRANDONG ST, MUMBIL 2820 | MUMBIL | WELLINGTON | DUBBO REGIONAL |
| POM | 2/508486 | | WATER ADMINISTR | 33 BURRANDONG ST, MUMBIL 2820 | MUMBIL | WELLINGTON | DUBBO REGIONAL |

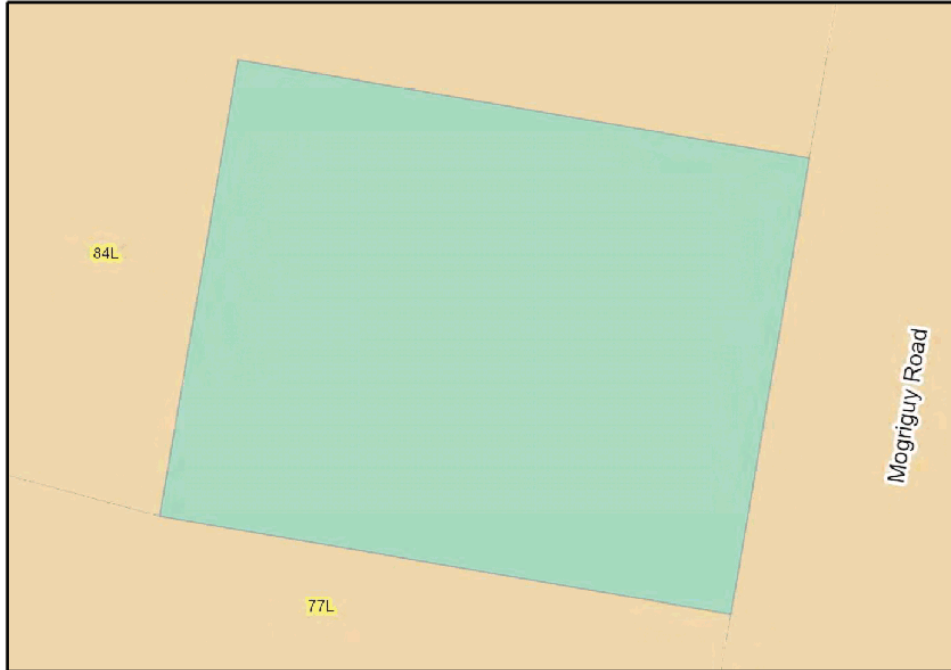
97502 MOGRIGUY BUSHFIRE BRIGADE

| | |
|--|--|
| Reserve Number | 97502 |
| Reserve Name | MOGRIGUY BUSHFIRE BRIGADE |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R97502 |
| Status | Current |
| Gazette Date | 30981 |
| Revocation Date | NA |
| Reserve Location | MOGRIGUY CREEK |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Mogriguy Creek Recreation (R97502) Reserve Trust |
| Functional Use | Fire Station |
| Mailing Name | Mogriguy Creek Recreation (R97502) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Mogriguy Road Mogriguy |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; PUBLIC RECREATION ; |
| Area M2 | 8078.59 |
| Lot Dp | 22//754314 ; |
| File | . DB83H479 |
| All References | 1, Creation DB83H479 |
| LGA | DUBBO REGIONAL |
| Parish | GOONOO |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | MOGRIGUY |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW. Corporate Name to Reserve Trust - 1990-11-23. |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

97502 MOGRIGUY BUSHFIRE BRIGADE



PARCEL INFORMATION - *Undefined*



| | | | | | |
|--|-----------------------|--------------------|--|---------------|---------|
| Lot No: | 22 | Section No: | | DP No: | 754314 |
| Parcel No: | 17446 | Assess. No: | | | 1203901 |
| Address | Undefined | | | | |
| Area (sq metres unless flagged hectares): | 8090.00m ² | | | | |
| Parish: | Goonoo | County: | | | Lincoln |

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97502 MOGRIGUY BUSHFIRE BRIGADE



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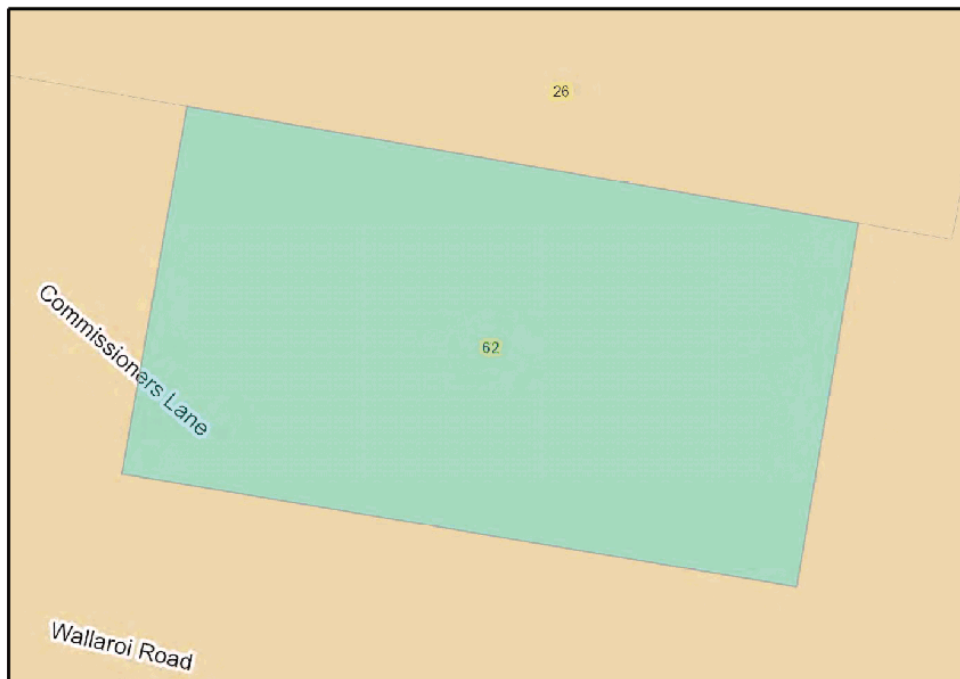
97913 STUART TOWN BUSH FIRE BRIGADE

| | |
|--|--|
| Reserve Number | 97913 |
| Reserve Name | Stuart Town Bush Fire Brigade |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R97913 |
| Status | Current |
| Gazette Date | 31303 |
| Revocation Date | NA |
| Reserve Location | IRONBARKS/STUART TOWN |
| Primary Purpose as per Crown Land Portal | PUBLIC OR COMMUNITY BUILDING OR FACILITY |
| Management Type | RESERVE TRUST |
| Management Name | Ironbarks Bush Fire Brigade (R97913) Reserve Trust |
| Functional Use | Fire Station |
| Mailing Name | Ironbarks Bush Fire Brigade (R97913) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 62 Wallaroi Road Stuart Town |
| Crown Land Purposes | PUBLIC OR COMMUNITY BUILDING OR FACILITY ; BUSH FIRE BRIGADE PURPOSES ; |
| Area M2 | 2654.97 |
| Lot Dp | 349//720312 ; |
| File | . DB84R64 |
| All References | 1, Creation DB84R64 |
| LGA | DUBBO REGIONAL |
| Parish | IRONBARKS |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | STUART TOWN |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

97913 STUART TOWN BUSH FIRE BRIGADE



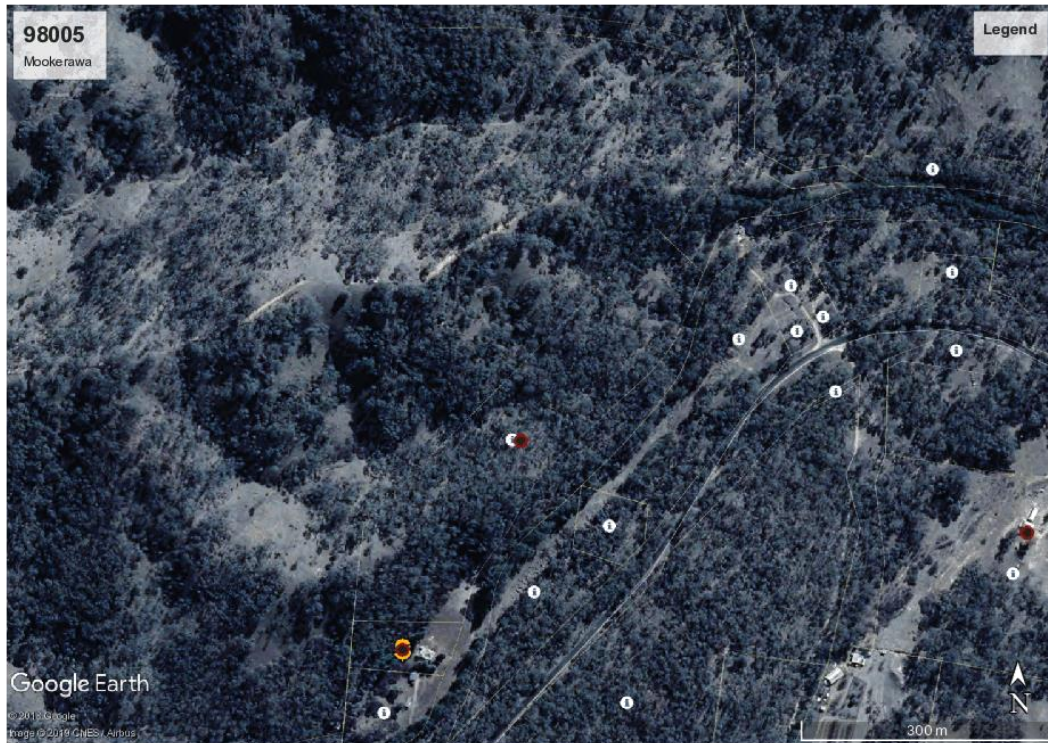
PARCEL INFORMATION - 62 Wallaroi RD STUART TOWN



| | | | | | |
|--|----------------------------|--------------------|------------|---------------|---------|
| Lot No: | 349 | Section No: | | DP No: | 720312 |
| Parcel No: | 50234 | Assess. No: | | | 2048412 |
| Address | 62 Wallaroi RD STUART TOWN | | | | |
| Area (sq metres unless flagged hectares): | 2760.00m ² | | | | |
| Parish: | Ironbarks | County: | Wellington | | |

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/excavation works.

97913 STUART TOWN BUSH FIRE BRIGADE



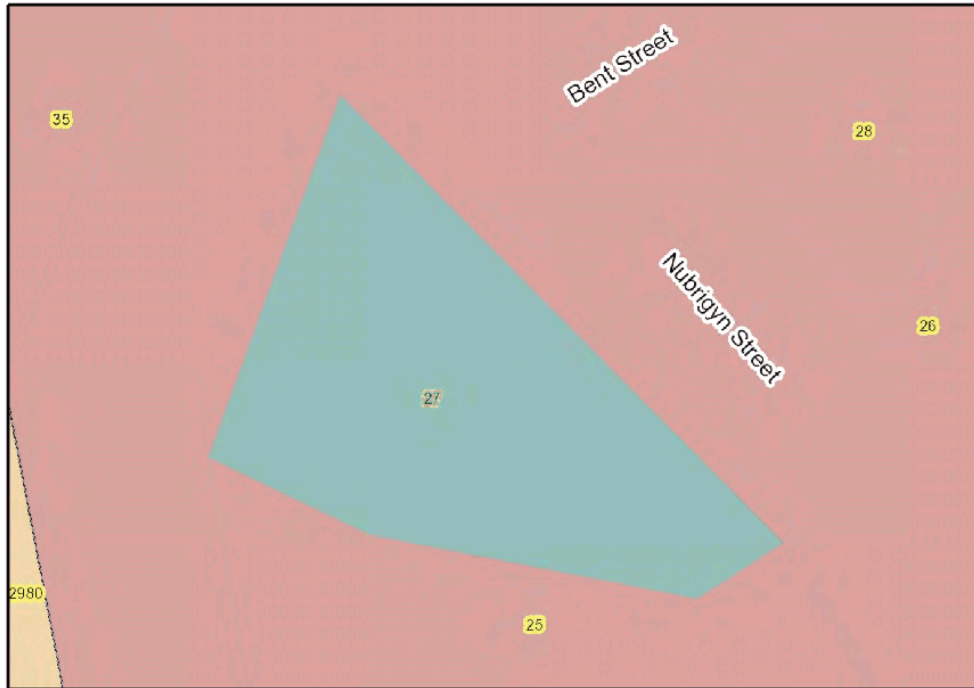
120071 EUCHAREENA RFS

| | |
|--|--|
| Reserve Number | 120071 |
| Reserve Name | Euchareena RFS |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R120071 |
| Status | Current |
| Gazette Date | 32682 |
| Revocation Date | NA |
| Reserve Location | EUCHAREENA |
| Primary Purpose as per Crown Land Portal | PUBLIC OR COMMUNITY BUILDING OR FACILITY |
| Management Type | RESERVE TRUST |
| Management Name | Euchareena Bush Fire Brigade (R120071) Reserve Trust |
| Functional Use | Fire Station |
| Mailing Name | Euchareena Bush Fire Brigade (R120071) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 27 Nubrigyn Street Euchareena |
| Crown Land Purposes | PUBLIC OR COMMUNITY BUILDING OR FACILITY ; BUSH FIRE BRIGADE PURPOSES ; |
| Area M2 | 1647.34 |
| Lot Dp | 175//257243 ; |
| File | . DB89R27 |
| All References | 1, Creation DB89R27 |
| LGA | DUBBO REGIONAL |
| Parish | WARNE |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | EUCHAREENA |
| Postcode | 2866 |
| Classification | Operational |
| LEP Zoning | Village |
| LEP Zoning Code | RU 5 |
| Ownership Note | The State of NSW. Corporate Name to Reserve Trust - 1990-11-23. |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

120071 EUCHAREENA RFS



PARCEL INFORMATION - 27 Nubrigyn ST EUCHAREENA



| | | | | | |
|--|---------------------------|--------------------|------------|---------------|---------|
| Lot No: | 175 | Section No: | | DP No: | 257243 |
| Parcel No: | 50384 | Assess. No: | | | 2048875 |
| Address | 27 Nubrigyn ST EUCHAREENA | | | | |
| Area (sq metres unless flagged hectares): | 1655.00m ² | | | | |
| Parish: | Warne | County: | Wellington | | |

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120071 EUCHAREENA RFS



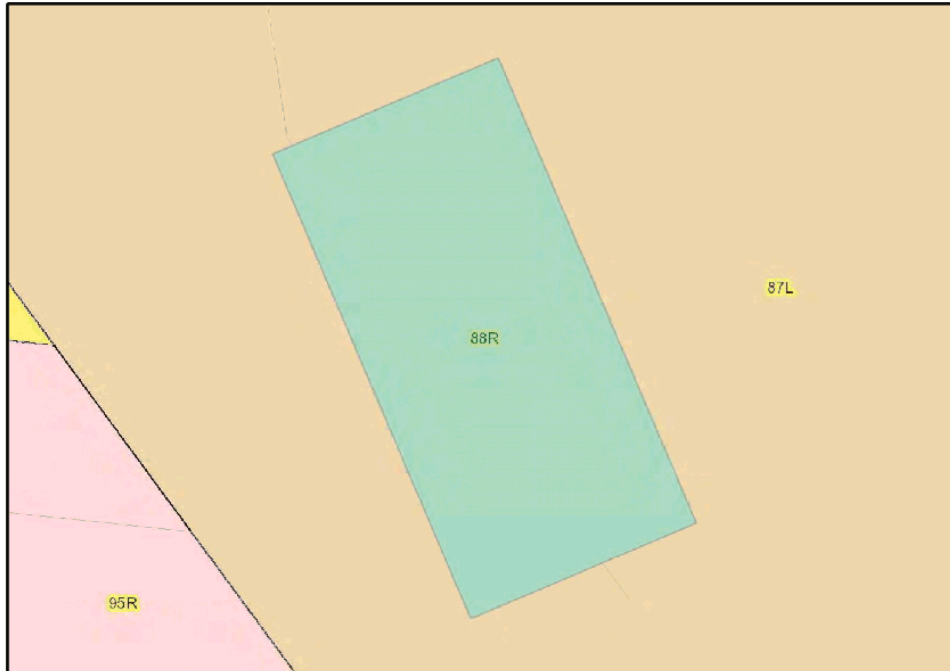
120077 CUMBOOGLE FIRE BRIGADE

| | |
|--|--|
| Reserve Number | 120077 |
| Reserve Name | CUMBOOGLE FIRE BRIGADE |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R120077 |
| Status | Current |
| Gazette Date | 33480 |
| Revocation Date | NA |
| Reserve Location | CUMBOOGLE |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Cumboogle Bush Fire Brigade (R120077) Reserve Trust |
| Functional Use | Fire Station |
| Mailing Name | Cumboogle Bush Fire Brigade (R120077) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 88R Obley Road, Dubbo |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RURAL SERVICES ; |
| Area M2 | 4176.22 |
| Lot Dp | 165//820706 ; |
| File | . DB89R96 |
| All References | 1, Creation DB89R96 |
| LGA | DUBBO REGIONAL |
| Parish | WHYLANDRA |
| County | GORDON |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | Fire buildings on small lot. The State of NSW. |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

120077 CUMBOOGLE FIRE BRIGADE



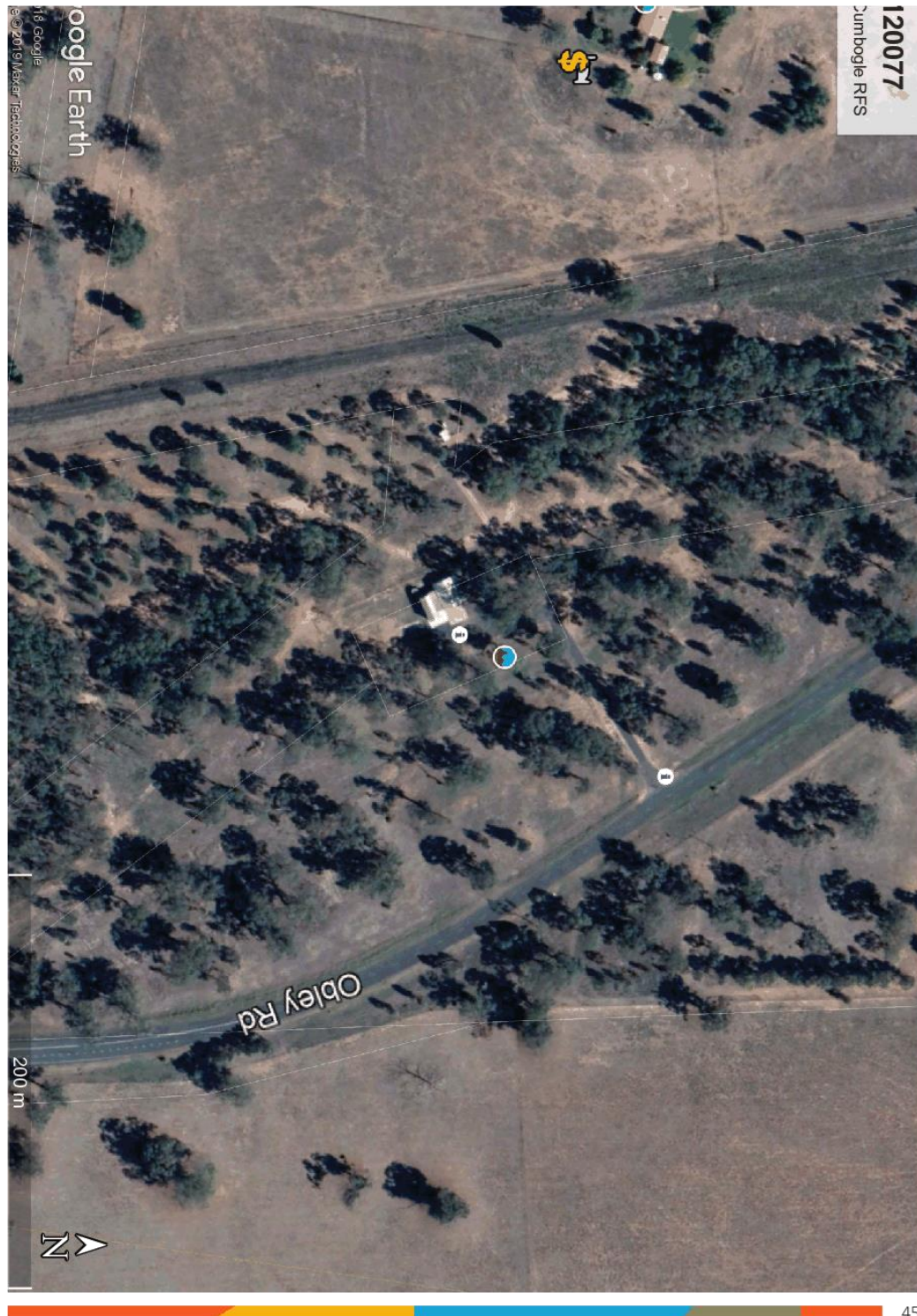
PARCEL INFORMATION - 88R Obley RD DUBBO



| | | | | | |
|--|-----------------------|--------------------|--|---------------|---------|
| Lot No: | 165 | Section No: | | DP No: | 820706 |
| Parcel No: | 15990 | Assess. No: | | | 1170977 |
| Address | 88R Obley RD DUBBO | | | | |
| Area (sq metres unless flagged hectares): | 4183.00m ² | | | | |
| Parish: | Whylandra | County: | | Gordon | |

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120077 CUMBOOGLE FIRE BRIGADE



120090 BURRABADINE BUSH FIRE BRIGADE RESERVE

| | |
|--|--|
| Reserve Number | 120090 |
| Reserve Name | BURRABADINE BUSH FIRE BRIGADE RESERVE |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R120090 |
| Status | Current |
| Gazette Date | 33655 |
| Revocation Date | NA |
| Reserve Location | MITCHELL HIGHWAY |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Burrabadie Recreation And Bush Fire Brigade Reserve (R120090) Trust |
| Functional Use | Fire Station |
| Mailing Name | Burrabadie Recreation And Bush Fire Brigade Reserve (R120090) Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 79R Narromine Rd Dubbo |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; PUBLIC RECREATION ; RURAL SERVICES ; |
| Area M2 | 7385.03 |
| Lot Dp | 9//755094 ; |
| File | . DB92R2 |
| All References | 1, Creation DB92R2 |
| LGA | DUBBO REGIONAL |
| Parish | BURRABADINE |
| County | NARROMINE |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Rural Landscape |
| LEP Zoning Code | RU 2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

120090 BURRABADINE BUSH FIRE BRIGADE RESERVE



PARCEL INFORMATION - 79R Narromine RD DUBBO



| | | | | | |
|--|------------------------|--------------------|-----------|---------------|---------|
| Lot No: | 9 | Section No: | | DP No: | 755094 |
| Parcel No: | 17305 | Assess. No: | | | 1146803 |
| Address | 79R Narromine RD DUBBO | | | | |
| Area (sq metres unless flagged hectares): | 8094.00m ² | | | | |
| Parish: | Burrabadine | County: | Narromine | | |

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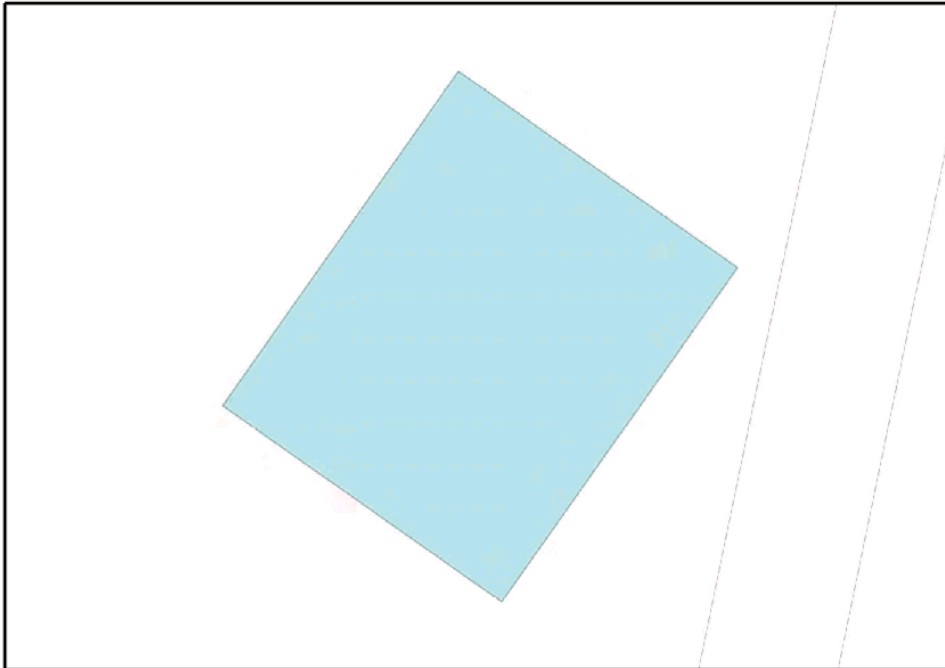
120092 MOUNTAIN CREEK BUSH FIRE BRIGADE RESERVE

| | |
|--|--|
| Reserve Number | 120092 |
| Reserve Name | MOUNTAIN CREEK BUSH FIRE BRIGADE RESERVE |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R120092 |
| Status | Current |
| Gazette Date | 33690 |
| Revocation Date | NA |
| Reserve Location | MOUNTAIN CREEK |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Mountain Creek Bush Fire Brigade (R120092) Reserve Trust |
| Functional Use | Fire Station |
| Mailing Name | Mountain Creek Bush Fire Brigade (R120092) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 7L Mountain Creek Road Dubbo |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RURAL SERVICES ; |
| Area M2 | 2993.97 |
| Lot Dp | 16//820799 ; |
| File | . DB92R7 |
| All References | 4, Creation DB92R7, Trim Reference DOC18/015000, Validation Status RJS (CLUB), DB91H113 |
| LGA | DUBBO REGIONAL |
| Parish | CULLEN |
| County | GORDON |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

120092 MOUNTAIN CREEK BUSH FIRE BRIGADE RESERVE



PARCEL INFORMATION - 7L Mountain Creek RD DUBBO



| | | | | | |
|--|----------------------------|--------------------|--|--------------------|---------|
| Lot No: | 16 | Section No: | | DP No: | 820799 |
| Parcel No: | 18514 | Assess. No: | | Assess. No: | 1159533 |
| Address | 7L Mountain Creek RD DUBBO | | | | |
| Area (sq metres unless flagged hectares): | 3000.00m ² | | | | |
| Parish: | Cullen | County: | | County: | Gordon |

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120092 MOUNTAIN CREEK BUSH FIRE BRIGADE RESERVE



120095 TERRAMUNGAMINE BUSHFIRE BRIGADE

| | |
|--|---|
| Reserve Number | 120095 |
| Reserve Name | TERRAMUNGAMINE BUSHFIRE BRIGADE |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R120095 |
| Status | Current |
| Gazette Date | 33962 |
| Revocation Date | NA |
| Reserve Location | BROCKLEHURST |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Terramungamine Bush Fire Brigade (R120095) Reserve Trust |
| Functional Use | Fire Station |
| Mailing Name | Terramungamine Bush Fire Brigade (R120095) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 1 Burraway Street Brocklehurst |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RURAL SERVICES ; |
| Area M2 | 2180.73 |
| Lot Dp | 173//822425 ; |
| File | . DB92R36 |
| All References | 2, Creation DB92R36, Trust DB92R36 |
| LGA | DUBBO REGIONAL |
| Parish | TERRAMUNGAMINE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | BROCKLEHURST |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Low Density Residential |
| LEP Zoning Code | R2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

120095 TERRAMUNGAMINE BUSHFIRE BRIGADE



PARCEL INFORMATION - 1 Burraway ST



| | | | | | |
|--|----------------------------|--------------------|---------|--------------------|---------|
| Lot No: | 173 | Section No: | | DP No: | 822425 |
| Parcel No: | 18142 | Assess. No: | | Assess. No: | 1161547 |
| Address | 1 Burraway ST BROCKLEHURST | | | | |
| Area (sq metres unless flagged hectares): | 2209.00m ² | | | | |
| Parish: | Terramungamin | County: | Lincoln | | |

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1002908 WONGARBON RFS

| | |
|--|--|
| Reserve Number | 1002908 |
| Reserve Name | WONGARBON RFS |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R1002908 |
| Status | Current |
| Gazette Date | 36546 |
| Revocation Date | 0 |
| Reserve Location | 0 |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Wongarbon Rural Services (R1002908) Reserve Trust |
| Functional Use | Fire Station |
| Mailing Name | Wongarbon Rural Services (R1002908) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 0 |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RURAL SERVICES ; |
| Area M2 | 45953.13 |
| Lot Dp | 206//48387 ; |
| File | . DB00R8 |
| All References | 1, Creation DB00R8 |
| LGA | DUBBO REGIONAL |
| Parish | MURRUMBIDGERIE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | WONGARBON |
| Postcode | 2831 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW. Double Entry with 1002907 Wongarbon Tank. Crown Lands needs to resolve reserve. RFS reserve should refer to lot 205/48387 or reserve is revoked. |
| Management Categories | Site is used as an operational asset for emergency services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

1002908 WONGARBON RFS

DUBBO REGIONAL COUNCIL

PARCEL INFORMATION - Undefined




| | | | | | |
|---|--------------|-------------|---------|--------|-------|
| Lot No: | 208 | Section No: | | DP No: | 48387 |
| Parcel No: | 18931 | Assess. No: | 1167130 | | |
| Address: | Undefined | | | | |
| Area (sq metres unless flagged hectares): | 31.43H | | | | |
| Parish: | Murrumbidgee | County: | Lincoln | | |

The above site lots 206//48387 is marked within the Crown Portal under the Reserve reservation 1002908

DUBBO REGIONAL COUNCIL

PARCEL INFORMATION - 40 Derribong ST



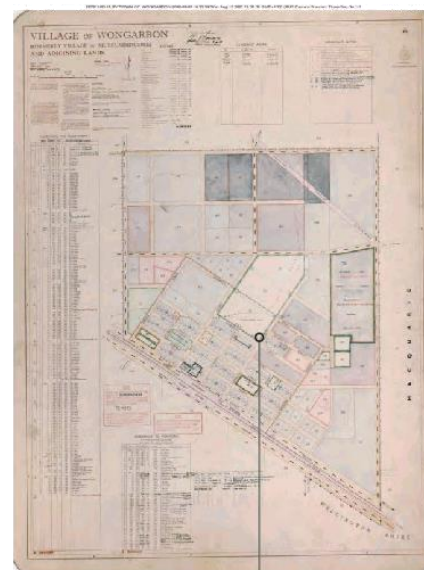
| | | | | | |
|---|---------------------------|-------------|---------|--------|-------|
| Lot No: | 205 | Section No: | | DP No: | 48387 |
| Parcel No: | 19951 | Assess. No: | 1167122 | | |
| Address: | 40 Derribong ST WONGARBON | | | | |
| Area (sq metres unless flagged hectares): | 4047.00m² | | | | |
| Parish: | Murrumbidgee | County: | Lincoln | | |

The above site lots 205//48387 is not shown for the Crown Reserve 1002908 however is the RFS site.

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 21 January 2000

| APPOINTMENT OF CORPORATION TO MANAGE RESERVE TRUST | | |
|--|--|---|
| PURSUANT to section 95 of the Crown Lands Act 1989, the corporation specified in Column 1 of the Schedule hereunder is appointed to manage the affairs of the reserve trust specified opposite thereto in Column 2, which is trustee of the reserve referred to in Column 3 of the Schedule. | | |
| RICHARD AMERY, M.P., Minister for Agriculture, and Minister for Land and Water Conservation | | |
| SCHEDULE 1 | | |
| COLUMN 1 | COLUMN 2 | COLUMN 3 |
| Dubbo City Council | Wongarbon (R1002907) Environmental Protection Reserve Trust | Reserve No. 1002907 Public Purpose: Environmental Protection Notified: This day File Reference: DB000K7 |
| Commencing this day: | | |
| SCHEDULE 2 | | |
| COLUMN 1 | COLUMN 2 | COLUMN 3 |
| Dubbo City Council | Wongarbon Rural Services (R1002908) Reserve Trust | Reserve No. 1002908 Public Purpose: Rural Services Notified: This day |

National Library of Australia <http://nla.gov.au/nla.news-article231994653>
NSW Gazettal reference 21/01/2000.



Historic map of the land reserved for the Town of Wongarbon c. 1960.

Rubbish Depots

| | | |
|----------------|-------|------------------------------|
| Rubbish Depots | 47193 | Wongarbon Rubbish Depot |
| | 53217 | Stuart Town Rubbish Tip |
| | 86300 | Ballimore Rubbish Depot |
| | 90326 | Euchareena Tip |
| | 90950 | Brocklehurst 6 Rubbish Depot |
| | 92336 | Geurie Tip |
| | 94036 | Elong Elong Tip |
| | 96389 | Burrendong Rubbish Depot |



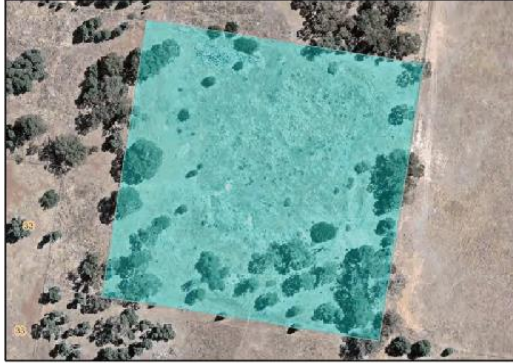
47193 WONGARBON RUBBISH DEPOT

| | |
|--|--|
| Reserve Number | 47193 |
| Reserve Name | Wongarbon Rubbish Depot |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R47193 |
| Status | Current |
| Gazette Date | 4344 |
| Revocation Date | NA |
| Reserve Location | WONGARBON |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Wongarbon Rubbish Depot (R47193) Reserve Trust |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Wongarbon Rubbish Depot (R47193) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Part Kilarney 2L Red Hill Road Wongarbon |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RUBBISH DEPOT ; |
| Area M2 | 37047.55 |
| Lot Dp | 101//754321 ; 204//47949 ; |
| File | 0 |
| All References | 0 |
| LGA | DUBBO REGIONAL |
| Parish | MURRUMBIDGERIE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | WONGARBON |
| Postcode | 2831 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for waste services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

47193 WONGARBON RUBBISH DEPOT



PARCEL INFORMATION - Undefined



Lot No: 101 Section No: DP No: 754321
Parcel No: 10111 Assess. No: 1167163
Address Undefined
Area (sq metres unless flagged hectares): 2.02H
Parish: Murrumbidgee County: Lincoln

PARCEL INFORMATION - Undefined



Lot No: 204 Section No: DP No: 47049
Parcel No: 19291 Assess. No: 1229997
Address Undefined
Area (sq metres unless flagged hectares): 1.56H
Parish: Murrumbidgee County: Lincoln

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/development works.

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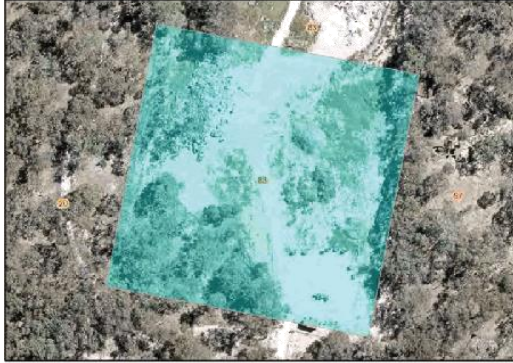
53217 STUART TOWN RUBBISH TIP

| | |
|--|--|
| Reserve Number | 53217 |
| Reserve Name | Stuart Town Rubbish Tip |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R53217 |
| Status | Current |
| Gazette Date | 6999 |
| Revocation Date | NA |
| Reserve Location | STUART TOWN |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Wellington Shire Council Crown Reserves Reserve Trust |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Wellington Shire Council Crown Reserves Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 83 Mookerawa Rd, Stuart Town |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RUBBISH DEPOT ; SANITARY PURPOSES ; |
| Area M2 | 24255.83 |
| Lot Dp | 279//756886 ; 347//47487 ; |
| File | . |
| All References | 2, Addition DB83H433, Trim Reference DOC18/095622 |
| LGA | DUBBO REGIONAL |
| Parish | IRONBARKS |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | STUART TOWN |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Infrastructure |
| LEP Zoning Code | SP2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for waste services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

53217 STUART TOWN RUBBISH TIP

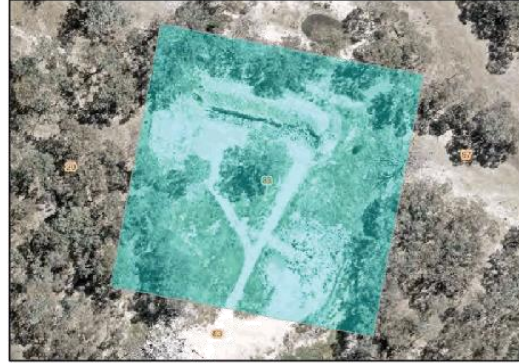


PARCEL INFORMATION - 83 Mookerawa RD STUART



Lot No: 347 Section No: DP No: 47487
Parcel No: 53118 Assess. No: 2026772
Address 83 Mookerawa RD STUART TOWN
Area (sq metres unless flagged hectares): 1.22m²
Parish: Ironbarks County: Wellington

PARCEL INFORMATION - 83 Mookerawa RD STUART



Lot No: 270 Section No: DP No: 756886
Parcel No: 48807 Assess. No: 2026772
Address 83 Mookerawa RD STUART TOWN
Area (sq metres unless flagged hectares): 1.21H
Parish: Ironbarks County: Wellington

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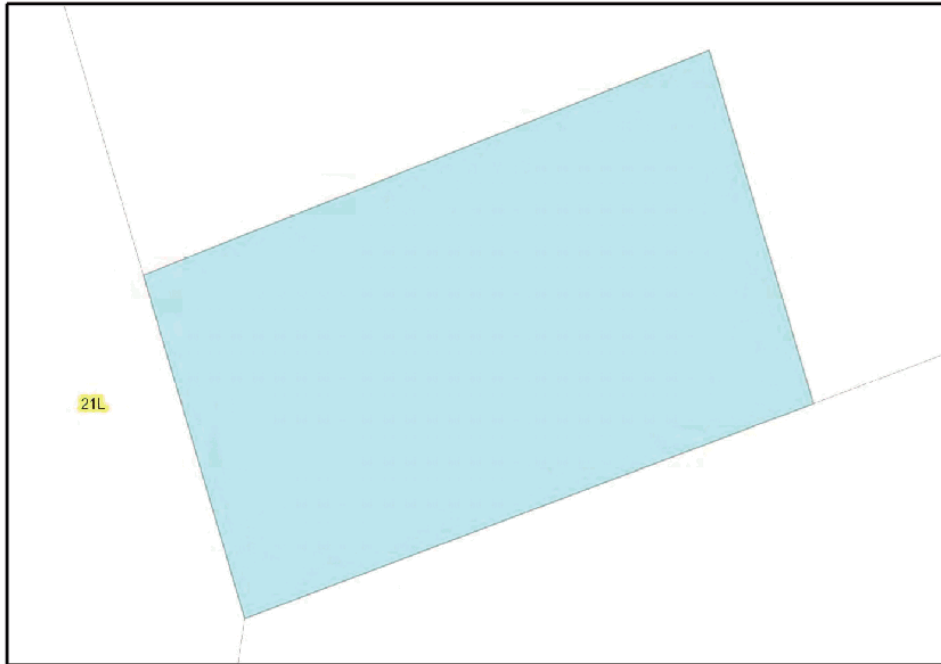
86300 BALLIMORE RUBBISH DEPOT

| | |
|--|---|
| Reserve Number | 86300 |
| Reserve Name | Ballimore Rubbish Depot |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R86300 |
| Status | Current |
| Gazette Date | 24632 |
| Revocation Date | NA |
| Reserve Location | MURRUNGUNDIE |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | DEVOLVED TO COUNCIL |
| Management Name | Dubbo Regional Council |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Dubbo Regional Council |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Dunedoo Road |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RUBBISH DEPOT ; |
| Area M2 | 10086.72 |
| Lot Dp | 124//754322 ; |
| File | . |
| All References | 1, PK671217 |
| LGA | DUBBO REGIONAL |
| Parish | MURRUNGUNDIE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | BALLIMORE |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW |
| Management Categories | NA under s48 of the LG Act |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

86300 BALLIMORE RUBBISH DEPOT



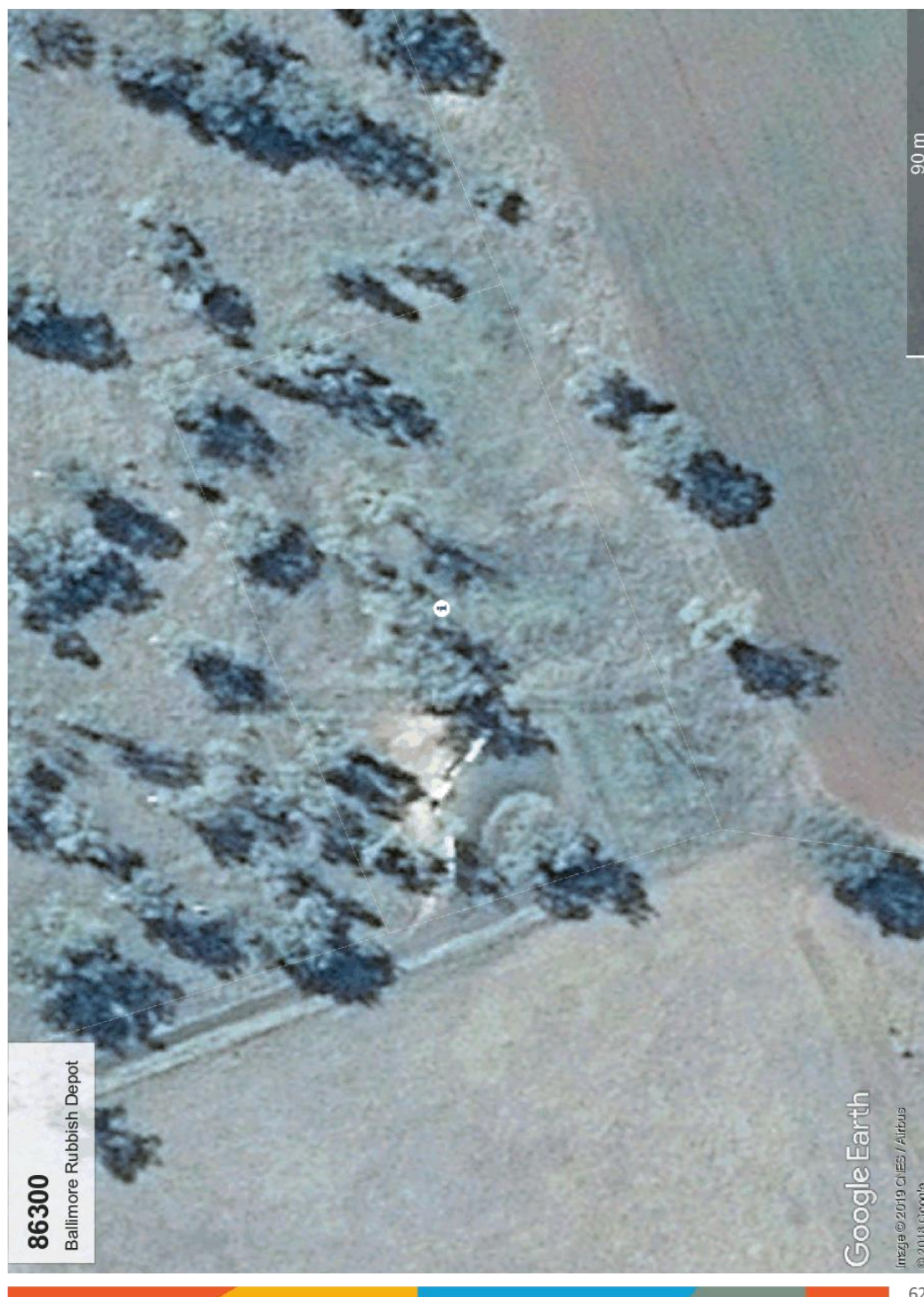
PARCEL INFORMATION - *Undefined*



| | | | | | |
|--|--------------|--------------------|---------|----------------|--------|
| Lot No: | 124 | Section No: | | DP No: | 754322 |
| Parcel No: | 19217 | Assess. No: | | 1167163 | |
| Address | Undefined | | | | |
| Area (sq metres unless flagged hectares): | 1.01H | | | | |
| Parish: | Murrungundie | County: | Lincoln | | |

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86300 BALLIMORE RUBBISH DEPOT



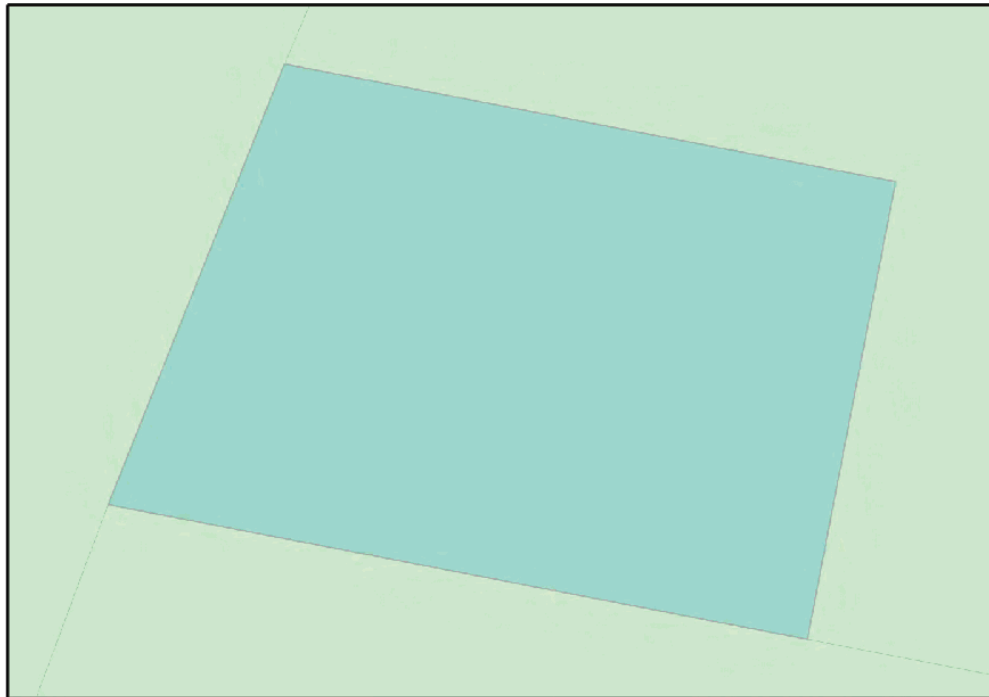
90326 EUCHAREENA TIP

| | |
|--|---|
| Reserve Number | 90326 |
| Reserve Name | Euchareena Tip |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R90326 |
| Status | Current |
| Gazette Date | 26963 |
| Revocation Date | NA |
| Reserve Location | WARNE |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Euchareena Rubbish Depot (R90326) Reserve Trust |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Euchareena Rubbish Depot (R90326) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 87 Euchareena Tip Road Euchareena |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RUBBISH DEPOT ; |
| Area M2 | 8798.89 |
| Lot Dp | 171//756916 ; |
| File | . TN731076 |
| All References | 1, Creation TN731076 |
| LGA | DUBBO REGIONAL |
| Parish | WARNE |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | EUCHAREENA |
| Postcode | 2866 |
| Classification | Operational |
| LEP Zoning | Infrastructure |
| LEP Zoning Code | SP2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for waste services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

90326 EUCHAREENA TIP



PARCEL INFORMATION - 87 Euchareena Tip RD



| | | | | | |
|--|---------------------------------|--------------------|------------|----------------|--------|
| Lot No: | 171 | Section No: | | DP No: | 756916 |
| Parcel No: | 51799 | Assess. No: | | 2052927 | |
| Address | 87 Euchareena Tip RD EUCHAREENA | | | | |
| Area (sq metres unless flagged hectares): | 8839.00m ² | | | | |
| Parish: | Warne | County: | Wellington | | |

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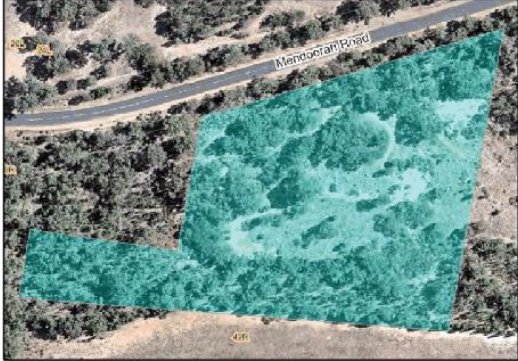

90326 EUCHAREENA TIP



90950 BROCKLEHURST 6 RUBBISH DEPOT

| | |
|--|--|
| Reserve Number | 90950 |
| Reserve Name | BROCKLEHURST 6 Rubbish Depot |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R90950 |
| Status | Current |
| Gazette Date | 28440 |
| Revocation Date | NA |
| Reserve Location | BROCKLEHURST |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Dubbo City Council Crown Reserves Reserve Trust |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Dubbo City Council Crown Reserves Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Mendooran Road Dubbo |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; ; |
| Area M2 | 76500.68 |
| Lot Dp | 161//705214 ; 162//705214 ; |
| File | . DB83H528 |
| All References | 3, Related File DB83H528, PK761041, DB80R2 |
| LGA | DUBBO REGIONAL |
| Parish | TERRAMUNGAMINE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | Rubbish tip across both lots. The State of NSW |
| Management Categories | Site is used as an operational asset for waste services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Ref 1995-03-24 |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

90950 BROCKLEHURST 6 RUBBISH DEPOT

| DUBBO REGIONAL COUNCIL | | DUBBO REGIONAL COUNCIL | |
|---|---------------------|--|--|
| PARCEL INFORMATION - Undefined | | PARCEL INFORMATION - Undefined | |
|  | |  | |
| Lot No: 161 | Section No: | DP No: 705214 | |
| Parcel No: 18925 | Assess. No: 1220467 | | |
| Address: Undefined | | | |
| Area (sq metres unless flagged hectares): 3.89H | | | |
| Parish: Terrungamin | County: Lincoln | | |
| Lot No: 162 | Section No: | DP No: 705214 | |
| Parcel No: 18926 | Assess. No: 1220467 | | |
| Address: Undefined | | | |
| Area (sq metres unless flagged hectares): 3.77H | | | |
| Parish: Terrungamin | County: Lincoln | | |

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Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 11 November

hectares, being portion 78. L.B. 76-182, Oe.

Land District—Queanbeyan; Shire—Gunning

No. 90957, Parish Purrorumba, County Murray, area 373.1 hectares, being portion 65 including road traversing such portion. (The affected part of Recreation Reserve No. 165, notified 25th October, 1882, is not revoked.) L.B. 77-550, Goulburn.

Land District—Casino; Shire—Kyogle

No. 90956, Parish Sherwood, County Rous, area 108.7 hectares, being portion 43. L.B. 77-441, Grafton.

NOTE: The included part of R. 71785 from Sale for Soil Conservation is hereby revoked.

Land District—Taree; Shire—Manning

No. 90955, Parish Khatambuhl, County Macquarie, area 65.76 hectares, being portion 296. L.B. 77-28, Taree.

Land District—Newcastle; Municipality—Lake Macquarie

No. 90954, Parish Kahibah, County Northumberland, 13.01 hectares, ex. road, part portion 126 and closed road shown on plan Ms 8701 Md. L.B. 77-497.

Land District—Lithgow; Shire—Oberon

No. 90953, Parish Werong, County Georgiana, 133.3 hectares, being portion 32. L.B. 75-490, Oe.

FOR RUBBISH DEPOT

Land District—Dubbo; Shire—Talbragar

No. 90950, Parish Terrungamine, County Lincoln, area 7.657 hectares, being portion 155. (The affected part of Trig. Reserve 41595 is hereby revoked.) Pks 76-1041.

92336 GEURIE TIP

| | |
|--|---|
| Reserve Number | 92336 |
| Reserve Name | Geurie Tip |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R92336 |
| Status | Current |
| Gazette Date | 29350 |
| Revocation Date | NA |
| Reserve Location | GEURIE |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Wellington Shire Council Crown Reserves Reserve Trust |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Wellington Shire Council Crown Reserves Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 214 Comobella Road, Geurie |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RUBBISH DEPOT ; |
| Area M2 | 12157.07 |
| Lot Dp | 245//822465 ; |
| File | . LB79243 |
| All References | 3, Creation LB79243, Trim Reference DOC18/095622, Validation Status RJS (CLIB) |
| LGA | DUBBO REGIONAL |
| Parish | GEURIE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | GEURIE |
| Postcode | 2818 |
| Classification | Operational |
| LEP Zoning | Infrastructure |
| LEP Zoning Code | SP2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for waste services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

92336 GEURIE TIP



PARCEL INFORMATION - 214 Comobella RD GEURIE



| | | | | | |
|--|-------------------------|--------------------|---------|--------------------|---------|
| Lot No: | 245 | Section No: | | DP No: | 822465 |
| Parcel No: | 50407 | Assess. No: | | Assess. No: | 2049006 |
| Address | 214 Comobella RD GEURIE | | | | |
| Area (sq metres unless flagged hectares): | 1.22H | | | | |
| Parish: | Geurie | County: | Lincoln | | |

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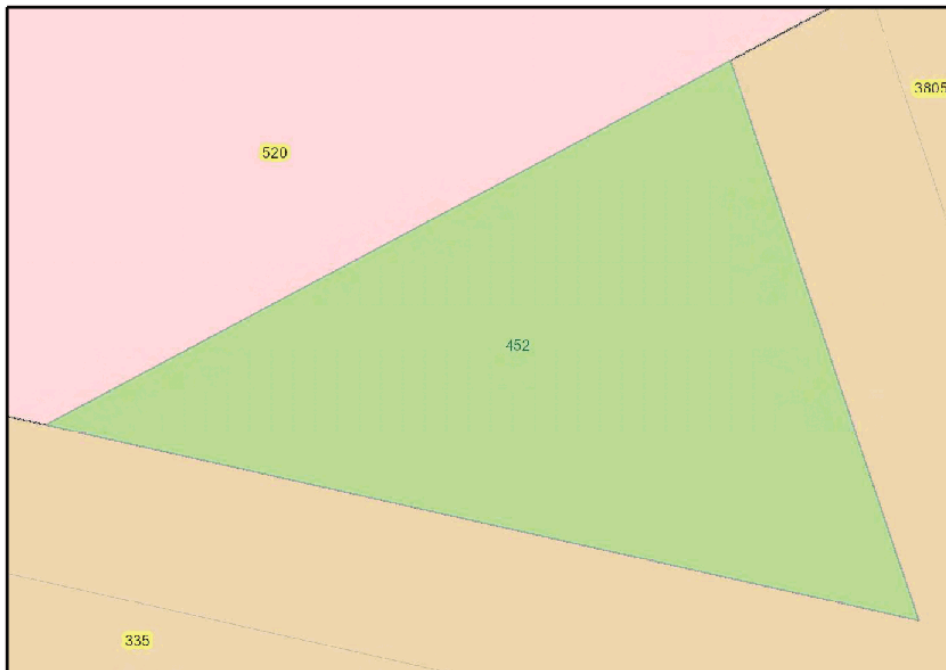
94036 ELONG ELONG TIP

| | |
|--|--|
| Reserve Number | 94036 |
| Reserve Name | Elong Elong Tip |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R94036 |
| Status | Current |
| Gazette Date | 29560 |
| Revocation Date | NA |
| Reserve Location | ELONG ELONG |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | DEVOLVED TO COUNCIL |
| Management Name | Dubbo Regional Council |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Dubbo Regional Council |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 452 Elong Elong Road Elong Elong |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RUBBISH DEPOT ; |
| Area M2 | 15334.63 |
| Lot Dp | 7007//93124 ; |
| File | . |
| All References | 1, LB69389 |
| LGA | DUBBO REGIONAL |
| Parish | NARRAN |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | ELONG ELONG |
| Postcode | 2831 |
| Classification | Operational |
| LEP Zoning | Infrastructure |
| LEP Zoning Code | SP2 |
| Ownership Note | The State of NSW |
| Management Categories | NA under s48 of the LG Act |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

94036 ELONG ELONG TIP



PARCEL INFORMATION - 452 Elong Elong RD ELONG



| | | | | | |
|--|--------------------------------|--------------------|------------|----------------|-------|
| Lot No: | 7007 | Section No: | | DP No: | 93124 |
| Parcel No: | 52783 | Assess. No: | | 2080787 | |
| Address | 452 Elong Elong RD ELONG ELONG | | | | |
| Area (sq metres unless flagged hectares): | 1.55H | | | | |
| Parish: | Burrandong | County: | Wellington | | |

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94036 ELONG ELONG TIP



96389 BURRENDONG RUBBISH DEPOT

| | |
|--|--|
| Reserve Number | 96389 |
| Reserve Name | Burrendong Rubbish Depot |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R96389 |
| Status | Current |
| Gazette Date | 30232 |
| Revocation Date | NA |
| Reserve Location | BURRENDONG |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Burrendong Rubbish Depot (R96389) Reserve Trust |
| Functional Use | Rubbish depot/ waste services facility |
| Mailing Name | Burrendong Rubbish Depot (R96389) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 133 Fashions Mount Road, Mumbil |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; RUBBISH DEPOT ; |
| Area M2 | 52342.95 |
| Lot Dp | 237//756871 ; |
| File | . DB81H1274 |
| All References | 1, Creation DB81H1274 |
| LGA | DUBBO REGIONAL |
| Parish | BURRENDONG |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | MUMBIL |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Infrastructure |
| LEP Zoning Code | SP2 |
| Ownership Note | The State of NSW |
| Management Categories | Site is used as an operational asset for waste services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | Council management of this facility is undertaken on a corporate basis as per the Asset Management Strategy. |
| Type of CLM | Operational |
| POM Group | NA |

96389 BURRENDONG RUBBISH DEPOT



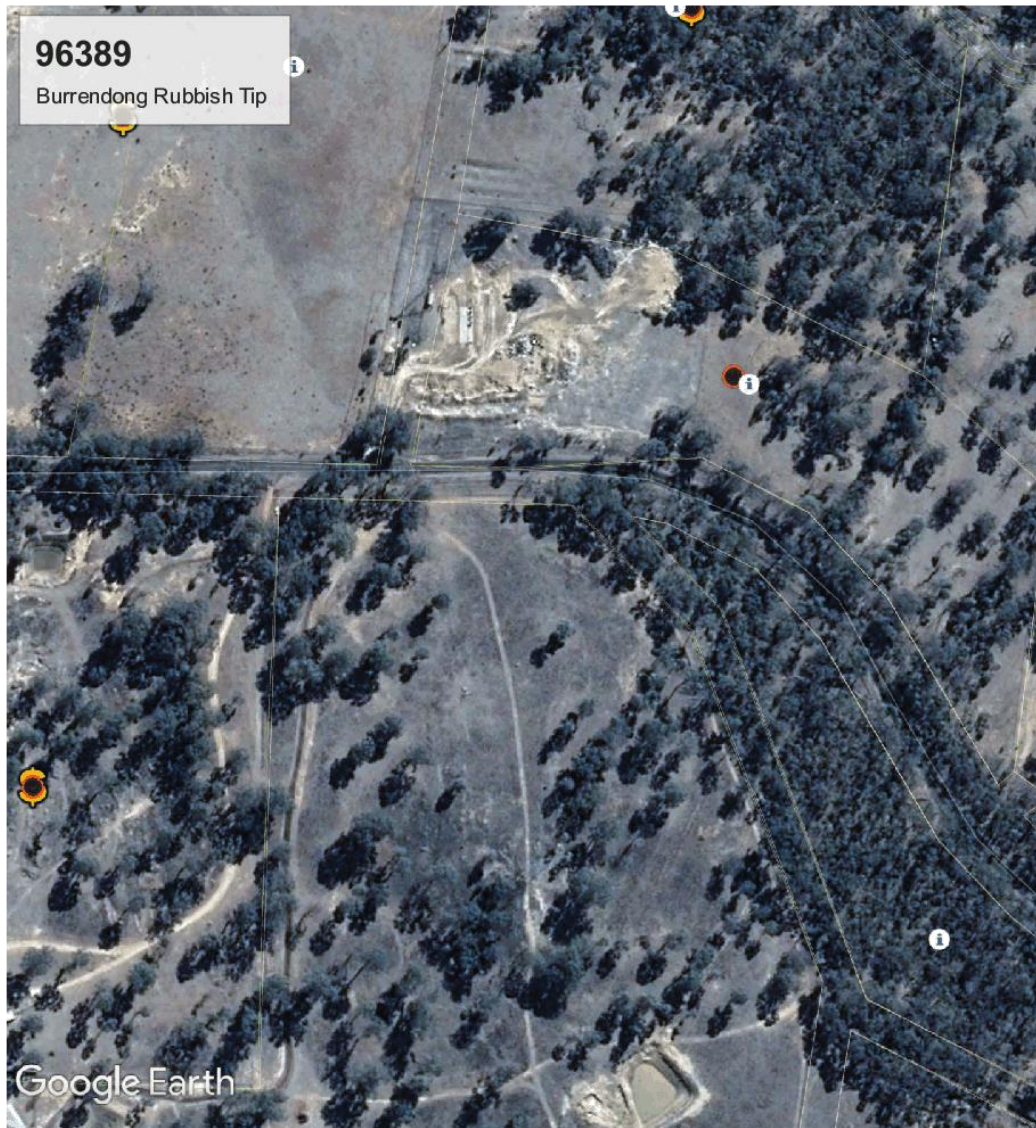
PARCEL INFORMATION - 133 Fashions Mount RD



| | | | | | |
|--|------------------------------|--------------------|------------|--------------------|---------|
| Lot No: | 237 | Section No: | | DP No: | 756871 |
| Parcel No: | 50227 | Assess. No: | | Assess. No: | 2048354 |
| Address | 133 Fashions Mount RD MUMBIL | | | | |
| Area (sq metres unless flagged hectares): | 5.82H | | | | |
| Parish: | Burrandong | County: | Wellington | | |

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/excavation works.

96389 BURRENDONG RUBBISH DEPOT



Water Infrastructure Services

| | | |
|-------------------------------|---------|-----------------------------|
| Water Infrastructure Services | 2863 | Stuart Town |
| | 19729 | Euchareena Water Supply |
| | 64928 | End Of Cooreena Rd |
| | 88583 | Burrendong Drainage Reserve |
| | 120074 | Stuart Town Water Supply |
| | 120085 | Troy Bridge Drainage Basin |
| | 1002907 | Wongarbon Tank |



2863 STUART TOWN

| | |
|--|--|
| Reserve Number | 2863 |
| Reserve Name | Stuart Town Water Supply |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R2863 |
| Status | Current |
| Gazette Date | 1886-12-18 |
| Revocation Date | NA |
| Reserve Location | STUART |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Stuart Town Camping (R2852) Reserve Trust |
| Functional Use | Water Infrastructure / Stormwater |
| Mailing Name | Stuart Town Camping (R2852) Reserve Trust |
| Mailing Address | WELLINGTON NSW 2820 |
| Address | 20 Bell Street Stuart Town |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; WATER SUPPLY ; |
| Area M2 | 17146.51 |
| Lot Dp | 1/27/758932 ; |
| File | . |
| All References | 0 |
| LGA | DUBBO REGIONAL |
| Parish | IRONBARKS |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | STUART TOWN |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW. |
| Management Categories | Site is used for agricultural purposes / operational asset for water services. |
| Reason for classification | 1. Appears to be no actual public use of the land and or no ongoing need to consult or involve the community in the continued management of the land. 2. The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

2863 STUART TOWN



PARCEL INFORMATION - 20 Bell ST STUART TOWN



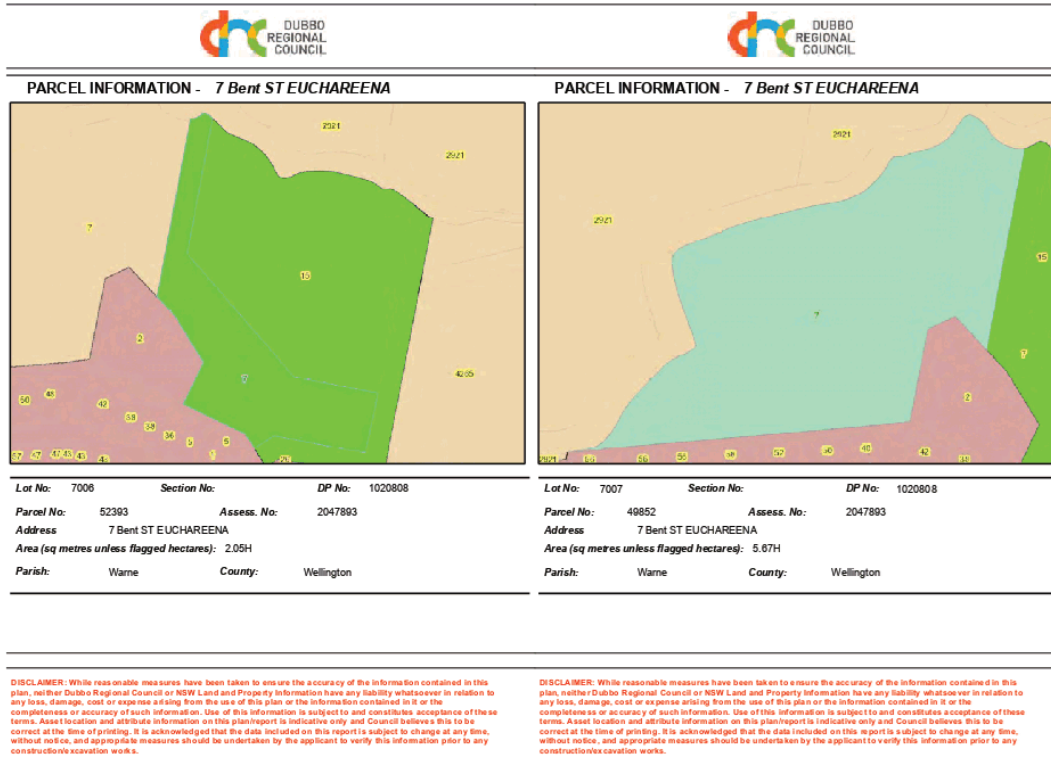
| | | | | | |
|--|------------------------|--------------------|------------|---------------|--------|
| Lot No: | 1 | Section No: | 27 | DP No: | 758932 |
| Parcel No: | 48958 | Assess. No: | 2028562 | | |
| Address | 20 Bell ST STUART TOWN | | | | |
| Area (sq metres unless flagged hectares): | 1.72H | | | | |
| Parish: | Ironbarks | County: | Wellington | | |

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19729 EUCHAREENA WATER SUPPLY

| | |
|--|--|
| Reserve Number | 19729 |
| Reserve Name | Euchareena Water Supply |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R19729 |
| Status | Current |
| Gazette Date | 1894-02-24 |
| Revocation Date | NA |
| Reserve Location | EUCHAREENA |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Euchareena Recreation (R19729) Reserve Trust |
| Functional Use | Water Infrastructure / Stormwater |
| Mailing Name | Euchareena Recreation (R19729) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 7 Bent Street Euchareena |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; PUBLIC RECREATION ; WATER SUPPLY ; |
| Area M2 | 70550.49 |
| Lot Dp | 7006//1020808 ; 7007//1020808 ; |
| File | . DB81R210 |
| All References | 4, Related File DB81R210, PK61380, MS221587, DB81R201 |
| LGA | DUBBO REGIONAL |
| Parish | WARNE |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | EUCHAREENA |
| Postcode | 2866 |
| Classification | Operational |
| LEP Zoning | Public Recreation/Primary Production |
| LEP Zoning Code | RE1/RU1 |
| Ownership Note | The State of NSW. Corporate Name to Reserve Trust - 1990-11-23. |
| Management Categories | Site is used as an operational asset for water/stormwater services. |
| Reason for classification | 1. Appears to be no actual public use of the land and or no ongoing need to consult or involve the community in the continued management of the land. 2. The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | #REF! |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

19729 EUCHAREENA WATER SUPPLY







19729 EUCHAREENA WATER SUPPLY

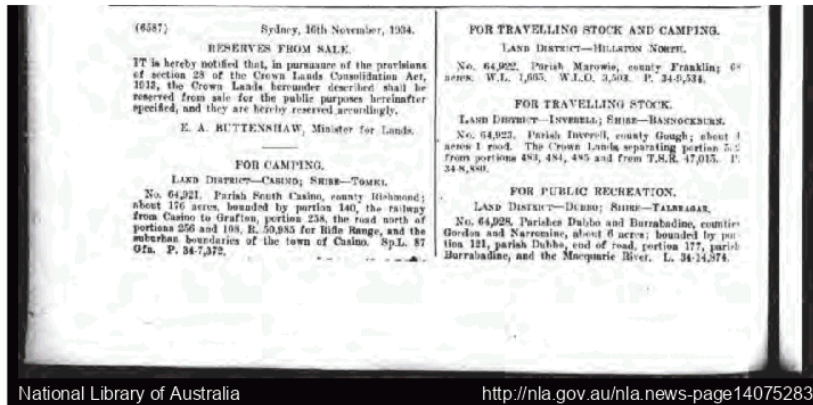


64928 END OF COOREENA RD

| | |
|--|--|
| Reserve Number | 64928 |
| Reserve Name | END OF COOREENA RD |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R64928 |
| Status | Current |
| Gazette Date | 12739 |
| Revocation Date | NA |
| Reserve Location | BUNGLEGUMBIE |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Dubbo City Council Crown Reserves Reserve Trust |
| Functional Use | Reserve - Unimproved |
| Mailing Name | Dubbo City Council Crown Reserves Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 29L Cooreena Rd Dubbo |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; PUBLIC RECREATION ; |
| Area M2 | 25940.06 |
| Lot Dp | 7001//1019848 ; 7003//1019916 ; |
| File | . |
| All References | 2, PK61392, LB3414874 |
| LGA | DUBBO REGIONAL |
| Parish | DUBBO |
| County | GORDON |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Primary Production Small Lots |
| LEP Zoning Code | RU 4 |
| Ownership Note | Majority of lot being used by for agriculture. Identified future access for water supply. The State of NSW. |
| Management Categories | Site is used as an operational asset for water/stormwater services. |
| Reason for classification | 1. Appears to be no actual public use of the land and or no ongoing need to consult or involve the community in the continued management of the land. 2. The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

64928 END OF COOREENA RD

|  |  |
|---|---|
| PARCEL INFORMATION - 29L Cooreena RD DUBBO | PARCEL INFORMATION - Undefined |
|  |  |
| <p>Lot No: 7003 Section No: DP No: 1019916</p> <p>Parcel No: 19054 Assess. No: 1172312</p> <p>Address: 29L Cooreena RD DUBBO</p> <p>Area (sq metres unless flagged hectares): 143.90H</p> <p>Parish: Burrumbidgee County: Narramine</p> | <p>Lot No: 7001 Section No: DP No: 1019848</p> <p>Parcel No: 19055 Assess. No: 1167163</p> <p>Address: Undefined</p> <p>Area (sq metres unless flagged hectares): 1.63H</p> <p>Parish: Burrumbidgee County: Narramine</p> |
| <p><small>DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/excavation works.</small></p> | <p><small>DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/excavation works.</small></p> |



88583 BURRENDONG DRAINAGE RESERVE

| | |
|--|--|
| Reserve Number | 88583 |
| Reserve Name | Burrendong Drainage Reserve |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R88583 |
| Status | Current |
| Gazette Date | 26431 |
| Revocation Date | NA |
| Reserve Location | BURRENDONG |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Mumbil Drainage (R88583) Reserve Trust |
| Functional Use | Water Infrastructure / Stormwater |
| Mailing Name | Mumbil Drainage (R88583) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 6984 Burrendong Way Mumbil |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; DRAINAGE ; |
| Area M2 | 38394.98 |
| Lot Dp | 1//434995 ; |
| File | . PK7236 |
| All References | 2, Creation PK7236, Land Status 11/10250 |
| LGA | DUBBO REGIONAL |
| Parish | BURRENDONG |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | MUMBIL |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | Ownership - Water Conservation. Query regarding DRC responsibility to manage the land. |
| Management Categories | Site is used as an operational asset for water/stormwater services. |
| Reason for classification | 1. Appears to be no actual public use of the land and or no ongoing need to consult or involve the community in the continued management of the land. 2. The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

88583 BURRENDONG DRAINAGE RESERVE



PARCEL INFORMATION - 6984 Burrendong WY MUMBIL



| | | | | | |
|--|---------------------------|--------------------|------------|---------------|---------|
| Lot No: | 1 | Section No: | | DP No: | 434995 |
| Parcel No: | 49718 | Assess. No: | | | 2043819 |
| Address | 6984 Burrendong WY MUMBIL | | | | |
| Area (sq metres unless flagged hectares): | 3.86H | | | | |
| Parish: | Burrandong | County: | Wellington | | |

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120074 STUART TOWN WATER SUPPLY

| | |
|--|---|
| Reserve Number | 120074 |
| Reserve Name | Stuart Town Water Supply |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R120074 |
| Status | Current |
| Gazette Date | 32857 |
| Revocation Date | NA |
| Reserve Location | STUART TOWN |
| Primary Purpose as per Crown Land Portal | PUBLIC RECREATION OR CONSERVATION |
| Management Type | RESERVE TRUST |
| Management Name | Stuart Town Water Supply (R120074) Reserve Trust |
| Functional Use | Water Infrastructure / Stormwater |
| Mailing Name | Stuart Town Water Supply (R120074) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | 5804 Burrendong Way |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; WATER SUPPLY ; |
| Area M2 | 227661.59 |
| Lot Dp | 148//756886 ; 149//756886 ; 150//756886 ; 151//756886 ; 152//756886 ; 153//756886 ; 154//756886 ; 155//756886 ; 156//756886 ; 157//756886 ; 7011//1019746 ; 7012//1019746 ; |
| File | . DB88H238 |
| All References | 1, Creation DB88H238 |
| LGA | DUBBO REGIONAL |
| Parish | IRONBARKS |
| County | WELLINGTON |
| State Electorate | DUBBO |
| Federal Electorate | CALARE |
| Suburb | STUART TOWN |
| Postcode | 2820 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW. Corporate Name to Reserve Trust - 1990-11-23. |
| Management Categories | Site is used as an operational asset for water/stormwater services. |
| Reason for classification | Nil Known |
| Are there any current tenures/leases/licences? | #REF! |
| Agreements over the land | Licence ED/126474 |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

120074 STUART TOWN WATER SUPPLY



PARCEL INFORMATION - 5804 Burrendong WY STUART



Lot No: 148 Section No: DP No: 756886
Parcel No: 48643 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 1.27H
Parish: Ironbarks County: Wellington

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PARCEL INFORMATION - 5804 Burrendong WY STUART



Lot No: 150 Section No: DP No: 756886
Parcel No: 48645 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 2.93H
Parish: Ironbarks County: Wellington



PARCEL INFORMATION - 5804 Burrendong WY STUART

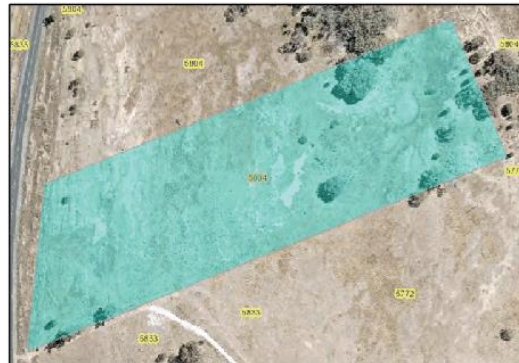


Lot No: 149 Section No: DP No: 756886
Parcel No: 48644 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 2.45H
Parish: Ironbarks County: Wellington

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PARCEL INFORMATION - 5804 Burrendong WY STUART



Lot No: 151 Section No: DP No: 756886
Parcel No: 48646 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 3.52H
Parish: Ironbarks County: Wellington

120074 STUART TOWN WATER SUPPLY



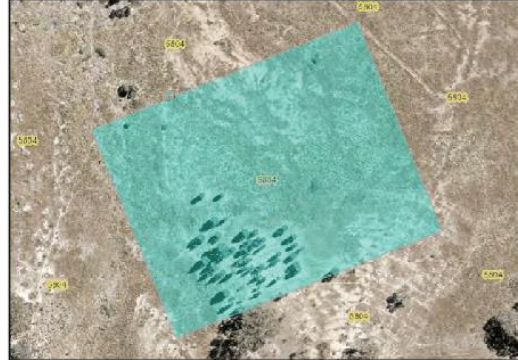
PARCEL INFORMATION - 5804 Burrendong WY STUART



Lot No: 152 Section No: DP No: 756886
Parcel No: 48647 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 1.57H
Parish: Ironbarks County: Wellington



PARCEL INFORMATION - 5804 Burrendong WY STUART



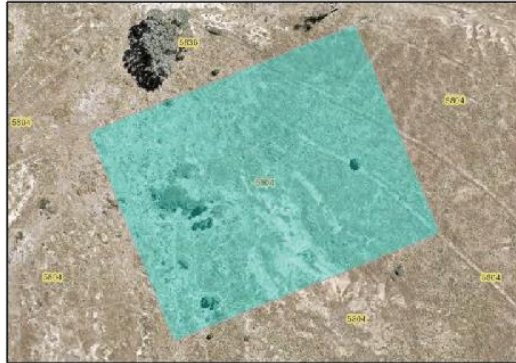
Lot No: 153 Section No: DP No: 756886
Parcel No: 48648 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 1.29H
Parish: Ironbarks County: Wellington

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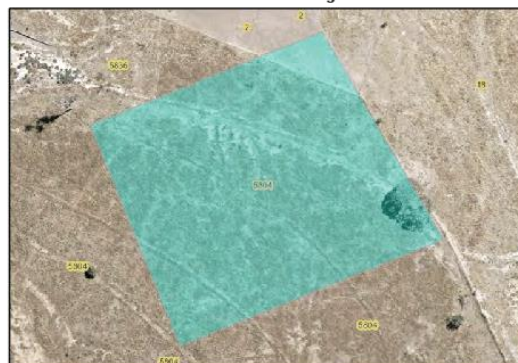
PARCEL INFORMATION - 5804 Burrendong WY STUART



Lot No: 154 Section No: DP No: 756886
Parcel No: 48650 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 1.27H
Parish: Ironbarks County: Wellington



PARCEL INFORMATION - 5804 Burrendong WY STUART



Lot No: 155 Section No: DP No: 756886
Parcel No: 48651 Assess. No: 2025980
Address 5804 Burrendong WY STUART TOWN
Area (sq metres unless flagged hectares): 1.15H
Parish: Ironbarks County: Wellington

120085 TROY BRIDGE DRAINAGE BASIN

| | |
|--|--|
| Reserve Number | 120085 |
| Reserve Name | Troy Bridge drainage basin |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R120085 |
| Status | Current |
| Gazette Date | 33305 |
| Revocation Date | NA |
| Reserve Location | TROY |
| Primary Purpose as per Crown Land Portal | INFRASTRUCTURE OR GOVERNMENT SERVICES |
| Management Type | RESERVE TRUST |
| Management Name | Troy Urban Services (R120085) Reserve Trust |
| Functional Use | Reserve - Unimproved |
| Mailing Name | Troy Urban Services (R120085) Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Newell Hwy Dubbo |
| Crown Land Purposes | INFRASTRUCTURE OR GOVERNMENT SERVICES ; URBAN SERVICES ; |
| Area M2 | 4267.35 |
| Lot Dp | 461//820739 ; |
| File | . DB95R1 |
| All References | 2, Creation DB95R1, Related File DB90H106 |
| LGA | DUBBO REGIONAL |
| Parish | DUBBO |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | DUBBO |
| Postcode | 2830 |
| Classification | Operational |
| LEP Zoning | Environmental Management |
| LEP Zoning Code | E3 |
| Ownership Note | The State of NSW. Adjacent highway. Drainage channel |
| Management Categories | Site is used as an operational asset for water/stormwater services. No public access possible. |
| Reason for classification | 1. Appears to be no actual public use of the land and/or no ongoing need to consult or involve the community in the continued management of the land. 2. The Community's changing needs now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. 4. To correctly classify Council land that has a pure operational focus and function. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | NA |

120085 TROY BRIDGE DRAINAGE BASIN



PARCEL INFORMATION - *Undefined*







| | | | | | |
|--|-----------------------|--------------------|---------|--------------------|---------|
| Lot No: | 461 | Section No: | | DP No: | 820739 |
| Parcel No: | 16176 | Assess. No: | | Assess. No: | 1137810 |
| Address | Undefined | | | | |
| Area (sq metres unless flagged hectares): | 4087.00m ² | | | | |
| Parish: | Dubbo | County: | Lincoln | | |

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1002907 WONGARBON TANK

| | |
|--|--|
| Reserve Number | 1002907 |
| Reserve Name | WONGARBON TANK |
| Region | WEST |
| Office | DUBBO |
| Geo Office | DUBBO |
| Reserve Type | RESERVE |
| Account | R1002907 |
| Status | Current |
| Gazette Date | 36546 |
| Revocation Date | 0 |
| Reserve Location | 0 |
| Primary Purpose as per Crown Land Portal | ENVIRONMENTAL PROTECTION |
| Management Type | RESERVE TRUST |
| Management Name | Wongarbon (R1002907) Environmental Protection Reserve Trust |
| Functional Use | Water supply / Reserve - Unimproved |
| Mailing Name | Wongarbon (R1002907) Environmental Protection Reserve Trust |
| Mailing Address | PO Box 81 DUBBO NSW 2830 |
| Address | Barbigal Street Wongarbon |
| Crown Land Purposes | PUBLIC RECREATION OR CONSERVATION ; ENVIRONMENTAL PROTECTION ; |
| Area M2 | 267917.61 |
| Lot Dp | 206//48387 ; 7306//1149655 ; |
| File | . DB00R7 |
| All References | 1, Creation DB00R7 |
| LGA | DUBBO REGIONAL |
| Parish | MURRUMBIDGERIE |
| County | LINCOLN |
| State Electorate | DUBBO |
| Federal Electorate | PARKES |
| Suburb | WONGARBON |
| Postcode | 2831 |
| Classification | Operational |
| LEP Zoning | Primary Production |
| LEP Zoning Code | RU 1 |
| Ownership Note | The State of NSW. Double Entry with 1002908. Resolve reserve lot 206//48387 to remove RFS site. |
| Management Categories | Site is used as an operational asset for water/stormwater services. |
| Reason for classification | 1. Ongoing management of the land parcel is maintained and upgraded with agreed service levels as a corporate function. 2. The changing needs of the community now, and in the future will, require Council to be responsive and flexible in how its assets are applied to services and facilities. 3. Council is seeking to maximise the use of its land holdings economically but in balance with the community's environmental and social priorities. |
| Are there any current tenures/leases/licences? | Nil Known |
| Agreements over the land | Nil Known |
| Asset management Objective | As operational land, Council has greater flexibility in future planning and management of this site. |
| Type of CLM | Operational |
| POM Group | 0 |

1002907 WONGARBON TANK

|  | |  | |
|---|---------------------|---|--|
| PARCEL INFORMATION - Undefined  | | PARCEL INFORMATION - Undefined  | |
| Lot No: 206 | Section No: | DP No: 48387 | |
| Parcel No: 18931 | Assess. No: 1167130 | | |
| Address: Undefined | | | |
| Area (sq metres unless flagged hectares): 31.43H | | | |
| Parish: Murrumbidgee | County: Lincoln | | |
| <small>DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/development works.</small> | | | |
| <small>DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/development works.</small> | | <small>DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Dubbo Regional Council or NSW Land and Property Information have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan or the information contained in it or the completeness or accuracy of such information. Use of this information is subject to and constitutes acceptance of these terms. Asset location and attribute information on this plan/report is indicative only and Council believes this to be correct at the time of printing. It is acknowledged that the data included on this report is subject to change at any time, without notice, and appropriate measures should be undertaken by the applicant to verify this information prior to any construction/development works.</small> | |

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 21 January 2000

| RESERVATION OF CROWN LAND | |
|---|--|
| <p>PURSUANT to section 87 of the Crown Lands Act 1989, the Crown land specified in Column 1 of the Schedule hereunder is reserved as specified opposite thereto in Column 2 of the Schedule.</p> <p style="text-align: center;">RICHARD AMERY, M.P. Minister for Agriculture, and Minister for Land and Water Conservation</p> | |
| SCHEDULE 1 | |
| COLUMN 1 | COLUMN 2 |
| Land District: Dubbo | Reserve No. 1002907 |
| Local Government Area: Dubbo City Council | Public Purpose: Environmental Protection |
| Parish: Murrumbidgee | |
| County: Lincoln | |
| Lot 206, D.P. No. 48387 | |
| Lot 7006#, D.P. No. 754321 | |
| Area: 26.84 hectares | |
| File Reference: DB00R7 | |
| <p>Note: The effected part of Reserve 38058 is hereby revoked.</p> <p># Please note that the above Lot numbers marked # are for Departmental use only.</p> | |
| GOVERNMENT GAZETTE No. 7 | |
| SCHEDULE 2 | |
| COLUMN 1 | COLUMN 2 |



Classification of Crown land as operational land Form

Reclassification of Crown land as operational land

Council Crown land managers should use this form to apply for ministerial consent to classify and manage Crown land as operational land under the *Local Government Act 1993* (LG Act) or Crown reserves managed by council in accordance with the *Crown Land Management Act 2016* (CLM Act).

Important information

Please refer to the accompanying *Guideline—initial categorisation of Crown land managed by council Crown land managers* for further information.

Contact us

For more information, please contact us at:

NSW Department of Industry—Lands & Water
PO Box 2155
DANGAR NSW 2309

Phone: 1300 886 235

Fax: 02 4925 3517

Email: council.clm@crowmland.nsw.gov.au

Web: industry.nsw.gov.au/lands

Web: olg.nsw.gov.au/crowmland

Lodgement

Email the completed form to: council.clm@crowmland.nsw.gov.au

or

Mail to:

NSW Department of Industry
Attn: Council Crown land management
PO Box 2155
DANGAR NSW 2309



Classification of Crown land as operational land Form

Applicant details

| | |
|---|---------------------------------------|
| Council name: | Dubbo Regional Council |
| Council address: | Cnr Church and Darling Streets, Dubbo |
| Council contact person name and position: | Dean Frost Chief Executive Officer |
| Contact person email address: | mgm@dubbo.nsw.gov.au |
| Contact person work number: | 02 6804 4000 |

Reserve details

☒ Multiple reserves update (complete attached schedule) ☐ Single reserve update (complete below.)

Refer to the attached report 'Crown Land Review – Operational Land

Declaration

- I declare and affirm that the information provided on this form is accurate to the best of my knowledge and belief.
- I declare that I am authorised by the Council to make this application

| | | | |
|------------|-------------------------|-------|--|
| Name: | Dean Frost | | |
| Position: | Chief Executive Officer | | |
| Signature: | | Date: | |

| | | | | | |
|--|------------------------------|-----------------------------|------|----------------|--|
| Office use only – Refer to the Receipting and Referrals Codes Document | | | | | |
| <input type="checkbox"/> BCD | <input type="checkbox"/> BCN | <input type="checkbox"/> DO | Code | Account Number | |
| CM9 | | Checked by | | Date | |



Classification of Crown land as operational land Form

Schedule 1

Table 1 multiple reserve update

Refer to attached Dubbo Regional Council (DRC) Crown Land Review – Infrastructure and Services Land for further reserve information and justification for classification as Crown Land.
DRC has completed an extensive a review of the 193 Crown Land reserves. 32 reserves across the LGA are operational.

As per Part 3.21 of the CLM Act 2016 the Act requires local councils to classify their public lands as either community land or operational land and manage the land. Accordingly, DRC Review of the transition of land from the Crown to management by council, under the Local Government Act has completed a fairly complex series of steps. The process has included field and desk top reviews to determine the classification and clarification (e.g. reserve purpose) of each parcel. These reviews include assessment of land availability and future use.

The list of operational parcels in the table below have been managed in the past as operational land. These land reserves have not been used as recreational areas. Based on DRC planning for open space and recreation these reserves are not required for public recreation. In some instances use by the broader community would be totally unsuitable. It is in the best interest of the community for the reserves to continue to be managed operationally.

Advice provided by NSW DPI has stated that *there are two scenarios where land may be vested as operational land under the Local Government Act. The first being where the relevant land is already being used for a truly operational purpose and is not being used by the broader community. In most cases this will be where land is used to support council services, such as works depots. The second will be where categorisation as operational is required to allow the current land use to continue. This is required in some important circumstances such as where Crown land is being used for long term residential accommodation and cemeteries. As these uses support the community, it is in the public interest to allow the land to continue to be used in this manner.*

| Reserve/dedication | Gazetted purpose | Lot/DP | Parish | County | Suburb/locality | Justification |
|-------------------------------------|----------------------------|--------------------------|------------|------------|-----------------|---------------|
| 92336 Geurie Tip | Rubbish depot | 245//822465 | Geurie | Lincoln | Geurie | See Report. |
| 88583 Burrendong drainage reserve | Drainage | 1//434995 | Burrendong | Wellington | Mumbil | See Report. |
| 96389 Burrendong Rubbish Depot | Rubbish depot | 237//756871 | Burrendong | Wellington | Mumbil | See Report. |
| 97913 Stuart Town Bush Fire Brigade | Bush fire brigade purposes | 349//720312 | Ironbarks | Wellington | Stuart town | See Report. |
| 2863 Stuart Town Water Supply | Water Supply | 1/27/758932 | Ironbarks | Wellington | Stuart town | See Report. |
| 53217 Stuart Town Rubbish Tip | Rubbish depot ; | 279//756886 ; 347//47487 | Ironbarks | Wellington | Stuart town | See Report. |



Classification of Crown land as operational land Form

| Reserve/dedication | Gazetted purpose | Lot/DP | Parish | County | Suburb/locality | Justification |
|--|--|--|----------------|------------|-----------------|---------------|
| | sanitary purposes | | | | | |
| 120074 Stuart Town Water Supply | Water supply | 148//756886; 149//756886; 150//756886; 151//756886; 152//756886; 153//756886; 154//756886; 155//756886; 156//756886; 157//756886; 7011//10197 46 ; 7012//10197 46 ; | Ironbarks | Wellington | Stuart town | See Report. |
| 89362 Wellington Kindergarten | Kindergarten | 316//756920 | Wellington | Wellington | Wellington | See Report. |
| 86300 Ballimore Rubbish Depot | Rubbish depot | 124//754322 | Murrungundie | Lincoln | Ballimore | See Report. |
| 120095 Terramungamine Bushfire Brigade | Infrastructure or government services ; rural services | 173//822425 | Terramungamine | Lincoln | Brocklehurst | See Report. |
| 90950 Brocklehurst 6 Rubbish Depot | Rubbish depot | 161//705214 ; 162//705214 | Terramungamine | Lincoln | Dubbo | See Report. |
| 120077 Cumboogle fire brigade | Rural services | 165//820706 | Whylandra | Gordon | Dubbo | See Report. |
| 87513 Dubbo Preschool | Kindergarten | 4//1224528 | Dubbo | Lincoln | Dubbo | See Report. |
| 89366 Rescue Squad | Rescue Station | 378//754308 | Dubbo | Lincoln | Dubbo | See Report. |
| 520038 Dubbo Racecourse | Racecourse | 1861//11341 38 ; | Dubbo | Lincoln | Dubbo | See Report. |



Classification of Crown land as operational land Form

| Reserve/dedication | Gazetted purpose | Lot/DP | Parish | County | Suburb/locality | Justification |
|---|----------------------------------|--|----------------|------------|-----------------|---------------|
| | | 1863//11341 38 | | | | |
| 120090 Burragadine Bush Fire Brigade Reserve | Rural services | 9//755094 | Burragadine | Narromine | Dubbo | See Report. |
| 120092 Mountain Creek Bush Fire Brigade Reserve | Rural services | 16//82079 | Cullen | Gordon | Dubbo | See Report. |
| 97502 Mogriguy Bushfire Brigade | Public Recreation | 22//754314 | Goonoo | Lincoln | Mogriguy | See Report. |
| 94036 Elong Elong Tip | Rubbish Depot | 7007//93124 | Narran | Lincoln | Elong Elong | See Report. |
| 88368 Emu Quarry | Quarry | 29//752578 | Emu | Ewenmar | Eumungerie | See Report. |
| 47193 Wongarbon Rubbish Depot | Rubbish Depot | 101//754321 ; 204//47949 | Murrumbidgee | Lincoln | Wongarbon | See Report. |
| 19729 Euchareena Water Supply | Water Supply | 7006//10208 08 ; 7007//10208 08 | Warne | Wellington | Euchareena | See Report. |
| 120071 Euchareena RFS | Bush fire brigade purposes | 175//257243 | Warne | Wellington | Euchareena | See Report. |
| 90326 Euchareena Tip | Rubbish depot | 171//756916 | Warne | Wellington | Euchareena | See Report. |
| 98077 Quarry | Public Recreation | 132//750760 | Nanima | Bligh | Bodangora | See Report. |
| 89179 Mumbil Bush Fire Brigade | Bush fire brigade purposes | 1//508486 ; 2//508486 | Mumbil | Wellington | Mumbil | See Report. |
| 120085 Troy Bridge drainage basin | Urban service | 461//820739 | Dubbo | Lincoln | Dubbo | See Report. |
| 90949 Brocklehurst 5 | Public Recreation | 7001//10202 16 | Terramungamine | Lincoln | Dubbo | See Report. |
| 64928 end of Cooreena Rd | Public Recreation | 7001//10198 48 ; | Dubbo | Gordon | Dubbo | See Report. |



Classification of Crown land as operational land Form

| Reserve/dedication | Gazetted purpose | Lot/DP | Parish | County | Suburb/locality | Justification |
|---------------------------------|--------------------------|-----------------------------------|--------------|--------|-----------------|---------------|
| | | 7003//10199 16 | | | | |
| 1001062 Wellington Town Hall | Town Hall Site | 5/76/759073 | Wellington | Dubbo | Calare | See Report. |
| 1002908 Wongarbon RFS | Rural Services | 206//48387 | Murrumbidgee | Dubbo | Parkes | See Report. |
| 1002907 Wongarbon Tank | Environmental protection | 206//48387 ; 7306//11496 55 | Murrumbidgee | Dubbo | Parkes | See Report. |

Note: the above table may be submitted as an excel spreadsheet provided that all the above fields are included.

© State of New South Wales through Department of Industry 2018. The information contained in this publication is based on knowledge and understanding at the time of writing (May 2018). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Industry or the user's independent adviser.