



REPORT INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE 10 JUNE 2025

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

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Corporate Strategy and Performance Coordinator, the Communications Partner, the IT Infrastructure Specialist, the IT Support Officer, the Director Development and Environment, the Manager Building and Development Services, the Manager Growth Planning, the Senior Planner, the Development Contributions Administrator, the Director Infrastructure, the Director Community, Culture and Places, and the Manager Recreation and Open Space.

Councillor L Butler assumed the chair of the meeting.

The proceedings of the meeting commenced at 5:31pm at the Dubbo Civic Administration Building, Council Chamber. The Welcome to Country was delivered by Councillor P Wells.

IPEC25/33 LEAVE OF ABSENCE (ID25/469)

Requests for leave of absence were received from Councillors S Chowdhury and M Dickerson who were absent from the meeting due to personal reasons.

Moved by Councillor R Ivey and seconded by Councillor K Richardson.

MOTION

That such requests for Leave of Absence be accepted and Councillor S Chowdhury and M Dickerson be granted leave of absence from this meeting.

CARRIED

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

Against: Nil

IPEC25/34 CONFLICTS OF INTEREST (ID25/470)

There were no conflicts of interest declared.

**IPEC25/35 REPORT OF THE RENEWABLE ENERGY ZONE BENEFIT COMMITTEE - MEETING
12 MAY 2025 (ID25/1032)**

The Committee had before it the report of the Renewable Energy Zone Benefit Committee meeting held 12 May 2025.

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

MOTION

That the report of the Renewable Energy Zone Benefit Committee meeting held on 12 May 2025, be noted.

CARRIED

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

Against: Nil

IPEC25/36 DEVELOPMENT ACTIVITY SUMMARY (ID25/1036)

The Committee had before it the report dated 30 May 2025 from the Manager Building and Development Services regarding Development Activity Summary.

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

MOTION

That the report of the Manager Building and Development Services dated 30 May 2025 be noted.

CARRIED

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

Against: Nil

IPEC25/37 PLANNING PROPOSAL POLICY REVIEW (ID25/830)

The Committee had before it the report dated 30 April 2025 from the Team Leader Growth Planning Projects regarding Planning Proposal Policy Review.

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

MOTION

1. That Council adopt the draft updated Planning Proposal Policy as attached in Appendix 1.
2. That Council note that no submissions were received during the public exhibition period.

CARRIED

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

Against: Nil

IPEC25/38 D22-210 - SUBDIVISION (631 ALLOTMENTS)
PROPERTY: LOT 4325 DP 1303918, LOT 3724 DP 1293647, LOT 103 DP 129995,
LOT 3317 DP 1259756 AND LOT 1 DP 1272474
APPLICANT: MAAS GROUP PROPERTIES SOUTHLAKES PTY LTD
OWNER: MAAS GROUP PROPERTIES DURHAM PARK PTY LTD (ID25/971)

The Committee had before it the report dated 2 June 2025 from the Senior Planner regarding D22-210 - Subdivision (631 Allotments) Property: Lot 4325 DP 1303918, Lot 3724 DP 1293647, Lot 103 DP 129995, Lot 3317 DP 1259756 and Lot 1 DP 1272474

Applicant: Maas Group Properties Southlakes Pty Ltd

Owner: Maas Group Properties Durham Park Pty Ltd.

Moved by Councillor M Wright and seconded by Councillor P Wells.

MOTION

1. That Development Application D22-210 for Demolition, 617 Residential Lots, 4 Development Lots, 7 Drainage Reserves and 3 Residue Lots at Lot 4325 DP 1303918; Lot 3724 DP 1293647; Lot 103 DP 129995; Lot 3317 DP 1259756; and Lot 1 DP 1272474, Boundary Road and 24R Sheraton Road, Dubbo be approved subject to the conditions of development consent provided here in Appendix 1.
2. That all documentation in relation to this matter be executed under Power of Attorney.

CARRIED

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

Against: Nil

IPEC25/39 FOREST GLEN SOLAR FARM - COMMUNITY HOUSING FUND GUIDELINES (ID25/444)

The Committee had before it the report dated 18 March 2025 from the Development Contributions Administrator regarding Forest Glen Solar Farm - Community Housing Fund Guidelines.

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

MOTION

1. That the draft Forest Glen Solar Farm Community Housing Fund Guidelines (attached in Appendix 1) be adopted for the purposes of public exhibition.
2. That the draft Guideline be placed on public exhibition for a period of not less than 28 days.
3. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

CARRIED

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

Against: Nil

IPEC25/40 CD25-3031 - TENDER FOR EXTERNAL PLANT HIRE - LIGHT VEHICLES, PLANT AND EQUIPMENT (ID25/987)

The Committee had before it the report dated 23 May 2025 from the Manager Fleet and Depot Services regarding CD25-3031 - Tender for External Plant Hire - Light Vehicles, Plant and Equipment.

Moved by Councillor A Ryan and seconded by Councillor P Wells.

MOTION

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

CARRIED

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

Against: Nil

CONFIDENTIAL

IPEC25/40 CD25-3031 - TENDER FOR EXTERNAL PLANT HIRE - LIGHT VEHICLES, PLANT AND EQUIPMENT (ID25/987)

The Committee had before it the report dated 23 May 2025 from the Manager Fleet and Depot Services regarding CD25-3031 - Tender for External Plant Hire - Light Vehicles, Plant and Equipment.

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

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

Moved by Councillor M Wright and seconded by Councillor A Ryan.

MOTION

1. That Council engage the forty six companies that provided compliant tender submissions on a three year supplier panel arrangement.
2. That Council delegate the Chief Executive Officer to approve extension options for this contract if required.
3. That all documentation in relation to this matter be executed under Power of Attorney.
4. That all documentation in relation to this matter remain confidential to Council.

CARRIED

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

Against: Nil

The meeting closed at 5:48pm.

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CHAIRPERSON