



REPORT INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE 9 SEPTEMBER 2025

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

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Airport Strategy and Operations, the Manager Corporate Governance, the Governance Officers, the Director Strategy, Partnerships and Engagement, the Chief Information Officer, the IT Support Officer, the Corporate Strategy and Performance Coordinator, the Communications Partner, the Director Development and Environment, the Manager Growth Planning, the Director Infrastructure, the Manager Infrastructure Strategy and Design, the Infrastructure Strategy Team Leader, the Director Community, Culture and Places and the Manager Arts and Culture.

Councillor J Black assumed the Chair of the meeting.

The proceedings of the meeting commenced at 6:29pm at the Dubbo Civic Administration Building, Council Chamber.

IPEC25/59 LEAVE OF ABSENCE (ID25/487)

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

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

MOTION

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

Councillors L Butler and S Chowdhury attended the meeting via audio visual link.

CARRIED

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

Against: Nil

IPEC25/60 CONFLICTS OF INTEREST (ID25/488)

There were no conflicts of interest declared.

IPEC25/61 DEVELOPMENT ACTIVITY SUMMARY (ID25/1717)

The Committee had before it the report dated 26 August 2025 from the Manager Building and Development Services regarding Development Activity Summary.

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

MOTION

That the report of the Manager Building and Development Services dated 26 August 2025 be noted.

CARRIED

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

Against: Nil

IPEC25/62 PLANNING PROPOSAL R25-001 - IRONBARK ESTATE (ID25/1571)

The Committee had before it the report dated 22 August 2025 from the Manager Growth Planning regarding Planning Proposal R25-001 - Ironbark Estate.

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

MOTION

1. That Council note the summarised Planning Proposal (attached in Appendix 1).
2. That Council endorse the Planning Proposal (attached in Appendix 2) to amend the Dubbo Regional Local Environmental Plan 2022 at Lot 101 DP1280301), by changing the zoning and minimum lot size area and to introduce dwelling density controls.
3. That Council submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination, and request it include conditions that:
 - a. 180 Boundary Road, Dubbo (Lot 102 DP1301426) be excluded.
 - b. An updated Acoustic Assessment Report be prepared to identify how acoustic matters can be addressed during the Planning Proposal rather than deferred to the Development Application stage.
 - c. Council's Section 7.11 Open Space and Stormwater Development Contributions Plans be updated prior to finalisation.
4. That Council request the Department of Planning, Housing and Infrastructure be the Local Plan Making Authority under Section 3.36 of the Environmental Planning and Assessment Act 1979 as the Planning Proposal is on Council-owned land.
5. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

CARRIED

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

Against: Nil

IPEC25/63 RESULTS OF PUBLIC EXHIBITION - FOREST GLEN SOLAR FARM - COMMUNITY HOUSING FUND GUIDELINES (ID25/1569)

The Committee had before it the report dated 22 August 2025 from the Team Leader Growth Planning Projects regarding Results of Public Exhibition - Forest Glen Solar Farm - Community Housing Fund Guidelines.

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

MOTION

That Council adopt the Forest Glen Solar Farm Community Housing Fund Guidelines (attached in Appendix 1).

CARRIED

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

Against: Councillor P Toynton.

IPEC25/64 NAMING OF THE NEW DUBBO BRIDGE (ID25/710)

The Committee had before it the report dated 6 August 2025 from the Director Infrastructure regarding Naming of the New Dubbo Bridge.

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

MOTION

That Council defer this matter to the Ordinary Council meeting, 23 September 2025.

CARRIED

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

Against: Nil

**IPEC25/65 PEDESTRIAN ACCESS AND MOBILITY PLAN (PAMP) - PUBLIC EXHIBITION
(ID25/964)**

The Committee had before it the report dated 29 August 2025 from the Traffic Engineer regarding Pedestrian Access and Mobility Plan (PAMP) - Public Exhibition.

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

MOTION

That Council endorse the draft Pedestrian Access and Mobility Plan to be placed on public exhibition for a period of 28 days.

CARRIED

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

Against: Nil

The meeting closed at 6:40pm.

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CHAIRPERSON