



REPORT INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE 8 JULY 2025

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

ALSO IN ATTENDANCE: The Chief Executive Officer, the Acting Director Organisational Performance, the Manager Corporate Governance, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Acting Manager Strategic Partnerships and Investment, the Communications Partner, the IT Support Officer, the IT Support Officer Wellington, the Director Development and Environment, the Acting Manager Growth Planning, the Manager Building and Development Services, the Acting Senior Strategic Planner, the Director Infrastructure, the Manager Operations Water Supply and Sewerage, the Director Community, Culture and Places, the Manager Community Services and the Manager Recreation and Open Space.

A Mayoral Address was delivered by Councillor J Black.

Councillor L Butler assumed the chair of the meeting.

The proceedings of the meeting commenced at 5:33pm at the Dubbo Civic Administration Building, Council Chamber. The Welcome to Country was delivered by Councillor J Cowley.

IPEC25/41 LEAVE OF ABSENCE (ID25/475)

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

Moved by Councillor R Ivey and seconded by Councillor L Butler

MOTION

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

CARRIED

Councillor P Wells attended via audio visual link.

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

Against: Nil

IPEC25/42 CONFLICTS OF INTEREST (ID25/476)

The following conflicts of interest were declared:

Councillor P Toynton

- IPEC25/44: Development Activity Summary
- IPEC25/47: D25-167 - Shop (Alterations and Additions), Property: Lot 311 DP
1216961, 56 Windsor Parade, Dubbo (Orana Mall Shopping Centre)
Applicant: Caboolture Park Shopping Centre Joint Venture
Owner: Comet (Aust) Pty Ltd T/as Orana Mall Market Place.

**IPEC25/43 REPORT OF THE RENEWABLE ENERGY ZONE BENEFIT COMMITTEE - MEETING
19 JUNE 2025 (ID25/1233)**

The Committee had before it the report of the Renewable Energy Zone Benefit Committee meeting held 19 June 2025.

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

MOTION

That the report of the Renewable Energy Zone Benefit Committee meeting held on 19 June 2025, be noted.

CARRIED

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

Against: Nil

IPEC25/44 DEVELOPMENT ACTIVITY SUMMARY (ID25/1161)

The Committee had before it the report dated 27 June 2025 from the Manager Building and Development Services regarding Development Activity Summary.

Moved by Councillor K Richardson and seconded by Councillor M Wright.

MOTION

That the report of the Manager Building and Development Services dated 27 June 2025 be noted.

CARRIED

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

Against: Nil

Councillor P Toynton was out of the room and absent from the vote.

Councillor P Toynton declared a non-pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor P Toynton is personal friends with the Centre Manager of the proponent (Orana Mall) in this item and left the room to remove any perception of a Conflict of Interest.

IPEC25/45 RENEWABLE ENERGY PROJECTS UPDATE - JULY 2025 (ID25/1151)

The Committee had before it the report dated 14 June 2025 from the Team Leader Growth Planning Projects regarding Renewable Energy Projects Update - July 2025.

At this juncture Council was addressed by Peter Dwyer.

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

MOTION

1. That the report of the Team Leader Growth Planning Projects, dated 14 June 2025, be noted.
2. That the status of Renewable Energy Projects and Planning Agreements (attached in Appendix 1), be noted.

CARRIED

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

Against: Nil

IPEC25/46 DRAFT PLANNING AGREEMENT VPA24-003 - KERRS CREEK WIND FARM (ID25/1117)

The Committee had before it the report dated 10 June 2025 from the Environmental Systems Planner regarding Draft Planning Agreement VPA24-003 - Kerrs Creek Wind Farm.

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

MOTION

1. That a draft Planning Agreement be prepared in accordance with the Letter of Offer referred to in this report (attached in Appendix 1).
2. That a further report be presented to Council for consideration if a Planning Agreement cannot be successfully negotiated.

3. That a draft Planning Agreement and Explanatory Note prepared in accordance with the terms identified in this report be placed on public exhibition in accordance with the Environmental Planning and Assessment Act, 1979.

CARRIED

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

Against: Nil

IPEC25/47 D25-167 - SHOP (ALTERATIONS AND ADDITIONS) - PROPERTY: LOT 311 DP 1216961, 56 WINDSOR PARADE, DUBBO (ORANA MALL SHOPPING CENTRE) APPLICANT: CABOOLTURE PARK SHOPPING CENTRE JOINT VENTURE OWNER: COMET (AUST) PTY LTD T/AS ORANA MALL MARKET PLACE (ID25/1169)

The Committee had before it the report dated 18 June 2025 from the Senior Planner regarding D25-167 - Shop (Alterations and Additions) - Property: Lot 311 DP 1216961, 56 Windsor Parade, Dubbo (Orana Mall Shopping Centre) - Applicant: Caboolture Park Shopping Centre Joint Venture - Owner: Comet (Aust) Pty Ltd T/as Orana Mall Market Place.

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

MOTION

1. That Development Application D25-167 for a Shop (alterations and additions) (ALDI) within the Orana Mall Shopping Centre at Lot 311 DP 1216961, 56 Windsor Parade, Dubbo be approved subject to Conditions of Development Consent (Appendix 1).
2. That Council grant delegation to the Chief Executive Officer to sign the determination.

CARRIED

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

Against: Nil

Councillor P Toynton was out of the room and absent from the vote.

Councillor P Toynton declared a non-pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor P Toynton is personal friends with the Centre Manager of the proponent (Orana Mall) in this item and left the room to remove any perception of a Conflict of Interest.

IPEC25/48 PLANNING PROPOSAL R25-004 - AMENDMENTS TO THE SOUTH-EAST URBAN RELEASE AREA MAP (ID25/939)

The Committee had before it the report dated 16 June 2025 from the Growth Planner

regarding Planning Proposal R25-004 - Amendments to the South-East Urban Release Area Map.

Moved by Councillor K Richardson and seconded by Councillor M Wright.

MOTION

1. That Council endorse the Planning Proposal (attached in Appendix 1) to amend the Dubbo Regional Local Environmental Plan 2022 and remove two sections of the South-East Dubbo Urban Release Area (URA) from the Urban Release Area Map.
2. That Council submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.
3. That Council request the Chief Executive Officer (or delegate) be authorised as the Local Plan Making Authority under Section 3.36 of the Environmental Planning and Assessment Act 1979.
4. That Council support a minimum 10 business days public exhibition period for the Planning Proposal, subject to the conditions of a Gateway Determination.
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, J Cowley, M Dickerson, R Ivey, K Richardson, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/49 JOHN GILBERT WATER TREATMENT PLANT – GRAVITY FILTER PENSTOCK VALVE REPLACEMENT

The Committee had before it the report dated 27 June 2025 from the Water and Sewer Treatment Engineer regarding John Gilbert Water Treatment Plant – Gravity Filter Penstock Valve Replacement.

Moved by Councillor R Ivey and seconded by Councillor J Cowley.

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, M Dickerson, R Ivey, K Richardson, P Toynton, P Wells and M Wright.

Against: Nil

CONFIDENTIAL

The closed session was held from 7:25pm during the Corporate Services Committee meeting, where item IPEC25/49 was considered. The resolutions of the closed session of Council were displayed on the screen on recommencement of live stream at 7:31pm.

IPEC25/49 JOHN GILBERT WATER TREATMENT PLANT – GRAVITY FILTER PENSTOCK VALVE REPLACEMENT (ID25/1280)

The Committee had before it the report dated 27 June 2025 from the Water and Sewer Treatment Engineer regarding John Gilbert Water Treatment Plant – Gravity Filter Penstock Valve Replacement.

Moved by Councillor P Toynton 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)).

CARRIED

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

MOTION

- 1. That Council engage Allflow Systems and Solutions for the supply and installation of penstock valves at the John Gilbert Water Treatment Plant for a total amount of \$358,822.20 (GST incl), under a single quote procurement exemption pursuant to Section 55(3)(i) of the *Local Government Act 1993*.**
- 2. That Council delegate the Chief Executive Officer to approve extension options for this contract if required.**
- 3. That Council delegate the Chief Executive Officer to approve variations for this contract subject to budget limitations.**
- 4. That all documentation in relation to this matter be executed under Power of Attorney.**
- 5. That all documentation in relation to this matter remain confidential to Council.**

CARRIED

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

Against: Nil

The meeting closed at 6:49pm.

.....

CHAIRPERSON