REPORT
INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE
14 OCTOBER 2025

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, K Richardson, A Ryan, P Toynton 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 IT Support Team Leader, the Communications Services Team Leader, the Communications Partner, the Manager Customer Experience, the Manager Customer Experience and Engagement, the Director Development and Environment, the Statutory Planning Services Team Leader, the Director Infrastructure, the Manager Strategy Water Supply and Sewerage, the Director Community, Culture and Places, the Manager Arts and Culture and the Events and Partnerships Coordinator.

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 M Wright.

IPEC25/66 LEAVE OF ABSENCE (ID25/493)
A request for leave of absence was received from Councillors M Dickerson, R Ivey and P Wells who were absent from the meeting due to personal reasons.

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

MOTION

That such request for Leave of Absence be accepted and Councillors M Dickerson, R Ivey and P Wells be granted leave of absence from this meeting.

Councillor J Cowley attended the meeting via Audio-Visual link.

CARRIED

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

IPEC25/67 CONFLICTS OF INTEREST (ID25/494)
There were no conflicts of interest declared.

IPEC25/68 REPORT OF THE RENEWABLE ENERGY ZONE BENEFIT COMMITTEE - MEETING 21 AUGUST 2025 (ID25/1817)
The Committee had before it the report of the Renewable Energy Zone Benefit Committee meeting held 21 August 2025.

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

MOTION

That the report of the Renewable Energy Zone Benefit Committee meeting held on 21 August 2025, be noted.

CARRIED

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

IPEC25/69 DEVELOPMENT ACTIVITY SUMMARY (ID25/1880)
The Committee had before it the report dated 26 September 2025 from the Manager Building and Development Services regarding Development Activity Summary.

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

MOTION

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

CARRIED

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

IPEC25/70 RENEWABLE ENERGY PROJECTS UPDATE - OCTOBER 2025 (ID25/1795)
The Committee had before it the report dated 25 September 2025 from the Manager Growth Planning regarding Renewable Energy Projects Update - October 2025.

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

MOTION

1. **That the report of the Manager Growth Planning, dated 25 September 2025, be noted.**
2. **That the status of the Renewable Energy Projects and Planning Agreements (attached in Appendix 1), be noted.**

CARRIED

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

**IPEC25/71 D25-269 MOTEL
PROPERTY: LOT 1 DP 1038639,
59 COBRA STREET, DUBBO
APPLICANT: MRS S SALMAN
OWNER: MRS S SALMAN (ID25/1946)**

The Committee had before it the report dated 26 September 2025 from the Statutory Planning Services Team Leader regarding D25-269 Motel
Property: Lot 1 DP 1038639,
59 Cobra Street, Dubbo
Applicant: Mrs S Salman
Owner: Mrs S Salman.

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

MOTION

1. **That Development Application D25-269 for a Motel at Lot 1 DP 1038639, 59 Cobra Street, Dubbo, be approved subject to conditions of consent (Appendix 1).**
2. **That Council grant delegation to the Chief Executive Officer to sign the determination.**
3. **That those who made written submissions be notified of the determination.**

CARRIED

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

IPEC25/72 PROPOSED CLOSURE OF PART OF AN UNFORMED ROAD LOCATED OUTSIDE 1 LAY STREET, MONTEFIORES (ID25/1959)

The Committee had before it the report dated 1 October 2025 from the Property and Land Officer regarding Proposed Closure of part of an unformed road located outside 1 Lay Street, Montefiores.

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

MOTION

1. **That Council consent to the closure of the section of road as indicated in Appendix 1.**
2. **That Council undertake the Roads Act Council Road Closure Process: Closing of Council Public Roads by Councils - Part 4 Division 3 Roads Act 1993.**
3. **That Council delegate to the Chief Executive Officer, the power to negotiate, finalise, and execute any documents that may be required to facilitate the registration of the plan of survey and to finalise any necessary documents with the Applicant.**
4. **That the land proposed for disposal be classified as 'Operational Land' under the *Local Government Act 1993.***
5. **That all documentation in relation to this matter be executed under power of attorney.**

CARRIED

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

CONFIDENTIAL

The closed session was held from 7:21pm during the Corporate Services Committee meeting, where items IPEC25/73 and IPEC25/74 were considered. The resolutions of the closed session of Council were read by the Manager Corporate Governance on recommencement of live stream at 7:40pm.

IPEC25/73 AIRLOCK REMEDIATION SOLUTION AT JOHN GILBERT WATER TREATMENT PLANT - VARIATION TO CONTRACT CD22/5066 - DESIGN AND CONSTRUCTION OF FLUORIDE PLANT (ID25/1762)

The Committee had before it the report dated 30 August 2025 from the Manager Strategy Water Supply and Sewerage regarding Airlock Remediation Solution at John Gilbert Water Treatment Plant - Variation to Contract CD22/5066 - Design and Construction of Fluoride Plant.

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

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, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

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

MOTION

1. **That the increased scope of works for contract CD22/5066 – *Dubbo Water Treatment Plant – Design and Construction of Fluoride Plant* be noted.**

2. **That it be noted that the increased scope of works and proposed funding described within this report are essential to operate the John Gilbert Water Treatment Plant at its full capacity of 80ML per day.**
3. **That the necessary funds identified within this report be transferred from the Water Fund restricted asset and allocated to this project.**
4. **That Council delegate the Chief Executive Officer to approve extension options for this contract if required.**
5. **That Council delegate the Chief Executive Officer to approve contract variations for this contract if required and subject to budgetary limitations.**
6. **That all documentation in relation to this matter remain confidential to Council.**

CARRIED

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

IPEC25/74 ESSENTIAL ENERGY - EASEMENT REQUEST FOR A STAY WIRE OVER PART OF LOT 1728 DP 1222337 - ARGYLE AVENUE, DUBBO (ID25/1956)

The Committee had before it the report dated 30 September 2025 from the Property and Land Officer regarding Essential Energy - Easement Request for a Stay Wire Over Part of Lot 1728 DP 1222337 - Argyle Avenue, Dubbo.

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

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)).

Moved by Councillor M Wright and seconded by Councillor L Butler.

MOTION

1. **That Council approve the grant of an easement for a stay wire, with in-ground footing, affecting Lot 1728 DP 1222337.**
2. **That Council accept the offer of compensation for this easement as detailed in the report.**
3. **That Council delegate to the Chief Executive Officer, the power to negotiate, finalise, and execute any documents that may be required to facilitate the registration of the plan of easements and to finalise any necessary documents with Essential Energy.**
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, S Chowdhury, J Cowley, K Richardson, A Ryan, P Toynton and M Wright.
Against: Councillor L Butler.

The meeting closed at 6:02pm.

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CHAIRPERSON