



AGENDA

ORDINARY COUNCIL MEETING

22 FEBRUARY 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.

PRAYER:

O God, Grant that by the knowledge of thy will, all we may resolve shall work together for good, we pray through Jesus Christ our Lord. Amen!

ACKNOWLEDGEMENT OF COUNTRY:

"I would like to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. I would also like to pay respect to the Elders both past and present of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present".

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CCL21/13 LEAVE OF ABSENCE (ID20/1628)

CCL21/14 CONFIRMATION OF MINUTES (ID20/1629)

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Confirmation of the minutes of the proceedings of the Council of the City of Dubbo at the Dubbo Regional Council meeting held on 22 February 2021.

CCL21/15 PUBLIC FORUM (ID20/1630)

MAYORAL MINUTES:

CCL21/16 APPOINTMENT OF INTERIM CHIEF EXECUTIVE OFFICER (ID21/216)

30

The Council had before it the Mayoral Minute regarding Appointment of Interim Chief Executive Officer

CCL21/16a RUGBY LEAGUE PROPOSAL - DEVELOPMENT OF REGAND PARK (ID21/260)

31

The Council had before it the Mayoral Minute regarding Rugby League Proposal - Development of Regand Park

MATTERS CONSIDERED BY COMMITTEES:

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| CCL21/17 | REPORT OF THE DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 8 FEBRUARY 2021 (ID21/215) | 34 |
| | The Council had before it the report of the Development and Environment Committee meeting held 8 February 2021. | |
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| CCL21/18 | REPORT OF THE INFRASTRUCTURE AND LIVEABILITY COMMITTEE - MEETING 8 FEBRUARY 2021 (ID21/217) | 39 |
| | The Council had before it the report of the Infrastructure and Liveability Committee meeting held 8 February 2021. | |
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| CCL21/19 | REPORT OF THE CULTURE, ECONOMY AND CORPORATE COMMITTEE - MEETING 8 FEBRUARY 2021 (ID21/218) | 43 |
| | The Council had before it the report of the Culture, Economy and Corporate Committee meeting held 8 February 2021. | |

REPORTS FROM STAFF:

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| CCL21/20 | DECEMBER 2020 QUARTERLY BUDGET REVIEW STATEMENTS (ID21/154) | 47 |
| | The Council had before it the report dated 4 February 2021 from the Chief Executive Officer regarding December 2020 Quarterly Budget Review Statements. | |
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| CCL21/21 | DELEGATION OF AUTHORITY TO THE INTERIM CHIEF EXECUTIVE OFFICER (ID21/211) | 78 |
| | The Council had before it the report dated 17 February 2021 from the Executive Manager CEO Services regarding Delegation of Authority to the Interim Chief Executive Officer. | |
| | | |
| CCL21/22 | POWER OF ATTORNEY FOR THE INTERIM CHIEF EXECUTIVE OFFICER (ID21/204) | 85 |
| | The Council had before it the report dated 17 February 2021 from the Executive Manager CEO Services regarding Power of Attorney for the Interim Chief Executive Officer. | |

CCL21/23	CHANGE OF ORDINARY COUNCIL MEETING DATE - APRIL 2021 (ID21/130)	98
	The Council had before it the report dated 28 January 2021 from the Governance and Internal Control Manager regarding Change of Ordinary Council Meeting Date - April 2021.	
CCL21/24	DRAFT WELLINGTON TOWN CENTRE PLAN - RESULTS OF PUBLIC EXHIBITION (ID20/1194)	99
	The Council had before it the report dated 2 February 2021 from the Growth Planning Projects Leader - Digital Futures regarding Draft Wellington Town Centre Plan - Results of Public Exhibition.	
CCL21/25	REFURBISHMENT OF OLD WELLINGTON POLICE STATION FOR COMMUNITY USE (ID20/1690)	351
	The Council had before it the report dated 11 December 2020 from the Manager Regional Experiences regarding Refurbishment of Old Wellington Police Station for Community Use.	
CCL21/26	PROPOSED SALE EASEMENT FOR ELECTRICITY AT HOLLS AVENUE CARPARK, LOT 200 DP 881153 (ID20/1604)	359
	The Council had before it the report dated 8 December 2020 from the Property Specialist regarding Proposed Sale Easement for Electricity at Holls Avenue Carpark, Lot 200 DP 881153.	
CCL21/27	CLASSIFICATION OF LAND AT 92 MACQUARIE STREET (ID21/15)	362
	The Council had before it the report dated 7 January 2021 from the Property Specialist regarding Classification of Land at 92 Macquarie Street.	
CCL21/28	COMMENTS AND MATTERS OF URGENCY (ID20/1631)	
CCL21/29	COMMITTEE OF THE WHOLE (ID21/180)	



Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting and the Committee of the Whole meeting held on 7 December 2020, and the Extraordinary Council meeting held on 25 January 2021.

RECOMMENDATION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 7 December 2020 comprising pages 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of the series be taken as read; and the Extraordinary Council meeting held on 25 January 2021 comprising pages 22, 23, 24, 25, 26, 27, 28 and 29 of the series be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

Appendices:

- 1** [↓](#) Minutes - Ordinary Council Meeting - 07/12/2020
- 2** [↓](#) Minutes - Committee of the Whole - 07/12/2020
- 3** [↓](#) Minutes - Extraordinary Council - 25/01/2021



REPORT ORDINARY COUNCIL MEETING 7 DECEMBER 2020

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Mayor, the Administration Assistant Governance, the Community Support Officer, the Communications Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Infrastructure, the Director Development and Environment (S Jennings) and the Director Liveability.

Councillor B Shields 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 J Diffey.

Council observed a minute's silence to pay respects to the late Mr Anthony (Tony) Kelly.

CCL20/204 CONFIRMATION OF MINUTES (ID20/1545)

Confirmation of the minutes of the proceedings of the Ordinary Council Meeting held on 23 November 2020.

Moved by Councillor D Grant 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 23 November 2020 comprising pages 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 of the series be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

CARRIED

CCL20/205 LEAVE OF ABSENCE (ID20/1589)

Councillor A Jones was previously granted leave of absence from this meeting by Council (refer Clause CCL20/165b). There were no other applications for leave of absence received.

Moved by Councillor V Etheridge and seconded by Councillor J Diffey

MOTION

That it be noted that Councillor A Jones had been previously granted leave of absence from this meeting by Council.

CARRIED

CCL20/206 PUBLIC FORUM (ID20/1533)

The Council reports having met with the following person during Public Forum:

- Ms Kate Washington, NSW Shadow Minister for Rural Health – Parliamentary Inquiry into Rural and Regional Health.

MAYORAL MINUTES:**CCL20/207 VALE - ANTHONY (TONY) GEORGE KELLY (ID20/1581)**

The Council had before it the Mayoral Minute regarding Vale - Anthony (Tony) George Kelly.

Moved by Councillor B Shields

MOTION

1. That the Mayoral Minute be noted.
2. That council resolve to take all necessary steps to name Victoria Park No. 1 Oval "Tony Kelly Oval" to acknowledge Mr Kelly's long-standing contributions to the Dubbo Region.

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CARRIED

CCL20/208 DUBBO AQUATIC LEISURE CENTRE MASTERPLAN (ID20/1585)

The Council had before it the Mayoral Minute regarding Dubbo Aquatic Leisure Centre Masterplan.

Moved by Councillor B Shields

MOTION

That a masterplan for the future Dubbo Aquatic Leisure Centre be prepared, with design concepts to be presented to Council in April 2021.

CARRIED

CCL20/209 REQUEST FOR GREATER POWERS FOR COUNCILS TO ENFORCE COMMERCIAL LAND CLEAN-UP (ID20/1582)

The Council had before it the Mayoral Minute regarding Request for Greater Powers for Councils to Enforce Commercial Land Clean-up.

Moved by Councillor B Shields

MOTION

That Council write to NSW Minister for Planning Rob Stokes and ask that he consider increasing the powers Councils have to clean up commercial properties.

CARRIED

CCL20/210 SHADE FOR RYGATE PARK MULTI-PURPOSE COURTS (ID20/1584)

The Council had before it the Mayoral Minute regarding Shade for Rygate Park Multi-Purpose Courts.

Moved by Councillor B Shields

MOTION

- 1. That the petition from Jessica Sutherland requesting more shade for Rygate Park be noted.**
- 2. That Council consider the matter as part of the 2021/2022 Operational Plan and Budget Review Process in May 2021.**

CARRIED

CCL20/210a SOUTH DUBBO BRIDGE OPTIONS

The Council had before it the Mayoral Minute regarding the South Dubbo Bridge Original Options.

Moved by Councillor B Shields

MOTION

1. That Council release the original four options for the South Dubbo Bridge, to go live on Council's website.
2. That a further report be provided to the March Council meeting.

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 Etheridge	Councillor Gumley
Councillor Grant	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (7)	Total (1)

Councillor J Diffey declared a non-pecuniary, but significant interest in the matter now before the Council and left the room and was out of sight during Council's consideration of this matter. The reason for such interest is that Councillor J Diffey is employed as a Senior Electorate Officer by the NSW Parliament for the State Member, Mr Dugald Saunders.

INFORMATION ONLY MATTERS:**CCL20/211 BUILDING SUMMARY - NOVEMBER 2020 (ID20/1498)**

The Council had before it the report dated 26 November 2020 from the Director Development and Environment regarding Building Summary - November 2020.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

That the information contained within the report of the Director Development and Environment dated 26 November 2020, be noted.

CARRIED

CCL20/212 INVESTMENTS UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - NOVEMBER 2020 (ID20/1459)

The Council had before it the report dated 1 December 2020 from the Chief Financial Officer regarding Investments Under Section 625 of the Local Government Act - November 2020.

Moved by Councillor J Ryan and seconded by Councillor S Lawrence

MOTION

That the information contained within the report of the Chief Financial Officer dated 1 December 2020, be noted.

CARRIED

Councillor K Parker declared a pecuniary, significant interest in the matter now before the Council and left the room and was out of sight during Council's consideration of this matter. The reason for such interest is that Councillor K Parker is an employee of the Bank of Queensland, Dubbo and Council has funds invested with BOQ.

CCL20/213 EVENT ASSISTANCE PROGRAM - 2020/2021 ROUND ONE (ID20/1586)

The Council had before it the report dated 1 December 2020 from the Events and Partnerships Team Leader regarding Event Assistance Program - 2020/2021 Round One.

Moved by Councillor Lawrence and seconded by Councillor J Ryan

MOTION

- 1. That the information within the report from the Events and Partnerships Team Leader dated 1 December 2020, be noted.**
- 2. That event funding applicants be advised on the outcome of their applications.**

CARRIED

MATTERS CONSIDERED BY COMMITTEES:**CCL20/214 REPORT OF THE DUBBO REGIONAL COUNCIL AIRPORTS PANEL - MEETING 9 NOVEMBER 2020 (ID20/1537)**

The Council had before it the report of the Dubbo Regional Council Airports Panel meeting held 9 November 2020.

Moved by Councillor G Mohr and seconded by Councillor D Gumley

MOTION

That the report of the Dubbo Regional Council Airports Panel meeting held on 9 November 2020, be adopted.

CARRIED

REPORTS FROM STAFF:**CCL20/215 COUNCILLOR AND MAYORAL FEES (ID20/731)**

The Council had before it the report dated 20 November 2020 from the Chief Executive Officer regarding Councillor and Mayoral Fees.

Moved by Councillor S Lawrence and seconded by Councillor D Grant

MOTION

That pursuant to the provisions of Section 248(2) of the Local Government Act 1993, the annual fee payable to Councillors for the period commencing 1 July 2020 be \$24,320.

CARRIED

At this juncture Councillor S Lawrence assumed the Chair of the meeting, the time being 6.20pm.

CCL20/215A COUNCILLOR AND MAYORAL FEES

The Council had before it the report dated 20 November 2020 from the Chief Executive Officer regarding Councillor and Mayoral Fees.

Moved by Councillor V Etheridge and seconded by Councillor D Gumley

MOTION

That pursuant to the provisions of Section 249(3) of the Local Government Act 1993, the annual fee payable to the Mayor for the period commencing 1 July 2020 be \$60,080.

CARRIED

Councillor B Shields declared a pecuniary, significant interest in the matter now before the Council and left the room and was out of sight during Council's consideration of this matter. The reason for such interest is that Councillor B Shields is the Mayor of the Dubbo Region.

Councillor B Shields resumed the Chair of the meeting.

CCL20/216 QUARTERLY REPORT ON DOCUMENTS EXECUTED UNDER THE POWER OF ATTORNEY (ID20/1516)

The Council had before it the report dated 18 November 2020 from the Governance and Internal Control Manager regarding Quarterly Report on Documents Executed Under the Power of Attorney.

Moved by Councillor D Gumley and seconded by Councillor V Etheridge

MOTION

That the information contained within the report of the Governance and Internal Control Manager dated 18 November 2020, be noted.

CARRIED

CCL20/217 DRAFT CODE OF CONDUCT AND PROCEDURES FOR THE ADMINISTRATION OF THE CODE OF CONDUCT - FOLLOWING PUBLIC EXHIBITION (ID20/1538)

The Council had before it the report dated 23 November 2020 from the Internal Ombudsman regarding Draft Code of Conduct and Procedures for the Administration of the Code of Conduct - Following Public Exhibition.

Moved by Councillor K Parker and seconded by Councillor J Diffey

MOTION

That the draft Code of Conduct and the Procedures for the Administration of the Code of Conduct attached to the report of the Internal Ombudsman dated 23 November 2020, as Appendix 1 and 2, be adopted.

CARRIED

CCL20/218 PUBLIC INTEREST DISCLOSURES AND INTERNAL REPORTING POLICY - RESULTS OF PUBLIC EXHIBITION (ID20/1541)

The Council had before it the report dated 23 November 2020 from the Internal Ombudsman regarding Public Interest Disclosures and Internal Reporting Policy - Results of Public Exhibition.

Moved by Councillor D Grant and seconded by Councillor R Ryan

MOTION

That the Draft Public Interest Disclosures and Internal Reporting Policy attached to the report of the Internal Ombudsman dated 23 November 2020, as Appendix 1, be adopted.

CARRIED

CCL20/219 PROPOSED PLANNING POLICY FOR SOLAR AND WIND ENERGY FARMS (ID20/1544)

The Council had before it the report dated 25 November 2020 from the Senior Growth Planner regarding Proposed Planning Policy for Solar and Wind Energy Farms.

Moved by Councillor S Lawrence and seconded by Councillor J Ryan

MOTION

1. That the report from the Senior Growth Planner dated 25 November 2020 be noted.
2. That the draft amended draft Planning Agreement Policy as attached in Appendix 1 to the report of the Senior Growth Planner be adopted for the purposes of undertaking detailed community and stakeholder consultation.
3. That the draft Planning Agreement Policy for Solar and Wind Energy Farms be placed on public display for a period of no less than 28 days and in accordance with the provisions of the Environmental Planning and Assessment Act 1979.
4. That following completion of the public exhibition period a further report be provided to Council, including any submissions received during the public exhibition period.

CARRIED

CCL20/220 DRAFT MOBILE FOOD VENDOR POLICY (ID20/1474)

The Council had before it the report dated 17 November 2020 from the Compliance Officer Environment and Health regarding Draft Mobile Food Vendor Policy.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

That the draft Mobile Food Vendor Policy as attached to the report of the Compliance Officer Environment and Health as Appendix 1, be adopted.

CARRIED

CCL20/221 WELLINGTON AERODROME AND RECREATION PARK OPERATIONS UPDATE (ID20/1458)

The Council had before it the report dated 10 November 2020 from the Director Culture and Economy regarding Wellington Aerodrome and Recreation Park Operations Update.

Moved by Councillor G Mohr and seconded by Councillor J Ryan

MOTION

- 1. That the information in the report from the Director Culture and Economy dated 10 November 2020, be noted.**
- 2. That strategic and operational risk mitigation measures be implemented.**
- 3. That a further 12 month review of Wellington Aerodrome and Recreation Park be undertaken with a report to November 2021 Council meeting.**

CARRIED

CCL20/222 DRTCC - COVID-19 RECOVERY OFFER EXTENSION (ID20/1519)

The Council had before it the report dated 18 November 2020 from the Manager Regional Events regarding DRTCC - COVID-19 Recovery Offer Extension.

Moved by Councillor J Diffey and seconded by Councillor D Gumley

MOTION

- 1. That the information contained within the report of the Manager Regional Events dated 20 November 2020, be noted.**
- 2. That the COVID-19 Recovery Offer be modified and extended to clients from 31 December 2020 to 31 March 2021, with the ability to extend to 30 September 2021 depending on the relaxing of Public Health Orders due to COVID-19.**
- 3. That the COVID-19 Recovery Offer consist of a percentage discount for the Dubbo Regional Theatre and Convention Centre including Wellington Civic Centre for professional/commercial, performing arts businesses, community/not-for-profit and**

schools/registered charity, noting that this does not include public holidays. All other fees and charges remain the same.

4. That any changes to the percentage discount in relation to changes in the NSW Health Order will be approved by the Director Culture and Economy.
5. That Council cease the COVID-19 Recovery Offer should full capacity of venues be allowed within four weeks of an event.

CARRIED

CCL20/223 WELLINGTON SHOWGROUND - INTERNAL REVIEW 2020 (ID20/1450)

The Council had before it the report dated 5 November 2020 from the Manager Regional Events regarding Wellington Showground - Internal Review 2020.

Moved by Councillor D Grant and seconded by Councillor J Ryan

MOTION

1. That the information in the report by the Manager Regional Events dated 5 November 2020, be noted.
2. That staff action the items listed in the report regarding current facility operations.
3. That consideration for a Wellington Showground strategic masterplan, be considered as part of the 2021/2022 forward budget.

CARRIED

CCL20/224 STRONGER COUNTRY COMMUNITIES FUND ROUND TWO GRANT PROGRAM AND TENDER PROCESS (ID20/1587)

The Council had before it the report dated 1 December 2020 from the Director Liveability regarding Stronger Country Communities Fund Round Two Grant Program and Tender Process.

Moved by Councillor J Ryan and seconded by Councillor G Mohr

MOTION

1. That the report of the Director Liveability dated 1 December 2020 be noted.
2. That Council, in accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005 decline to accept any of the tenders.
3. That Council, in accordance with clause 178(3)(b) of the Local Government (General) Regulation 2005 invite new tender submissions with suitable amendments.

CARRIED

CCL20/225 STREET TREE ADVISORY PANEL - CALL FOR EXPRESSIONS OF INTEREST (ID20/1583)

The Council had before it the report dated 1 December 2020 from the Director Liveability regarding Street Tree Advisory Panel - Call for Expressions of Interest.

Moved by Councillor J Ryan and seconded by Councillor G Mohr

MOTION

1. That Council write to the departing Panel member to thank them for their contributions.
2. That Council call for expressions of interest for the Street Tree Advisory Panel for one Community Representative.

CARRIED

CCL20/226 JOIRA ROAD PLAYSPACE - DRAFT PLAN (ID20/1405)

The Council had before it the report dated 28 October 2020 from the Open Space Coordinator regarding Joira Road Playspace - Draft Plan.

Moved by Councillor D Grant and seconded by Councillor V Etheridge

MOTION

1. That the report of the Open Space Coordinator, dated 7 December 2020, be noted.
2. That the draft Joira Oval Playspace – Draft Plan, be placed on public exhibition for 28 days, enabling community feedback and input.
3. That following the public exhibition period, a further report be submitted to Council for consideration.

CARRIED

CCL20/227 SOUTH DUBBO TAVERN EXTENDED TRADING AUTHORISATION APPLICATION (ID20/1521)

The Council had before it the report dated 19 November 2020 from the Manager Community Services regarding South Dubbo Tavern Extended Trading Authorisation application.

Moved by Councillor S Lawrence and seconded by Councillor V Etheridge

MOTION

1. That the information contained within the report of the Manager Community Services dated 19 November 2020 be noted.
2. That Council make a submission to object to the Independent Liquor and Gaming Authority in relation to the application for a new Extended Trading Authorisation by the South Dubbo Tavern.

CARRIED

Councillor G Mohr declared a non-pecuniary but significant interest in the matter now before the Council and left the room and was out of sight during Council's consideration of this matter. The reason for such interest is that Councillor G Mohr's son is the Manager of the Western Star Hotel, which is in competition with the South Dubbo Tavern.

CCL20/228 COMMENTS AND MATTERS OF URGENCY (ID20/1534)

That the Mayor, as requested by Councillor G Mohr, write to Newtown RSL sub-Branch to thank them for their support of the Eumungerie/Coboco RSL sub-Branch, which has been instrumental in the longevity of the sub-Branch.

CCL20/228a MATTER OF URGENCY - EVENT ASSISTANCE PROGRAM - 2020/2021 ROUND ONE

In accordance with clause 8.7 of Council's Meeting Procedures, a motion was moved by Councillor J Ryan and seconded by Councillor G Mohr that, due to the lack of time between tonight's Council meeting and the next scheduled Council meeting in February 2021 not allowing adequate time for the Motor Cycle Bike Rally to plan activities ahead of the event in May 2021, they be provided with an additional \$2,500 to further extend marketing activities in consultation with Council's Regional Events branch, and that such marketing target intrastate travellers.

Moved by Councillor J Ryan and seconded by Councillor G Mohr

MOTION

That the CEO provide an additional \$2,500 to the Dubbo Motor Bike Rally to further extend marketing activities in consultation with Council's Regional Events branch, and that such marketing target intrastate travellers.

CARRIED

At this juncture, it was moved by Councillor D Grant and seconded by Councillor D Gumley that the Council resolve into a Committee of the Whole Council, the time being 6.42pm.

The meeting resumed at 6.46pm.

CCL20/229 COMMITTEE OF THE WHOLE (ID20/1588)

The Executive Manager CEO read to the meeting of the Report of the Committee of the Whole meeting held on 7 December 2020.

Moved by Councillor G Mohr and seconded by Councillor V Etheridge

MOTION

That the report of the meeting of the Committee of the Whole held on 23 November 2020, be adopted, save and except CW20/28, which will be dealt with separately.

CARRIED

CW20/28 PROPOSED RIVER STREET BRIDGE (ID20/1577)

The Committee had before it the report dated 25 November 2020 from the Chief Executive Officer regarding Proposed River Street Bridge.

Moved by Councillor D Grant and seconded by Councillor D Gumley

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)).

CARRIED

Moved by Councillor G Mohr and seconded by Councillor J Ryan

MOTION

That the council authorise the Chief Executive Officer to implement the decisions of the report CW20/28 in relation to seeking changes associated with the design of the new river street bridge.

CARRIED

Councillor J Diffey declared a non-pecuniary, but significant interest in the matter now before the Council and left the room and was out of sight during Council's consideration of this matter. The reason for such interest is that Councillor J Diffey is employed as a senior Electorate Officer by NSW Parliament for the State Member, Mr Dugald Saunders.

The meeting closed at 6.51pm.

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CHAIRMAN



REPORT COMMITTEE OF THE WHOLE COUNCIL 7 DECEMBER 2020

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Mayor, the Administration Assistant Governance, the Community Support Officer, the Communications Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Infrastructure, the Director Development and Environment (S Jennings) and the Director Liveability.

Councillor B Shields assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 6.43pm.

CW20/28 PROPOSED RIVER STREET BRIDGE (ID20/1577)

The Committee had before it the report dated 25 November 2020 from the Chief Executive Officer regarding Proposed River Street Bridge.

Moved by Councillor D Grant and seconded by Councillor D Gumley

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)).

CARRIED

Moved by Councillor G Mohr and seconded by Councillor J Ryan

MOTION

That the Council authorise the Chief Executive Officer to implement the decisions of the report CW20/28 in relation to seeking changes associated with the design of the new river street bridge.

CARRIED

Councillor J Diffey declared a non-pecuniary, but significant interest in the matter now before the Council and left the room and was out of sight during Council's consideration of this matter. The reason for such interest is that Councillor J Diffey is employed as a senior Electorate Officer by NSW Parliament for the State Member, Mr Dugald Saunders.

**CW20/29 UPGRADING OF GOOLMA ROAD AND TWELVE MILE ROAD INTERSECTION
(ID20/1543)**

The Committee had before it the report dated 23 November 2020 from the Manager Property Assets regarding Upgrading of Goolma Road and Twelve Mile Road Intersection.

Moved by Councillor D Grant and seconded by Councillor D Gumley

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 D Grant and seconded by Councillor J Ryan

MOTION

1. That Council proceed to negotiate with Department of Community and Justice to acquire part Lot 1 and 2 DP 1141897, having an area of 8,570 m², for the widening of Goolma Road and Twelve Mile Road intersection.
2. That the subject land be acquired in compliance with the Land Acquisition (Just Terms Compensation) Act 1991.
3. That Council's Chief Executive Officer be authorised to negotiate a purchase price within a range not exceeding 20% of the assessed compensation value as articulated in the body of the report.
4. That upon acquisition, the land be classified as Operational Land in accordance with the Local Government Act 1993.
5. That all costs to Council associated with acquisition of the subject land, be recovered from CWP Renewables P/L.
6. That all documentation in relation to this matter be executed under Power of Attorney.
7. That documents and considerations in regard to this matter remain confidential to Council.

CARRIED

The meeting closed at 6.45PM.

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CHAIRMAN



REPORT EXTRAORDINARY COUNCIL MEETING 25 JANUARY 2021

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Manager Governance and Internal Control, the Community Support Officer, the Administration Officer – Mayor, the Communications Partner, the Director Organisational Performance (M Howlett), 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.

The proceedings of the meeting commenced at 12.33pm 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.

CCL21/1 LEAVE OF ABSENCE (ID21/6)

A request for Leave of Absence was received from Councillor D Grant who was absent from the meeting due to the personal reasons.

Moved by Councillor A Jones and seconded by Councillor D Gumley

MOTION

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

CARRIED

CCL21/2 PUBLIC FORUM (ID21/7)

The Council reports having met with the following person during Public Forum:

- Ms Belinda Edmondson regarding item CCL21/6 - Report of the Street Tree Advisory Panel - meeting 18 January 2021.

MAYORAL MINUTES:**CCL21/3 RETIREMENT OF CHIEF EXECUTIVE OFFICER (CEO) MICHAEL MCMAHON (ID21/36)**

The Council had before it the Mayoral Minute regarding Retirement of Chief Executive Officer (CEO) Michael McMahon.

Moved by Councillor B Shields

MOTION

1. That the Mayor and Council thank Michael McMahon for his commitment and contribution to DRC since December 2017 and also recognise his distinguished career of 41 years within the Local Government industry.
2. That the Mayor be authorised to facilitate the selection process for the Acting CEO with the full recruitment process to occur later this year.
3. Approval for an appropriate retirement function for Michael's farewell to be held in March 2021.

CARRIED

CCL21/4 ENTRY TO DUBBO REGIONAL COUNCIL AQUATIC LEISURE CENTRES - AUSTRALIA DAY (ID21/9)

The Council had before it the Mayoral Minute regarding Entry to Dubbo Regional Council Aquatic Leisure Centres - Australia Day.

Moved by Councillor B Shields

MOTION

1. That the fees and charges in the 2020/2021 Budget for the three aquatic leisure centres in Dubbo, Wellington and Geurie be amended to allow for free entry on Australia Day, 26 January 2021.
2. That all future Australia Day events provide free entry to the three aquatic Leisure centres in Dubbo, Wellington and Geurie and future budgets incorporate such provision.

CARRIED

CCL21/5 NEW YEAR'S EVE EVENT FOR WELLINGTON (ID21/32)

The Council had before it the Mayoral Minute regarding New Year's Eve Event for Wellington.

Moved by Councillor B Shields

MOTION

1. That Council call for submissions and expressions of interest from community organisations and individuals on a New Year's Eve event in Wellington.
2. That a report on outcomes of the submissions and expressions of interest be submitted to the May 2021 Ordinary Meeting of Council.

CARRIED

MATTERS CONSIDERED BY COMMITTEES:**CCL21/6 REPORT OF THE STREET TREE ADVISORY PANEL - MEETING 18 JANUARY 2021 (ID21/41)**

The Council had before it the report of the Street Tree Advisory Panel meeting held 18 January 2021.

Moved by Councillor J Ryan and seconded by Councillor V Etheridge

MOTION

That the report of the Street Tree Advisory Panel meeting held on 18 January 2021, be adopted.

CARRIED

Clause CCL21/9 was brought forward for consideration and dealt with at this juncture.

CCL21/9 BEAUTIFICATION OF DUBBO CBD AND TALBRAGAR STREET TREE PLANTING, PUBLIC EXHIBITION FEEDBACK (ID21/11)

The Council had before it the report dated 15 January 2021 from the Manager Recreation and Open Spaces regarding Beautification of Dubbo CBD and Talbragar Street tree planting, public exhibition feedback.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

1. That the report from the Manager Recreation and Open Space dated 15 January 2021 be noted.
2. That the Talbragar Street Beautification Concept Plan be endorsed enabling further development, assisting in determining street tree locations; and identifying any potential car parking impacts within the immediate area.

3. That following finalisation of the Talbragar Street Beautification Masterplan that implementation is aligned with the planned Talbragar Street pavement reconstruction, to minimise disruption to business owners and the community during the works.
4. That \$270,000 from the 2020/2021 Priority Tree Planting fund be returned, enabling completion of the Drought Resilient Landscape project, due to commence during April 2020 and that \$270,000 from the 2021/2022 Priority Tree Planting fund to go towards the Talbragar Street Beautification, if adopted, with further funds being identified through other Council savings.

Moved by Councillor G Mohr and seconded by Councillor S Lawrence

AMENDMENT

1. That the report from the Manager Recreation and Open Space dated 15 January 2021 be noted.
2. That the Talbragar Street Beautification Concept Plan be endorsed enabling further development, assisting in determining street tree locations; and identifying any potential car parking impacts within the immediate area.
3. That following finalisation of the Talbragar Street Beautification Masterplan that implementation is aligned with the planned Talbragar Street pavement reconstruction, to minimise disruption to business owners and the community during the works.
4. That \$270,000 from the 2020/2021 Priority Tree Planting fund be returned, enabling completion of the Drought Resilient Landscape project, due to commence during April 2020 and that \$270,000 from the 2021/2022 Priority Tree Planting fund to go towards the Talbragar Street Beautification, if adopted, with further funds being identified through other Council savings.
5. That Council formulate a Talbragar Street Car Parking Strategy maximising the number of available car parks.

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

Councillor J Diffey declared a non-pecuniary, significant interest in the matter now before the Council and left the room and was out of sight during the Council's consideration of this matter. The reason for such interest is that one of the submissions is from a member of the community who donated to Councillor J Diffey's Council election campaign.

REPORTS FROM STAFF:**CCL21/7 ABORIGINAL ELECTORAL ENGAGEMENT STRATEGY (ID21/18)**

The Council had before it the report dated 12 January 2021 from the Chief Executive Officer regarding Aboriginal Electoral Engagement Strategy.

Moved by Councillor S Lawrence and seconded by Councillor J Ryan

MOTION

1. That Council engage Women for Election and offer their "Politics in Colour" program to Indigenous Women in the Local Government Area.
2. That the Chief Executive Officer seek support from the LGNSW President to make representations to the Minister for Local Government regarding appropriate education programs being created and made available to Indigenous community members in respect of the upcoming local government election.
3. That the Election Engagement Strategy be developed and available for Council in March 2021.

CARRIED

CCL21/8 ROAD SAFETY ASSESSMENT - BOOTHENBA ROAD AND OLD MENDOORAN ROAD DUBBO (ID21/33)

The Council had before it the report dated 19 January 2021 from the Safe Roads Engineer regarding Road Safety Assessment - Boothenna Road and Old Mendooran Road Dubbo.

Moved by Councillor G Mohr and seconded by Councillor J Ryan

MOTION

1. That Council commence the process to close the section of Old Mendooran Road between Boothenna Road and the Golden Highway.
2. That the alignment of the Boothenna Road and Old Mendooran Road intersection be redesigned to ensure the northern leg of Old Mendooran Road intersects Boothenna Road at 90°.

CARRIED

CCL21/10 INITIAL CATEGORISATION OF CROWN LAND (ID21/13)

The Council had before it the report dated 7 January 2021 from the Liveability Projects Officer regarding Initial Categorisation of Crown Land.

Moved by Councillor A Jones and seconded by Councillor K Parker

MOTION

1. That the report by the Liveability Projects Officer, dated 13 January 2020 be adopted.
2. That the report be submitted to the Department of Crown lands, with the Council resolution and supporting documentation for Ministerial consent.

CARRIED

CCL21/11 OPERATIONS OF THE WESTERN PLAINS CULTURAL CENTRE CAFE (ID21/14)

The Council had before it the report dated 7 January 2021 from the Director Culture and Economy regarding Operations of the Western Plains Cultural Centre Cafe.

Moved by Councillor J Diffey and seconded by Councillor V Etheridge

MOTION

1. That report of the Director Culture and Economy dated 7 January 2021 be noted.
2. That a report be provided to Council in October 2021 with regard to the trial of in-house café operations and consideration of a future operational structure.

CARRIED

CCL21/12 RATES HARMONISATION (ID21/10)

The Council had before it the report dated 6 January 2021 from the Revenue Accountant regarding Rates Harmonisation.

Moved by Councillor J Ryan and seconded by Councillor D Gumley

MOTION

1. That Council apply to the Minister for Local Government to set minimum ordinary rates in the 2021/2022 Dubbo Regional Council Rating Structure for the following rating categories and sub-categories that are above the 2021/2022 Statutory Limit for minimum ordinary rates:

a. Residential Urban	\$715.70
b. Residential Firgrove	\$699.60
c. Residential Richmond	\$699.60
d. Business Ordinary	\$715.70
e. Business Central Business District	\$715.70
f. Business Wellington	\$715.70
g. Business East Dubbo	\$715.70
h. Business Cobra Street	\$715.70

- i. Business Wellington Road \$715.70
2. That Council note the proposed minimum ordinary rates are consistent with those applicable to the current applicable minimum rates for the former Dubbo City Council.
3. That Community engagement be undertaken that Council related to the requirement to adopt a harmonised rating structure for the 2021/2022 financial year.
4. That as part of the comprehensive community engagement process Council establish a Rates Harmonisation Reference Group.
5. That Council authorise the Chief Executive Officer and Mayor to select the committee membership of the Rates Harmonisation Reference Group.
6. That Council authorise the Chief Executive Officer to finalise the terms of reference and meeting arrangements for the Rates Harmonisation Reference Group.

Moved by Councillor S Lawrence and seconded by Councillor J Ryan

AMENDMENT

1. That Council apply to the Minister for Local Government to set minimum ordinary rates in the 2021/2022 Dubbo Regional Council Rating Structure for the following rating categories and sub-categories that are above the 2021/2022 Statutory Limit for minimum ordinary rates:
 - a. Residential Urban \$715.70
 - b. Residential Firgrove \$699.60
 - c. Residential Richmond \$699.60
 - d. Business Ordinary \$715.70
 - e. Business Central Business District \$715.70
 - f. Business Wellington \$715.70
 - g. Business East Dubbo \$715.70
 - h. Business Cobra Street \$715.70
 - i. Business Wellington Road \$715.70
2. That Council note the proposed minimum ordinary rates are consistent with those applicable to the current applicable minimum rates for the former Dubbo City Council.
3. That Community engagement be undertaken that Council related to the requirement to adopt a harmonised rating structure for the 2021/2022 financial year.
4. That as part of the comprehensive community engagement process Council establish a Rates Harmonisation Reference Group.
5. That the Mayor, Chief Executive Officer, Deputy Mayor and two Chairmen of Council's Standing Committees be authorised to select the Committee membership of the Rates Harmonisation Reference Group and that membership include one Councillor.
6. That Council authorise the Chief Executive Officer to finalise the terms of reference and meeting arrangements for the Rates Harmonisation Reference Group.

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

The meeting closed at 1.08pm.

.....
CHAIRMAN



MAYORAL MINUTE: Appointment of Interim Chief Executive Officer

AUTHOR: Mayor
REPORT DATE: 15 February 2021
TRIM REFERENCE: ID21/216

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

With the recent announcement of Michael McMahon's retirement from Dubbo Regional Council effective 1 April 2021, I was authorised by Council to facilitate the selection process for the Interim Chief Executive Officer (CEO) with the full recruitment process to occur later this year.

I would like to advise that myself and the Deputy Mayor convened late last week to interview Directors for the temporary position of CEO and I am pleased to announce that Dean Frost, Director Organisational Performance, has been successful as a result of that process and will assume the temporary appointment of CEO from 2 April 2021.

RECOMMENDATION

That the Mayoral Minute dated 15 February 2021, announcing the temporary appointment of the Chief Executive Officer Dean Frost, be noted.

Councillor Ben Shields
Mayor



MAYORAL MINUTE: Rugby League Proposal - Development of Regand Park

AUTHOR: Mayor
REPORT DATE: 22 February 2021
TRIM REFERENCE: ID21/260

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

The Chief Executive Officer, the Director Liveability, as well as the Director Development and Environment and I met with a representative of St John's Junior Rugby League Football Club (St John's JRLFC) on 29 July 2020 in regard to proposed development of up to ten hectares (approximately twenty-five acres), at the Regand Park site.

St John's JRLFC's verbal proposal related to rugby league playing fields and ancillary infrastructure. In-principle support was extended for a development, pending provision of site drawings, technical plans and relevant supporting documentation.

Subsequently on 4 February 2021, St John's JRLFC contacted Council via e-mail. They stated that a costing had been undertaken for a proposed stage one rugby league sports facility development, with preliminary financial allocations for a phase two and three development. They stated that a financial allocation for a perimeter facility fence had been omitted from the information.

The e-mail highlighted the following:

"Capital investment phase one

- *4 full sized playing fields*
- *Bulk earth works – Cut and fill, laser level \$275,000*
- *Turf tif/tuff couch [sic] 30,000 square metres \$396,000*
- *Supply and installation of irrigation system \$375,000*
- *Lighting six (6) poles and mains connection \$385,000*
- *Carpark, access road and lighting \$550,000*
- *Toilets, change rooms and canteen \$635,000*
- *Total investment, phase one: \$2,616,000.00*

Capital investment phase two and three

- *A gymnasium & Club house \$1,500,000.00*
- *Fully functional Canteen \$500,000.00*
- *Full amenities (Change rooms and toilet) \$350,000*
- *Scoreboards \$275,000*

- *Field lighting \$750,000*
- *Net ball fields (for training) \$450,000*
- *Cricket net (for training) \$350,000*
- *Phase Two & Three total Investment \$4,175,000.00*
- *Total investment, phase one, two and three: \$6,791,000.00*

Phase One of the project at a cost \$2,616,000 requires a 25% contribution in cash \$660,000 which we are confident to satisfy this requirement. Additional to this there will be component that we will have in kind, we are estimating this to be approx. 10% or \$260,000.

As part of the application we need to bed down the project with Council and have a letter of support and/or Heads of agreement from Council for the project.

We would also like for Council to consider there [sic] contribution to be in the way of in kind support with the approval process for the project and additional support supplying the irrigation water for the ovals."

A meeting in regard to the rugby league sports facility proposal occurred with St John's JRLFC and senior Council staff on 16 February 2021. At that time it was reiterated that Council support and a letter of correspondence endorsing the rugby league development is necessary. However, staff were not furnished with any documentation to assist with a merit based development assessment.

The Regand Park site has mandatory considerations prior to any development project being endorsed. The proposed site is a flood plain. Proposed capital improvements need to take account of flood planning requirements and potential water inundation. Further, suitable stormwater management and utility servicing, as well as sewage, salinity and car parking considerations require attention.

The proposed site needs to be considered in the context of the *Dubbo Recreation Strategy 2030*, the *Dubbo Open Space Masterplan 2018* and the *Dubbo Community Strategic Plan*. Several sports have approached Council recently suggesting that they would like to expand their playing fields and sports precincts to accommodate greater participation numbers and competition capabilities. Rugby league needs to be considered holistically, in collaboration with other sport needs.

The intended site is also adjacent to an aged care facility and a retirement village, as such public notification and community consultation is necessary prior to any developmental approval.

Environmental sustainability considerations necessitate that sourcing water for ongoing maintenance and upkeep of turf sports fields needs to be addressed. Further, long term grounds and facility asset maintenance requirements need to be resolved.

At its meeting on 25 June 2018, Council resolved, in part:

- "2. That no further capital improvements be undertaken on land identified in the Regand Park Master Plan.*
- 3. That the Regand Park Master Plan be revoked with the exception of environmental related activities such as tree planting."*

This resolution pertains to a Mayoral minute tabled 25 June 2018, stipulating that only environmental activities such as tree planting can occur at the site. As such, the resolution will need to be formally rescinded by Council. The Code of Meeting Practice Clause 17.3 prescribes that a resolution passed by the Council may not be rescinded except by a motion to that effect of which notice has been given under clause 3.9. Then, "a Councillor may give notice of any business they wish to be considered by the Council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted at least five business days before the meeting is to be held."

RECOMMENDATION

- 1. That the Mayoral Minute, dated 22 February 2021, be noted.**
- 2. That Council welcomes the proposal for the St John's Junior Rugby League Football Club proponents to potentially develop up to 10 hectares of Regand Park, comprising playing fields and ancillary infrastructure, contingent upon Council endorsement of site drawings, technical plans, relevant supporting documentation and approvals.**
- 3. That a notice of rescission motion be submitted in writing no later than five business days prior to the March 2021 Ordinary Council meeting relating to the resolution of Council at its meeting held 25 June 2018, *"That no further capital improvements be undertaken on land identified in the Regand Park Master Plan."***

Councillor Ben Shields
Mayor



**DUBBO REGIONAL
COUNCIL**

Report of the Development and Environment Committee - Meeting 8 February 2021

AUTHOR:

**Administration Officer - Governance &
Internal Control**

REPORT DATE: 10 February 2021

The Committee had before it the report of the Development and Environment Committee meeting held 8 February 2021.

RECOMMENDATION

That the report of the Development and Environment Committee meeting held on 8 February 2021, be noted.



**REPORT
DEVELOPMENT AND ENVIRONMENT
COMMITTEE
8 FEBRUARY 2021**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Governance, the Administration Officer Mayor, the Communications Business Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Development and Environment (S Jennings) and the Director Liveability.

Councillor G Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5:30pm.

DEC21/1 LEAVE OF ABSENCE (ID21/156)

Requests for leave of absence were received from Councillors V Etheridge and D Gumley who were absent from the meeting due to the personal reasons.

Moved by Councillor A Jones and seconded by Councillor B Shields

MOTION

That such requests for leave of absence be accepted and that Councillors V Etheridge and D Gumley be granted leave of absence from this meeting.

CARRIED

DEC21/2 BUILDING SUMMARY - DECEMBER 2020 AND JANUARY 2021 (ID21/22)

The Committee had before it the report dated 27 January 2021 from the Director Development and Environment regarding Building Summary - December 2020 and January 2021.

Moved by Councillor J Ryan and seconded by Councillor K Parker

MOTION

That the information contained within the report of the Director Development and Environment dated 27 January 2021, be noted.

CARRIED

DEC21/3 PLANNING PROPOSAL POLICY - RESULTS OF PUBLIC EXHIBITION (ID20/1520)

The Committee had before it the report dated 20 January 2021 from the Manager Growth Planning regarding Planning Proposal Policy - Results of Public Exhibition.

Moved by Councillor S Lawrence and seconded by Councillor J Diffey

MOTION

- 1. That the draft Planning Proposal Policy, as attached to the report of the Manager Growth Planning as Appendix 1, be adopted.**
- 2. That an advertisement be placed in local print media advising of the adoption of the Policy.**

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Diffey	
Councillor Grant	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (8)	Total (0)

DEC21/4 PLANNING PROPOSAL (R20-1) - SOUTHLAKES ESTATE - RESULTS OF PUBLIC EXHIBITION (ID21/12)

The Committee had before it the report dated 22 January 2021 from the Manager Growth Planning regarding Planning Proposal (R20-1) - Southlakes Estate - Results of Public Exhibition.

Moved by Councillor J Diffey and seconded by Councillor S Lawrence

MOTION

- . That the Planning Proposal attached as Appendix 1, to amend the Dubbo Local Environmental Plan 2011, be adopted by Council.
2. That Council request Parliamentary Counsel's Office to prepare the draft amendment to the Dubbo Local Environmental Plan 2011 and provide Council with an Opinion that the Plan be made.
3. That Council request gazettal of the Plan following receipt of the Opinion from Parliamentary Counsel's Office that the Plan be made.

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Diffey	
Councillor Grant	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (8)	Total (0)

DEC21/5 DRAFT PLANNING AGREEMENT - RAAF BASE (ID21/42)

The Committee had before it the report dated 25 January 2021 from the Manager Growth Planning regarding Draft Planning Agreement - RAAF Base.

Moved by Councillor B Shields and seconded by Councillor K Parker

MOTION

1. That the report from the Manager Growth Planning, dated 25 January 2021, be noted.
2. That the draft Planning Agreement, attached at Appendix 1, be endorsed for the purposes of public exhibition.
3. That the draft Planning Agreement be placed on public exhibition in accordance with the provisions of the Environmental Planning and Assessment Act 1979.
4. That following the conclusion of the public exhibition period, a further report be presented to Council for consideration, including any submissions received.

CARRIED

The meeting closed at 5.38 pm.

.....
CHAIRMAN



**DUBBO REGIONAL
COUNCIL**

Report of the Infrastructure and Liveability Committee - Meeting 8 February 2021

AUTHOR:

**Administration Officer - Governance &
Internal Control**

REPORT DATE: 10 February 2021

The Committee had before it the report of the Infrastructure and Liveability Committee meeting held 8 February 2021.

RECOMMENDATION

That the report of the Infrastructure and Liveability Committee meeting held on 8 February 2021, be noted.



**REPORT
INFRASTRUCTURE AND LIVEABILITY
COMMITTEE
8 FEBRUARY 2021**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Governance, the Administration Officer Mayor, the Communications Business Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Development and Environment (S Jennings) and the Director Liveability.

Councillor G Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.38 pm.

ILC21/1 LEAVE OF ABSENCE (ID21/157)

Requests for leave of absence were received from Councillors V Etheridge and D Gumley who were absent from the meeting due to the personal reasons.

Moved by Councillor A Jones and seconded by Councillor K Parker

MOTION

That such requests for leave of absence be accepted and that Councillors V Etheridge and D Gumley be granted leave of absence from this meeting.

CARRIED

ILC21/2 PROPOSED NEW BUS ZONE TIME RESTRICTION - DUBBO COLLEGE DELROY CAMPUS (ID21/117)

The Committee had before it the report dated 28 January 2021 from the Safe Roads Engineer regarding Proposed New Bus Zone Time Restriction - Dubbo College Delroy Campus.

Moved by Councillor S Lawrence and seconded by Councillor D Grant

MOTION

1. That the morning bus zone time restrictions be changed to 8.00 am to 9.30 am on school days at the bus zone of Dubbo College Delroy Campus on East Street in West Dubbo, in accordance with Council's plan TM 7412.
2. That the afternoon bus zone time restrictions be changed to 2.30 pm to 4.00 pm on school days at the bus zone of Dubbo College Delroy Campus on East Street in West Dubbo, in line with the NSW Guidelines for School Zones, in accordance with Council's plan TM 7412.

CARRIED

ILC21/3 PROPOSED ON-STREET PARKING - DARLING STREET DUBBO (ID21/118)

The Committee had before it the report dated 28 January 2021 from the Safe Roads Engineer regarding Proposed On-Street Parking - Darling Street Dubbo.

Moved by Councillor S Lawrence and seconded by Councillor J Ryan

MOTION

That Council adopt on-street parking in Darling Street, between Wingewarra and Bultje streets, as detailed on Council's plan KG 7415.

CARRIED

ILC21/4 WIRADJURI COMMUNITY CENTRE, WELLINGTON (ID21/135)

The Committee had before it the report dated 1 February 2021 from the Director Liveability regarding Wiradjuri Community Centre, Wellington.

Moved by Councillor S Lawrence and seconded by Councillor J Ryan

MOTION

That the report from the Director Liveability, dated 1 February 2021, be noted.

CARRIED

Councillor A Jones 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 A Jones is the treasurer of the previous tenant where the Wiradjuri Community Centre, Wellington, is to be located.

The meeting closed at 5.40 pm.

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CHAIRMAN

Report of the Culture, Economy and Corporate Committee - Meeting 8 February 2021



**DUBBO REGIONAL
COUNCIL**

AUTHOR:

**Administration Officer - Governance &
Internal Control**

REPORT DATE: 10 February 2021

The Committee had before it the report of the Culture, Economy and Corporate Committee meeting held 8 February 2021.

RECOMMENDATION

That the report of the Culture, Economy and Corporate Committee meeting held on 8 February 2021, be noted.



**REPORT
CULTURE, ECONOMY AND CORPORATE
COMMITTEE
8 FEBRUARY 2021**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Governance, the Administration Officer Mayor, the Communications Business Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Development and Environment (S Jennings) and the Director Liveability.

Councillor B Shields assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.41 pm.

CEC21/1 LEAVE OF ABSENCE (ID21/158)

Requests for leave of absence were received from Councillors V Etheridge and D Gumley who were absent from the meeting due to the personal reasons.

Moved by Councillor S Lawrence and seconded by Councillor D Grant

MOTION

That such requests for leave of absence be accepted and that Councillors V Etheridge and D Gumley be granted leave of absence from this meeting.

CARRIED

**CEC21/2 DESTINATION DUBBO - OLD DUBBO GAOL HERITAGE PLAZA PROJECT
(ID21/133)**

The Committee had before it the report dated 29 January 2021 from the Director Culture and Economy regarding Destination Dubbo - Old Dubbo Gaol Heritage Plaza Project.

Moved by Councillor G Mohr and seconded by Councillor J Ryan

MOTION

1. That the report by the Director Culture and Economy, dated 29 January 2021, be noted.
2. That a public exhibition process be undertaken on the concept designs attached as Appendix 1.
3. That Feedback from the consultation process be utilised to inform the design and construct tender.
4. That community consultation results be communicated in the Destination Dubbo Quarterly report to Council in April 2021.
5. That the final design of the Plaza be provided to a future meeting of Council.

CARRIED

**CEC21/3 INVESTMENTS UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT -
DECEMBER 2020 (ID21/30)**

The Committee had before it the report dated 18 January 2021 from the Chief Financial Officer regarding Investments Under Section 625 of the Local Government Act - December 2020.

Moved by Councillor A Jones and seconded by Councillor G Mohr

MOTION

That the information contained within the report of the Chief Financial Officer dated 18 January 2021, be noted.

CARRIED

Councillor K Parker declared a 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 K Parker is an employee of the Bank of Queensland and Council has funds invested with the Institution.

**CEC21/4 INVESTMENTS UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT -
JANUARY 2021 (ID21/31)**

The Committee had before it the report dated 1 February 2021 from the Chief Financial Officer regarding Investments Under Section 625 of the Local Government Act - January 2021.

Moved by Councillor A Jones and seconded by Councillor D Grant

MOTION

That the information contained within the report of the Chief Financial Officer dated 1 February 2020, be noted.

CARRIED

Councillor K Parker declared a 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 K Parker is an employee of the Bank of Queensland and Council has funds invested with the Institution.

The meeting closed at 5.44 pm.

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CHAIRMAN



REPORT: December 2020 Quarterly Budget Review Statements

AUTHOR: Chief Executive Officer
REPORT DATE: 4 February 2021
TRIM REFERENCE: ID21/154

EXECUTIVE SUMMARY

Council has been preparing and responding to the COVID-19 pandemic as it evolves and applying the restrictions announced by Federal and State Governments. In direct response to the pandemic, a COVID-19 financial reserve has been set up to help meet shortfalls in Council's revenues that cannot be offset by reductions in expenditure and a 2020/2021 COVID-19 preliminary budget review was completed and adopted at the August 2020 Ordinary Council meeting.

The quarterly financial review for the period ending 31 December 2020 of Council's 2020/2021 Budget Statements shows the current financial position estimated to be a balanced budget after utilising \$4.23M of the COVID-19 reserve.

FINANCIAL IMPLICATIONS

In accordance with the requirements of Clause 203(2) of the Local Government (General) Regulations 2005, I now advise that the Chief Financial Officer, as the Responsible Accounting Officer of Dubbo Regional Council, has reported that they consider the attached Quarterly Operational Plan Review Statements indicate that the financial position of the Council is satisfactory. This is on the basis that the *"result"* for the year is a balanced budget after utilising \$4.23M of the COVID-19 reserve.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That the Quarterly Budget Review Statements as at 31 December 2020, as attached to the report of the Chief Executive Officer dated 4 February 2021, be adopted and such sums voted for such purpose.
2. That the Statement of the Responsible Accounting Officer that Council is in a satisfactory financial position as at 31 December 2020 after utilising \$4.23M of the COVID-19 reserve, be noted.

Michael McMahon
Chief Executive Officer

BACKGROUND

The Local Government (General) Regulation 2005 requires the Responsible Accounting Officer to submit, on a quarterly basis to Council, a budget review statement that shows a revised estimate of the income and expenditure for the year as follows:

Clause 203 of the Local Government (General) Regulation 2005 provides as follows:

- (1) *“Not later than two months after the end of each quarter, the responsible accounting officer of a council must prepare and submit to the council a budget review statement that shows, by reference to the estimate of income and expenditure set out in the statement of the council’s revenue policy including in the Operational Plan for the relevant year, a revised estimate of the income and expenditure for that year.*
- (2) *A budget review statement must include or be accompanied by:*
 - (a) *a report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimate of income and expenditure; and*
 - (b) *if that position is unsatisfactory, recommendations for remedial action.*
- (3) *A budget review statement must also include any information required by the Code to be included in such a statement.”*

REPORT

The Responsible Accounting Officer has reported in respect of the December 2020 Quarterly Review of Council’s Budget as follows:

“In accordance with the requirements of Clause 203(2) of the Local Government (General) Regulations 2005, I now advise that, as the Responsible Accounting Officer of Dubbo Regional Council, it is considered that the attached Quarterly Financial Review Statements indicate that the financial position of the Council is satisfactory. This is on the basis that the forecast “result” for the year is a balanced budget after utilising \$4.23M of the COVID-19 reserve.”

Notable adjustments have been made to the following income items:

- Interest on investment income has been increased due to higher than anticipated short term interest rates; and
- A contribution from the NSW Rural Fire Service for the Flight Simulator

Notable adjustments have been made to the following expense items:

- A reduction in salaries and wages due to vacant positions in the organisational structure
- An increase in depreciation and amortisation due to a recent roads infrastructure revaluation that further componentised assets with varying useful lives

The capital expenditure summary for 31 December 2020 is attached (**Appendix 1**). A thorough and detailed review of anticipated capital expenditure to 30 June 2021 was performed and adjustments were made to projects that are not anticipated to be completed by the end of the financial year. The major projects and adjustments to projects are as follows:

	September Annual Forecast	December Adjustment	Current Annual Forecast
Terrabella Bridge	3,716,000	(1,968,000)	1,748,000
Burrendong Bridge No 2	2,117,500	(1,268,750)	848,750
Boundary Rd Extension Stage 2	6,050,127	(1,227,627)	4,822,500
Groundwater Infrastructure	13,857,630	(10,069,272)	3,788,358
Pipelines - Obley/Newell (C)	4,000,000	(798,469)	3,201,531
Destination Dubbo	10,092,023	(9,215,833)	876,190

Appendices:


[1](#) QBRS - Quarterly Budget Review Statements - December 2020

REPORT BY RESPONSIBLE ACCOUNTING OFFICER

DUBBO REGIONAL COUNCIL
Quarterly Budget Review Statement - Quarter Ending 31 December 2020

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 December 2020 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 February 2021

CASH & INVESTMENTS

DUBBO REGIONAL COUNCIL

Quarterly Budget Review Statement - Quarter Ending 31 December 2020

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 31st December 2020 Statement reconciliation being prepared on 4th January 2021.

Reconciliation

The YTD total Cash and Investments has been reconciled with funds invested and cash at bank

Signed:



Name:

Michael Howlett
Responsible Accounting Officer

Date:

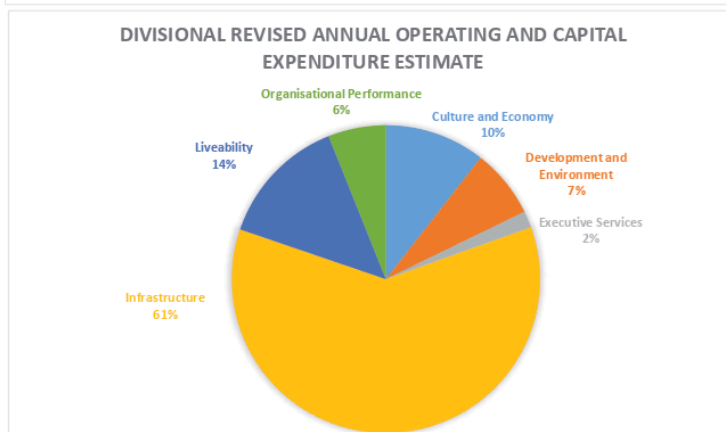
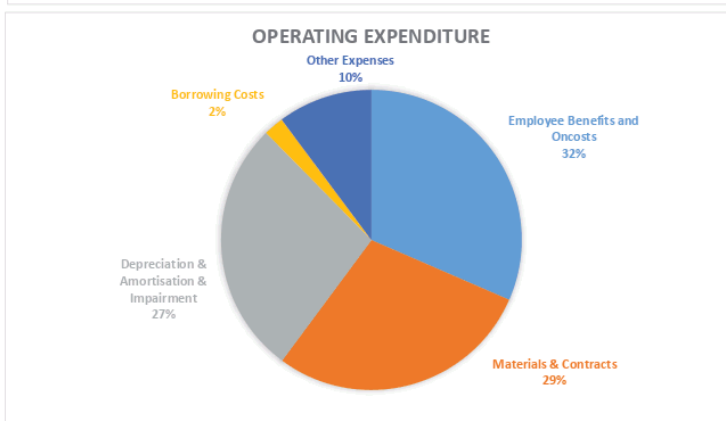
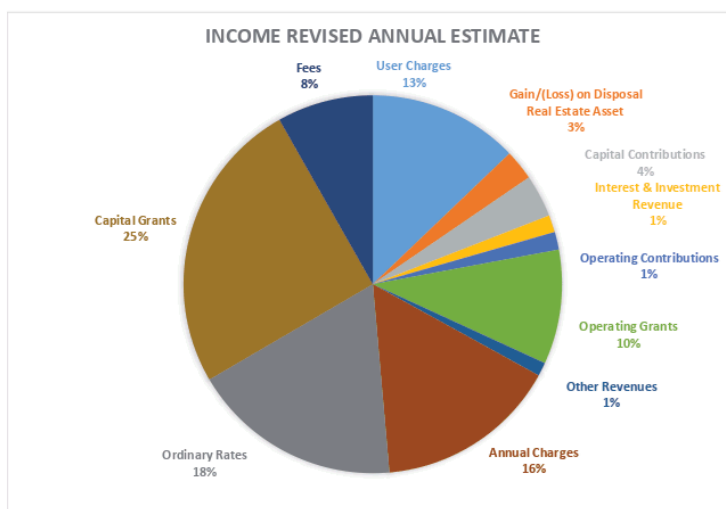
4 February 2021

Budget Review Statement - Quarter Ending 31 December 2020

Clause 203 Local Government (General) Regulation 2005

Function	Operating Revenue		Operating Expense		(Surplus) / Deficit from Operations		Expenses Not Involving Flows of Funds (Depr etc)		Capital Revenue		Capital Expense		Funds Transferred To / (From) Restricted Assets		Net Funds Available (To) / Required from Rates and General Revenue		
	Original	Revised	Original	Revised	Original	Revised	Original	Revised	Loan Borrowings Assets Sold		Loan Repayment Principal		Assets Purchased		Original	Revised	
									Original	Revised	Original	Revised	Original	Revised			
Culture and Economy																	
Dubbo Regional Airport	-5,932,135	-3,200,488	3,982,714	4,083,217	-1,949,421	882,729	-1,016,560	-1,493,549	0	0	0	0	1,159,000	1,257,078	1,498,232	743,870	-306,749
Dubbo Regional Livestock Markets	-2,827,243	-3,025,323	4,275,496	4,275,496	1,509,981	1,250,173	-1,330,212	-1,218,318	0	0	0	0	1,835,000	499,778	-2,458,095	-879,253	-348,620
Economic Development and Marketing	-287,614	-191,913	2,663,944	3,006,173	2,376,330	2,814,260	-118,384	-104,229	0	0	0	0	0	0	-454,936	2,257,946	2,255,095
Holiday Park	-1,972,052	-121,016	1,663,029	274,638	-309,023	153,622	-248,602	-238,154	0	0	0	0	10,824	0	346,801	-115,468	-200,000
Old Dubbo Gaol	-1,037,923	-641,517	1,783,834	1,470,812	745,911	829,295	-138,392	-135,523	0	0	0	0	80,000	616,128	-462,599	-1,008,727	224,920
Regional Events	-50,000	-28,784	741,444	817,439	691,444	788,655	0	0	0	0	0	0	0	0	-73,461	691,444	715,194
Regional Experiences	-129,293	-140,053	1,655,781	1,638,735	1,526,488	1,498,682	0	0	0	0	0	0	15,000	0	30,363	1,541,488	1,529,048
Regional Theatre and Convention Centre	-1,819,608	-776,742	4,383,970	3,819,102	2,564,362	3,042,360	-905,821	-1,142,396	0	0	580,797	580,797	85,500	86,943	-85,500	-11,293	2,239,338
Showgrounds	-329,789	-889,497	1,330,816	1,425,987	1,001,027	536,490	-641,864	-806,978	0	0	0	0	655,000	1,492,491	-312,890	-485,862	701,273
Strategic Culture and Economy	-500	0	7	173,636	172,662	173,136	177,269	0	0	0	0	0	0	0	-4,133	173,136	173,136
Wellington Caves Complex	-942,927	-1,419,554	1,505,425	1,420,352	562,498	798	-137,506	-143,861	0	0	0	0	402,500	1,315,916	-418,170	469,322	538,013
Western Plains Cultural Centre	-111,458	-105,549	1,543,664	1,540,962	1,432,206	1,435,413	-446,728	-471,363	0	0	346,719	346,719	373,000	475,960	-347,013	-449,973	1,358,194
TOTAL	-15,440,542	-10,540,429	25,765,481	23,950,175	10,324,939	13,409,746	-4,984,069	-5,755,371	0	0	927,516	927,516	4,615,824	5,744,294	-2,239,234	-3,353,713	8,644,976
Development and Environment																	
Building and Development Services	-1,654,350	-1,732,650	2,021,217	2,126,427	366,867	393,777	0	0	0	-2,210	0	0	0	69,000	0	-313,000	366,867
Compliance	-408,193	-459,223	1,747,863	1,708,843	1,339,670	1,249,620	-36,033	-54,365	0	0	0	0	0	30,700	0	75,000	1,378,421
Environment and Health	-230,638	-276,806	851,699	1,047,085	621,061	770,279	0	-2,431	0	0	0	0	0	0	-29,000	-67,279	592,061
Growth Planning	-146,000	-197,453	1,103,193	1,248,446	957,193	1,050,993	0	0	0	0	0	0	0	0	25,000	-4,400	982,193
Resource Recovery and Efficiency	0	-160,000	318,572	275,338	318,572	115,338	0	0	0	0	0	0	0	0	160,000	0	318,572
Strategic Development and Environment	-500	0	996,992	1,003,992	996,492	1,003,992	0	0	0	0	0	0	0	0	0	-7,500	996,492
Waste Management - Domestic	-7,739,003	-8,124,648	7,400,844	8,298,833	-338,159	174,153	16,959	-277,930	-80,000	-80,000	0	0	1,250,000	1,086,635	-948,800	-902,858	0
Waste Management - Other	-3,784,302	-3,955,890	2,497,733	3,641,281	-1,286,569	-314,609	-403,293	-536,831	-28,000	-28,000	24,243	24,243	186,377	237,911	1,507,242	-617,281	0
TOTAL	-13,962,986	-14,906,702	16,938,113	19,350,248	2,975,127	4,443,543	-422,367	-871,557	-108,000	-110,210	99,027	99,027	1,436,377	1,584,246	654,442	-572,751	4,634,606
Executive Services																	
Corporate Image and Communications	0	0	959,763	957,515	959,763	957,515	0	0	0	0	0	0	0	0	50,000	0	40,000
Governance and Internal Control	-26,500	-31,545	3,429,833	3,897,037	3,403,333	3,865,492	0	0	0	0	0	0	15,000	-2,376	-4,422	3,400,957	3,876,070
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	-50,000	27,305	0
TOTAL	-126,500	-161,584	4,541,935	4,961,592	4,415,435	4,800,008	-2,339	-4,306	0	0	0	0	0	0	65,000	-52,376	62,883
Infrastructure																	
BILL	0	-813,215	94,875	5,125	94,875	-818,340	0	0	0	0	0	0	0	65,000	-52,376	62,883	4,360,720
Depot Services	-15,157	-15,157	-59,012	-56,049	-74,169	-71,206	-322,488	-338,459	0	0	0	0	0	0	781,499	1,040,498	-384,942
Fire and Emergency Services	-536,162	-1,459,051	2,936,860	3,129,853	2,400,698	1,670,802	-660,235	-618,293	0	0	0	0	0	0	614,166	-163,287	-161,478
Fleet Services	-356,369	-413,591	70,000	-296,929	-286,369	-710,520	-2,655,856	-2,520,015	-1,565,962	-2,008,993	0	0	5,647,316	7,157,201	-1,475,498	-2,254,042	-336,369
Infrastructure Strategy and Design	-276,983	-292,932	290,443	167,127	13,460	-125,805	-13,460	-23,280	0	0	0	0	0	0	165,000	0	15,915
Roads Network	-14,674,280	-20,663,344	16,162,058	22,373,314	1,487,778	1,709,790	-9,187,276	-15,392,598	0	0	50,631	50,631	30,205,805	34,988,344	-13,017,927	-11,830,266	9,539,011
Roads State Network	-2,081,134	-2,122,473	1,674,308	10,282,992	-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	-19,317,177	16,200,273	15,872,595	-2,511,563	-3,444,582	-4,972,446	-4,584,787	-126,231	-98,182	2,119,851	2,119,851	12,350,881	14,712,364	-6,860,492	-6,704,664	0
Stormwater	-2,839,626	-2,901,029	2,344,218	3,634,923	-495,408	733,894	-1,041,423	-2,090,855	0	0	315,455	315,455	6,650,842	3,791,499	-4,252,795	-1,463,094	1,176,671
Strategic Infrastructure	-513	0	91,148	97,585	90,635	97,585	0	0	0	0	0	0	0	0	-6,950	90,635	90,635
Street Lighting	-140,686	-406,142	2,107,532	1,888,424	1,966,846	1,482,282	0	0	0	0	0	0	0	0	-511,324	-26,760	1,455,522
Traffic Management	-1,194,881	-1,195,373	1,760,872	1,768,790	565,991	573,417	-31,841	-28,660	0	0	247,642	247,642	75,000	288,836	22,461	330,330	879,253
Water For The Future	0	-28,321,694	0	468,286	0	-27,853,408	0	0	0	0	0	0	0	0	11,489,324	0	16,364,084
Water Supply	-28,765,926	-29,121,186	21,383,604	21,762,662	-7,382,322	-7,358,524	-5,350,717	-5,314,935	102,000	36,224	1,193,269	1,193,269	16,101,196	16,155,382	-4,663,426	-4,711,416	0
TOTAL	-69,593,553	-107,042,364	65,057,179	81,088,448	-4,536,374	-25,953,916	-24,235,742	-30,911,682	-1,590,193	-2,070,951	3,926,848	3,926,848	84,300,768	91,352,631	-43,456,716	-21,401,775	14,408,591
Liveability																	
Aquatic Leisure Centres	-1,047,338	-1,197,338	2,799,735	2,715,672	1,752,397	1,518,334	-264,985	-295,962	0	0	42,580	42,580	162,000	847,000	-210,708	-667,553	1,481,284
Cemeteries	-480,258	-405,258	691,843	729,217	211,585	323,959	-40,756	-51,241	0	0	0	0	110,000	20,000	-77,000	-59,500	203,829
Community Services	-134,560	-3,311,660	2,305,477	5,366,026	2,170,917	2,054,366	-518,514	-647,971	0	0	0	0	554,080	265,519	-171,145	288,146	2,035,338
Family Day Care	-1,759,139	-1,508,705	1,891,391	1,837,084	132,252	228,379	-1,902	-1,899	0	0	0	0	0	0	-41,462	-13,140	86,888
Library Services	-221,242	-245,812	2,810,913	2,838,539	2,589,671	2,592,727	-251,112	-281,096	0	0	0	0	134,338	350,766	-29,679	-219,179	2,443,218
Open Space	-270,983	-1,023,427	7,310,174	7,809,099	7,039,191	6,785,672	-1,135,705	-2,016,221	0	0	0	0	1,430,186	4,323,961	-878,314	-2,951,166	6,455,358
Operations	-111,000	-385,020	2,253,075	2,666,300	2,142,075	2,281,280	-1,585	-3,978	0	0	0	0	0	0	-100,000	102,618	2,040,490
Rainbow Cottage	-1,183,810	-1,223,530	1,484,883	1,429,987	301,073	206,457	-75,219	-72,413	0	0	0	0	10,000	10,928	0	64,257	209,229
Recreation and Sporting	-1,213,599	-1,926,544	4,315,293	4,063,772	3,101,694	2,137,228	-1,606,029	-1,564,586	0	0	183,419	183,419	2,382,621	3,382,755	-1,087,155	-1,287,843	2,850,973
Strategic Liveability	-500	0	862,316	849,316	861,816	849,316	0	0	0	0	0	0	0	0	12,500	861,816	861,816
TOTAL	-6,422,429	-11,327,294	26,725,100	30,305,012	20,302,671	18,977,718	-3,895,807	-4,935,367	0	0	225,999	225,999	4,783,225	9,217,929	-2,595,463	-4,730,860	18,820,625
Organisational Performance																	
Corporate Overheads	0	0	-13,935,369	-13,935,369	-13,935,369	-13,935,369	0	0	0	0	0	0	0	0	0	-13,935,369	-13,935,369
Customer Experience	0	-100	1,351,570	1,306,													

December 2020 Quarterly Review Income and Expenditure



**Dubbo Regional Council
Detailed Financial Statement - Quarter Ending 31 December 2020**

	2020/2021 Original Budget	September Adjustment	December Adjustment	Revised Annual Estimate	YTD Actuals to 31 December 2020
Operating					
Income					
User Charges	-25,308,524	-26,906	-166,890	-25,502,320	-10,219,461
Gain/(Loss) on Disposal Real Estate Assets	-3,459,774	-1,749,909	24,756	-5,184,927	-6,621,433
Capital Contributions	-6,821,759	-166,309	-235,943	-7,224,011	-2,411,515
Interest & Investment Revenue	-3,173,948	666,799	-431,179	-2,938,328	-1,990,363
Operating Contributions	-2,286,626	-389,675	-332,269	-3,008,570	-1,488,255
Operating Grants	-19,084,047	-378,973	-12,491	-19,475,511	-6,000,101
Other Revenues	-2,139,843	-149,206	-21,088	-2,310,137	-1,762,679
Annual Charges	-30,497,643	-456,710	-13,907	-30,968,260	-31,271,511
Ordinary Rates	-35,646,237	-103,214	0	-35,749,451	-36,382,483
Capital Grants	-8,483,759	-51,388,533	9,758,011	-50,114,281	-13,335,654
Fees	-22,882,805	6,619,047	-55,090	-16,318,848	-9,584,538
Income Total	-159,784,965	-47,523,589	8,513,911	-198,794,644	-121,067,993
Expenditure					
Employee Benefits and Oncosts	50,866,511	389,971	-1,144,695	50,111,787	24,741,189
Materials & Contracts	33,567,594	10,273,023	1,624,259	45,464,876	15,321,432
Depreciation & Amortisation & Impairment	35,396,211	22,749	8,316,755	43,735,715	21,692,419
Borrowing Costs	3,465,504	14,675	0	3,480,179	1,263,120
Other Expenses	15,003,151	830,004	329,590	16,162,745	8,018,385
Expenditure Total	138,298,971	11,530,422	9,125,909	158,955,302	71,036,545
Operating Total	-21,485,994	-35,993,167	17,639,820	-39,839,342	-50,031,448
Recommended Changes to revised Budget					
Income					
Annual Charges	Increased	0%	No significant variance to budget		
Capital Contributions	Increased	3%	No significant variance to budget		
Capital Grants	Decreased	-16%	Mainly due to grant funding tied to projects that will be finalised next financial year		
Fees	Increased	0%	No significant variance to budget		
Gain/(Loss) on Disposal Real Estate Asse	Decreased	0%	No significant variance to budget		
Interest & Investment Revenue	Increased	17%	An increase in expected interest from investments due to higher than anticipated short term interest rates on funds invested		
Operating Contributions	Increased	12%	Mainly due to the \$400k contribution for the NSW RFS Flight Simulator		
Operating Grants	Increased	0%	No significant variance to budget		
Ordinary Rates	Increased	0%	No significant variance to budget		
Other Revenues	Increased	1%	No significant variance to budget		
User Charges	Increased	1%	No significant variance to budget		
Expenditure					
Borrowing Costs	Increased	0%	No significant variance to budget		
Depreciation & Amortisation & Impairment	Increased	23%	Mainly due to a recent roads infrastructure revaluation. Many roads with a base component were revalued upwards, therefore increasing the depreciation expense above what was originally budgeted for this financial year		
Employee Benefits and Oncosts	Increased	-2%	Wages budgets have been reduced due to vacant positions in the organisational structure		
Materials & Contracts	Increased	4%	Mainly due to additional operational requirements at Whylandra Waste and Recycling Centre landfill, and increased expenditure to meet eligibility criteria for potential additional unbudgeted grant funding income		
Other Expenses	Increased	2%	No significant variance to budget		

Capital Budget Review

Detailed Financial Statement - Quarter Ending 31 December 2020

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
Capital					
Expenditure					
Culture and Economy					
Dubbo Regional Airport					
Dubbo Regional Airport - Acquisition of Assets					
01.09200 - Airport - Plant & Equipment					
6970 - Screening Equipment	40,000	0	0	40,000	32,650
01.09200 - Airport - Plant & Equipment Total	40,000	0	0	40,000	32,650
01.09201 - Airport Furniture & Fittings					
6933 - Cafe Equipment	0	5,489	0	5,489	5,489
6935 - Flight Information Display System (FIDS)	30,000	0	0	30,000	0
01.09201 - Airport Furniture & Fittings Total	30,000	5,489	0	35,489	5,489
01.09203 - Airport - Office Equipment					
6939 - Minor Purchases	0	0	0	0	945
01.09203 - Airport - Office Equipment Total	0	0	0	0	945
01.09206 - Airport - Buildings					
6953 - New Workshop in Compound	0	450,000	0	450,000	473,216
6960 - RFS Training Facility	0	148,646	0	148,646	148,957
6961 - Bodangora - Pilots Rest Area	0	78	0	78	78
01.09206 - Airport - Buildings Total	0	598,724	0	598,724	620,251
Dubbo Regional Airport - Acquisition of Assets Total	70,000	604,213	0	674,213	659,335
Dubbo Regional Airport - Asset Renewals - Maint.					
01.09208 - Airport - Other Structures					
6951 - CCTV Enhancement	9,000	0	0	9,000	0
6978 - Security Screening Renewal	405,000	5,000	0	410,000	0
6980 - Covered Walkway	200,000	-200,000	0	0	0
01.09208 - Airport - Other Structures Total	614,000	-195,000	0	419,000	0
01.09210 - Airport - Other Assets					
6953 - Airside Upgrade	0	5,195	0	5,195	2,695
01.09210 - Airport - Other Assets Total	0	5,195	0	5,195	2,695
01.09212 - Airport - Infrastructure Pavements					
6980 - NSRF-Stg7-Construct Taxiways India & Jul	0	1,138	0	1,138	1,138
7000 - RPT - Southern Apron expansion	0	1,496,396	-1,346,756	149,640	80,412
7001 - Reseal Bodangora	175,000	-175,000	0	0	0
01.09212 - Airport - Infrastructure Pavements Total	175,000	1,322,534	-1,346,756	150,778	81,550
01.09215 - Asset Renewal Airport - Buildings					
6908 - Cafe Area	200,000	-200,000	0	0	0
6907 - Security Area	100,000	0	-100,000	0	0
6908 - Roof Safety Upgrades	0	7,893	-1	7,892	7,893
01.09215 - Asset Renewal Airport - Buildings Total	300,000	-192,107	-100,001	7,892	7,893
Dubbo Regional Airport - Asset Renewals - Maint. Total	1,089,000	940,622	-1,446,757	582,865	92,138
Dubbo Regional Airport Total	1,159,000	1,544,835	-1,446,757	1,257,078	751,473
Dubbo Regional Livestock Markets					
Livestock Markets - Acquisition of Assets					
01.09167 - Livestock Markets - Other Structures					
6895 - First Flush System	60,000	0	0	60,000	0
6913 - Upgrade Truck Wash Facilities	0	18,000	13,000	31,000	14,058
6948 - Shade Structures (Cattle Yards)	120,000	0	-80,000	40,000	0
6951 - Cattle Yards Rubber Matting	100,000	0	60,000	160,000	91,029
01.09167 - Livestock Markets - Other Structures Total	280,000	18,000	-7,000	291,000	105,087
01.09170 - Livestock Markets - Plant & Equipment					
6895 - Security Cameras	0	0	0	0	285

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
01.09170 - Livestock Markets - Plant & Equipment Total	0	0	0	0	285
Livestock Markets - Acquisition of Assets Total	280,000	18,000	-7,000	291,000	105,372
Livestock Markets - Asset Renewals - Maintenance					
01.09176 - Livestock Markets - Buildings - Non Specialised					
7000 - Canteen/amenities/office	1,390,000	0	-1,380,000	10,000	3,276
01.09176 - Livestock Markets - Buildings - Non Specialised Total	1,390,000	0	-1,380,000	10,000	3,276
01.09177 - Livestock Markets - Other Structures					
6895 - Security Cameras	50,000	30,000	40,000	120,000	1,121
6907 - Upgrade Sheep Paddock Fences	100,000	0	-100,000	0	0
6910 - Lighting renewal	0	8,778	70,000	78,778	8,778
01.09177 - Livestock Markets - Other Structures Total	150,000	38,778	10,000	198,778	9,899
01.09179 - Livestock Markets - Other Assets					
6933 - Pipeline upgrade	15,000	0	-15,000	0	0
01.09179 - Livestock Markets - Other Assets Total	15,000	0	-15,000	0	0
Livestock Markets - Asset Renewals - Maintenance Total	1,555,000	38,778	-1,385,000	208,778	13,175
Dubbo Regional Livestock Markets Total	1,835,000	56,778	-1,392,000	499,778	118,547
Economic Development and Marketing					
Economic Development - Acquisition of Assets					
01.09486 - City Image - Other Structures					
7928 - CBD Tree Lights	0	0	0	0	95,142
Economic Development and Marketing Total	0	0	0	0	95,142
Holiday Park					
Holiday Park - Acquisition of Assets					
01.09263 - Holiday Park - Plant & Equipment					
Holiday Park - Acquisition of Assets Total	10,824	-10,824	0	0	0
Old Dubbo Gaol					
Old Dubbo Gaol - Acquisition of Assets					
01.09457 - Furniture & Fittings					
7271 - Souvenir Room Fitout	50,000	-50,000	0	0	0
01.09457 - Furniture & Fittings Total	50,000	-50,000	0	0	0
01.09458 - Assets Purchased - Other Assets					
6505 - Display Cabinet	30,000	-30,000	0	0	0
01.09458 - Assets Purchased - Other Assets Total	30,000	-30,000	0	0	0
Old Dubbo Gaol - Acquisition of Assets Total	80,000	-80,000	0	0	0
Old Dubbo Gaol - Asset Renewals - Maintenance					
01.09455 - Old Dubbo Gaol - Buildings					
5915 - Stage 1 Exhibition Redevelopment	0	609,588	0	609,588	0
5916 - Padded Cell Upgrade	0	6,540	0	6,540	0
01.09455 - Old Dubbo Gaol - Buildings Total	0	616,128	0	616,128	0
Old Dubbo Gaol - Asset Renewals - Maintenance Total	0	616,128	0	616,128	0
Old Dubbo Gaol Total	80,000	536,128	0	616,128	0
Regional Experiences					
Regional Experiences - Acquisition of Assets					
01.09048 - Regional Experiences - Acquisition of Assets					
1000 - Audio/Visual Exhibition	15,000	0	-15,000	0	0
Regional Experiences Total	15,000	0	-15,000	0	0
Regional Theatre and Convention Centre					
Regional Theatre Convention Ctr-Acquisition Assets					
01.09560 - Regional Theatre & Convention Ctr-Office Equipment					
7415 - Touch Screen Monitors	0	27	0	27	27
7416 - Website Redevelopment	0	32,916	34,000	66,916	16,458
01.09560 - Regional Theatre & Convention Ctr-Office Equipment Total	0	32,943	34,000	66,943	16,485
01.09580 - Wellington Civic Centre - Furniture & Fittings					
7405 - Air Conditioners	35,500	0	-35,500	0	0
7406 - Storage Room	20,000	63,550	-83,550	0	1,293

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
01.09580 - Wellington Civic Centre - Furniture & Fittings Total	55,500	63,550	-119,050	0	1,293
Regional Theatre Convention Ctr-Acquisition Assets Total	55,500	96,493	-85,050	66,943	17,778
Regional Theatre Convntrn-Asset Renewals-Mainten					
01.09578 - DRTCC - Furniture & Fittings					
7305 - Heating Water Boiler	30,000	0	-30,000	0	0
7311 - Height Safety System	0	0	20,000	20,000	0
01.09578 - DRTCC - Furniture & Fittings Total	30,000	0	-10,000	20,000	0
Regional Theatre Convntrn-Asset Renewals-Mainten Total	30,000	0	-10,000	20,000	0
Regional Theatre and Convention Centre Total	85,500	96,493	-95,050	86,943	17,778
Showgrounds					
Showgrounds - Acquisition of Assets					
01.09290 - Showground - Furniture & Fittings					
7123 - Function Equipment	40,000	0	0	40,000	0
01.09290 - Showground - Furniture & Fittings Total	40,000	0	0	40,000	0
01.09292 - Showground -Buildings					
7118 - Overnight Stables	250,000	250,000	0	500,000	2,500
01.09292 - Showground -Buildings Total	250,000	250,000	0	500,000	2,500
01.09297 - Showground - Other Assets					
7140 - Showground Master Plan	250,000	-140,000	0	110,000	0
7141 - OEC Toilets (Grandstand)	60,000	0	0	60,000	0
7201 - Boundary Fence Upgrade	0	457,000	-140,031	316,969	0
7202 - Toilet Block - Grandstand	0	220,469	140,031	360,500	0
01.09297 - Showground - Other Assets Total	310,000	537,469	0	847,469	0
Showgrounds - Acquisition of Assets Total	600,000	787,469	0	1,387,469	2,500
Showgrounds - Asset Renewals - Maintenance					
01.09295 - Showground - Buildings					
0057 - Upgrade - Expo Centre	0	42,472	0	42,472	42,472
7122 - Showground CCTV Renewal	0	7,550	0	7,550	0
7134 - Storage Shed Extension	30,000	0	0	30,000	0
7137 - Outdoor Dressage Arena	25,000	0	0	25,000	0
Showgrounds - Asset Renewals - Maintenance Total	55,000	50,022	0	105,022	42,472
Showgrounds Total	655,000	837,491	0	1,492,491	44,972
Wellington Caves Complex					
Wellington Caves Complex - Acquisition of Assets					
01.08150 - Caravan Park - Other Structures					
5002 - Caravan Park Fencing	1,500	0	0	1,500	0
5004 - Bin Storage Area	0	0	10,000	10,000	0
01.08150 - Caravan Park - Other Structures Total	1,500	0	10,000	11,500	0
01.08151 - Caravan Park - Land & Buildings					
7051 - Bin Storage Area	10,000	0	-10,000	0	0
01.08151 - Caravan Park - Land & Buildings Total	10,000	0	-10,000	0	0
01.08153 - Caravan Park - Furniture & Fittings					
5002 - Mattresses for Cabins	30,000	0	0	30,000	26,883
5029 - BBQ covers	6,000	0	0	6,000	0
5100 - Cabin Furniture & Fittings	20,000	0	0	20,000	867
01.08153 - Caravan Park - Furniture & Fittings Total	56,000	0	0	56,000	27,750
01.08172 - Wellington Caves - Other Structures					
7000 - Megafauna Education Zone	0	650,000	0	650,000	0
7001 - Entrance Upgrade	0	148,029	0	148,029	0
01.08172 - Wellington Caves - Other Structures Total	0	796,029	0	796,029	0
Wellington Caves Complex - Acquisition of Assets Total	67,500	796,029	0	863,529	27,750
Wellington Caves Complex - Asset Renewals - Maint.					
01.08200 - Land & Buildings					
7100 - Caravan Park - Land & Buildings	0	12,285	0	12,285	0
7108 - Caravan Park Office	50,000	0	0	50,000	4,585
7108 - Caravan Park - Irrigation	60,000	45,000	0	105,000	0

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
01.08200 - Land & Buildings Total	110,000	57,285	0	167,285	4,565
01.08201 - Other Infrastructure					
7101 - Sibbalds House	0	20,102	0	20,102	0
01.08201 - Other Infrastructure Total	0	20,102	0	20,102	0
01.08203 - Infrastructure - Road & Bridge & Footpath					
7000 - Entrance Road	200,000	0	0	200,000	0
7001 - Internal Road Replacement	25,000	0	0	25,000	0
7002 - Access Road	0	40,000	0	40,000	0
01.08203 - Infrastructure - Road & Bridge & Footpath Total	225,000	40,000	0	265,000	0
Wellington Caves Complex - Asset Renewals - Maint. Total	335,000	117,387	0	452,387	4,565
Wellington Caves Complex Total	402,500	913,416	0	1,315,916	32,315
Western Plains Cultural Centre					
Cultural Centre - Acquisition of Assets					
01.09535 - WPCC - Other Structures					
7087 - Cafe Deck/ Rock Garden	30,000	15,000	0	45,000	0
01.09535 - WPCC - Other Structures Total	30,000	15,000	0	45,000	0
01.09541 - WPCC - Furniture & Fittings					
7116 - LED Lighting Upgrade	10,000	0	0	10,000	0
01.09541 - WPCC - Furniture & Fittings Total	10,000	0	0	10,000	0
01.09542 - WPCC - Plant & Equipment					
7454 - Daikin Air Condition Unit - Staff Office	42,000	0	0	42,000	0
7459 - Kiln	20,000	0	0	20,000	12,988
01.09542 - WPCC - Plant & Equipment Total	62,000	0	0	62,000	12,988
01.09545 - Cultural Facilities - Buildings					
7403 - Front of house alterations	0	0	0	0	-197
7404 - Community Arts Centre Upgrades	0	11,447	0	11,447	1,370
7405 - Cafe Extensions	0	91,551	0	91,551	88,602
7407 - Office Conversion	40,000	0	50,000	90,000	3,273
7408 - Audio/Visual Corporate Room	15,000	0	0	15,000	0
7409 - Recording Studio	50,000	0	-50,000	0	0
01.09545 - Cultural Facilities - Buildings Total	105,000	102,998	0	207,998	93,048
Cultural Centre - Acquisition of Assets Total	207,000	117,998	0	324,998	106,036
Cultural Centre - Asset Renewals - Maintenance					
01.09533 - WPCC - Furniture & Fittings					
7302 - Ceiling Replacement	40,000	0	0	40,000	12,707
7303 - Flooring	36,000	0	0	36,000	20,541
01.09533 - WPCC - Furniture & Fittings Total	76,000	0	0	76,000	33,248
01.09544 - Ex Dubbo High School - Buildings					
7372 - Carpark Reseal	0	39,962	0	39,962	27,502
01.09544 - Ex Dubbo High School - Buildings Total	0	39,962	0	39,962	27,502
01.09721 - WPCC - Land & Buildings					
7001 - Garden Upgrade	40,000	0	-40,000	0	0
7002 - Courtyard Upgrade	20,000	0	0	20,000	0
7008 - Eastern CAC Landscape Project	30,000	-15,000	0	15,000	8,973
01.09721 - WPCC - Land & Buildings Total	90,000	-15,000	-40,000	35,000	8,973
Cultural Centre - Asset Renewals - Maintenance Total	166,000	24,962	-40,000	150,962	69,723
Western Plains Cultural Centre Total	373,000	142,960	-40,000	475,960	175,759
Culture and Economy Total	4,615,824	4,117,277	-2,988,807	5,744,294	1,235,986
Development and Environment					
Building and Development Services					
Building and Development Serv-Acquisition of Assets					
01.09318 - Building Control - Office Equipment					
7000 - e-Planning Portal Integration Software	0	0	69,000	69,000	0
Building and Development Services Total	0	0	69,000	69,000	0
Compliance					

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
Compliance - Acquisition of Assets					
01.09365 - Compliance - Other Structures					
7000 - Impound Yard	0	0	25,000	25,000	0
01.09365 - Compliance - Other Structures Total	0	0	25,000	25,000	0
01.09373 - Compliance - Office Equipment					
7000 - Minor Office Equipment	0	4,000	0	4,000	0
01.09373 - Compliance - Office Equipment Total	0	4,000	0	4,000	0
Compliance - Acquisition of Assets Total	0	4,000	25,000	29,000	0
Compliance Total	0	4,000	25,000	29,000	0
Resource Recovery and Efficiency					
Acquisition of Assets					
01.09410 - Acquisition of Assets - Other Structures					
7200 - DRTCC - Roof Mounted Photovoltaics	0	60,554	0	60,554	0
7201 - Dubbo Library-Roof Mounted Photovoltaics	0	22,039	0	22,039	0
7202 - DALC - Roof Mounted Photovoltaics	0	33,329	0	33,329	0
7204 - WALC - Roof Mounted Photovoltaics	0	22,039	0	22,039	0
7208 - Dubbo S/Grnd-Roof Mounted Photovoltaics	0	22,039	0	22,039	0
01.09410 - Acquisition of Assets - Other Structures Total	0	160,000	0	160,000	0
Resource Recovery and Efficiency Total	0	160,000	0	160,000	0
Waste Management - Domestic					
Domestic Waste - Acquisition of Assets					
01.09103 - DWM - Plant & Equipment Purchases					
6728 - Truck (713)	380,000	0	0	380,000	0
6730 - Truck (710)	620,000	0	0	620,000	0
01.09103 - DWM - Plant & Equipment Purchases Total	1,000,000	0	0	1,000,000	0
01.09104 - DWM - Other Structures					
6750 - Eumungerie Transfer Station Facility	50,000	0	-30,000	20,000	0
6751 - Ballimore Transfer Station Facility	50,000	0	-10,000	40,000	0
6752 - Toongi Transfer Station Facility	50,000	0	-30,000	20,000	0
6753 - Geurie Transfer Station Facility	50,000	0	-50,000	0	0
6755 - Stuart Town Transfer Station Facility	50,000	0	-43,365	6,635	0
6757 - Elong Elong Transfer Station Facility	0	0	0	0	6,635
01.09104 - DWM - Other Structures Total	250,000	0	-163,365	86,635	6,635
Waste Management - Domestic Total	1,250,000	0	-163,365	1,086,635	6,635
Waste Management - Other					
Other Waste - Acquisition of Assets					
01.08113 - Other Assets					
6506 - Minor Other Assets	0	10,000	10,000	20,000	14,367
01.08113 - Other Assets Total	0	10,000	10,000	20,000	14,367
01.09114 - Other Waste - Plant & Equipment					
6809 - Utility (2121)	36,377	0	0	36,377	0
6810 - Generator (981)	0	0	24,864	24,864	0
01.09114 - Other Waste - Plant & Equipment Total	36,377	0	24,864	61,241	0
01.09116 - Other Waste - Other Structures					
6768 - Small Vehicle Receiving Centre	0	0	4,600	4,600	4,600
6769 - Materials Recovery System	0	0	8,880	8,880	8,880
6808 - Fencing Wellington Facility	0	0	20,000	20,000	13,080
6813 - Solar Pump and Motor	0	18,190	0	18,190	18,190
01.09116 - Other Waste - Other Structures Total	0	18,190	33,480	51,670	44,750
01.09120 - Other Waste - Land Improvements					
6784 - Landfill Rehabilitation - Wellington Tip	150,000	0	-45,000	105,000	103,137
01.09120 - Other Waste - Land Improvements Total	150,000	0	-45,000	105,000	103,137
Other Waste - Acquisition of Assets Total	186,377	28,190	23,344	237,911	162,254
Waste Management - Other Total	186,377	28,190	23,344	237,911	162,254
Development and Environment Total	1,436,377	192,190	-46,021	1,582,546	168,889
Executive Services					
Corporate Image and Communications					

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
Communications - Acquisition of Assets					
01.09493 - Acquisition of Assets - Office Equipment					
7000 - Digital Production and ICT Hardware	0	50,000	0	50,000	25,713
Corporate Image and Communications Total	0	50,000	0	50,000	25,713
Governance and Internal Control					
Executive Services - Acquisition of Assets					
01.09513 - Governance & Internal Control - Other Structures					
7000 - Australia Day Equipment	0	0	15,000	15,000	0
01.09513 - Governance & Internal Control - Other Structures Total	0	0	15,000	15,000	0
Executive Services Total	0	50,000	15,000	65,000	25,713
Infrastructure					
BILT					
BILT - Expenditure on Grants					
01.09353 - BILT - Wellington Pool Redevelopment					
1000 - Wellington Pool Redevelopment	0	45,977	0	45,977	4,877
01.09353 - BILT - Wellington Pool Redevelopment Total	0	45,977	0	45,977	4,877
01.09356 - BILT - Victoria Park Redevelopment (Cycling)					
1000 - Victoria Park (Cycling)	0	40,892	0	40,892	23,294
01.09356 - BILT - Victoria Park Redevelopment (Cycling) Total	0	40,892	0	40,892	23,294
01.09357 - BILT - Victoria Park Redevelopment (Ovals)					
1000 - Victoria Park (Ovals)	0	151,311	647	151,958	68,753
01.09357 - BILT - Victoria Park Redevelopment (Ovals) Total	0	151,311	647	151,958	68,753
01.09372 - Destination Dubbo					
1000 - Old Dubbo Gaol Plaza	4,988,229	-2,420,022	-2,088,207	500,000	152,381
1001 - Wiradjuri Tourism Centre - Building	4,000,000	11,908	-3,811,313	200,595	43,306
1002 - Macquarie Foreshore - Event Precinct	3,500,000	11,908	-3,338,313	175,595	48,078
01.09372 - Destination Dubbo Total	12,488,229	-2,396,206	-9,215,833	876,190	243,765
BILT - Expenditure on Grants Total	12,488,229	-2,158,026	-9,215,186	1,115,017	340,689
BILT Total	12,488,229	-2,158,026	-9,215,186	1,115,017	340,689
Depot Services					
Depot Services - Acquisition of Assets					
01.09693 - Depot - Plant & Equipment					
7903 - Wellington - Replace Split System AirCon	31,500	0	0	31,500	0
01.09693 - Depot - Plant & Equipment Total	31,500	0	0	31,500	0
01.09694 - Depot Services - Furniture & Fittings					
7952 - Wellington-Kitchen Bench & Join	5,531	0	-5,531	0	0
01.09694 - Depot Services - Furniture & Fittings Total	5,531	0	-5,531	0	0
01.09696 - Depot - Other Structures					
7903 - General Staff Car Park	0	0	24,791	24,791	24,791
01.09696 - Depot - Other Structures Total	0	0	24,791	24,791	24,791
01.09697 - Depot - Buildings					
7848 - Workshop Office Extension	0	0	3,064	3,064	3,809
7849 - Hawthorn St Depot Inf Office Block	0	2,200	200,000	202,200	2,200
7850 - Hawthorn St Depot Liveability 3 Bay Shed	0	5,584	50,252	55,836	27,918
7851 - Hawthorn St Depot Plant Shelter Ext	0	3,136	28,228	31,364	31,364
7852 - Hawthorn St Depot Stores Shed	0	3,290	13,160	16,450	16,450
7908 - Rec Operations-Office Block and Amenit	0	114,620	4,708	119,328	103,019
7909 - Hawthorn St Depot Improvements	722,488	287,627	-454,150	555,965	256,084
8000 - Weeds Poison Store & Carport - Awning	21,980	0	-21,980	0	0
01.09697 - Depot - Buildings Total	744,468	416,457	-176,718	984,207	440,644
Depot Services Total	781,499	416,457	-157,458	1,040,498	465,435
Fire and Emergency Services					
Emergency Management - Acquisition of Assets					
01.09168 - Emergency Management Facilities					
6898 - Unit Building Grant - Elec Cabling	0	5,721	0	5,721	0
Emergency Management - Acquisition of Assets Total	0	5,721	0	5,721	0

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
Emergency Management - Emergency Response					
01.00354 - Emergency Centre & Operations					
5325 - RFS Training Academy	0	0	1,900	1,900	1,900
Emergency Management - Emergency Response Total	0	0	1,900	1,900	1,900
Fire Services - Acquisition of Assets					
01.09156 - Fire Control - Plant & Equipment					
6849 - Replace hot water systems - RFS headqtrs	0	7,047	0	7,047	7,047
01.09156 - Fire Control - Plant & Equipment Total	0	7,047	0	7,047	7,047
01.09164 - Fire Control - Buildings					
6899 - Gollan Hall Road Fire Shed	0	11,997	893	12,890	7,794
6903 - NSW RFS Flight Simulator	0	0	400,000	400,000	0
6904 - Bodangora Station	0	0	45,000	45,000	0
6905 - Dripstone Floor	0	0	90,000	90,000	0
6908 - Eurimbila Floor	0	0	30,000	30,000	0
6907 - Wuuluman Station	0	0	23,508	23,508	0
01.09164 - Fire Control - Buildings Total	0	11,997	589,401	601,398	7,794
Fire Services - Acquisition of Assets Total	0	19,044	589,401	608,445	14,841
Fire and Emergency Services Total	0	24,765	591,301	616,066	16,741
Fleet Services					
Fleet - Acquisition of Assets					
01.09615 - Assets Purchased - Sundry Plant (\$5000 to \$9999) Total	19,300	8,100	-9,301	18,099	8,100
01.09617 - Assets Purchased - Equipment Total	50,000	0	0	50,000	0
01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999) Total	499,037	591,038	82,274	1,172,349	59,895
01.09621 - Assets Purchased - Major Plant (>\$150 & 000) Total	2,742,206	853,917	-586,744	3,009,379	1,623,601
01.09623 - Assets Purchased - Light Vehicles Total	2,073,566	286,777	241,688	2,602,031	704,780
01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999) Total	263,207	70,266	-28,330	305,143	101,876
Fleet Services Total	5,647,316	1,810,098	-300,413	7,157,001	2,498,252
Roads Network					
Footpaths & Cycleways - Acquisition of Assets					
01.09006 - Paved Footpaths - Construction					
6541 - Erskine St N (Officeworks to Macquarie)	60,000	0	0	60,000	0
6572 - Cobra Street (N) Gipps to Fitzroy	84,000	0	0	84,000	0
6574 - Minore Road	0	180,000	0	180,000	74,384
6580 - Wheelers Lane	110,000	0	0	110,000	0
6581 - Hutchins Avenue	0	80,000	0	80,000	156,499
6600 - Macquarie St	0	60,000	0	60,000	0
6603 - Gipps St (Wingewarra to Talbragar)	0	137,943	0	137,943	82,622
6604 - Fence various walkways	0	57,686	0	57,686	16,388
01.09006 - Paved Footpaths - Construction Total	254,000	515,629	0	769,629	329,873
01.09010 - Cycleway & Footpath Preconstruction					
6500 - IS&D - F' Paths & C' Ways General	15,000	0	0	15,000	0
01.09010 - Cycleway & Footpath Preconstruction Total	15,000	0	0	15,000	0
01.09012 - Contributed Assets - Footpaths					
6516 - Footpaths	66,000	0	0	66,000	0
01.09012 - Contributed Assets - Footpaths Total	66,000	0	0	66,000	0
Footpaths & Cycleways - Acquisition of Assets Total	335,000	515,629	0	850,629	329,873
Footpaths & Cycleways - Asset Renewals					
01.09004 - Paved Footpaths - Reconstruction					
6685 - Planned Footpath Reconstruction Program	434,014	-30,000	0	404,014	0
Footpaths & Cycleways - Asset Renewals Total	434,014	-30,000	0	404,014	0
01.09076 - Roads To Recovery Program					
6680 - Planned Roads to Recovery Program	2,650,747	0	-2,498,700	161,047	0

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
6681 - Village Sealing Program	560,000	0	-42,520	517,480	0
01.09076 - Roads To Recovery Program Total	3,219,747	0	-2,541,220	678,527	0
01.09078 - Extension Sealed Road Network					
6709 - Village Sealing- Ulomogo Ln Brooklehurst	0	122,498	0	122,498	49,877
6710 - Unnamed laneway - Victoria St	0	-381	0	-381	-381
6711 - Hopetoun Lane	0	-883	0	-883	-883
6712 - Village Sealing - Whitely St Geurie	0	150,000	0	150,000	10,550
6713 - RTR Village Seal - Bundemar St Wongarbon	0	162,000	0	162,000	65,948
6716 - RTR Village Seal Balladoran St Eumungeri	0	0	0	0	25,054
01.09078 - Extension Sealed Road Network Total	0	433,234	0	433,234	150,165
01.09079 - Rural Roads - Land Acquisition					
6700 - Land Acquisition Costs	18,259	0	18,624	36,883	10,970
01.09079 - Rural Roads - Land Acquisition Total	18,259	0	18,624	36,883	10,970
01.09082 - Bridge Improvements Program					
6682 - Terrabella Bridge	3,716,000	0	-1,988,000	1,748,000	140,530
6683 - Burrendong Bridge No 2	2,117,500	0	-1,288,750	848,750	51,447
01.09082 - Bridge Improvements Program Total	5,833,500	0	-3,236,750	2,596,750	191,977
Rural Roads - Acquisition of Assets Total	9,071,506	433,234	-5,759,346	3,745,394	353,112
Rural Roads - Asset Renewals - Asset Maintenance					
01.09072 - Rural Road-Major Construction & Reconstruction					
6658 - Regional Roads Upgrading Program	800,000	-800,000	0	0	0
6659 - Benelong Road Stage 2	800,000	0	0	800,000	60,476
6667 - Nubingerie Road	0	150,000	0	150,000	0
6773 - Twelve Mile Road	0	0	110,000	110,000	0
6774 - Muronbung Road	0	0	0	0	280
6782 - Muronbung Stage 3	800,000	0	0	800,000	900,301
6783 - Bothenba/Livestock Market Intersection	0	1,118,642	0	1,118,642	97,997
6785 - Burrendong Way - Safer Roads Program	1,270,000	0	0	1,270,000	238,855
6786 - Renshaw McGirr Way - Safer Roads Program	1,985,000	0	0	1,985,000	316,832
6787 - Fixing Local Roads Rural 2020 - 2021	0	1,369,996	0	1,369,996	62,473
6788 - FLR - Old Mendooran Rd Seal Extension	0	1,946,800	173	1,946,973	44,480
6790 - Whitewood/Peachville Rd Heavy Patch	0	120,000	0	120,000	0
6791 - RMS - 20/21 Repair MR573 Burrendong Way	0	0	0	0	4,046
6792 - Safer Roads Program - Old Dubbo Road	0	2,368,000	0	2,368,000	27,707
6795 - Toorale Rd Drainage Improvements	0	680,000	0	680,000	1,331
6796 - RTR - Obley Rd Culvert Replacement	0	600,000	0	600,000	743
6797 - Gipps St Outfall Montefiores	0	100,000	0	100,000	24,990
6800 - RTR - Bishops Lane Sealing	0	0	0	0	1,129
6802 - RTR - Hampden Lane Sealing	0	0	0	0	1,188
01.09072 - Rural Road-Major Construction & Reconstruction Total	5,655,000	7,653,438	110,173	13,418,611	1,782,808
01.09073 - Rural Road- Construction & Reconstruction Backlog					
6713 - Rural Road Backlog Construction	500,000	-200,000	0	300,000	0
01.09073 - Rural Road- Construction & Reconstruction Backlog Total	500,000	-200,000	0	300,000	0
01.09074 - Rural Road Construction - Preconstruction					
6670 - Technical Support Charge - Rural Roads	145,000	0	0	145,000	113,110
6687 - Benelong Road Improvement	0	0	0	0	1,725
01.09074 - Rural Road Construction - Preconstruction Total	145,000	0	0	145,000	114,835
01.09077 - Rural Roads - Resealing					
6695 - Annual Reseal Program	921,280	-545,000	0	376,280	39,253
6697 - Rural Unsealed - Resheeting (West)	427,000	150,000	0	577,000	630,809
6698 - Rural Unsealed - Resheeting (East Zone)	614,000	0	0	614,000	0
01.09077 - Rural Roads - Resealing Total	1,962,280	-395,000	0	1,567,280	670,062
Rural Roads - Asset Renewals - Asset Maintenance Total	8,262,280	7,058,438	110,173	15,430,891	2,567,705
Urban Roads - Acquisition of Assets					
01.09043 - Preconstruction					
6617 - Technical Support Charge-Preconstruction	200,000	0	0	200,000	30,978
6724 - Boundary Road Extension	0	0	0	0	1,158
6740 - Neighbourhood Shopping Centre Beaut Conc	380,000	-380,000	0	0	1,938

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
01.09043 - Preconstruction Total	580,000	-380,000	0	200,000	34,074
01.09045 - Contributed Assets - Roads					
0625 - Roads	2,000,000	0	3,563	2,003,563	3,563
01.09045 - Contributed Assets - Roads Total	2,000,000	0	3,563	2,003,563	3,563
01.09046 - Urban Roads - Land Acquisition					
0644 - Land Acquisition Costs	6,087	0	0	6,087	1,661
01.09046 - Urban Roads - Land Acquisition Total	6,087	0	0	6,087	1,661
01.09053 - Public Transport Infrastructure Program					
0638 - Bus Shelters	0	10,655	0	10,655	56,652
01.09053 - Public Transport Infrastructure Program Total	0	10,655	0	10,655	56,652
Urban Roads - Acquisition of Assets Total	2,586,087	-369,345	3,563	2,220,305	95,950
Urban Roads - Asset Renewals - Asset Maintenance					
01.09041 - Urban Road Construction & Reconstruct					
0609 - Naman Street (Darling to Dalton)	0	429,583	-187,043	242,520	242,520
0677 - Purvis Lane Reconstruction	0	1,599,850	154,123	1,753,973	1,257,814
0685 - Swift Street (Arthur to Railway Station)	900,000	192,926	0	1,092,926	271,582
0687 - Urban Roads Reconstruction - Wellington	370,000	0	0	370,000	0
0690 - Urban Roads Backlog Construction	1,500,000	-1,370,563	229,563	359,000	2,672
0697 - Boundary Rd Extension Stage 2	5,450,783	599,344	-1,227,627	4,822,500	1,383,860
0699 - Fitzroy/Bultje St Roundabout Sealing	0	0	0	0	1,882
0700 - Websdale/Twickenham Roundabout	0	9,568	0	9,568	6,077
0701 - Websdale/Jacqueline Roundabout	0	16,444	0	16,444	9,461
0702 - FLR - Wheelers/Keswick Roundabout 20/21	0	1,288,000	0	1,288,000	23,113
0703 - Fixing Local Roads Urban 2020 - 2021	0	648,896	0	648,896	0
0704 - Boundary Rd Shop Precinct Beautification	0	379,420	0	379,420	14,567
0705 - Tamworth St Shop Precinct Beautification	0	580	0	580	2,828
01.09041 - Urban Road Construction & Reconstruct Total	8,220,783	3,794,028	-1,030,984	10,983,827	3,216,176
01.09044 - Urban Roads - Resealing					
0730 - Annual Reseal Program	646,135	-265,000	0	381,135	7,546
0731 - Heavy Patching Program	400,000	0	0	400,000	3,249
01.09044 - Urban Roads - Resealing Total	1,046,135	-265,000	0	781,135	10,795
01.09055 - K&G Construct					
0677 - Gipps St (Wingewarra to Bultje)	0	164,598	0	164,598	0
0691 - Planned Kerb & Gutter	250,000	-250,000	0	0	0
0692 - Purvis Lane	0	127,551	0	127,551	127,940
0694 - Darling St (W) - Bultje to Wingewarra	0	280,000	0	280,000	3,408
01.09055 - K&G Construct Total	250,000	322,149	0	572,149	131,348
Urban Roads - Asset Renewals - Asset Maintenance Total	9,516,918	3,851,177	-1,030,984	12,337,111	3,358,319
Roads Network Total	30,205,805	11,459,133	-6,676,594	34,988,344	6,704,959
Sewerage Services					
Sewerage Services - Acquisition of Assets					
03.08051 - Pumps & Equipment					
5057 - Telemetry Equipment	50,000	-4,388	-45,612	0	0
5120 - Telemetry RTU Upgrades	0	104,388	1,888	106,076	5,198
5142 - Auto Sampler	0	0	46,278	46,278	13,822
03.08051 - Pumps & Equipment Total	50,000	100,000	2,354	152,354	19,020
03.08053 - Plant & Equipment Purchases					
5110 - 14' Farmtech Aerator (953)	14,979	0	0	14,979	0
5119 - Truck (164)	120,000	0	-120,000	0	0
5130 - Utility (142)	0	38,848	0	38,848	0
5137 - Utility (113)	0	39,437	1,470	40,907	40,907
5170 - Plough - Greengrove (958)	15,000	0	0	15,000	0
5187 - Utility (135)	37,975	0	0	37,975	0
5190 - Utility (141)	34,827	0	0	34,827	0
5193 - X Trail (098)	33,000	-26	0	32,974	0
5202 - Mini Excavator (490)	60,000	0	0	60,000	0
5205 - Dual Axel Trailer (504)	13,898	0	0	13,898	0
5207 - Cummins 600KVA Generator (989)	140,000	0	-140,000	0	0

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
5214 - Perkins 100KVA Generator (999)	75,000	0	-75,000	0	0
5216 - Iseki SF 370 Front Spinner (398)	32,000	0	-32,000	0	0
5217 - Utility (130)	0	0	41,859	41,859	0
5218 - Nissan Tipping Truck (160)	107,878	0	-107,878	0	0
5252 - Nissan Dual Cab (2143)	44,966	0	0	44,966	0
03.08053 - Plant & Equipment Purchases Total	729,523	78,259	-431,549	376,233	40,907
03.08055 - Other Structures					
5148 - Trial and Demonstration of mCDI Device	0	100,000	6,273	106,273	37,283
5149 - Brooklehurs SPS - Minor Structures	0	11,140	0	11,140	11,140
03.08055 - Other Structures Total	0	111,140	6,273	117,413	48,423
03.08057 - Land & Buildings					
5163 - Bunganbee Homestead Major Repairs	0	0	61	61	61
5168 - Boonheba STP Stockpile Site Establishmt	0	148,578	92,694	239,272	220,099
03.08057 - Land & Buildings Total	0	146,578	92,755	239,333	220,160
03.08059 - Contributed Assets - Sewer					
5123 - Sewer Mains	250,000	0	0	250,000	0
03.08059 - Contributed Assets - Sewer Total	250,000	0	0	250,000	0
03.08071 - Augmentation					
5002 - Augmentation Program	1,000,000	-9,797	-590,203	400,000	118,706
5911 - Cootha SPS - Upgrade (C)	0	3,259	5,199	8,458	5,849
5989 - Upgrade Sewer R (incl all component) (C)	5,500,000	1,000,000	6,013	6,506,013	367,358
5995 - Keswick Upgrade RM & Pipeline (C)	0	45,750	0	45,750	45,750
6060 - Troy Gully Upgrade Switch Board	935,000	369,100	0	1,304,100	19,490
6103 - Wellington STP Grav Main to River/Recy	0	0	22,810	22,810	219
6106 - Wellington Mech/Elect Upgrades	50,000	0	-16,512	33,488	0
6121 - Wellington Pierce St SPS - Replace (C)	807,703	-807,703	0	0	0
6203 - Palmer/Pierce/Paringa St SPS Replace	750,000	950,000	7,245	1,707,245	35,081
6208 - Boundary Rd East of Wheelers Lane	0	0	700,867	700,867	13,749
03.08071 - Augmentation Total	9,042,703	1,550,609	135,419	10,728,731	596,202
03.08073 - Asset Replacement/Refurbishment					
6500 - Dubbo STP Effluent Lift PS Pump 2	16,236	0	0	16,236	0
6605 - Wellington Palmer St SPS - Replace (PC)	0	0	-600	-600	-600
6617 - Mech/Elect Renewals	115,000	0	600	115,600	61,407
6619 - Wellington Mech/Elect Renewals	50,000	0	0	50,000	0
03.08073 - Asset Replacement/Refurbishment Total	181,236	0	0	181,236	60,807
Sewerage Services - Acquisition of Assets Total	10,253,462	1,986,586	-194,748	12,045,300	985,519
Sewerage Services - Asset Renewals - Asset Mainten					
03.08077 - Main Rehabilitation					
5653 - Mains Rehabilitation	2,000,000	0	667,064	2,667,064	50,444
5659 - Vent Replacement	97,419	0	-97,419	0	0
03.08077 - Main Rehabilitation Total	2,097,419	0	569,645	2,667,064	50,444
Sewerage Services - Asset Renewals - Asset Mainten Total	2,097,419	0	569,645	2,667,064	50,444
Sewerage Services Total	12,350,881	1,986,586	374,897	14,712,364	1,035,963
Stormwater					
Stormwater - Acquisition of Assets					
01.09131 - Minor Drainage Extensions (In assoc with K&G)					
6824 - Preconstruction - Inf Strategy & Design	20,000	0	1,013	21,013	21,013
01.09131 - Minor Drainage Extensions (In assoc with K&G) Total	20,000	0	1,013	21,013	21,013
01.09133 - Gross Pollutant Trap Installation					
6814 - Preconstruction - GPT Design	80,000	0	-15,593	64,407	0
6823 - GPT - Cobra Street Channel (RMS Funded)	0	0	2,829	2,829	2,829
6832 - Erskine Street Outfall	316,277	0	-316,277	0	0
6833 - Future Works	1,170,124	25,105	-1,188,745	6,484	6,484
6834 - Paringa Place	0	101,811	85,275	187,086	184,050
6835 - West Dubbo	0	854,850	-59,496	795,154	784,850
6836 - Brisbane St	0	29,810	214,456	244,266	241,231
01.09133 - Gross Pollutant Trap Installation Total	1,566,401	1,011,376	-1,277,551	1,300,226	1,219,444

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
01.09135 - Drainage Extensions					
6824 - Preconstruction - Tech Support	0	0	14,580	14,580	14,580
6835 - North Dubbo - Bourke to Myall	1,500,000	0	-1,425,000	75,000	2,672
01.09135 - Drainage Extensions Total	1,500,000	0	-1,410,420	89,580	17,252
01.09137 - Contributed Assets - Stormwater					
6826 - Stormwater Drainage	1,157,791	0	0	1,157,791	2,062
01.09137 - Contributed Assets - Stormwater Total	1,157,791	0	0	1,157,791	2,062
01.09145 - Wongarbon Drainage					
4628 - Wongarbon Drainage Scheme	2,200,000	0	-2,090,000	110,000	3,919
01.09145 - Wongarbon Drainage Total	2,200,000	0	-2,090,000	110,000	3,919
01.09147 - Keswick Estate Development - Sec 7.11					
4627 - Northern Stormwater Channel Stg 5	0	6,176	14,681	20,857	20,857
01.09147 - Keswick Estate Development - Sec 7.11 Total	0	6,176	14,681	20,857	20,857
Stormwater - Acquisition of Assets Total	6,444,192	1,017,552	-4,762,277	2,699,467	1,284,547
Stormwater - Asset Renewals - Asset Maintenance					
01.09127 - Rectification Works					
6807 - Gipps St Stormwater Replacement	100,000	0	0	100,000	0
6819 - Devils Hole	0	319,452	0	319,452	8,724
6840 - Pipe Relining	75,000	343,869	3,254	422,123	180,180
6849 - Other Infrastructure - Wellington	31,850	0	0	31,850	6,704
6867 - Paringa Place	0	0	0	0	20,153
01.09127 - Rectification Works Total	206,650	663,321	3,254	873,225	215,761
01.09144 - Troy Basin Facility					
4627 - Purvis Lane	0	218,807	0	218,807	58,588
01.09144 - Troy Basin Facility Total	0	218,807	0	218,807	58,588
Stormwater - Asset Renewals - Asset Maintenance Total	206,650	882,128	3,254	1,092,032	274,349
Stormwater Total	6,650,842	1,899,680	-4,759,023	3,791,499	1,558,896
Traffic Management					
Traffic Management - Asset Renewals					
01.09023 - Intersection Improvement Program					
9808 - Windsor Pde Lights	75,000	213,836	0	288,836	113,465
Traffic Management Total	75,000	213,836	0	288,836	113,465
Water for the Future					
Water for the Future - Acquisition of Assets					
02.09701 - Acquisition of Assets					
3000 - Groundwater Infrastructure	0	13,857,630	-10,069,272	3,788,358	755,418
3001 - Non-Potable Pipeline	0	6,900,966	0	6,900,966	3,779,538
3050 - Re-use of Backwash WTP	0	300,000	0	300,000	534
3351 - Advanced Water Treatment Plant	0	0	891	891	891
3362 - Consultants and Project Management	0	500,000	-891	499,109	50
02.09701 - Acquisition of Assets Total	0	21,558,596	-10,069,272	11,489,324	4,536,431
Water for the Future - Acquisition of Assets Total	0	21,558,596	-10,069,272	11,489,324	4,536,431
Water for the Future Total	0	21,558,596	-10,069,272	11,489,324	4,536,431
Water Supply					
Water Supply - Acquisition of Assets					
02.08051 - Works Plant - Purchases Total	502,468	108,509	-11,707	599,270	140,802
02.08053 - Pumps & Equipment >\$5 & 000					
5167 - Laboratory Equipment	0	0	12,967	12,967	12,967
02.08053 - Pumps & Equipment >\$5 & 000 Total	0	0	12,967	12,967	12,967
02.08055 - New House Services					
5171 - Construction - House Services	56,460	0	3,295	59,755	11,662
02.08055 - New House Services Total	56,460	0	3,295	59,755	11,662
02.08060 - Office Equipment					
5161 - Minor Office Equipment	0	0	571	571	571

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02.08060 - Office Equipment Total	0	0	571	571	571
02.08063 - Contributed Assets - Water Mains					
5197 - Water Supply Mains	548,453	0	0	548,453	0
02.08063 - Contributed Assets - Water Mains Total	548,453	0	0	548,453	0
02.08066 - Furniture & Fittings					
5161 - Minor Furniture & Fittings	0	7,950	0	7,950	7,950
02.08066 - Furniture & Fittings Total	0	7,950	0	7,950	7,950
02.08069 - Augmentation Works					
3050 - Automated Meter Reading Equipment	0	3,933,072	0	3,933,072	2,242,959
5438 - Pipelines - Obbley/Newell (C)	3,300,000	700,000	-798,469	3,201,531	108,112
5715 - WTP Optimisation Lime System	0	0	161	161	161
5717 - Future Augmentation	1,500,000	1,156	-4,294	1,496,862	54,050
6210 - Lime Dosing Unit (C)	2,856,883	-2,851,794	0	5,089	5,089
6228 - Boundary Rd Watermain East of Wheelers	800,000	0	4,102	804,102	21,723
6502 - Additional UV Treatment (Wellington)	400,000	0	0	400,000	0
6516 - Upgrade 50mm to 100mm Silkwood Close(PC)	0	580	0	580	580
6520 - Wellington-A/C Pipe Replacement	100,000	0	5,899	105,899	19,738
6524 - Sedimentation Lagoon no 1 liner - Wlbn	0	0	165	165	9,965
6526 - Filter Upgrade JGWTP (C)	400,000	569,070	0	969,070	161,710
6527 - JGWTP Additional UV Treatment	1,000,000	1,781	-600,000	401,781	1,781
6528 - Cathodic Protection Install 7 Res Dubbo	280,000	70,000	780	350,780	167,880
6529 - Chelmsford St xing at Cobra St	60,000	63,386	0	123,386	1,672
6531 - Purvis Ln/Tannery Rd Upgrade DN150/250 C	0	307	381	688	688
6534 - Stuart Town Bore Water Supply	0	629	2,460	3,089	3,089
6536 - Greenbank Water Main	0	0	10,798	10,798	10,824
02.08069 - Augmentation Works Total	10,696,883	2,488,187	-1,378,017	11,807,053	2,810,021
02.08071 - Asset Replacement / Refurbishment					
5717 - Bore Asset Renewal	75,000	50,000	0	125,000	20,122
5719 - Booster Pump Stations	100,000	0	0	100,000	0
5720 - Reservoir Asset Renewals	70,000	0	90	70,090	15,986
5766 - SCADA RTU Upgrades	80,000	100,000	0	180,000	43,926
6206 - VSD Pump 1	0	0	0	0	425
6217 - Fencing	10,824	0	0	10,824	0
6219 - Myall St Reserv.2 Rectify Entry Points	541,216	-541,216	0	0	0
6220 - Myall Street WPS	108,243	0	0	108,243	0
6502 - WTP Online Instrument Replacement	100,000	0	0	100,000	48,888
6527 - Replace Aeration Tower	640,000	23,084	0	663,084	397,840
6559 - JGWTP Compressor replacement-No1&No2	0	150,000	-150,000	0	0
6573 - Raw Water Pump No 3 - Wellington	21,849	0	0	21,849	0
6579 - JGWTP- Clearwater Tank Valve Replacement	0	114,000	0	114,000	0
6609 - Dubbo Mech/Elect	200,000	0	0	200,000	74,026
6613 - Myall St Reservoir 2 recoat int/ext	500,000	-500,000	0	0	0
6618 - Eulomogo Reservoir - recoat inner wall	300,000	-300,000	0	0	0
6619 - Wellington WTP Electrical Renewals	100,000	0	0	100,000	7,518
6621 - Geurie Mech/Elect	50,000	0	0	50,000	11,071
6670 - Upgrade Flouride Dosing System	200,000	0	-150,000	50,000	0
02.08071 - Asset Replacement / Refurbishment Total	3,096,932	-904,132	-299,910	1,892,890	619,802
Water Supply - Acquisition of Assets Total	14,901,196	1,700,514	-1,672,801	14,928,909	3,603,775
Water Supply - Asset Renewals - Asset Maintenance					
02.08073 - Mains Replacement					
6753 - Mains replacement	1,200,000	2,138	24,335	1,226,473	512,583
02.08073 - Mains Replacement Total	1,200,000	2,138	24,335	1,226,473	512,583
Water Supply - Asset Renewals - Asset Maintenance Total	1,200,000	2,138	24,335	1,226,473	512,583
Water Supply Total	16,101,196	1,702,652	-1,648,466	16,155,382	4,116,358
Infrastructure Total	84,300,768	38,913,777	-31,860,214	91,354,331	21,387,189
Liveability					
Aquatic Leisure Centres					
Aquatic Leisure Centres - Acquisition of Assets					
01.09472 - DALC - Acquisition of Assets - Other Structures					

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7302 - Pool Disability Lift	0	0	17,000	17,000	0
7309 - Cafe Improvements	0	0	0	0	1,350
7312 - Cafe	0	0	0	0	1,340
7318 - WALC - Entry Refurbishment	0	130,000	115,000	245,000	11,768
7320 - DALC - 50m Pool Connection to Sewer	0	0	35,000	35,000	0
01.09472 - DALC - Acquisition of Assets - Other Structures Total	0	130,000	167,000	297,000	14,458
Aquatic Leisure Centres - Acquisition of Assets Total	0	130,000	167,000	297,000	14,458
Aquatic Leisure Centre - Asset Renewals - Maintenance					
01.09470 - DALC - Asset Renewal - Other Structures					
7292 - 50m Pool Joints	0	0	0	0	4,178
7298 - 50m Switchboard	0	0	0	0	8,341
7308 - Circulation Pump	32,000	0	0	32,000	0
7308 - Main ECB in Separate Room	30,000	0	0	30,000	0
7316 - Waterslide Staircase	100,000	0	-30,000	70,000	4,738
7321 - Pool Covers	0	60,000	0	60,000	447
01.09470 - DALC - Asset Renewal - Other Structures Total	162,000	60,000	-30,000	192,000	15,704
01.09473 - DALC - Asset Renewal - Buildings					
7292 - DALC Foyer Refurbishment	0	178,000	30,000	208,000	15,539
7298 - DALC - Building Improvements	0	0	150,000	150,000	0
01.09473 - DALC - Asset Renewal - Buildings Total	0	178,000	180,000	358,000	15,539
Aquatic Leisure Centre - Asset Renewals - Maintenance Total	162,000	238,000	150,000	550,000	31,243
Aquatic Leisure Centres Total	162,000	368,000	317,000	847,000	45,701
Cemeteries					
Cemeteries - Acquisition of Assets					
01.09401 - Cemetery - Road Infrastructure					
7170 - Road Reseal	20,000	0	-20,000	0	0
01.09401 - Cemetery - Road Infrastructure Total	20,000	0	-20,000	0	0
01.09403 - Cemetery - Land Improvements					
7180 - New Concrete Beams	20,000	0	0	20,000	3,102
7182 - Landscaping/Furniture/Signage	60,000	0	-60,000	0	0
7186 - Tubba-Gah Burial Ground Improvements	10,000	0	-10,000	0	0
01.09403 - Cemetery - Land Improvements Total	90,000	0	-70,000	20,000	3,102
Cemeteries Total	110,000	0	-90,000	20,000	3,102
Community Services					
Community Services - Acquisition of Assets					
01.09501 - Community Services - Acquisition of Buildings					
7320 - Wiradjuri Tourism Experience - W/bn	0	71,877	0	71,877	32,854
Community Services - Acquisition of Assets Total	0	71,877	0	71,877	32,854
Community Services - Asset Renewals - Maintenance					
01.09415 - Recreation Services - Buildings (Renewals)					
7207 - Pipe Band Hall - Air Conditioner	16,000	0	-16,000	0	0
7211 - Racecourse Carpet	12,840	0	0	12,840	0
7212 - Racecourse Tiling	11,400	0	0	11,400	0
7216 - Racecourse Airconditioner	1,920	0	0	1,920	0
7218 - South Scout Hall Flooring	1,920	0	-1,920	0	0
7240 - Wellington Public Halls	10,000	0	-10,000	0	0
7245 - Disability Access Infrastructure Replace	500,000	0	-485,000	15,000	10,266
01.09415 - Recreation Services - Buildings (Renewals) Total	554,080	0	-512,920	41,160	10,266
01.09507 - Community Services - Other Assets					
7302 - CCTV Purchase & Installation	0	152,482	0	152,482	22,529
01.09507 - Community Services - Other Assets Total	0	152,482	0	152,482	22,529
Community Services - Asset Renewals - Maintenance Total	554,080	152,482	-512,920	193,642	32,795
Community Services Total	554,080	224,359	-512,920	265,519	65,649
Library Services					
Library Services - Acquisition of Assets					
01.09444 - Furniture and Fittings					
7252 - Various Furniture & Fittings	5,000	0	0	5,000	0

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
Library Services - Acquisition of Assets Total	5,000	0	0	5,000	0
Library Services - Asset Renewal - Maintenance					
01.09442 - Library - Buildings Renewal					
7245 - Building Improvements	103,838	-15,628	-50,000	38,210	32,341
7246 - Wellington Library Living Lounge Room	0	67,556	10,000	77,556	8,178
7251 - Replace Internal Automatic Door	0	0	0	0	8,977
7271 - Bathrooms renovation	0	0	230,000	230,000	0
01.09442 - Library - Buildings Renewal Total	103,838	51,928	190,000	345,766	49,496
01.09447 - Library - Furniture and Fittings Renewal					
7000 - Air Conditioning Unit	25,500	0	-25,500	0	0
01.09447 - Library - Furniture and Fittings Renewal Total	25,500	0	-25,500	0	0
Library Services Total	134,338	51,928	164,500	350,766	49,496
Open Space					
Horticulture - Acquisition of Assets					
01.09555 - Horticultural Services - Other Structures					
7479 - Dubbo Regional Botanic Gardens	0	4,151	0	4,151	4,151
7503 - Cameron Park Regional Playground	0	77,000	0	77,000	47,473
7511 - Regard Park Picnic Area Rd Carpark Shelt	0	0	2,663	2,663	2,663
7512 - DRBG Kiosk	0	67,000	-34,000	33,000	28,721
7515 - Lions Park Wellington playground	0	16,518	0	16,518	16,518
7518 - Wellington Oswana Japanese Garden	0	50,000	0	50,000	0
9017 - Elston Park Amenities (S7.11)	203,000	160,000	0	363,000	785
9020 - Wahroonga Park Path System (S7.11)	0	10,000	1,000	11,000	10,921
9021 - Macquarie Lions Park Shade & Path (S7.11)	67,000	0	0	67,000	0
9022 - Muller Park - Shade and Path (S7.11)	50,000	0	-44,000	6,000	4,823
9023 - Thersea Malipant - Shade & Path (S7.11)	45,000	0	-45,000	0	0
9024 - Spears Drive - Shade (S7.11)	0	44,348	-12,000	32,348	31,216
9025 - Rosewood Grove (Algonia St)-Shade (S7.11)	25,000	20,000	-20,000	25,000	23,678
9026 - Fowler Park - Shade and Path (S7.11)	25,000	26,030	-32,000	19,030	15,868
9027 - Joira Road - Playground (S7.11)	280,586	0	0	280,586	0
9028 - Wiradjuri Gardens - Dubbo	0	1,002,526	0	1,002,526	386,068
9031 - Royal Plinth	0	6,812	0	6,812	6,812
9034 - Orchid Glasshouse - Accessible Ramp	0	0	13,000	13,000	2,100
9426 - Ninja Course and Car Park	0	375,514	29,677	405,191	393,359
9427 - Drought Resilient Urban Landscapes Dubbo	0	440,000	270,000	710,000	22,820
01.09555 - Horticultural Services - Other Structures Total	695,586	2,299,899	129,340	3,124,825	997,976
01.09559 - Horticultural Services - Land					
9426 - West Dubbo Water Scheme - Lions Park West	100,000	0	-100,000	0	0
01.09559 - Horticultural Services - Land Total	100,000	0	-100,000	0	0
01.09612 - Parks & Landcare Operations - Other Structures					
7852 - Shed - Victoria Park Number 1 Oval	0	147,952	-4,164	143,788	127,934
7853 - DRBG - Irrigation System	0	23,179	-5,556	17,623	17,623
01.09612 - Parks & Landcare Operations - Other Structures Total	0	171,131	-9,720	161,411	145,557
Horticulture - Acquisition of Assets Total	795,586	2,471,030	19,620	3,286,236	1,143,533
Horticulture - Asset Renewals - Maintenance					
01.09563 - Horticultural Service- Other Structures (Renewals)					
7453 - Macquarie Lions Park Playground Sofffall	30,000	0	0	30,000	0
7454 - Sir Roden Cutler Irrigation	31,600	0	-29,677	1,923	1,923
7456 - Wahroonga Park BBQ West	0	24,000	0	24,000	6,457
7400 - Victoria Park Irrigation	0	0	15,000	15,000	0
7475 - Teresa Malipant Playground	15,000	-15,000	0	0	0
7508 - Macquarie Lions Playground	36,000	0	0	36,000	0
7521 - Brooklehurst Playground (SCCF3)	107,000	0	0	107,000	2,675
7557 - Winged Victory Memorial	100,000	40,000	0	140,000	0
8545 - Victoria Park-Playgrnd Equipment Replace	300,000	150,000	-150,000	300,000	0
8547 - Jubilee Park Shade Sails	0	2,045	823	2,868	2,867
8548 - Victoria Park - Playground - Rocket	0	150,000	0	150,000	780
9005 - Elston Park Playground Shade Sail	0	47,000	0	47,000	0
9008 - Cameron Park Amenities	0	115,995	243	116,238	116,238
9010 - Renewals - Buildings	15,000	-15,000	0	0	0

**APPENDIX NO: 1 - QBRS - QUARTERLY BUDGET REVIEW STATEMENTS -
DECEMBER 2020**

ITEM NO: CCL21/20

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
9018 - SouthLakes Pump & Irrigation Upgrade	0	20,000	0	20,000	19,837
01.09563 - Horticultural Service- Other Structures (Renewals) Total	634,600	519,040	-163,611	990,029	150,777
Horticulture - Asset Renewals - Maintenance Total	634,600	519,040	-163,611	990,029	150,777
Landcare Services - Acquisition of Assets					
01.09577 - Acquisition of Assets					
7404 - Geurie Multi Court Facility	0	30,400	5,991	36,391	36,391
01.09577 - Acquisition of Assets Total	0	30,400	5,991	36,391	36,391
01.09581 - Landcare Services - Office Equipment					
7402 - Botanic Gardens Website	0	8,704	0	8,704	4,352
Landcare Services - Acquisition of Assets Total	0	39,104	5,991	45,095	40,743
Landcare Services - Asset Renewals - Maintenance					
01.09558 - Renewal of Assets-Asset Capital Program-West					
7477 - Wambianna Brocklehurst	0	7,371	-4,770	2,601	2,601
Landcare Services - Asset Renewals - Maintenance Total	0	7,371	-4,770	2,601	2,601
Open Space Total	1,430,186	3,036,545	-142,770	4,323,961	1,337,654
Operations					
Operations - Acquisition of Assets					
01.09610 - Parks & Landcare Operations - Asset acquisitions					
7569 - Minor Assets Acquired	0	0	17,000	17,000	0
Operations Total	0	0	17,000	17,000	0
Rainbow Cottage					
Rainbow Cottage - Asset Renewals - Maintenance					
01.09517 - Rainbow - Furniture & Fittings					
7308 - Fridge	0	0	0	0	1,112
01.09517 - Rainbow - Furniture & Fittings Total	0	0	0	0	1,112
01.09518 - Rainbow - Other Structures					
7306 - Rainbow - Playground Landscaping	10,000	0	0	10,000	5,208
7308 - Rain Water Tanks	0	928	0	928	868
01.09518 - Rainbow - Other Structures Total	10,000	928	0	10,928	6,076
Rainbow Cottage Total	10,000	928	0	10,928	7,188
Recreation and Sporting					
Sporting Facilities - Acquisition of Assets					
01.09596 - Sporting Facilities - Other Structures					
7824 - Barden Park Gym Equipment	0	0	7,386	7,386	7,386
01.09596 - Sporting Facilities - Other Structures Total	0	0	7,386	7,386	7,386
01.09598 - Sporting Facilities - Land Improvement					
7545 - Batistells & Pavans Greenfield (SCCF R2)	550,000	-357,962	0	192,038	38,946
01.09598 - Sporting Facilities - Land Improvement Total	550,000	-357,962	0	192,038	38,946
Sporting Facilities - Acquisition of Assets Total	550,000	-357,962	7,386	199,424	46,332
Sporting Facilities - Asset Renewals - Maintenance					
01.09600 - Sporting Fac. -Other Structures (Renewals)					
7593 - Victoria Park No. 1 PA System	50,000	-50,000	0	0	0
7699 - Victoria Park/Cricket Covers	0	3,003	0	3,003	3,003
7756 - Pioneer Oval Sports Lighting	0	100,841	8,047	108,888	108,888
7761 - Paramount Tennis Court Resurfacing	0	140,000	-4,442	135,558	104,372
7708 - Barden Park - Line Marking & Start Lines	60,000	0	0	60,000	2,720
7769 - Barden Pk Hammer Throw & Discus Net Cage	15,000	0	-15,000	0	0
7772 - Lady Cutler East Soccer Goal Posts	12,000	-12,000	0	0	0
7773 - Lights at Victoria Park No. 1	18,000	-18,000	0	0	0
7774 - Rugby League Goal Posts Victoria Pk No.1	15,000	-15,000	0	0	0
7775 - Victoria Park Fencing	133,000	-133,000	0	0	0
7778 - Victoria Park No. 1 Grandstand Seating	30,000	-30,000	0	0	0
7917 - John McGrath Synthetic Pitch	49,721	191,631	13,395	254,747	237,746
7918 - Dave Martin Net	34,000	-34,000	0	0	0
01.09600 - Sporting Fac. -Other Structures (Renewals) Total	416,721	143,475	2,000	562,196	456,729

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
01.09601 - Sporting Facilities - Buildings - Amenities					
7688 - Jubilee Oval Amenities	220,000	79,758	0	299,758	819
7742 - Kennard Park Amenities (SCCF R2)	420,900	156,847	0	577,547	3,019
7743 - South Dubbo Oval Amenities (SCCF R2)	315,000	382,374	0	697,374	819
7744 - Apex Oval Jnr Rugby Amenities (SCCF R2)	460,000	86,456	0	546,456	2,789
7746 - Battistels & Pavan Amenities	0	500,000	0	500,000	0
01.09601 - Sporting Facilities - Buildings - Amenities Total	1,415,900	1,205,235	0	2,621,135	7,446
Sporting Facilities - Asset Renewals - Maintenance Total	1,832,621	1,348,710	2,000	3,183,331	464,175
Recreation and Sporting Total	2,382,621	990,748	9,386	3,382,755	510,507
Liveability Total	4,783,225	4,672,508	-237,804	9,217,929	2,019,297
Organisational Performance					
Customer Experience					
Customer Experience - Acquisition of Assets					
01.09611 - Customer Experience - Acquisition of Assets					
6501 - LivePro Knowledge Management System	0	638	0	638	638
6502 - Nexa Customer Experience Management	0	13,969	3,850	17,819	22,206
Customer Experience Total	0	14,607	3,850	18,457	22,904
Information Services					
Information Services - Acquisition of Assets					
01.09653 - Office Equipment					
7880 - UPS Upgrade	30,000	-8,622	0	23,378	23,378
7893 - Hardware Purchases - PC's/Laptops	150,000	-8,378	0	141,622	54,148
7911 - LAN Network Upgrade	30,000	88,469	53,882	172,351	118,828
7912 - Hardware Purchases (Printer)	50,000	-20,000	28,626	58,626	8,288
7928 - Hardware Purchases - Server	30,000	-30,000	0	0	0
7931 - Hardware Purchases - Scanners	0	31,485	0	31,485	31,485
7935 - Software	30,000	-1,485	-8,515	20,000	11,375
7950 - Hardware Purchases - Misc	25,000	0	-13,626	11,374	13,505
7982 - Upgrade Network at Remote Sites	50,000	0	0	50,000	7,807
8352 - Hardware Purchases-Storage Area Network	35,000	-15,000	-20,000	0	0
01.09653 - Office Equipment Total	430,000	38,469	40,367	508,836	268,814
01.09658 - Other Structures					
1000 - Data Communications Conduit	0	0	142,298	142,298	0
01.09658 - Other Structures Total	0	0	142,298	142,298	0
Information Services Total	430,000	38,469	182,665	651,134	268,814
Property Assets					
Civic Admin. Buildings - Acquisition of Assets					
01.09668 - C.A.B. - Buildings					
7927 - Basement Storeroom Refurbishment	0	0	39,440	39,440	41,087
7941 - Carrington Avenue - Accom Improvements	0	0	80,000	80,000	0
7944 - Fire Safety System Upgrade	0	13,300	0	13,300	13,300
Civic Admin. Buildings - Acquisition of Assets Total	0	13,300	119,440	132,740	54,387
Civic Admin. Buildings - Asset Renewals - Maint.					
01.08280 - Wellington Administration Building - Asset Renewal					
5911 - Refurbishment	0	0	15,000	15,000	8,302
5912 - Stage 2 - WAB Information Centre	0	215,000	-180,000	35,000	0
01.08280 - Wellington Administration Building - Asset Renewal Total	0	215,000	-165,000	50,000	8,302
01.09672 - Capital Renewals - Dubbo CAB					
5002 - Foyer Refurbishment	0	129,846	60,000	189,846	150,232
5020 - Lift Replacement	0	264,971	-38,077	226,894	225,687
5021 - BMS System	0	96,532	0	96,532	-6,556
5022 - Additional Car Parks	0	9,000	-3,044	5,956	5,865
01.09672 - Capital Renewals - Dubbo CAB Total	0	500,349	18,879	519,228	375,228
01.09674 - Capital Renewals - 69 Church Street					
5002 - Replace roof	15,000	0	35,000	50,000	0
01.09674 - Capital Renewals - 69 Church Street Total	15,000	0	35,000	50,000	0
Civic Admin. Buildings - Asset Renewals - Maint. Total	15,000	715,349	-111,121	619,228	383,530
Property Assets Total	15,000	728,649	8,319	751,968	437,917

	Original Budget	September Adjustment	December Adjustment	Annual Forecast	Dec YTD Actuals
Property Development					
Property Development - Acquisition of Assets					
01.09233 - Assets Constructed - Landscaping					
7077 - Acoustic Fencing	0	0	106,800	106,800	0
01.09233 - Assets Constructed - Landscaping Total	0	0	106,800	106,800	0
01.09234 - Assets Const - Land Development - Stormwater					
7048 - Moffat Estate Stage 3	0	326,486	0	326,486	0
7074 - Keswick Stage 5 Rel 1	0	6,190	0	6,190	12,664
01.09234 - Assets Const - Land Development - Stormwater Total	0	332,676	0	332,676	12,664
01.09238 - Assets Const - Land Development - Water					
7048 - Moffat Estate Stage 3	0	63,243	0	63,243	7,563
7074 - Keswick Stage 5 Rel 1	0	4,239	0	4,239	4,239
01.09238 - Assets Const - Land Development - Water Total	0	67,482	0	67,482	11,802
01.09240 - Assets Const - Land Development - Sewer					
7048 - Moffat Estate Stage 3	0	30,930	0	30,930	0
7078 - Keswick Stage 5 - Release 2	298,000	0	0	298,000	0
01.09240 - Assets Const - Land Development - Sewer Total	298,000	30,930	0	328,930	0
01.09242 - Assets Const - Land Development - Roads					
7052 - Moffatt Estate Stage 3	0	792,181	0	792,181	0
7077 - Keswick Stage 2 Rel 5 - Final Road Seal	0	0	0	0	990
7080 - Keswick Stage 5	0	606,280	0	606,280	387,720
7086 - Moffatt - Purvis Lane	0	350,000	0	350,000	0
7089 - Keswick Stage 5 - Rel 2 - Works Services	606,280	-606,280	0	0	0
7090 - Keswick Stage 5 - Release 2 - Final Seal	0	150,000	-150,000	0	0
01.09242 - Assets Const - Land Development - Roads Total	606,280	1,292,181	-150,000	1,748,461	388,710
Property Development Total	904,280	1,723,269	-43,200	2,584,349	413,176
Organisational Performance Total	1,349,280	2,504,994	151,634	4,005,908	1,142,811
Expenditure Total	96,485,474	50,450,746	-34,966,212	111,970,008	25,979,885
Total Capital	96,485,474	50,450,746	-34,966,212	111,970,008	25,979,885

CONSULTANCY AND LEGAL EXPENSES

Quarterly Budget Review Statement - Quarter Ending 31 December 2020		
Expense	Expenditure YTD	Budgeted (Y/N)
Legal Expenses	\$140,486.93	Y
Consultant Services (Quarterly Details provided on Engaged Consultants Report)	\$1,906,350.11	Y

CONTRACT LISTING				
Quarterly Budget Review Statement - Quarter Ending 31 December 2020				
Contractor	Details and Purpose	Contract Value	Commencement Date	Budgeted (Y/N)
CRS Water Pty Ltd	Design and Construction of Aeration Tower Facility	\$ 598,314.00	07/10/2020	Y
JAC Pump Services Pty Ltd	1 x new 500mm isolation valve on the out going pi	\$ 114,083.20	09/10/2020	Y
Premise Australia Pty Ltd	Keswick Stage 5 Release 2 - Surveying Services	\$ 55,125.00	09/10/2020	Y
CIBIS International Pty Ltd	CIBIS Middleware - Software (SAAS)	\$ 58,124.00	26/10/2020	Y
Computer Systems Australia Pty Ltd	HPE Aruba AP-515 Unified Access Point, HPE	\$ 54,783.30	30/10/2020	Y
Interflow Pty Ltd	Q20-013 - Stormwater Pipe Relining - Darling Street	\$ 208,509.09	02/11/2020	Y
Mayvin Global Pty Ltd	VP205352 - Events Research Paper	\$ 91,586.00	04/11/2020	Y
Ron Stubberfield Toyota	VP214102 - Toyota Hilux Workmate	\$ 53,102.65	19/11/2020	Y
Upright Management Pty Ltd	T20-020 - Keswick Estate Stage 5 Release 2 - Project	\$ 214,896.00	23/11/2020	Y
Enspec Pty Ltd	LI - 240m3 of stabilised biochar	\$ 135,300.00	24/11/2020	Y
Clark Rubber	LI - Sensory Garden & Elston Park Water Maintenance	\$ 77,156.05	25/11/2020	Y
BTX Group Pty Ltd	Supply and delivery of 100 Ton Soda Ash for Dubbo	\$ 60,060.00	26/11/2020	Y
GYC Pty Ltd	Q20-025 - Toro Groundmaster	\$ 310,201.66	27/11/2020	Y
Specialized Electrical Pty Ltd	ED20/202245 - T20-021 - Supply and Installation of Power & Lighting	\$ 240,460.00	30/11/2020	Y
UAP Australia Pty Ltd T/as Urban Art	Old Dubbo Gaol Plaza	\$ 1,519,065.91	01/12/2020	Y
OMNI Building Group	T20-023 -Tender - Horse Stables Dubbo Showground	\$ 410,300.00	01/12/2020	Y
Tracserv Pty Ltd	Q20-024 - Isuzu NQR87-190 Single Cab Truck	\$ 215,968.40	03/12/2020	Y
XCAV8 Plant Services Pty Ltd	T20-033 Rock Excavation For Utility Boundary, etc	\$ 82,500.00	03/12/2020	Y
Redox Pty Ltd	Supply and delivery of Coconut based carbon (CP1)	\$ 88,000.00	04/12/2020	Y
Definitive Group Pty Ltd	T20-017 - Old Dubbo Gaol Redevelopment Stage 1	\$ 54,184.90	04/12/2020	Y
Gilgandra Shire Council	Rural & Urban Heavy Patching - Stabilisation, etc	\$ 383,776.91	08/12/2020	Y
Thylacine Design & Project Management	T20-025 - Construction of the Wellington Caves Megafauna Exhibition	\$ 769,956.00	08/12/2020	Y
Barnson Pty Ltd	VP 214570 - Preparation of the DA and CC Hawthorn St Depot	\$ 66,880.00	09/12/2020	Y
XCAV8 Plant Services Pty Ltd	T20-033 Keswick Stage 5 Rock Trenching portion	\$ 840,147.00	10/12/2020	Y
Ron Stubberfield Toyota	Toyota Hilux SR 4x4 Dual Cab Utility	\$ 60,532.69	15/12/2020	Y
BTX Group Pty Ltd	Supply and delivery of 300 Tons Quick Lime	\$ 133,650.00	15/12/2020	Y
Maas Constructions (Dubbo) Pty Ltd	T20-016 - Variations to contract - Airport Tower Refurbishment	\$ 184,775.34	15/12/2020	Y
Simtec Surveillance & Security	Run 850m 12 core SM fibre, Run ADSS	\$ 131,164.00	16/12/2020	Y
Tracserv Pty Ltd	VP214942 - Bobcat E20 Mini, etc	\$ 62,272.00	16/12/2020	Y
WO Services Pty Ltd	VP196876 - Building Management System for CAB, WPCC and Airport	\$ 180,666.20	16/12/2020	Y
Specialized Electrical Pty Ltd	Supply, Install and Commission Erskine Street Pump	\$ 66,671.00	17/12/2020	Y
XCAV8 Plant Services Pty Ltd	T20-033 Rock Excavation of Water main Construction	\$ 81,950.00	17/12/2020	Y
CRS Water Pty Ltd	WHS management Plans and records, Quality Management, etc	\$ 598,314.00	17/12/2020	Y
Interflow Pty Ltd	VPR354089 Main Rehabilitation Contract	\$ 2,769,962.69	21/12/2020	Y
Matthews Folbigg Unit Trust	Legal Services for Keswick Stage 5 Release 1	\$ 69,300.00	22/12/2020	Y

CONTRACT LISTING				
Quarterly Budget Review Statement - Quarter Ending 31 December 2020				
Contractor	Details and Purpose	Contract Value	Commencement Date	Budgeted (Y/N)
Country Powerline	VP20-003 - 11kv 3 Phase Realignment at Keswick Estate	\$ 73,337.00	22/12/2020	Y
CM Jewell & Associates Pty Ltd	VP215404 - Dubbo Drought Groundwater- Borefields Models	\$ 238,150.00	22/12/2020	Y
Barnson Pty Ltd	VP215396 - Design of Flight Simulator - NSW RFS Training Academy	\$ 159,390.00	23/12/2020	Y
Westrac Pty Ltd	Q20-029 - Caterpillar 432F2 Backhoe Loader	\$ 208,980.84	23/12/2020	Y
BTX Group Pty Ltd	Supply and delivery of Soda Ash at the Dubbo WTP	\$ 119,680.00	24/12/2020	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 81 Dubbo NSW 2830

Consultants Engaged between 1/10/2020 - 31/12/2020

Date	Order No.	Supplier Name	Details/Order Description	Division	
7/12/2020	284214	Evenengi Pty Ltd	VP207744 - Development of a Zero Emissions Roadmap	Infrastructure	\$4,178.90
16/10/2020	281789	Lewis Burns T/as Red Earth Gallery	LI - Welcome to Country Rehabilitation Centre logo	Liveability	\$300.00
17/11/2020	283201	GHD Pty Ltd	D&E - Dubbo Legacy Gasworks Scoping Study	Development and Environment	\$44,000.00
1/10/2020	281244	GHD Pty Ltd	Report - Whylandra Waste & Recycling Centre Master	Development and Environment	\$49,834.00
1/10/2020	281245	GHD Pty Ltd	Report - Landfill Closure Plans - Wellington Waste	Development and Environment	\$49,901.00
20/11/2020	283371	Interflow Pty Ltd	Cleaning and CCTV inspection of 2 pipelines on Cobbora Rd	Infrastructure	\$4,343.00
1/12/2020	283873	OranaSoft	Drainage Condition Based Forecast for 5 Year Renew	Infrastructure	\$801.90
15/10/2020	281750	Hill PDA Pty Ltd	D & E - Extension to Dubbo Review of Residential Housing Strategy	Development and Environment	\$4,840.00
18/11/2020	283228	Premise NSW Pty Ltd Dubbo	D & E - Dubbo Health, Education Well-Being Precinct Infrastructure Servicing	Development and Environment	\$31,273.00
18/12/2020	284869	The Trustee for HFOF Trust T/as Head Full Of Food Trust	Consultancy conducting retail analysis of Dubbo Region CBD	Culture and Economy	\$23,500.00
19/10/2020	281857	GO2 Investments Pty Ltd T/as Hertz Dubbo Car Hire	Economic Development - Small Business Month	Culture and Economy	\$200.00
18/12/2020	284864	Carduo (NSW/ACT) Pty Ltd	Undertake further analysis of Keswick Basins Dam Failure Assessment	Infrastructure	\$5,984.00
20/10/2020	281896	Communication	Imagery Employee Value Proposition Project	Executive Services	\$8,800.00
28/10/2020	282258	Patrick Shepherdson	LI - Rehabilitation Centre, Panel 2 - Member Fee and associated costs	Liveability	\$900.00
6/10/2020	281257	OzArk Environmental & Heritage Management Pty Ltd	Provide professional services to undertake an REF for the Old Dubbo Road - Safer Roads 1990 widening project, includes the Aboriginal stakeholder consultation	Infrastructure	\$12,038.50
12/10/2020	281502	Owen Johns & Associates Pty Ltd	Consultancy for the on going IWCM work	Infrastructure	\$14,869.80
13/10/2020	281565	Barnson Pty Ltd	Supply design of an accessible ramp - Orchid Society Building Victoria Park	Liveability	\$2,310.00
30/10/2020	282371	Bloomfield Elliott Architects Pty Ltd	Remove the Canteen Scope of Work from the Apex Oval Tender Documents	Liveability	\$2,200.00
6/11/2020	282697	University of Technology Sydney	Planning for Bushfire Prevention	Development and Environment	\$2,875.00
6/11/2020	282702	Jemtom Pty Ltd T/as Energy Serve	PA - Electrical & NBN Design for Keswick Stage 5 Release 2	Organisational Performance	\$28,226.00
13/11/2020	283014	Barnson Pty Ltd	LI - Dubbo Library Toilet Amenities - Ambulant/Wheelchair access	Liveability	\$6,600.00
16/11/2020	283082	Barnson Pty Ltd	VP209756 Design for Amenities at Pavan's Land	Liveability	\$42,460.00
18/11/2020	283232	Moir Landscape Architecture Pty Ltd	Development of a concept design for the Serpant garden (playground) for stage 2 of the Wiradjuri Garden	Liveability	\$2,800.00
19/11/2020	283306	Macquarie Geotechnical	Variation to Geotechnical investigation of Wellington bore pipeline project	Infrastructure	\$34,650.00
19/11/2020	283353	Upright Management Pty Ltd T/as Upright Management	T18-020 - Keswick Estate Stage 5 Release 1 - Project Management Services	Organisational Performance	\$11,599.50
19/11/2020	283353	Upright Management Pty Ltd T/as Upright Management	T18-020 - Stormwater - Keswick Estate Stage 5 Release 1 - Project Management Services	Organisational Performance	\$11,599.50
19/11/2020	283354	Upright Management Pty Ltd T/as Upright Management	T18-020 - Victoria Park No1 Oval Clubhouse - Project Management Services	Infrastructure	\$2,332.00
20/11/2020	283373	Constructive Solutions Pty Ltd	Update of RMCC Management Plans and Pre-Qualification Assistance	Infrastructure	\$33,374.00
25/11/2020	283577	Jemtom Pty Ltd T/as Energy Serve	Level 3 design for the removal of power pole stay on the Mitchell Highway	Infrastructure	\$5,280.00
25/11/2020	283636	Macquarie Geotechnical	Undertake a geotechnical investigation and report Victoria Park playground	Liveability	\$5,005.00
3/12/2020	284009	Owen Johns & Associates Pty Ltd	Provide professional services for the initial or early development of a transport risk management system	Infrastructure	\$7,700.00
4/12/2020	284125	Constructive Solutions Pty Ltd	Conduct detailed design desktop audit of the Renshaw McGirr Way Safer Roads project	Infrastructure	\$2,200.00

Date	Order No.	Supplier Name	Details/Order Description	Division	
7/12/2020	284144	OzArk Environmental & Heritage Management Pty Ltd	Obley Road Treated Water Pipeline Variation for Entry and Exit points and satellite compounds	Infrastructure	\$3,093.20
7/12/2020	284206	Consulting	AIRPORT - Drawings - Terminal Airport Extension	Culture and Economy	\$7,500.00
8/12/2020	284273	Barnson Pty Ltd	AIRPORT - GA Heavy Patch Reseal - Stage 1 - Project Management	Culture and Economy	\$8,690.00
14/12/2020	284532	GHD Pty Ltd	Dubbo Sewer Model Update and Servicing Strategy	Infrastructure	\$30,911.10
16/12/2020	284716	Barnson Pty Ltd	LI - Library Services - Dubbo toilet amenities project - Barnson - Hydraulic Services Design	Liveability	\$2,695.00
17/12/2020	284785	Moir Landscape Architecture Pty Ltd	Development of a Quota Corner design for Cameron Park	Liveability	\$2,046.00
18/12/2020	284861	Barnson Pty Ltd	R&OS TW 18/12/2020 - Pavans Amenities Building DP Lot Consolidation	Liveability	\$3,245.00
18/12/2020	284862	Barnson Pty Ltd	R&OS TW 18/12/2020 Pavans Amenities - Design Cost Estimate	Liveability	\$3,850.00
22/12/2020	284984	Barnson Pty Ltd	Additional design work related to construction of retaining wall 3 for Boundary Rd Stage 2	Infrastructure	\$2,310.00
					<u>\$521,315.40</u>



REPORT: Delegation of Authority to the Interim Chief Executive Officer

AUTHOR: Executive Manager CEO Services
REPORT DATE: 17 February 2021
TRIM REFERENCE: ID21/211

EXECUTIVE SUMMARY

A Council may delegate to the Chief Executive Officer any of its functions other than those functions specifically detailed in Section 377. Section 380 of the Local Government Act requires that each Council must review all its delegations during the first 12 months of each term of office. A review has been completed and the proposed delegations to the interim Chief Executive Officer are attached to this report as **Appendix 1**.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the Delegation of Authority to the interim Chief Executive Officer be as contained in the document attached to the report of the Executive Manager CEO Services, dated 17 February 2021 as Appendix 1.

Maria Crisante
Executive Manager CEO Services

REPORT

Section 377 of the Local Government Act, 1993 enables the Council to delegate the functions of the Council to the Chief Executive Officer. This section also specifies various functions such as making of a rate, fixing of a fee, borrowing of money, voting of money for expenditure and the acceptance of tenders where those services are already provided by council staff cannot be delegated.

The delegation of functions to the Chief Executive Officer enables the organisation to meet the needs of residents and other stakeholders in an effective and efficient manner. It means that decisions which reflect Council's policies, standards, codes and management and other plans can be made at appropriate levels within the Organisation. It also enables staff to be authorised to undertake functions under other legislation.

Section 380 of the Act provides that each council must review all its delegations during the first 12 months of each term of office. A review of the delegations to the Chief Executive Officer has been undertaken and the proposed delegations are now as attached to this report as **Appendix 1**.

Appendices:

1 [!\[\]\(5089d549bd5af430aa197ded06da9e4e_img.jpg\)](#) Delegation of Authority to the Chief Executive Officer



Delegation of Authority to the Chief Executive Officer

FEBRUARY 2021

Document Revision History	
Description	Date
Amended and adopted following merger of Dubbo City and Wellington councils	May 2016
Amended as a result of delegations with respect to the Defined Asset Management Policy as adopted August 2017	August 2017
Adopted by Council	26 February 2018
Updated title of General Manager to Chief Executive Officer	26 March 2018
Updated for Appointment of Acting Chief Executive Officer	22 February 2021
Notes	

PURPOSE

In accordance with Section 377 of the Local Government Act 1993, Council may, by resolution, delegate the General Manager (Chief Executive Officer) any of the functions of the Council with the exception of those functions as listed below. Such delegations assist the Chief Executive Officer to understand his/her authority to make decisions on behalf of the organisation. Delegating authority to the Chief Executive Officer is not a hindrance to effective decision-making, or a bureaucratic mechanism that slows decision-making. Rather, it provides the ability for the Chief Executive Officer to perform functions of Council to allow Council to concentrate on strategic issues.

This document outlines what functions are, and are not, delegated to the Chief Executive Officer and thereby the Chief Executive Officer has delegation to undertake all other functions.

DELEGATIONS

The Chief Executive Officer does not have the delegation to undertake the following in accordance with Section 377 of the *Local Government Act 1993* (the Act):

1. The appointment of a General Manager (Chief Executive Officer).
2. The making of a rate.
3. A determination under section 549 as to the levying of a rate.
4. The making of a charge.
5. The fixing of a fee.
6. The borrowing of money.
7. The voting of money for expenditure on its works, services or operations.
8. The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
9. The acceptance of tenders to provide services currently provided by members of staff of the council.
10. The adoption of an operational plan under section 405.
11. The adoption of a financial statement included in an annual financial report.
12. A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
13. The fixing of an amount or rate for the carrying out by the council of work on private land.

Delegations of Authority to the Chief Executive Officer

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14. The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
15. The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the Environmental Planning and Assessment Act 1979.
16. The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
17. A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
18. A decision under section 234 to grant leave of absence to the holder of a civic office.
19. The making of an application, or the giving of a notice, to the Governor or Minister.
20. This power of delegation.
21. Any function under this or any other Act that is expressly required to be exercised by resolution of the council.

Development Application Delegations

The Chief Executive Officer cannot approve Development Applications where:

1. A petition with eight or more signatures from separate households within the notification area has been received and the application has not been refused.
2. Where eight or more valid planning objections to the development application have been received from separate households within the notification area and the application has not been refused.
3. Development where there is major variation (more than a 10%) from Council's Development Standards under Clause 4.6 of the Dubbo LEP 2011 and Wellington LEP 2012 unless concurrence has been received from the State Government to determine particular matters under delegation.
4. Where two or more Councillors request a Development Application to be brought to Council.
5. Any matter subject to appeal where the matter has gone to a hearing or Section 34A Conference.
6. Applications having a major environmental impact on the locality and which involve land owned by Council.
7. Applications where income is to be forgone such as a reduction in developer contributions levied under an adopted Section 94 Plan or Section 64 Policy.

Delegations of Authority to the Chief Executive Officer

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Voluntary Planning Agreements

- The Chief Executive Officer does not have the delegation to enter into Voluntary Planning Agreements (VPAs)

These matters must be referred to either Council or the Planning, Development and Environment Committee where appropriate for determination.

Other Matters

- **Writing Off Accounts**

The Chief Executive Officer does not have the delegation to approve the writing off of accounts greater than \$20,000. Write offs are reported to Council on an annual basis.

- **Writing Off Stores and Materials**

The Chief Executive Officer does not have the delegation to approve the write on and off stores and materials greater than \$10,000.

- **Leases**

The Chief Executive Officer cannot approve on behalf of Council:

- (a) Any lease or licence of land classified operational pursuant to s26 of the Local Government Act 1993 where:
 - i. The term (including any option(s)) exceeds 10 years
 - ii. The rent is less than fair market rent, but excluding any lease of licence for which tenders are required under the Local Government Act 1993 to be invited by the Council
- (b) Any temporary lease and/or licence of Crown Land controlled or managed by Council where the term exceeds 12 months.

- **Power of Attorney**

The Chief Executive Officer has delegation to sign documents on behalf of Council under Power of Attorney which give effect to Council's resolutions or in accordance with the Delegations to the Chief Executive Officer.



REPORT: Power of Attorney for the Interim Chief Executive Officer

AUTHOR: Executive Manager CEO Services
REPORT DATE: 17 February 2021
TRIM REFERENCE: ID21/204

EXECUTIVE SUMMARY

Council has the ability to grant, by resolution, Council's power of attorney to the Chief Executive Officer allowing signing of documents following formal resolutions by Council. As the current Chief Executive Officer is due to retire on 1 April 2020, it is recommended that Council rescind the Power of Attorney granted to him on 26 February 2018 to take effect on 2 April 2021 and grant the incoming interim Chief Executive Officer the power of attorney to facilitate the timely implementation of decisions of Council.

The power of attorney is prescribed, and not irrevocable or an enduring power of attorney. That is, the power of attorney can be terminated, revoked or suspended by Council at any time. The power of attorney must be registered for any dealings affecting land with the Land and Property Information Authority of NSW.

As Council's incoming interim Chief Executive Officer, Dean William Frost, will be delegated Council's power of attorney commencing 2 April 2021 until permanent recruitment occurs. Council may terminate this power of attorney and reissue it to Council's next Chief Executive Officer in due course should it wish to do so.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That the report of the Executive Manager CEO Services, dated 17 February 2021, be noted.
2. That Council rescind the power of attorney granted to the current Chief Executive Officer, Michael McMahon, to take effect on 2 April 2021.
3. That Council delegate to the interim Chief Executive Officer, Dean William Frost the prescribed power of attorney in accordance with the draft General Power of Attorney attached to the report as Appendix 1.
4. That Council authorise the Mayor and Deputy Mayor to execute the General Power of Attorney under the Common Seal of the Council.
5. That Council rescind the power of attorney granted to the interim Chief Executive Officer upon appointment of a permanent Chief Executive Officer.
6. That the Chief Executive Officer report to Council every three months on all documents signed under the prescribed Power of Attorney.

Maria Crisante

Executive Manager CEO Services

REPORT

At its meeting held 26 February 2018, Council's Chief Executive Officer, Mr Michael Gerard McMahon, was granted Council's Power of Attorney. As Mr McMahon is due to retire on 1 April 2021, it is necessary for Council to resolve the rescinding of Council's current power of attorney and the granting of the power of attorney to the interim Chief Executive Officer, Dean William Frost for the duration of his term, which will be until permanent recruitment occurs, at which time the power of attorney will be rescinded.

Council has the ability to grant, by resolution, Council's power of attorney to the Chief Executive Officer allowing signing of documents following formal resolutions by Council. It is recommended that Council grant the interim Chief Executive Officer the power of attorney to facilitate the timely implementation of decisions of Council.

The following information is provided to assist Councillors in making the determination as to whether power of attorney should be delegated to the Chief Executive Officer:

- (a) A prescribed power of attorney can be granted to the Chief Executive Officer to enable him/her to sign documents to give effect to resolutions of the Council made pursuant to its non-delegable functions under Section 377(1) of the Act.
- (b) A prescribed power of attorney can be granted to the Chief Executive Officer to enable him/her to sign documents to give effect to functions of the Council which the Council has validly delegated to the Chief Executive Officer under Section 377(1) of the Act.
- (c) If the Council resolves to grant a prescribed power of attorney to the Chief Executive Officer, the prescribed power of attorney should be registered in the General Register of Deeds at the NSW Land and Property Management Authority (LPMA) to enable the Chief Executive Officer to sign documents of title for registration at the NSW LPMA.
- (d) The signing of documents by the Chief Executive Officer under a prescribed power of attorney is a more expeditious way of implementing decisions of the Council rather than by affixing the Seal of Council to documents in the presence of two people (including at least one Councillor) in accordance with the requirements of clause 400 of the Regulation.
- (e) If the Council grants a prescribed power of attorney to the Chief Executive Officer, the prescribed power of attorney will not authorise the Chief Executive Officer to execute a document or do any act which will confer a benefit on the Chief Executive Officer unless the prescribed power of attorney expressly authorises the conferral of the benefit: Section 12(1) of the POA Act.
- (f) The Chief Executive Officer will maintain a register of documents signed under the prescribed power of attorney and report to Council every three months at its meetings on each document which the Chief Executive Officer has signed pursuant to the prescribed power of attorney.
- (g) The Council is free to terminate or suspend the prescribed power of attorney at any time after giving the prescribed power of attorney to the Chief Executive Officer.
- (h) An instrument revoking or terminating a registered power of attorney may also be registered by the Registrar-General in the General Register of Deeds.

- (i) Many councils in New South Wales grant powers of attorney to their Chief Executive Officers and to other senior staff including (but not limited to) the City of Sydney, North Sydney and Burwood councils.

The Powers of Attorney Act 2003 (POA Act) includes a provision for Councils to grant a power of attorney. The POA Act defines a “principal” in Section 3(1) as “the person giving the power”. “Person” is not defined in the POA Act, but is defined in Section 21(1) of the *Interpretation Act 1987* as including “an individual, a corporation and a body corporate or politic”. Under Section 220(1) of the *Local Government Act 1993 (the Act)*, a council is a body politic of the State with perpetual succession and the legal capacity and powers of an individual, both in and outside the State. Consequently, councils fall within the definition of a “principal” for the purposes of the POA Act and can give powers of attorney to individuals.

Section 377(1) of the Act provides that a council may, by resolution, delegate to its Chief Executive Officer or any other person or body, any functions of the council other than the functions listed in that Section. The functions listed in Section 377(1) of the Act must only be exercised by a council. In the exercise of these functions, such as the sale and purchase of land or the borrowing of money, ordinarily a council enters into a contract, agreement or loan facility by affixing its seal to the relevant document in the manner required by clause 400 of the *Local Government (General) Regulation 2005 (the Regulation)*. There is no reason why in the exercise of its non-delegable functions under Section 377(1) of the Act, a council cannot resolve that the signing of documents which give effect to the resolution be effected by its Chief Executive Officer. Making such a resolution does not result in a delegation of non-delegable functions, but simply provides for a more efficient process for the signing of relevant documents than by affixing the seal of the Council to those documents.

Additionally, in circumstances where a council, by resolution, delegates functions (other than those functions listed in Section 377(1) of the Act – such as the delegable functions of creating easements or leases), to its Chief Executive Officer or any other officer of the council, a council can resolve that the signing of documents which give effect to the delegated functions be done under power of attorney.

The POA Act permits the granting of prescribed powers of attorney, irrevocable powers of attorney and enduring powers of attorney. If Council resolves to give a power of attorney to the Chief Executive Officer, the power of attorney should be a prescribed power of attorney and not an irrevocable or enduring power of attorney. Irrevocable powers of attorney remain effective despite, among other things the bankruptcy, mental incapacity or death of the principal. Enduring powers of attorney remain effective, even if the principal lacks capacity through loss of mental capacity, after execution of the power of attorney. Such powers of attorney are not relevant where the principal is a body politic such as Council.

Although, the POA Act does not expressly empower a principal to terminate, revoke or suspend a prescribed power of attorney, it is clear from Division 2 of Part 6 of the POA Act and from Schedule 1 of the POA Act that a principal can terminate or revoke a prescribed power of attorney. A prescribed power of attorney terminates on the death or mental incapacity of the attorney and may be revoked by the principal at any time by written notice.

The Council will be free to terminate, revoke or suspend a prescribed power of attorney at any time after giving a prescribed power of attorney to the Chief Executive Officer.

Powers of attorney may be registered, but must be registered for any dealings affecting land in accordance with Section 52 of the POA Act. If any registered power of attorney is terminated, such termination can be registered.

Appendices:

[1](#) Draft Power of Attorney - Interim CEO - Dean Frost

DUBBO REGIONAL COUNCIL
(Principal)

AND
DEAN WILLIAM FROST

(Attorney)

GENERAL POWER OF ATTORNEY

GENERAL POWER OF ATTORNEY

A general power of attorney is a legal document that allows you, the principal, to nominate one or more persons, referred to as attorneys, to act on your behalf. A general power of attorney gives the attorney the authority, if you choose, to manage your legal and financial affairs, including buying and selling real estate, shares and other assets for you, operating your bank accounts, and spending money on your behalf.

A general power of attorney ceases if you lose your mental capacity after its execution. If you wish the power of attorney to continue if you lose your mental capacity, use the enduring power of attorney prescribed form. An attorney under a general power of attorney cannot make decisions about your lifestyle or health. These decisions can only be made by a guardian, whether an enduring guardian appointed by you or a guardian appointed by the New South Wales Civil and Administrative Tribunal or the Supreme Court.

You may set whatever conditions and limitations on your attorney that you choose. An attorney must always act in your best interest. If your attorney does not follow your directions or does not act in your best interest, you should revoke the power of attorney. You or someone on your behalf should inform the attorney of the revocation, preferably in writing. The attorney must then immediately cease to act as your attorney. If anyone else, such as a bank, has been advised about the power of attorney, that person or entity should also be informed of the revocation.

The important information set out at the end of this form includes notes to assist in completing this form and more fully explains the role and responsibilities of an attorney.

GENERAL POWER OF ATTORNEY**1. Appointment of attorney by the principal****DUBBO REGIONAL COUNCIL (Principal)**

of Civic Administration Building, Church Street, Dubbo, NSW 2830, appoints

DEAN WILLIAM FROST of

to be its attorney (**Attorney**).

Nomination of substitute attorney

Not applicable

2. Powers

The Attorney may exercise the authority conferred on him by Part 2 of the Powers of Attorney Act 2003 to do anything on behalf of the Principal anything which the Principal may lawfully authorise an attorney to do. The Attorney's authority is subject to the conditions and limitations specified in Part 3 of this document.

Additional powers

Not applicable

3. ~~Conditions and limitations~~

The following limits and/or conditions apply to the authority of the Attorney:

(a) This power of attorney is limited to the execution of documents which give effect to:

(i) resolutions of the Principal where resolutions are required for the exercise of any function of the Principal; and

(ii) functions of the Principal which have been delegated to the Attorney,

in accordance with the Local Government Act 1993.

(b) This power of attorney does not operate as a delegation of any function of the Principal for the purposes of Section 377 of the Local Government Act 1993.

4. Commencement

This power of attorney operates from 2 April 2021 to 1 April 2022.

5. Signing by principal to give effect to the appointment of the attorney

The Common Seal of DUBBO
REGIONAL COUNCIL was
hereunto affixed on this

)
)
)

day of 2021 pursuant
to the authority conferred by
Council resolution made
2021 in the presence of the
Mayor and Deputy Mayor:

Mayor

Full Name

Deputy Mayor

Full Name

6. Attorney responsibilities

Your attorney must do the following:

- (a) Keep your money and property separate from the attorney's money and property;
- (b) Keep reasonable accounts and records of your money and property;
- (c) Not benefit from being an attorney, unless expressly authorised by you;
- (d) Always act in your best interests; and
- (e) Always act honestly in all matters concerning your legal and financial affairs.

Failure to do so may incur civil and/or criminal penalties.

NSW LRS OFFICE USE ONLY

IMPORTANT INFORMATION

- A power of attorney is an important and powerful legal document. You should get legal advice before you sign it.
- It is important that you trust the person you are appointing as attorney to make financial decisions on your behalf. Your attorney must be over 18 years old and must not be bankrupt or insolvent. If your financial affairs are complicated, you should appoint an attorney who has the skills to deal with complex financial arrangements.
- A power of attorney cannot be used for health or lifestyle decisions. You should appoint an enduring guardian under the Guardianship Act 1987 if you want a particular person to make these decisions. For further information, contact the New South Wales Civil and Administrative Tribunal or New South Wales Trustee and Guardian.
- Clause 2 of the power of attorney contains powers which will permit your attorney to use your money and assets for the attorney or anyone else as provided. You include those provisions in clause 2 if you want your attorney to have those powers.
- This power of attorney is for use in New South Wales only. If you need a power of attorney for interstate or overseas, you may need to make a power of attorney under their laws. The laws of some other states and territories in Australia may give effect to this power of attorney. However, you should not assume this will be the case. You should confirm whether the laws of the state or territory concerned will in fact recognise this power of attorney.
- Your attorney must keep the attorney's own money and property separate from your money and property, unless you are joint owners, or operate joint bank accounts. Your attorney should keep reasonable accounts and records about your money and property. The cost of providing and maintaining these records by the attorney may be recoverable from you.
- If your attorney is signing certain documents that affect real estate, the power of attorney must be registered at NSW Land Registry Services. Please contact NSW LRS on 1300 052 637 to see whether the power of attorney must be registered.
- An attorney must always act in your best interest. If your attorney does not follow your directions or does not act in your best interest, you should consider revoking the power of attorney. If you revoke the power of attorney you should notify the attorney, preferably in writing, that they are no longer your attorney. The attorney must stop acting immediately once they have knowledge of the revocation.
- This power of attorney does not automatically revoke earlier powers of attorney made by you. If you have made an earlier power of attorney that you do not want to continue, you must revoke the earlier power of attorney. It is advisable that you notify the attorney, preferably in writing, of the revocation, if you have not already done so. You should also give notice of the revocation to anyone who is aware of the earlier power of attorney, such as a bank.

NOTES FOR COMPLETION

Joint attorneys

If you appoint more than one attorney, you should indicate whether the attorneys are to act jointly or jointly and severally. Attorneys who are appointed jointly are only able to act and make decisions together.

Attorneys who are appointed jointly and severally — that is, together or separately — are able to act and make decisions independently of each other. However, you can specify that a simple majority, if you appoint three or more attorneys, must agree before they can act.

Substitute attorney/s

If you appoint a substitute attorney, the substitute attorney will only have authority to act as your attorney if the first appointed attorney dies, resigns or otherwise vacates their position.

You can specify for whom the substitute is to act — for example, if you appoint A and B as attorneys and X and Y as substitutes, you can specify that X takes A's place if A vacates office.

Attorney vacates office

Section 5 of the Powers of Attorney Act 2003 states that there is a vacancy in the office of attorney if the attorney dies, resigns, becomes bankrupt, loses mental capacity or the authority to act is revoked.

If you have appointed a substitute attorney, it may be helpful that some sort of documentation evidencing the vacation of the original attorney is attached to this power of attorney when that vacancy happens. This will assist to satisfy a third party that the substitute attorney is entitled to act for you.

Further information

For information on powers of attorney, the attorney's duties and registration, contact NSW Land Registry Services www.nswlrs.com.au, the New South Wales Trustee and Guardian www.tag.nsw.gov.au, a solicitor or a trustee company.

The New South Wales Government's Planning Ahead Tools website www.planningaheadtools.com.au provides up-to-date information and resources about powers of attorney, enduring guardianship, wills and advanced care planning.



REPORT: Change of Ordinary Council Meeting Date - April 2021

AUTHOR: Governance and Internal Control Manager
REPORT DATE: 28 January 2021
TRIM REFERENCE: ID21/130

EXECUTIVE SUMMARY

Council, at its meeting held 24 August 2020, resolved in part;

“3. That for the remainder of the Council term, the Ordinary meetings of Council be held on the fourth Monday of each month commencing at 5.30pm as detailed in the report of the Chief Executive Officer dated 5 August 2020.”

The April 2021 Ordinary Council meeting was set for Tuesday, 27 April 2021 due to an ANZAC Day Public Holiday on Monday, 26 April 2021, as per the details of the report of the Chief Executive Officer dated 5 August 2020.

It has been noted that ANZAC Day falls on a Sunday in 2021, and there is no Public Holiday in lieu of ANZAC Day in NSW. Therefore, the Ordinary Council meeting schedule for Tuesday, 27 April 2021 can be held on the fourth Monday of the month, Monday, 26 April 2021, commencing at 5.30 pm as resolved by Council.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the Ordinary Council meeting scheduled for Tuesday, 27 April 2021 be moved to Monday, 26 April 2021.

Susan Wade
Governance and Internal Control Manager



REPORT: Draft Wellington Town Centre Plan - Results of Public Exhibition

AUTHOR: Growth Planning Projects Leader - Digital Futures
REPORT DATE: 2 February 2021
TRIM REFERENCE: ID20/1194

EXECUTIVE SUMMARY

The draft Wellington Town Centre Plan is aimed at re-vitalising the Wellington Town Centre. The draft Plan has been prepared in response to a Notice of Motion from Councillor G Mohr considered at the December 2018 Council meeting.

Council, in consideration of the Notice of Motion, resolved as follows:

“That the Chief Executive Officer be requested to develop a Master Plan for Wellington, following appropriate community consultation, incorporating new entrances, main routes through the town, shopfronts and streetscape of the Central Business District.”

The draft Wellington Town Centre Plan was first adopted by Council for exhibition on 22 June 2020. The Plan was placed on public exhibition for three months from 25 August to 20 November 2020. The draft Wellington Town Centre Plan achieved a total of 38 submissions and 18 survey responses (**Appendix 1**). A response to the issues raised in submissions is provided at **Appendix 2**. As a result of issues raised in public submissions, the draft Wellington Town Centre Plan has been suitably amended and is included here in **Appendix 3**.

The Plan will be reviewed initially in line with Council’s Community Strategic Plan in 2022 and every four years after the initial review.

It is recommended that the draft Wellington Town Centre Plan be endorsed by Council.

FINANCIAL IMPLICATIONS

It is anticipated that funding for some of the actions in the Plan may have the ability to be sourced through Planning Agreements, both throughout the former Wellington and Dubbo Local Government Areas.

Other actions will need to be reflected in the next review of Council’s Integrated Planning and Reporting Framework.

POLICY IMPLICATIONS

Some of the actions in the Plan may result in amendments to the list of heritage items in the

Wellington Local Environmental Plan 2012 and or land use regime in the Wellington CBD.

However, such changes would be the subject of a Planning Proposal prepared in accordance with the NSW *Environmental Planning and Assessment Act 1979*.

The actions in the Plan will be incorporated into Council's next review of the Integrated Planning and Reporting framework in 2022.

RECOMMENDATION

1. That the report of the Growth Planning Project Leader – Digital Futures, dated 2 February 2021, be noted.
2. That the submission summary and response table, as provided at Appendix 2, be noted.
3. That the Wellington Town Centre Plan, as provided in Appendix 3, be adopted.
4. That those people who provided submissions to the draft Wellington Town Centre Plan be acknowledged and thanked for their submission/s.

Carmel O'Connor

Growth Planning Projects Leader - Digital Futures

BACKGROUND

The draft Wellington Town Centre Plan is aimed at re-vitalising the Wellington Town Centre and was prepared in response to a Notice of Motion from Councillor G Mohr in respect of the Wellington Town Centre and the need for a Wellington Master Plan. Council, in consideration of the Notice of Motion resolved as follows:

“That the Chief Executive Officer be requested to develop a Master Plan for Wellington, following appropriate community consultation, incorporating town entrances, main routes through the town, shopfronts and streetscape of the Central Business District.”

The draft Plan was based on the input gained from four rounds of consultation and specialist consultant analysis. The Plan was also discussed at a Councillor Workshop on 15 February 2020.

The Plan provides a range of short term (two years), medium term (four to six years) and long term (six years +) actions including land use analysis, improvements to the public domain, traffic arrangements, heritage management and promotion, festivals and heritage/art walks.

Some of these actions are new and are at the investigative stage, however many actions are reflected in Council’s existing plans including the Cultural Plan, the Cameron Park Masterplan and the various economic development delivery plans.

REPORT

1. Exhibition and Consultation

The draft Plan was adopted by Council for exhibition on 22 June 2020 and was placed on public exhibition for three months from 25 August until 20 November 2020. The exhibition and consultation measures included the following:

- The document was available for viewing online, or on request in the Customer Experience Centres in Dubbo and Wellington Customer Administration Buildings.
- Up to 10,000 people were reached on social media through organic posts, as well as website content and publication in local papers.
- Advertisements were strategically placed in the Dubbo Photo News in the Wellington section, and ads were also published in the Daily Liberal on days the paper was distributed to Wellington residents (Wednesday). Without a local paper in Wellington, public exhibition of items can be challenging; however, we feel this was addressed appropriately.
- The draft Plan was advertised on Council’s webpage, the Wellington page of the Photo News, Daily Liberal, radio and Facebook. Surveys were also generated using an online survey provider.

- A survey was generated using an online survey provider and a QR Code link was handed out from 9.00 am – 12.00 pm on Saturday, 14 November 2020 on the corner of Swift and Percy Streets in Wellington.

2. Submissions

In total, 38 Submissions were received during the exhibition period, including one from five residents. These submissions are provided at **Appendix 1**. A detailed submission and survey summary is provided at **Appendix 2**, however, a more general summary is provided below:

The main issues raised in submissions related to the following:

- Potential for traffic impacts related to roundabout re-configuration, traffic calming measures and the right access and egress proposed for the supermarket carpark;
- The importance of heritage promotion and conservation;
- The importance of Cameron Park and concerns regarding potential partial removal of the masonry wall around the park and the provision of toilets;
- Concerns regarding vacant premises;
- The need to provide/upgrade public domain infrastructure and street trees; and
- Parking for caravans, trucks, bicycles and cars.

3. Survey Responses

In total 18 responses to the survey were received including 15 responses to the request for feedback. A general summary of issues received is provided below:

No	Question	Answer
1	Do you support the suggestion to purchase 24-32 Maughan Street for the purpose of a community centre/hub?	71% Yes 29% No
2	Do you support the suggestion to purchase the former Caltex site for the purpose of a community garden?	83% Yes 17% No
3	Is there an event that brings you into the town centre?	28% No 56% Rotary Markets 78% Fong Lees Lane Festival Other – Men's Shed, Christmas festivities, parades.
4	Do you like the idea of partially removing the wall around Cameron Park to make it more accessible and open?	29% yes 53% no 18 % not sure
5	Is there any more feedback you would like to give Council about the draft Plan or suggestions for the Wellington	Refer Appendix 2 Submission No. 39 Survey

	Town Centre?	Response
--	--------------	----------

Response to Submissions

In response to the submissions received, the draft Plan has been amended to correct errors, delete some actions and amend/add new actions.

Amended actions include an updated art strategy, the continuation of the Wellington Street Tree Masterplan and the investigation of a program for the regular cleaning of footpaths within the Wellington CBD (subject to budgetary implications).

Deleted actions include the proposed 'shared space – small business start-up hub' (Action 19) as it is considered that existing community spaces could be utilised for this purpose. The proposed business improvement program (Action 18) has also been deleted as it is considered more appropriate to investigate such a program when activity in the centre has improved and a review of the Plan has been undertaken.

The final Wellington Town Centre Plan is provided in **Appendix 3**.

SUMMARY

The draft Wellington Town Centre Plan was prepared in response to a Notice of Motion of 10 December 2018 from Councillor G Mohr. The Plan includes a range of actions aimed at revitalising the town centre over the short, medium and long term.

The Plan was the subject of an extensive consultation program and was on public exhibition for three months from 25 August 2020 until Friday, 20 November 2020.

38 submissions and 18 survey responses were received in relation to the draft Plan. The Plan has been amended in response to submissions.

It is intended that the Plan will be reviewed initially in line with Council's Community Strategic Plan in 2022 and then every four years after that to monitor progress and update where necessary.

Appendices:

- 1 [Submissions](#)
- 2 [Submission Summary](#)
- 3 [Wellington Town Centre Plan](#)

Archived: Wednesday, 3 February 2021 5:22:01 PM
From: [Terry+Marie Hoffman](#)
Sent: Wed, 26 Aug 2020 02:20:38 +0000ARC
To:
Subject: Re: Draft Wellington Town Centre Plan – Public Exhibition
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

Many thanks Jacinta,
I downloaded the document yesterday and spent the whole day making comments.
I have hand-written them on the document, which looks messy, but I have run out of time.
I realise that I should type the written submission, but I am sure you will get the gist and passion of my thoughts.
I will photo copy the document and hand it to Helen Cullen at Wellington Council Admin building.
I appreciate you keeping me in the loop.
Best wishes,
Marie
(Hoffman)

From: Jacinta Fuller <Jacinta.Fuller@dubbo.nsw.gov.au>
Sent: Wednesday, 26 August 2020 11:56 AM
To: tema70@hotmail.com <tema70@hotmail.com>
Subject: Draft Wellington Town Centre Plan – Public Exhibition

Good afternoon

Please find attached correspondence from Council.

Regards Jacinta

Jacinta Fuller
Administration Officer Development and Environment
Dubbo Regional Council
P 02 6801 4614
E Jacinta.Fuller@dubbo.nsw.gov.au



<http://dubbo.nsw.gov.au>

Please consider the environment before printing this email.

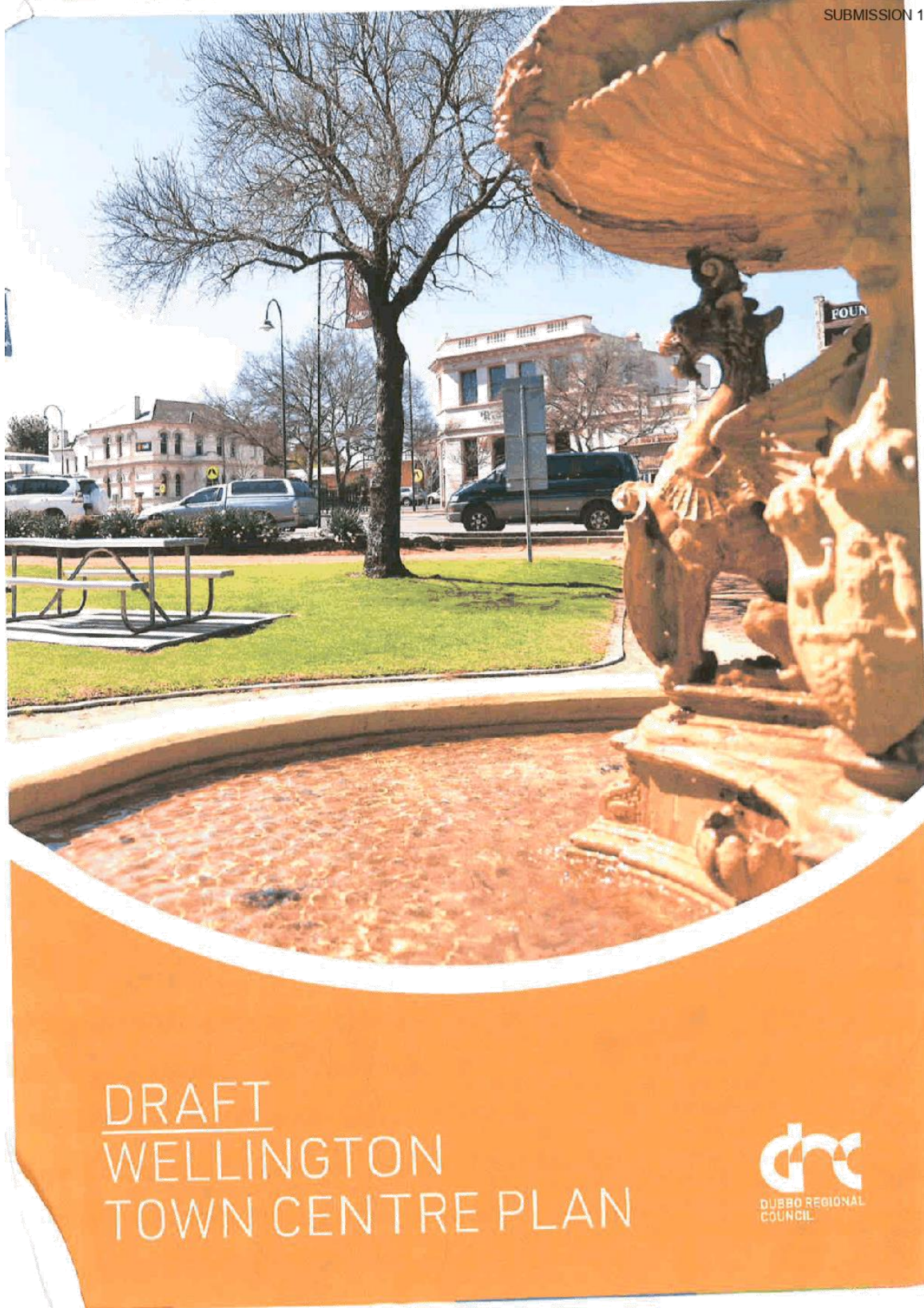
This e-mail, together with any attachments, is for the exclusive and confidential use of the addressee(s). Any other distribution, use of, or reproduction without prior written consent is strictly prohibited. Views expressed in this e-mail are those of the individual, except where specifically stated otherwise. Dubbo Regional Council does not warrant or guarantee this message to be free of errors, interference or viruses.

Archived: Wednesday, 3 February 2021 5:22:53 PM
From:
Sent: Tue, 20 Oct 2020 21:27:32
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

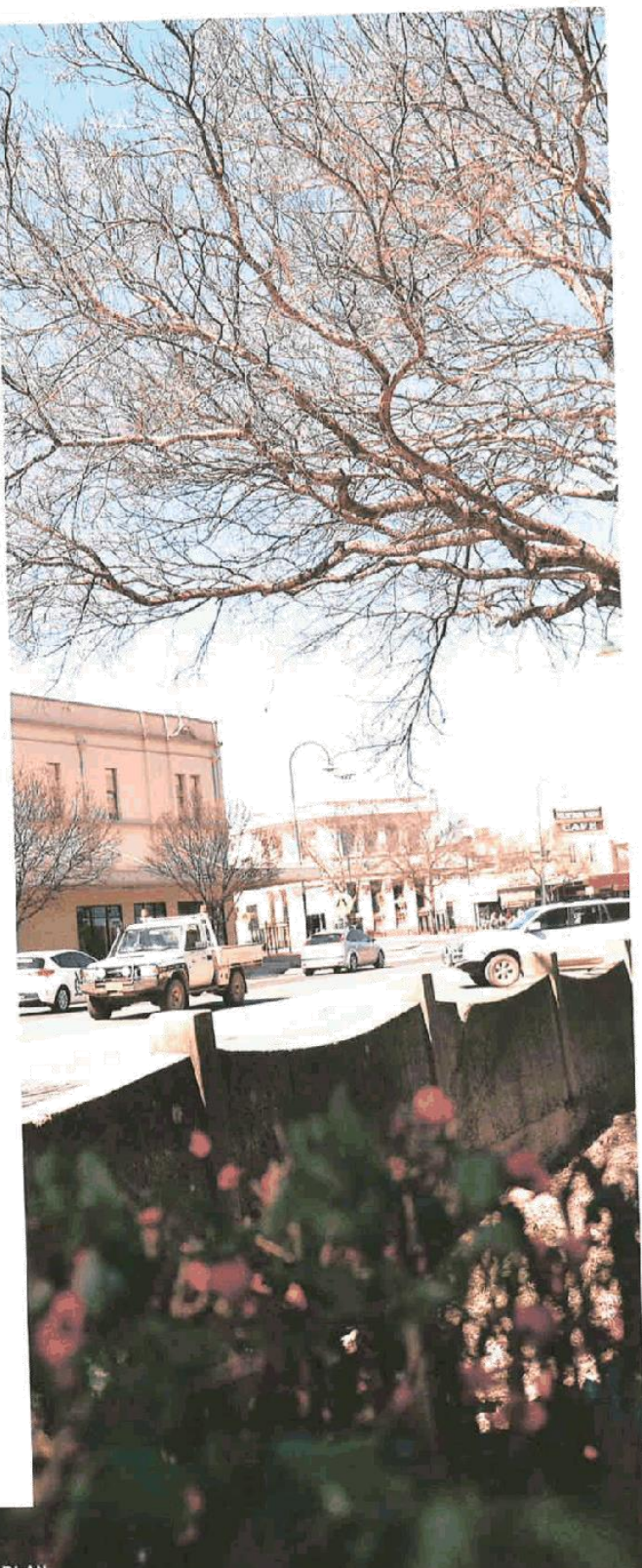
The following information has been submitted from the Dubbo Regional Council:

Title:	Mrs
First Name:	(Doris) Marie
Surname:	Hoffman
Contact Number:	0428 209 475
Email address:	tema70@hotmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	I have handed in my comments regarding the Draft Plan, and although I have not received any acknowledgment to date, I assume it has been received? Also what is the closing date? Still 27th October?
Attachment/s:	



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DUBBO REGION WELLINGTON TOWN CENTRE PLAN

1.0 Introduction

The Wellington Town Centre is the heart of the local community. It is a shared place that provides for the day to day needs of the community including a place to gather and socialise. Ensuring the town is a successful centre will provide benefits for the local community as well as local business and the region. Benefits of a revitalised Town Centre are linked to a stronger

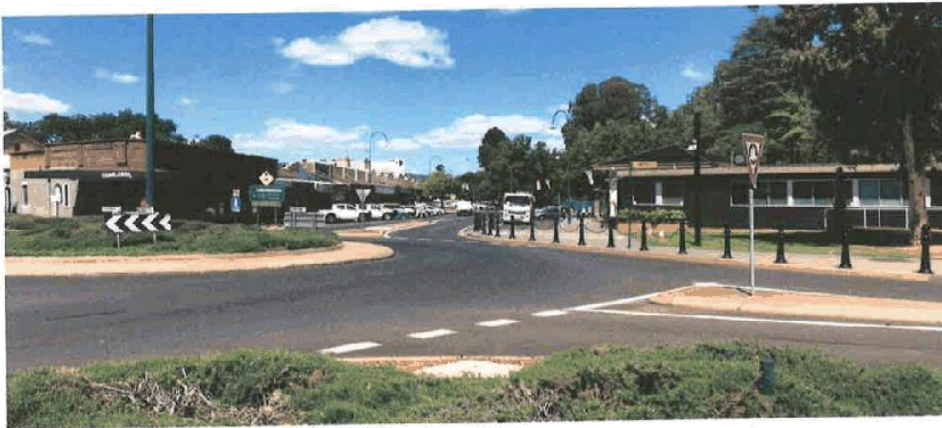
LOCAL PEOPLE LIKE TO SEE
FAMILIAR FACES "LOOKING AFTER"
OUR TOWN — LOCAL COUNCILLORS
LOCALS AT COUNCIL
ADMIN OFFICE
LOCALS AT VISITOR
INFORMATION CENTRE
LOCALS DOING LOCAL WORK

tourism presence, reduced leakage from the local economy, employment opportunities, civic pride and community life.

The Wellington Town Centre Plan provides a strategic framework to re-vitalise the Town Centre and establish a vision for its future. The key aim of the Plan is to create a safe, attractive and vibrant Town Centre for the future.

ON
OUTDOOR
FACILITIES
IT GIVES
CONFIDENCE
AND FAITH.
TRUST.

Town Centre approach from the north



Source: DRC 2020

View from Maughan Street/Mitchell Highway east toward silos



Source: DRC 2020

dubbo.nsw.gov.au

3

1.1 Wellington Town Centre

Wellington is located in the NSW Wellington Valley at the junction of the Macquarie and Bell Rivers and the foot of Mount Arthur. Wellington is the second-oldest town west of the Blue Mountains in NSW.

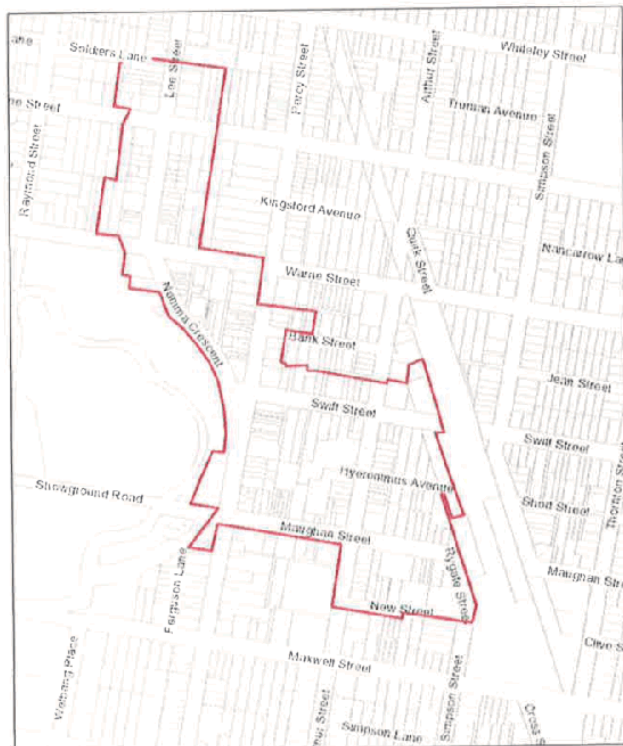
The Town Centre is characterised by wide main streets laid out in a grid pattern roughly bound in the east by the railway line and the Macquarie River in the west. The Town Centre contains a range of shops from small retail services to large full size modern supermarkets. One of the town's main attractions is the award winning Cameron Park that has been recognised as one of the most attractive public gardens in rural New South Wales.

The Study Area focuses on the retail, commercial, civic and residential land uses zoned B2 Local Centre

in the Wellington Local Environmental Plan 2012 and also a portion of Cameron Park. The study area as shown below stretches from New Street in the south of the centre to Soldiers Lane in the north. The eastern and western boundaries of the centre are generally defined by the Macquarie River and the railway line respectively.

The Centre primarily services local residents as well as visitors and workers using the centre. The Mitchell Highway, also known as Nanima Crescent adjacent Cameron Park forms the main spine of the centre. Warne Street, Swift Street and Maughan Street run east west connecting the Highway with retailers in the centre's east. Fong Lees Lane, the subject of several public art works and Union Bank Lane provide fine grain connections to Nanima Crescent.

Figure 1: Wellington Town Centre Study Area



Source: DRC 2020

*TOURISTS COMMENTS
OF DRIVING THROUGH
WELLINGTON —*

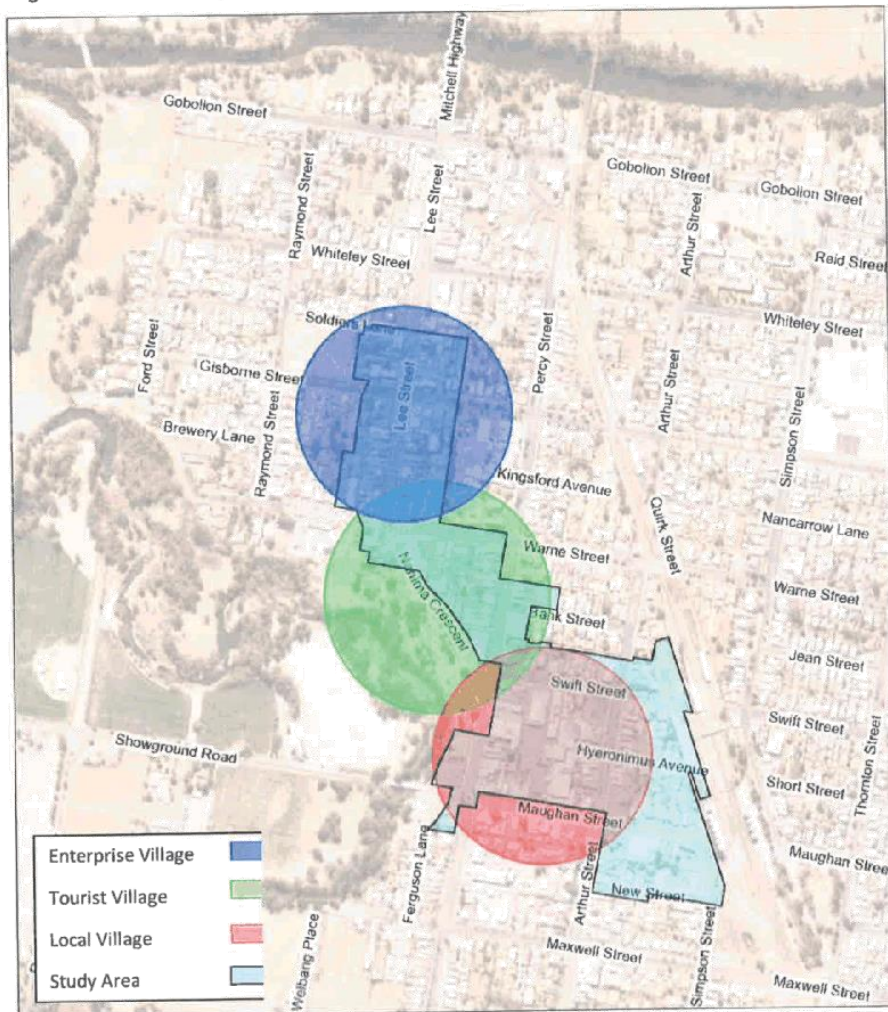
*"THAT IS THE TOWN
WITH THE BEAUTIFUL
PARK DOWN ONE SIDE
OF THIS MAIN STREET."*

*THIS PARK WAS AWARDED
MANY PRIZES IN THE
HERALD GARDEN COMPETITIONS
THESE AWARDS WERE
PROBBLY DISPLAYED AT
THE LOCAL TOURIST OFFICE
IN CAMERON PARK.
THESE PLAQUES ARE NOW
MISSING !!*

1.2 Three villages - Three Themes *— ONE WONDERFUL TOWN*

The long linear nature of the centre means that whilst it has been analysed in its entirety, for the purposes of formulating revitalisation actions and strategies it has also considered in the context of three general villages or precincts.

Figure 2: Three villages of the Wellington Town Centre



Source: DRC 2020

Village 1 – Local Village

The Local Village is the southern extent of the Centre and generally covers that area from Maughan Street in the south to Swift Street in the north and encompasses a portion of Arthur Street.

The Local Village provides the southern entrance to the CBD and is characterised by local retail services that generally attract high levels of day-time pedestrian traffic. Coles and Woolworths Supermarkets act as anchors and a newsagency and bakery compliment the day to day local service offering.

The Wellington Library, Post Office, Court House and the disused Wellington Gaol and Police Station are also located within this precinct, whilst Wellington Railway Station lies at its eastern periphery. Generally the built form in this precinct is characterised by a range of contributory buildings built to the front boundary line with some larger infill developments setback from the street.

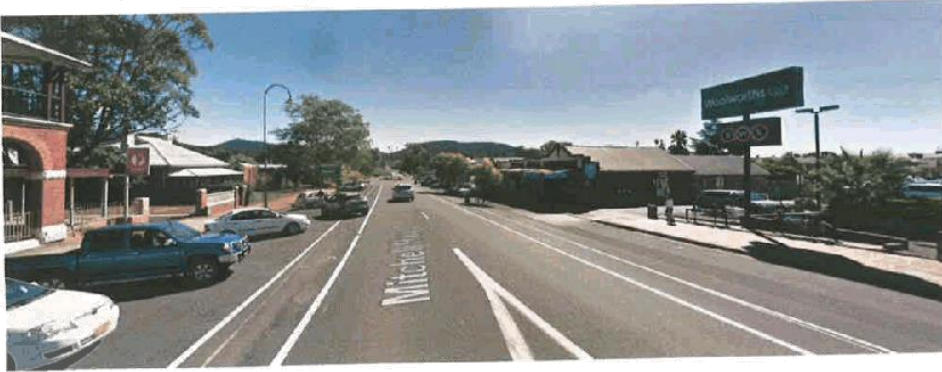
— THIS
IS HOW IT
WAS DONE
IN THE
PAST. WE
ARE AN
HISTORIC
TOWN

Figure 3: Village 1 Local Village

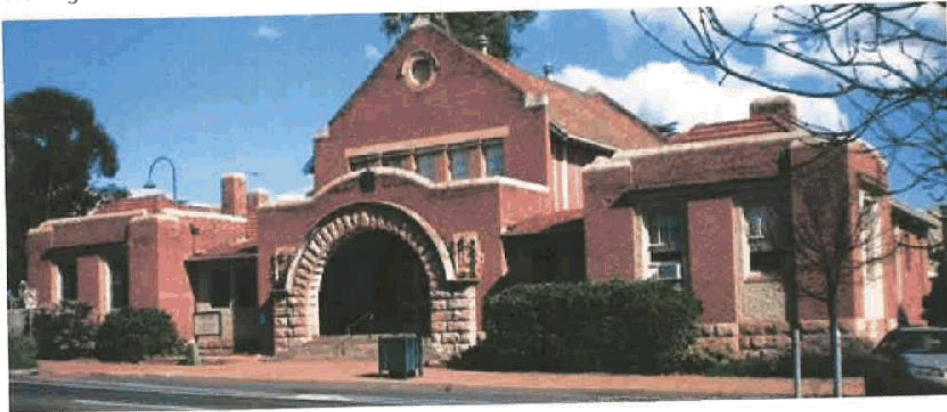


Source: DRC 2020

Mitchell Highway (Maughan Street) supermarket exit



Wellington Court House



Percy Street, adjacent Cameron Park



Village 2 – Tourist Village

The Tourist Village can generally be described as the central area from Swift Street in the north to Warne Street in the south and encompassing part of Naniwa Crescent, Fong Lees Lane, Union Bank Lane

and Percy Street, Cameron Park and the Wirradjuri Cultural Experience Centre being constructed at the time of preparing this report.

GOLDEN ERA PLANO MUSEUM
NOW LOCATED LOWER PERCY STREET

IF WELLINGTON'S OXLEY MUSEUM IS
= RELOCATED TO THE FORMER GAOL AND
POLICE STATION THIS WOULD ALSO
BECOME PART OF THE 'TOURIST VILLAGE'
AREA.

Figure 4: Tourist Village



Source: DRC 2020

ONLY RECENTLY DISCOVERED AND PROMOTED THANKS TO THE
EXCELLENT ENTHUSIASTIC TEAM OF WELLINGTON ARTS
WHO ARE A GROUP OF POSITIVE LOCALS WHO IDENTIFY AND
ACTION THE NEEDS, WANTS AND WISHES OF THE LOCAL COMMUNITY.

- * TREES PLANTED AS MEMORIALS
 - * GUN-MEMORIAL.
 - * HISTORICAL TREES PLANTED YEARS AGO
 - * PARK FENCE - PART OF CENOTAPH DESIGN.
 - * FOUNTAIN - DONATED BY FOUNDERS OF THE WESTERN STORES
 - * UNIQUE WAR MEMORIAL CENOTAPH.
 - * MEMORIAL GATES
 - * BAND ROTUNDA - NEEDS TO BE LARGER.
 - * PLAYGROUND FOR CHILDREN.
 - * PUBLIC TOILETS - MOST IMPORTANT!!
- Cameron Park is the centre and main attraction of the Tourist Village, adjoining western side of Nanima Crescent (the town's main street), Cameron Park includes a sunken garden, superb rose beds, a lily pond and a suspension bridge over the Bell River. WAS FORMER "BATHS" (SWIMMING POOL)
- activation and revitalisation through enhanced tourism opportunities including the planned Wiradjuri Experience Centre, Cameron Park upgrades and access improvement, the promotion of heritage values around Fong Lees Lane and walking and bicycle linkages across the Macquarie River.
- ONE NEW ONES TOTALLY UNSUMABLE ONE TOILET!!*
- SUGGESTED ASHER MILGATES EXHIBITION "SURVIVORS" BEL COULD BE A WONDERFUL OPENING FOR THE CENTRE.*

Mitchell Highway adjacent Cameron Park



I notice a coffee machine etc has been installed in the Wiradjuri Cultural Centre going to include a cafe. There are some already in the vicinity. Is there space trap etc available?

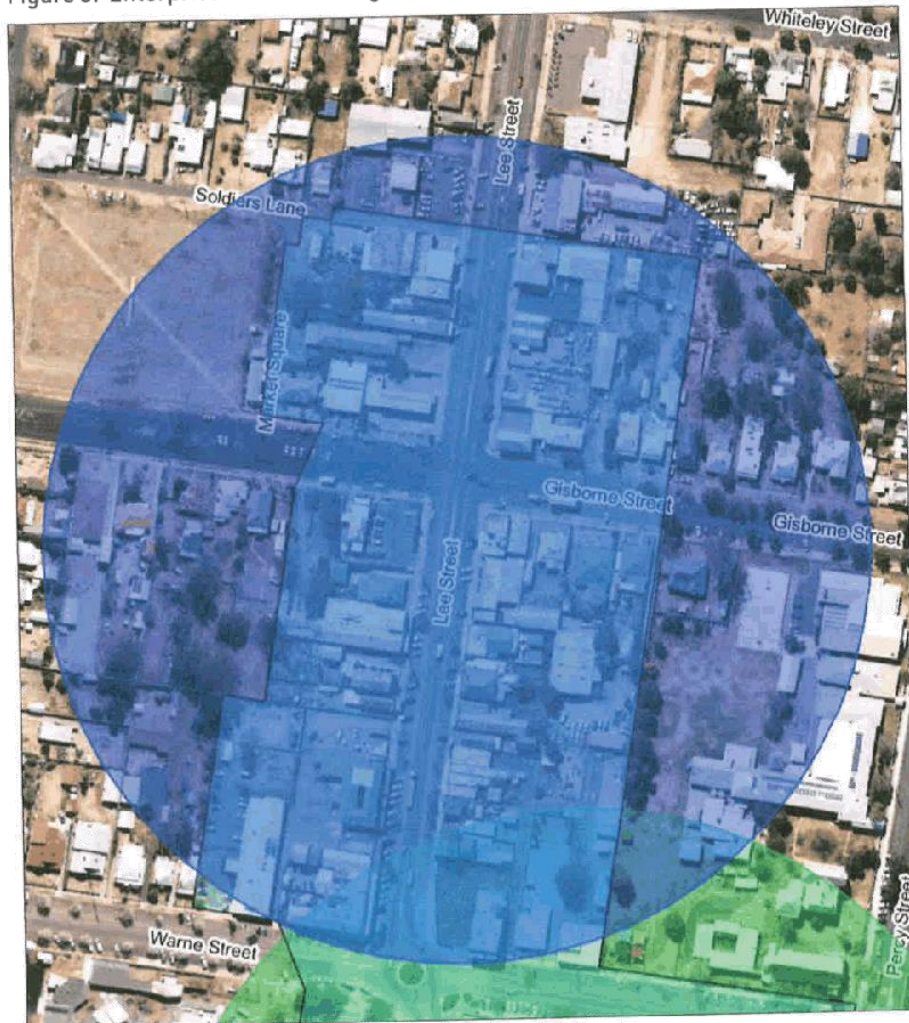
It is very close to childrens play ground which would be a plus for both the centre and those using the play ground.

Village 3 – Enterprise Corridor Village

The Enterprise Corridor Village is at the northern extent of the centre and is identified generally as that area around Lee Street from Warne Street in the south, north to Soldiers Lane and includes the northern entry to the centre. Land uses in this area

tend to be situated on larger lots, taking advantage of prominent positions fronting the Mitchell Highway with a range of setbacks. Land uses include car dealerships, fast food outlets, restaurants, service stations and car servicing outlets.

Figure 5: Enterprise Corridor Village



Source: DRC 2020

Lee Street in the Enterprise Village



STAKE HOLDERS - LOCAL CITIZENS

- * SERVICE CLUBS
- * REGISTERED CLUBS
- * SPORTING CLUBS
- * INTEREST GROUPS
- * BUSINESS ASSOCIATION
- * SCHOOLS
- * HOSPITAL - MEDICAL FACILITIES
- * CHURCH GROUPS

GOOD TO SEE NEW SIGNAGE FOR VISITORS INFORMATION CENTRE.

* EMERGENCY SERVICES.

- FIRE
- AMBULANCE
- SES

2.0 Project Background

2.1 History

The Wellington Town Centre Plan has been prepared in response to the Council resolution of 10 December 2018 and is also a key action of Council's Community Strategic Plan 2040. The overall aim of the Plan is to address the demise of the Wellington Town Centre and to provide a framework to support the revitalisation of the centre.

2.2 Objectives

The objectives of the Wellington Town Centre Plan are as follows:

- Define the boundaries of the Wellington Town Centre
 - Identify the entries to the Wellington Town Centre
 - Make the Town Centre a pedestrian friendly environment through improved amenity and streetscape
 - Preserve the local scale and feel of the Centre
 - Create comfortable, safe places for people to enjoy
 - Increase tourism to the Centre
 - Incorporate Cameron Park into the Town Centre
 - Embrace and support Wellington's varied heritage
 - Generate potential clustering of uses so as improve foot traffic
 - Look for 'quick wins' to activate centre while longer term initiatives are developing
- CHEAP, QUICK FIXES AREN'T ALWAYS THE BEST OUTCOME IN THE LONG RUN.

2.3 Purpose

The purpose of the Wellington Town Centre Plan is to identify the key challenges for the centre and to provide a strategic framework for its revitalisation including key actions and responsibilities.

2.4 Methodology

The preparation of the Wellington Town Centre Plan involved four stages:

- Stocktake of existing strategic documents regarding solutions to the issues facing the Wellington Town Centre
- Community consultation to understand the current perceptions, issues and desires of centre users *
- A technical review of the issues and constraints impacting the Town Centre by staff and specialist consultants ? WHO UNDERSTAND LOCAL ISSUES AND PEOPLE!
- Formulation of a suite of actions for specific centre precincts and throughout the centre

2.5 Background Documents

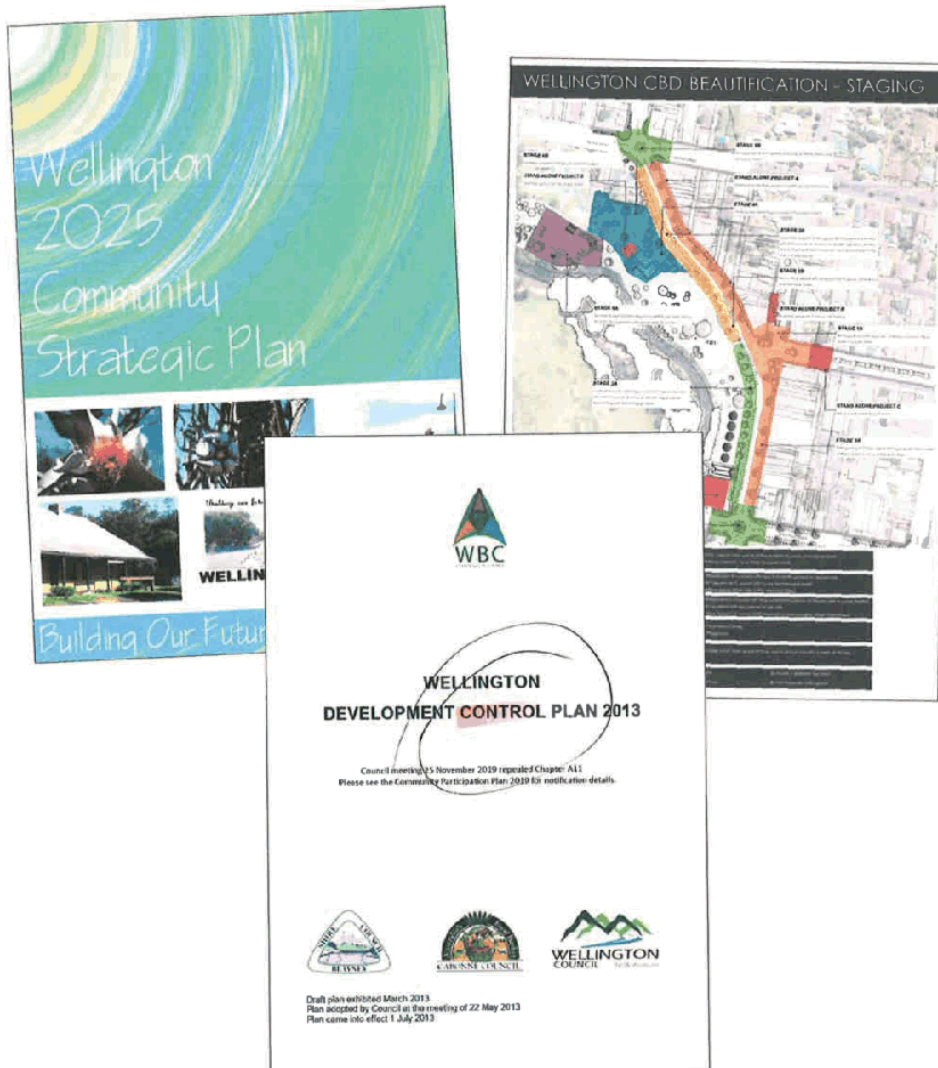
A stocktake of current reports and studies was undertaken and used to inform the draft Plan where possible. Previous studies and reports include:

- Dubbo Regional Council Community Strategic Plan 2040
- Wellington 2025 Community Strategic Plan
- Wellington Development Control Plan 2013 *
- Wellington Rural Residential Development Strategy
- Wellington Main Street Beautification Plan Staging Review for Wellington Council, Moir Landscape Architecture 2015 * EARLIER ONES TOO.
- Swift Street Renewal Streetscape Analysis Package for Dubbo Regional Council, Moir Landscape Architecture 2018 * EARLIER ONE TOO
- Wellington Heritage Inventory, NSW Department of Premier and Cabinet, 2001 * CHECK FOR HERITAGE COMMITTEE

IF BETTER PARKING WAS AVAILABLE BUSES ON DAY TRIPS OR LONGER TRIPS, CARAVANERS AND TOURISTS WOULD STAY FOR MORNING/AFTERNOON TEA HOPEFULLY ENCOURAGING THEM TO RETURN FOR FUTURE VISITS. THE AMENITIES NEED TO BE CLOSE AT HAND * MORE THAN ONE TOILET!!! CLEAN AND AVAILABLE. IT HAS BEEN NOTED WHEN THE MUDGEE SMALL FARM FIELD DAYS ARE ON, NUMEROUS CARS STOP TO USE AMENITIES.

12 DUBBO REGION WELLINGTON TOWN CENTRE PLAN

E



2020 WE NO LONGER HAVE A LOCAL PAPER

2.0 Project Background

2.6 Community Engagement

To provide all stakeholders with an opportunity to actively participate throughout the planning process, Council prepared an engagement strategy designed to maximise input from the community and to integrate the unique perspectives of Town Centre retailers and customers.

The engagement activities were conducted in four phases: an invitation for online submissions, a community listening phase, a targeted focus group and letters to individual retailers.

To introduce the project and to ensure maximum awareness about the consultation process, a media release and advertisements were placed in the local paper. The advertisements were also published on Council's facebook page. MANY RESIDENTS DO NOT HAVE ACCESS TO COMPUTER. SEE ABS STATS.

- On-line feedback
 - An online form for stakeholders to provide their stories about Wellington was placed on the council facebook page, questions related to how stakeholders use the centre and the issues they see and what the Wellington Town Centre means to them.

A community listening phase

- Undertaken by engagement specialist, Concepts of Change over seven days, this stage involved one on one discussions with 44 stakeholders aimed at providing an understanding of how stakeholders use the centre, their perception of the of it and how change could be initiated.

Questions included

- What's it like to live here?
- What's it like to work here?
- What's it been like to stop here (for people passing through)

WHY DO YOU LIVE HERE?
WHAT BROUGHT YOU TO WELLINGTON?

DID YOU ENJOY YOUR BREAK IN WELLINGTON?
WHAT DID YOU DO?
ARE YOU PLANNING A RETURN VISIT?

Targeted Focus Group

- Specialist consultants, Concepts of Change also held discussions with eight selected stakeholders that represented a cross sections of the community using focussed questions aimed at providing an understanding of how stakeholders use the centre and the long and short term issues they see facing the centre.

Targeted Retail Feedback

- Council wrote to known retailers in Wellington asking them to provide feedback regarding the current problems with the centre, missing services and future plans.

Most business people are busy and time poor to provide detailed feedback.
How many responses were received?

(6 received)



DANIELLE ANDERSON WAS WORKING WITH TAPE / TRADESMEN AND CORRECTIVE SERVICES TO REPAIR SOME PREMISES, BUT IT DID NOT HAPPEN NOT SURE WHY.

LOSS OF LOCAL NEWSPAPER HAS HAD A HUGE LOSS TO THE COMMUNITY. MANY RESIDENTS DO NOT HAVE COMPUTERS AND LIKE TO HAVE THE HARD COPY TO REFER TO.

BINJANG COMMUNITY RADIO - APPEARS TO BE THE ONLY SOURCE OF LOCAL NEWS EMERGENCY UPDATES AND KEEPS THE RESIDENTS' UP-TO-DATE WITH COMMUNITY ACTIVITIES.

2.7 Key Findings

Online Forum

Online consultation resulted in seven submissions from local residents and revealed the following key general thoughts about the future of the Town Centre and how it could be improved:

- The Town Centre needs some beautifications as shop fronts are displayed poorly and there are several vacant shops
- More events which are family friendly similar to Dubbo's Dream Festival. *Wellington has great family events thanks to Maree Jones.*
- More community engagements would help activate the centre. *Wellington Arts is doing a great job.*
- The Town Centre needs shops which are occupied and maintained, currently there are a lot of vacant damaged shop fronts. *REVIEW WITH OWNERS*
- Council and shop owners should work together in addressing vacancies. *CHECK WITH REAL ESTATE AGENTS AND BUSINESS ASSOCIATION*
- Example of Narooma on the South Coast contacting home based businesses and helping them move into the main street. *"MADE IN WELLO"*
- Council should provide incentives for businesses to locate in the main street and should prevent business from opening in side streets. *SOME BUSINESSES DO NOT NEED TO BE IN MAIN STREET.*
- Council should be sourcing and using local services and products. *YES!!!*
- Increase the number of roundabouts to slow down traffic in the Main Street. *DON'T THINK SO.*
- Sick trees should be replaced with disease and heat resistant species. *PERHAPS PLANTED ON WESTERN SIDE OF NANIMA CRESCENT INSIDE PARK FENCE.*
- It would be good if the streetscape was more reminiscent of the colonial and indigenous past.
- The signage in the main street is ugly. Would like to have stricter regulations in place for appropriate signage.
- Would like to see more clothes shops and a Kmart in Wellington to encourage Dubbo residents to spend money. *It is an economic problem.*
- Restaurants such as Italian, fish and chips, pizza, coffee, Vietnamese and Thai and places that serve alcohol but don't have gambling facilities would increase activity.

Cafes and Restaurants come and go. There are Chinese, Thai, pizzas, Fish & Chips all available in alcohol & gambling free environments

Retail consultation

Six submission were received by a range of business operators, owners and a manager in the Wellington Town Centre area. Key findings included:

- Generally the retailers that responded had been in the centre from 2.5 to 25 years and all of them saw themselves operating in the centre in the long term
- Vacancies and broken shop fronts detract from the centre *NEED TO IDENTIFY AND ACTION.*
- Subsidised leases could attract retailers to the centre *BY WHOM*
- A buy local campaign could help *"BUY LOCAL OR BYE LOCAL BUT SOME PROMOTIONAL MATERIAL PURCHASE IN DUBBO" SAD!*
- More parking for cars, caravans and motor homes
- Relocation of Visitor Information Centre to Library building due to more accessible parking for buses and caravans *✓ GREAT IDEA SHOULD HAVE HAPPENED BEFORE LIBRARY WERE MOVED THERE - BUT IT WAS FUNDING AVAILABLE FOR LIBRARY NOT TOURISM*
- A more concentrated Town Centre could improve trade
- Food and drink premises, general retailing, electronic, clothing and discount stores could improve activity in the centre
- Wellington's existing heritage could be used to activate the town *PROMOTION REQUIRED.*
- Grant funding to improve disability access to buildings for increased Council approval for new businesses
- Timed parking on the Eastern side of Nanima Crescent and Percy Street *NOT SURE - -*
- The old Caltex site should be purchased by Council and turned into a green space with seating areas *OR PARKING*
- Negotiate lower price of lease/rentals of commercial buildings *LANDOWNERS STILL HAVE TO PAY, RATES, REPAIRS, MAINTENANCE ETC ETC.*

The larger chains KMART etc have a larger catchment in Dubbo so change and are able to be profitable

Community Listening Phase

This phase revealed the following general feelings and concerns regarding the centre and the town as a whole. Key themes included:

- a strong community spirit
- concerns regarding vacant shops and the loss of some retailers
- a strong appreciation of Wellington's varied heritage - *HISTORICAL SOCIETY.*
- there is the potential to use art within the centre *NOW HAVE WEDGETAL EAGLE IN PARK.*
- the need for revitalisation and beautification to showcase Wellington to tourists as well as local residents

Focus Group

The focus group involved the targeted responses of eight stakeholders regarding the boundaries of the Town Centre and suggestions for its future.

Short Term Recommendations

- Mass painting of dilapidated and tired looking shop fronts.
- Suggestions regarding the number of people who could help including Wellington arts, church groups and work for the dole.
- Repurposing of the Caltex site, community garden or passive green space.
- Look into new business opportunities in the Centre.

Medium Term Recommendations

- Drop in centre for young people in the Wellington Town Centre
- Co-working centre to encourage professionals to locate to Wellington
- Repairs cafes, fitted out with tools and materials to assist in repairing goods
- Enhancing the role of Cameron Park, the wall was raised as a perceived barrier to the parks use
- Encourage the town to be an artsy town

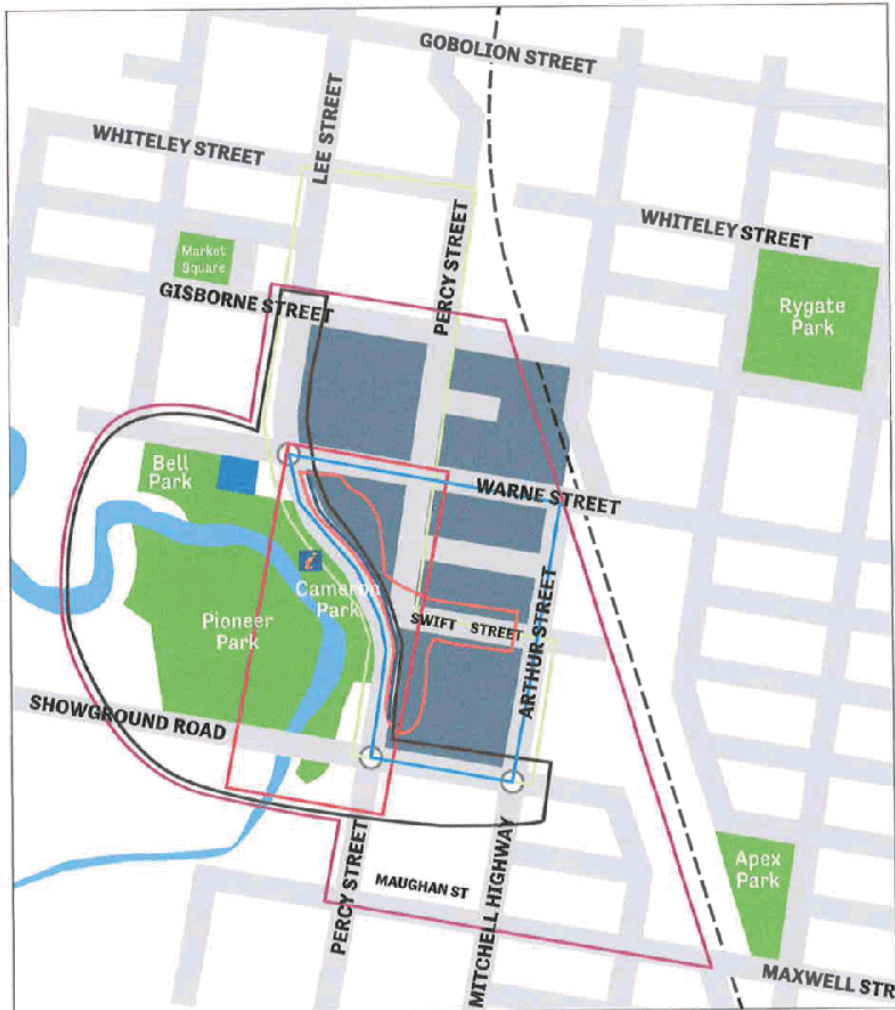
Long Term Recommendations

- Encouraging local community support by the employment of a community liaison officer

What happened to the truck which was so beautifully sign written? Is it still on the road?

Not sure that the town "boundaries" are necessary. There are retailers in lower Percy Street who should be included in the Enterprise and or Local Village concept!

Figure 6: Different Town Centre boundaries identified by members of the community focus group



Source: DRC 2020

3.0 Background

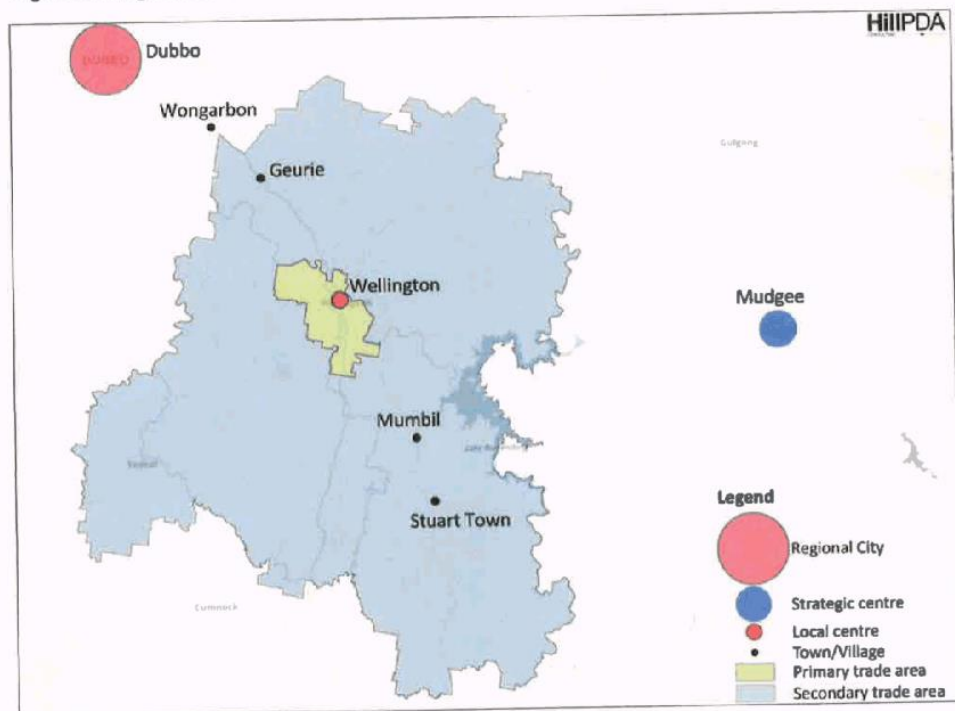
3.1 Regional Context

The town of Wellington is located within a 45km drive of the Dubbo CBD, a 90km drive from Mudgee and 95km drive of Orange and is within the Dubbo Regional Local Government Area. In 2016, the former Wellington LGA had a population 8,655 people (Remplan, 2016).

* HISTORIC AREA.
* ARBORETUM
* LAKE BURRENDONG
* PONTO FALLS
* WELLINGTON FALLS

A number of natural assets are also located within Wellington including the Wellington Caves, Mount Arthur and the Macquarie and Bell Rivers. Two correctional facilities are also located within the town. Wellington is also a focus for solar and wind energy development and its location in close proximity to the 332 kilovolt transmission line provides opportunities for network connection.

Figure 7: Regional Context



Source: HILLPDA 2020

POPULATION
AGE
 25-49 NUMBERS LOWER THAN AUSTRALIAN AVERAGE
 VITAL AGE GROUP TO BUILD COMMUNITY.
 50-85 AND OVER - HIGHER NUMBERS THAN
 AUSTRALIAN AVERAGE
 WHAT ARE PLANS
 FOR THIS
 AGE GROUP?
 OVER 55s
 VILLAGE?
 CORRECTIONAL SERVICES
 TOWN OR DISTRICT TALLY?
 INCLUDED

3.2 Community Profile

In 2016 there were 8,655 residents living in the former Wellington LGA (ABS 2016) with just under half of this number, 4,077, living in the town of Wellington. The number of residents in the former Wellington LGA is expected to reach 10,020 by 2041 (ABS 2016).

Of the Wellington SSC, 48.0% were male and 52.0% were female. Aboriginal and/or Torres Strait Islander people made up 27.8% of the population. The median age of people in Wellington (NSW) (State Suburbs) was 44 years. Children aged 0 - 14 years made up 19.2% of the population and people aged 65 years and over made up 24.1% of the population.

According to 2016 ABS journey to work data, Wellington generated around 1,255 jobs which is projected to increase to 1,385 jobs in 2041, representing an increase of 130 jobs over the period.

0-14 YEARS	19.2
15-64 YEARS	43.3
65 AND OVER	24.1

WILL THIS CHANGE NOW
 MORE BUSINESSES ARE
 OPERATING "ON LINE"?

WHAT TYPE OF JOB SKILLS
 WILL BE REQUIRED IN THE
 FUTURE?

WHAT TRAINING FACILITIES/OPPORTUNITIES
 ARE PLANNED?

AGE POPULATION — MARANATHA HOUSE ONLY AGED CARE FACILITY
 LARGE EMPLOYER
 TRAINING FACILITY
 CHILD CARE CENTRE.

3.3 Heritage

The Wellington area was originally occupied by the Wiradjuri people. Explorer John Oxley was the first European to find the area in 1817 and named it "Wellington Valley" after Arthur Wellesley, 1st Duke of Wellington. Wellington was originally established in February 1823 by Lieutenant Percy Simpson as a convict settlement.

The town of Wellington was not proclaimed until 1846, making it the second township to be established west of the Blue Mountains in NSW. This area is now the subject of a Heritage Conservation Area identified in the Wellington LEP 2012 and a large proportion is listed on the State Heritage Register as shown in Figure 8. WHAT ABOUT OTHER AREAS?

Wellington has a rich history associated with the gold rush of 1875 which led to the construction of many historic buildings present in the Town Centre today. The Wellington Town Centre Plan Heritage Study undertaken by specialised heritage consultant Graham Hall identified the following heritage attributes and characteristics within the town: (ANNANDALE HERITAGE ARCHITECT.)

- A high proportion of older buildings, 70% of which are listed or graded as contributory
- Many buildings have lost awnings or first floor verandahs which extended over the street
- A higher than usual proportion of shops retain original shop fronts

2016 Census QuickStats: Wellington (NSW)

Aboriginal and/or Torres Strait Islander people

In the 2016 Census, there were 4,077 people in Wellington (NSW) (State Suburbs). Of these 48.0% were male and 52.0% were female. Aboriginal and/or Torres Strait Islander people made up 27.8% of the population.

Age	Wellington (NSW)	%	Australia	%
Median age	44	--	38	--
0-4 years	298	7.3	1,464,779	6.3
5-9 years	257	6.3	1,502,646	6.4
10-14 years	231	5.7	1,397,183	6.0
15-19 years	271	6.6	1,421,595	6.1
20-24 years	265	6.5	1,566,793	6.7
25-29 years	205	5.0	1,664,602	7.1
30-34 years	192	4.7	1,703,847	7.3
35-39 years	153	3.7	1,561,679	6.7
40-44 years	194	4.7	1,583,257	6.8
45-49 years	219	5.4	1,581,455	6.8
50-54 years	280	6.9	1,523,551	6.5
55-59 years	271	6.6	1,454,332	6.2
60-64 years	266	6.5	1,299,397	5.6
65-69 years	300	7.3	1,188,999	5.1
70-74 years	211	5.2	887,716	3.8
75-79 years	166	4.1	652,657	2.8
80-84 years	150	3.7	460,549	2.0
85 years and over	158	3.9	486,842	2.1

LOWER THAN AUSTRALIAN
AVERAGE.

HIGHER THAN AUSTRALIAN
AVERAGE

The median age of people in Wellington (NSW) (State Suburbs) was 44 years. Children aged 0 - 14 years made up 19.2% of the population and people aged 65 years and over made up 24.1% of the population.

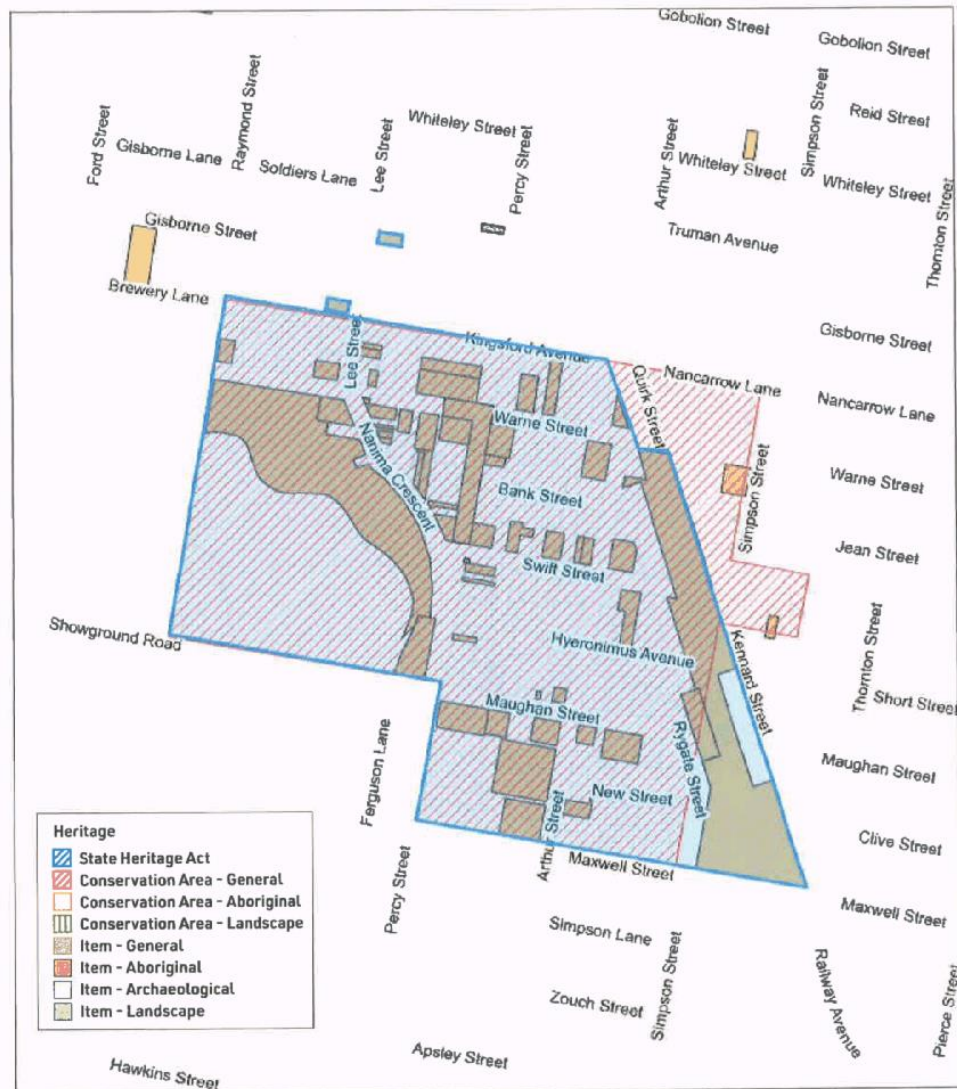
Registered marital status	Wellington (NSW)	%	Australia	%
People aged 15 years and over				
Married	1,089	33.0	9,148,218	48.1
Separated	162	4.9	608,059	3.2
Divorced	341	10.3	1,626,890	8.5
Widowed	363	11.0	985,204	5.2
Never married	1,346	40.8	6,668,910	35.0

Of people in Wellington (NSW) (State Suburbs) aged 15 years and over, 33.0% were married and 15.1% were either divorced or separated.

Social marital status	Wellington (NSW)	%	Australia	%
People aged 15 years and over				
Registered marriage	902	33.1	8,001,141	47.7
De facto marriage	316	11.6	1,751,731	10.4
Not married	1,510	55.4	7,024,973	41.9

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC14221#:text=People+demographics%26e... 2/12

Figure 8: Wellington Heritage Conservation Area



The Wellington Town Centre retains examples of its historic development across a broad range of themes, including Aboriginal heritage, European heritage, Chinese culture and other social heritage

such as maritime heritage, natural heritage and themes such as agriculture, transport, health government, law and order.

Figure 9: Fong Lee and Co Store, Wellington NSW

THIS BUILDING WAS DEMOLISHED
C 1930.



Source: Australian Broadcasting Corporation, 2020

WELLINGTON'S OXLEY MUSEUM IN WARNE STREET HAS AN IMPRESSIVE COLLECTION INCLUDING AGRICULTURE, TRANSPORT, HEALTH, LIFE STYLES, COMMERCIAL, MILITARY AND RESEARCH MATERIAL. THIS WONDERFUL COLLECTION HAS BEEN EXPERIENCING MANY DIFFICULTIES AND CHALLENGES. THESE INCLUDE:-

- * SMALL AGING COMMITTEE
- * UNCERTAINTY OF PREMISES
- * REQUIRES NEW COMPUTER SYSTEM - COMPUTER, SCANNER, CAMERA, PRINTER VIDEO RECORDER. ETC.
- * SOFTWARE FOR ABOVE
- * NEW YOUNGER MEMBERS
- * ADVERTISING - MEDIA - PROMOTION

dubbo.nsw.gov.au 21

4.0 Policy Context

4.1 Local Planning Framework

Wellington LEP 2012

Wellington is located within the Dubbo Regional Council LGA and is subject to the provisions of the Wellington LEP 2012. In accordance with the Wellington LEP, the Wellington Town Centre is primarily zoned B2 Local Centre which permits a range of retail, commercial and residential developments and has the following zone objectives:

- 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.

The Wellington LEP 2012 identifies a large proportion of the Wellington Town Centre as a Heritage Conservation Area as well as the presence of several key heritage items.

WHAT DOES THIS MEAN??

- ? RESTRICTIONS ON WHAT CAN BE DONE
- ? HOW RESTORATION OR BUILDING CAN BE DONE?
- ? TYPE OF BUILDING MATERIALS THAT CAN BE USED?

Wellington Development Control Plan 2013

The Town Centre is also subject to the provisions of the Wellington Development Control Plan 2013. These provisions are generally flexible in relation to design, landscaping, waste management and car parking. Specific provisions exist for development of and within the vicinity of heritage items and within the Heritage Conservation Area.

- IDENTIFY THE COMMUNITY NEEDS
- IDENTIFY SKILLS AVAILABLE, REQUIRED AND TRAINING NEEDS.
- BUS TO DUBBO - NARRAMINE GOOD! THERE ARE MANY 'WALKERS' WITHIN THE COMMUNITY. THE CYCLING GROUP ARE VERY ACTIVE

5.0 Technical Analysis and Summary

The suggested actions for revitalisation of the Wellington Town Centre are based on community feedback, technical studies and an analysis of the physical constraints and issues that impact the Centre including analysis of walkability, economic viability, vacancy levels, land use, built form, way finding and access, heritage and traffic, planning controls and the public domain.

The following technical studies informed the analysis of the town centre:

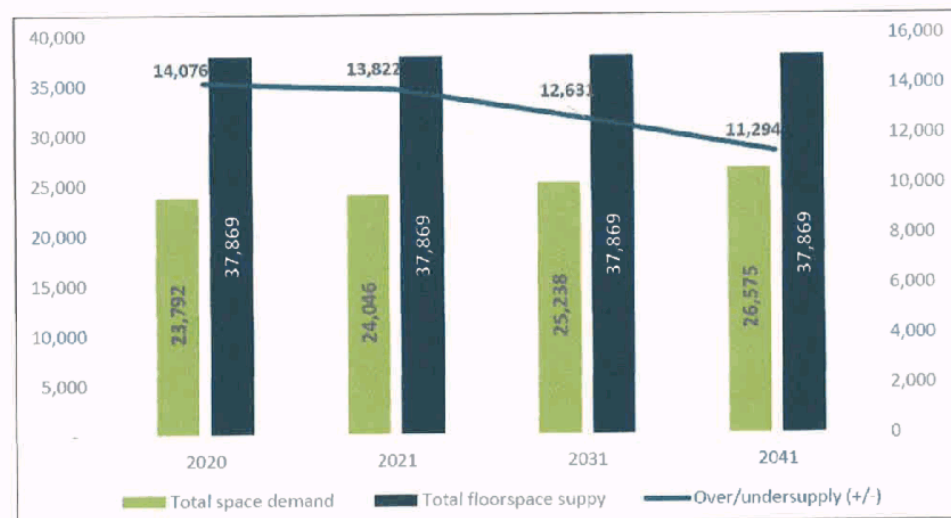
- Wellington Town Centre Economic Analysis and floor space audit, HillPDA, 2020-03-22
- Wellington Town Centre Heritage Study, Graham Hall, 2020-03-22
- Wellington Town Centre Public Domain Strategy, Moir Landscape Architecture, 2020
- Traffic Issues Summary, Chris Stapleton, 2020

5.1 Size of the Town Centre

The spread out nature of the Town Centre, a lack of clear focus for business activity and limited or inconsistent amenity reduces pedestrian activity and works to limit the potential for an active main street. The highly dispersed nature of the retail offering (with the exception of Coles and Woolworths Supermarkets) also makes it difficult to define the actual Town Centre and overtime has prevented the potential clustering of complimentary services.

WELLINGTON PEOPLE WHO ARE UNABLE TO WALK TO ATTEND TO THEIR SHOPPING, MEDICAL, PERSONAL NEEDS (HAIRDRESSER) ENJOY THE FREEDOM OF PARKING NEAR BUSINESSES.

Figure 10: Size



Source: HillPDA 2020

5.2 Walkability

The Wellington Town Centre is around 1,100m in length (B2 Local Centre Zone), this length is around 40% over the 800m benchmark for walkability (HillPDA, 2020) which reduces the opportunity to capture the retail trade of customers walking from one end to another.

Council may investigate the potential retraction of the B2 Local Centre Zone with the aim of increasing walkability and permeability purchasing properties to capitalise on existing pedestrian activity.

5.3 Concentration of Anchor Land uses and Orientation

Coles and Woolworths Supermarkets are located in close proximity in the southern part of the centre. This concentration of uses draws trade from the northern part of the centre and reduces potential activation of the remainder of the centre.

The orientation of Coles Supermarket, facing the carpark rather than addressing ~~Nonima Crescent~~ *PERCY STREET* creates a long blank façade fronting a highly visible main street, reducing activation in this part of the centre and opposite Cameron Park.

Council may investigate planning control incentives that could make other sites on the other side of town attractive for large anchor retailers and should investigate the potential purchase of key sites in prominent locations to activate the Town Centre or build on existing pedestrian activation.

NOT SURE IT IS GOOD FOR COUNCIL TO PURCHASE ALL THE PROPERTIES BEING SUGGESTED.

50 Maughas St. Newsagency
 46-48 Maughas St. Court House Hotel
 101 Percy Street - Blue Building
 101 Lee Street - Correctional Service office
 142, 144 Percy St. Flowers Makie
 35 Lee St., Batho mechanic
 8 Nanima Blvd. Beauty shop
 36-42 Swift St Macquarie Theatre.

COMMERCIAL PROPERTIES FOR SALE
 26.8.2020
 5a-7 Nanima Blvd - Commonwealth Bank.
 135 Maxwell St. - Hermitage Hill
 Lee Street - Motel Mandalay
 93-95 Simpson St - Michael White
 29 Nanima Blvd - Bills Cafe
 106 Lee St - Monty Agel Guest.

5.4 Economic Viability

✓ Proximity to Other Centres

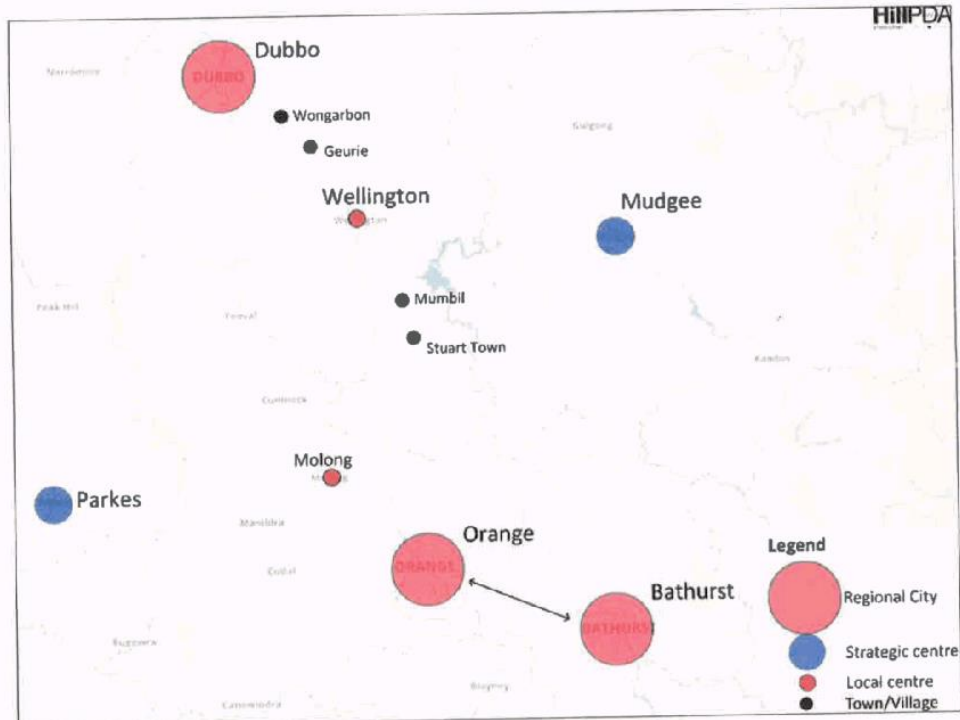
Wellington's location relative to the regional cities of Dubbo and Orange and the strategic centre of Mudgee limits its potential retail catchment and increases competition resulting in leakage from the local economy and reducing the amount of commercial/retail space supportable.

Vacancies and Commercial and Retail Demand

A landuse audit undertaken by HILLPDA in January 2020 revealed that 27% of the premises within the Wellington Town Centre are vacant (including the adjoining B6 Local Enterprise Zone). It is thought that this is likely to be the direct result of an estimated oversupply of 14,075m² of commercial and retail floor space in the centre.

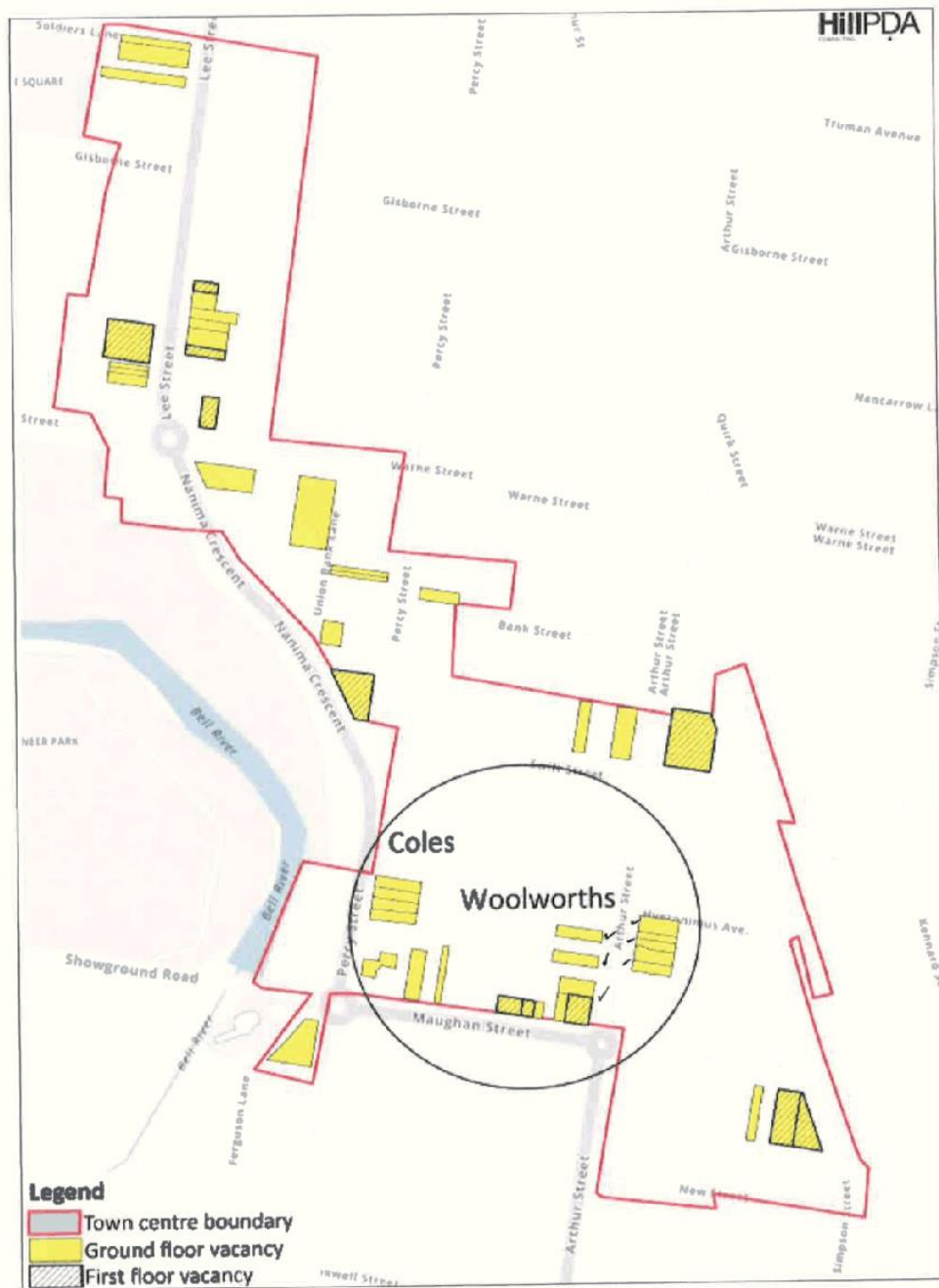
HOW MANY OF THESE PREMISES ARE READY TO RENT OR PURCHASE??

Figure 11: Surrounding Retail Environment



Source: HILLPDA 2020

Figure 12: Vacancies in Wellington CBD

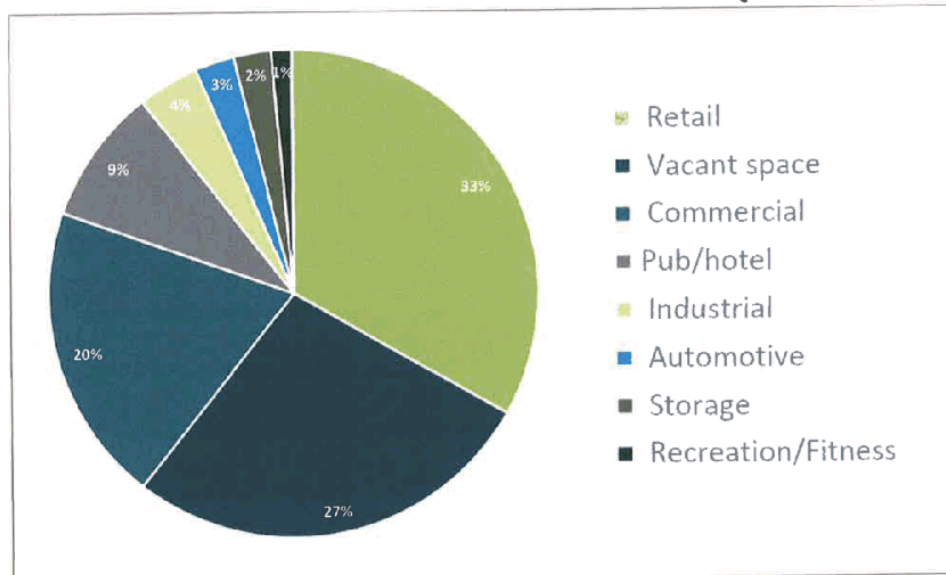


Unoccupied premises discourage pedestrian traffic and if vacant over the long term, can result in unmaintained premises and associated safety concerns as is evident several parts of the Centre. Of concern, one third of all vacancies in the centre are concentrated around the Coles and Woolworths Supermarkets where pedestrian traffic is concentrated.

Unless the Town Centre can be revitalised and meet the expectations of the community, there is a risk of discretionary spending elsewhere, reducing the Town Centre to basic service provision, rather than allowing a vibrant mix of essential services, businesses and social recreation and community functions to develop.

LEAKAGE HAS BEEN HAPPENING FOR MANY YEARS. PEOPLE SOMETIMES USE THE OUT-OF-TOWN SHOPPING EXCURSION AS A SOCIAL OUTING.

Figure 13: Floor Space Composition in Wellington:

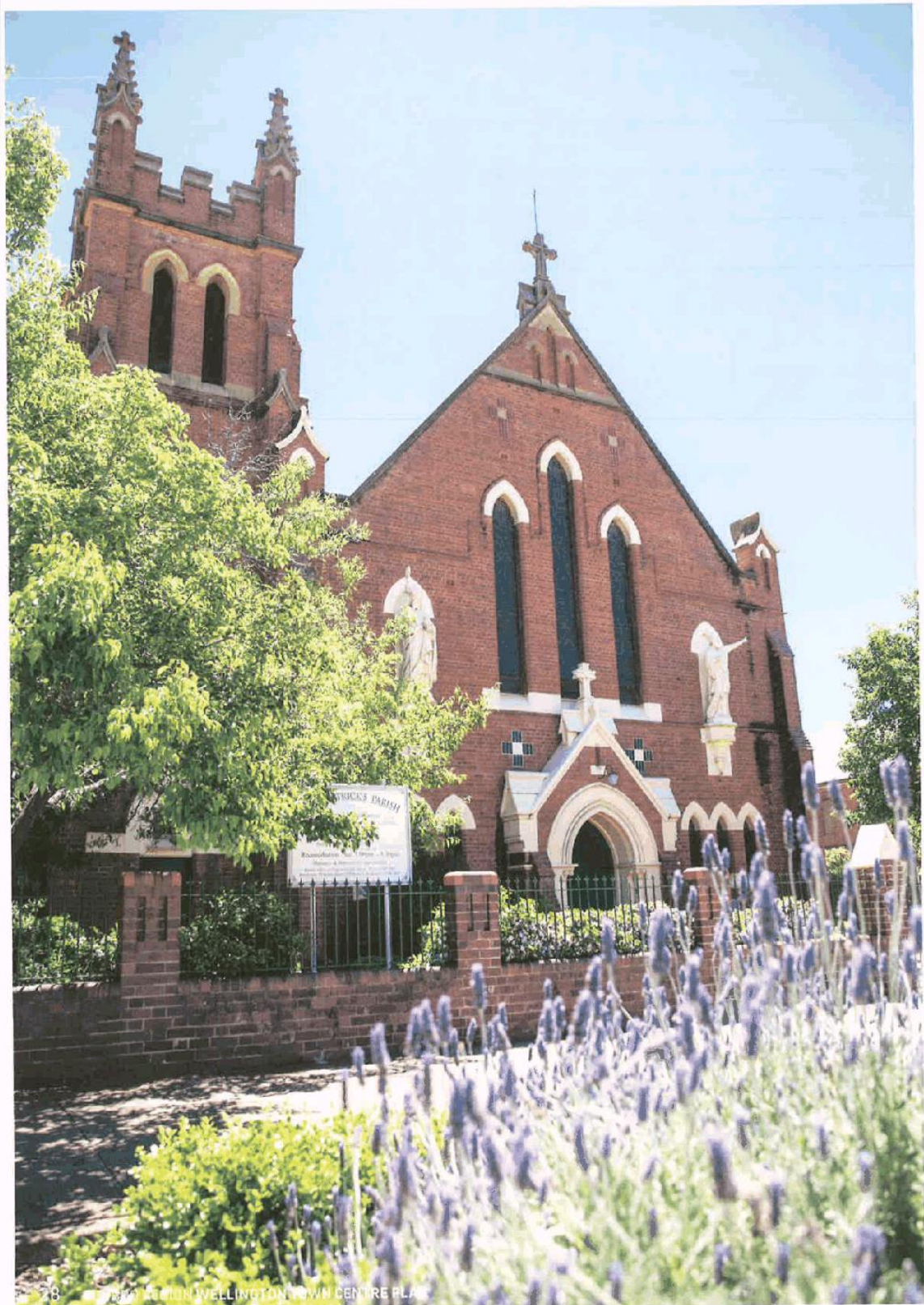


Source: HillPDA 2020

5.5 Land uses and Zoning

A range of land uses are situated in the Wellington Town Centre, including residential, commercial, retail, community and education. Residential uses account for 20% of total floor space, followed by retail use at 20% and commercial use at 12% (HillPDA Landuse Audit, 2020). Of note only 6% of the centre uses were café or restaurants further reducing potential foot traffic.

The composition of floor space in the Wellington Town Centre is illustrated in Figure 13 below.



5.6 Landownership

- The centre's highly fragmented landownership pattern reduces the potential for large transformative redevelopments thereby representing a potential barrier to redevelopment.

5.7 Connectivity and Access

- The masonry wall around Cameron Park adjoining Nanima Crescent limits physical and visual access to the Park.
- ✦ The railway is a barrier to access from the residential development adjoining the eastern side of the centre.
- ✦ The railway bridge at Swift Street is in a poor state and is difficult to access discouraging connection of residential areas on the eastern side of the centre with commercial uses.

AS FOR THE

5.8 Traffic, Access and Parking

- The Mitchell Highway runs north-south through the eastern side of the town, limiting connection of the eastern side of the centre with Cameron Park and creates a major barrier to safe pedestrian access especially for children and the elderly and discourages outdoor dining and other footpath activities on Nanima Crescent.
- Redevelopment potential along the Mitchell Highway is also limited by its function as a major traffic route.
- Access to Coles and Woolworths Supermarkets is difficult to navigate as a result of poor signage and the orientation of Woolworths with the rear facing Nanima Crescent. ^{COLES} There is no entrance to the supermarket carpark via Maughan Street.
- ✓ The carparks of Coles and Woolworths supermarkets are poorly maintained and do not offer shade.
- ✓ Caravan parking is limited and may prevent tourists from stopping.

SO THEY PLANTED MORE TREES
WHERE CARAVANS COULD PARK!

5.9 Streetscape and Public Domain

- A large number of vacant sites in highly prominent locations create voids in the streetscape and exacerbate an existing low level of pedestrian activity and safety concerns.
- ✓ Existing tree cover is present throughout Wellington, however tree planting is inconsistent and poorly maintained.
- Lack of street furniture in key locations
- Unsealed street verges
- Poor road marking condition
- Limited tree cover for shelter
- Large expanses of hard surface contribute to an urban heat island effect
- Lack of a cohesive town entry strategy for the town or the CBD, limiting any sense of arrival or understanding of the identity of the town.

CONCRETE
SEATS IN
NANIMA CRESCENT
HOT IN SUMMER
COLD IN WINTER

WHERE - PARK?

5.10 Contamination

- Several sites within the Town centre are identified as being the subject of contamination, thereby necessitating costly remediation prior to redevelopment.

WHAT TYPE? WHO PAYS TO FIX?
OLD FULTON MOTORS SITE TANKS
WERE REMOVED, I THINK AT OWNER'S
EXPENSE.

6.0 Key Strengths and Opportunities

There are a number of existing strengths present in the Wellington Town Centre, these strengths provide opportunities to revitalise the Town Centre and are detailed below:

6.1 Town Entry Statements

- ? Town entry statements could be provided using a coordinated tree planting approach. It is suggested that trees be planted to identify the entry to Wellington at the sound attenuation mound in the north adjacent to the Mitchell Highway and also in the south at the current town entry sign.

"HISTORIC TOWN" SIGNS REMOVED.

Opportunity/Action

- Town entry statements in the form of tree planting at the noise attenuation mound adjacent the Mitchell Highway in the north and Cypress Avenue in the south (subject to RMS approval). It is suggested that *Acer × freemanii* "Armstrong" be planted as they have an upright growing nature required in circumstances where there is limited space, these would also be subject to RMS approval.

NATIVE TO AREA?

Figure 14: Red Maple (*Acer × freemanii*)



Source: Digger Nursery Association, 2020

A secondary avenue is planned to be planted on the western approach of the CBD, along Showground Road. The tree species chosen for this avenue is *Acacia pendula*, or Silver Wattle and has been selected

↓ WATTLES USUALLY HAVE LIMITED LIFE SPAN

for its drought hardiness, attractive silver-grey foliage and consideration of aerial conductors in the immediate vicinity. This species is also endemic to the area.

Figure 15: Acacia pendula, or Silver Wattle



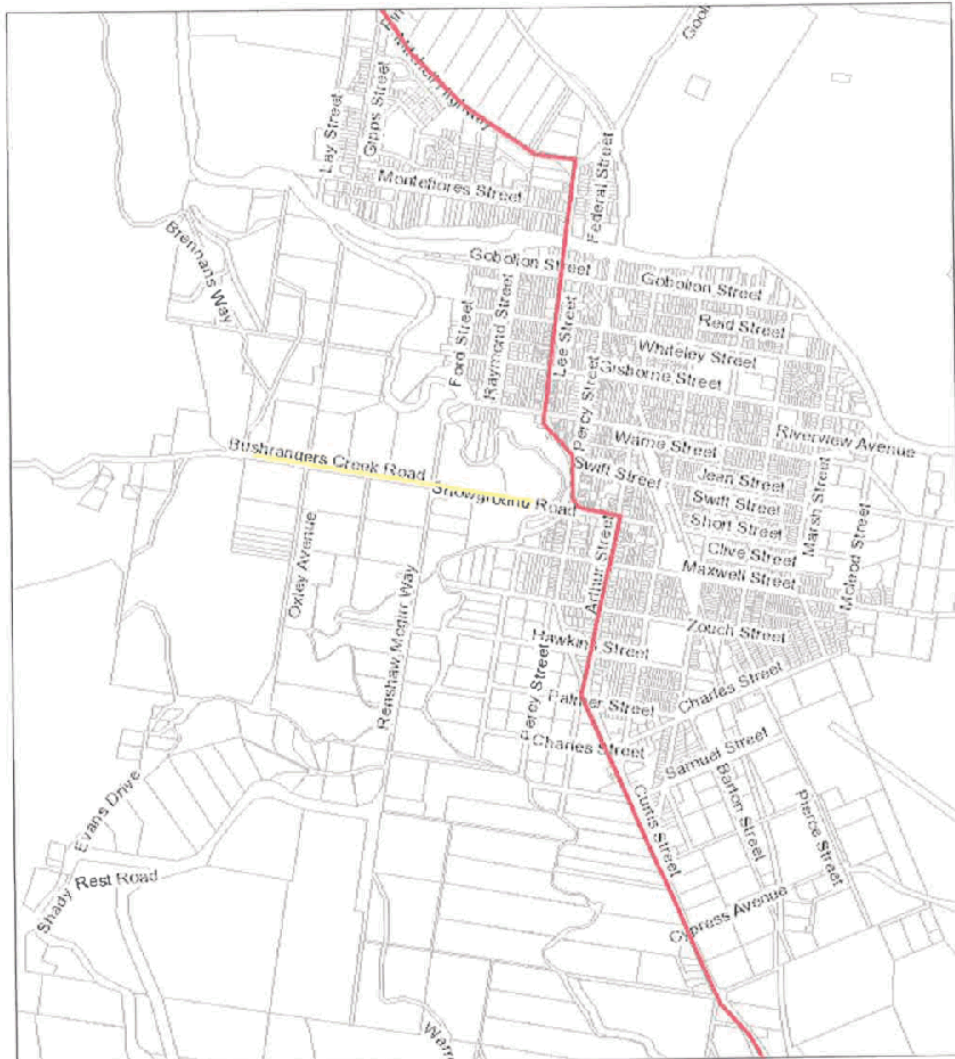
Source: Alchetron, The Free Social Media

A Wellington Street Tree Master Plan is in the early stages of development, with the town's trees audited in late 2019. The Wellington Street Tree Master Plan will cover all streets within Wellington, and provide strategic direction on the plantings (species), priorities and methodologies that will be

employed moving forward. The goal of this Master Plan is to improve the aesthetics of the streetscapes of Wellington, improve planting consistency to help reduce recurrent maintenance costs, improve the canopy cover of the township and to help buffer Wellington from warming climatic trends.

WHITELEY STREET - WESTERN BLOCK
LONDON PLAIN TREES REMOVED
AND ASH PLANTED LIMITED SHADE
AND OUT OF CHARACTER WITH THE
TREE SCAPE.

Figure 16: Locations of proposed town entry statements



Source: DRC 2020

6.2 CBD Entry Features

There are currently no CBD entry statements to identify the entrance to the CBD. Entry statements could be provided as part of a cohesive public domain strategy for the Town.

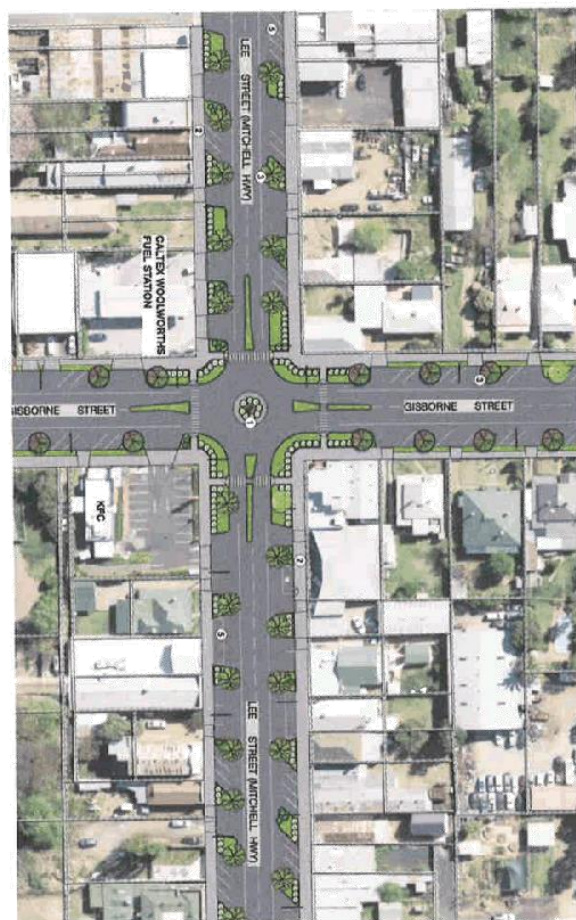
Opportunity/Action

- Designing CBD entry statements as part of a cohesive public domain strategy for the

town, entry features could be provided on the roundabout at Gisborne and Lee Streets and also the roundabout at the Mitchell Highway/Arthur Street and Arthur Street (Refer to Appendix One for the Wellington Town Centre Public domain works including location of CBD feature statements).

? NOT TOO MUCH TO READ AS IT COULD BE A TRAFFIC HAZARD.

Figure 17: Location of Town entry feature - northern entrance



Source: Moir Landscape Architecture, 2020

1. Entry feature

? Proposed sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.

NOT A RHINO!

2. Pedestrian walkway

Extend walkway for future commercial use and provide opportunity for street seating.

3. Streets trees

Revitalise the street planting.

Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.

SOME TREES ON SIDES OF STREETS WERE REMOVED AND CENTRE PLANTING DONE. HOUSES NOW GET HOT. LARGE TREE NEAR MARKET SQUARE GONE! NO SHADE FOR PLAYING AREA.

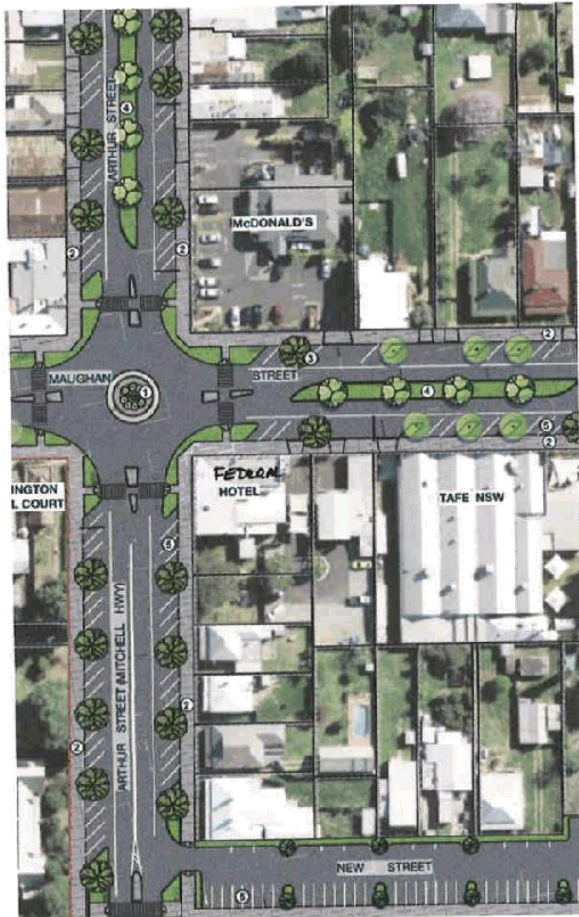
4. Median planting

Proposed street trees and understorey planting in the median strip. Improve the view of street.

5. Street carpark

Formalise parking opportunities and provide convenience for adjacent retail.

WHITE LINES IN PLACE.

Figure 18: Location of Town entry feature - southern entrance

Source: Moir Landscape Architecture, 2020

1. **Entry feature**
Proposed sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.
2. **Pedestrian walkway**
Extend walkway for future commercial use and provide opportunity for street seating.
3. **Streets trees**
Revitalise the street planting. Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.
4. **Median planting**
Proposed street trees and under storey planting in the median strip. Improve the view of street.
5. **Street carpark**
Formalise parking opportunities and provide convenience for adjacent retail.

REPEATED
ON
NORTHERN
AND
SOUTHERN
ENTRANCES

6.3 Cameron Park/Pioneer Park

Cameron Park is a key attribute and landmark for the Town Centre. The Park is located in a highly visible location and provides an opportunity to activate the Centre's eastern core. Pioneer Park adjoins Cameron Park on its western side and is the site for a variety of local sports.

In line with the adopted Cameron Park Master Plan Council has already completed a number of major works within the Cameron Park Precinct. These improvements have been focussed on improving the recreational opportunities for the community and improving connectivity both within the Cameron Park Precinct, and to other attractions including the Wellington Showground and Mount Arthur Nature Reserve. Some of the improvements that have already been carried out, or are actively being planned are shown below in figure 19:

1. Redevelopment of the Visitor Information Centre and installation of a regional quality playground (1.). This project has involved

the installation of a playground valued at \$500,000, removal of old outdate amenities and subsequent replacement of new disabled compliant facilities (\$245,000) and the refurbishment of the Visitor's Information Centre (\$600,000) to the new Wiradjuri Community Centre.

2. Cameron Park / Pioneer Park Pedestrian Bridge (2.). Council is actively seeking funding to replace the existing pedestrian bridge over the Bell River.
3. Wellington Library Outdoor Reading Area (3.). Work will be commencing shortly to develop an outdoor reading area within the park.

DA GLASSON
MEMORIAL
DONATED BY
ROTARY
SIGN STILL
THERE.

★
FEATURE
ALSO ALLOWED
CARAVANERS
TO PARK IN
PIONEER
PARK AND
WALK TO
SUPERMARKETS
AND SHOPS

WRONG
PLACE
NO
PARKING
MUST BE STAFFED
BY WELLINGTON
LOCALS

SHOULD BE VISITOR
INFORMATION CENTRE
GOOD PARKING ETC

Figure 19: Projects in Cameron Park/Pioneer Park within the Study Area



Source: DRC 2018

THE MAYOR TELLS ME
ANOTHER TOILET BLOCK
IS TO BE BUILT NEAR
THE LIBRARY? IT IS NOT
MENTIONED IN THIS PLAN!

ALL TO SERVE PLAYGROUND,
CULTURAL CENTRE, TOURISTS
PASSING TRAFFIC, AND ACTIVITIES
HELD IN THE PARK.

Opportunity/Action

- Increasing physical and visual access to the park and its connection with the eastern side of Nanima Crescent could be achieved through the partial removal of the masonry fence along Nanima Crescent. Whilst the Park is a Heritage

Item in the Wellington LEP 2012 and the State Heritage Register, investigations by a qualified heritage consultant could be undertaken explore avenues to determine if partial removal of the wall is feasible.

?

Cameron Park Masonry Fence



CUT DOWN

THIS AREA OF FENCE IS PART OF DOBLE'S DESIGN FOR CENOTAPH AND MEMORIAL GATES — PLAQUE LOCATED IN THIS AREA.

6.4 Traffic and Access

The Mitchell Highway is a State Highway linking north-western NSW with Dubbo, Bathurst and eventually Sydney. The Highway also forms part of the National Highway A32 corridor, which stretches from Sydney to Adelaide via Dubbo and Broken Hill and has the potential to bring significant numbers of tourists to town.

The existence of two supermarkets in the vicinity of one another provides an opportunity capitalise on existing activity and enhance vehicle legibility.

Opportunity/Action

- Installation of signage to encourage light vehicles to enter the Town Centre, rather than continuing on the Highway.
- Replace roundabout at Maughan and Percy Streets with a more pedestrian friendly arrangement (subject to RMS approval).
- Replace roundabout at Maughan and Arthur Streets with a more pedestrian friendly arrangement that will also serve to channel traffic into the Town Centre and help to define entry to the Town centre (subject to RMS approval).
- Increase access and egress from the shopping centre carpark by providing a right hand entry and exit onto Maughan Street.

Exit from supermarkets onto Maughan Street



Figure 20: Maughan Street, intersection with Percy and Arthur Streets.



Source: Molir Landscape Architecture, 2020

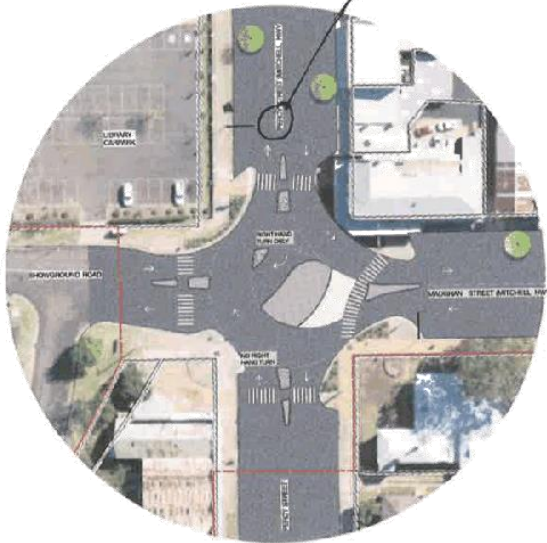
Figure 21: Concept: Maughan and Percy Street – pedestrianised intersection



SCHOOL IN VICINITY.

Source: Moir Landscape Architecture/ Stapelton, 2020

Figure 22: Concept: Maughan and Arthur Streets – pedestrianised intersection



Source: Moir Landscape Architecture/ Stapelton, 2020

6.5 Heritage

As previously mentioned, Wellington Town Centre has a high proportion of older buildings as well as shopfronts that make an important positive contribution to its local character and provide landmarks that assist with orientation within the town. Preservation, restoration and or repurposing of existing heritage buildings can help them play a prominent role in the local character of the town in addition to attracting tourists.

Re-use of a heritage item

There are a number of interrelated requirements regarding the re-use of a heritage item. Whilst a change of use may be permitted for some heritage items, unless the 'new part' of the building is minor, a change of use will necessitate physical building changes and compliance with the Building Code of Australia, the Environmental Planning and Assessment Regulations and the Disability Discrimination Act.

WHAT IS DEFINED AS A HERITAGE ITEM? BUILDINGS?

Figure 23: Maughan Street, intersection with Percy and Arthur Streets.



Source: Moir Landscape Architecture, 2020

²
Council could prepare a policy around the minimisation of requirements for retrospective compliance with the Building Code of Australia under the Planning and Environment legislation or in some cases could investigate raising the footpath to overcome disabled access issues.

Former Wellington Gaol and Police Station

The former Wellington Gaol and Police Station on Maughan Street present a long blank façade. Re-purposing could provide a mechanism to re-activate this side of Maughan Street. Council has secured a \$250,000 grant from the NSW government for the re-purposing of the site and is currently working with the community to identify a suitable future use of the space.

HISTORIC SITE!!

RESTORATION HAS NOW BEEN UNDER TAKEN.

Kimbell's Kitchen heritage item



Source: DRC 2020

Wellington Post Office



Source: DRC 2020

Opportunity/Action

- Council to investigate policy around the minimising retrospective compliance with the BCA.
- Council to provide a clear, plain english, advice for shop owners regarding adaptive re-use of heritage items.
- Council to investigate feasibility of a verandah re-construction program.
- Council to investigate local heritage fund for heritage items in Wellington.
- Council to continue investigate options for reuse of former gaol and police station.
- Council to prepare tourism brochure regarding heritage of Wellington.
- Preparation of a heritage study for Wellington Town Centre including potential re-classification of contributory items to heritage items.

CONDUCT WITH
WELLINGTON HISTORICAL
BUSINESS

6.6 Planning Framework

The centre is primarily zoned B2 Local Centre in the Wellington LEP 2012 and whilst the subject zoning is not an impediment to redevelopment, a wide range of uses are permissible under the current zoning, and this could be reviewed to better reflect the objective of Town Centre activation and vibrancy.

Opportunity/Action

- Review of current land use zoning with a view to reflect the vibrancy and activation desired in the centre including potential retraction of the B2 Zone.
- Investigate potential planning incentives to encourage development in the centre.

6.7 Tourism and Special Events

Wellington is home to Mount Arthur, the Wellington Caves and the Chinese Gardens tourist attractions which draw significant numbers of tourists from outside the local area. Opportunities exist to capitalise on existing tourist numbers by providing increased connectivity with the existing shops.

Wellington also currently holds several special events including the Wellington Rotary Markets, Vintage Fair and Swap Meet, Wellington Arts and Sculpture Festival and the Wellington Boot Racing Carnival. The Fong Lees Lane Festival is a fantastic example of a local laneway festival that sees the laneway transformed into an outdoor eating venue with busker and night lanterns.

Fong Lees Lane and Union Bank Lane offer potential micro scale connections to the eastern side of the centre, these connections could be utilised to house permanent and temporary public art installations and could be transformed through night time illumination and offer suitable dining temporary destinations.

Opportunity/Action

- Organising evening cinemas, arts and crafts event or music or wine festival which could be held near existing retail premises and possibly the space adjoining Wellington Library and to capitalise on the activity generated by existing events to increase activity in the remainder of the Town Centre.
- Temporary festivals utilising Fong Lees Lane and Union Bank Lane as well as the surrounding area including Cameron Park. Discuss Fong Lees Lane Festival with 'Wellington Arts'.
- Investigate funding available for laneway beautification/upgrade.

JAPANESE

REDEVELOPED

WELLINGTON
EXISTED FOR

THANKS TO WELLINGTON
ARTS BUT ONLY ONE
NIGHT A YEAR.

PATHWAY
REQUIRES
RESURFACING

DIARCE
JONES

WELLINGTON
ARTS

GATEWAY LOCATED AT CAVES
TURN OFF BUILT FROM SOME
SALVAGE FROM FORMER TRAFFIC
BRIDGE ACROSS MACQUARIE RIVER,
NEEDS REPAIR, SOME FEATURES
ARE NO LONGER WORKING!

Fong Lees Lane Festival

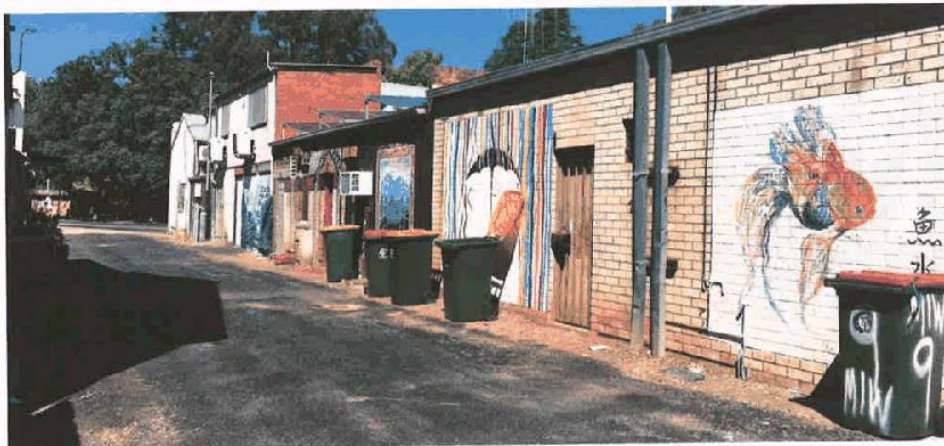


Source: www.wellingtontimes.com.au

6.8 Public Art

Fong Lees Lane contains several examples of existing public art related to the Chinese heritage of the town is part of the Town's existing art trail and the Fong Lees Lane Festival.

Fong Lees Lane Public Art



Source: DRC 2020

RE-LOCATE BINS?
SURFACE ROADWAY

COUNCIL'S ART
* AT CIVIC CENTRE AND.
* AT COUNCIL CHAMBERS.

Art works in prominent locations, can generate interest and contribute to civic pride as well as funnel foot traffic to key locations. Fong Lees Lane is highly visible from Nanima Crescent, however is in need of maintenance and repair and could be the subject of further promotion to encourage pedestrian activity in this location.

Opportunity/Action

- Creation of a Wellington Art Trail through the Town Centre celebrating Wellington's rich Chinese, Aboriginal and European heritage and reinforcing key pedestrian links. Council could invite submissions from interested parties, the trail could be focussed around Fong Lees Lane.
- A concept design to be developed for the repair and beautification of Fong Lees Lane with community input.

6.9 Public Domain

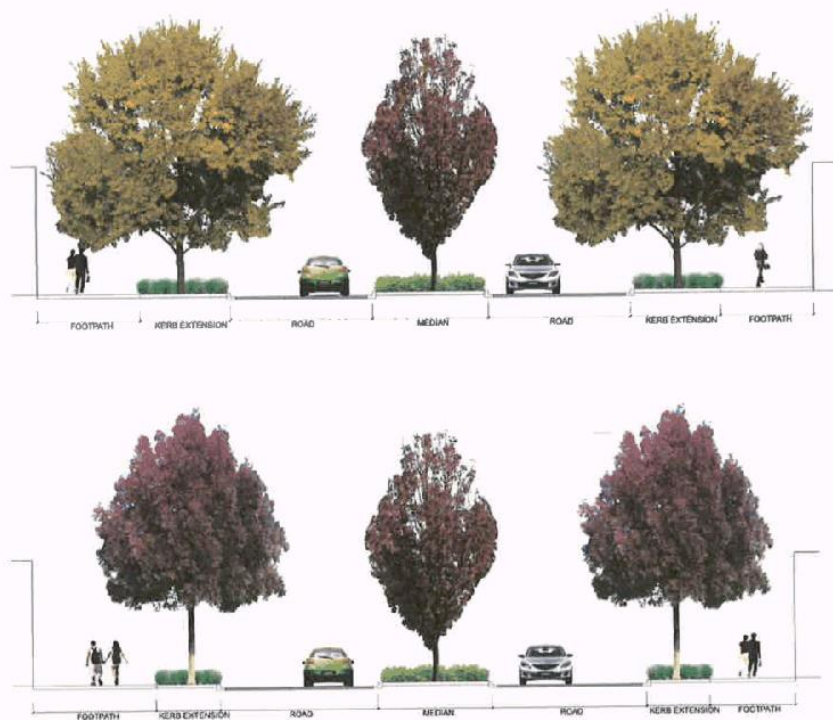
The Wellington CBD public domain requires a cohesive public domain strategy, including new and repaired pavements, seating, lighting, signage and public spaces.

Opportunity/Action

- Preparation of a detailed public domain strategy to celebrate Wellington's rich heritage, through framing important views, increasing passive surveillance, making spaces more comfortable as well as to supporting the culture and enterprise in the town.

Refer to Appendix One for the full set of draft Wellington Town Centre Revitalisation Plans Concept.

Figure 24: Arthur Street Cross Sections



Source: Moir Landscape Architecture, 2020

6.10 Council Led Activation

Given the existing pedestrian activity associated with the existing supermarkets and exposure associated with properties fronting the Mitchell Highway, Council could purchase properties to capitalise on this existing activity and exposure to increase activation and provide entry landmarks.

Opportunity/Action

- Investigate the purchase five properties at 24 – 32 Maughan to create a community hub including community centre and garden fronting Maughan Street. Development of this space would capitalise on existing pedestrian activity associated with Coles and Woolworths Supermarkets and could provide an incentive for people to spend time in the centre.

- Investigate the purchase former Caltex service station site at the corner of Lee and Warne Streets for development as a community garden and cafe. This site is identified as being potentially contaminated and would be costly to develop.

OWNER TO PAY
REHABILITATION OF
GROUND - WAS HISTORIC
SITE BEFORE CALTEX.
TWO STOREY DEPARTMENT
STORE

24-32 Maughan Street, Wellington



Source: DRC 2020

Figure 25: 24-32 Maughan Street



Source: DRC, Geocortex base

Thiroul Community Centre, Wollongong LGA, NSW



Source: Wollongong Council website, 2020

NOT HISTORIC LOOKING AREA
 BUT VERY MODERN TO GO WITH
 NEW TOILET BLOCK AND AQUATIC CENTRE
 dubbo.nsw.gov.au 45

Crows Nest Community Centre at night



Source: North Sydney Council website

Former Caltex Service Station at Lee and Warne Streets



Source: DRC 2020

Figure 26: Former Caltex Site — *FULTON'S BUSY CORNER*



7.0 Implementation

This section identifies a range of actions required to address the issues identified in the Wellington Town Centre. Some actions are precinct specific whilst others apply to the entire Study Area.

The following tables identify a priority level and corresponding time frame for each action to be achieved over a two, four and six year period depending on the resourcing and associated timeframes.

— How COVID NEEDS TO BE TAKEN INTO CONSIDERATION!

Implementing the Wellington Town Centre Plan will require involvement from a range of divisions within Council, the community and consultation with State Government. Each action will need to be adequately scoped and a project plan prepared where necessary.

The Plan will be reviewed initially in 2 years and every 4 years after in line with Council's Community Strategic Plan to monitor progress and update where necessary.

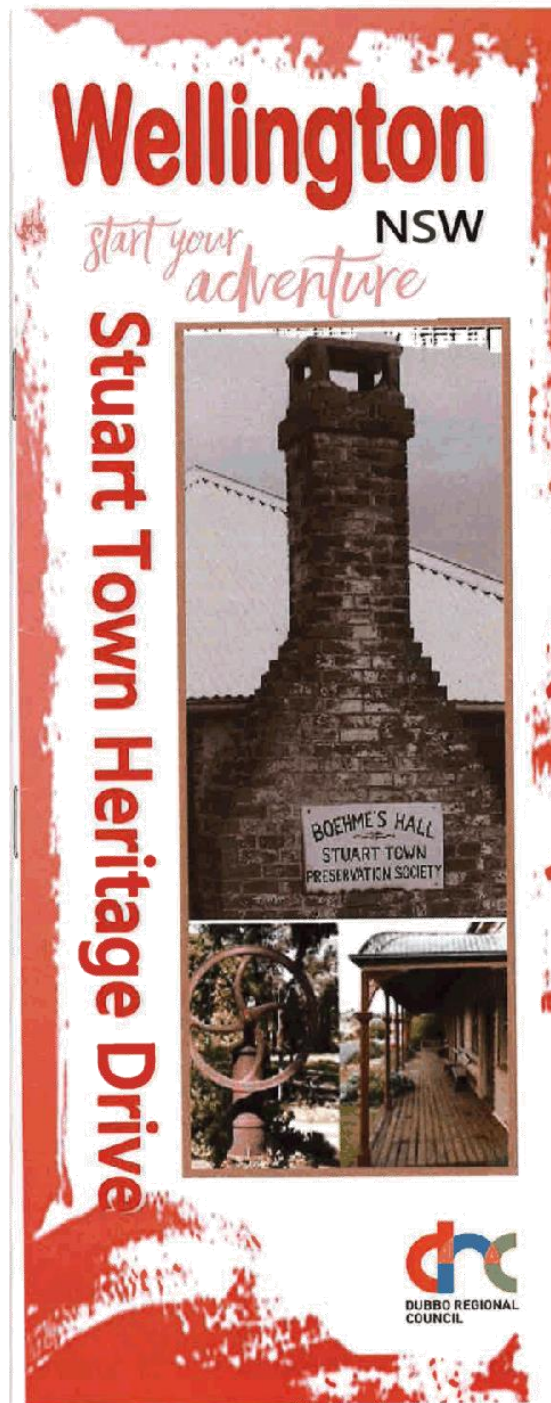
7.1 Centre Wide Actions

NO	ACTION	PRIORITY
1	Roundabout reconfiguration Consult with RMS regarding plans to reconfigure roundabouts on Mitchell Highway and Percy and Arthur Streets and to channel light traffic into the Town Centre.	Long
2	Town entrance statements Investigate the provision of town entry statements including significant tree planting and branded signage at key entrances to the town. Subject to RMS approval.	Short
3	Public domain works Utilise Moir LA revised proposed public domain concept plans to prepare detailed public designs.	Medium
4	Awnings and corner elements Investigate a program to restore awnings and verandahs throughout the centre, initially focussed on key locations. <i>ECONOMIC CRIMINAL - INVESTIGATE GRANT FUNDING</i>	Medium
5	Heritage Investigate development of a program to relax the retrospective BCA requirements for the re-use of heritage items. <i>PROMOTE HERITAGE WALKING TOURS ALREADY IN EXISTENCE.</i>	Short
6	Heritage Council to provide clear, plain english advice for shop owners regarding adaptive re-use of heritage items, accessible on Council's website.	Short
7	Heritage Council to investigate and promote funding sources for heritage items in Wellington.	Short
8	Heritage Council to continue investigate options for reuse of former gaol and police station.	Medium
9	Heritage Council to prepare tourism brochure regarding heritage of Wellington tying in with actions regarding public art and heritage walks. <i>THERE ARE BROCHURES NOW AVAILABLE, WHICH IS NECESSARY COULD BE UPDATED.</i>	Short

NO	ACTION	PRIORITY
10	Heritage Preparation of a heritage study for Wellington Town Centre including the significance of heritage items <i>? DONE BY JUDITH HIATT SOME YEARS AGO — COUNCIL COMPUTER</i>	Medium
11	Facade/awning and shopfront reinstatement/ improvement program Investigate potential funding program for eligible applicants Program could be initiated in stages and specific less active streets.	Medium
12	Heritage walks — <i>CHECK WHAT IS AVAILABLE NOW!</i> Develop a heritage walks focussed on significant people and landmarks with input from community consultation.	Medium <i>SEE VISITOR INFORMATION CENTRE OR OXLEY MUSEUM</i>
13	Art Trail Develop a local art trail celebrating the town's varied heritage, including Fong Lees Lane, potentially incorporate into heritage walks action. Utilise community input.	Short
14	Markets and Festivals Encourage markets and festivals near retail development/ possibly adjacent to the library. Investigate existing festivals occurring in the Town and consult with relevant stakeholders to ensure events are coordinated and benefits for the town are maximised. — <i>VINTAGE FAIR COULD BE IN THREAT.</i>	Short <i>SHADE! VERY HOT IN SUMMER.</i>
15	CCTV ✓ Investigate the installation of CCTV in locations in key parts of the centre and Cameron Park.	Medium <i>DONE??</i>
16	Statutory Controls Investigate land use zoning and development controls for the entire centre. With a view to encouraging <u>large retailers</u> to the northern part of town and encouraging small business. Council may investigate the potential retraction of the B2 Local Centre Zone with the aim of increasing walkability and permeability.	Short <i>IS THERE A PLAN TO ENCOURAGE LARGE RETAILERS TO THE TOWN WHEN THEY CAN HAVE A LARGER EXPOSURE IN DUBBO (NORTH WELLINGTON)</i>
17	Promotion of popup Stores Council to investigate development of pop up stores through potential rent subsidies to reduce long-term vacancies. — <i>PREFERENCE SHOULD BE GIVEN TO LOCAL PEOPLE NOT ITINERANT TRADERS</i>	Short
18	Initiate a business improvement program ✓ Council could establish a program where business applies for grants to improve retail developments.	Medium
19	✓ Shared space/small business start-up hub Council could provide or facilitate the provision of a shared space for workers to work from, thereby activating the local area. — <i>CHECK OUT SWIFT STREET (24-28)</i>	Medium
20	Contaminated sites Investigate the location of identified contaminated sites and methods for funding remediation of potentially contaminated prominent vacant sites. — <i>OWNERS MAY REQUIRE *FINANCIAL ASSISTANCE. *OWNERS/LEASEES SHOULD BE REQUIRED TO PAINT OUT NAMES OF BUSINESSES NO LONGER AT THAT SITE.</i>	Medium

dubbo.nsw.gov.au

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Wellington Stuart Town Heritage Drive

This drive leads through the low hills surrounding Lake Burrundong. Much of this area has been cleared for agriculture, but there are places where native vegetation, dominated by box trees or ironbarks, remains. Many outcrops of Devonian limestone can be seen.

The drive takes around three hours, and covers approximately 110 km. A trip to Burrundong Dam and the Burrundong Arboretum will add another two hours to the trip.

Start your journey

The first distance is measured from the Visitor Information Centre. Take the Great Western (Mitchell) Highway towards Orange and 14.5km take the turnoff on the left to Dripstone.

Dripstone

The village of Dripstone reached its peak population of 350 during the railway construction in the 1880's. Early industries included lime burning and the production of lime powders for paint. Limestone (grey marble) was quarried for use in buildings including major public buildings in Canberra, and three early buildings made of this can be seen if you take a short walk on both sides of the railway track. One building was a butcher shop, another a residence, and one other originally a pub, later the gatekeeper's cottage.



Dripstone Butcher



Dripstone Pub



St Agnes of The Springs

Dripstone was a gold mining area during 1930/40's with over 20 mines in the district, the main being Galwagere Mine. At that time the population of the surrounding area would have been around 500, but it dropped once the railway stopped in the 1970's. It is currently around 50.

The Dripstone road ends at Burrundong Way. On one corner is the Catholic Church "St Agnes of the Springs" (Dripstone was known as The Springs until about 1890), built in 1879 from bricks made locally.

Convent buildings were added in 1885, in which three nuns ran a school until about 1900. No remains of the convent school are visible.

Turn Right at the Church

9km Turn right at the junction of the Burrundong Way and the road to the dam. If time permits, it is worth a detour now or on the way the way back to visit the dam and Burrundong Arboretum which contains a wealth of inland plants as well as a rainforest area which is a cool retreat in summer.

2.5 km When you reach Mumbil, turn right at the playground, take the road leading into the village, and stop near the Anglican Church on the



Mumbil

Mumbil was expanded to house workers during the construction of Burrundong Dam (1946-1967). During this period the population was large enough to require a permanent police presence. Across from the church, with an empty field to its left as you face it. If you look behind the house through the field you can see a small building directly behind it that was the Sergeant's office and behind that a small building that was used as a cell.

Just before the church, the curved corrugated iron construction was used to house equipment and machinery during the construction of the dam. The houses on the opposite side of the road were used to house married professionals, such as engineers. A little way up the street past the Church on the corner of Cudgegong Street, you can see one of the dormitory buildings occupied by unmarried workers. Return through the village by any of the paved streets to Burrundong Way and head towards Stuart Town, crossing the railway shortly after you leave Mumbil.

11.5km When you reach Stuart Town, Burrundong Way takes a sharp turn to the right towards Orange. At that point turn left and you will find yourself in the main street of Ironbarks, as the town was called in Henry Lawson's time until 1880 when the name changed to Stuart Town

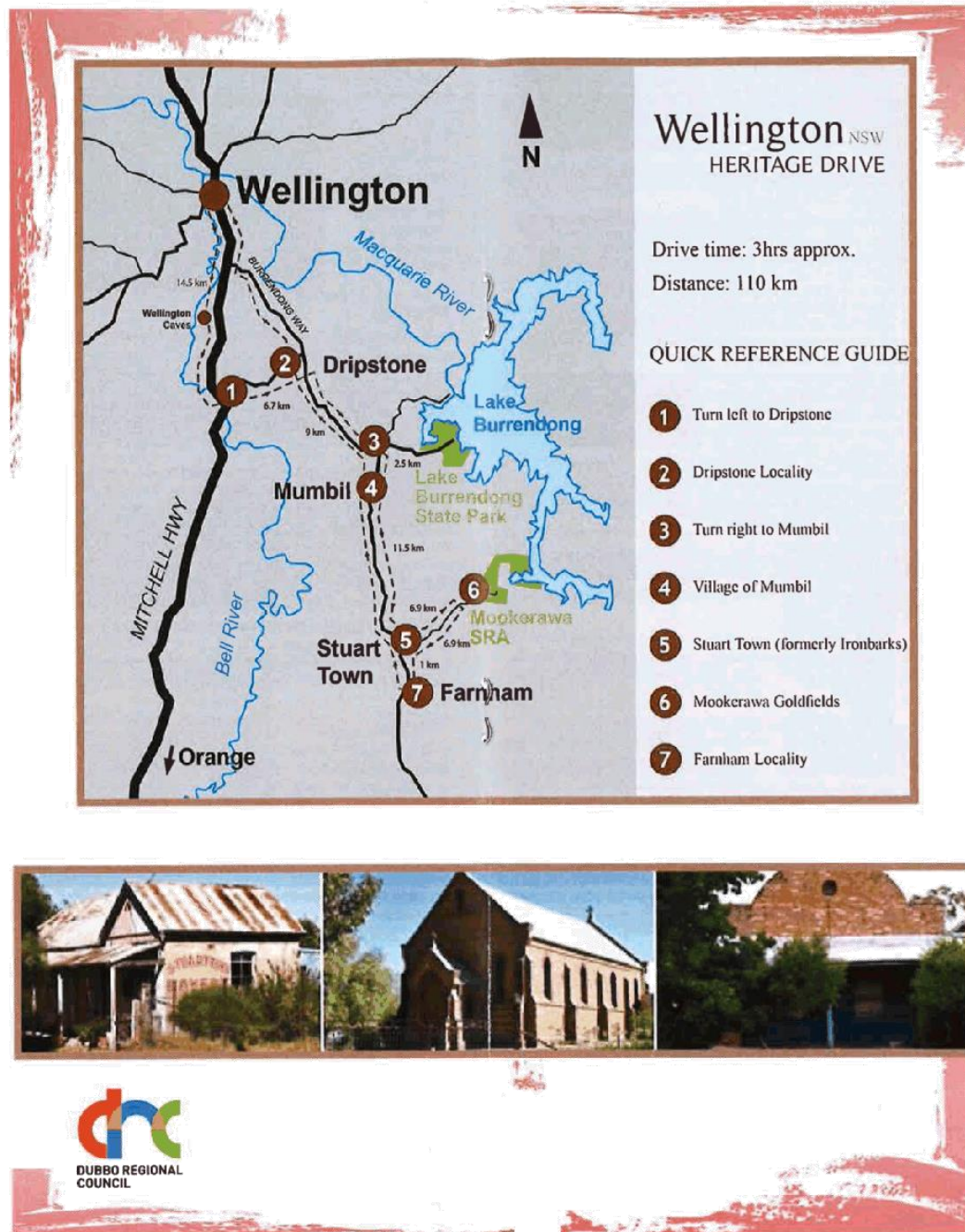
Stuart Town

Gold was discovered in this area in the 1840's, but the gold rush proper started in 1851, when thousands of men worked the area. From around 1865 Ironbarks became a large gold mining centre. A second gold discovery was made at Mookerawa in 1878, but those veins required tunnelling. Subsequent gold operations required dredging (in the Macquarie River), and the times of individual claims and "gold rushes" had passed.

Stop at Moxon Park on your left (which has public toilets) and take time to walk around the main street.

Next to the park is the restored Railway Hotel (1880) which now contains the Post Office and community facilities. Beyond the hotel is an old haberdashery (Crick's Store) and a residence joined together (1894). Across the railway parking area is the Stuart Town Station. Although no longer used, it has been restored by the local people and is worth a look. The XPT train connecting Dubbo and Sydney stops here only on request each day.





On the other side of the street you will see the Ironbarks Hotel, which was originally the "Australian Hotel". Further down the hill from the pub is the School of Arts (1934) which includes the Stuart Town Rural Technology (RTC). If it is open, you can get a very good lunch, tea or snack and good information. The occasional ball is still held in the School of Arts.



Across the street from the RTC you will see a former shop (with Kin-kara Tea sign) and bakery. Today the only shop, selling fast food, grocery items and petrol, further down the street.

Returning to the car, turn left at the end of the block (before the Train Station) and follow the road around the bend, where you will see some dis-used tennis courts on the left and behind them is Boehme's Hall which dates from 1880. It was built by Mr Henry Boehme as a residence with an attached hall. The hall served as a social centre, theatre and cinema for many years and is still kept up by a local committee. Henry was known as "Doctor" Boehme because he was often called upon to pull teeth and set bones. He owned and operated the Post Office and one of the two batteries (crushing plants) in Stuart Town. Outside is an open-air display of agricultural equipment.



Retrace your steps and cross the railway track. Here you go straight ahead up a small hill, where you will find the Catholic Church St John the Baptist. Come down the hill and turn left following the signs to Mookerawa Recreation Area.

On this road you will pass the Anglican Church of St Michael and All Angels on your right. There is a small bell in an external bell tower that is of particular historical interest because it is one of three that were used at the convict settlement and mission at Wellington (1823/1840's).

6.9km Watch carefully on your left for the old Mookerawa gold field. If you arrive at the entrance to the Recreation Area you have gone too far!

The ruin of a small bark miner's shack is visible from the road. This reconstruction was made in Wellington for the town's sesquicentenary (1967) and later transported here. However it was an accurate reconstruction and some detail can still be made out.

There is also a Chinese oven surrounded by a low fence. This was the main area worked by the Chinese for gold, reaching its peak around 1885 with a crowded mass of huts and tents. The digging can be readily seen in this area.

Return to Stuart Town and continue on the Burrendong Way towards Orange. After 3km take the road to the left marked Farnham Road.

Farnham

1km By 1873 the town of Farnham (then formally known as Stoney Creek) was larger than Ironbarks and was well established having a Post Office since 1856. prior to the arrival of the railway in 1880 the main settlement of Stoney Creek was situated about 1km down the creek to the west. The area had several rich tunnel mines and a better source of permanent water than Ironbarks.

Farnham Railway Station opened in 1897 and closed in 1975. There are no remains. The most interesting building that remains is on the right hand side of the road, just beyond where a branch of the road turns left to cross the railway line. The building and its outhouses remain in good shape. It was once an Inn, later included the Post Office and is now a residence.

Continue up the road, which becomes unpaved, for a short distance past a 'no through road' sign. You will come to an interesting group of wooden slab buildings on the left. These were part of a large group of buildings that comprised a property originally called Nicholas Farm. They are on private property but can be viewed from the road. The main house of the property was replaced by the current residence many years ago.

Turn around and retrace your route to Stuart Town.

At Stuart Town right into Alexander Street. This area was the early centre of Ironbarks, before the focus shifted to what is now the main street. About

200m from the intersection on the left you will see Yee Lee's old shop.

Yee Lee came from China in the 1881's and the present shop was built in the 1930's and his son Tommy Lee continued to run the shop for many years after WW11.

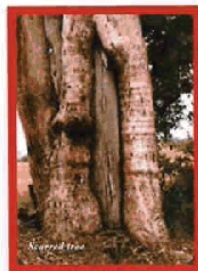


Continue along Alexander Street to where it turns to swing back to

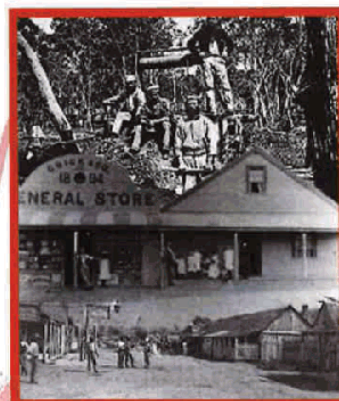
Burrendong Way. There is a pedestrian railway crossing and on the other side is an abandoned gatekeeper's house with its brick chimney in the middle. If you cross the track and walk along a few metres you will find an interesting old pub (now a residence) painted red.

Return to Burrendong Way and travel towards Wellington. About 400m past the Primary School, take a left to the Stuart Town Cemetery. The cemetery is worth investigating. There is a noticeable lack of Chinese Headstones, and it seems the remains of some Chinese buried in the area were later exhumed and returned to China.

On the return trip, after passing through Mumbil you will come to a junction where the left fork goes to Wellington



On the return trip, you can take a shorter route to Wellington by continuing straight ahead at the Dripstone Junction at St Agnes of the Springs Church. The road will join the Mitchell Highway—turn right to Wellington, left



The traditional Aboriginal people Wiraathuri (part of the Wiradjuri Nation) are known to have lived in the Wellington Valley for more than 25,000 years. Many of their descendants still live in and around the town.

The first European to arrive in Wellington was Lieutenant John Oxley, who crossed the Bell River with his party on 19 August 1817. Wellington became the second formal settlement west of the Blue Mountains when a Convict Settlement was established 2.5km south of the present day town in 1823. In 1832 this closed and the building were taken over by the Anglican Church Missionary Society and run as an Aboriginal Mission, which closed in 1844.

The first area to be was Montefiores Village, named after JB Montefiores who took one of the earliest land grants in 1831. The Village was on the Cobb & Co coach route to the west and had a number of businesses and public houses including the Lion of Waterloo.

Wellington was gazetted as a town in 1846. After a slow start the population expanded rapidly between the 1870's and 1901, when it had risen to around 3,000 people. The railway reached Wellington in 1880, which provided easier transport for local produce including wheat, other crops and vegetables.

Wellington has always been noted as an attractive town with a beautiful park. The prosperity of the town and the surrounding district was reflected in it's wide range of shops, businesses and amenities.

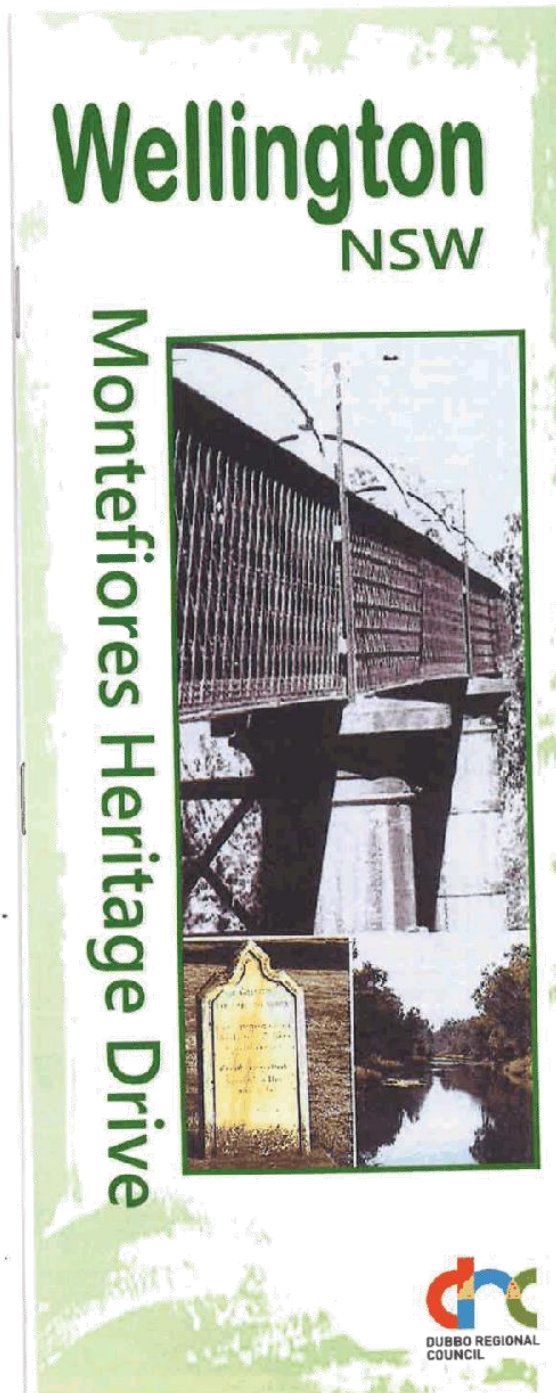
Wellington has continued to develop and now has around 5,800 residents. It is a great town to visit with many interesting places and heritage buildings.

Wellington Visitor Information Centre

6840 1770

Freecall: 1800 621 614

Information provided by Judith Hiatt, Dorothy Blake and Lee Thurlow.



Wellington Montefiores Heritage Drive

Start your journey

Montefiores lies on the northern side of the Macquarie River, begin by crossing the Macquarie River Bridge.

The first bridge across the Macquarie was built in 1871. Prior to that the river was crossed by ford, or by punt when the river was too high to be forded. This was soon replaced by another bridge, the opening of which was celebrated by a ball on the bridge and boats with fairy lights on the river. The current bridge was opened in December 1991, to replace the previous bridge which was destroyed in a truck accident in January 1989.



The (2) Railway Bridge, to your right as you cross the Macquarie River, came into service connecting to Dubbo in February 1881, to allow trains to continue to Dubbo. It was designed by Sir John Fowler, co-designer of the Firth of Forth Bridge in Scotland.



Just across the bridge, the building on the right opposite the turn to Montefiores Street was formerly a hotel, the Stragglers Inn licensed in 1866. It is now a Brass Bed Restoration Shop.

Montefiores was established as a private development by Joseph Montefiores at the site of a ford across the Macquarie River. It provided inns, stabling yards and stores for bullock team drivers and other travellers. By 1858 Montefiores had been surpassed by the town of Wellington and partly demolished. By 1885 there was one inn, a general store and a few houses. Today it is a suburb of Wellington.

Turn left into Montefiores Street and continue until you reach the (3) Lion of Waterloo Hotel on the left at the junction with Gipps Street. The Lion was built in 1841 and licensed on 19 April 1842. It is the oldest licensed hotel in the area and was a passenger stop for Cobb & Co. It was originally built of timber slab construction.



Cross Gipps Street and you will see (4) Teamsters Park on your right, where bullock teams (the main mode of transport for agricultural produce in the days before the railway) camped between 1830 and 1855.



There is a plaque commemorating what is believed to be the last duel fought in NSW in 1854. The participants were Dr Samuel Curtis and B Sheridan, and is recorded that there was no loss of life due to the intoxicated state of both men!

In Gipps Street just opposite the Lion there are some other historic buildings, including Ward's Inn, built in 1844, and immediately opposite another former hotel known as Sportsman's Arms Hotel, licensed in 1865.



Turn into Sutton Street, heading back in the direction of the river and the town. Directly at the end 19 Sutton Street is a timber slab cottage built about 1870.

(5) Oxley Park, which is almost directly facing you as you come down the hill, this is the junction of the Bell and the Macquarie Rivers. The Macquarie River used to flood regularly, but since the opening of Burrendong Dam in 1965 it has been regulated. The Bell River is not regulated and is therefore still liable to flooding. Where the rivers join it is possible to see the separate flows for some distance, particularly after heavy rain when the Bell River flows much faster than the Macquarie.



Follow Herbert Street towards the (6) Duke of Wellington Bridges, which was built in 1990 as a stopgap measure after the Macquarie River Bridge was destroyed. When it was officially opened by the Duke of Wellington, the river was in flood and the bridge itself was under water.

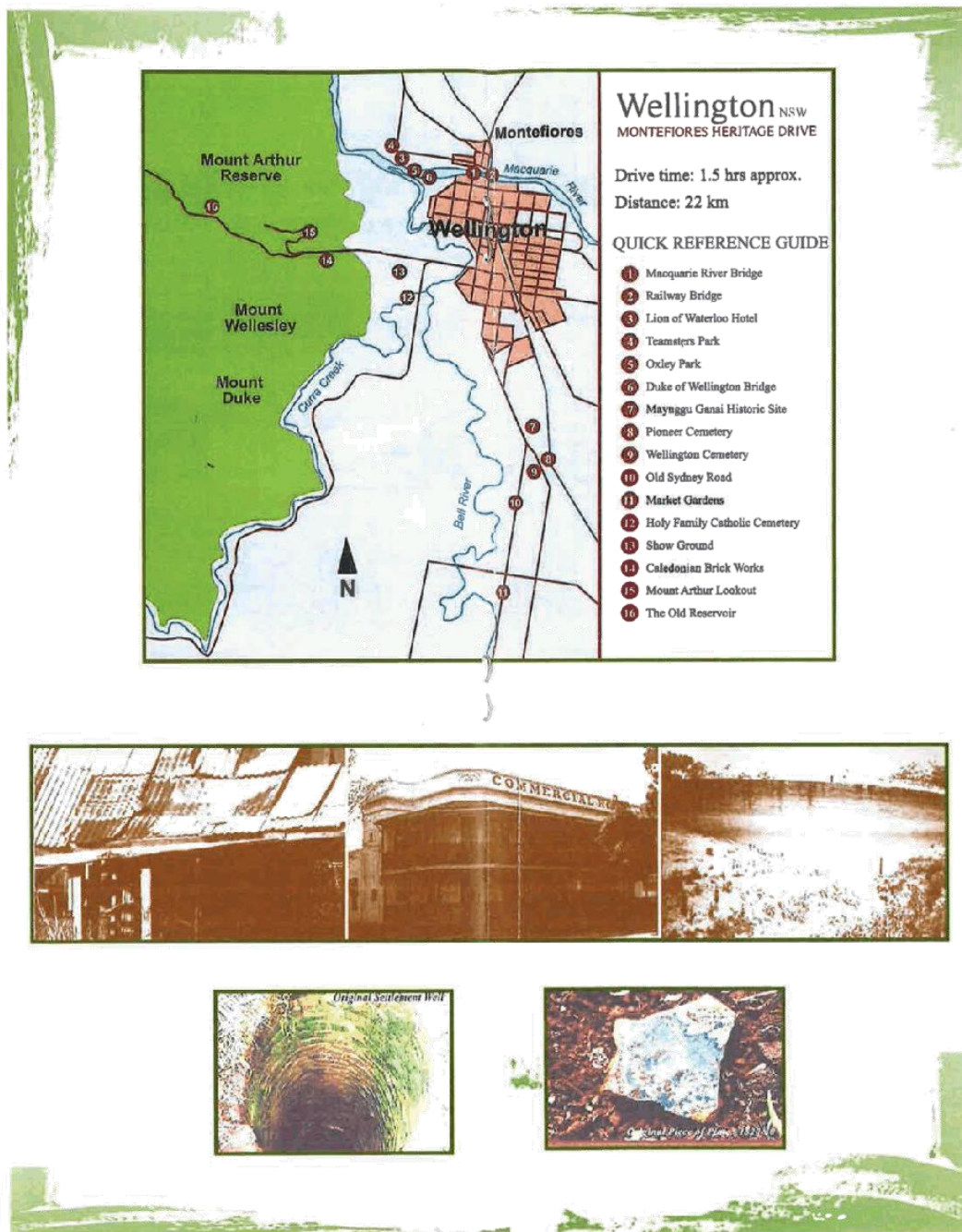
Original Settlement Area

South of Wellington, approximately 2.3kms along the Mitchell Highway, on your left is (7) Maynggu Ganai Historic Site. Maynggu Ganai is a Wiradjuri term meaning "Peoples Land". This is a small part of the site of the convict Settlement (1832-1844) and the Aboriginal Mission (1832-1844). Some of the original site lies on the opposite side of the Mitchell Highway. When the Mitchell Highway was realigned in 1932 the new route bisected the site.



There are no buildings visible at Maynggu Ganai, although the building layout of the settlement is known. The site is now under the management of the National Parks and Wildlife Service.





Continuing south along the Mitchell Highway on your left is the (8) Pioneer Cemetery. This contains headstones of the earliest settlers, but unfortunately many of the earlier graves were unmarked and can no longer be distinguished. The earliest burial on record is that of Corporal Sweeney who died in 1825.



On the other side of the Mitchell Highway you will see (9) Wellington Cemetery, which is still in use. It was consecrated in 1871. The graves in the cemetery are arranged according to denominations. There are old headstones of graves belonging to members of Wellington's Chinese community. Further information about the cemetery and burial records can be obtained from the Oxley Museum in Wellington. Still heading south, you will reach the turn off to Lake Burrendong and Burrendong Arboretum on the left. You can turn here and then right again onto an unpaved road which will take you back to the cemetery. (10) This is the Old Sydney Road which is shown on maps as early as 1826 and has been in continual use since then. The road takes you through an area (11) Market Gardens along the Bell River. Market Gardens were established in Wellington early by Chinese settlers, some of whose descendants still grow vegetables here. The market gardens have provided employment for many local people especially in the depression.

When you come out at the Cemetery turn left to return to Wellington and at the second roundabout follow the road sign to Parkes.

Towards Mount Arthur

After crossing the Bell River Bridge you will see Pioneer Park on the right. Turn left towards Parkes on the Renshaw-McGirr Way and just past the Racecourse you will see the (12) Holy Catholic Cemetery and often referred to as Curra Creek Cemetery. Records show this land has been in use for burials since the 1850's, the earliest headstone being that of Richard Hennessey who died on 11 August 1852. Another headstone marks the grave of Patrick Reidy the original owner of the land who died on 3 December 1860. Ten years earlier he had buried an infant son on his land because access to the Pioneer Cemetery was prevented by flood. That is the first known burial on the site.

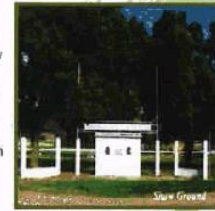
Memorials date from as early as 1852. Two old sandstone memorials are of the altar type but their horizontal inscriptions are now very weathered and difficult to read. Marble headstones over the graves of Irish-born settlers are carved with Irish harps and shamrocks - beautiful examples of 19th century stonemasonry, and contains graves of many of the earliest priests and nuns from the Wellington Parish as well as early Irish settlers. The cemetery is still in use today.



Holy Family Catholic Cemetery

Turn around and at the T Junction turn left into Bushrangers Creek Road.

Bushrangers Jacky-Jacky and Redcap were captured in the vicinity around 1836 by troopers from Montefiordes Sergeant Patrick Sheedy and a constable named Pretty Boy. In the scuffle Redcap fired a flintlock pistol at Sheedy shaving his whiskers and making a groove along his jaw. Not daunted Sheedy handcuffed Redcap who was later hanged at Bathurst.



On your left you will pass the Show Ground which was established on this site in 1910. Prior to that race meetings were held at four different locations around Wellington, including a race track at Wellington Caves.

Just over the rise on your left you can see the remains of one of the (14) Caledonian Brick Works, which produced the rose red bricks that were used in many local buildings.



Around a slight bend in Bushrangers Creek Road a road to the right will take you up to the Mt Arthur Lookout. On the way to the top lookout there is a stopping place with a wall painted by members of the local Aboriginal Community. This provides an excellent view of Wellington Township. Continue to the top of the road for a view of Mount Arthur Reserve and Mount Wellesley with its telecommunications tower. From the parking area at the top there are several walks which are shown on a sign shortly up the Apex Trail. Return down the hill to Bushrangers Creek Road and turn right. Continue about 0.7km to a car park on the right, which has toilets and a picnic area. On the opposite side of the road there are two walking tracks leading to Mt Wellesley.

The picnic area lies at the top of the Old Reservoir (16), this was built to improve Wellington's water with works starting in 1898. It was expected that the reservoir would hold 30 million gallons of water and the estimated cost was 9,500 pounds. This remained the main source of water until around 1910. Further information can be found on an interpretation panel 300 metres back down Bushrangers Creek Road where remains of the footings of the old dam wall can be seen. The dam wall was removed in 2002.

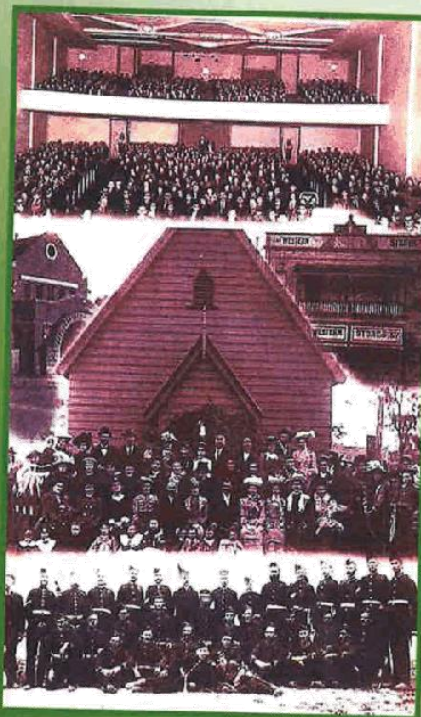


Wellington Visitor Information Centre
Cnr Nanima Crescent & Warne Street

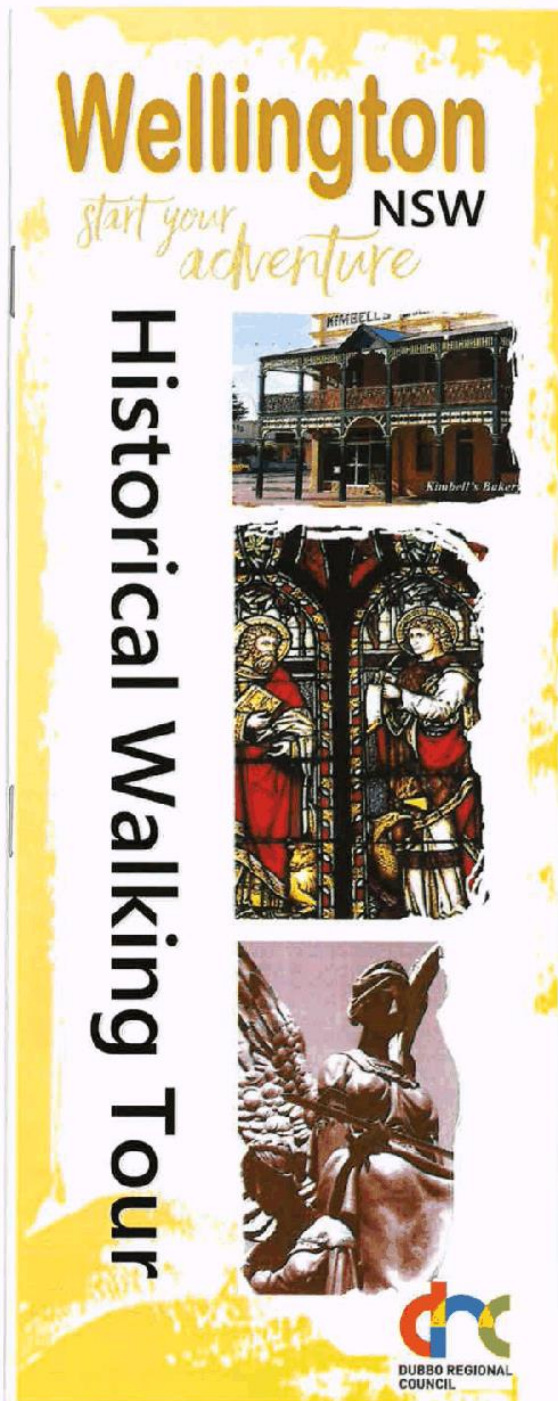
Wellington NSW 2820

Ph: 6840 1770

Freecall: 1800 621 614



Information and text provided by the Wellington Council
Heritage Advisory Committee.



Start your journey here

1. Cameron Park

The walk starts from Cameron Park, a lovely area bordered by the Bell River. In 1882 the area was gazetted for recreational purposes. The park was fenced, paths were set out and trees and gardens begun. However the park in its present form results from work done in 1990 while T.H Cameron was Mayor of Wellington. At that time the design was developed a park gardener was appointed, a picket fence and gates were built, the fountain was added (which was later moved to its current location), and major planting occurred. In 1910 the park was renamed Cameron Park.

The park is classified by the National Trust. The sunken garden was originally the town's swimming pool.

Keep a lookout for the Lone Pine, grown from a seed brought from Gallipoli.



2. Fong Lee & Co



On leaving Cameron Park, walk north along Nanima Crescent. On the opposite side of the road you will see Fong Lee Lane. Adjacent to the laneway is the site Fong Lee & Co, an emporium selling a wide range of goods, including clothing, household goods and Chinese herbal medicines. The store was opened in 1879 by Kum Yoon Fong, and from 1896 it was run by the Ling family until it closed in 1936. The Oxley Museum has a fine display of items from both Fong Lee's store and the Ling family.

3. Commercial Hotel

At the roundabout, turn left into Warne Street and walk past the Olympic Pool. The building at the corner of Warne and Raymond Streets is the former Commercial Hotel, built in 1865.

4. Kimbell's Bakery

Walk back up Warne Street across the roundabout to Kimbell's Bakery. Built in 1904 by R M Kimbell as a Bakery and Refreshment Room. The original balcony and verandah with their decorative railings, posts and friezes were restored in 1994 with a grant from the Heritage Council of NSW.



5. Sacred Heart Infant School

Further up Warne Street you will come across the Cactus Café. In the past this was the site of several important buildings including the first Presbyterian St Andrews Church (1882), and then a Drill Hall. In 1930 the present building was erected for the Sacred Heart Infants School, and remained in use as a school until 1998. An unusual Spanish Mission style, very popular in the 1920's and 1930's. It has been restored renovated and reborn as a popular and attractive café.



6. Oxley Museum

Occupying a prominent position on the corner of Warne and Percy Streets, the Oxley Museum was designed by the architect J F Hilly. It was built in 1883, and housed The Bank of NSW until 1922. The balcony and verandah are both supported by decorative iron columns with wrought iron decorative brackets and frieze. From 1922 to 1966 The building was used as the Catholic Presbytery. In 1967 it was purchased by Wellington Shire Council and became the Oxley Historical Museum.



7. St Patrick's Catholic Church



Opposite the Museum you will see St Patrick's Catholic Church, built of brick and stucco dressing. The church was completed in 1917. Next to the church is the Convent of Mercy, a brick building with decorative ironwork, constructed in 1889.

8. St John the Baptist Anglican Church

Across the road is St John the Baptist Anglican Church. Built in 1867 this is Wellington's oldest surviving church. The tower and porch were later additions. It is built of brick with lancet windows. The memorial stained glass windows are particularly beautiful. Further up Warne St, at number 59-60, is the Anglican Rectory, which is documented as being the oldest continually occupied private residence in Wellington. Built in 1875 it was fully restored in 1995.

9. Federation Houses

Continuing up Warne Street, on the left hand side of the road is an interesting group of four Federation houses at numbers 64 to 70, they were erected between 1890 and 1907 by the Kennard Brothers, who built many fine buildings in Wellington. Their original appearance has been retained, giving a good idea of how the streetscape would have looked around that time. The houses on the opposite side of the road were built in pairs between 1910 and 1930's as land owned by the Anglican Church was sold off.



10. Fire Station

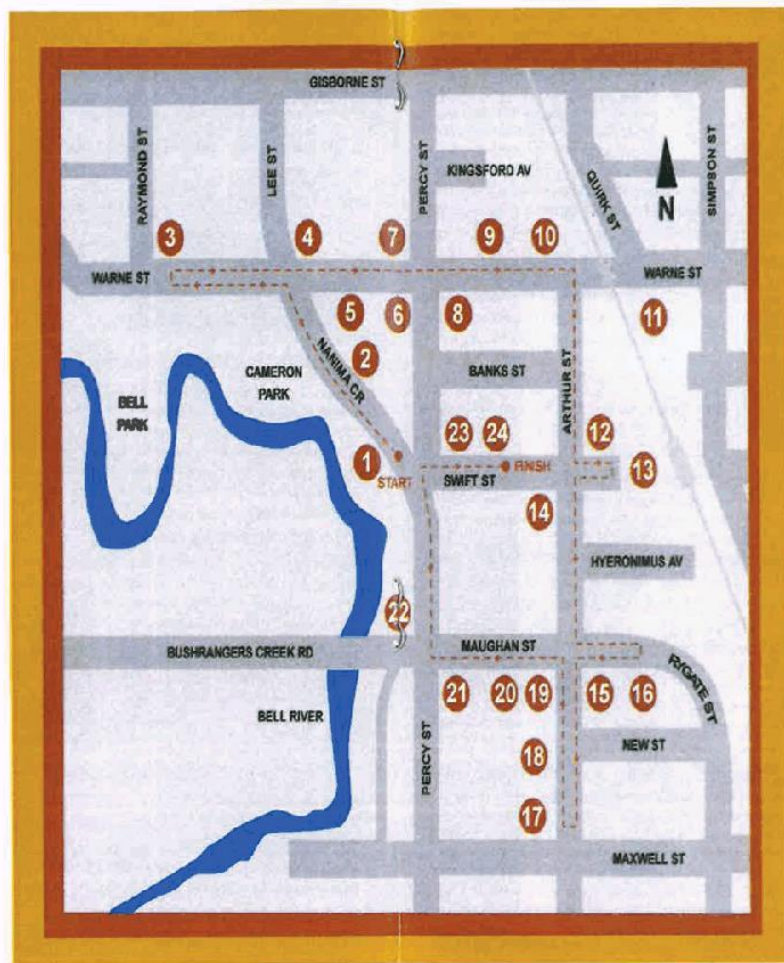
Just before the railway line on the left is the Fire Station. This was built in 1927, the original fire station having been in Cameron Park. On top of the tower beside the Station is the Convict Bell, cast in 1823. This is one of three bells used at Wellington's Convict Settlement to muster the convicts.

11. McLeods Flour Mill

Across the railway line on the right hand side of the road is the site of McLeod's Flour Mill, built by the Kennard Brothers and finished in 1903. The Mill was owned by Murdoch McLeod and was a huge commercial enterprise. The milling machinery was manufactured by Henry Simons of Liverpool, England.



In 1906 it is recorded that the Mill had an output of 2,000 sacks of wheat per week. The Mill was destroyed by fire on 29 December 1985, and has been replaced by modern houses. However, McLeods house "Logealmond" still stands on the corner of Warne and Simpson Streets.



12. Hotel Wellington

Turn right into Arthur Street and on the left hand side at the corner of Swift and Arthur Streets is the Hotel Wellington. Built in 1880 in preparation for the arrival of the first train, this large attractive country style hotel was renovated and restored in 1990. Unusual features of the exterior are the turret and bellcote on the roof.

13. Wellington Railway Station



Turn left into Swift Street and Wellington Railway Station is directly ahead. The first train arrived in Wellington on June 1 1880. A Ball was held in the railway goods shed to celebrate the event, which was attended by two hundred officials

and dignitaries. For the other townsfolk a steer was donated by John Gardiner of Gobolion was barbecued on the vacant block opposite the Post Office. Unfortunately a railway employee named Everingham was crushed to death while coupling two sleeping cars together.

The Victorian building was constructed of local rose red bricks. There have been extensive alterations to the exterior of the building. The railway complex originally included a Hotel, Institute and Refreshment Rooms which has since been demolished. The four palms are the only reminder of the prize winning gardens opposite the station. The area around the station must have been a hive of activity when all the original buildings were still there and the railway workshops (which closed in 1925) were operating.

The wooden footbridge across the railway is one of only three timber footbridges remaining in the State the others being in Bambala and Sulphide Junction, Newcastle.

14. Knuckley's Store On the corner of Swift and Arthur Streets you will see Knuckley's Store., this was formerly a photographer's studio, and it is believed that the original dark room is still there. It was then run by the Knuckley Family as a general store from 1915 until it closed in 2000. The building is on the NSW State Heritage Register.

15. Federal Hotel Walk along Arthur Street until you reach the Federal Hotel on the roundabout opposite McDonalds. A typical country style hotel with the iron balconies and locally made rose red bricks. The Federal was built in 1894. At the turn of the century Federation was a very important cause and was enthusiastically supported. The name of the hotel is proudly proclaimed from its parapet. The hotel stands diagonally opposite the Reinhard building which was built in 1901.

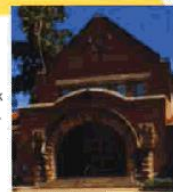
16. Munitions Factory Looking left up Maughan Street you will see the TAFE Building, which was formally the town's Munitions Factory. Following the outbreak of World War 11 the citizens of Wellington raised large sums of money for patriotic funds and invested in war loans. However, they were concerned that nothing was being done towards establishing a munitions factory or military camp in the town. In October 1941 a group of technical officers visited Wellington to investigate the matter, and in July 1942 a munitions factory opened on this site, which operated until February 1945. Employment was given to married women in preference to single women. The building became a Technical College after WW11, providing technical training for men returning from war service.

17. St Andrews Uniting Church St Andrews was built in 1907 of brick and cement dressing imitating sandstone. The church has two unusual buttresses against the front wall. The building has been extended and renovated internally.

18. Wellington Public School The school was built in 1881. In the playground behind the school is the Gould League Tree. Under the elm tree the Gould League of Bird Lovers was founded in 1910. To the right of the building is the 75th Anniversary Gould League Cairn and Garden.

19. Wellington Court House

Retracing your steps to the roundabout and turning left into Maughan Street, the first building on the left hand side is the Court House. Designed by the architect WL Vernon and built by George Kennard in 1872, it is brick with stone dressing and a terracotta tiled roof. The side rooms and verandah entrance were added in 1912 by Kennard's sons



20. Post Office

Continue down Maughan Street to the Post Office. The original post office was built on site in 1869. The current extension to the original opened in 1904 and is a fine Edwardian building with timberwork on the verandah and sandstone dressing.

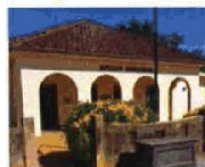


21. Old Police Station & Gaol

On the corner of Maughan and Percy Streets is the Old Police Station and Gaol. This was in use as the towns Police Station until December 2002. The earliest part of the building including the gaol wall, date from the 1860's. They and the later police cottage are classified by the National Trust. The building still contains six original cells and an internal exercise area.



22. Apsley Building



Turning right into Percy on the left hand side is the Apsley Building which houses the Wellington Library. This opened as the town's bowling club in 1906 and was renovated and converted to its current use in 2005.

23. National Australia Bank

Continue up Percy Street with Cameron Park on your left to the junction with Swift Street. On the corner is the National Australia Bank, which occupies a prominent site in the main business district. It was designed by architect GA Mansfield and constructed in stuccoed brick with a slate roof. It was opened in 1883 and the interior has been faithfully restored.

24. Swift House

A few steps up Swift Street is Swift House, which is a fine example of a two-storey Victorian Italianate house, built of local brick. It was built in 1892 for Dr Charles Rygate, one of the town's most distinguished doctors. It was originally called Hail-lo-aloha.



The traditional Aboriginal people Wiraathuri (part of the Wiradjuri Nation) are known to have lived in the Wellington Valley for more than 25,000 years. Many of their descendants still live in and around the town.

The first European to arrive in Wellington was Lieutenant John Oxley, who crossed the Bell River with his party on 19 August 1817. Wellington became the second formal settlement west of the Blue Mountains when a Convict Settlement was established 2.5km south of the present day town in 1823. In 1832 this closed and the building were taken over by the Anglican Church Missionary Society and run as an Aboriginal Mission, which closed in 1844.

The first area to be was Montefiores Village, named after JB Montefiores who took one of the earliest land grants in 1831. The Village was on the Cobb & Co coach route to the west and had a number of businesses and public houses including the Lion of Waterloo.

Wellington was gazetted as a town in 1846. After a slow start the population expanded rapidly between the 1870's and 1901, when it had risen to around 3,000 people. The railway reached Wellington in 1880, which provided easier transport for local produce including wheat, other crops and vegetables.

Wellington has always been noted as an attractive town with a beautiful park. The prosperity of the town and the surrounding district was reflected in it's wide range of shops, businesses and amenities.

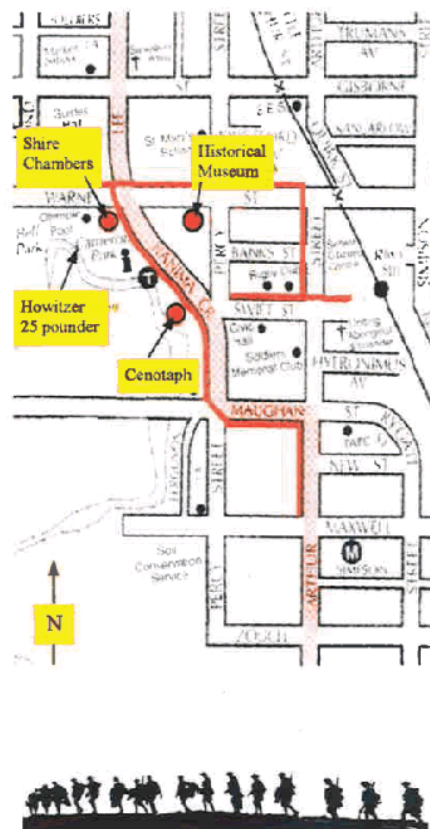
Wellington has continued to develop and now has around 5,800 residents. It is a great town to visit with many interesting places and heritage buildings.

Wellington Visitor Information Centre

6840 1770

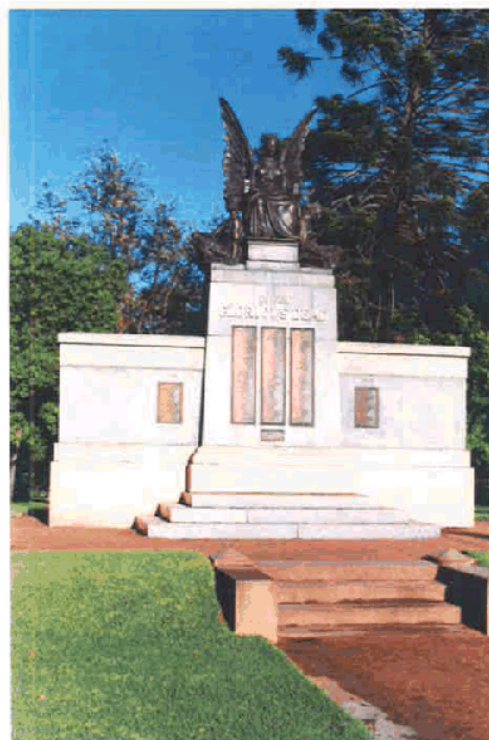
Freecall: 1800 621 614

Information provided by Judith Hiatt, Dorothy
Blake and Lee Thurlow.



© T. Munro/Wellington RSL Sub-Branch

WELLINGTON'S WAR MEMORIALS



The Cenotaph, Cameron Park, Wellington N.S.W.

The Wellington District has a rich history of service in all theatres of war. The Cenotaph contains the names of all Wellingtonians who were killed in action or died as a result of active service. The Cenotaph was built after intense lobbying and fund raising to commemorate those who fell in World War One. In years to come those who fell in World War Two and still later Vietnam were also added.

The cenotaph's designer, Gilbert Doble submitted his plan to make a garden, gates, plinth and statue in 1920 (winning a £100 prize). The plinth was dedicated in 1923. The three figures on the top were finally finished and added in 1933.

The central seated figure has a unsheathed sword on her lap, portraying a "Winged Victory" or a Nike. When viewing from the gate, the partly armoured figure on the left is, "a Martial Figure, symbolizing the spirit in which Australia went into the war", she holds a knife in her left hand and a palm in her right.

The supporting figure on the viewers right "Represents History recording in a book the deeds of those who saw service". Another popular interpretation is that the left figure is the Spartan mother and the right figure is Cleo, the muse of history.

The total cost of the project was £3000, much of which was borne by the Cenotaph's patron Murdoch McLeod.

Much discussion about the erection of the memorial saw opposition arise to the fact that only the fallen were to be honoured. So in due course the names of over eight hundred men and several nurses who served overseas in the First World War, were placed on Marble Tablets to be housed in a Victory Hall.

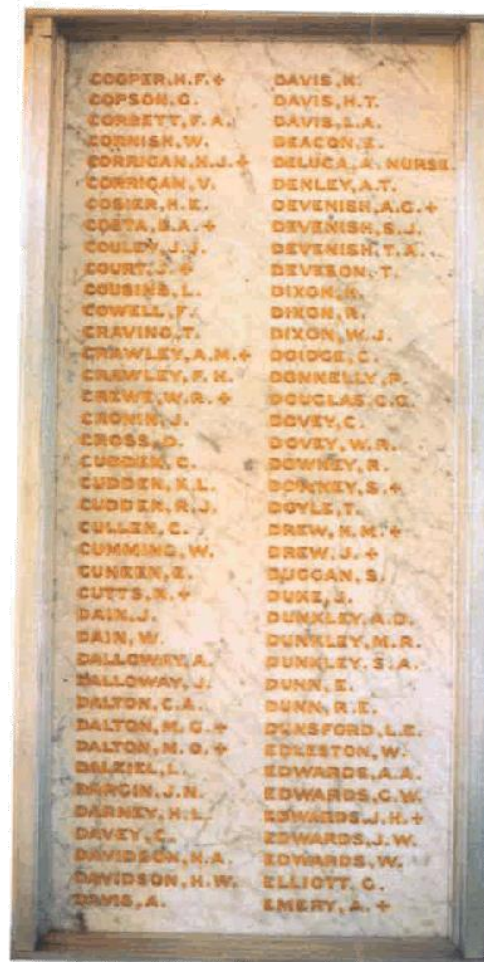
This hall was to be located in Cameron Park. Due to a lack of funding the Hall was incorporated into the Municipal Shire Chambers as a compromise where they remained for many years.

The tablets were relocated to their current location in the Shire Chambers when the older building was demolished. Very few people even within Wellington are aware that a full Honour Roll for World War One exists upstairs in the Shire Chambers. The Honour Roll is accessible for public viewing.

Also now housed next to the Honour Roll is one of the two German Maxim machine guns that were allocated as War Trophies to the Wellington District in 1920. For many years it proudly stood as part of the Bodangora War Memorial. Falling into disrepair, the machine guns were rescued and taken to the Museum for safe keeping. Cleaned up and given a fresh coat of paint it is once again on display.

2

One of the Honour Roll tablets, Shire Chambers



The Wellington Museum also has several rooms dedicated to the memory of the District's servicemen. Several of the outlying district Honour Rolls are now housed there, many of the small Halls around still retain their Memorials and Honour Rolls.

Cameron Park is also home to a 25 pounder gun/Howitzer that was presented by the R.S.L. to the people of Wellington in November 1992. The gun commemorates those who served during the Second World War.

The 25 pounder was used by Army Field Artillery Units. Crewed by six men it gave sterling service in both The Middle East and South West Pacific war theatres.



"LEST WE FORGET"

3

7.2 Local Village Actions

NO	ACTION	PRIORITY
1	Supermarket Vehicle Access Provide right in and right out turns for the supermarket carpark and Maughan Street.	Long
2	✓ Supermarket carpark access Repair supermarket car parks, add shelter through landscaping, investigate CCTV options, formalise car parking. <i>(REMEMBER THIS IS Wellington re parking limits)</i>	Medium
3	CBD entrance statements Themed CBD entry at Mitchell Highway and Arthur Streets. Prepare strategy themes. ?	Short
4	Mitchell Highway, Percy and Arthur Streets intersections Discuss plans to reconfigure roundabouts on Mitchell Highway and Percy and Arthur Streets with the RMS. Prepare concept designs for discussion purposes, detailed designs, scoping will be required. ?	Medium
5	Community Centre + Community Gardens — <i>AT SCOUT HALL - NOW BINANG Community Radio</i> Investigate the purchase 24-32 Maughan Street to create a community hub including community centre and garden. <i>Scout Hall.</i>	Long
6	Repurposing of the former Gaol and Police Station If feasible develop initial concepts for construction of a community centre Council to identify a suitable future use for the former Wellington Gaol and Police Station following community consultation. ?	Medium

EVERYONE BELIEVES THE OXLEY MUSEUM IS TO MOVE TO THIS UNSATISFACTORY SITE ??

WHAT IS TO HAPPEN TO THE BUILDING PRESENTLY OCCUPIED BY THE MUSEUM?

7.3 Tourism Village Actions

NO	ACTION	PRIORITY
1	Mitchell Highway - low speed environment <i>WHAT!!</i> Investigate narrowing the <u>visual/physical width</u> of Nanima Crescent and increasing the visibility/relocation/number of pedestrian crossings and refuges (subject to consultation with the RMS).	Long
2	Mitchell Highway - pedestrian crossing <i>3 CROSSINGS NOW</i> Increase pedestrian access across the Mitchell Highway (Nanima Crescent) subject to RMS consultation.	Long
3	Cameron Park Continued upgrades Cameron Park including pedestrian bridge to Pioneer Park (funding being investigated), playground, Wirradjuri Experience Centre. Investigate feasibility of partial <u>removal of the wall around Pioneer Park</u> to allow physical and visual connections from Nanima Crescent to the park and Macquarie River. This action will require a specific heritage study to confirm the heritage value of the wall. <i>FENCE AT CAMERON PARK - PERHAPS CHECK WITH JOHN PRESTON OR WELLINGTON HISTORICAL SOCIETY</i>	Medium
4	Fong Lees Lane Prepare suggestions concepts for the repair and beautification of Fong Lees Lane for community consultation. <i>CHECK WITH WELLINGTON ARTS AS THEY RESURRECTED THIS AREA.</i>	Medium

NO FENCE IN Pioneer Park OTHER THAN LOW BELL POST AND RAIL FENCE

IF COUNCIL DOES NOT HAVE RECORDS OF THIS

7.4 Enterprise Corridor Village Actions

NO	ACTION	PRIORITY
1	Community Gardens - See Scout Hall - Wins ^{PERHAPS} Investigate feasibility of purchasing former Caltex service station site at the corner of Lee and Warne Street. As a former service station site, the site may be contaminated, appropriate investigations will need to be undertaken.	Long
2	CBD entry statement Themed CBD entry at roundabout of Lee Street and Gisborne Street. Design themes will need to be prepared and adopted.	Short

COULD BE PARKING AREA FOR V.I.P?

WELLINGTON TOWN CENTRE REVITALISATION PLANS

8.0 Appendix One



LOCALITY PLAN Source: Strmap, 2020
Scale: NTS

SITE LOCATION

Sheet No.	Drawing Title	Revision	Date
LP00	COVER SHEET	B	13/05/20
LP01	STREETSCAPE MASTER PLAN	B	13/05/20
LP02	LANDSCAPE DETAIL PLAN 1	B	13/05/20
LP03	LANDSCAPE DETAIL PLAN 2	B	13/05/20
LP04	LANDSCAPE DETAIL PLAN 3	B	13/05/20
LP05	LANDSCAPE DETAIL PLAN 4	B	13/05/20
LP06	LANDSCAPE DETAIL PLAN 5	B	13/05/20
LP07	STREET SECTIONS 1	B	13/05/20
LP08	STREET SECTIONS 2	B	13/05/20
LP09	STREET SECTIONS 3	B	13/05/20
LP10	STREET SECTIONS 4	B	13/05/20

Wellington Town Centre
Wellington NSW
Dubbo Regional Council

COVER SHEET

Dwg No: LP00 Rev: B Project No: 1867
Scale: NTS



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admin@moir.com.au
www.moir.com.au



Wellington Town Centre
Wellington NSW
Dubbo Regional Council

STREETSCAPE MASTER PLAN

Doc No: LP01 Rev: A Project No: 1867
Scale: 1:1500 @ A1



Studio 1, 88 Farm Road | PO Box 111
Wellington NSW 2906
Phone (02) 186 2002 Fax (02) 186 2004
www.moir.com.au

dubbo.nsw.gov.au

53

DESIGN CONCEPTS

1. ENTRY FEATURE

Proposed sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.

2. PEDESTRIAN WALKWAY

Extend walkway for future commercial use and provide opportunity for street seating.

3. STREET'S TREES

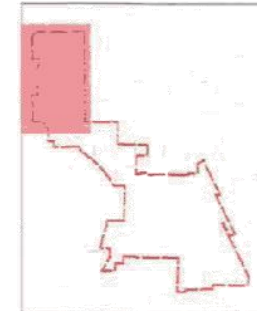
Revegetate the street planting. Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.

4. MEDIAN PLANTING

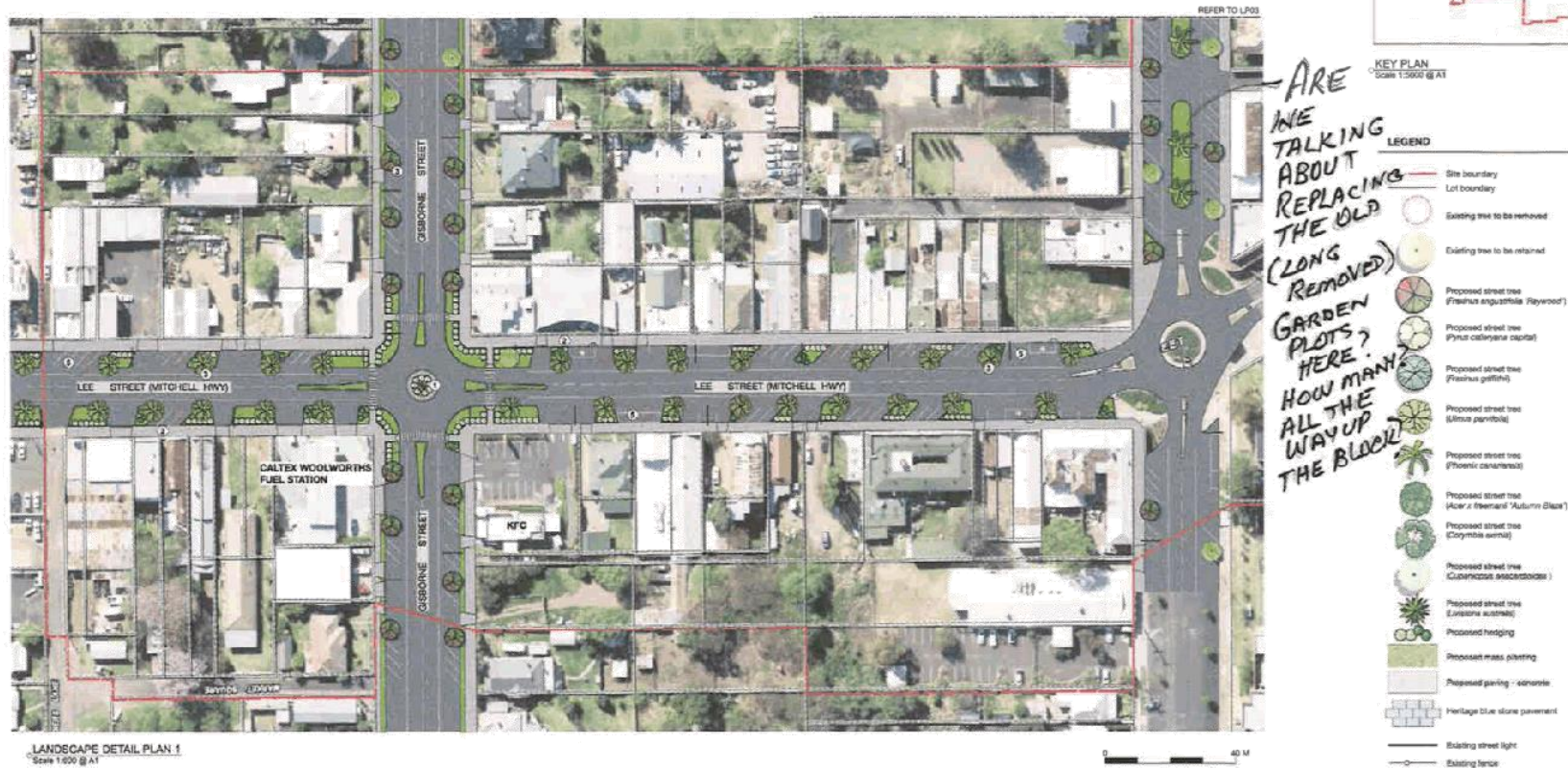
Proposed street trees and under storey planting in the median strip, improve the view of street.

5. STREET CARPARK

Formalise parking opportunities and provide convenience for adjacent retail. Accessible parking and long bay provided for convenience.



KEY PLAN
Scale 1:5000 @ A1



Wellington Town Centre
Wellington NSW
Dubbo Regional Council

LANDSCAPE DETAIL PLAN 1

Dwg No: LP02 Rev: B Project No: 1867
Scale: 1:600@A1



Studio 1, 66 Pan Street (PO Box 111)
Wellington NSW 2206
Phone (02) 4685 2500 Fax (02) 4685 3555
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DUBBO REGION WELLINGTON TOWN CENTRE PLAN

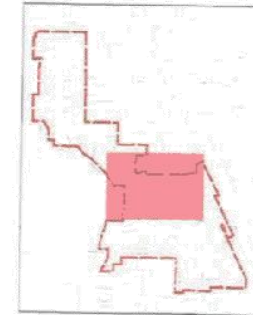
REFER TO LP03



LANDSCAPE DETAIL PLAN 3
Scale 1:800 @ A1

DESIGN CONCEPTS

- 1. ENTRY FEATURE**
Proposed sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.
- 2. PEDESTRIAN WALKWAY**
Extend walkway for future commercial use and provide opportunity for street seating.
- 3. STREET TREES**
Revitalise the street planting. Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.
- 4. MEDIAN PLANTING**
Proposed street trees and under storey planting in the median strip. Improve the view of street.
- 5. STREET CARPARK**
Formalise parking opportunities and provide convenience for adjacent retail.



KEY PLAN
Scale 1:5000 @ A1

LEGEND

- Site boundary
- Lot boundary
- Existing tree to be removed
- Existing tree to be retained
- Proposed street tree (Fraxinus angustata 'Waywood')
- Proposed street tree (Pyrus calleryana 'capitata')
- Proposed street tree (Fraxinus griffithii)
- Proposed street tree (Liriodendron parvifolium)
- Proposed street tree (Pterocarya stanleyana)
- Proposed street tree (Alnus x bipartita 'Autumn Blaze')
- Proposed street tree (Corymbia alba)
- Proposed street tree (Cupressus antarctica)
- Proposed street tree (Lonicera australis)
- Proposed hedging
- Proposed mass planting
- Proposed paving - concrete
- Heritage blue stone pavement
- Existing street light
- Location Name

Acquisition of 66 Swift Street for development of car park/ bus interchange in future.

OPEN OR CLOSED NOW?

Tree planting in centre median lane

Public Domain adjacent to Overpass with seating and shade trees.

REFER TO LP03

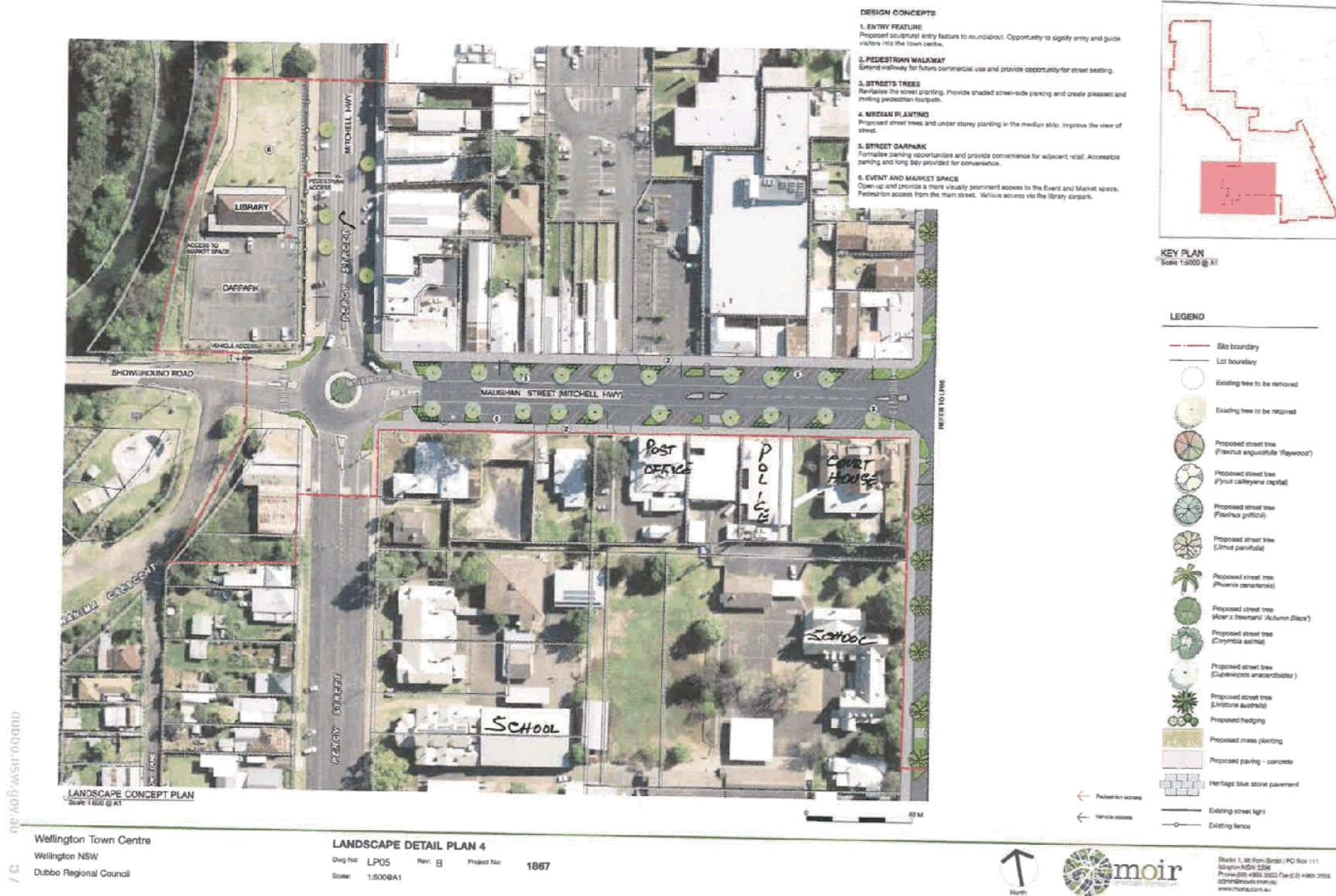
Wellington Town Centre
Wellington NSW
Dubbo Regional Council

LANDSCAPE DETAIL PLAN 3

Dwg No: LP04 Rev: B Project No: 1867
Scale: 1:600@A1



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DESIGN CONCEPTS

- 1. ENTRY FEATURE**
Proposed sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.
- 2. PEDESTRIAN WALKWAY**
Extend walkway for future commercial use and provide opportunity for street seating.
- 3. STREETS TREES**
Revitalise the street planting. Provide shaded street-wide parking and create pleasant and inviting pedestrian footpath.
- 4. MEDIAN PLANTING**
Proposed street trees and under story planting in the median strip. Improve the view of street.
- 5. STREET CARPARK**
Formalise parking opportunities and provide convenience for adjacent retail.



LEGEND

- Site boundary
- Lot boundary
- Existing tree to be removed
- Existing tree to be retained
- Proposed street tree (Fraxinus angustifolia 'Raywood')
- Proposed street tree (Pyrus calleryana capital)
- Proposed street tree (Fraxinus gottweii)
- Proposed street tree (Alnus parvifolia)
- Proposed street tree (Phoenix constricta)
- Proposed street tree (Acacia dealbata 'Alburna Black')
- Proposed street tree (Corymbia alata)
- Proposed street tree (Gutierrezia arborescens)
- Proposed street tree (Gutierrezia australis)
- Proposed hedging
- Proposed mass planting
- Proposed paving - concrete
- Heritage blue stone pavement
- Existing street light
- Existing fence

GARDEN PLOTS??

Wellington Town Centre
Wellington NSW
Dubbo Regional Council

LANDSCAPE DETAIL PLAN 5
Dwg No: LP06 Rev: B Project No: 1867
Scale: 1:600@A1

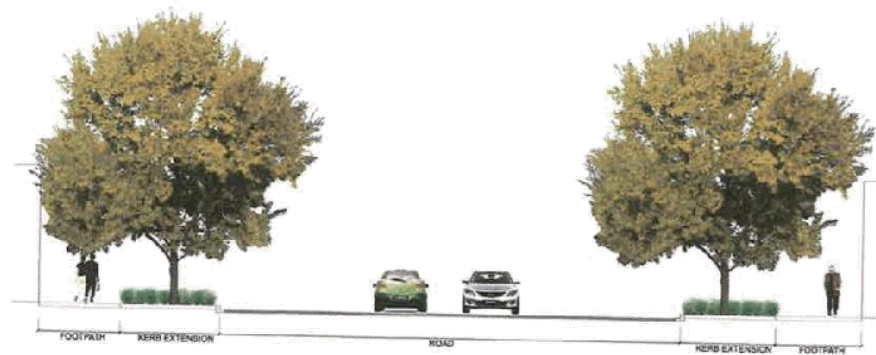


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60

DUBBO REGION WELLINGTON TOWN CENTRE PLAN



LEE STREET (MITCHELL HWY) CROSS SECTION
Scale 1:75 @ A1



WARNE STREET CROSS SECTION
Scale 1:75 @ A1

Wellington Town Centre
Wellington NSW
Dubbo Regional Council

STREET SECTIONS 1

Drawn: LP07 Rev: B Project No: 1867
Scale: AS SHOWN

North



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Wellington NSW 2208
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info@moir.com.au
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PERCY STREET CROSS SECTION
Scale 1:75 @ A1



GISBORNE STREET CROSS SECTION
Scale 1:75 @ A1

SHOULDERS OF ROAD HAVE BROKEN UP AS THIS HAS BEEN USED BY HEAVY VEHICLES AS A DIVERSION FROM THE CBD.

dubbo.nsw.gov.au 61

Wellington Town Centre
Wellington NSW
Dubbo Regional Council

STREET SECTIONS 2

Dwg No: LP08 Rev: B Project No: 1867
Scale: AS SHOWN

North



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admin@moir.com.au
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ARTHUR STREET CROSS SECTION
Scale 1:75 @ A1



BANK STREET CROSS SECTION
Scale 1:75 @ A1

— THIS IS A NARROW STREET
TREES PLANTED ON FOOTPATH
VERGE.

Wellington Town Centre
Wellington NSW
Dubbo Regional Council

STREET SECTIONS 3

Dwg No: LP09 Rev: B Project No: 1867
Scale: NTS

North



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Wellington NSW 2220
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MAUGHAN STREET CROSS SECTION
Scale 1:75 @ A1



NEW STREET CROSS SECTION
Scale 1:75 @ A1

Wellington Town Centre
Wellington NSW
Dubbo Regional Council

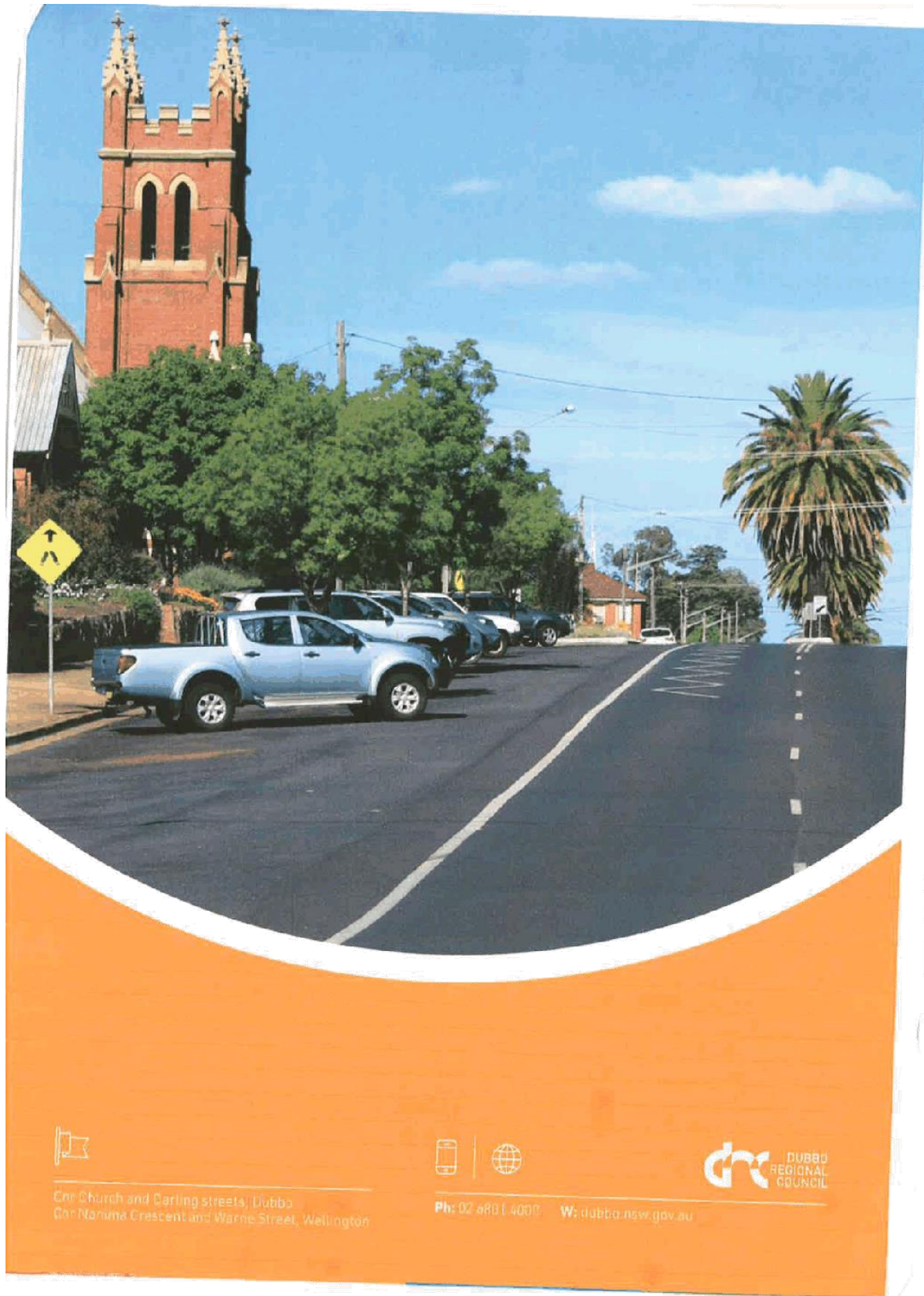
STREET SECTIONS 4

Dwg No: LP10 Rev: B Project No: 1867
Scale: NTS



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North



One Church and Carling streets, Dubbo
One Nannima Crescent and Warne Street, Wellington



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DUBBO
REGIONAL
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Dubbo Photo News August 20-26, 2020

23

WELLINGTON NEWS

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Wellington's grand masterplan

By NATALIE LEWIS

TWO years after deciding to create a masterplan for Wellington's Town Centre, Dubbo Regional Council (DRC) has plans to put it on public display.

Council has prepared the draft Wellington Town Centre Plan with the key aims of 'addressing the growing number of vacancies and low levels of activation within the town centre', referring to the many empty shopfronts spread along the main street.

The draft plan splits the CBD into three distinct precincts: a local village, a tourism village and an enterprise village and has also divided community consultation into stages which include specialist input from retail economics, traffic engineering, landscape architecture and heritage.

But for long-term Wellington resident and former business owner Marie Hoffman, the plan lacks real substance.

"I would like to see Wellington's Town Centre plan," Mrs Hoffman told Dubbo Photo News.

"All I can see is Dubbo, a few mentions of outer towns, maps etc."

In her report to Council, Senior Growth Planner Carmel O'Connor describes the plan as a key action of Council's Community Strategic Plan 2040. Its aim is to address the town's demise and to provide a framework which encourages investment and supports revitalisation.

"Over recent years, the Wellington Town Centre has experienced a significant decline in retail activity, which is currently reflected in a 27 per cent vacancy rate of shopfronts at ground floor level," the report states.

"This vacancy rate in turn contributes to a lack of activity in the centre and has flow-on effects for the entire centre."

"A Plan is required to identify the current opportunities in the Wellington Town Centre, the issues generating vacancies and preventing activation and the actions that could be adopted to counteract the situation."

However, after viewing the plan, Mrs Hoffman was not convinced of its viability.



"We have been through this so many times," she said.

"It all sounds great at the time, then there either is not enough money to complete it, or a change of Council, State or Federal Government and everything is put on hold and forgotten."

The draft plan was prepared using specialist input and community consultation including face to face interviews (prior to COVID-19 restrictions), selected group discussions, online feedback and written invitations to retailers.

It outlines issues such as shop vacancies, site contamination and accessibility and suggests improvements such as street tree entry, parking and pedestrian zones along with a focus on preserving heritage, promoting tourism and encouraging future festivals and events.

According to the plan, Council is to investigate:

- Traffic calming measures and intersection treatments
- Planning controls and land uses
- Public domain and street beautification works
- Tourism activities and opportunities

- Town Entrance Statements including signage
- The relationship with Cameron Park, Pioneer Park and the Town Centre
- Heritage and the importance of heritage conservation

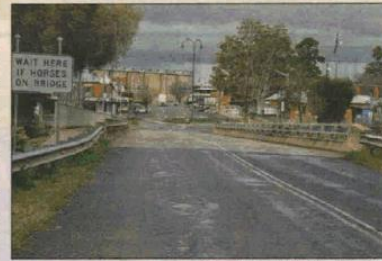
"Many good things have happened in Wellington, but without consultation or thought to the present and future population of the town," Mrs Hoffman said.

"Anyway, 'they' will do what 'they' think is right."

At its July Ordinary meeting, Council recommended to place the Wellington Town Centre Plan on public display in the Dubbo and Wellington Visitor Information Centres, Civic Administration Buildings and Macquarie Regional Library for a period of two months. Part of that reckoning was also to identify and invite interested community stakeholder groups to make a submission in respect of the draft plan.

What do you think of the Wellington Town Centre Plan?

Write to editor@panscott.com.au and share your thoughts on the proposal.



PHOTOS: DUBBO PHOTO NEWS/COLIN ROUSE

The precincts explained:

- **Precinct 1:** The Local Village is at the southern-most extent of the town centre and broadly encompasses that area from New Street north to the centre including Cameron Park Swift Street and provides for the day to day needs of the centre including supermarkets, newsagency and bakery.
- **Precinct 2:** Tourism Village is the central portion of the Centre and includes Swift Street, Cameron Park, Nanima Crescent to Warne Street and generally provides the tourist focus for the centre including Cameron Park and the public art of Fong Lees Lane.
- **Precinct 3:** Enterprise Village includes that area generally from Warne Street north to Soldiers Lane and includes larger land uses that capitalise on the Highway frontage.

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Visitors to be Well informed

By YVETTE
AUBUSSON-FOLEY

WELLINGTON'S newly re-located Visitor Information Centre has been officially opened and Dubbo Regional Council (DRC) mayor Ben Shields says the project was not just important for the town, but also exciting.

"The new centre provides an improved visitor experience with enhanced retail space, devoted to promoting the tourism attractions in Wellington and the wider Dubbo Region," Cr Shields said.

"Wellington has so much to offer our tourists, it's important to create a visitor information centre that is prominent and easy to access. We hope those who are stopping in the region to stay an extra night or two which will help boost the local economy."

The new centre is located adjacent to Cameron Park and the Wellington Aquatic Leisure Centre and showcases the well-known tourism attractions such as Wellington Caves, Lake Burrendong, Mount Arthur Ranges and lesser known attractions such as Fern Gully at the Burrendong Arboretum.

There's also plenty of information about Wellington's rich heritage.

The visitor information centre also boasts a large range of local artisan food produce from across the region and DRC is encouraging locals and visitors alike to head in and shop the home-grown produce.

"The support of the local community will make all the difference to our local producers, we encourage the community to head in and buy the great variety of local products," Cr Shields said.

Cr Ben Shields said the new visitor information centre is vital when it comes to attracting tourism dollars to the Wellington area.

PHOTO: SUPPLIED



TIME OUT WITH THE MAYOR



EVERY Wednesday at Jesspresso in Wellington, the Mayor, or one of his officers makes time available to meet members of the public.

Cr Ben Shields says it's important every member of the community has access to their

elected officials without having to go through the process of booking a time to see him and having to undergo the stress of a formal meeting at one of the council offices.

Pictured: Ivy Keast, DRC Mayor Cr Ben Shields, Daniel Burfitt, Jake Lynch

Lions' pride in charity book sales

AFTER having a break of several weeks, Wellington Lions are reigniting their popular Preloved Book/CD/DVD Sale from Saturday, August 22.

Once again to be staged at the Old Western Store, the sales will be operating on Saturdays from 10am to 1pm.

Lions' Club president Chris Hardy said the club will be raising money for Australian Lions Childhood Cancer Research

"Normally Lions all over Australia have a barbecue for the Foundation which is the main fundraiser, but of course this year it has been cancelled due to COVID," she told *Dubbo Photo News*.

"People have been very generous dropping off their preloved books so we have thousands of books, CDs and DVDs for people to choose from and again it will only be a Gold Coin per item."



There are thousands of items to choose from at the book sales. PHOTO: CONTRIBUTED.

Wellington classifieds

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PhotoNews 68854433

Archived: Wednesday, 3 February 2021 5:24:53 PM
From:
Sent: Wed, 26 Aug 2020 10:49:20
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Ms
First Name:	Katrina
Surname:	Sheridan
Contact Number:	0414619458
Email address:	she_kat@optusnet.com.au
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>New roundabout at cnr of Lee & Gisborne Sts is an extreme waste of money! Wton does not have Chinese gardens, it has Japanese Gardens . Do not remove any part of the Cameron Park fence - the fence itself is a draw card and has already had too much removed. It is part of a heritage that is worth keeping. Rebuild the kiosk near Ryan & Rankmore Accountants. It could be used by charities, school groups & not-for-profit organisations to raise money in the town. And would be a draw card. Similar to when very small businesses spend a day at Inland Petroleum in Dubbo. Charities, not-for-profit & schools could have displays in the empty store fronts. Create a competition that is run every 3 months for the town/visitors to vote on the best display. Winner gets bragging rights, a certificate - maybe a perpetual trophy? Limit of \$100 spent on preparing the display (or something like that).</p>
Attachment/s:	



PUBLIC SUBMISSION FORM



DATE 26.8.20

NAME Mary Meehan

PHONE 0428281896

ADDRESS 143 B BOORKE ST DUBBO NSW

COMMENT I would like to see Wellingtons vacant shops
 premises have a good overhaul for safety &
 hygiene purposes.
 Its very discouraging to anyone visiting the town
 to see the neglect. Surely there are laws for owners
 to keep their premises up to a standard, my concern
 is they will become a big health issue, open for
 germs people littering. Its an attractive little town
 which makes it difficult for people living in the town.
 Please consider my
 complaint.

DUBBO REGIONAL COUNCIL	
ACTIONED TO	GPPL
31 AUG 2020	
CONTAINER #	19/25

	Dubbo.nsw.gov.au
	Fb.com/DubboRegionalCouncil
	(02) 6801 4000
	Cnr Church & Darling Streets, Dubbo Cnr Nanima Crescent & Warne Street, Wellington
	PO Box 81, Dubbo NSW 2830

Archived: Wednesday, 3 February 2021 5:27:13 PM
From:
Sent: Mon, 31 Aug 2020 03:59:30
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Christopher
Surname:	Dalitz
Contact Number:	0409321470
Email address:	chris.dalitz@bigpond.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	A word search of the DRAFT plan finds no 'matches' for electric vehicles, electric cars, or chargers. The EV disruption already underway requires planning now for EV charging infrastructure and parking spaces in CBD's. The Library carpark is an ideal location, and there is already a 32amp three phase outlet on the wall that can be used NOW - and simply listed on PlugShare. (see attached photo)
Attachment/s:	0_102123_31Aug2020135820_Wellington Library carpark (002).jpg



Archived: Wednesday, 3 February 2021 5:31:51 PM
From:
Sent: Thu, 10 Sep 2020 02:18:25
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Ray
Surname:	Murray
Contact Number:	0422 317 565
Email address:	Yarumyar52@gmail.com.au
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	Any information as to why there is NO extra accommodation for solar farm workers in wello .IS WELLO GOING TO MISS OUT ON MILLIONS AGAIN???? WHAT IS HAPPENING PLEASE.
Attachment/s:	

Archived: Tuesday, 9 February 2021 10:27:48 AM
From:
Sent: Sun, 13 Sep 2020 01:22:09
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	[REDACTED]
First Name:	[REDACTED]
Surname:	[REDACTED]
Contact Number:	[REDACTED]
Email address:	[REDACTED]
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>I would like to comment on the plans to alter the roundabouts on the corners of Maughan and Percy St and Maughan and Arthur St. (Figures 20, 21 and 22)</p> <p>These are streets which are integral to local activity and require access from all approaches. I strongly recommend that they remain as normal roundabouts (which are used universally around the world and in large cities. Why does a small town like Wellington need this complicated and frustrating adjustment?)</p> <p>Correct me if I am wrong but from studying the plans it looks like you cannot go straight ahead from Coles to the Public School but would have to turn left up Maughan St , then right into Arthur St and go right around the block to access the school?</p> <p>Similarly you could not go from Michael White's shop straight ahead through that roundabout to the Post Office ??? This is ridiculous and extremely frustrating for local people</p> <p>Pedestrian access for both of these could be just up the road.</p> <p>Please keep details private</p>
Attachment/s:	

Archived: Tuesday, 9 February 2021 10:39:01 AM
From:
Sent: Mon, 12 Oct 2020 22:21:01
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Ms
First Name:	Elizabeth
Surname:	George
Contact Number:	0447 344 286
Email address:	Elizabethaimeerich@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>Having been involved in a great number of community consultation sessions during my time working for both Wellington Council and DRC I believe this plan has captured all the key elements required to reinvigorate Wellington's CBD.</p> <p>My personal favourites include the pedestrian upgrades at the Maughan/Percy St roundabout, the potential community centre/garden in Maughan St, the reinstatement of verandah frontage on key heritage sites and the reinstated footbridge linking the two parks.</p> <p>Our town has a rich history and acknowledging and promoting our past is vital in securing our future. This plan does that.</p> <p>My only criticism would be the eyesore blue building opposite the old police station. Something will need to be done to that side as well and I couldn't find any reference to it in the plan.</p>
Attachment/s:	

SUBMISSION 8

Archived: Tuesday, 9 February 2021 10:47:51 AM
From:
Sent: Tue, 13 Oct 2020 01:02:22
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Terence
Surname:	Dray
Contact Number:	0408294526
Email address:	donna.dray@blgpond.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>What a waste of Ratepayers money. These consultants must not know that the main road through Wellington is a State Highway and B Double Route.</p> <p>To make alteration to the intersections of Maughan & Arthur Streets, Maughan & Percy Streets & Wame, Lee & Nanima Crescent is not acceptable.</p> <p>Page 38 has the same diagram with different headings.</p> <p>Street Tree planting in Arthur Street between Swift & Maughan as well as a pedestrian Crossing that prevents access to properties is not viable.</p> <p>Please provide the estimate costs of this proposed project.</p>
Attachment/s:	

Archived: Tuesday, 9 February 2021 10:50:33 AM
From:
Sent: Tue, 13 Oct 2020 10:26:19
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Barry
Surname:	Turner
Contact Number:	0435 931 939
Email address:	bturnerft@outlook.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>Some further notes to for submission regarding the CBD Plan</p> <p>Comments;</p> <p>5. The under-awning Lighting in the CDB is almost non-existent. The streets are dark & dingy at night & are unsafe for locals & visitors stopping in the early morning or late evening.</p> <p>6. The footpaths in the CBD are filthy & are never cleaned. They require a regular program of cleaning to make them suitable for families & the elderly.</p> <p>7. To encourage use of all the town parks, particularly in the CDB & Rygate Park etc. for walking, there needs to be dog tidy bins. There doesn't seem to be a single one in Wellington. Many locals have dogs and 'so do many visitors but there are no facilities for them.</p> <p>8. The feeder footpaths to the CBD need to be made safe & usable for children, the elderly & young families with prams or strollers. See the rough & narrow footpaths along Gisbourne & Wame Streets as an example.</p>
Attachment/s:	

SUBMISSION 9A

Archived: Tuesday, 9 February 2021 10:52:37 AM
From:
Sent: Tue, 13 Oct 2020 10:10:02
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Barry
Surname:	Turner
Contact Number:	0435 931 939
Email address:	bturnerft@outlook.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>Firstly - excellent, a promising plan with lots of very good ideas. I particularly applaud the concept of a pedestrian friendly intersection at Maughan and Arthur Streets.</p> <p>Comments;</p> <ol style="list-style-type: none"> 1. Can the embarrassing "Blink Off" signs on roundabouts in the town be removed ASAP? they are a legacy no town with a future needs. 2. It would be good to allow increased use of empty business premises in the CBD to be used for apartment accommodation. This would increase foot traffic and people in the CBD and help reduce vandalism. And would bring in an income for premises owners which would hopefully prompt them to tidy them up and keep them presentable. 3. All premises owners in the CBD need to be required/encouraged to do upkeep on their premises. Many business fronts are shabby. And the vacant premises are appalling. 4. Increase coverage of CCTV in the CBD as suggested in the plan. But also ask the local police to do patrols of the CBD. I have never seen police do a foot patrol in Wellington.
Attachment/s:	



25th October 2020

Dubbo Regional Council
Wellington office
Cnr Nanima Crescent & Warne Street
Wellington NSW 2820



Dear Sir,

Re: Submission to Dubbo Regional Council from the Friends of Burrendong Arboretum (FOBA)

This submission is forwarded to DRC in relation to the Beautify Wellington Main Street Consultation.

We (FOBA) understand from a discussion with Councillor Vicki Etheridge that DRC is in the planning stages of an extension to the Wellington Public Library. We also understand that as part of that project there may be changes to the garden beds adjacent to the library.

The members of the FOBA committee wish to submit the following in relation to the above:

- Our members think that the whole amenity of our lovely Cameron Park would be enhanced by a garden which has a broad focus on native plants. The increased use of native plants, more specifically in Cameron Park, would provide a habitat for more bees, native or European, birds and other beneficial insects and animals. We think that this would increase the biodiversity of the park and could act as a catalyst for our community to utilise more natives in their home gardens. The Burrendong Botanic Garden and Arboretum would provide the plants for this proposed garden.
- FOBA envisages information boards which:
 - give insight into the use of natives in a home garden
 - inform how and where to plant and care for them
- FOBA would also like to explore the possibility of a liaison with our indigenous community and the planting of medicinal shrubs/plants and "Bush Tucker" as a project to provide information relation to our endemic species.
- There is also the possibility that a small section of the garden could be given to endangered flora thus attracting tourists with a specific interest in these as well as adding an interesting feature to the garden for the general tourist. This may well assist in regeneration of the species.
- For the children: there could be interactive signs with puzzles relating to the garden which they would need to explore to find answers. Also, boards with cut-outs with the children poking their heads through hugging an animal or grasping a bunch of native flowers.

We look forward to hearing from you soon. Please do not hesitate to contact me if you have any questions.

Yours faithfully,
Friends of Burrendong Arboretum



Michael Hutchison
Chairperson
6846 3486

ABN 73 979 959 980

SUBMISSION 11

Archived: Tuesday, 9 February 2021 10:57:15 AM
From:
Sent: Wed, 14 Oct 2020 09:50:10
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Bijay
Surname:	Pandey
Contact Number:	0448954059
Email address:	bj_abed@yahoo.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>I appreciate Mayor Mr Shields' effort to make Wellington vibrant.</p> <p>With your permission, I would request Mayor's consideration in installing a ramp on the Macquarie high level bridge. This bridge that is located on the Mitchell Highway next to the Bridge Motel has many heavy vehicles commuting through out the day. Installing a ramp between the pedestrian way and the road will prevent accidents from happening and encourage people/kids to walk on the bridge</p> <p>Also, thank you for making a dirt road by the side of the Wellington showground (Showground Rd continuing on to Bushranger Creek Rd). I am wondering that can be transformed in to a cemented path from Wellington town to Mount Arthur. This will encourage family with kids like mine to cycle in the path on the way to Mount Arthur.</p>
Attachment/s:	0_102123_14Oct2020204848_Wellington council.docx

RAMP



Blue line denotes cemented path

SUBMISSION 12

Archived: Tuesday, 9 February 2021 11:13:29 AM
From:
Sent: Wed, 28 Oct 2020 21:23:43
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Miss
First Name:	Shannon
Surname:	Dowton
Contact Number:	0412833306
Email address:	Shannon.dowton10@hotmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>Is there a way to create a splash pad near our new equipment similar to the Dubbo elston park?</p> <p>This park would be a great addition as its entry is free with the low socio economic residence and also people who have young children and babies.</p>
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:14:59 AM
From:
Sent: Wed, 28 Oct 2020 20:01:51
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mrs
First Name:	Jessica
Surname:	Sutherland
Contact Number:	0481783691
Email address:	Jesikah_mary@hotmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	We run a youth program at the basketball courts every Monday and Tuesday. We often provide the youth with free BBQs, our aim is to get youth of the street and engaged in positive activity and be in a safe environment, drug and alcohol free. I have put the request in quiet some time ago, it is coming into summer again and the youth program is starting up after coronavirus. Please support the youth programs in Wellington.
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:18:44 AM
From:
Sent: Wed, 28 Oct 2020 03:27:57
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Dr
First Name:	Caroline
Surname:	Ivey
Contact Number:	0408680333
Email address:	carolineivey@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>1. I love Street tree planting , will improve the appeal of the town</p> <p>2. Great plan- will significantly improve Wellington. Wellington's history/heritage buildings/beautiful scenery are lost and overlooked due to the distraction of seeing dereliction/disrepair of buildings.</p> <p>3. The appealing "Wellington Valley" title should be used more to encompass/ showcase the local natural landscape, outdoor activities and the town.</p> <p>4. Wellingtons location between major centres can be a positive to be capitalised on as a convenient central meeting point for business meetings, cultural events, sport and easy tourist stop over between towns if attractions are well advertised/signposted and appealing.</p> <p>5. Wellington needs an identity- Eg Arts/homewares/craft retail/activity hub as Mudgee is a food / wine centre.</p> <p>6, Maximise the river/park/Mt Arthur asset with a longer walking/cycling track loop. Plus more outdoor cafe eating space.</p>
Attachment/s:	

SUBMISSION 15

Archived: Tuesday, 9 February 2021 11:21:53 AM
From:
Sent: Thu, 29 Oct 2020 12:20:14
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Ian
Surname:	Douglas
Contact Number:	(02) 68452950
Email address:	iansdouglas12@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	See Attachment
Attachment/s:	0_102123_29Oct2020231926_Submission re Draft Wellington Centre Plan No two.pdf

SUBMISSION 16

Archived: Tuesday, 9 February 2021 11:23:25 AM
From:
Sent: Thu, 29 Oct 2020 09:20:04
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mrs
First Name:	VICTORIA
Surname:	Nielsen
Contact Number:	0429114093
Email address:	v.j9@hotmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	Signage to tell visitors where the supermarkets are located
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:25:21 AM
From:
Sent: Thu, 29 Oct 2020 23:36:40
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr in
First Name:	Raymond
Surname:	Day-Hakker
Contact Number:	0407495055
Email address:	raydayhakker@gmail.com
Are you submitting this form on behalf of a business or organisation?:	Yes
Comments/Feedback:	When coming into or out of Dubbo (from Wellington) entry and exit is quick going from either 50 to 100kph in less than a kilometer not so coming into Wellington or heading back towards Sydney from Wellington which takes forever due to excessively low speed limits which are not commensurate with road conditions making a trip from Sydney to Dubbo longer than necessary. Similarly the 110 speed limit from Wellington to Dubbo is up to date however sections many kilometers long from Molong to Wellington which are excellent could have a similar 110 limit where commensurate with conditions, improving travel times to and from Dubbo for tourists coming from usually Sydney to our beautiful area.
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:26:35 AM
From:
Sent: Sat, 31 Oct 2020 00:56:21
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Miss
First Name:	Tayler
Surname:	Stanley
Contact Number:	0413582035
Email address:	Tayler.stanley@hotmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	New basketball court to be provided with shaded areas so the facility can be used to its fullest potential in the summer months
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:27:37 AM
From:
Sent: Sat, 31 Oct 2020 00:40:12
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Miss
First Name:	Kathryn
Surname:	King
Contact Number:	0455933065
Email address:	kingkathryn94@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	Appropriate shading over the new basketball courts at the Rygate sporting field in Wellington. The youth basketball program doesn't run during the summer months because it's way too hot and appropriate shading will allow the children to participate.
Attachment/s:	

SUBMISSION 20

Archived: Tuesday, 9 February 2021 11:28:47 AM
From:
Sent: Sat, 31 Oct 2020 00:35:09
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Miss
First Name:	Kara
Surname:	Staggs
Contact Number:	0400113116
Email address:	kara.jade86@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	We need shade on the new basketball courts in Wellington.. Its to hot to play there in summer.. My children and the students I work with at the local school like to play there and shade should be put there for their health and safety...
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:30:02 AM
From:
Sent: Sat, 31 Oct 2020 00:14:52
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Adam
Surname:	Ryan
Contact Number:	0438468025
Email address:	Wambinya2820@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	Be nice to see adequate shade put over the new basketball courts so they can be used all year round.
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:31:53 AM
From:
Sent: Sat, 31 Oct 2020 00:13:53
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Miss
First Name:	Georgette
Surname:	Flick
Contact Number:	0411643840
Email address:	geliz77@hotmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>As a parent of a children who use the basketball courts frequently i believe there is not appropriate shading and request that council provides that for continued use.</p> <p>Driving past the vicinity on a daily basis I see the courts being used by numerous people of various ages. There is a community basketball program that my children attend which utilities the facility regularly and I would hate to see numbers in the program decline due to not having appropriate shading as it will get very hot during the summer period. The basketball courts where it was previously location had beautiful shady trees however at the new location there is no shading at all. I hope to see this rectified.</p>
Attachment/s:	

SUBMISSION 23

Archived: Tuesday, 9 February 2021 11:33:06 AM
From:
Sent: Mon, 2 Nov 2020 07:24:10
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Ms
First Name:	Debby
Surname:	Rich
Contact Number:	0488174886
Email address:	Debbyrich2820@gmail.com.au
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>Signage is desperately needed to show how to get into the Supermarkets car park.</p> <p>I've seen so many people from out of town trying to find the entrance and can't. I've even had people stop me and asked me how to get into the parking area.</p> <p>One other issue is getting the shop owners to clean up the front of their shops. It's really disappointing to see so many dirty empty shop fronts. Shop owners need to be responsible.</p>
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:34:14 AM
From:
Sent: Mon, 2 Nov 2020 07:29:14
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mrs
First Name:	Hannah
Surname:	Clavell
Contact Number:	0403422212
Email address:	Eforbaby@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>Signage for entrance to coles/woolies as many drive through the no entry exit instead of the entrance.</p> <p>Flowers or something on the dirt mounds as you enter Wellington from dubbo such an eyesore.</p> <p>Splash play area in Wellington</p> <p>The walk bridge from Cameron to pioneer park fixed</p> <p>More shade in the DRC pool in Wellington for parents and families when not in the pool.</p>
Attachment/s:	

Archived: Tuesday, 9 February 2021 11:35:19 AM
From:
Sent: Wed, 11 Nov 2020 09:48:29
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mrs
First Name:	Colene
Surname:	Forster
Contact Number:	0400422335
Email address:	colene.forster@bigpond.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	I look forward to Wellington becoming the Town that is visioned by this Draft. Wellington is a place that my husband & I call home and it is a good town to live in, but it badly needs updating so it can move into the future.
Attachment/s:	

SUBMISSION 27

Archived: Tuesday, 9 February 2021 11:38:21 AM
From: [Carmel O'Connor](#)
Sent: Mon, 16 Nov 2020 22:17:30
To: [Colleen Fletcher](#)
Subject: FW: Submission - Draft Wellington Town Centre Plan
Sensitivity: Normal

Carmel O'Connor
Growth Planning Projects Leader - Digital Futures
Dubbo Regional Council
P 02 6801 4678
E Carmel.O'Connor@dubbo.nsw.gov.au

From: Helen Cullen <Helen.Cullen@dubbo.nsw.gov.au>
Sent: Monday, 26 October 2020 8:38 AM
To: Carmel O'Connor <Carmel.O'Connor@dubbo.nsw.gov.au>
Subject: HPE CM: Suggestions for Street Beautification

Hi Carmel

Kerrie O'Brien has come into Council to put forward the following ideas for the street beautification in Wellington as she cannot use a computer due to a medical condition.

Footpaths cleaned in front of shops
Better seating in the town centre
Gutter area in front of the Central Hotel is way too high for elderly and disabled people
Shop fronts needs painting
Please have some public toilets put in the Coles/Library area as the elderly and children cannot make it down to the park when needed immediately
Elderly people are scared to line up in Cameron Park waiting on a toilet as there is only one.
The design of the public toilets in Cameron Park are not good and I witnessed a bus pull up and the people were lined up for ages.

Kind Regards
Helen

Helen Cullen
Customer Experience Officer Wellington
Dubbo Regional Council
P 02 6840 1730
E Helen.Cullen@dubbo.nsw.gov.au



SUBMISSION 28

Submission

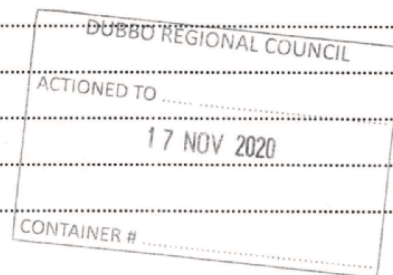
Draft Wellington Town Centre Plan

Consultation closes:
Friday, 20 November 2020

Name R. MURRAY Phone 0427 515 449
Email/Address 7396 Barracooda Way

What suggestion do you have for the Wellington Town Centre?

Preservation of old Buildings
old Police station
Exercise yard etc



Cnr Church and Darling Street, Dubbo

Cnr Nanima Crescent and Warne Street Wellington

Po Box 81, Dubbo NSW 2830

For further information, please contact Council's Growth Planning Team:



6801 4000



council@dubbo.nsw.gov.au



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HAVE YOUR SAY



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Submission 29

Phone conversation regarding clarification of population figures.

SUBMISSION 30

Archived: Tuesday, 9 February 2021 11:42:24 AM
From:
Sent: Thu, 19 Nov 2020 01:53:55
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mr
First Name:	Rajan
Surname:	Changela
Contact Number:	0430040664
Email address:	Rajan7565@hotmail.com
Are you submitting this form on behalf of a business or organisation?:	Yes
Comments/Feedback:	<p>Hi</p> <p>Few thing we need in Wellington.</p> <p>1) More bins on high way.</p> <p>2) More doctors in hospital</p> <p>3) More shops open in Wellington.</p> <p>4) More rental houses.</p> <p>5) 24 hours police station.</p> <p>6) More pharmacy in town.</p>
Attachment/s:	

SUBMISSION 31

Archived: Tuesday, 9 February 2021 11:45:06 AM
From:
Sent: Thu, 19 Nov 2020 00:29:58
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Ms
First Name:	Jessica
Surname:	Gough
Contact Number:	0431337863
Email address:	jessica@jespresso.com.au
Are you submitting this form on behalf of a business or organisation?:	Yes
Comments/Feedback:	
Attachment/s:	0_102123_19Nov2020112802_Wellington Town Plan Submission.pdf



Clr Ben Shields
Mayor of the Dubbo Region
P.O. Box 81
Dubbo NSW 2830

Dear Mr Mayor,

Thank-you for the opportunity to be able to make a submission on behalf of the Wellington Business Chamber about the Wellington Town Plan.

The Chamber recognises that the Wellington Town Plan document is a vital planning tool that will set the direction of Wellington and will be used as an important tool for Dubbo Regional Council to plan for Wellington's future.

There are a number of major things that need to be considered by council in coming budgetary processes and grant applications.

1. **Expanded Economic Promotion.** Council's recent #buylocalorbyelocal partnership with the Wellington Business Chamber was a success. It generated extra income and revenue for the town that is most welcome. It's the Chambers view that council should expand the promotional activities of Wellington.
2. **CBD Beautification.** The completed section of beautification in front of Cameron Park from the Library to the Council Building has revitalised that area. The Chamber now calls on DRC to move to another stage of beautification and reconstruct the footpath directly opposite Cameron Park. With more appealing streetscape, more shoppers and visitors will come to Wellington's CBD. The planning for this should be mindful that parking should be given a major design priority.
3. **Cameron Park Pedestrian Bridge.** The Wellington Business Chamber applauds DRC in designing a new pedestrian bridge for Cameron Park. However it's fair to say that now is the time to gather the funds either internally from council or by grant funding for the actual of the bridge. There is little doubt that a bridge from Pioneer Park through to our CBD would increase the economic activity of the town. It's therefore something that should be given a priority by DRC.
4. **CBD and Highway waste bins.** A number of locals and businesses have mentioned that there are not enough street bins within the CBD as well as the main highway through town. It has also been mentioned that the existing bin decorative covers are looking old while a lot of the bins are an unsightly simple wheelie bins without covers. The Chamber therefore urges Dubbo Regional Council to not only increase the number of bins but also install new decorative covers for the bins in the CBD.
5. **Highway Entrances.** Wellington, being a heritage and tourism destination needs to have it's entrances looking superb 365 days a year. The Wellington Business Chamber calls on Dubbo Regional Council to increase the frequency of mowing and maintenance of grassy highway areas. We also propose that council consider expanding the aesthetics of the entrances with decorative tree plantings and other landscaping works.
6. **Derelict Buildings.** One of the most complained about issues our community receives is the amount of worn down, unsightly commercial buildings within our CBD area. The Wellington Business Chamber understands DRC's legislative restrictions in being able to enforce commercial building owners keep their properties looking tidy. However, the Chamber suggests that DRC should take a more proactive role by regularly contacting derelict building owners and encouraging proper maintenance.

7. **Public Art.** The Wellington Business Chamber supports public art as not only being a way for our town to look better but is also a great tool to bring people to town and generate more economic activity. There are a number of obvious projects that would be a hit with visitors and locals alike. These include, painted artwork on the Wellington Silos, using artwork to improve the unsightliness of the old Caltex Service Station site, expansion of murals similar to the one recently installed at the new Wellington Aquatic Centre and most importantly engaging our fantastic peak arts body - Wellington Arts for both advice and implementation of artwork.
8. **Lobbying for increased government services.** The Wellington Business Chamber is very concerned about the continuing withdrawal and downsizing of basic state government services within our town. Notable examples of this is not having a 24 Hour Police Station as well as having only one temporary doctor on call at the Wellington Hospital. The Chamber notes and congratulates DRCs recent success in campaigning for a Residential Drug and Alcohol Rehabilitation Centre, however we now encourage DRC to continue the momentum and demand these basic services be restored to Wellington.
9. **Bike Racks.** With the opening of the Central West Cycle Trail recently the town has noticed an increase of cyclist in the area. Wellington CBD needs the install of bike racks. There is currently no where in front of cafes for cyclist to park their bikes safely.

Again, thank you for the opportunity to make a submission. The Wellington Business Chamber looks forward to continuing our productive working relationship with Dubbo Regional Council.

Yours Sincerely

Jessica Gough
President Wellington Business Chamber.

SUBMISSION 32

Archived: Tuesday, 9 February 2021 11:47:07 AM
From:
Sent: Fri, 20 Nov 2020 05:25:44
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Ms
First Name:	Christine
Surname:	Hardy
Contact Number:	0258454319
Email address:	caveswoodgallery@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	<p>We need more toilets in the main area, Cameron Park for visitors.</p> <p>More parking for long vehicles- cars with caravans or trailers, if not in main area at least with signs pointing to where they can park. Sign for visitors information center still pointing to the wrong place!</p> <p>Untidy buildings in main street need to be rectified - particularly the one opposite the Library (on the road to the showground) it is a disgrace.</p> <p>These are quick comments but do not address the whole issue of the town draft plan.</p>
Attachment/s:	

SUBMISSION 33



DUBBO REGIONAL COUNCIL

ACTIONED TO GPPL

23 NOV 2020

CONTAINER # CO20/CPS

Submission

Draft Wellington Town Centre Plan

Consultation closes:

Friday, 20 November 2020

Name Michael Mason Phone 68 46 6219

Email/Address

What suggestion do you have for the Wellington Town Centre?

1. Ensure owners repair & paint shop fronts in conjunction run a competition with prize for best presented shop front. Suggest 1st prize 50% cut in rates, 2nd prize 30% cut in rates, 3rd prize 10% cut in rates
2. Use as many trees as applicable from source - the arboretum
3. Heavy vehicle bypass away from centre of town
4. Off road facility for caravans in town centre - near tourist centre & toilets. All roads coming into Wellington should be tree lined & welcoming.

Cnr Church and Darling Street, Dubbo

Cnr Nanima Crescent and Warne Street Wellington

Po Box 81, Dubbo NSW 2830

For further information, please contact Council's Growth Planning Team:



6801 4000



council@dubbo.nsw.gov.au



www.dubbo.nsw.gov.au

HAVE YOUR SAY



dubbo.nsw.gov.au





Submission

Draft Wellington Town Centre Plan

Consultation closes:

Friday, 20 November 2020

Name Michael Mason Phone 68 466 219
 Email/Address 'wastview' Spicers Creek 2820

What suggestion do you have for the Wellington Town Centre?

Need comfortable truck stop.
A further suggestion is to provide a garbage facility in
locations around the shire with bins for rural ratepayers
Service clubs to be involved in beautifying entrances
to town with tree lines.
Very important and a must 24 hour police station.

Cnr Church and Darling Street, Dubbo

Cnr Nanima Crescent and Warne Street Wellington

Po Box 81, Dubbo NSW 2830

For further information, please contact Council's Growth Planning Team:



6801 4000



council@dubbo.nsw.gov.au



www.dubbo.nsw.gov.au

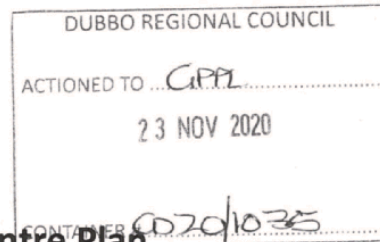
HAVE YOUR SAY



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SUBMISSION 34



Submission

Draft Wellington Town Centre Plan

Consultation closes:

Friday, 20 November 2020

Name Anne Mason Phone 68 466219
 Email/Address 'Westview' Spicers Creek. 2820

What suggestion do you have for the Wellington Town Centre?

1. Firstly & most importantly tidy derelict buildings with paint & repairs in conjunction with owners of these buildings.
2. It would be a total waste to pull down existing roundabouts which work perfectly well.
3. Perhaps Council could put some garbage bins either side of town for country high rate paying farmers to place their weekly domestic only garbage bags. These bins could be behind a pretty barrier.

Cnr Church and Darling Street, Dubbo

Cnr Nanima Crescent and Warne Street Wellington

Po Box 81, Dubbo NSW 2830

For further information, please contact Council's Growth Planning Team:

P.T.O.

6801 4000

council@dubbo.nsw.gov.au

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HAVE YOUR SAY



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2.

I'm all for more tree planting but not at the expense of cutting down established trees.



Submission

Draft Wellington Town Centre Plan

Consultation closes:
Friday, 20 November 2020

Name Phone

Email/Address

What suggestion do you have for the Wellington Town Centre?

1. TAKE THE "COFFINS" AWAY + REPLACE WITH SOMETHING REASONABLE TO SIT ON.
2. IF ONE WERE TO WALK FROM KITCH'S TO THE PIZZA SHOP THERE ARE FEW SEATS TO STOP + SIT. THIS WOULD BE EARLY RECTIFIED!
3. CAN WE HAVE MORE FLOWERS AND GREENERY HANGING FROM BUILDINGS??
4. Keep footpaths + shop frontages clean + swept including Coles front arcade + walk-in + empty shops.

Cnr Church and Darling Street, Dubbo

Cnr Nanima Crescent and Warne Street Wellington

Po Box 81, Dubbo NSW 2830

For further information, please contact Council's Growth Planning Team:



6801 4000



council@dubbo.nsw.gov.au



www.dubbo.nsw.gov.au

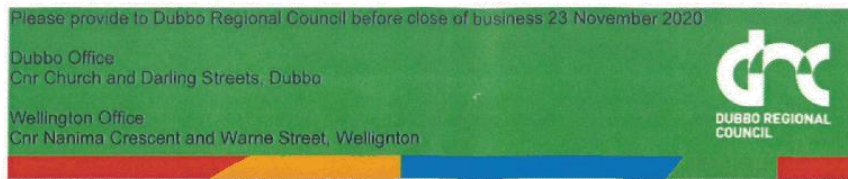
DUBBO REGIONAL COUNCIL	
ACTIONED TO ...	GPAL
23 NOV 2020	
CONTAINER #	C020/1035

HAVE YOUR SAY



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Draft Wellington Town Centre Plan

Dubbo Regional Council has prepared the draft Wellington Town Centre Plan that is on exhibition until 20 November 2020.

The draft Plan aims to activate the Wellington Town Centre and suggests several actions designed to achieve this.

1. Do you support/like the suggestion for DRC to purchase properties at 24-32 Maughan Street (near entry and exit to supermarket car park) to create a community hub including community centre and gardens ?

☐ Yes

☐ No

2. Do you support/like the idea of establishing a community garden on the former Caltex site on the corner of Lee and Warne Streets ?

☒ Yes

☐ No

3. Is there an event that brings you into the Wellington Town Centre ?

☐ No

☐ Rotary Markets

☐ Fong Lees Lane Festival

☒ Other (please specify)

PARADES OF ANY DESCRIPTION

4. Do you like the idea of partially removing the wall around Cameron Park to make it more accessible and open?

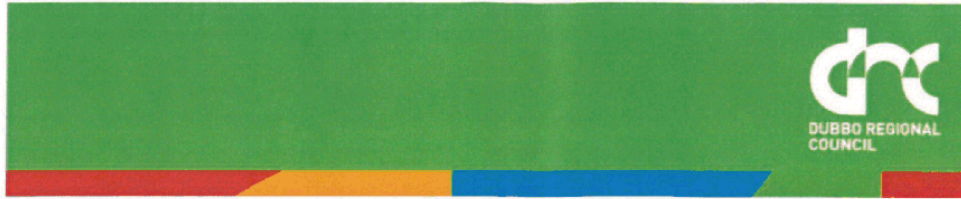
☐ Yes

☐ No

☐ Not sure

5. Is there any more feedback you would like to give Council about the draft Plan or suggestions for the Wellington Town Centre?





Draft Wellington Town Centre Plan

Dubbo Regional Council has prepared the draft Wellington Town Centre Plan. The draft Plan is aimed at revitalising the Centre and is on exhibition until 20 November 2020. It can be found at:

<https://www.dubbo.nsw.gov.au/public-exhibition/draft-wellington-town-centre-plan>

Please take a moment to answer our survey about the Plan before close of business 23 November. To access the survey follow the instructions below:

1. Open the camera app on your mobile phone and point it steadily for 2-3 seconds towards the QR Code below
2. A pop-up link to 'surveymonkey.com' will appear on top of your screen
3. Click on the link





Submission

Draft Wellington Town Centre Plan

Consultation closes:
Friday, 20 November 2020

Name Phone

Email/Address

What suggestion do you have for the Wellington Town Centre?

1. TAKE THE "COFFINS" AWAY + REPLACE WITH SOMETHING REASONABLE TO SIT ON.
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3. CAN WE HAVE MORE FLOWERS AND GREENERY HANGING FROM BUILDINGS??
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Cnr Nanima Crescent and Warne Street Wellington

Po Box 81, Dubbo NSW 2830

For further information, please contact Council's Growth Planning Team:



6801 4000



council@dubbo.nsw.gov.au



www.dubbo.nsw.gov.au

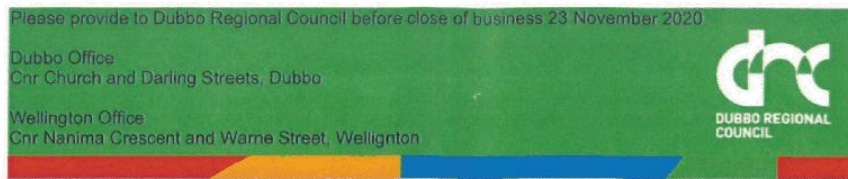
DUBBO REGIONAL COUNCIL
ACTIONED TO ... <u>GPPL</u>
23 NOV 2020
CONTAINER # <u>C020/1035</u>

HAVE YOUR SAY



dubbo.nsw.gov.au





Draft Wellington Town Centre Plan

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1. Do you support/like the suggestion for DRC to purchase properties at 24-32 Maughan Street (near entry and exit to supermarket car park) to create a community hub including community centre and gardens ?

☐ Yes

☐ No

2. Do you support/like the idea of establishing a community garden on the former Caltex site on the corner of Lee and Warne Streets ?

☒ Yes

☐ No

3. Is there an event that brings you into the Wellington Town Centre ?

☐ No

☐ Rotary Markets

☐ Fong Lees Lane Festival

☒ Other (please specify)

PARADES OF ANY DESCRIPTION

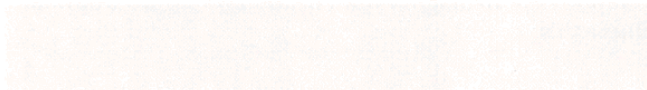
4. Do you like the idea of partially removing the wall around Cameron Park to make it more accessible and open?

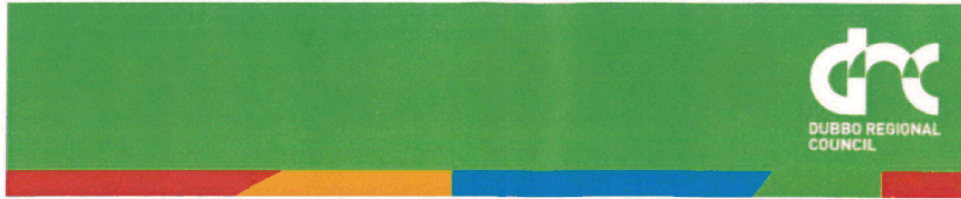
☐ Yes

☐ No

☐ Not sure

5. Is there any more feedback you would like to give Council about the draft Plan or suggestions for the Wellington Town Centre?





Draft Wellington Town Centre Plan

Dubbo Regional Council has prepared the draft Wellington Town Centre Plan. The draft Plan is aimed at revitalising the Centre and is on exhibition until 20 November 2020. It can be found at:

<https://www.dubbo.nsw.gov.au/public-exhibition/draft-wellington-town-centre-plan>

Please take a moment to answer our survey about the Plan before close of business 23 November. To access the survey follow the instructions below:

1. Open the camera app on your mobile phone and point it steadily for 2-3 seconds towards the QR Code below
2. A pop-up link to 'surveymonkey.com' will appear on top of your screen
3. Click on the link





DUBBO REGIONAL COUNCIL	
ACTIONED TO	GPPL
23 NOV 2020	
CONTAINER #	CD201035

Submission

Draft Wellington Town Centre Plan

Consultation closes:
Friday, 20 November 2020

Name S. DRYSDALE Phone 0400102646
Email/Address shalep.dry@hotmail.com

What suggestion do you have for the Wellington Town Centre?

Some more seating around the main street would be an advantage.

Pressure clean foot paths

Replace the real Legacy seat in front of Cenotaph

What is happening to Swinging Bridge

Cnr Church and Darling Street, Dubbo

Cnr Nanima Crescent and Warne Street Wellington

Po Box 81, Dubbo NSW 2830

For further information, please contact Council's Growth Planning Team:



6801 4000



council@dubbo.nsw.gov.au



www.dubbo.nsw.gov.au

HAVE YOUR SAY



dubbo.nsw.gov.au

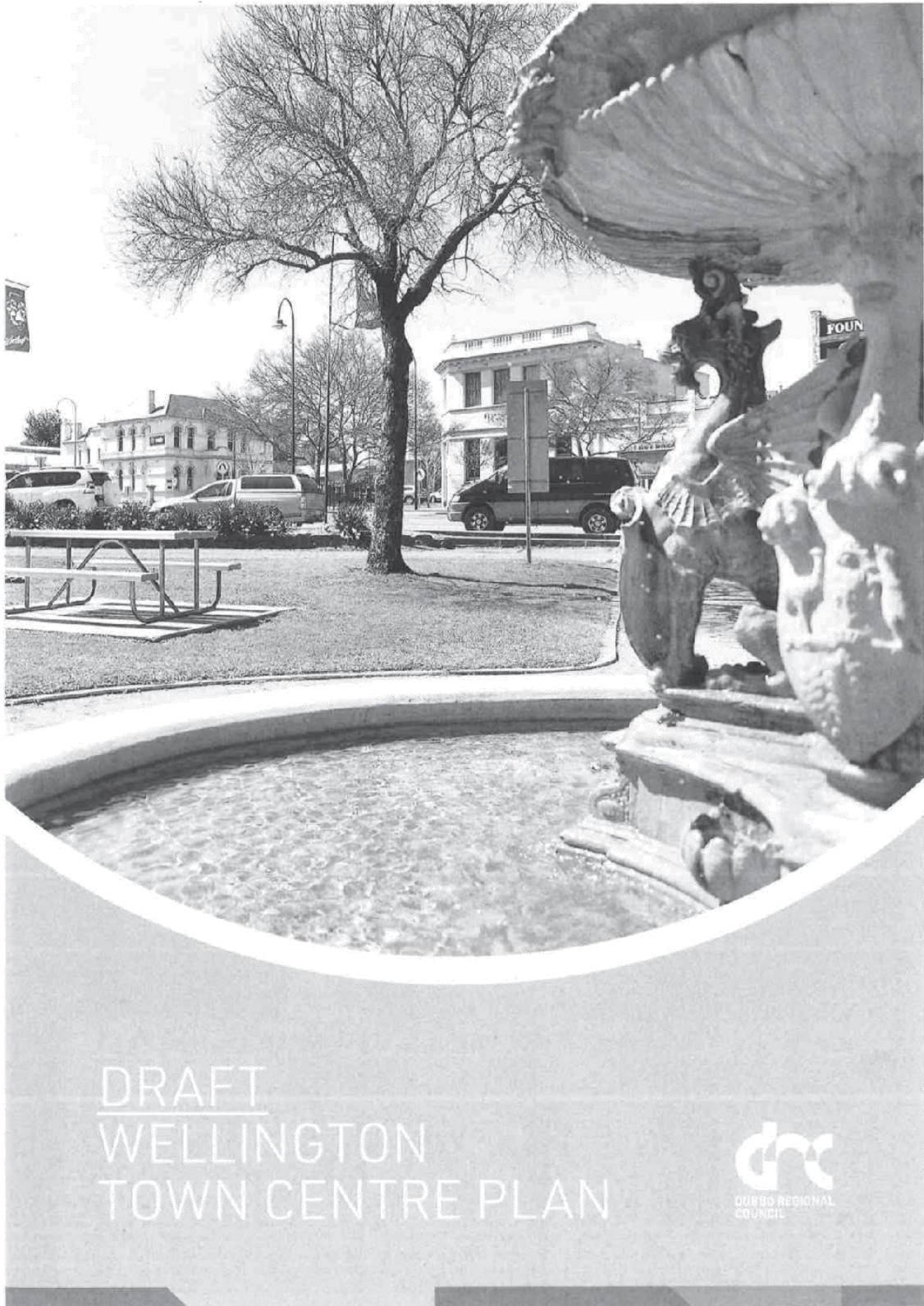


Archived: Tuesday, 9 February 2021 11:57:19 AM
From:
Sent: Fri, 20 Nov 2020 05:56:09
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Ms
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Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	Please see comments on attached document. Happy to discuss anything. MD
Attachment/s:	0_102123_20Nov2020165513_Town_plan_feedback.pdf



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1.0 Introduction

The Wellington Town Centre is the heart of the local community. It is a shared place that provides for the day to day needs of the community including a place to gather and socialise. Ensuring the town is a successful centre will provide benefits for the local community as well as local business and the region. Benefits of a revitalised Town Centre are linked to a stronger

tourism presence, reduced leakage from the local economy, employment opportunities, civic pride and community life.

The Wellington Town Centre Plan provides a strategic framework to re-vitalise the Town Centre and establish a vision for its future. The key aim of the Plan is to create a safe, attractive and vibrant Town Centre for the future.

Town Centre approach from the north



Source: DRC 2020

View from Maughan Street/Mitchell Highway east toward silos



Source: DRC 2020

1.1 Wellington Town Centre

Wellington is located in the NSW Wellington Valley at the junction of the Macquarie and Bell Rivers and the foot of Mount Arthur. Wellington is the second-oldest town west of the Blue Mountains in NSW.

The Town Centre is characterised by wide main streets laid out in a grid pattern roughly bound in the east by the railway line and the Macquarie River in the west. The Town Centre contains a range of shops from small retail services to large full size modern supermarkets. One of the town's main attractions is the award winning Cameron Park that has been recognised as one of the most attractive public gardens in rural New South Wales.

The Study Area focuses on the retail, commercial, civic and residential land uses zoned B2 Local Centre

in the Wellington Local Environmental Plan 2012 and also a portion of Cameron Park. The study area as shown below stretches from New Street in the south of the centre to Soldiers Lane in the north. The eastern and western boundaries of the centre are generally defined by the Macquarie River and the railway line respectively.

The Centre primarily services local residents as well as visitors and workers using the centre. The Mitchell Highway, also known as Nanima Crescent adjacent Cameron Park forms the main spine of the centre. Warne Street, Swift Street and Maughan Street run east west connecting the Highway with retailers in the centre's east. Fong Lees Lane, the subject of several public art works and Union Bank Lane provide fine grain connections to Nanima Crescent.

Figure 1: Wellington Town Centre Study Area



Source: DRC 2020

1.2 Three villages - Three Themes

The long linear nature of the centre means that whilst it has been analysed in its entirety, for the purposes of formulating revitalisation actions and strategies it has also considered in the context of three general villages or precincts.

Figure 2: Three villages of the Wellington Town Centre



Source: DRC 2020

this southern access also provides the first views of Cameron Park.

Village 1 – Local Village

The Local Village is the southern extent of the Centre and generally covers that area from Maughan Street in the south to Swift Street in the north and encompasses a portion of Arthur Street.

The Local Village provides the southern entrance to the CBD and is characterised by local retail services that generally attract high levels of day-time pedestrian traffic. Coles and Woolworths Supermarkets act as anchors and a newsagency and bakery compliment the day to day local service offering.

The Wellington Library, Post Office, Court House and the disused Wellington Gaol and Police Station are also located within this precinct, whilst Wellington Railway Station lies at its eastern periphery. Generally the built form in this precinct is characterised by a range of contributory buildings built to the front boundary line with some larger infill developments setback from the street.

Figure 3: Village 1 Local Village



Source: DRC 2020

Mitchell Highway (Maughan Street) supermarket exit



Wellington Court House



Percy Street, adjacent Cameron Park



Village 2 – Tourist Village

The Tourist Village can generally be described as the central area from Swift Street in the north to Warne Street in the south and encompassing part of Nanima Crescent, Fong Lees Lane, Union Bank Lane

and Percy Street, Cameron Park and the Wirradjuri Cultural Experience Centre being constructed at the time of preparing this report.

Figure 4: Tourist Village



Source: DRC 2020

spelling!

A very bare sunken long time garden closed suspension bridge.

Cameron Park is the centre and main attraction of the Tourist Village, adjoining western side of Nanima Crescent (the town's main street), Cameron Park includes a sunken garden, superb rose beds, a lily pond and a suspension bridge over the Bell River.

The tourist village provides opportunities for

activation and revitalisation through enhanced tourism opportunities including, the planned Wirradjuri Experience Centre, Cameron Park upgrades and access improvement, the promotion of heritage values around Fong Lees Lane and walking and bicycle linkages across the Macquarie Bell River.

Mitchell Highway adjacent Cameron Park



Village 3 – Enterprise Corridor Village

The Enterprise Corridor Village is at the northern extent of the centre and is identified generally as that area around Lee Street from Warne Street in the south, north to Soldiers Lane and includes the northern entry to the centre. Land uses in this area

tend to be situated on larger lots, taking advantage of prominent positions fronting the Mitchell Highway with a range of setbacks. Land uses include car dealerships, fast food outlets, restaurants, service stations and car servicing outlets.

Figure 5: Enterprise Corridor Village



Source: DRC 2020

Lee Street in the Enterprise Village



2.0 Project Background

2.1 History

The Wellington Town Centre Plan has been prepared in response to the Council resolution of 10 December 2018 and is also a key action of Council's Community Strategic Plan 2040. The overall aim of the Plan is to address the demise of the Wellington Town Centre and to provide a framework to support the revitalisation of the centre.

2.2 Objectives

The objectives of the Wellington Town Centre Plan are as follows:

- Define the boundaries of the Wellington Town Centre
- Identify the entries to the Wellington Town Centre
- Make the Town Centre a pedestrian friendly environment through improved amenity and streetscape
- Preserve the local scale and feel of the Centre
- Create comfortable, safe places for people to enjoy
- Increase tourism to the Centre
- Incorporate Cameron Park into the Town Centre
- Embrace and support Wellington's varied heritage
- Generate potential clustering of uses so as improve foot traffic
- Look for 'quick wins' to activate centre while longer term initiatives are developing

2.3 Purpose

The purpose of the Wellington Town Centre Plan is to identify the key challenges for the centre and to provide a strategic framework for its revitalisation including key actions and responsibilities.

2.4 Methodology

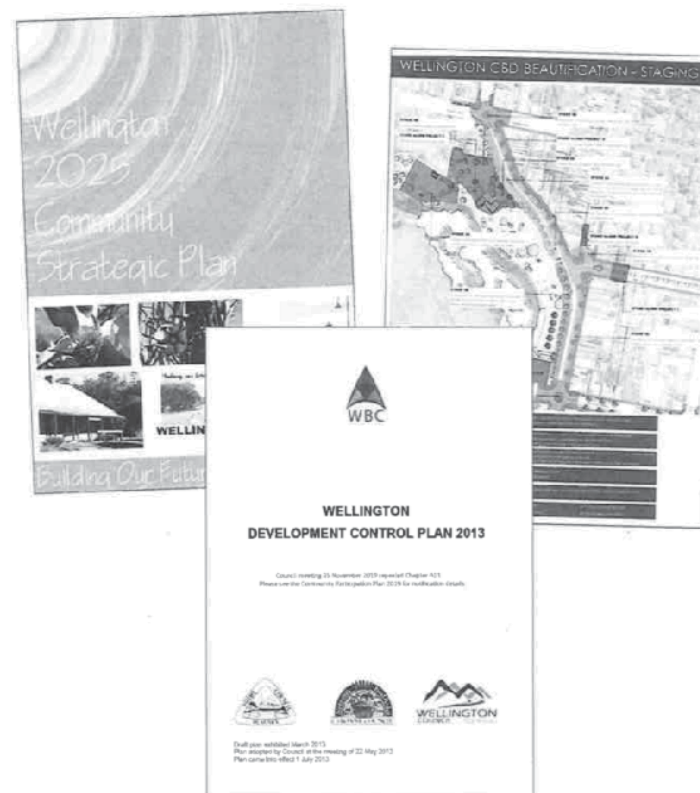
The preparation of the Wellington Town Centre Plan involved four stages:

- Stocktake of existing strategic documents regarding solutions to the issues facing the Wellington Town Centre
- Community consultation to understand the current perceptions, issues and desires of centre users
- A technical review of the issues and constraints impacting the Town Centre by staff and specialist consultants
- Formulation of a suite of actions for specific centre precincts and throughout the centre

2.5 Background Documents

A stocktake of current reports and studies was undertaken and used to inform the draft Plan where possible. Previous studies and reports include:

- Dubbo Regional Council Community Strategic Plan 2040
- Wellington 2025 Community Strategic Plan
- Wellington Development Control Plan 2013
- Wellington Rural Residential Development Strategy
- Wellington Main Street Beautification Plan Staging Review for Wellington Council, Moir Landscape Architecture 2015
- Swift Street Renewal Streetscape Analysis Package for Dubbo Regional Council, Moir Landscape Architecture 2018
- Wellington Heritage Inventory, NSW Department of Premier and Cabinet, 2001



2.0 Project Background

2.1 Community Engagement

To provide all stakeholders with an opportunity to actively participate throughout the planning process, Council prepared an engagement strategy designed to maximise input from the community and to integrate the unique perspectives of Town Centre retailers and customers.

The engagement activities were conducted in four phases: an invitation for online submissions, a community listening phase, a targeted focus group and letters to individual retailers.

To introduce the project and to ensure maximum awareness about the consultation process, a media release and advertisements were placed in the local paper. The advertisements were also published on Council's facebook page.

On-line feedback

- An online form for stakeholders to provide their stories about Wellington was placed on the council facebook page, questions related to how stakeholders use the centre and the issues they see and what the Wellington Town Centre means to them.

A community listening phase

- Undertaken by engagement specialist, Concepts of Change over seven days, this stage involved one on one discussions with 44 stakeholders aimed at providing an understanding of how stakeholders use the centre, their perception of the of it and how change could be initiated.

Questions included

- What's it like to live here?
- What's it like to work here?
- What's it been like to stop here (for people passing through)

Targeted Focus Group

- Specialist consultants, Concepts of Change also held discussions with eight selected stakeholders that represented a cross sections of the community using focussed questions aimed at providing an understanding of how stakeholders use the centre and the long and short term issues they see facing the centre.

Targeted Retail Feedback

- Council wrote to known retailers in Wellington asking them to provide feedback regarding the current problems with the centre, missing services and future plans.

2.2 Key Findings

Online Forum

Online consultation resulted in seven submissions from local residents and revealed the following key general thoughts about the future of the Town Centre and how it could be improved:

- The Town Centre needs some beautifications as shop fronts are displayed poorly and there are several vacant shops
- More events which are family friendly similar to Dubbo's Dream Festival.
- More community engagements would help activate the centre.
- The Town Centre needs shops which are occupied and maintained, currently there are a lot of vacant damaged shop fronts.
- Council and shop owners should work together in addressing vacancies.
- Example of Narooma on the South Coast contacting home based businesses and helping them move into the main street.
- Council should provide incentives for businesses to locate in the main street and should prevent business from opening in side streets.
- Council should be sourcing and using local services and products.
- Increase the number of roundabouts to slow down traffic in the Main Street.
- Sick trees should be replaced with disease and heat resistant species.
- It would be good if the streetscape was more reminiscent of the colonial and indigenous past.
- The signage in the main street is ugly. Would like to have stricter regulations in place for appropriate signage.
- Would like to see more clothes shops and a Kmart in Wellington to encourage Dubbo residents to spend money.
- Restaurants such as Italian, fish and chips, pizza, coffee, Vietnamese and Thai and places that serve alcohol but don't have gambling facilities would increase activity.

Retail consultation

Six submission were received by a range of business operators, owners and a manager in the Wellington Town Centre area. Key findings included:

- Generally the retailers that responded had been in the centre from 2.5 to 25 years and all of them saw themselves operating in the centre in the long term
- Vacancies and broken shop fronts detract from the centre
- Subsidised leases could attract retailers to the centre
- A buy local campaign could help
- More parking for cars, caravans and motor homes
- Relocation of Visitor Information Centre to Library building due to more accessible parking for buses and caravans
- A more concentrated Town Centre could improve trade
- Food and drink premises, general retailing, electronic, clothing and discount stores could improve activity in the centre
- Wellington's existing heritage could be used to activate the town
- Grant funding to improve disability access to buildings for increased Council approval for new businesses
- Timed parking on the Eastern side of Nanima Crescent and Percy Street
- The old Caltex site should be purchased by Council and turned into a green space with seating areas
- Negotiate lower price of lease/rentals of commercial buildings

Community Listening Phase

This phase revealed the following general feelings and concerns regarding the centre and the town as a whole. Key themes included:

- a strong community spirit
- concerns regarding vacant shops and the loss of some retailers
- a strong appreciation of Wellington's varied heritage
- there is the potential to use art within the centre
- the need for revitalisation and beautification to showcase Wellington to tourists as well as local residents

Focus Group

The focus group involved the targeted responses of eight stakeholders regarding the boundaries of the Town Centre and suggestions for its future.

Short Term Recommendations

- Mass painting of dilapidated and tired looking shop fronts.
- Suggestions regarding the number of people who could help including Wellington arts, church groups and work for the dole.
- Repurposing of the Caltex site, community garden or passive green space.
- Look into new business opportunities in the Centre.

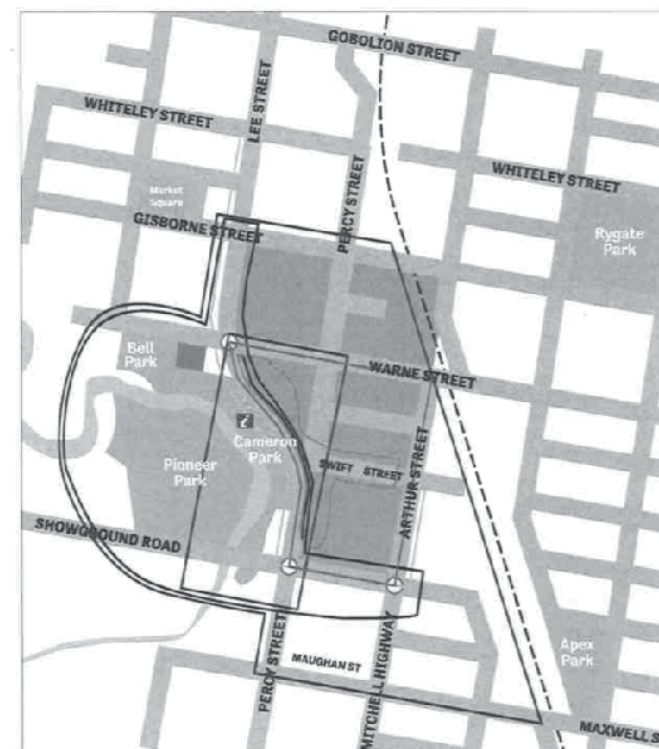
Medium Term Recommendations

- Drop in centre for young people in the Wellington Town Centre
- Co-working centre to encourage professionals to locate to Wellington
- Repairs cafes, fitted out with tools and materials to assist in repairing goods
- Enhancing the role of Cameron Park, the wall was raised as a perceived barrier to the parks use
- Encourage the town to be an artsy town

Long Term Recommendations

- Encouraging local community support by the employment of a community liaison officer

Figure 6: Different Town Centre boundaries identified by members of the community focus group



Source: DRC 2020

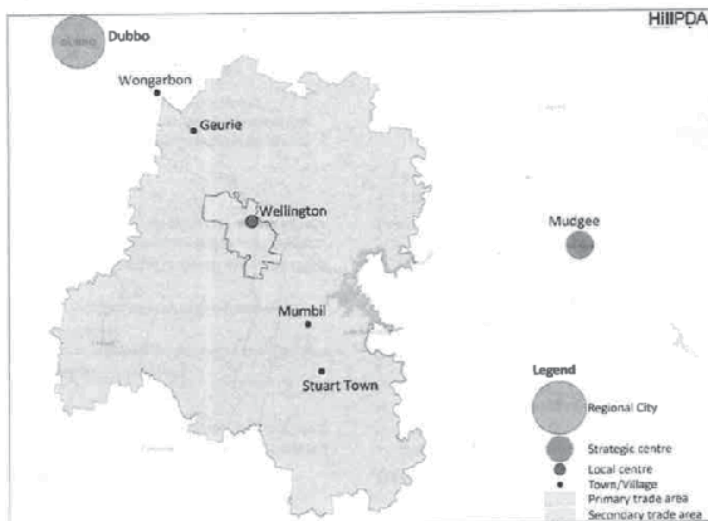
3.0 Background

3.1 Regional Context

The town of Wellington is located within a 45km drive of the Dubbo CBD, a 90km drive from Mudgee and 95km drive of Orange and is within the Dubbo Regional Local Government Area. In 2016, the former Wellington LGA had a population 8,655 people (Remplan, 2016).

A number of natural assets are also located within Wellington including the Wellington Caves, Mount Arthur and the Macquarie and Bell Rivers. Two correctional facilities are also located near the town. Wellington is also a focus for solar and wind energy development and its location in close proximity to the 332 kilovolt transmission line provides opportunities for network connection.

Figure 7: Regional Context



Source: HILLPD 2020

3.2 Community Profile

In 2016 there were 8,655 residents living in the former Wellington LGA (ABS 2016) with just under half of this number, 4,077, living in the town of Wellington. The number of residents in the former Wellington LGA is expected to reach 10,020 by 2041 (ABS 2016).

Of the Wellington SSC, 48.0% were male and 52.0% were female. Aboriginal and/or Torres Strait Islander people made up 27.8% of the population. The median age of people in Wellington (NSW) (State Suburbs) was 44 years. Children aged 0 - 14 years made up 19.2% of the population and people aged 65 years and over made up 24.1% of the population.

According to 2016 ABS journey to work data, Wellington generated around 1,255 jobs which is projected to increase to 1,385 jobs in 2041, representing an increase of 130 jobs over the period.

3.3 Heritage

The Wellington area was originally occupied by the Wiradjuri people. Explorer John Oxley was the first European to find the area in 1817 and named it "Wellington Valley" after Arthur Wellesley, 1st Duke of Wellington. Wellington was originally established in February 1823 by Lieutenant Percy Simpson as a convict settlement.

The town of Wellington was not proclaimed until 1846, making it the second township to be established west of the Blue Mountains in NSW. This area is now the subject of a Heritage Conservation Area identified in the Wellington LEP 2012 and a large proportion is listed on the State Heritage Register as shown in Figure 8.

Wellington has a rich history associated with the gold rush of 1875 which led to the construction of many historic buildings present in the Town Centre today. The Wellington Town Centre Plan Heritage Study undertaken by specialised heritage consultant Graham Hall identified the following heritage attributes and characteristics within the town:

- A high proportion of older buildings, 70% of which are listed or graded as contributory
- Many buildings have lost awnings or first floor verandahs which extended over the street
- A higher than usual proportion of shops retain original shop fronts

Figure 8: Wellington Heritage Conservation Area



Source: HWPDA 2020

The Wellington Town Centre retains examples of its historic development across a broad range of themes, including Aboriginal heritage, European heritage, Chinese culture and other social heritage

such as maritime heritage, natural heritage and themes such as agriculture, transport, health government, law and order.

Figure 9: Fong Lee and Co Store, Wellington NSW



Source: Australian Broadcasting Corporation, 2020

4.0 Policy Context

4.1 Local Planning Framework Wellington LEP 2012

Wellington is located within the Dubbo Regional Council LGA and is subject to the provisions of the Wellington LEP 2012. In accordance with the Wellington LEP, the Wellington Town Centre is primarily zoned B2 Local Centre which permits a range of retail, commercial and residential developments and has the following zone objectives:

- 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.

The Wellington LEP 2012 identifies a large proportion of the Wellington Town Centre as a Heritage Conservation Area as well as the presence of several key heritage items.

Wellington Development Control Plan 2013

The Town Centre is also subject to the provisions of the Wellington Development Control Plan 2013. These provisions are generally flexible in relation to design, landscaping, waste management and car parking. Specific provisions exist for development of and within the vicinity of heritage items and within the Heritage Conservation Area.

5.0 Technical Analysis and Summary

The suggested actions for revitalisation of the Wellington Town Centre are based on community feedback, technical studies and an analysis of the physical constraints and issues that impact the Centre including analysis of walkability, economic viability, vacancy levels, land use, built form, way finding and access, heritage and traffic, planning controls and the public domain.

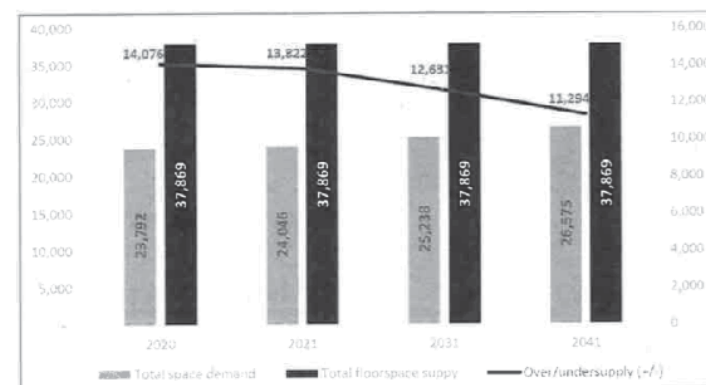
The following technical studies informed the analysis of the town centre:

- Wellington Town Centre Economic Analysis and floor space audit, HILPDA, 2020-03-22
- Wellington Town Centre Heritage Study, Graham Hall, 2020-03-22
- Wellington Town Centre Public Domain Strategy, Moir Landscape Architecture, 2020
- Traffic Issues Summary, Chris Stapleton, 2020

5.1 Size of the Town Centre

The spread out nature of the Town Centre, a lack of clear focus for business activity and limited or inconsistent amenity reduces pedestrian activity and works to limit the potential for an active main street. The highly dispersed nature of the retail offering (with the exception of Coles and Woolworths Supermarkets) also makes it difficult to define the actual Town Centre and overtime has prevented the potential clustering of complimentary services.

Figure 10: Size



Source: HILPDA 2020

5.2 Walkability

The Wellington Town Centre is around 1,100m in length (B2 Local Centre Zone), this length is around 40% over the 800m benchmark for walkability (HillPDA, 2020) which reduces the opportunity to capture the retail trade of customers walking from one end to another.

Council may investigate the potential retraction of the B2 Local Centre Zone with the aim of increasing walkability and permeability purchasing properties to capitalise on existing pedestrian activity.

5.3 Concentration of Anchor Land uses and Orientation

Coles and Woolworths Supermarkets are located in close proximity in the southern part of the centre. This concentration of uses draws trade from the northern part of the centre and reduces potential activation of the remainder of the centre.

The orientation of Coles Supermarket, facing the carpark rather than addressing Nanima Crescent creates a long blank façade fronting a highly visible main street, reducing activation in this part of the centre and opposite Cameron Park.

Council may investigate planning control incentives that could make other sites on the other side of town attractive for large anchor retailers and should investigate the potential purchase of key sites in prominent locations to activate the Town Centre or build on existing pedestrian activation.

5.4 Economic Viability

Proximity to Other Centres

Wellington's location relative to the regional cities of Dubbo and Orange and the strategic centre of Mudgee limits its potential retail catchment and increases competition resulting in leakage from the local economy and reducing the amount of commercial/retail space supportable.

Vacancies and Commercial and Retail Demand

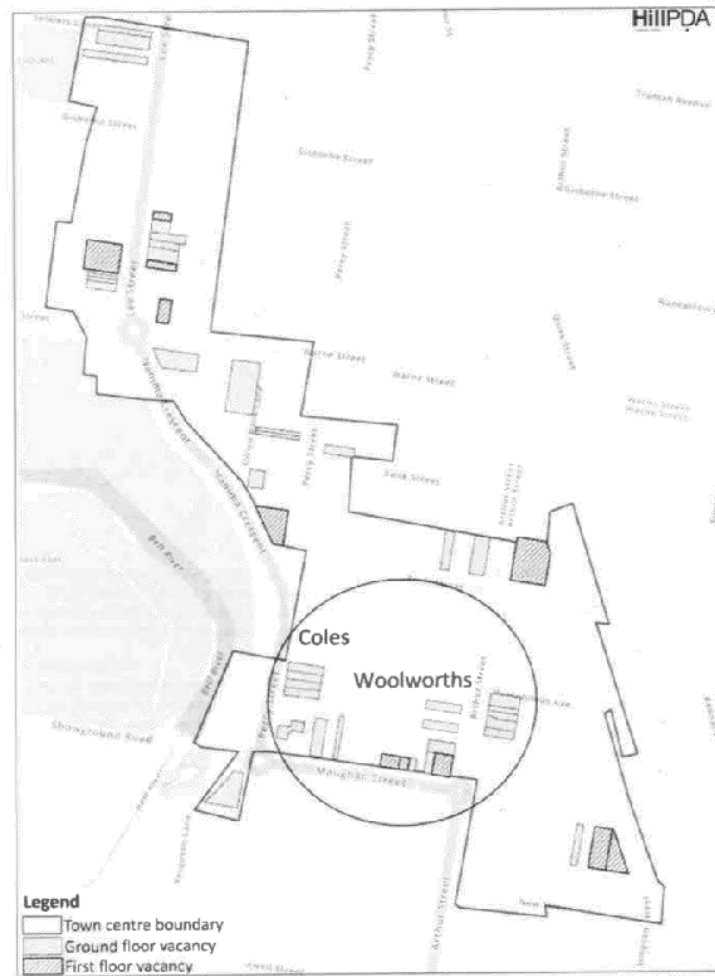
A landuse audit undertaken by HillPDA in January 2020 revealed that 27% of the premises within the Wellington Town Centre are vacant (including the adjoining B6 Local Enterprise Zone). It is thought that this is likely to be the direct result of an estimated oversupply of 14,075m² of commercial and retail floor space in the centre.

Figure 11: Surrounding Retail Environment



Source: HillPDA 2020

Figure 12: Vacancies in Wellington CBD



Unoccupied premises discourage pedestrian traffic and if vacant over the long term, can result in unmaintained premises and associated safety concerns as is evident several parts of the Centre. Of concern, one third of all vacancies in the centre are concentrated around the Coles and Woolworths Supermarkets where pedestrian traffic is concentrated.

✖

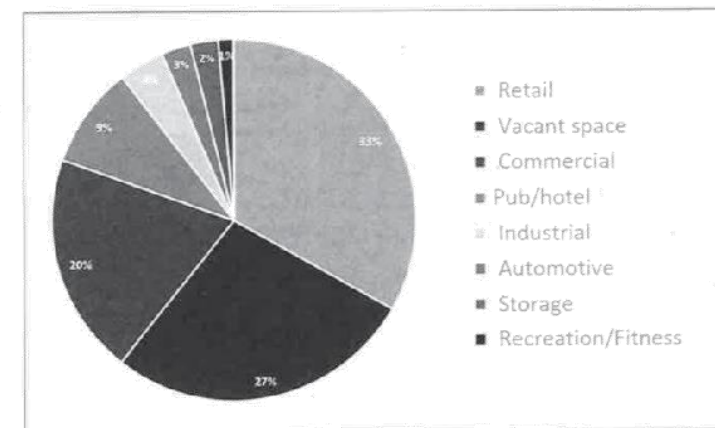
Unless the Town Centre can be revitalised and meet the expectations of the community, there is a risk of discretionary spending elsewhere, reducing the Town Centre to basic service provision, rather than allowing a vibrant mix of essential services, businesses and social recreation and community functions to develop.

5.5 Land uses and Zoning

A range of land uses are situated in the Wellington Town Centre, including residential, commercial, retail, community and education. Residential uses account for 20% of total floor space, followed by retail use at 20% and commercial use at 12% (HIRPDA Landuse Audit, 2020). Of note only 6% of the centre uses were café or restaurants further reducing potential foot traffic.

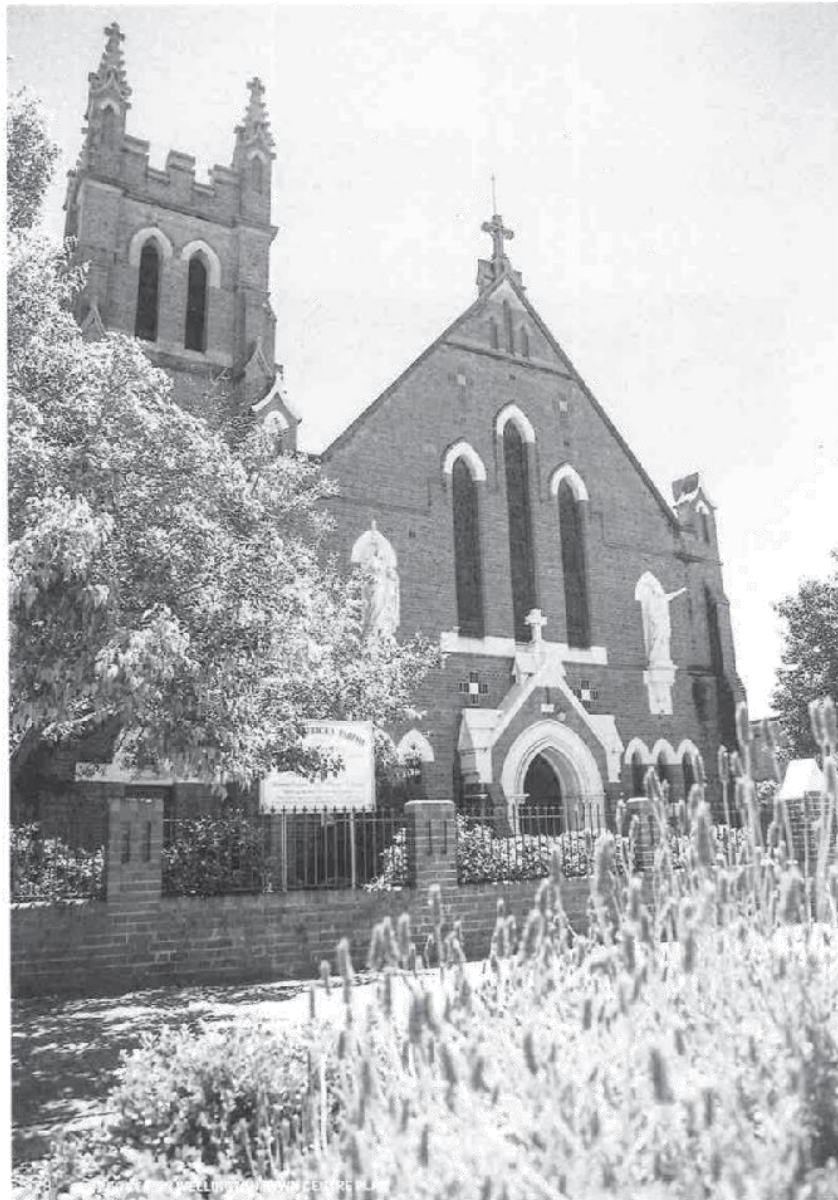
The composition of floor space in the Wellington Town Centre is illustrated in Figure 13 below.

Figure 13: Floor Space Composition in Wellington:



Source: HIRPDA 2020

Dirtiness + Ugliness of Coles arcade + carpark entrance does nothing to attract customers or return visitors. This can be easily changed!



5.6 Landownership

- The centre's highly fragmented landownership pattern reduces the potential for large transformative redevelopments thereby representing a potential barrier to redevelopment.

5.7 Connectivity and Access

- The masonry wall around Cameron Park adjoining Nanima Crescent limits physical and visual access to the Park.
- The railway is a barrier to access from the residential development adjoining the eastern side of the centre.
- The railway bridge at Swift Street is in a poor state and is difficult to access discouraging connection of residential areas on the eastern side of the centre with commercial uses.

5.8 Traffic, Access and Parking

- The Mitchell Highway runs north-south through the eastern side of the town, limiting connection of the eastern side of the centre with Cameron Park and creates a major barrier to safe pedestrian access especially for children and the elderly and discourages outdoor dining and other footpath activities on Nanima Crescent.
- Redevelopment potential along the Mitchell Highway is also limited by its function as a major traffic route.
- Access to Coles and Woolworths Supermarkets is difficult to navigate as a result of poor signage and the orientation of Coles with the rear facing Percy Street. There is no entrance to the supermarket carpark via Maughan Street.
- The carparks of Coles and Woolworths supermarkets are poorly maintained and do not offer shade.
- Caravan parking is limited and may prevent tourists from stopping.

DOES
prevent tourists
from stopping.

5.9 Streetscape and Public Domain

- A large number of vacant sites in highly prominent locations create voids in the streetscape and exacerbate an existing low level of pedestrian activity and safety concerns.
- Existing tree cover is present throughout Wellington, however tree planting is inconsistent and poorly maintained.
- Lack of street furniture in key locations
- Unsealed street verges
- Poor road marking condition
- Limited tree cover for shelter
- Large expanses of hard surface contribute to an urban heat island effect
- Lack of a cohesive town entry strategy for the town or the CBD, limiting any sense of arrival or understanding of the identity of the town.

5.10 Contamination

- Several sites within the Town centre are identified as being the subject of contamination, thereby necessitating costly remediation prior to redevelopment.

coles
carparks poorly
- signposted + ugly.
- NO caravan or
bus parking near
vic or toilets.

6.0 Key Strengths and Opportunities

There are a number of existing strengths present in the Wellington Town Centre, these strengths provide opportunities to revitalise the Town Centre and are detailed below:

6.1 Town Entry Statements

Town entry statements could be provided using a coordinated tree planting approach. It is suggested that trees be planted to identify the entry to Wellington at the sound attenuation mound in the north adjacent to the Mitchell Highway and also in the south at the current town entry sign.

Opportunity/Action

- Town entry statements in the form of tree planting at the noise attenuation mound adjacent the Mitchell Highway in the north and Cypress Avenue in the south (subject to RMS approval). It is suggested that *Acer x freemanii* "Armstrong" be planted as they have an upright growing nature required in circumstances where there is limited space, these would also be subject to RMS approval.

Figure 14: Red Maple (*Acer x freemanii*)



Source: Digger Nursery Association, 2020

A secondary avenue is planned to be planted on the western approach of the CBD, along Showground Road. The tree species chosen for this avenue is *Acacia pendula*, or Silver Wattle and has been selected

for its drought hardiness, attractive silver-grey foliage and consideration of aerial conductors in the immediate vicinity. This species is also endemic to the area.

Figure 15: *Acacia pendula*, or Silver Wattle

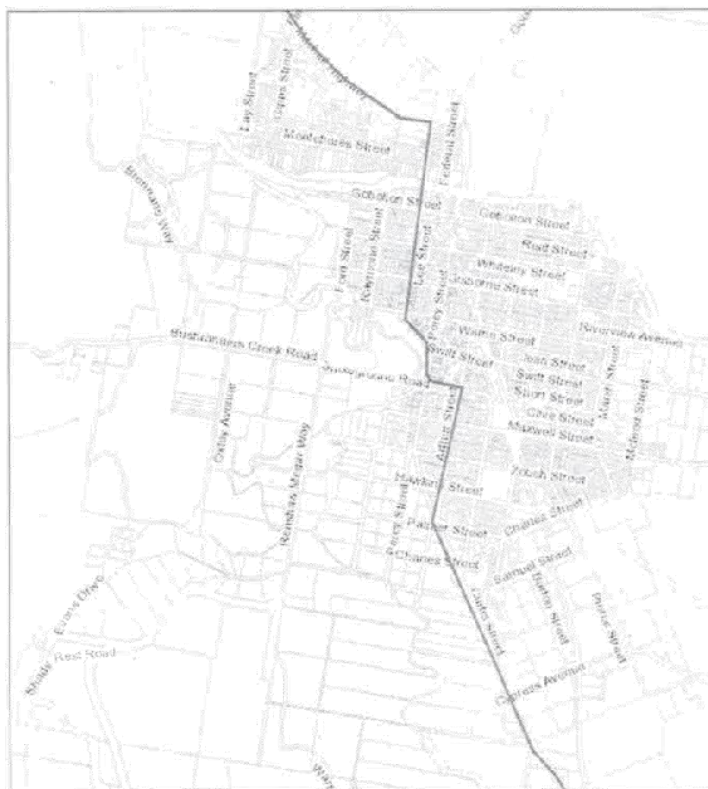


Source: Aicheletron, The Free Social Media

A Wellington Street Tree Master Plan is in the early stages of development, with the town's trees audited in late 2019. The Wellington Street Tree Master Plan will cover all streets within Wellington, and provide strategic direction on the plantings (species), priorities and methodologies that will be

employed moving forward. The goal of this Master Plan is to improve the aesthetics of the streetscapes of Wellington, improve planting consistency to help reduce recurrent maintenance costs, improve the canopy cover of the township and to help buffer Wellington from warming climatic trends.

Figure 16: Locations of proposed town entry statements



Source: DRC 2020

4.2 CBD Entry Features

There are currently no CBD entry statements to identify the entrance to the CBD. Entry statements could be provided as part of a cohesive public domain strategy for the Town.

Opportunity/Action

- Designing CBD entry statements as part of a cohesive public domain strategy for the

town, entry features could be provided on the roundabout at Gisborne and Lee Streets and also the roundabout at the Mitchell Highway/ Arthur Street and Arthur Street (Refer to Appendix One for the Wellington Town Centre Public domain works including location of CBD feature statements).

Figure 17: Location of Town entry feature - northern entrance




Source: Moir Landscape Architecture, 2020

- 1. Entry feature**
Proposed sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.
- 2. Pedestrian walkway**
Extend walkway for future commercial use and provide opportunity for street seating.
- 3. Streets trees**
Revitalise the street planting. Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.
- 4. Median planting**
Proposed street trees and under storey planting in the median strip. Improve the view of street.
- 5. Street carpark**
Formalise parking opportunities and provide convenience for adjacent retail.

Source: Moir Landscape Architecture, 2020.

1. **Entry feature**
Proposed sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.
2. **Pedestrian walkway**
Extend walkway for future commercial use and provide opportunity for street seating.
3. **Streets trees**
Revitalize the street planting. Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.
4. **Median planting**
Proposed street trees and under storey planting in the median strip. Improve the view of street.
5. **Street carpark**
Formalise parking opportunities and provide convenience for adjacent retail.



Suggest removing section of wall in front of Library to open up into nice plaza area. Would also expose the Apsley Building and improve visibility of Library

Cameron Park is a key attribute and landmark for the Town Centre. The Park is located in a highly visible location and provides an opportunity to activate the Centre's eastern core. Pioneer Park adjoins Cameron Park on its western side and is the site for a variety of local sports.

In line with the adopted Cameron Park Master Plan Council has already completed a number of major works within the Cameron Park Precinct. These improvements have been focussed on improving the recreational opportunities for the community and improving connectivity both within the Cameron Park Precinct, and to other attractions including the Wellington Showground and Mount Auratua Nature Reserve. Some of the improvements that have already been carried out, or are actively being planned are shown below in figure 19:

1. Redevelopment of the Visitor Information Centre and installation of a regional quality playground (1.1). This project has involved

the installation of a playground valued at \$500,000, removal of old outdated amenities and subsequent replacement of new disabled compliant facilities (\$245,000) and the refurbishment of the Visitor's Information Centre (\$600,000)) to the new Wiradjuri Community Centre.

2. Cameron Park / Pioneer Park Pedestrian Bridge (2.). Council is actively seeking funding to replace the existing pedestrian bridge over the Bell River.
3. Wellington Library Outdoor Reading Area (3.). Work will be commencing shortly to develop an outdoor reading area within the park.

Source: DRC 2018.

Great proposal
but also
needs a wide
path from this
area down to
Library
plaza (front)

Opportunity/Action

- Increasing physical and visual access to the park and its connection with the eastern side of Nanima Crescent could be achieved through the partial removal of the masonry fence along Nanima Crescent. Whilst the Park is a Heritage

Item in the Wellington LEP 2012 and the State Heritage Register, investigations by a qualified heritage consultant could be undertaken explore avenues to determine if partial removal of the wall is feasible.

Cameron Park Masonry Fence

* 6.4. CLEAR
Urgently need signage to
Visitor Information Centre from
both ends of town.
Currently NO signage.

6.4 Traffic and Access

The Mitchell Highway is a State Highway linking north-western NSW with Dubbo, Bathurst and eventually Sydney. The Highway also forms part of the National Highway A32 corridor, which stretches from Sydney to Adelaide via Dubbo and Broken Hill and has the potential to bring significant numbers of tourists to town.

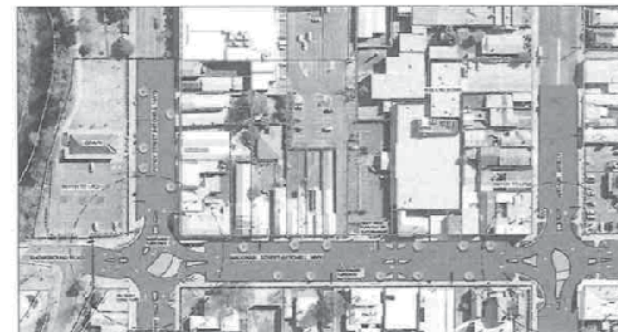
The existence of two supermarkets in the vicinity of one another provides an opportunity capitalise on existing activity and enhance vehicle legibility.

Opportunity/Action

- Installation of signage to encourage light vehicles to enter the Town Centre, rather than continuing on the Highway.
- Replace roundabout at Maughan and Percy Streets with a more pedestrian friendly arrangement (subject to RMS approval).
- Replace roundabout at Maughan and Arthur Streets with a more pedestrian friendly arrangement that will also serve to channel traffic into the Town Centre and help to define entry to the Town centre (subject to RMS approval).
- Increase access and egress from the shopping centre carpark by providing a right hand entry and exit onto Maughan Street.

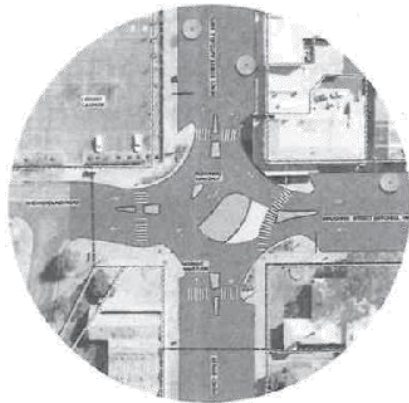
Exit from supermarkets onto Maughan Street

Figure 20: Maughan Street, intersection with Percy and Arthur Streets.



Source: Moir Landscape Architecture, 2020

Figure 21: Concept: Maughan and Percy Street – pedestrianised intersection



Source: Moir Landscape Architecture/ Stapleton, 2020

Figure 22: Concept: Maughan and Arthur Streets – pedestrianised intersection



Source: Moir Landscape Architecture/ Stapleton, 2020

6.5 Heritage

As previously mentioned, Wellington Town Centre has a high proportion of older buildings as well as shopfronts that make an important positive contribution to its local character and provide landmarks that assist with orientation within the town. Preservation, restoration and/or repurposing of existing heritage buildings can help them play a prominent role in the local character of the town in addition to attracting tourists.

Re-use of a heritage item

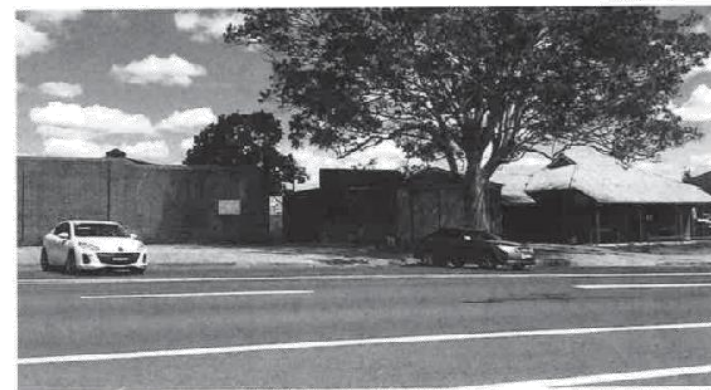
There are a number of interrelated requirements regarding the re-use of a heritage item. Whilst a change of use may be permitted for some heritage items, unless the 'new part' of the building is minor, a change of use will necessitate physical building changes and compliance with the Building Code of Australia, the Environmental Planning and Assessment Regulations and the Disability Discrimination Act.

Council could prepare a policy around the minimisation of requirements for retrospective compliance with the Building Code of Australia under the Planning and Environment legislation or in some cases could investigate raising the footpath to overcome disabled access issues.

Former Wellington Gaol and Police Station

The former Wellington Gaol and Police Station on Maughan Street present a long blank façade. Re-purposing could provide a mechanism to re-activate this side of Maughan Street. Council has secured a \$250,000 grant from the NSW government for the re-purposing of the site and is currently working with the community to identify a suitable future use of the space.

Figure 23: Maughan Street, intersection with Percy and Arthur Streets.



Source: Moir Landscape Architecture, 2020

More toilets plus caravan
and bus parking are a MUST
if tourism/events are to increase.
currently woefully inadequate.

Kimbell's Kitchen heritage item



Source: DRC 2020

Wellington Post Office



Source: DRC 2020

Opportunity/Action

- Council to investigate policy around the minimising retrospective compliance with the BCA.
- Council to provide a clear, plain english, advice for shop owners regarding adaptive re-use of heritage items.
- Council to investigate feasibility of a verandah re-construction program.
- Council to investigate local heritage fund for heritage items in Wellington.
- Council to continue investigate options for reuse of former gaol and police station.
- Council to prepare tourism brochure regarding heritage of Wellington.
- Preparation of a heritage study for Wellington Town Centre including potential re-classification of contributory items to heritage items.

6.6 Planning Framework

The centre is primarily zoned B2 Local Centre in the Wellington LEP 2012 and whilst the subject zoning is not an impediment to redevelopment, a wide range of uses are permissible under the current zoning, and this could be reviewed to better reflect the objective of Town Centre activation and vibrancy.

Opportunity/Action

- Review of current land use zoning with a view to reflect the vibrancy and activation desired in the centre including potential retraction of the B2 Zone.
- Investigate potential planning incentives to encourage development in the centre.

Plaza area in front of Library would be a great asset.

6.7 Tourism and Special Events

Wellington is home to Mount Arthur, the Wellington Caves and the Japanese Gardens tourist attractions which draw significant numbers of tourists from outside the local area. Opportunities exist to capitalise on existing tourist numbers by providing increased connectivity with the existing shops. Opportunities exist to capitalise on existing tourist numbers by providing increased connectivity with the existing shops.

Wellington also currently holds several special events including the Wellington Rotary Markets, Vintage Fair and Swap Meet, Wellington Arts and Sculpture Festival and the Wellington Boot Racing Carnival. The Fong Lees Lane Festival is a fantastic example of a local laneway festival that sees the laneway transformed into an outdoor eating venue with busker and night lanterns.

Fong Lees Lane and Union Bank Lane offer potential micro scale connections to the eastern side of the centre, these connections could be utilised to house permanent and temporary public art installations and could be transformed through night time illumination and offer suitable dining temporary destinations.

Opportunity/Action

- Organising evening cinemas, arts and crafts event or music or wine festival which could be held near existing retail premises and possibly the space adjoining Wellington Library and to capitalise on the activity generated by existing events to increase activity in the remainder of the Town Centre.
- Temporary festivals utilising Fong Lees Lane and Union Bank Lane as well as the surrounding area including Cameron Park. Discuss Fong Lees Lane Festival with 'Wellington Arts'.
- Investigate funding available for laneway beautification/upgrade.

Fong Lees Lane Festival



Source: www.wellingtontimes.com.au

Public Art

Fong Lees Lane contains several examples of existing public art related to the Chinese heritage of the town is part of the Town's existing art trail and the Fong Lees Lane Festival.

Fong Lees Lane Public Art



Source: DRC 2020

Toilets are very inadequate.
Also desperately need accessible toilets
that do not require a MLAK Key.

Art works in prominent locations, can generate interest and contribute to civic pride as well as funnel foot traffic to key locations. Fong Lees Lane is highly visible from Nanima Crescent, however is in need of maintenance and repair and could be the subject of further promotion to encourage pedestrian activity in this location.

Opportunity/Action

- Creation of a Wellington Art Trail through the Town Centre celebrating Wellington's rich Chinese, Aboriginal and European heritage and reinforcing key pedestrian links, Council could invite submissions from interested parties, the trail could be focussed around Fong Lees Lane.
- A concept design to be developed for the repair and beautification of Fong Lees Lane with community input.

6.9 Public Domain

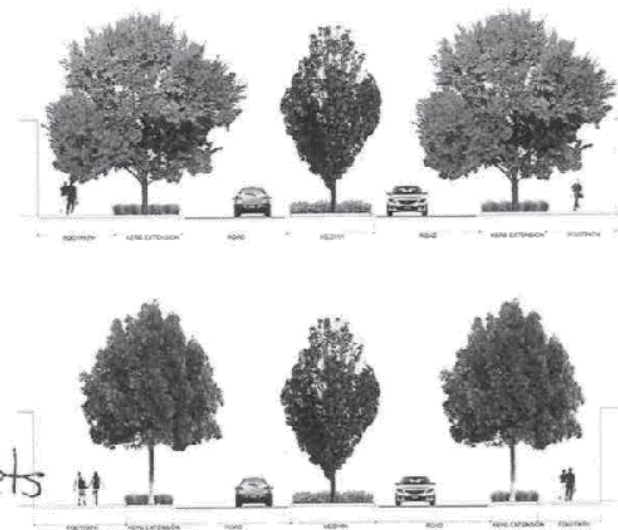
The Wellington CBD public domain requires a cohesive public domain strategy, including new and repaired pavements, seating, lighting, signage and public spaces. See also below.

Opportunity/Action

- Preparation of a detailed public domain strategy to celebrate Wellington's rich heritage, through framing important views, increasing passive surveillance, making spaces more comfortable as well as to supporting the culture and enterprise in the town.

Refer to Appendix One for the full set of draft Wellington Town Centre Revitalisation Plans Concept.

Figure 24: Arthur Street Cross Sections



Source: Noir Landscape Architecture, 2020

3.10 Council Led Activation

Given the existing pedestrian activity associated with the existing supermarkets and exposure associated with properties fronting the Mitchell Highway, Council could purchase properties to capitalise on this existing activity and exposure to increase activation and provide entry landmarks.

Opportunity/Action

- Investigate the purchase five properties at 24 - 32 Maughan to create a community hub including community centre and garden fronting Maughan Street. Development of this space would capitalise on existing pedestrian activity associated with Coles and Woolworths Supermarkets and could provide an incentive for people to spend time in the centre.

- Investigate the purchase former Caltex service station site at the corner of Lee and Warne Streets for development as a community garden and cafe. This site is identified as being potentially contaminated and would be costly to develop.

24-32 Maughan Street, Wellington



Source: DRC 2020

Figure 25: 24-32 Maughan Street



Source: DRC, Geocortex base

Thirroul Community Centre, Wollongong LGA, NSW



Source: Wollongong Council website, 2020

Crows Nest Community Centre at night



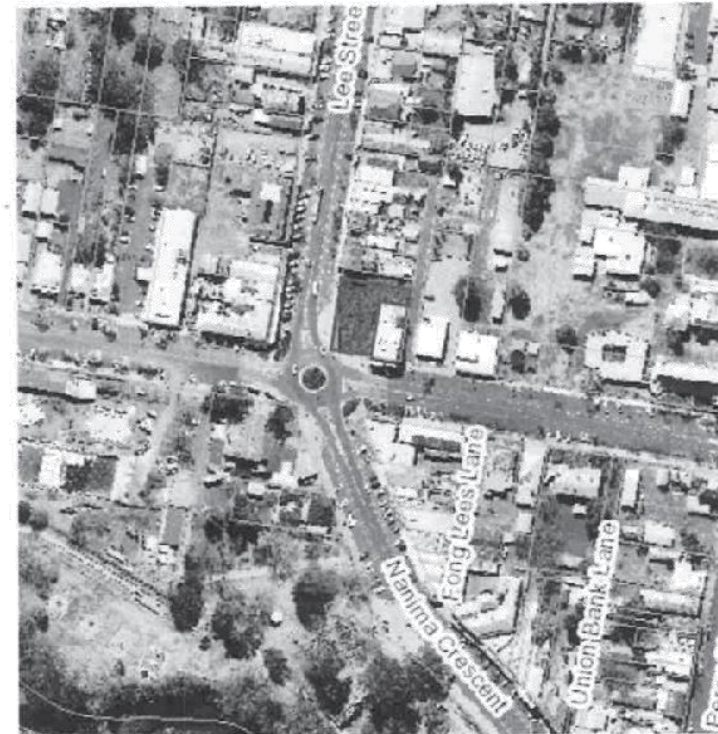
Source: North Sydney Council website

Former Caltex Service Station at Lee and Warne Streets



Source: DRC 2020

Figure 26: Former Caltex Site



Sunken garden + Cameron Park need more plantings.

7.0 Implementation

This section identifies a range of actions required to address the issues identified in the Wellington Town Centre. Some actions are precinct specific whilst others apply to the entire Study Area.

The following tables identify a priority level and corresponding time frame for each action to be achieved over a two, four and six year period depending on the resourcing and associated timeframes.

Implementing the Wellington Town Centre Plan will require involvement from a range of divisions within Council, the community and consultation with State Government. Each action will need to be adequately scoped and a project plan prepared where necessary.

The Plan will be reviewed initially in 2 years and every 4 years after in line with Council's Community Strategic Plan to monitor progress and update where necessary.

7.1 Centre Wide Actions

NO	ACTION	PRIORITY
1	Roundabout reconfiguration Consult with RMS regarding plans to reconfigure roundabouts on Mitchell Highway and Percy and Arthur Streets and to channel light traffic into the Town Centre.	Long
2	Town entrance statements Investigate the provision of town entry statements including significant tree planting and branded signage at key entrances to the town. Subject to RMS approval.	Short
3	Public domain works Utilise Moir LA revised proposed public domain concept plans to prepare detailed public designs.	Medium
4	Awnings and corner elements Investigate a program to restore awnings and verandahs throughout the centre, initially focussed on key locations.	Medium
5	Heritage Investigate development of a program to relax the retrospective BCA requirements for the re-use of heritage items.	Short
6	Heritage Council to provide clear, plain english advice for shop owners regarding adaptive re-use of heritage items, accessible on Council's website.	Short
7	Heritage Council to investigate and promote funding sources for heritage items in Wellington.	Short
8	Heritage Council to continue investigate options for reuse of former gaol and police station.	Medium
9	Heritage Council to prepare tourism brochure regarding heritage of Wellington tying in with actions regarding public art and heritage walks.	Short

NO	ACTION	PRIORITY
10	Heritage Preparation of a heritage study for Wellington Town Centre including the significance of heritage items	Medium
11	Facade/awning and shopfront reinstatement/ improvement program Investigate potential funding program for eligible applicants Program could be initiated in stages and specific less active streets.	Medium
12	Heritage walks Develop a heritage walks focussed on significant people and landmarks with input from community consultation.	Medium
13	Art Trail Develop a local art trail celebrating the town's varied heritage, including Fong Lees Lane, potentially incorporate into heritage walks action. Utilise community input.	Short
14	Markets and Festivals Encourage markets and festivals near retail development/ possibly adjacent to the library. Investigate existing festivals occurring in the Town and consult with relevant stakeholders to ensure events are coordinated and benefits for the town are maximised.	Short
15	CCTV Investigate the installation of CCTV in locations in key parts of the centre and Cameron Park.	Medium
16	Statutory Controls Investigate land use zoning and development controls for the entire centre. With a view to encouraging large retailers to the northern part of town and encouraging small business. Council may investigate the potential retraction of the B2 Local Centre Zone with the aim of increasing walkability and permeability.	Short
17	Promotion of popup Stores Council to investigate development of pop up stores through potential rent subsidies to reduce long-term vacancies.	Short
18	Initiate a business improvement program Council could establish a program where business applies for grants to improve retail developments.	Medium
19	Shared space/small business start-up hub Council could provide or facilitate the provision of a shared space for workers to work from, thereby activating the local area.	Medium
20	Contaminated sites Investigate the location of identified contaminated sites and methods for funding remediation of potentially contaminated prominent vacant sites.	Medium

Great idea - much needed - visitors often need space for an hour or so - perhaps utilise Library.

7.4. What about a native garden / community garden.

7.2 Local Village Actions

NO	ACTION	PRIORITY
1	Supermarket Vehicle Access Provide right in and right out turns for the supermarket carpark and Maughan Street.	Long
2	Supermarket carpark access Repair supermarket car parks, add shelter through landscaping, investigate CCTV options, formalise car parking.	Medium
3	CBD entrance statements Themed CBD entry at Mitchell Highway and Arthur Streets, Prepare strategy themes.	Short
4	Mitchell Highway, Percy and Arthur Streets intersections Discuss plans to reconfigure roundabouts on Mitchell Highway and Percy and Arthur Streets with the RMS. Prepare concept designs for discussion purposes, detailed designs, scoping will be required.	Medium
5	Community Centre + Community Gardens Investigate the purchase 24-32 Maughan Street to create a community hub including community centre and garden.	Long
6	Repurposing of the former Gaol and Police Station If feasible develop initial concepts for construction of a community centre Council to identify a suitable future use for the former Wellington Gaol and Police Station following community consultation.	Medium

7.3 Tourism Village Actions

NO	ACTION	PRIORITY
1	Mitchell Highway - low speed environment Investigate narrowing the visual/physical width of Nanima Crescent and increasing the visibility/relocation/number of pedestrian crossings and refuges (subject to consultation with the RMS).	Long
2	Mitchell Highway - pedestrian crossing Increase pedestrian access across the Mitchell Highway (Nanima Crescent) subject to RMS consultation.	Long
3	Cameron Park Continued upgrades to Cameron Park including pedestrian bridge to Pioneer Park (funding being investigated), playground, Wiradjuri Experience Centre. Investigate feasibility of partial removal of the wall around Cameron Park to allow physical and visual connections from Nanima Crescent to the park and Bell River. This action will require a specific heritage study to confirm the heritage value of the wall.	Medium
4	Fong Lees Lane Prepare suggestions concepts for the repair and beautification of Fong Lees Lane for community consultation.	Medium

7.4 Enterprise Corridor Village Actions

NO	ACTION	PRIORITY
1	Community Gardens Investigate feasibility of purchasing former Caltex service station site at the corner of Lee and Warne Street. As a former service station site, the site may be contaminated, appropriate investigations will need to be undertaken.	Long
2	CBD entry statement Themed CBD entry at roundabout of Lee Street and Gisborne Street. Design themes will need to be prepared and adopted.	Short

② Coles carpark access and arcade need major improvement + beautification. Why not paint the arcade with a mural like the pool mural?

- More toilets urgently needed.

w/late. 20/11/20

Archived: Tuesday, 9 February 2021 11:59:34 AM
From:
Sent: Fri, 20 Nov 2020 02:45:32
To:
Subject: Draft Wellington Town Centre Plan submitted
Sensitivity: Normal

[EXTERNAL Message: Be cautious of clicking on links or opening attachments.]

The following information has been submitted from the Dubbo Regional Council:

Title:	Mrs
First Name:	Alicia
Surname:	Leggett
Contact Number:	0429945811
Email address:	arodleggett@gmail.com
Are you submitting this form on behalf of a business or organisation?:	No
Comments/Feedback:	This submission was prepared from feedback of 8 Wellington Community members that met on 8th Nov.
Attachment/s:	0_102123_20Nov2020134423_Wellington Town Plan Submission.pdf

20 November 2020

Dubbo Regional Council
c/o General Manager
Mark McMahon
PO Box 90
Dubbo NSW 2030

Re: Wellington Town Centre Plan

Dear Mr. McMahon,

Thank you for providing the opportunity to respond to DRC's Wellington Town Centre Plan. We congratulate Council for this framework acknowledging their commitment and investment in Wellington.

We are addressing this response as Wellington residents who strongly believe that our town centre is in need of beautification which necessitates this investment by Council. We firmly believe once this commitment is made by the DRC, what we all know to be true of Wellington can be appreciated by others. This is a beautiful town rich in history amplified by a community heavily invested in making it one of the nicest place to call home in the Central West.

This Submission is a result of a group of residents having met to discuss the proposed actions in the plan.

Reviewing the Plan's structure of the 3 key villages Enterprise, Tourist and Local we have identified some key points to address:

Enterprise Village

1. Town Roundabouts: Whilst we are aware that any changes to roundabouts is subject to RMS approval, we would like to highlight several key points:
 - a. Replacing Maughan & Percy St roundabout- Consideration is to be made on the impact any changes to this roundabout may have on town activities such as Primary School bus traffics & drop offs; Showground's horse floats, caravans and other community activities taking place at the showgrounds.
 - b. Replace roundabout on Maughan & Arthur St: We suggest keep this roundabout as it slows traffic in this area, especially as it relates to the Primary School crosswalk.
 - c. We encourage Council to consult with community on any proposed changes should this action be considered further.

Tourism village

- a. It would be great to get Arthur Rhino back with or without the horn the community can promote it as an endangered species.
- b. Footbridge restoration is a priority and provides a link to town for walking and the future Park Run.

- c. Although it is great to have new toilet blocks, Council should consider adding additional blocks to accommodate the high traffic use by tourists, charter buses and community activities that take place throughout the year in the park.
- d. The disabled toilet needs to be readily accessible to all that visit or stop in Wellington in need of a disabled toilet.
- e. Council should clarify its role in the former Visitor centre and Binjang building as it was proposed for a Cultural Centre which we are very supportive of and needs to be active.
- f. Council should replace the river fencing at Cameron Park, as it is inappropriate. We also encourage the Council to consider providing updated and tables and chairs for visitors to the park.
- g. In consideration that Wellington has 3 Caravan Parks, there should be proper signage for caravan parking.
- h. Council should investigate space for charging electric cars as it becomes a link to the charging station with Mudgee.
- i. The Oxley Museum and the Old Police station should be considered a Priority for DRC. Both buildings and the Oxley collection are significant to our Heritage and provides interests for visitors.

Local /Environmental criteria

1. We support Council's belief in improving walkability and providing incentives to walk to town.
 - a. Trees offer so many benefits to our community's well-being and we would like clarification on: Will council designate a staff grounds keeper to maintain the trees? Trees also impact allergies, will re-consider trees species as the selections such as Wattle cause severe allergic reactions and will not be suitable for "walking" paths? There is also concern on the impact that trees being considered will impact the heavy vehicle route, will this be investigated by DRC?
 - b. Our town's heritage of blue stone guttering, is this being considered for replacement?
 - c. Is Council considering the Bell River waterway improvement?
 - d. Does Council have a role in investigating the erosion of the river (central to visitors and access for water activities)
 - e. Is it in the Council plans to invest in Skate Park for our youth?
2. **Heritage:** Wellington's strongest point of difference is its cultural history Pre & Post colonisation and this needs to be emphasised and embedded in any proposals for Wellington.
 - a. The action for reinstating the veranda should be considered as there are means so make this action plausible with investment and support from the community. We value this action as a priority initiative
 - b. The Wellington community has several clubs & groups that serve as potential partners who could support this activation and we encourage Council to consider collaborating with these groups to activate the town centre.
 - c. We would like to encourage DRC to identify key heritage areas and/ or significant building in stages to reactive heritage with community support.

- d. We support walking trails and encourage heritage plaques to support the walking incentive, as there are several heritage listed and registered homes/buildings within the CBD of Wellington.
- 3. **Eyesores:** As a group we spoke of several CBD eyesores, that if possible Council can incentivise property owners consider the impact of their building to the town's perception & experience.
 - a. Consideration of Western Stores as the Community Hub mentioned in plan. Currently the Old Western Stores building is being used in some capacity as such.
 - b. Priority buildings identified were blue building near the skate park; Caltex lot, Coles front facing entrance, and the white flagstore buildings.
- 4. Community Hub- There should be clarification on why Council would invest in purchasing existing shops that have tenants, one of the few viable commercial spaces in town for the Community Hub.

As mentioned, these recommendations and observations presented came about when a group of Wellington community members representing new and established residents came together to review the plan.

We appreciate the opportunity to respond.

Sincerely,

A & S Leggett
M& J Fardy
G & D Depaz
J. Wykes
E. George
(Wellington Residents)

Attachment Two
Submission Summary/Issue Table

No	Issue	Response
1	Typographic errors	Amended
	Employment of locals	Employment programs are not part of this plan and Council is unable to discriminate in regards to employment.
	Importance of Cameron Park, Historic town Piano museum Fong Lees Lane	Noted.
	Tree species suggestions	Tree species selections will be addressed in a Wellington Street Tree Masterplan.
	Wiradjuri Cultural Centre include a café?	The Wiradjuri Cultural Centre includes a café.
	Question John Oxley as first European to discover the area.	The wording in the Plan will be changed to '...John Oxley was the first European to report on the area..' in order to ensure accuracy.
	Parking area at former Caltex site could be used as parking for buses and caravans	The Plan proposes that contamination of the former Caltex site be investigated and its use as a community garden be explored. Parking in Wellington is the subject of a separate investigation currently being undertaken by Council.
	More than one toilet is required in Cameron Park.	The Cameron Park Toilet block was installed in accordance with the Cameron Park Masterplan, exhibited and adopted in 2017.
	Inclusion of retailers in lower Percy Street in Plan.	The focus area of the Plan is limited to the B2 zoned area in Wellington LEP 2012 so as to ensure the plan concentrates on the commercial landuses and is viable. Lower Percy Street is R1 and RU4.
	What training facilities are planned?	The draft Plan does not extend to training programs and facilities.
	Over 55s age group higher than National average.	Noted.
	Wellington Oxley Museum challenges.	Noted.

No	Issue	Response
	Bus to Dubbo/Narromine is good.	Noted.
	Elderly residents need to park in close proximity to local business.	Noted.
	Several commercial properties are for sale.	Noted.
	Residents shop in other towns as they use it as a social outing.	This Plan aims to reduce local economic leakage
	Concrete seats in Nanima Crescent are hot in Summer and cold in winter.	Proposed Public Domain Strategy will explore street furniture etc.
	Tree planting where caravans could park.	Parking will be addressed in a separate investigation currently being undertaken by Council.
	Historic towns signs have been removed.	The proposed Public Domain Strategy at Action 3 of Centre Wide Actions will include a cohesive signage plan.
	Heat after trees were removed.	Noted.
	School in vicinity of proposed roundabout changes.	Noted.
	Issues regarding the Cameron Park Masterplan.	The Cameron Park Masterplan was exhibited and adopted by Council in 2017. The Wellington Town Centre Plan does not seek to change the Cameron Park Masterplan but to ensure it is consistent.
	Another toilet block is required.	The toilet block upgrade is consistent with the Cameron Park Masterplan exhibited and adopted masterplan in 2017.
	What is a heritage item?	The term 'heritage item' refers to a heritage item included in the Wellington LEP 2012.
	Previous heritage study prepared by Judith Hiatt.	Noted.
	Visitor information centre and Oxley Museum resources could be helpful.	Noted.
	Shade for festivals.	Shade will be addressed in a public domain strategy (Action 3 – Centre wide action).
	Preference should be given to local people if pop-up stores are established.	Noted

No	Issue	Response
	Community centre and garden at Scout Hall.	If a community garden or centre are proposed, the impacts of their proposed locations will be addressed.
	What will happen to the Oxley Museum site?	Discussions regarding the museum site are ongoing.
	Mitchell Highway has three crossings.	The draft Plan aims to provide a more pedestrian friendly environment. Existing and proposed pedestrian crossing/locations will be investigated and will be subject to consultation, Council adoption and RMS approval.
2	Typographic errors	Amended.
	New roundabout waste of money	Proposed roundabouts are conceptual only, they are intended to indicate potential exploration of traffic arrangements to guide users into the CBD.
	Retain Cameron Park fence in entirety	As part of the Local Environmental Plan process, council intends to engage the services of a heritage consultant to determine the heritage value of the wall. Any partial removal of the fence would be explored in accordance with the heritage study that would need to be adopted by Council.
	Rebuild the kiosk near Ryan & Rankmore Accountants. It could be used by charities, school groups & not-for-profit organisations to raise money in the town.	Given their limitations, fixed structures for these purposes are inappropriate.
	Charities, not-for-profit, schools could have displays in the empty store fronts. Create a competition for the town/visitors to vote on the best display. Limit of \$100 spent on preparing the display (or something like that).	Action 11 of Centre Wide Actions relates to a public art trail. This action has been expanded to include the use of vacant buildings for a public art competition.
3	Wellington shops need an overhaul for safety and hygiene reasons.	Some shops do need maintenance and restoration. This is generally the responsibility of the owner.
	Laws regarding upkeep of shop premises.	There are laws under the Heritage Act regarding neglect of heritage listed properties. However these laws are cumbersome and complex and seldom used by Local Government.

No	Issue	Response
4	Plan does not address electric vehicles. The Library carpark is an ideal location for chargers, and there is already a 32amp three phase outlet on the wall that can be used now - and simply listed on PlugShare.	Electric vehicles will be addressed in the next review of the Plan as usage patterns are clearer.
5	Accommodation for solar farm workers in Wellington	Large solar farm development applications involving long construction times and significant numbers of construction workers are generally 'State Significant Developments' and are assessed by State Government and determined by the Minister for Planning. Requirements regarding accommodation are the responsibility of the State Government to enforce. Although Council does request that this be addressed when the Department of Planning consultants regarding development proposals.
6	Roundabouts on the corners of Maughan and Percy St and Maughan and Arthur St. These are streets which are integral to local activity and require access from all approaches. I strongly recommend that they remain as normal roundabouts.	The intention of the proposed roundabout concepts is to indicate potential traffic arrangements to funnel cars into the CBD. The general concept is to be investigated and would be subject to Council and RMS approval.
	It looks like you cannot go straight ahead from Coles to the Public School but would have to turn left up Maughan St, then right into Arthur St and go right around the block to access the school?	The subject roundabouts are conceptual only. Yes this is correct, any changes to the existing roundabouts would be subject to consultation and RMS and Council approval.
	Similarly you could not go from Michael White's shop straight ahead through that roundabout to the Post Office??? This is ridiculous and extremely frustrating for local people	The subject roundabouts are conceptual only. Yes this is correct, any changes to the existing roundabouts would be subject to consultation and RMS and Council approval.
	Pedestrian access for both of these could be just up the road.	Pedestrian access is conceptual only and intended to demonstrate a more pedestrian friendly traffic arrangement with increased opportunities for activation.
7	I believe this plan has captured all the key elements required to reinvigorate Wellington's CBD.	Noted.

No	Issue	Response
	My personal favourites include the pedestrian upgrades at the Maughan/Percy St roundabout, the potential community centre/garden in Maughan St, the reinstatement of verandah frontage on key heritage sites and the reinstated footbridge linking the two parks. Our town has a rich history and acknowledging and promoting our past is vital in securing our future. This plan does that.	Noted.
	My only criticism would be the eyesore blue building opposite the old police station. Something will need to be done to that side as well and I couldn't find any reference to it in the plan.	Council is investigating potential parking uses for this site.
8	What a waste of Ratepayers money. These consultants must not know that the main road through Wellington is a State Highway and B Double Route.	Council understands that the main street is a State Highway and B Double Route. However it is difficult to draw visitors into the centre as vehicles are funnelled around the CBD via Mitchell Highway.
	To make alteration to the intersections of Maughan & Arthur Streets, Maughan & Percy Streets & Warne, Lee & Nanima Crescent is not acceptable.	The proposed roundabouts are conceptual only, changes to existing traffic arrangements would be subject to consultation and RMS and Council approval.
	Street Tree planting in Arthur Street between Swift & Maughan as well as a pedestrian Crossing that prevents access to properties is not viable.	The landscaping plans in the draft Plan are conceptual only, and are not drawn to scale. Any final plan would be subject to consultation and Council adoptions. Trees/pedestrian would not block driveways.
	Please provide the estimate costs of this proposed project.	All projects are yet to be scoped and costed.
9	1. Can the embarrassing "Blink Off" signs on roundabouts in the town be removed ASAP? they are a legacy no town with a future needs.	These signs were funded by State Government and installed as a road safety initiative and continue to be effective.
	2. It would be good to allow increased use of empty business premises in the CBD to be used for apartment accommodation. This would increase foot traffic and people in the CBD and help reduce vandalism. And would bring in an income for premises owners which would hopefully prompt them to tidy them up and keep them presentable.	The plan is limited to the B2 Local Centre Zone in the Wellington LEP 2012. Residential accommodation is permitted in the B2 Zone, a development application for a change of use would be required to convert commercial development to residential uses and it would also be subject to BCA requirements.

No	Issue	Response
	3. All premises owners in the CBD need to be required/encouraged to do upkeep on their premises. Many business fronts are shabby. And the vacant premises are appalling.	Action 7 of Centre Wide Actions refers to the promotion of funding sources for heritage items. Whilst there are heritage provisions aimed at preventing neglect, they are complex and cumbersome and seldom used. This Plan aims to reduce the number of vacant premises in the CBD.
	4. Increase coverage of CCTV in the CBD as suggested in the plan. But also ask the local police to do patrols of the CBD. I have never seen police do a foot patrol in Wellington.	Police presence is addressed in the 2040 Community Strategic Plan.
	5. The under-awning Lighting in the CDB is almost non-existent. The streets are dark & dingy at night & are unsafe for locals & visitors stopping in the early morning or late evening.	Under awning lighting is the responsibility of individual shop owners. Local heritage funding could be sought by owners to repair heritage item shopfronts including under awning lighting. CCTV and CBD lighting will be included the proposed Public Domain Strategy at Action 3 of Centre Wide Actions.
	6. The footpaths in the CBD are filthy & are never cleaned. They require a regular program of cleaning to make them suitable for families & the elderly.	The Public Domain Strategy at Action 3 of Centre Wide Actions will address footpaths and access. Cleaning of footpaths is undertaken by Council when required. Council will investigate a regular footpath cleaning program for the Wellington CBD as provided in Action 1 .
	7. To encourage use of all the town parks, particularly in the CDB & Rygate Park etc. for walking, there needs to be dog tidy bins. There doesn't seem to be a single one in Wellington. Many locals have dogs and 'so do many visitors but there are no facilities for them.	Council encourages dog walkers to use leash free areas where there are bins that can be utilised.
	8. The feeder footpaths to the CBD need to be made safe & usable for children, the elderly & young families with prams or strollers. See the rough & narrow footpaths along Gisbourne & Warne Streets as an example.	The proposed Public Domain Strategy at Action 3 of Centre Wide Actions will address footpaths and access.
10	Cameron Park could be enhanced through the establishment of a garden that has a broad focus on native plants. Burrendong Botanic Garden and Aboretum could supply the plants. Suggest <ul style="list-style-type: none"> information boards 	Development of Cameron Park will be undertaken in accordance with the Cameron Park Masterplan exhibited and adopted in 2017 which provides for native plants to be used in riverside landscaping.

No	Issue	Response
	<ul style="list-style-type: none"> Liaison with indigenous community, planting medicinal shrubs and 'bush tucker'. Interactive signs/activities for children 	
11	<p>I request Mayor's consideration in installing a ramp on the Macquarie high level bridge. This bridge that is located on the Mitchell Highway next to the Bridge Motel has many heavy vehicles commuting throughout the day. Installing a ramp between the pedestrian way and the road will prevent accidents from happening and encourage people/kids to walk on the bridge.</p> <p>Also, thank you for making a dirt road by the side of the Wellington showground (Showground Rd continuing on to Bushranger Creek Rd). I am wondering that can be transformed in to a cemented path from Wellington town to Mount Arthur. This will encourage family with kids like mine to cycle in the path on the way to Mount Arthur.</p>	<p>The need for the proposal is unclear, however Council will raise concerns regarding pedestrian safety on the bridge with Council.</p> <p>The path has been installed in accordance with a set budget and caters for as many residents as possible. There are safety concerns associated with extension of the path.</p>
12	Is there a way to create a splash pad near our new equipment similar to the Dubbo Elston park?	A splash pad will be addressed in the 2040 Community Strategic Plan.
13	We run a youth program at the basketball courts every Monday and Tuesday. We often provide the youth with free BBQs, our aim is to get youth of the street and engaged in positive activity and be in a safe environment.	The basketball courts at Rygate Park are outside of the focus area of the Plan. Shade trees will be explored as part of the Wellington Street Tree Masterplan.
14	1. I love Street tree planting, will improve the appeal of the town.	Noted.
	2. Great plan-will significantly improve Wellington. Wellington's history/heritage buildings/beautiful scenery are lost and overlooked due to the distraction of seeing dereliction/disrepair of buildings.	Noted.
	3. The appealing "Wellington Valley" title should be used more to encompass/ showcase the local natural landscape, outdoor activities and the town.	Wellington Valley is outside the scope of this Plan.

No	Issue	Response
	4. Wellingtons location between major centres can be a positive to be capitalised on as a convenient central meeting point for business meetings, cultural events, sport and easy tourist stop over between towns if attractions are well advertised/signposted and appealing.	Noted.
	5. Wellington needs an identity - Eg Arts/homewares/craft retail/activity hub as Mudgee is a food / wine centre.	Wellington CBD is a heritage town centre. There are several actions aimed at promoting the town's heritage and identity.
	6. Maximise the river/park/Mt Arthur asset with a longer walking/cycling track loop. Plus more outdoor cafe eating space.	Agree. The Plan concentrates on the CBD but acknowledges the importance of the River. The draft plan aims to increase more active landuses including cafes and outdoor eating. Extension of existing pathway pose potential safety issues.
15	There are no street signs pointing out where the visitor information centre is situated when you come from either direction on the highway, there is only a sign on the front of the building which is set back from the road and is hard to see.	Signs detailing the location of the Tourist Information Centre will be detailed in the proposed Public Domain Strategy at Action 3 of the Centre Wide Actions.
	Where the new attractive Visitor Information Centre is situated, there is nowhere for motorhomes and caravans to park. My solution would be to make an area of Pioneer Park available for short term parking (No overnight parking) for bussers, motorhomes, caravans, and trucks.(This area could also be used for our local farmers and graziers who are coming into town in their trucks). This parking could be near the entrance of the new suspension bridge that you are planning to build.	Council is currently progressing with a separate review and investigation of the on street parking in Wellington. The investigation incorporates the needs of all road users, private and public transport related needs and accessibility within the Town Centre.
	I would also recommend that you have two signs in Pioneer Park at the entrance of the new suspension bridge one sign with a map of the town centre that shows that it is only a five minute walk to Wellington's Information Centre, toilet/Free BBQ facilities, coffee shops, newsagent, chemist shop, butcher shops, hardware shop and supermarkets etc. You also need to show where the Clubs, Hotels, motels, caravan parks, laundromat, Hospital, medical centres, mechanical repair shops etc. are situated. The second sign should have a map of	Signage will be addressed in a Public Domain Strategy to be prepared by Council at Action 3.

No	Issue	Response
	the entire Wellington tourist attractions/golf course and that Wellington is excellent place to make base camp/re-stock to look at attractions in and around the surrounding districts e.g. Dubbo, Mudgee, Stuart Town, Yeoval, Cumnock and Orange. These two signs should also be placed at the well-known free camp site at Ponto Falls.	
	The dirt road at Ponto Falls should also be re-gravelled and this area properly maintained.	Outside of scope of Pan.
	In your new plans there are no provisions for trucks, busses or caravans to park in the street near McDonald's. Please don't put in proposed trees as this will make this situation worse. If you want busses to stop in Wellington or have market days/functions in the park, you need to increase the number of toilets from one male, one female and one disabled toilet.	<p>Parking Wellington is being addressed in a separate analysis currently being undertaken by Council.</p> <p>The Proposed public domain/landscaping concepts of the draft Plan are conceptual only and not drawn to scale. Council is preparing a Wellington Street Tree Masterplan and will also prepare a Public Domain Strategy addressing issues around connectivity, lighting etc in accordance with Action 3 of Centre Wide Actions.</p> <p>Toilet provision in Cameron Park is addressed in the Cameron Park Masterplan exhibited and adopted in 2017.</p>
	I would also like council to give incentive for commercial business to open up in wellington. This would increase employment and with increased employment this would mean more money spent in Wellington so the existing shops would have incentive to improve the look of their premises and put on more staff. I would also like for council to have regular staff meetings (the same as what big business in each town do with their staff each week) in their arear groups and give incentive to staff for good ideas on how to improve their area / town /district.	Action 15 of Centre Wide Actions refers to popup stores. Staff meetings are outside of the subject area for this plan.
16	Signage to tell visitors where the supermarkets are located.	Signage will be addressed in the proposed Public Domain Strategy at Action 3 of Centre Wide Actions.
17	When coming into or out of Dubbo (from Wellington) entry and exit is quick going from either 50 to 100kph in less than a kilometre not	Speed zones are outside the subject matter of this Plan. Transport for NSW is responsible for speed zones and during

No	Issue	Response
	so coming into Wellington or heading back towards Sydney from Wellington which takes forever due to excessively low speed limits which are not commensurate with road conditions making a trip from Sydney to Dubbo longer than necessary. Similarly the 110 speed limit from Wellington to Dubbo is up to date however sections many kilometres long from Molong to Wellington which are excellent could have a similar 110 limit where commensurate with conditions, improving travel times to and from Dubbo for tourists coming from usually Sydney to our beautiful area.	an investigation of a speed zone review will consult with NSW Police and a council representative.
18	New basketball court to be provided with shaded areas so the facility can be used to its fullest potential in the summer months	Basketball courts are outside of the Plan focus area of this Plan. However shade trees in this area will be incorporated into the Wellington Street Tree Masterplan.
19	Appropriate shading over the new basketball courts at the Rygate sporting field in Wellington. The youth basketball program doesn't run during the summer months because it's way too hot and appropriate shading will allow the children to participate.	The basketball courts are outside of the focus area of this Plan. However shade trees in this area will be incorporated into the Wellington Street Tree Masterplan.
20	We need shade on the new basketball courts in Wellington. It's too hot to play there in summer. My children and the students I work with at the local school like to play there and shade should be put there for their health and safety...	The basketball courts are outside of the focus area of this Plan. However shade trees in this area will be incorporated into the Wellington Street Tree Masterplan.
21	Be nice to see adequate shade put over the new basketball courts so they can be used all year round.	The basketball courts are outside of the focus area of this Plan, however shade trees in this area will be incorporated into the Wellington Street Tree Masterplan.
22	As a parent of a children who use the basketball courts frequently I believe there is not appropriate shading and request that council provides that for continued use.	The basketball courts are outside of the focus area of this Plan. However shade trees in this area will be incorporated into the Wellington Street Tree Masterplan.
23	Signage is desperately needed to show how to get into the Supermarkets car park.	Signage will be addressed in the proposed Public Domain Strategy at Action 3 of the Centre Wide Actions.
	One other issue is getting the shop owners to clean up the front of their shops. It's really disappointing to see so many dirty empty shop fronts. Shop owners need to be responsible.	Improvements to the town centre will provide an incentive to invest in and upkeep local shops. The Plan also includes actions to encourage investment in local heritage items.

No	Issue	Response
24	Signage for entrance to coles/woolies as many drive through the no entry exit instead of the entrance.	Signage will be addressed in the proposed Public Domain Strategy at Action 3 of Centre Wide Actions.
	Flowers or something on the dirt mounds as you enter Wellington from Dubbo such an eyesore.	To be addressed as part of the Town Entry Statement work at action 2 of Centre Wide Actions.
	Splash play area in Wellington	The pool is outside the boundaries of the Plan. A splash play areas will be investigated as part of the next Community Strategic Plan in 2022.
	The walk bridge from Cameron to pioneer park fixed.	Council is currently seeking funding to replace the bridge over the Bell River.
	More shade in the DRC pool in Wellington for parents and families when not in the pool.	The pool is outside the focus area of the Plan. Shade at the aquatic centre will be addressed in the 2022 Community Strategic Plan.
25	I look forward to Wellington becoming the Town that is visioned by this Draft. Wellington is a place that my husband & I call home and it is a good town to live in, but it badly needs updating so it can move into the future.	Noted.
26	Oppose partial removal of wall around Cameron Park.	Noted. It is proposed that the heritage significance of the wall around Cameron Park be investigated in a formal heritage study to be undertaken by a qualified professional. Any changes to the wall will be subject to consultation and adoption by Council and would need to be consistent with the adopted and exhibited Cameron Park Masterplan.
	Council should investigate restoration of the railway Bridge at Swift Street.	The railway bridge is owned by State Rail. Council is not entitled to upgrade the bridge.
	Existing exit only layout is working and safer for both pedestrian and vehicle traffic and making it an entry would create confusion for oncoming traffic from the Coles car park who have to use that lane to access Woolworths as the vehicle entrance to Woolworths is located down there.	Right access and right egress would provide greater access to the supermarket carpark. Any changes to the access/egress would be subject to detailed design and RMS/Council approval.

No	Issue	Response
	I also refer to point 5.8 Traffic Access and Parking on page 29 where it states, "Caravan Parking is limited and may prevent tourists from stopping" by mentioning there is a speed hump coming from Swift Street into Coles and this would create a barrier for visitors and locals to enter the car park, this lane way also serves as the delivery bay for D'Aquino's liquor store, this car park is too narrow for caravan and trailer parking as they require multiple car parks to safely park and depending on where they're parked this would create a safety issue to drivers and pedestrians as a result of not being able to see oncoming traffic exiting from Woolworths and Market Fitness. I do not think it is neither appropriate nor practical for caravans and trailers to park in the Coles/Woolworths car park and feel Nanima Crescent near the library is a safer and more practical option for them.	The draft Plan does not seek to provide caravan or trailers with parking in the supermarket carpark.
	I also refer to point 5.8 Traffic Access and Parking on page 29 where it states "The car parks of Coles and Woolworths are poorly maintained and do not offer shade". Councils have let this happen for far too long and the car parks do need a shade sail similar to Aldi Supermarket in Dubbo as trees would not be appropriate, the car park is otherwise in good condition only needs a few potholes fixed other than that leave it as is.	The existing carparks require repair and shade.
	I refer to point 5.9 Streetscape and Public Domain on page 29 and the points "Existing tree cover is present throughout Wellington, however tree planting is inconsistent and poorly maintained" and "limited tree cover for shelter" and "large expanses of hard surface contribute to an urban heat island effect" I also refer to "lack of street furniture in key locations" suitable chairs have been replaced with bulky concrete chairs creating the "large expanses of hard surface contribute to an urban heat island effect" that council are wanting to get rid of, concrete attracts heat this is well known in Sydney particularly in the city and is unsuitable for this area.	Tree planting will be addressed in the Wellington Street Tree Masterplan. Street furniture will be addressed in the Public Domain Strategy at Action 3 of Centre Wide Actions.
	I also refer to page 29 Point 5.9 Streetscape and Public Domain where it states "Lack of a cohesive town entry strategy for the town or the CBD, limiting any sense of arrival or	CBD entry will be addressed at Actions 3, 19 and 32.

No	Issue	Response
	understanding of the identity of the town” by mentioning that people associate the arrival into the town by the town signs erected at each entry point into the town and know when they get to the CBD as Nanima Crescent, Lee Street and Percy Street are fondly known as “the main street” people also know they’re entering the CBD from Dubbo/Mudgee end by seeing the council chambers, if people are entering from Sydney/ Mumbil way they know they’re in Wellington by the signage near the cemetery and before that by what is known as “the first service station” or “the Blue Service Station as you come into town” this is the Metro Petroleum service station, people also associate McDonalds as the start of the Central Business District. There does not need to be any changes to signage whatsoever as people often associate what they first see on arrival into the town as the CBD and what is the outskirts of the town which is past the two caravan parks either end of the town these are known as the town limits.	
27	Footpaths cleaned in front of shops Better seating in the town centre Gutter area in front of the Central Hotel is way too high for elderly and disabled people.	Footpaths in Wellington are cleaned as required. Council will investigate the preparation and adoption of a footpath cleaning program for the Wellington CBD.
	Shop fronts need painting.	The proposed Public Domain Strategy at Action 3 of Centre Wide Actions will address street furniture, footpaths and access.
	Please have some public toilets put in the Coles/Library area as the elderly and children cannot make it down to the park when needed immediately.	Toilet provision will be addressed in Action 23 of Local Village Actions regarding the purchase of properties at 24-32 Maughan Street for a community centre/hub.
	Elderly people are scared to line up in Cameron Park waiting on a toilet as there is only one. The design of the public toilets in Cameron Park are not good and I witnessed a bus pull up and the people were lined up for ages.	The public toilets in Cameron Park were constructed in accordance with the Cameron Park Masterplan adopted and exhibited in 2017.
28	Preservation of old buildings Exercise yard Old Police Station	Noted. Action 4 of Centre Wide Actions refers to the preservation of awnings and corner elements. Action 7 of Centre Wide Actions refers to the investigation of

No	Issue	Response
		funding for the preservation of heritage items.
29	Population figures questioned (phone conversation).	<p>The subject population figures were taken from 2016 ABS.</p> <p>The draft Plan states that the former Wellington LGA population in 2016 was 8,655, with 4,077 in the town itself and the projected population of the former Wellington LGA is expected to reach 10,020 by 2041.</p> <p>To reduce potential confusion, Council has adopted population figures prepared by REMPLAN. The population figures in the Plan now state the following:</p> <ul style="list-style-type: none"> • Former Wellington LGA 9,158 persons (2020) • Wellington town 4,735 persons (2020) • Former Wellington LGA projection of 9,976 (2040)
30	A few things we need in Wellington.	
	1) More bins on high way.	Bin location will be addressed in the Public Domain Strategy at Action 3 of Centre Wide Actions. Bins on the Highway are outside the scope of this Plan.
	2) More doctors in hospital	Provision of medical professionals are outside the scope of this Plan.
	3) More shops open in Wellington.	This Plan aims to revitalise the town centre and to increase business activity.
	4) More rental houses.	Rental housing provision is outside the scope of this Plan.
	5) 24 hr police station.	Lobbying for a 24 Hour Police Station is included in the current Community Strategic Plan.
	6) More pharmacies in town.	Provision of pharmacies is outside the scope of this Plan.

No	Issue	Response
31	<p>There are a number of major things that need to be considered by council in coming budgetary processes and grant applications.</p> <p>1. Expanded Economic Promotion Council's recent #buylocalorbylocal partnership with the Wellington Business Chamber was a success. It generated extra income and revenue for the town that is most welcome. It's the Chambers view that council should expand the promotional activities of Wellington.</p>	<p>Outside the scope of this Plan. To be raised with Council's economic development team.</p>
	<p>2. CBD Beautification The completed section of beautification in front of Cameron Park from the Library to the Council Building has revitalised that area. The Chamber now calls on DRC to move to another stage of beautification and reconstruct the footpath directly opposite Cameron Park. With more appealing streetscape, more shoppers and visitors will come to Wellington's CBD. The planning for this should be mindful that parking should be given a major design priority.</p>	<p>Beautification of the CBD will be addressed in Action 3 of Centre Wide Actions, regarding the preparation of a Public Domain Strategy. Parking is be addressed in a separate analysis currently being undertaken by Council.</p>
	<p>3. Cameron Park Pedestrian Bridge. The Wellington Business Chamber applauds DRC in designing a new pedestrian bridge for Cameron Park. However it's fair to say that now is the time to gather the funds either internally from council or by grant funding for the actual of the bridge. There is little doubt that a bridge from Pioneer Park through to our CBD would increase the economic activity of the town. It's therefore something that should be given a priority by DRC.</p>	<p>Council is currently seeking funding to replace the bridge over the Bell River. This is part of the Cameron Park Masterplan exhibited and adopted in 2017.</p>
	<p>4. CBD and Highway waste bins. A number of locals and businesses have mentioned that there are not enough street bins within the CBD as well as the main highway through town. It has also been mentioned that the existing bin decorative covers are looking old while a lot of the bins are an unsightly simple wheelie bins without covers. The Chamber therefore urges Dubbo Regional Council to not only increase the number of bins but also install new decorative covers for the bins in the CBD.</p>	<p>Bin location will be addressed in the Public Domain Strategy at Action 3 of Centre Wide Actions. Bins on the Highway are outside the scope of this Plan.</p>

No	Issue	Response
	<p>5. Highway Entrances.</p> <p>Wellington, being a heritage and tourism destination needs to have entrances looking superb 365 days a year. The Wellington Business Chamber calls on Dubbo Regional Council to increase the frequency of mowing and maintenance of grassy highway areas. We also propose that council consider expanding the aesthetics of the entrances with decorative tree plantings and other landscaping works.</p>	<p>Town entrance statements are addressed in Action 2 of the Centre Wide Actions. General maintenance of this area is outside the scope of this Plan. This issue has been passed to the Liveability team.</p>
	<p>6. Derelict Buildings</p> <p>One of the most complained about issues our community receives is the amount of worn down, unsightly commercial buildings within our CBD area. The Wellington Business Chamber understands DRC's legislative restrictions in being able to enforce commercial building owners keep their properties looking tidy. However, the Chamber suggests that DRC should take a more proactive role by regularly contacting derelict building owners and encouraging proper maintenance.</p>	<p>Heritage legislation includes provisions to prevent neglect of heritage listed premises. However these laws are cumbersome and complex and seldom used by Local Government.</p>
	<p>8. Lobbying for increased government services.</p> <p>The Wellington Business Chamber is very concerned about the continuing withdrawal and downsizing of basic state government services within our town. Notable examples of this is not having a 24 Hour Police Station as well as having only one temporary doctor on call at the Wellington Hospital. The Chamber notes and congratulates DRCs recent success in campaigning for a Residential Drug and Alcohol Rehabilitation Centre, however we now encourage DRC to continue the momentum and demand these basic services be restored to Wellington.</p>	<p>Lobbying for Government services is outside the subject area of this Plan. Notable Lobbying for a 24 hour police station is addressed in the current Community Strategic Plan.</p>
	<p>9. Bike Racks.</p> <p>With the opening of the Central West Cycle Trail recently the town has noticed an increase of cyclist is the area. Wellington CBD needs the install of bike racks. There is currently nowhere in front of cafes for cyclist to park their bikes safely.</p>	<p>Bike parking is being addressed in a separate analysis being undertaken by Council.</p>

No	Issue	Response
32	We need more toilets in the main area, Cameron Park for visitors.	The public toilets in Cameron Park were constructed in accordance with the Cameron Park Masterplan adopted and exhibited in 2017.
	More parking for long vehicles- cars with caravans or trailers, if not in main area at least with signs pointing to where they can park. Sign for visitors information centre still pointing to the wrong place!	Parking is being addressed in a separate analysis being undertaken by Council.
	Untidy buildings in main street need to be rectified - particularly the one opposite the Library.	Improvements to the town centre will provide an incentive to invest in and upkeep local shops. The Plan also includes actions to encourage investment in local heritage items. Council is investigating the use of this site for caravan parking.
33	Owners repair and paint shop fronts, run prize for best presented shop front.	The Plan includes actions to encourage upkeep of local heritage items. Improvements to the town centre may increase investment in and maintenance of local shops.
	Use trees from Arboretum.	Trees to be used in accordance with the Wellington Street Tree Masterplan. Source to be investigated.
	Heavy vehicle bypass away from centre of town.	A bypass is outside the scope of this Plan, however the Plan Proposes to funnel light traffic into centre of town.
	Off road facility for caravans near tourist centre and toilets.	Council understands the importance of appropriate caravan parking. Caravan parks exist in Wellington. Parking will be addressed in a separate analysis being undertaken by Council.
	Entrance roads should be tree lined and welcoming.	Wellington Street Tree Masterplan will cover entrances as will the town entry statements.
	Need a comfortable truck stop.	Truck stops are outside the scope of the Plan.
	Garbage facility could be provided in locations around shire.	This Plan aims to revitalise the CBD, garbage facilities are outside scope of the Plan.

No	Issue	Response
	Provision of a 24 hr police station is important.	Lobbying for police station is subject of the current Community Strategic Plan.
	Service clubs to be involved in beautifying streets.	The proposed public domain strategy at Action 3 of Centre Wide Actions will address public domain and beautification as will the Wellington Street Tree Masterplan.
34	Tidy derelict buildings.	Improvements to the town centre may improve maintenance and upkeep of shopfronts. Councils do have power to resume premises if rates are not paid under certain conditions.
	Garbage bins on either side of town for farmers.	The Plan aims at CBD revitalisation. Bins for farmers are outside of scope of plan.
35	Street furniture – replace ugly coffins More greenery.	The proposed Public Domain Strategy at Action 3 of Centre Wide Actions will address public domain and beautification.
	Keep footpaths clean.	Council will investigate a regular CBD Footpath cleaning program as provided in new Action 1.
36	More seating around main street.	The proposed Public Domain Strategy at Action 3 of Centre Wide Actions will address public domain and beautification.
	Clean footpaths.	Council will investigate a regular CBD Footpath cleaning program.
	What happened to the swinging bridge?	Council is in the process of investigating funding for a new pedestrian bridge over the Bell River.
37	Ugliness of Coles arcade and carpark.	Action 20 of Local Village Actions includes repair of carparks.
	Poor supermarket signage. Visitor Information Signage.	The proposed Public Domain Strategy at Action 3 will address signage.
	No caravan or bus parking near toilets.	Parking is the subject of a separate analysis being undertaken by Council.

No	Issue	Response
	Toilet accessibility.	Toilet provision will be addressed in provision of future community centre. Cameron Park toilets have been provided in accordance with the Cameron Park Masterplan exhibited and adopted in 2017.
	Paint supermarket carpark with a mural.	Public art will be considered as part of Action 11 of Centre Wide Actions.
	Plaza area in front of Library would be a great asset. A wider path is needed from proposed outdoor reading area to Library Plaza.	Council is exploring library development options separately. Footpaths and access will be explored as part of Action 3 regarding a Public Domain Strategy.
	Sunken garden and Cameron Park need more plantings.	Cameron Park planting will be undertaken in accordance with the exhibited and adopted Cameron Park Masterplan.
	Change business hub action to short term priority from medium.	This action was removed as there are several existing community spaces that can be utilised.
38	Enterprise Village 1. Town Roundabouts: Whilst we are aware that any changes to roundabouts is subject to RMS approval, we would like to highlight several key points: a. Replacing Maughan & Percy St roundabout- Consideration is to be made on the impact any changes to this roundabout may have on town activities such as Primary School bus traffics & drop offs; Showground's horse floats, caravans and other community activities taking place at the showgrounds.	Roundabout diagrams are conceptual only. Any change would be subject to consultation and RMS and Council approval and would involve analysis to understand impacts.
	b. Replace roundabout on Maughan & Arthur St: We suggest keep this roundabout as it slows traffic in this area, especially as it relates to the Primary School crosswalk.	As above.
	c. We encourage Council to consult with community on any proposed changes should this action be considered further.	As above.

No	Issue	Response
	Tourism village	
	a. It would be great to get Arthur Rhino back with or without the horn the community can promote it as an endangered species.	Outside of scope of Plan.
	b. Footbridge restoration is a priority and provides a link to town for walking and the future Park Run.	Council is the process of investigating funding sources for the replacement of the footbridge over the Bell River.
	c. Although it is great to have new toilet blocks, Council should consider adding additional blocks to accommodate the high traffic use by tourists, charter buses and community activities that take place throughout the year in the park.	Cameron Park toilets have been installed in accordance with the Cameron Park Masterplan exhibited and adopted in 2017.
	d. The disabled toilet needs to be readily accessible to all that visit or stop in Wellington in need of a disabled toilet.	Given the high cost of infrastructure in the disabled toilet, keyed access only is provided. Council may investigate unlocking in the future.
	e. Council should clarify its role in the former Visitor centre and Binjang building as it was proposed for a Cultural Centre which we are very supportive of and needs to be active.	The Wellington Wiradjuri Tourism Experience Centre is owned by Council.
	f. Council should clarify its role in the former Visitor centre and Binjang building as it was proposed for a Cultural Centre which we are very supportive of and needs to be active.	Development in Cameron Park has been undertaken in accordance with the Cameron Park Masterplan exhibited and adopted in 2017.
	g. In consideration that Wellington has 3 Caravan Parks, there should be proper signage for caravan parking.	Signage will be addressed as part of Action 3 of Centre Wide Actions regarding a Public Domain Strategy.
	h. Council should investigate space for charging electric cars as it becomes a link to the charging station with Mudgee.	Electric vehicles will be addressed in the next review of the Plan as usage patterns are clearer.
	i. The Oxley Museum and the Old Police station should be considered a Priority for DRC. Both buildings and the Oxley collection are significant to our Heritage and provides interests for visitors.	Noted.

No	Issue	Response
	Local /Environmental criteria	
	1. We support Council's belief in improving walkability and providing incentives to walk to town.	Noted.
	a. Trees offer so many benefits to our community's well-being and we would like clarification on: Will council designate a staff grounds keeper to maintain the trees? Trees also impact allergies, will re-consider trees species as the selections such as Wattle cause severe allergic reactions and will not be suitable for "walking" paths? There is also concern on the impact that trees being considered will impact the heavy vehicle route, will this be investigated by DRC?	Trees will be planted in accordance with the Wellington Street Tree Masterplan.
	b. Our town's heritage of blue stone guttering, is this being considered for replacement?	No.
	c. Is Council considering the Bell River waterway improvement?	Yes.
	d. Does Council have a role in investigating the erosion of the river (central to visitors and access for water activities).	Yes.
	e. Is it in the Council plans to invest in Skate Park for our youth?	There is an existing skate park in Wellington. Council may investigate a masterplan for this area in the future.
	Heritage: Wellington's strongest point of difference is its cultural history Pre & Post colonisation and this needs to be emphasised and embedded in any proposals for Wellington.	Noted.
	a. The action for reinstating the veranda should be considered as there are means so make this action plausible with investment and support from the community. We value this action as a priority initiative.	Noted.
	b. The Wellington community has several clubs & groups that serve as potential partners who could support this activation and we encourage Council to consider collaborating	Noted.

No	Issue	Response
	with these groups to activate the town centre.	
	c. We would like to encourage DRC to identify key heritage areas and/ or significant building in stages to reactive heritage with community support.	Action 9 of Centre Wide Actions involves the preparation of a heritage study to identify heritage items and areas. The Wellington LEP 2012 also provides a list of items and a Heritage Conservation Area.
	d. We support walking trails and encourage heritage plaques to support the walking incentive, as there are several heritage listed and registered homes/buildings within the CBD of Wellington.	Noted.
	Eyesores: As a group we spoke of several CBD eyesores, that if possible Council can incentivise property owners consider the impact of their building to the town's perception & experience.	Improvements to the town centre will provide an incentive to invest in and upkeep local shops. The Plan also includes actions to encourage investment in local heritage items. Council is investigating the use of this site for caravan parking.
	a. Consideration of Western Stores as the Community Hub mentioned in plan. Currently the Old Western Stores building is being used in some capacity as such.	Noted.
	b. Priority buildings identified were blue building near the skate park; Caltex lot, Coles front facing entrance, and the white flagstore buildings.	Noted.
	4. Community Hub There should be clarification on why Council would invest in purchasing existing shops that have tenants, one of the few viable commercial spaces in town for the Community Hub.	The properties on Maughan Street have been selected given their location in close proximity to anchor landuses and potential to transform this area.

No	Issue	Response
Survey Feedback Responses		
39	Negotiate with developers to knock down some of the 'redundant' commercial shops to create more inner town living. There are lots of people-older residents especially, who would love to live close to shops and park etc. There's a lot of empty and run down commercial shop fronts that are of little use and create a negative image for the town.	Residential accommodation including shop top housing and seniors living developments are permissible in the Wellington Town Centre. Private land owners can undertake this development. Action 18 of Centre Actions refers to a business improvement program where business owners can apply for funding to improve retail developments.
	More parking in the main street, especially in the busy area between Coles and Accountants.	Parking in Wellington is the subject of a separate investigation currently being undertaken by Council.
	Toilets and bbq area at skate park bubblers and shade at Basketball courts extending hours at pool on hot nights bbq areas throughout Cameron Park.	Cameron Park will be developed in accordance with the Cameron Park Masterplan exhibited and adopted in 2017. The basketball courts are outside of the boundaries of the Town Centre Plan, however shade trees will be incorporated into the Wellington Street Tree Masterplan.
	Please consider past plans and suggestions already submitted by the community. With regards to the park wall, I feel the wall has been removed in enough areas to enable connection from the street but still allow that sense of enclosure as you enter from a busy highway into a park space. This walk is over 100 years old and has a strong heritage connection for the community.	The Wellington Town Centre Plan considers past plans. It is proposed that the heritage significance of the wall around Cameron Park be investigated in a formal heritage study to be undertaken by a qualified professional. Any changes to the wall will be subject to consultation and adoption by Council and would need to be consistent with the Cameron Park Masterplan exhibited and adopted in 2017.
	Motor bike & caravan parking parking could be more considered. Round about plantings need revisiting. An amenities block closer to the fountain would be a well utilised facility. The new amenities in the park near the playground are very nice however we now have a reduced number of toilets from 5 to 3, a backwards step for a busy area.	Parking in Wellington is the subject of a separate investigation currently being undertaken by Council.

No	Issue	Response
	Altering the two roundabouts will not achieve anything and cause a bottle-neck. The Caltex site would be a better place to spend the money making it a common coffee area and a rest stop with maybe motorcycle parking and seating.	The proposed reconfiguration of existing roundabouts is conceptual only. It is intended that traffic be encouraged to enter the town centre. Any change to the roundabouts will be subject to consultation and RMS approval.
	More public toilets around the town, that is more spacious. We had an old toilet block that had 4 cubicles for females and spacious to now a very tight cubicle that as a female you can hear a man next to you go to the toilet. How do we accommodate a bus of people as there are not enough toilets.	Public toilets will be investigated Action 23 of the Local Village Actions regarding the purchase of 24-32 Maughan Street.
	Remove parking lines on Main Street to allow caravan access to shops and toilets.	Parking is being addressed in a separate analysis being undertaken by Council.
	Allow canteen at swimming pool to deliver more variety of foods as it did before new pool.	The swimming pool canteen is outside of the scope of this Plan.
	What happened to the old play equipment? It was taken away but could have been recycled back in another place. For occasion such as Anzac March, local services need to be supported eg local florist, local printers as it was not DUBBO services.	The use of old play equipment is outside of the scope of this Plan.
	Wellington is a beautiful heritage town with a huge potential. As a young person living in Wellington and raising my child I am saddened to see all the empty shop fronts which in turn attracts vandalism. An activation campaign similar to "renew Newcastle" would be ideal. To work with landlords and artisan businesses to enter a mutual beneficial arrangement. It would be good to see the economic team engage with local businesses and find out what they can do to facilitate change. There are a lot of successful home businesses that with incentive could fill a portion of those empty shops. It would also be good to establish a Sunday trade. Many surrounding town Dubbo, and Orange don't have a thriving Sunday trade so to have small boutique/artisan shops open on a Sunday would encourage the short drive to our town. Also it would be good to see our Heritage celebrated and leveraged for tourism purposes. Heritage is becoming more popular and the incredible heritage shop fronts with some TLC and a decent	Noted.

No	Issue	Response
	business in there would be a big draw card for visitation.	
	The grey nomads often see Wellington as a good quiet place to stop. However there is no dedicated caravan parking in the CBD. It would be good to see adjacent to the western stores building at least 2 bays of Caravan parking.	Parking will be addressed in a separate analysis being undertaken by Council.
	I support the planting as mentioned in the plan to soften the town centre and add colour. I do think the blister beds in the road verges need some attention. Even if the shop owners could take some responsibility, they need work. The roundabout plantings are also insightful. A formal circular hedge with some seasonal plating would make the world of difference.	The Wellington Street Tree Masterplan will address plantings in Wellington.
	More solid bins in Swift Street.	The Public Domain Strategy at Action 3 of the Centre Wide Actions will address bins in the CBD.
	Remove the new street tree beds in the main street to allow oversize vehicle parking, the main street was booming with passing shoppers who could park their busses and caravans and semi trailers for short periods.	Parking will be addressed in a separate analysis being undertaken by Council.
	I have heard people complaining about the reduction in toilet booth numbers in Cameron Park, Groups pull up there and have to queue for toilets as there are only two accessible with a third requiring a special key where there used to be 5 toilet booths.	The Cameron Park toilets were installed in accordance with the Cameron Park Masterplan, exhibited and adopted in 2017.
	Add shading and bubblers at basketball courts. BBQ spread through Cameron park. Shelters over tables at all park's. William street park need shading and toilets and seating for lunch. Nanima Village needs a new sign.	The basketball courts are outside the scope of this Plan. However, shade trees will be investigated as part of the Wellington Street Tree Masterplan. Cameron Park development will be in accordance with the Cameron Park Masterplan exhibited and adopted in 2017. The park in William Street is outside the boundary of the Plan, however advanced street trees are proposed in the future. Nanima Village is outside the boundaries of the Plan.

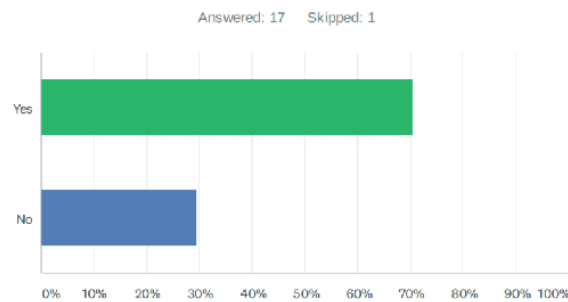
No	Issue	Response
	Need to make sure all upgrades feature access and inclusion.	Council must comply with relevant standards regarding disability access and inclusion.
	There are shops which have businesses at 24-32 Maughan Street that are proposed to be developed into a community centre/hub.	These properties were selected due to their location in close proximity to anchor landuses.

On-line Survey Response Summary

An online survey was also provided, with Council attending the Wellington CBD on Saturday 14 November to hand out QR Codes providing access to the survey. The survey included 4 specific questions and 1 more general request for feedback.

In total 18 responses were generated with only 14 responding to the request for more general feedback. The results of the survey are provided below in the attached summary generated by Survey Monkey.

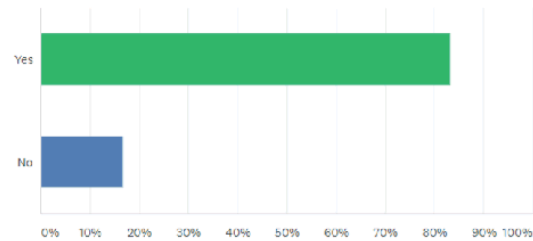
Q1 Do you support/like the suggestion for DRC to purchase properties at 24-32 Maughan Street (near entry and exit to supermarket car park) to create a community hub including community centre and gardens ?



ANSWER CHOICES	RESPONSES	
Yes	70.59%	12
No	29.41%	5
Total Respondents: 17		

Do you support/like the idea of establishing a community garden on the former Caltex site on the corner of Lee and Warne Streets ?

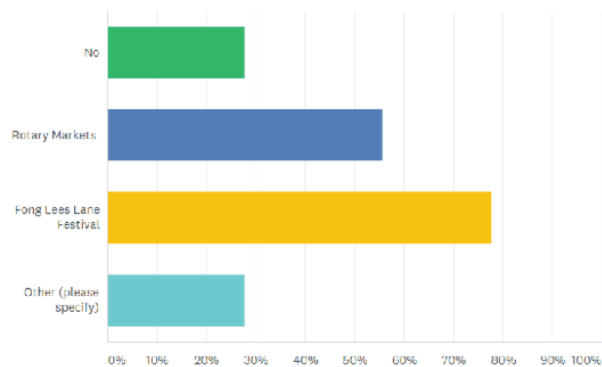
Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Yes	83.33% 15
▼ No	16.67% 3
Total Respondents: 18	

Is there an event that brings you into the Wellington Town Centre ?

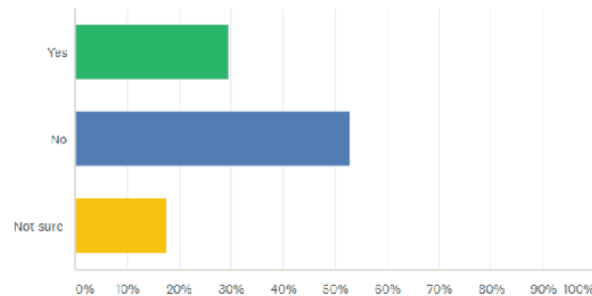
Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ No	27.76% 5
▼ Rotary Markets	55.56% 10
▼ Fong Lees Lane Festival	77.78% 14

Do you like the idea of partially removing the wall around Cameron Park to make it more accessible and open?

Answered: 17 Skipped: 1

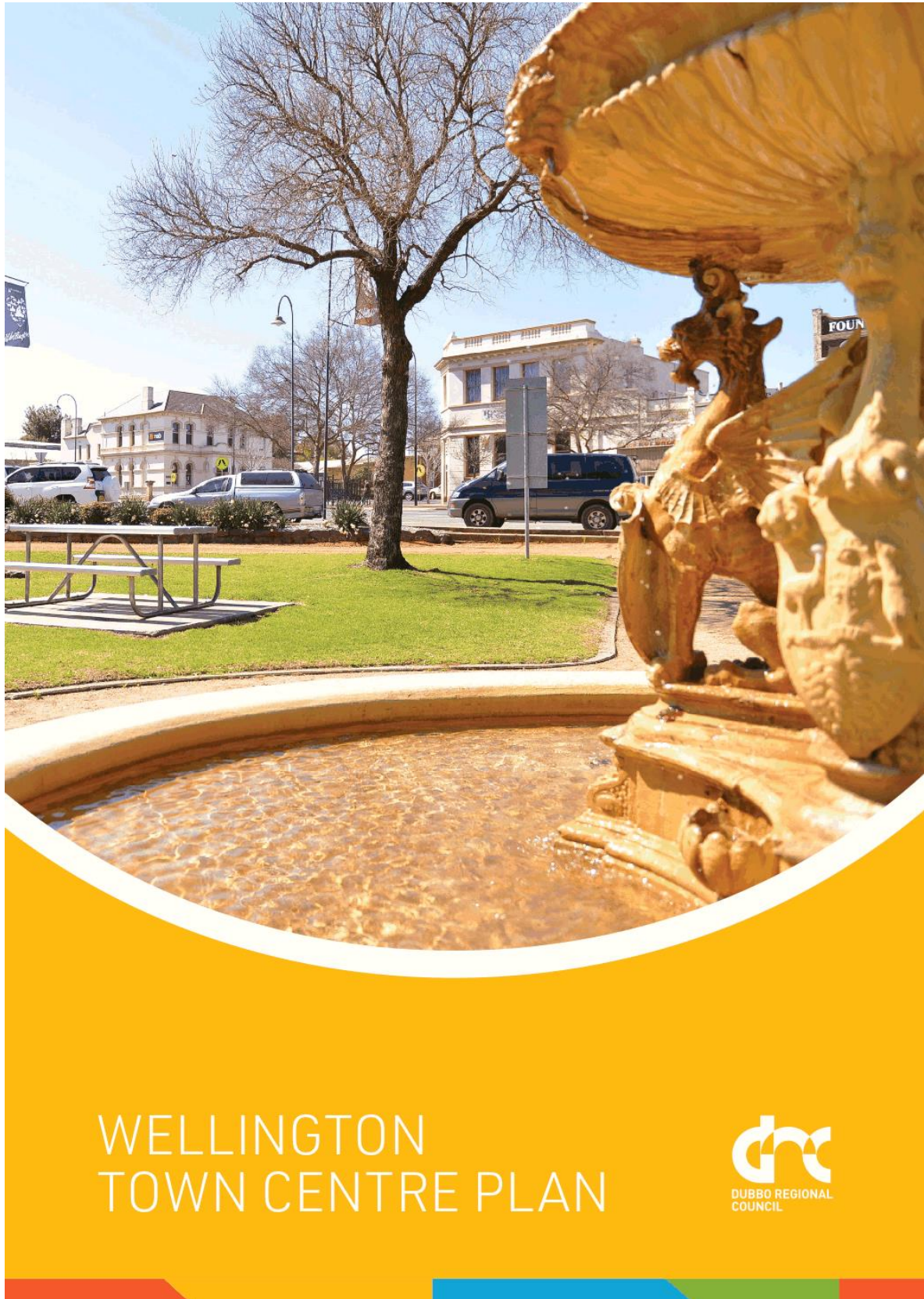


ANSWER CHOICES	RESPONSES	
▼ Yes	29.41%	5
▼ No	52.94%	9
▼ Not sure	17.65%	3
Total Respondents: 17		

Q5 Is there any more feedback you would like to give Council about the draft Plan or suggestions for the Wellington Town Centre?

Answered: 14 Skipped: 4

Refer to Submission Summary/Feedback Table 39 for feedback and response to Question 5 of the survey.



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1.0 Introduction

The Wellington Town Centre is the heart of the local community. It is a shared place that provides for the day to day needs of the community including a place to gather and socialise.

Ensuring the town is a successful centre will provide benefits for the local community as well as local business and the region. Benefits of a revitalised Town Centre are linked to a stronger

tourism presence, reduced leakage from the local economy, employment opportunities, civic pride and community life.

The Wellington Town Centre Plan provides a strategic framework to re-vitalise the Town Centre and establish a vision for its future. The key aim of the Plan is to create a safe, attractive and vibrant Town Centre for the future.

Town Centre approach from the north



Source: DRC 2020

View from Maughan Street/Mitchell Highway east toward silos



Source: DRC 2020

1.1 Wellington Town Centre

Wellington is located in the NSW Wellington Valley at the junction of the Macquarie and Bell Rivers and the foot of Mount Arthur. Wellington is the second-oldest town west of the Blue Mountains in NSW.

The Town Centre is characterised by wide main streets laid out in a grid pattern roughly bound in the east by the railway line and the Macquarie River in the west. The Town Centre contains a range of shops from small retail services to large full size modern supermarkets. One of the town's main attractions is the award winning Cameron Park that has been recognised as one of the most attractive public gardens in rural New South Wales.

The Study Area focuses on the retail, commercial, civic and residential land uses zoned B2 Local Centre

in the Wellington Local Environmental Plan 2012 and also a portion of Cameron Park. The study area as shown below stretches from New Street in the south of the Centre to Soldiers Lane in the north. The eastern and western boundaries of the Centre are generally defined by the Macquarie River and the railway line respectively.

The Centre primarily services local residents as well as visitors and workers using the centre. The Mitchell Highway, also known as Nanima Crescent adjacent Cameron Park forms the main spine of the centre. Warne Street, Swift Street and Maughan Street run east west connecting the Highway with retailers in the Centre's east. Fong Lees Lane, the subject of several public art works and Union Bank Lane provide fine grain connections to Nanima Crescent.

Figure 1: Wellington Town Centre Study Area

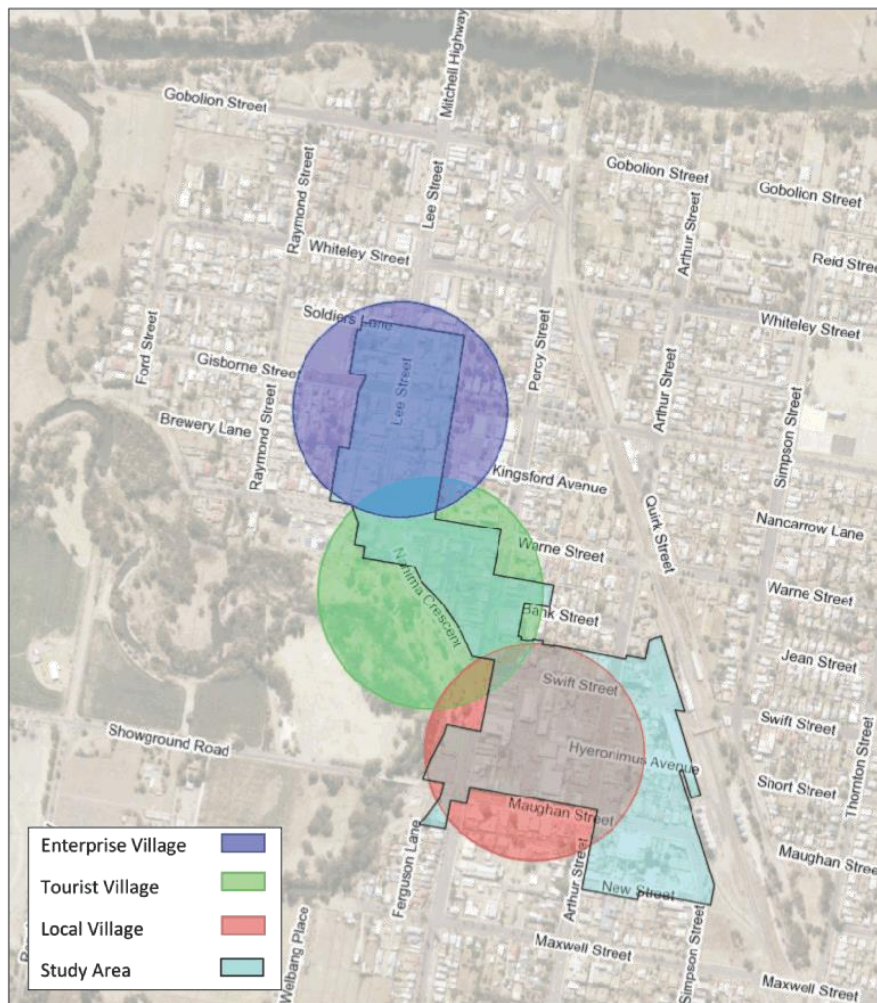


Source: DRC 2020

1.2 Three villages - Three Themes

The long linear nature of the Centre means that whilst it has been analysed in its entirety, for the purposes of formulating revitalisation actions and strategies it has also considered in the context of three general villages or precincts.

Figure 2: Three villages of the Wellington Town Centre



Source: DRC 2020

Village 1 – Local Village

The Local Village is the southern extent of the Centre and generally covers that area from Maughan Street in the south to Swift Street in the north and encompasses a portion of Arthur Street.

The Local Village provides the southern entrance to the CBD and is characterised by local retail services that generally attract high levels of day-time pedestrian traffic. Coles and Woolworths Supermarkets act as anchors and a newsagency and bakery complement the day to day local service offering.

The Wellington Library, Post Office, Court House and the disused Wellington Gaol and Police Station are also located within this precinct, whilst Wellington Railway Station lies at its eastern periphery. Generally the built form in this precinct is characterised by a range of contributory buildings built to the front boundary line with some larger infill developments setback from the street.

Figure 3: Village 1 Local Village



Source: DRC 2020

Mitchell Highway (Maughan Street) supermarket exit



Wellington Court House



Percy Street, adjacent Cameron Park



Village 2 – Tourist Village

The Tourist Village can generally be described as the central area from Swift Street in the north to Warne Street in the south and encompassing part of Nanima Crescent, Fong Lees Lane, Union Bank Lane

and Percy Street, Cameron Park and the Wiradjuri Community Centre being constructed at the time of preparing this Plan.

Figure 4: Tourist Village



Source: DRC 2020

Cameron Park is the centre and main attraction of the Tourist Village, adjoining western side of Nanima Crescent (the town's main street).

The tourist village provides opportunities for activation and revitalisation through enhanced

tourism opportunities including, the planned Wiradjuri Community Centre, Cameron Park upgrades and access improvement, the promotion of heritage values around Fong Lees Lane and walking and bicycle linkages across the Bell River.

Mitchell Highway adjacent Cameron Park

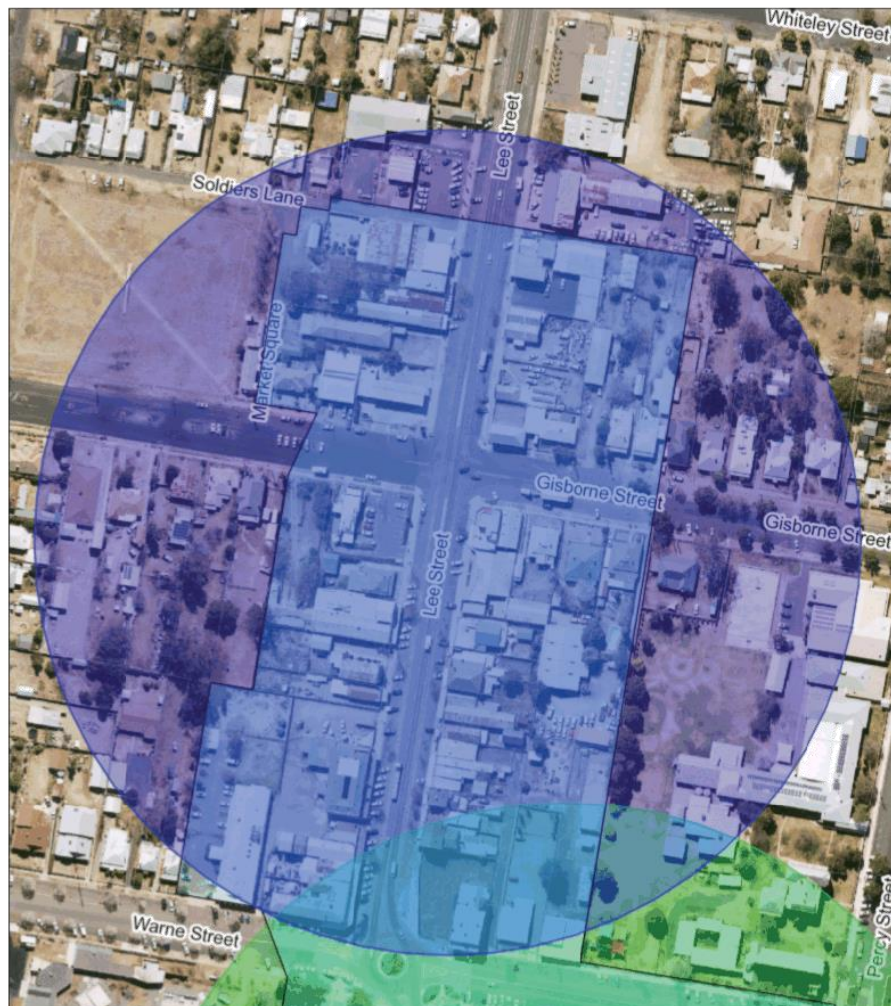


Village 3 – Enterprise Corridor Village

The Enterprise Corridor Village is at the northern extent of the Centre and is identified generally as that area around Lee Street from Warne Street in the south, north to Soldiers Lane and includes the northern entry to the centre. Land uses in this area

tend to be situated on larger lots, taking advantage of prominent positions fronting the Mitchell Highway with a range of setbacks. Land uses include car dealerships, fast food outlets, restaurants, service stations and car servicing outlets.

Figure 5: Enterprise Corridor Village



Source: DRC 2020

Lee Street in the Enterprise Village



2.0 Project Background

2.1 History

The Wellington Town Centre Plan has been prepared in response to the Council resolution of 10 December 2018 and is also a key action of Council's Community Strategic Plan 2040. The overall aim of the Plan is to address the demise of the Wellington Town Centre and to provide a framework to support the revitalisation of the Centre.

2.2 Objectives

The objectives of the Wellington Town Centre Plan are as follows:

- Define the boundaries of the Wellington Town Centre.
- Identify the entries to the Wellington Town Centre.
- Make the Town Centre a pedestrian friendly environment through improved amenity and streetscape.
- Preserve the local scale and feel of the Centre.
- Create comfortable, safe places for people to enjoy.
- Increase tourism to the Centre.
- Incorporate Cameron Park into the Town Centre.
- Embrace and support Wellington's varied heritage.
- Generate potential clustering of uses so as improve foot traffic.
- Look for 'quick wins' to activate Centre while longer term initiatives are developing.

2.3 Purpose

The purpose of the Wellington Town Centre Plan is to identify the key challenges for the Centre and to provide a strategic framework for its revitalisation including key actions and responsibilities.

2.4 Methodology

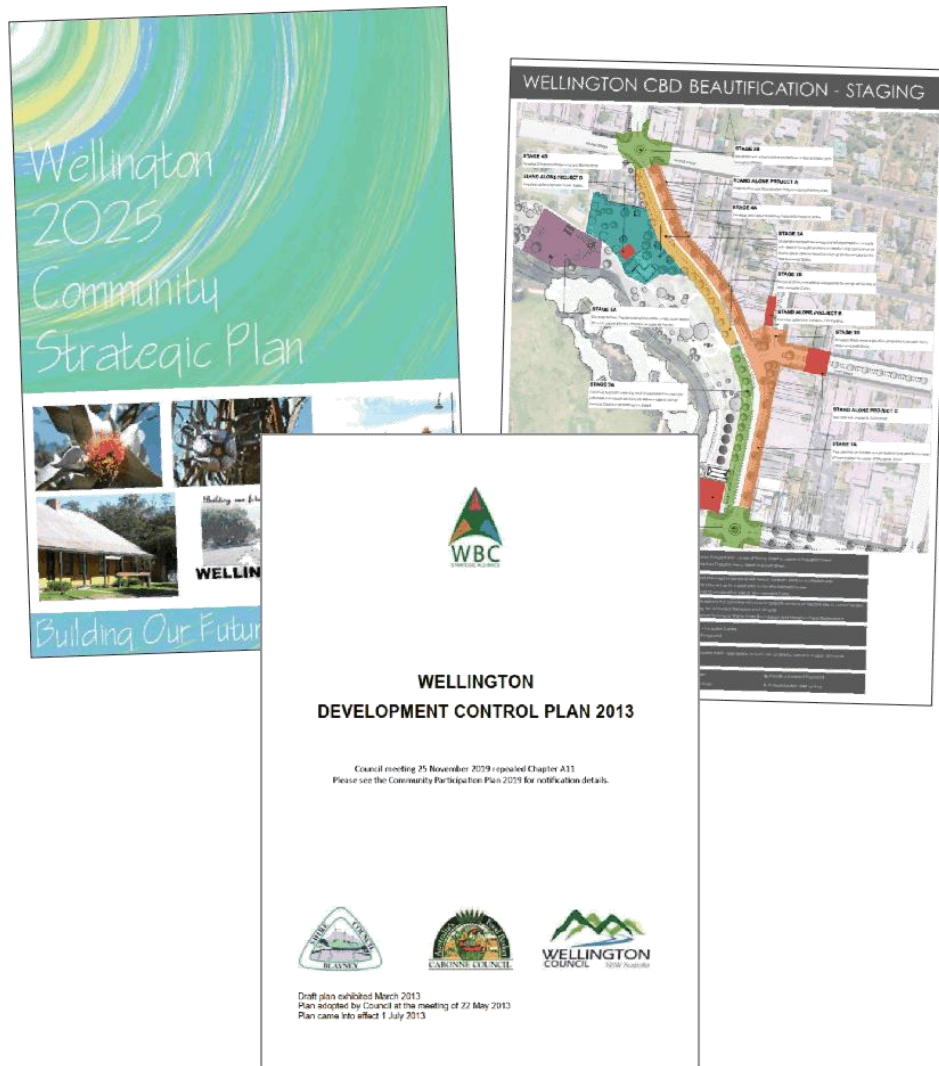
The preparation of the Wellington Town Centre Plan involved four stages:

- Stocktake of existing strategic documents regarding solutions to the issues facing the Wellington Town Centre.
- Community consultation to understand the current perceptions, issues and desires of centre users.
- A technical review of the issues and constraints impacting the Town Centre by staff and specialist consultants.
- Formulation of a suite of actions for specific centre precincts and throughout the centre.

2.5 Background Documents

A stocktake of current reports and studies was undertaken and used to inform the draft Plan where possible. Previous studies and reports include:

- Dubbo Regional Council Community Strategic Plan 2040.
- Wellington 2025 Community Strategic Plan.
- Wellington Development Control Plan 2013.
- Wellington Main Street Beautification Plan Staging Review for Wellington Council, Moir Landscape Architecture 2015.
- Swift Street Renewal Streetscape Analysis Package for Dubbo Regional Council, Moir Landscape Architecture 2018.
- Wellington Heritage Inventory, NSW Department of Premier and Cabinet, 2001.



2.6 Community Engagement

To provide all stakeholders with an opportunity to actively participate throughout the planning process, Council prepared an engagement strategy designed to maximise input from the community and to integrate the unique perspectives of Town Centre retailers and customers.

The engagement activities informing the preparation of the draft Plan were conducted in four phases: an invitation for online submissions, a community listening phase, a targeted focus group and letters to individual retailers.

To introduce the project and to ensure maximum awareness about the consultation process, a media release and advertisements were placed in local print media. The advertisements were also published on Council's facebook page.

Online feedback

- An online form for stakeholders to provide their stories about Wellington was placed on the Council facebook page, questions related to how stakeholders use the Centre and the issues they see and what the Wellington Town Centre means to them.

A community listening phase

- Undertaken by engagement specialist, Concepts of Change over seven days, this stage involved one on one discussions with 44 stakeholders aimed at providing an understanding of how stakeholders use the Centre, their perception of the of it and how change could be initiated.

Questions included

- What's it like to live here?
- What's it like to work here?
- What's it been like to stop here (for people passing through)

Targeted Focus Group

- Specialist consultants, Concepts of Change also held discussions with eight selected stakeholders that represented a cross sections of the community using focussed questions aimed at providing an understanding of how stakeholders use the Centre and the long and short term issues they see facing the Centre.

Targeted Retail Feedback

- Council wrote to known retailers in Wellington asking them to provide feedback regarding the current problems with the Centre, missing services and future plans.
- The draft Public Exhibition Plan was also publicly exhibited for three months. Retailers and previous submitters were invited to comment.
- An Online Survey was also undertaken as well as newspaper advertisements, radio and other online promotion.

2.7 Key Findings

Online Forum

Online consultation resulted in seven submissions from local residents and revealed the following key general thoughts about the future of the Town Centre and how it could be improved:

- The Town Centre needs some beautifications as shop fronts are displayed poorly and there are several vacant shops.
- More events which are family friendly similar to Dubbo's Dream Festival.
- More community engagements would help activate the centre.
- The Town Centre needs shops which are occupied and maintained, currently there are a lot of vacant damaged shop fronts.
- Council and shop owners should work together in addressing vacancies.
- Example of Narooma on the South Coast contacting home based businesses and helping them move into the main street.
- Council should provide incentives for businesses to locate in the main street and should prevent business from opening in side streets.
- Council should be sourcing and using local services and products.
- Increase the number of roundabouts to slow down traffic in the Main Street.
- Sick trees should be replaced with disease and heat resistant species.
- It would be good if the streetscape was more reminiscent of the colonial and indigenous past.
- The signage in the main street is ugly. Would like to have stricter regulations in place for appropriate signage.
- Would like to see more clothes shops and a Kmart in Wellington to encourage Dubbo residents to spend money.
- Restaurants such as Italian, fish and chips, pizza, coffee, Vietnamese and Thai and places that serve alcohol but don't have gambling facilities would increase activity.

Retail consultation

Six submission were received by a range of business operators, owners and a manager in the Wellington Town Centre area. Key findings included:

- Generally the retailers that responded had been in the centre from 2.5 to 25 years and all of them saw themselves operating in the centre in the long term.
- Vacancies and broken shop fronts detract from the centre.
- Subsidised leases could attract retailers to the centre.
- A buy local campaign could help.
- More parking for cars, caravans and motor homes.
- Relocation of Visitor Information Centre to Library building due to more accessible parking for buses and caravans.
- A more concentrated Town Centre could improve trade.
- Food and drink premises, general retailing, electronic, clothing and discount stores could improve activity in the centre.
- Wellington's existing heritage could be used to activate the town.
- Grant funding to improve disability access to buildings for increased Council approval for new businesses.
- Timed parking on the Eastern side of Nanima Crescent and Percy Street.
- The old Caltex site should be purchased by Council and turned into a green space with seating areas.
- Negotiate lower price of lease/rentals of commercial buildings.

Community Listening Phase

This phase revealed the following general feelings and concerns regarding the Centre and the Town as a whole. Key themes included:

- A strong community spirit.
- Concerns regarding vacant shops and the loss of some retailers.
- A strong appreciation of Wellington's varied heritage.
- There is the potential to use art within the Centre.
- The need for revitalisation and beautification to showcase Wellington to tourists as well as local residents.

Focus Group

The focus group involved the targeted responses of eight stakeholders regarding the boundaries of the Town Centre and suggestions for its future.

Short Term Recommendations

- Mass painting of dilapidated and tired looking shop fronts.
- Suggestions regarding the number of people who could help including Wellington arts, church groups and work for the dole.
- Repurposing of the Caltex site, community garden or passive green space.
- Look into new business opportunities in the Centre.

Medium Term Recommendations

- Drop in centre for young people in the Wellington Town Centre.
- Co-working centre to encourage professionals to locate to Wellington.
- Repairs cafes, fitted out with tools and materials to assist in repairing goods.
- Enhancing the role of Cameron Park, the wall was raised as a perceived barrier to the park's use.
- Encourage the town to be an artsy town.

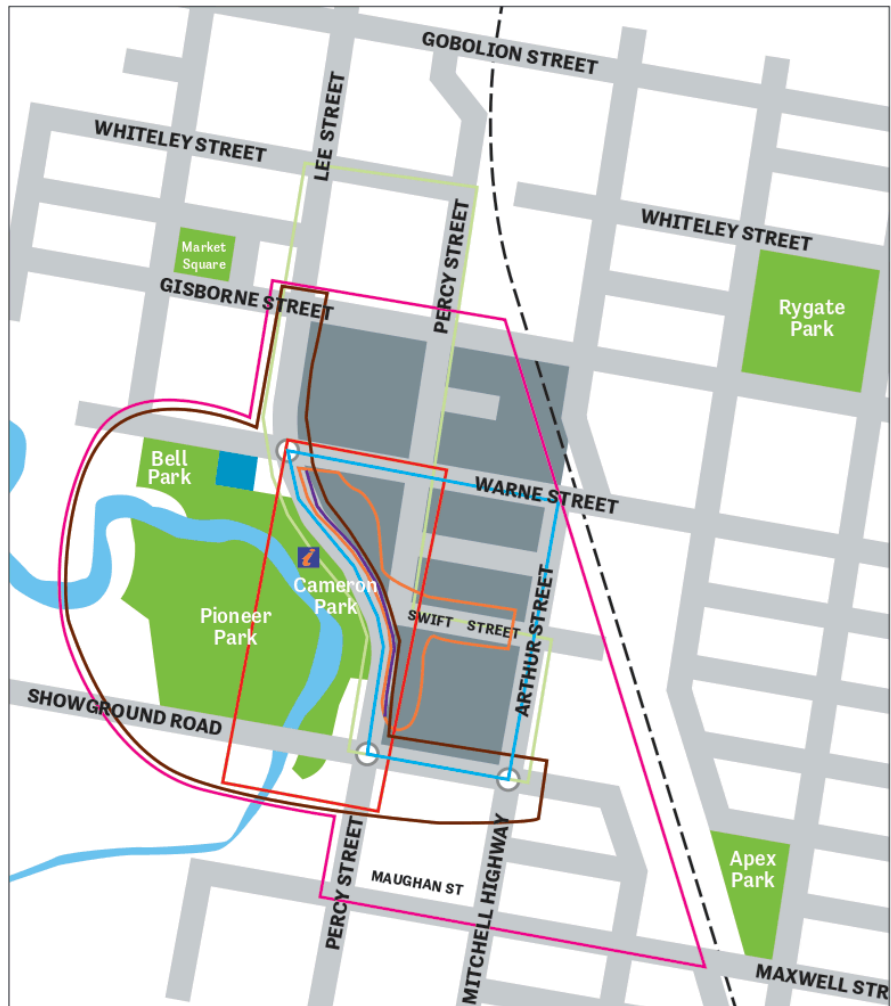
Long Term Recommendations

- Encouraging local community support by the employment of a community liaison officer.

2.8 Public Exhibition

- The public exhibition phase including the online survey gave the public an opportunity to comment on the draft Plan. Comments received related mainly to traffic calming measures, the need for revitalisation and promotion of heritage, concern about vacant shop fronts, the general public domain and the Cameron Park masonry wall.
- Submissions have been analysed and amendments made to the Plan where appropriate.

Figure 6: Different Town Centre boundaries identified by members of the community focus group



Source: DRC 2020

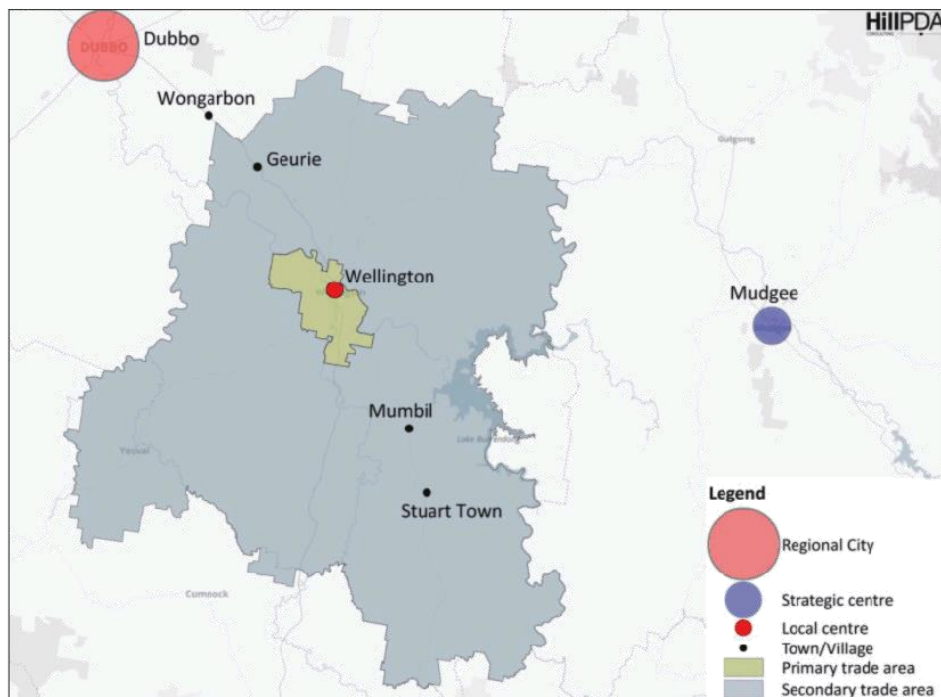
3.0 Background

3.1 Regional Context

The town of Wellington is located within a 45km drive of the Dubbo CBD, a 90km drive from Mudgee and 95km drive of Orange and is within the Dubbo Regional Local Government Area.

A number of natural assets are also located within Wellington including the Wellington Caves, Mount Arthur and the Macquarie and Bell Rivers. Two correctional facilities are also located near the town. Wellington is also a focus for solar and wind energy development and its location in close proximity to the 332 kilovolt transmission line provides opportunities for network connection.

Figure 7: Regional Context



Source: HillPDa 2020

3.2 Community Profile

In 2020 there are 9,158 people living in the former Wellington LGA (REMPAN), with just over half this number 4,735 living in the town.

The number of residents in the former LGA is expected to reach 9,976 by 2040 (REMPAN).

Of the Wellington SSC, 48.0% were male and 52.0% were female. Aboriginal and/or Torres Strait Islander people made up 27.8% of the population. The median age of people in Wellington (NSW) (State Suburbs) was 44 years. Children aged 0 - 14 years made up 19.2% of the population and people aged 65 years and over made up 24.1% of the population.

According to 2016 ABS journey to work data, Wellington generated around 1,255 jobs which is projected to increase to 1,385 jobs in 2041, representing an increase of 130 jobs over the period.

3.3 Heritage

The Wellington area was originally occupied by the Wiradjuri people. Explorer John Oxley was the first European to report on the area in 1817 and named it "Wellington Valley" after Arthur Wellesley, 1st Duke of Wellington. Wellington was originally established in February 1823 by Lieutenant Percy Simpson as a convict settlement.

The town of Wellington was not proclaimed until 1846, making it the second township to be established west of the Blue Mountains in NSW. This area is now the subject of a Heritage Conservation Area identified in the Wellington LEP 2012 and a large proportion is listed on the State Heritage Register as shown in Figure 8.

Wellington has a rich history associated with the gold rush of 1875 which led to the construction of many historic buildings present in the Town Centre today. The Wellington Town Centre Plan Heritage Study undertaken by specialised heritage consultant Graham Hall identified the following heritage attributes and characteristics within the town:

- A high proportion of older buildings, 70% of which are listed or graded as contributory
- Many buildings have lost awnings or first floor verandahs which extended over the street
- A higher than usual proportion of shops retain original shop fronts

Figure 8: Wellington Heritage Conservation Area



Source: HillPD 2020

The Wellington Town Centre retains examples of its historic development across a broad range of themes, including Aboriginal heritage, European heritage, Chinese culture and other social heritage

such as maritime heritage, natural heritage and themes such as agriculture, transport, health government, law and order.

Figure 9: Fong Lee and Co Store, Wellington NSW



Source: Australian Broadcasting Corporation, 2020

4.0 Policy Context

4.1 Local Planning Framework Wellington LEP 2012

Wellington is located within the Dubbo Regional Council LGA and is subject to the provisions of the Wellington LEP 2012. In accordance with the Wellington LEP, the Wellington Town Centre is primarily zoned B2 Local Centre which permits a range of retail, commercial and residential developments and has the following zone objectives:

- 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.

The Wellington LEP 2012 identifies a large proportion of the Wellington Town Centre as a Heritage Conservation Area as well as the presence of several key heritage items.

Wellington Development Control Plan 2013

The Town Centre is also subject to the provisions of the Wellington Development Control Plan 2013. These provisions are generally flexible in relation to design, landscaping, waste management and car parking. Specific provisions exist for development of and within the vicinity of heritage items and within the Heritage Conservation Area.

5.0 Technical Analysis and Summary

The suggested actions for revitalisation of the Wellington Town Centre are based on community feedback, technical studies and an analysis of the physical constraints and issues that impact the Centre including analysis of walkability, economic viability, vacancy levels, land use, built form, way finding and access, heritage and traffic, planning controls and the public domain.

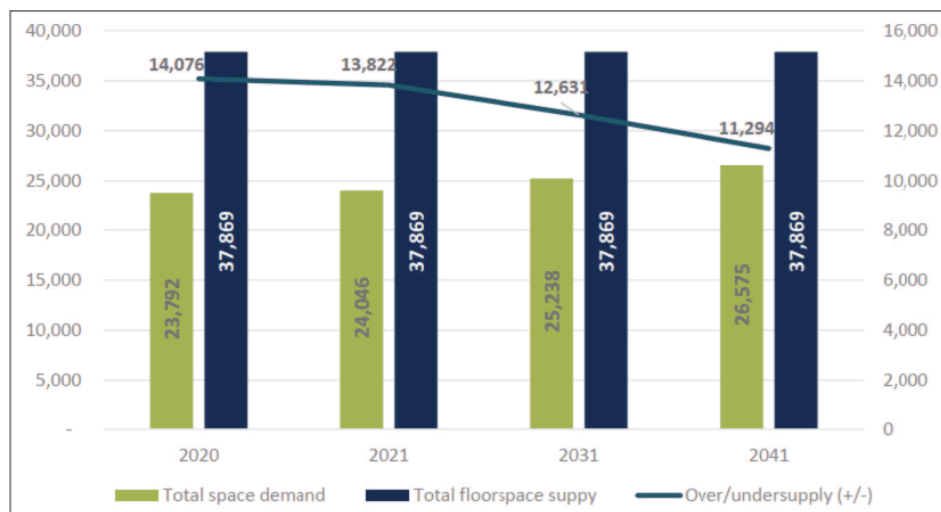
The following technical studies informed the analysis of the Town Centre:

- Wellington Town Centre Economic Analysis and floor space audit, HillPDA, 2020-03-22.
- Wellington Town Centre Heritage Study, Graham Hall, 2020-03-22.
- Wellington Town Centre Public Domain Strategy, Moir Landscape Architecture, 2020.
- Traffic Issues Summary, Chris Stapleton, 2020.

5.1 Size of the Town Centre

The spread out nature of the Town Centre, a lack of clear focus for business activity and limited or inconsistent amenity reduces pedestrian activity and works to limit the potential for an active main street. The highly dispersed nature of the retail offering (with the exception of Coles and Woolworths Supermarkets) also makes it difficult to define the actual Town Centre and over time has prevented the potential clustering of complimentary services.

Figure 10: Size



Source: HillPDA 2020

5.2 Walkability

The Wellington Town Centre is around 1,100m in length (B2 Local Centre Zone), this length is around 40% over the 800m benchmark for walkability (HillPDA, 2020) which reduces the opportunity to capture the retail trade of customers walking from one end to another.

Council may investigate the potential retraction of the B2 Local Centre Zone with the aim of increasing walkability and permeability on purchasing properties to capitalise on existing pedestrian activity.

5.3 Concentration of Anchor Land uses and Orientation

Coles and Woolworths Supermarkets are located in close proximity in the southern part of the Centre. This concentration of uses draws trade from the northern part of the Centre and reduces potential activation of the remainder of the Centre.

The orientation of Coles Supermarket, facing the carpark rather than addressing Percy Street creates a long blank façade fronting a highly visible main street, reducing activation in this part of the Centre and opposite Cameron Park.

Council may investigate planning control incentives that could make other sites on the other side of town attractive for large anchor retailers and should investigate the potential purchase of key sites in prominent locations to activate the Town Centre or build on existing pedestrian activation.

5.4 Economic Viability

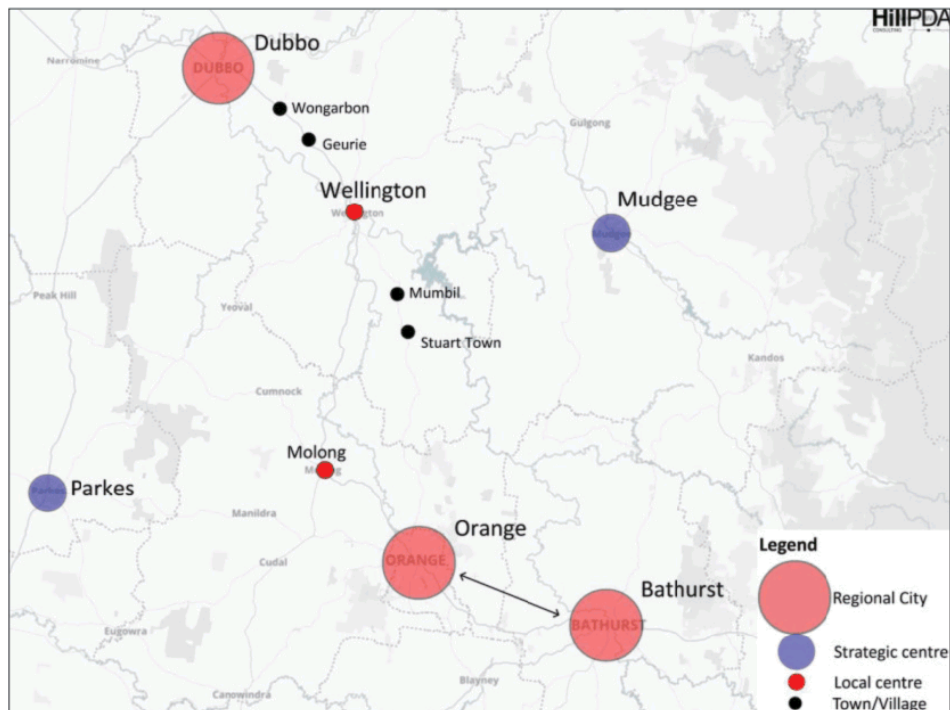
Proximity to Other Centres

Wellington's location relative to the regional cities of Dubbo and Orange and the strategic centre of Mudgee limits its potential retail catchment and increases competition resulting in leakage from the local economy and reducing the amount of commercial/retail space supportable.

Vacancies and Commercial and Retail Demand

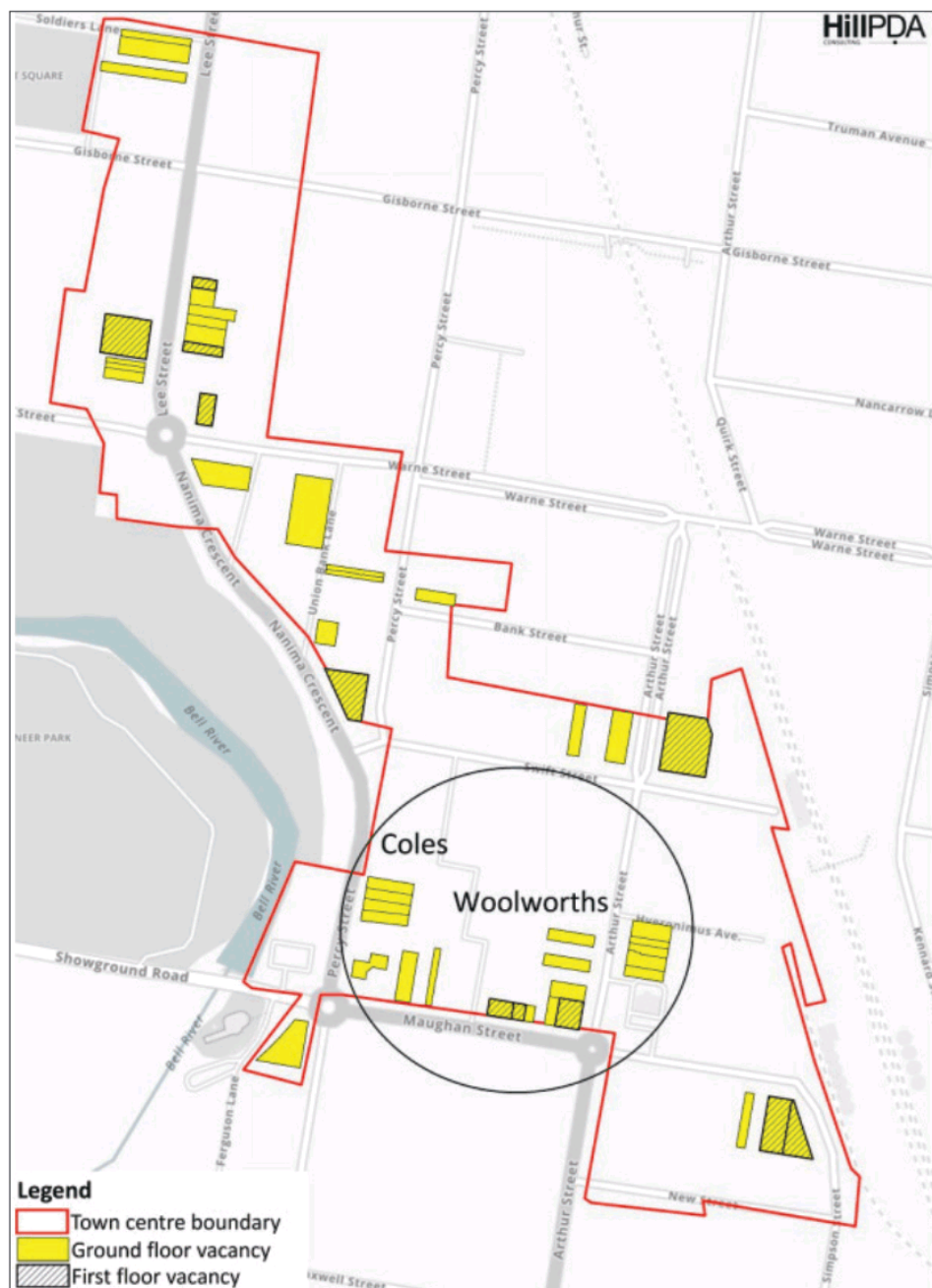
A land use audit undertaken by HillPDA in January 2020 revealed that 27% of the premises within the Wellington Town Centre are vacant (including the adjoining B6 Local Enterprise Zone). It is thought that this is likely to be the direct result of an estimated oversupply of 14,075m² of commercial and retail floor space in the Centre.

Figure 11: Surrounding Retail Environment



Source: HillPDA 2020

Figure 12: Vacancies in Wellington CBD



Source: HillPDA 2020

Unoccupied premises discourage pedestrian traffic and if vacant over the long term, can result in unmaintained premises and associated safety concerns as is evident several parts of the Centre. Of concern, one third of all vacancies in the Centre are concentrated around the Coles and Woolworths Supermarkets where pedestrian traffic is concentrated.

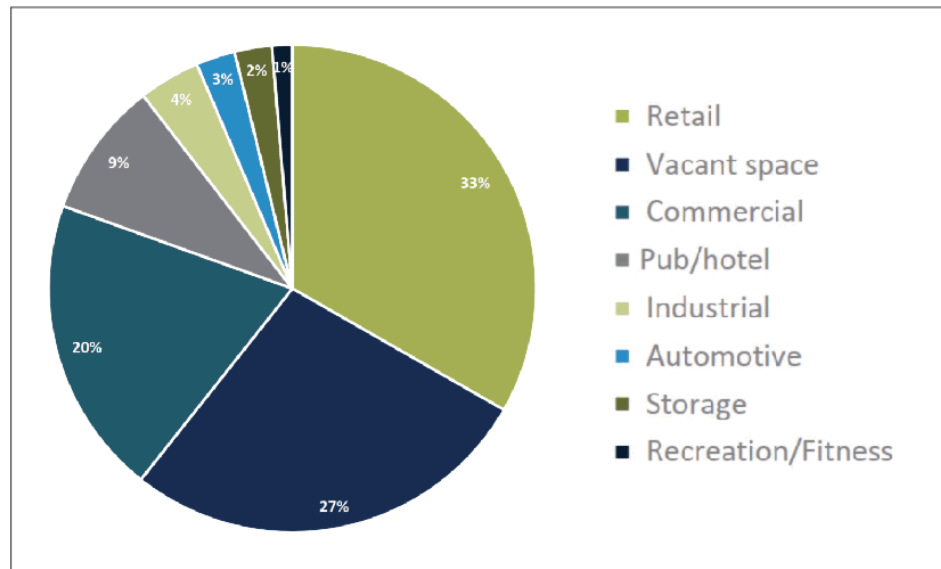
Unless the Town Centre can be revitalised and meet the expectations of the community, there is a risk of discretionary spending elsewhere, reducing the Town Centre to basic service provision, rather than allowing a vibrant mix of essential services, businesses and social recreation and community functions to develop.

5.5 Land Uses and Zoning

A range of land uses are situated in the Wellington Town Centre, including residential, commercial, retail, community and education. Residential uses account for 20% of total floor space, followed by retail use at 20% and commercial use at 12% (HillPDA Landuse Audit, 2020). Of note only 6% of the Centre uses were café or restaurants further reducing potential foot traffic.

The composition of floor space in the Wellington Town Centre is illustrated in Figure 13 below.

Figure 13: Floor Space Composition in Wellington:



Source: HillPDA 2020



5.6 Landownership

- The Centre's highly fragmented landownership pattern reduces the potential for large transformative redevelopments thereby representing a potential barrier to redevelopment.

5.7 Connectivity and Access

- The masonry wall around Cameron Park adjoining Nanima Crescent limits physical and visual access to the Park.
- The railway is a barrier to access from the residential development adjoining the eastern side of the Centre.
- The railway bridge at Swift Street is in a poor state and is difficult to access discouraging connection of residential areas on the eastern side of the centre with commercial uses.

5.8 Traffic, Access and Parking

- The Mitchell Highway runs north-south through the eastern side of the town, limiting connection of the eastern side of the centre with Cameron Park and creates a major barrier to safe pedestrian access especially for children and the elderly and discourages outdoor dining and other footpath activities on Nanima Crescent.
- Redevelopment potential along the Mitchell Highway is also limited by its function as a major traffic route.
- Access to Coles and Woolworths Supermarkets is difficult to navigate as a result of poor signage and the orientation of Coles with the rear facing Percy Street. There is no entrance to the supermarket carpark via Maughan Street.
- The carparks of Coles and Woolworths supermarkets are poorly maintained and do not offer shade.
- Caravan parking is limited and may prevent tourists from stopping.

5.9 Streetscape and Public Domain

- A large number of vacant sites in highly prominent locations create voids in the streetscape and exacerbate an existing low level of pedestrian activity and safety concerns.
- Existing tree cover is present throughout Wellington, however tree planting is inconsistent and poorly maintained.
- Lack of street furniture in key locations.
- Unsealed street verges.
- Poor road marking condition.
- Limited tree cover for shelter.
- Large expanses of hard surface contribute to an urban heat island effect.
- Lack of a cohesive town entry strategy for the town or the CBD, limiting any sense of arrival or understanding of the identity of the town.

5.10 Contamination

- Several sites within the Town centre are identified as being the subject of contamination, thereby necessitating costly remediation prior to redevelopment.

6.0 Key Strengths and Opportunities

There are a number of existing strengths present in the Wellington Town Centre, these strengths provide opportunities to revitalise the Town Centre and are detailed below:

6.1 Town Entry Statements

Town entry statements could be provided using a coordinated tree planting approach. It is suggested that trees be planted to identify the entry to Wellington at the sound attenuation mound in the north adjacent to the Mitchell Highway and also in the south at the current town entry sign.

Opportunity/Action

- Town entry statements in the form of tree planting at the noise attenuation mound adjacent the Mitchell Highway in the north and Cypress Avenue in the south (subject to RMS approval). It is suggested that *Acer × freemanii* "Armstrong" be planted as they have an upright growing nature required in circumstances where there is limited space, these would also be subject to RMS approval.

Figure 14: Red Maple (*Acer × freemanii*)



Source: Digger Nursery Association, 2020

A secondary avenue is planned to be planted on the western approach of the CBD, along Showground Road. The tree species chosen for this avenue is *Acacia pendula*, or Silver Wattle and has been selected

for its drought hardiness, attractive silver-grey foliage and consideration of aerial conductors in the immediate vicinity. This species is also endemic to the area.

Figure 15: *Acacia pendula*, or Silver Wattle



Source: Alchetron, The Free Social Media

A Wellington Street Tree Master Plan is in the early stages of development, with the town's trees audited in late 2019. The Wellington Street Tree Master Plan will cover all streets within Wellington, and provide strategic direction on the plantings (species), priorities and methodologies that will be

employed moving forward. The goal of this Master Plan is to improve the aesthetics of the streetscapes of Wellington, improve planting consistency to help reduce recurrent maintenance costs, improve the canopy cover of the township and to help buffer Wellington from warming climatic trends.

Figure 16: Locations of proposed town entry statements



Source: DRC 2020

6.2 CBD Entry Features

There are currently no CBD entry statements to identify the entrance to the CBD. Entry statements could be provided as part of a cohesive public domain strategy for the Town.

Opportunity/Action

- Designing CBD entry statements as part of a cohesive public domain strategy for the Town, entry features could be provided on a proposed roundabout at Gisborne and Lee Streets and also the roundabout at the Mitchell Highway/ Arthur Street and Arthur Street.

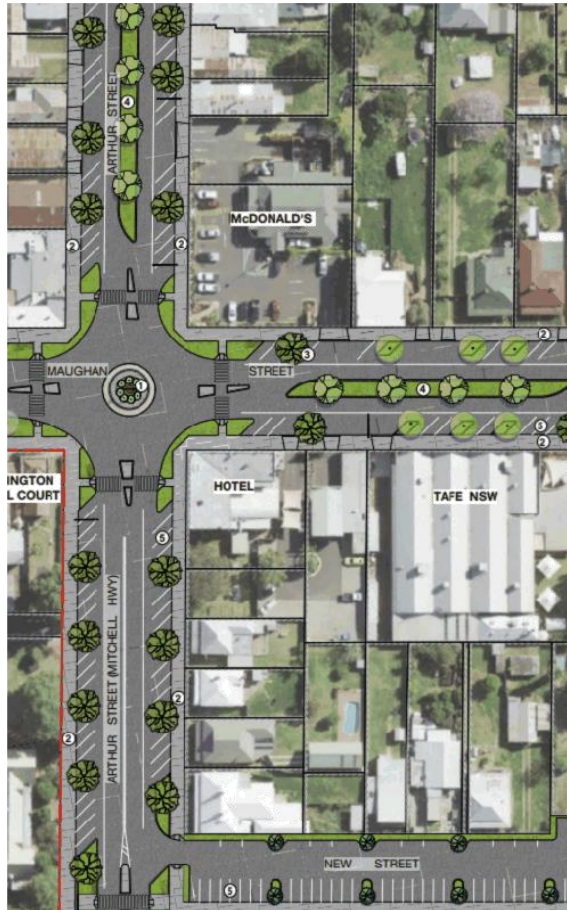
Figure 17: Location of Town entry feature - northern entrance



Source: Moir Landscape Architecture, 2020

- 1. Entry feature**
Potential sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the Town Centre.
- 2. Pedestrian walkway**
Extend walkway for future commercial use and provide opportunity for street seating.
- 3. Streets trees**
Revitalise the street planting. Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.
- 4. Median planting**
Proposed street trees and under storey planting in the median strip. Improve the view of street.
- 5. Street carpark**
Formalise parking opportunities and provide convenience for adjacent retail.

Figure 18: Location of Town entry feature - southern entrance



Source: Moir Landscape Architecture, 2020

1. Entry feature

Potential sculptural entry feature to roundabout. Opportunity to signify entry and guide visitors into the town centre.

2. Pedestrian walkway

Extend walkway for future commercial use and provide opportunity for street seating.

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Revitalise the street planting. Provide shaded street-side parking and create pleasant and inviting pedestrian footpath.

4. Median planting

Proposed street trees and under storey planting in the median strip. Improve the view of street.

5. Street carpark

Formalise parking opportunities and provide convenience for adjacent retail.

6.3 Cameron Park/Pioneer Park

Cameron Park is a key attribute and landmark for the Town Centre. The Park is located in a highly visible location and provides an opportunity to activate the Centre's eastern core. Pioneer Park adjoins Cameron Park on its western side and is the site for a variety of local sports.

In line with the adopted Cameron Park Master Plan Council has already completed a number of major works within the Cameron Park Precinct. These improvements have been focussed on improving the recreational opportunities for the community and improving connectivity both within the Cameron Park Precinct, and to other attractions including the Wellington Showground and Mount Arthur Nature Reserve. Some of the improvements that have already been carried out, or are actively being planned are shown below in figure 19:

1. Redevelopment of the Visitor Information Centre and installation of a regional quality playground (1.). This project has involved

the installation of a playground valued at \$500,000, removal of old outdated amenities and subsequent replacement of new disabled compliant facilities (\$245,000) and the refurbishment of the Visitor's Information Centre (\$600,000) to the new Wiradjuri Community Centre.

2. Cameron Park / Pioneer Park Pedestrian Bridge (2.). Council is actively seeking funding to replace the existing pedestrian bridge over the Bell River.
3. Wellington Library Outdoor Reading Area (3.). Work will be commencing shortly to develop an outdoor reading area within the park.

Figure 19: Projects in Cameron Park/Pioneer Park within the Study Area



Source: DRC 2018

Opportunity/Action

- Increasing physical and visual access to the Park and its connection with the eastern side of Nanima Crescent could be achieved through the partial removal of the masonry fence along Nanima Crescent. Whilst the Park is a Heritage

Item in the Wellington LEP 2012 and the State Heritage Register, investigations by a qualified heritage consultant could be undertaken explore avenues to determine if partial removal of the wall is feasible.

Cameron Park Masonry Fence



6.4 Traffic and Access

The Mitchell Highway is a State Highway linking north-western NSW with Dubbo, Bathurst and eventually Sydney. The Highway also forms part of the National Highway A32 corridor, which stretches from Sydney to Adelaide via Dubbo and Broken Hill and has the potential to bring significant numbers of tourists to town.

The existence of two supermarkets in the vicinity of one another provides an opportunity capitalise on existing activity and enhance vehicle legibility.

Opportunity/Action

- Installation of signage to encourage light vehicles to enter the Town Centre, rather than continuing on the Highway.
- Replace roundabout at Maughan and Percy Streets with a more pedestrian friendly arrangement (subject to RMS approval).
- Replace roundabout at Maughan and Arthur Streets with a more pedestrian friendly arrangement that will also serve to channel traffic into the Town Centre and help to define entry to the Town centre (subject to RMS approval).
- Increase access and egress from the shopping centre carpark by providing a right hand entry and exit onto Maughan Street.

Exit from supermarkets onto Maughan Street



Figure 20: Maughan Street, intersection with Percy and Arthur Streets.



Source: Moir Landscape Architecture, 2020

Figure 21: Concept: Maughan and Percy Street – pedestrianised intersection



Source: Moir Landscape Architecture/Stapelton, 2020

Figure 22: Concept: Maughan and Arthur Streets – pedestrianised intersection



Source: Moir Landscape Architecture/Stapelton, 2020

6.5 Heritage

As previously mentioned, Wellington Town Centre has a high proportion of older buildings as well as shopfronts that make an important positive contribution to its local character and provide landmarks that assist with orientation within the Town. Preservation, restoration and or repurposing of existing heritage buildings can help them play a prominent role in the local character of the town in addition to attracting tourists.

Re-use of a heritage item

There are a number of interrelated requirements regarding the re-use of a heritage item. Whilst a change of use may be permitted for some heritage items, unless the 'new part' of the building is minor, a change of use will necessitate physical building changes and compliance with the Building Code of Australia, the Environmental Planning and Assessment Regulations and the Disability Discrimination Act.

Council could prepare a policy around the minimisation of requirements for retrospective compliance with the Building Code of Australia under the Planning and Environment legislation or in some cases could investigate raising the footpath to overcome disabled access issues.

Former Wellington Gaol and Police Station

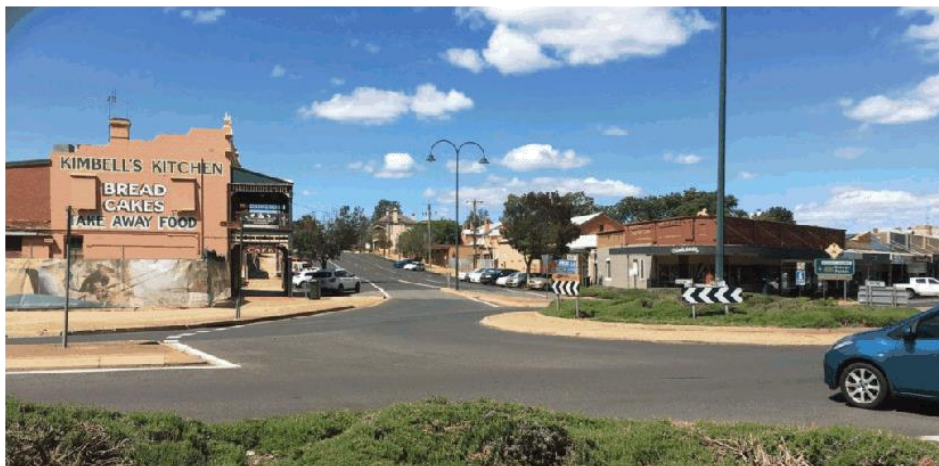
The former Wellington Gaol and Police Station on Maughan Street present a long blank façade. Re-purposing could provide a mechanism to re-activate this side of Maughan Street. Council has secured a \$250,000 grant from the NSW government for the re-purposing of the site and is currently working with the community to identify a suitable future use of the space.

Figure 23: Maughan Street, intersection with Percy and Arthur Streets.



Source: Moir Landscape Architecture, 2020

Kimbell's Kitchen heritage item



Source: DRC 2020

Wellington Post Office



Source: DRC 2020

Opportunity/Action

- Council to investigate policy around the minimising retrospective compliance with the BCA.
- Council to provide a clear, plain English, advice for shop owners regarding adaptive reuse of heritage items.
- Council to investigate feasibility of a verandah re-construction program.
- Council to investigate local heritage fund for heritage items in Wellington.
- Council to continue investigate options for reuse of former gaol and police station.
- Council to prepare tourism brochure regarding heritage of Wellington.
- Preparation of a heritage study for Wellington Town Centre including potential re-classification of contributory items to heritage items.

6.6 Planning Framework

The Centre is primarily zoned B2 Local Centre in the Wellington LEP 2012 and whilst the subject zoning is not an impediment to redevelopment, a wide range of uses are permissible under the current zoning, and this could be reviewed to better reflect the objective of Town Centre activation and vibrancy.

Opportunity/Action

- Review of current land use zoning with a view to reflect the vibrancy and activation desired in the centre including potential retraction of the B2 Zone.
- Investigate potential planning incentives to encourage development in the Centre.

6.7 Tourism and Special Events

Wellington is home to Mount Arthur, the Wellington Caves and the Japanese Gardens tourist attractions which draw significant numbers of tourists from outside the local area. Opportunities exist to capitalise on existing tourist numbers by providing increased connectivity with the existing shops.

Wellington also currently holds several special events including the Wellington Rotary Markets, Vintage Fair and Swap Meet, Wellington Arts and Sculpture Festival and the Wellington Boot Racing Carnival. The Fong Lees Lane Festival is a fantastic example of a local laneway festival that sees the laneway transformed into an outdoor eating venue with buskers and night lanterns.

Fong Lees Lane and Union Bank Lane offer potential micro scale connections to the eastern side of the centre, these connections could be utilised to house permanent and temporary public art installations and could be transformed through night time illumination and offer suitable temporary dining destinations.

Opportunity/Action

- Organising evening cinemas, arts and crafts event or music or wine festival which could be held near existing retail premises and possibly the space adjoining Wellington Library and to capitalise on the activity generated by existing events to increase activity in the remainder of the Town Centre.
- Temporary festivals utilising Fong Lees Lane and Union Bank Lane as well as the surrounding area including Cameron Park. Discuss Fong Lees Lane Festival with 'Wellington Arts'.
- Investigate funding available for laneway beautification/upgrade.

Fong Lees Lane Festival



Source: www.wellingtontimes.com.au

6.8 Public Art

Fong Lees Lane contains several examples of existing public art related to the Chinese heritage of the town and is part of the Town's existing art trail and the Fong Lees Lane Festival.

Fong Lees Lane Public Art



Source: DRC 2020

Art works in prominent locations, can generate interest and contribute to civic pride as well as funnel foot traffic to key locations. Fong Lees Lane is highly visible from Nanima Crescent, however is in need of maintenance and repair and could be the subject of further promotion to encourage pedestrian activity in this location.

Opportunity/Action

- Creation of a Wellington Art Trail through the Town Centre celebrating Wellington's rich Chinese, Aboriginal and European heritage and reinforcing key pedestrian links. Council could invite submissions from interested parties, the trail could be focussed around Fong Lees Lane.
- A concept design to be developed for the repair and beautification of Fong Lees Lane with community input.

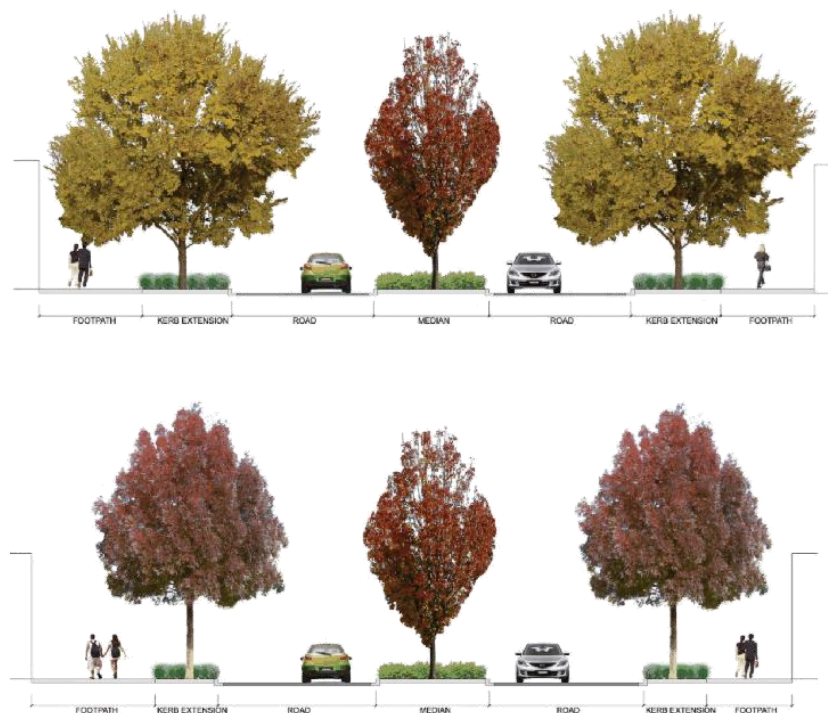
6.9 Public Domain

The Wellington CBD public domain requires a cohesive public domain strategy, including new and repaired pavements, seating, lighting, signage and public spaces.

Opportunity/Action

- Preparation of a detailed public domain strategy to celebrate Wellington's rich heritage, through framing important views, increasing passive surveillance, making spaces more comfortable as well as to supporting the culture and enterprise in the Town.

Figure 24: Arthur Street Concepts



Source: Moir Landscape Architecture, 2020

6.10 Council Led Activation

Given the existing pedestrian activity associated with the existing supermarkets and exposure associated with properties fronting the Mitchell Highway, Council could purchase properties to capitalise on this existing activity and exposure to increase activation and provide entry landmarks.

- Investigate the purchase former Caltex service station site at the corner of Lee and Warne Streets for development.

Opportunity/Action

- Investigate the purchase five properties at 24 – 32 Maughan to create a community hub including community centre and garden fronting Maughan Street. Development of this space would capitalise on existing pedestrian activity associated with Coles and Woolworths Supermarkets and could provide an incentive for people to spend time in the Centre.

24-32 Maughan Street, Wellington



Source: DRC 2020

Figure 25: 24-32 Maughan Street



Source: DRC, Geocortex base

Thirroul Community Centre, Wollongong LGA, NSW



Source: Wollongong Council website, 2020

Crows Nest Community Centre at night



Source: North Sydney Council website

Former Caltex Service Station at Lee and Warne Streets



Source: DRC 2020

Figure 26: Former Caltex Site



7.0 Implementation

This section identifies a range of actions required to address the issues identified in the Wellington Town Centre. Some actions are precinct specific whilst others apply throughout the Study Area.

The following tables identify a priority level and corresponding time frame for each action to be achieved over a two, four to six year and six plus year period depending on the resourcing and associated timeframes.

Implementing the Wellington Town Centre Plan will require involvement from a range of divisions within Council, the community and consultation with State Government. Each action will need to be adequately scoped and a project plan prepared where necessary.

The Plan will be reviewed initially in 2 years after this every 4 to 8 years, in line with Council's Community Strategic Plan to monitor progress and update where necessary.

7.1 Centre Wide Actions

NO	ACTION	PRIORITY
1	Infrastructure Investigate a regular footpath cleaning program for the Wellington CBD, including budgetary requirements and impacts moving forward with Council's 20/21 budget.	Medium
2	Liveability Investigate the provision of town entry statements including significant tree planting at key entrances to the town. Subject to RMS approval.	Short
3	Liveability/Infrastructure Utilise Moir LA proposed public domain concept plans to prepare detailed Public Domain Strategy in accordance with Council's Cultural Plan 2020-2025 where necessary.	Medium
4	Development and Environment Investigate a program to restore awnings and verandahs throughout the centre, initially focussed on key locations.	Medium
5	Development and Environment Investigate development of a program to relax the retrospective BCA requirements for the re-use of heritage items.	Short
6	Development and Environment Prepare clear, plain English advice for shop owners regarding adaptive re-use of heritage items, accessible on Council's website.	Short
7	Development and Environment Investigate and promote funding sources for heritage items in Wellington.	Short
8	Culture and Economy Include information regarding heritage of Wellington and public art in the Dubbo Region Visitor Guide and the New Residents Guide.	Short

NO	ACTION	PRIORITY
9	Development and Environment Prepare a heritage study for Wellington Town Centre including the significance of heritage items and recommend amendments to the Wellington LEP 2012.	Short
10	Culture and Economy Develop a heritage walks focussed on significant people and landmarks with input from community consultation and in accordance with Council's Cultural Plan 2020-2025.	Medium
11	Culture and Economy Develop a local art trail celebrating the town's varied heritage, including Fong Lees Lane, potentially incorporate into heritage walks action, utilising community input. Include potential use of vacant shop fronts to display art.	Short
12	Culture and Economy Encourage markets and festivals near retail development/ possibly adjacent to the library. Investigate existing festivals occurring in the Town and consult with relevant stakeholders to ensure events are coordinated and benefits for the town are maximised in accordance with Council's Cultural Plan 2020-2025.	Short
13	Liveability Investigate the installation of CCTV in locations in key parts of the centre and Cameron Park.	Medium
14	Development and Environment Investigate land use zoning and development controls for the Town Centre, with a view to encouraging large retailers to the northern part of town and encouraging small business. Council may also investigate the potential retraction of the B2 Local Centre Zone with the aim of increasing walkability and permeability.	Short
15	Culture and Economy Investigate development of pop up stores through potential rent subsidies to reduce long-term vacancies in accordance with Council's Economic Development Delivery Plans.	Short
16	Development and Environment Investigate the location of identified contaminated sites and methods for funding remediation of potentially contaminated prominent vacant sites.	Medium
17	Liveability Prepare Wellington Street Tree Masterplan for the whole of Wellington.	Short
18	Infrastructure Prepare an analysis of parking provision and needs in Wellington. Stage One to include options for caravan parking at No 101-111 Percy Street, Wellington. Stage Two to include an analysis of on-street parking.	Short
19	Development and Environment Investigate CBD entry options with RMS.	Short

7.2 Local Village Actions

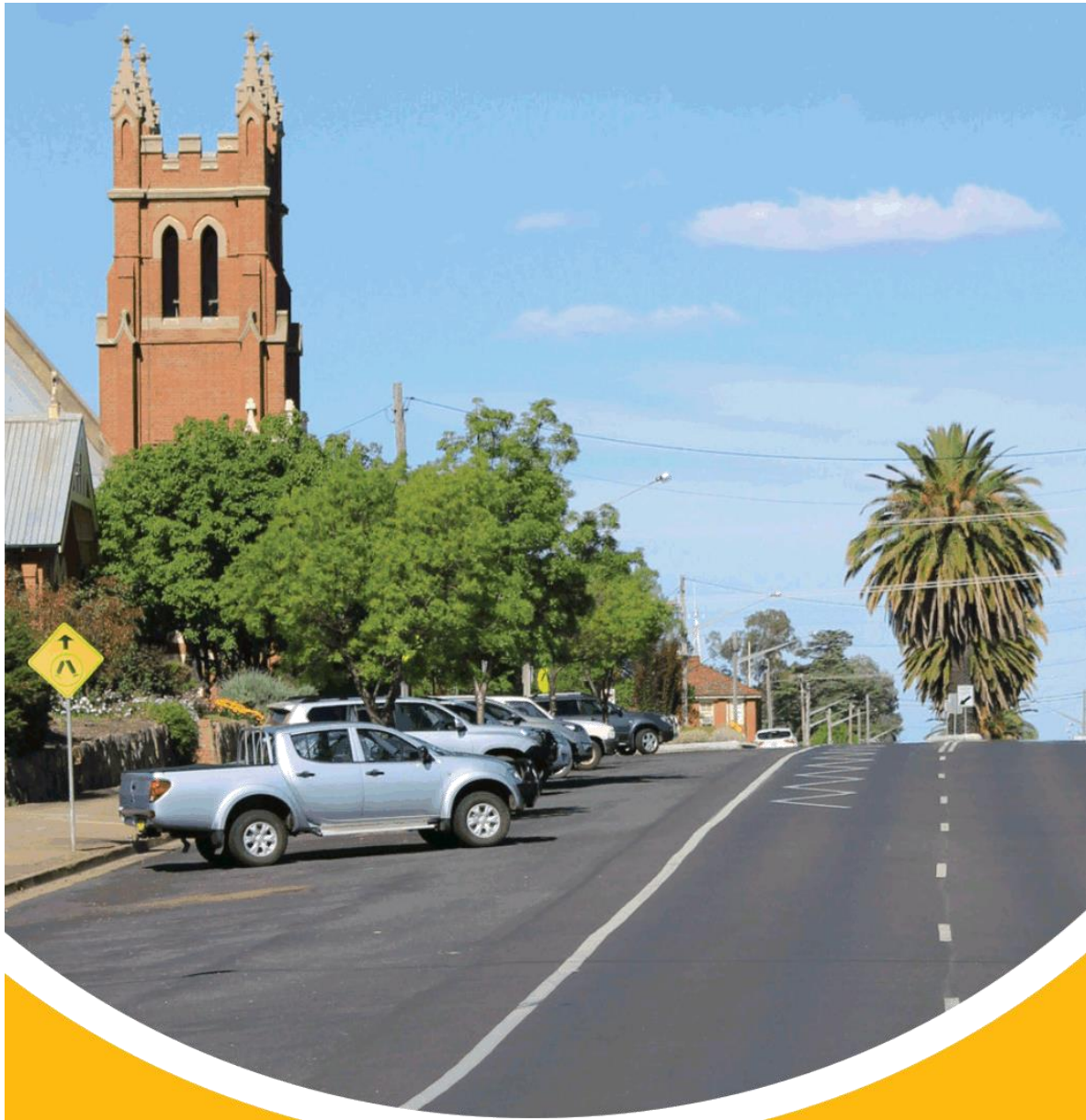
NO	ACTION	PRIORITY
20	Infrastructure Investigate provision of right in and right out turns for the supermarket carpark and Maughan Street. Consultation with RMS is required.	Long
21	Infrastructure Repair Council owned supermarket carparks, add shelter through landscaping, investigate CCTV options, formalise car parking. Investigate options for repair of privately owned Woolworths carpark.	Medium
22	Culture and Economy Investigate themed CBD entry designs at Mitchell Highway and Arthur Streets.	Medium
23	Infrastructure Discuss plans to funnel light traffic into the CBD including reconfiguring roundabouts on Mitchell Highway and Percy and Arthur Streets with the RMS. Prepare concept designs for discussion purposes.	Medium
24	Organisational Performance Investigate the purchase 24-32 Maughan Street to create a community hub including community centre and garden.	Long
25	Liveability If feasible, develop initial concepts for construction of a community centre.	Long
26	Culture and Economy Identify a suitable future use for the former Wellington Gaol and Police Station aligned with Council's Cultural Plan 2020-2025.	Medium

7.3 Tourism Village Actions

NO	ACTION	PRIORITY
27	Infrastructure Investigate narrowing the visual/physical width of Nanima Crescent and increasing the visibility/relocation/number of pedestrian crossings and refuges. This action will be subject to consultation with the RMS.	Long
28	Liveability Continued upgrades to Cameron Park including pedestrian bridge to Pioneer Park (funding being investigated), playground, Wiradjuri Cultural Centre.	Short/ Medium
29	Liveability Investigate feasibility of partial removal of the wall around Cameron Park to allow physical and visual connections from Nanima Crescent to the park and Bell River. This action will require a specific heritage study to confirm the heritage value of the wall.	Long
30	Development and Environment Prepare concepts for the repair and beautification of Fong Lees Lane for community consultation.	Short

7.4 Enterprise Corridor Village Actions

NO	ACTION	PRIORITY
31	Development and Environment Investigate current status of the former service station site at the Corner of Lee and Warne Streets, Wellington.	Short
32	Culture and Economy Investigate CBD entry design at roundabout of Lee Street and Gisborne Streets.	Medium



Cnr Church and Darling streets, Dubbo
Cnr Nanima Crescent and Warne Street, Wellington



Ph: 02 6801 4000 W: dubbo.nsw.gov.au



DUBBO
REGIONAL
COUNCIL



REPORT: Refurbishment of Old Wellington Police Station for Community Use

AUTHOR: Manager Regional Experiences
REPORT DATE: 11 December 2020
TRIM REFERENCE: ID20/1690

EXECUTIVE SUMMARY

This report provides an update of the refurbishment of the Old Wellington Police Station and proposed program for community use.

The Wellington Museum Committee, who care take of a significant privately owned historic collection, currently operate from a building known as the Oxley Museum, owned by Council under a \$1 a year agreement however there no current license or identified lease agreement for this arrangement. In its current condition the building occupied by the Wellington Museum Committee is not fit for purpose in supporting a safe community use or delivering a quality visitor experience.

The report recommends a short term (12-18 month) plan for the Wellington Museum Committee to develop an exhibition of key items from the museum collection to be displayed at the Old Police Station, which will align with the timely development of a small gallery and community arts centre at the facility.

It is proposed this private collection be on permanent exhibition for a minimum of 12 months at the Old Police Station to support the Wellington Museum Committee to potentially expand from their current, two days a week operation. This period will also provide time for the committee to develop a longer term plan of operation in line with their operational capacity and curated collection.

During this 12-18 month period, the Museum Advisor from NSW Museums and Galleries, who is currently contracted by Council to assist the Wellington Museum Committee, would work with the Wellington Museum Committee to catalogue and develop their collection.

If requested by the Committee, Council staff will also provide facilitation support and advice on the development of a long term plan in line with the Committee's vision for their collection. This plan could be utilised by the Wellington Museum Committee and/or Council to help potentially secure capital and operational funding to support preservation, education and engagement of Wellington's heritage, including the privately owned collection.

FINANCIAL IMPLICATIONS

Council's contribution to support the establishment of an exhibition and collection management plan is contained within the Regional Experiences operational budget. It is proposed that the Wellington Museum Committee pay a peppercorn licence of \$1 a year for the Old Police Station.

Future decisions on further investment in the Old Police Station facility or investment in further infrastructure to support the Wellington Museum Committee display its collection would be subject to further reports and decisions of Council.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That the report of the Manager Regional Experiences, dated 11 December 2020, be noted.
2. That Council provide the Wellington Museum Committee with a license agreement for the amount of \$1.00 a year to operate from the Old Police Station in Wellington for a minimum 12 month period.
3. That in addition to use by the Wellington Museum Committee, Council activate the Old Police Station in Wellington as a community creative arts and culture hub to be included in the public programming by Council.
4. That during the 12 month licence period Council undertake a further assessment of the Oxley Museum property, and future restoration work required for the Old Police Station, and provide a further report on both buildings and future use to Council in March 2022.
5. An Exhibition Developed and Curated by the Wellington Museum Committee, supported by Dubbo Regional Council be displayed in three rooms of the Old Police Station for a minimum 12 month period commencing 31 May 2021.
6. That if requested by the Wellington Museum Committee, Council's Cultural Development Team assist in facilitating the development of a long term plan in line with Wellington Museum Committee's vision for their collection and capacity to manage a viable museum experience.
7. That from the 31 May 2021, the Oxley Museum building on the corner of Warne and Percy Streets be closed for public use and accessed only as a storage site for the Wellington Museum Committee's private collection during the review period.

Jamie Angus
Manager Regional Experiences

BACKGROUND

Redevelopment of the Old Wellington Police Station

The Old Police Station (OPS) is a highly visible and a much loved community asset in the heart of the CBD. It is significantly underutilised with a small section with the site currently only being activated for a half day each Thursday by the local Arts and Crafts Society. The large majority of the site, including the large outdoor prisoner exercise yard and cell block, is currently not utilised. Until recently, the site was poorly maintained and had been developing into an eyesore in the main street of Wellington.

In June 2020, a \$260,000 refurbishment of the facility was completed, which in the most part was funded by the State Government. This has improved the aesthetic appeal of the site and improved the presentation internally and externally with an upgrade to flooring, painting, power, air conditioning and landscaping. The work also commenced Stage 1 of the heritage restoration of the gaol walls and cells, which included an \$85,000 chemical dampcourse restoration of the cell walls.

Stage 2 restoration of the walls and cells is currently being assessed, although no funding is currently allocated for the works to be undertaken. Similar works were previously undertaken at the Old Dubbo Gaol with the \$660,000 wall restoration project. It is expected a similar project will be required at the Wellington Police Station over the coming years.

Additional works are set to take place at the site in the upcoming budget, including network connection to install internet and Wi-Fi access and installation of an improved security system including CCTV.

Council has been in discussions with multiple groups regarding potential use of the site including Wellington Arts, Wellington Arts and Crafts Society and Wellington Museum Committee.



Figure 1: Street view of Entrance



Figure 2: New front landscaping of Old Wellington Police Station

The Oxley Museum building

The Oxley Museum building is located on the corner of Warne and Percy Streets, Wellington. It was originally the bank and manager's residence of the Bank of New South Wales from 1883 to 1922. The building was purchased by Wellington Council in 1967 and is currently occupied by the Wellington Historical Society Inc. The organisation is represented by the Wellington Museum Committee.

The Committee are in the possession a large collection of objects directly provenance to Wellington and surrounding area, including large collections of textiles, weapons, medical equipment, Chinese related materials and domestic and commercial objects. They also own a large number of farming and commercial vehicles (horse drawn), as well as commercial machinery, a mobile classroom and Stinson's wooden slab cottage from 1851. The majority of these objects are displayed at the Wellington Museum in either the residence or one of two sheds on the grounds. The classroom and cottage are free standing and external.

The current building that houses this private collection dates to 1883, and is generally sound at the main section of the building. However, the building is in need of significant restorative work to make it more accessible to the public and to prevent further deterioration. Main works required include damp proofing, wall and skirting/architrave repairs, and general painting. There are several areas where floorboards should be repaired or replaced. The second story verandah is currently closed to the public with the ground level verandah requiring works to make it accessible compliant.

An annex attached to the main building, built later at an unspecified date, was determined to be not to BCA code. It has significant issues with uneven floors, inadequate support elements, inadequate tying to the existing building and uneven/sloping floors. A toilet/bathroom on the second floor, also an addition to the existing building, is insufficiently tied in to the building and has inadequate supports. It is currently closed to the public.

The grounds and landscaping are poorly presented and additional work and repairs are required to bring the facility up to a presentable, secure and safe site for visitors. The

exhibition sheds, portable classroom and wood slab cottage are of a high quality and well-presented, and suit the site well in the current format.

Wellington Historical Society/ Museum Committee

The Wellington Museum Committee are caretakers of a private historic collection and operate from The Oxley Museum building. The facility is open two days a week to the public, Tuesday and Wednesday from 1.30 pm to 4.30 pm, and is staffed by two volunteers while operating. Annual visitation has been reported as approximately 700 visitors per annum including approximately 200 children as part of guided school groups. The facility also offers family history research assistance as a fee for service product.

REPORT

The Oxley Museum, a building owned by Council, is not fit for purpose for the ongoing operations of the Wellington Museum Committee and the public display of their private collection. Based on quotes received three years ago, and allowing for CPI increases alone, estimated building works to make the building safe are over \$872,000. Additional funds would need to be allocated for landscaping, security fencing and internal and external aesthetics of buildings and grounds.

In discussions with Council staff, the Committee has identified it has limited volunteer members and resources to achieve increased visitation and improvement of the current site. It is acknowledged that the experience has the potential to increase patronage and community use, however this would only be achieved at the current site with significant investment. Any investment in this building would need to be considered by Council in regards to initial and ongoing maintenance costs and community and visitor engagement.

Whilst passionate about preserving the history of Wellington and their collection, the Committee do not currently have a long term plan to further develop the experience to increase patronage and support operational feasibility. Council do not have any identified funds, including any funds to match potential government grants, to undertake such a significant capital project. The Committee has previously requested for the site to be repaired with requests made through the former Wellington Council and Dubbo Regional Council. Property renewal and capital investment priorities, and little evidenced development of the current experience and patronage, resulted in no funds allocated for the building in forward budgets.

In early 2019, as an alternative to staying in an unsuitable location, Council offered the Wellington Museum Committee the opportunity to relocate to the Old Wellington Police Station (OPS). This site underwent renovations, completed in June 2020, as part of a state government funded project provided specifically to that site, to the value of \$260,000.

Since the refurbishment; consultation with the Museum Committee regarding a potential move has continued. The Museum Committee recognise the current building they occupy is not fit for purpose. However, their committee have raised concerns about the suitability of

the OPS site, including the size of the available exhibition space, weather proof storage of the extensive collection and the ability to display the outdoor collection items. Additionally, there are access issues relating to entranceways into the cell block that would need to be addressed if this area of the building was to be open to the public.

The Committee members have expressed their frustration during the consultation that the issue of a long term, suitable location of the museum has been a long standing issue stretching over many years of the former Wellington Council and now Dubbo Regional Council. The Committee are very keen to secure a future for the collection and for the museum operations to remain independent of Council. They are interested in working with Council and seek assistance to support their management of the collection, however Council needs to remain aware it is a private collection and future partnership and investment should be well considered by all parties to best support the preservation of Wellington's history.

There are no identified funds for any funding for the Committee or their private collection in the current Council forward budgets. Like other cultural community groups in the region, the Committee would be able to apply for specific project or program support through the Cultural Development Program.

Proposed program of activities for the Old Wellington Police Station

Due to the uncertainty of several factors in maintaining the current location and the potential move to a new location, the following proposal has been discussed with the Wellington Museum Committee members and is provided to Council for consideration.

It is proposed the Old Police Station operate as a smaller satellite site of the Western Plains Cultural Centre (WPCC) and Community Arts Centre (CAC). The facility will be utilised in a similar way as the WPCC, with an emphasis on Wellington artists and programming. This would be included in the annual exhibition and cultural program as per the Dubbo Regional Council Cultural Plan. The site would be utilised to exhibit locally created and curated works that can be delivered in Wellington, including extending exhibition lengths of WPCC exhibitions such as Waste-To-Art and Fresh Arts that often highlight Wellington Artists; as well as the potential to pursue touring exhibitions or developing emerging local content. Opportunities to work with established local arts groups would be pursued.

Community programming similar to the CAC in Dubbo would be assessed to be run for Wellington residents; including popular programs such as workshops and mini-makers. The site will also allow opportunity for corporate hire use to increase revenue opportunities to help offset costs of operation. This would be administered from the WPCC with minimal costs to the organisation utilising existing WPCC and Cultural Development Team resources. If demand in activities grows, resources will be assessed to increase the offering as part of the annual budgeting process in alignment with Dubbo Regional Council's Cultural Plan and Community Strategic Plan.

The Wellington Museum Committee will work with the Museum Advisor from NSW Museums and Galleries (who is currently contracted by Council to assist the Wellington Museum Committee) in the cataloguing and development of their collection.

An exhibition developed and curated by the Wellington Museum Committee, supported by Dubbo Regional Council, will be displayed in three rooms of the OPS that the Committee will utilise through a licence agreement for a minimum 12 month period commencing 31 May 2021. This exhibition will help shine a light on the museum collection and its importance to the community. During the length of the exhibition, the Wellington Museum will cease to open to the public at its current location, with the committee utilising their resources to operate the exhibition from the OPS. The Oxley museum building will be used for storage only and will not allow public access. The relocation and exhibition will give the Committee the opportunity to grow exposure to their activities and the importance of the collection. It is hoped the increase in exposure to the committee's activities will assist in a member drive, resulting in an increase in opening hours. Other areas of the OPS will be activated as part of the Dubbo Regional Council Cultural Plan from July 2021 as part of the regions cultural program.

If requested by the Committee, council staff will assist in the development of a long term business plan. This plan, once completed, could be used to provide context for future decision making regarding further Council investment and involvement in a community operated museum experience.

During the exhibition period, Council staff will also undertake a further assessment of the Oxley Museum property, and future restoration work required for the Old Police Station and provide a further report to Council.

The Wellington Arts and Crafts Society currently operates out of the OPS for a part day, once a week. Unfortunately, once the Museum exhibition is installed it will not be able to be moved on a regular basis to allow the Arts and Craft Society to continue to operate from the room they are currently using. The Society have been aware of this potential impact for some time and the Manager Regional Experiences is currently assessing alternate locations to help continue this important community activity. It is understood the Society is looking at potential privately owned venues. One opportunity currently being explored by Council staff with the Society is use of the supper room in the Wellington Civic Centre. This arrangement would be flexible and remain subject to the Centre bookings, which historically have been quite minimal.

SUMMARY

The Wellington Museum Committee take care of a significant, privately owned historic collection. The report recommends the Wellington Museum Committee develop and display an exhibition of key items from the museum collection at the Old Police Station, which will align with the timely development of a small gallery and community arts centre at the facility.

It is proposed this private collection would be on permanent exhibition for a minimum of 12 months at the Old Police Station for a peppercorn licence of \$1 per annum commence 31 May 2021. This exhibition will support the Wellington Museum Committee to potentially expand from their current two day a week operation.

During this period, the Museum Advisor from NSW Museums and Galleries, who is currently contracted by Council to assist the Wellington Museum Committee, would work with the Wellington Museum Committee to catalogue and develop of their collection.

It is proposed the Old Police Station operate as a smaller satellite site of the Western Plains Cultural Centre (WPCC) and Community Arts Centre (CAC). The facility will be utilised in a similar way as the WPCC, with an emphasis on Wellington artists and programming.

During the 12 month licence period, the Oxley Museum building will be closed to the public and used as storage for the Committee. Council will undertake a further assessment of the Oxley Museum property and future restoration work required for the Old Police Station and provide a further report on both buildings and future use to Council in March 2022.



REPORT: Proposed Sale Easement for Electricity at Holls Avenue Carpark, Lot 200 DP 881153

AUTHOR: Property Specialist
REPORT DATE: 8 December 2020
TRIM REFERENCE: ID20/1604

EXECUTIVE SUMMARY

In 2018 MAAS Group Family Properties lodged a development application for a proposed mixed used development comprising of five commercial/retail spaces, 157 services apartments, a cafe/restaurant and a supermarket on the former Daily Liberal site fronting Macquarie Street.

As part of this development, an electrical substation will be required. Essential Energy has indicated a preference for it to be located next to an existing substation currently on Council owned Lot 200 DP 881153 that adjoins the development site.

In order to achieve this, MAAS Properties are required to purchase two car spaces in the Holls Avenue carpark from Council at a cost of \$26,896 per space. This total sale price has been negotiated to \$65,000 (inc. GST) to cover Council's reasonable legal expenses.

FINANCIAL IMPLICATIONS

This report will result in an income to Council of \$65,000 (GST inclusive).

Council's legal expenses are estimated at \$3,000 exc. GST.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That the report of the Property Specialist, dated 8 December 2020, be noted.
2. That Council agree to the creation of an easement for electricity having an area of approximately 40m² at Holls Avenue carpark (Lot 200 DP 881153) to MAAS Properties.
3. That all documents in relation to this matter be executed under Power of Attorney.

Vanessa Ryan
Property Specialist

BACKGROUND

In 2018 MAAS Group Family Properties lodged development application D2018/179 over Lots 1 and 2 DP 1218523, Lot B DP 398124, Lots 10 and 11 DP 1046365, Lots 1 and 2 204986 and Lot 2 DP 545488 which are located at 216-236 Macquarie Street and 1 Bank Street, Dubbo. The DA was for the purpose of mixed used development including commercial premises, upgrades to the existing Bank Hotel and public entry – ground floor alterations, car parking, services apartments and stratum subdivision. The DA was approved in a modified state on 13 March 2020.

Essential Energy have determined that their preference for the developments associated electrical substation would be next to the already existing substation on Council owned Lot 200 DP 881153. The location of the proposed substation is pictured below in red.



REPORT

Essential Energy's preferred location at Hollis Avenue carpark for the new substation as part of the MAAS development as the site is readily accessible and less prone to fire damage by the building site.

MAAS have approached Council to discuss the possibility of acquiring an easement for electricity over a 27.5 m2 portion of the Hollis Avenue carpark. Council's adopted Revenue Policy for the current financial year defines car parking contributions where the car space cannot be physically provided on site is \$26,896 per space. As such, Council submitted an offer for MAAS to acquire an electricity easement over the two parking spaces for \$65,000

inclusive of GST where applicable. This amount includes the cost of the car spaces plus an additional amount to cover Councils expected legal and administrative costs. MAAS will also be responsible for registering the electricity easement over the substation, benefitted by Essential Energy.

MAAS Properties have accepted this offer and Council are now seeking to enter into a formal agreement with MAAS Properties.

SUMMARY

Allowing MAAS Properties to acquire an electricity easement for the purpose of installing a substation will assist Essential Energy in having an easily accessible substation. It will also ensure the safety of nearby buildings and the general community by locating the substation away from any immediate fire risks.



REPORT: Classification of Land at 92 Macquarie Street

AUTHOR: Property Specialist
REPORT DATE: 7 January 2021
TRIM REFERENCE: ID21/15

EXECUTIVE SUMMARY

At Council's meeting held on 27 July 2020 Council resolved in part;

1. *That the Chief Executive Officer be authorised to negotiate the purchase of 92 Macquarie Street (Lot 1 DP 726705 and Lot 9 DP 40398) within the price range as detailed within the report of the Property Specialist dated 13 July 2020.*
2. *That Council seek to compulsorily acquire 92 Macquarie Street (Lot 1 DP 726705 and Lot 9 DP 40398) failing an agreement by negotiation being reached in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.*
3. *That all documentation in relation to this matter be executed under Power of Attorney."*

Council has now successfully negotiated the purchase of this property and are preparing to complete the contract of sale. Under Part 2 Division 1 of the *Local Government Act 1993* (NSW) all land owned by Council is to be classified either community or operational land. 92 Macquarie Street is intended to be classified as operational land in accordance with section 31 of the Act.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. **That the report of the Property Specialist, dated 7 January 2021, be noted.**
2. **That 92 Macquarie Street (Lot 1 DP 726705 and Lot 9 DP 40398) be classified as Operational land in accordance with section 31 of the *Local Government Act 1993* (NSW) upon acquisition of the property by Council.**
3. **That all documentation in relation to this matter be executed under Power of Attorney.**

Vanessa Ryan
Property Specialist

BACKGROUND

At Council's meeting held on 27 July 2020, Council resolved in part;

- "1. That the Chief Executive Officer be authorised to negotiate the purchase of 92 Macquarie Street (Lot 1 DP 726705 and Lot 9 DP 40398) within the price range as detailed within the report of the Property Specialist dated 13 July 2020.*
- 2. That Council seek to compulsorily acquire 92 Macquarie Street (Lot 1 DP 726705 and Lot 9 DP 40398) failing an agreement by negotiation being reached in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.*
- 3. That all documentation in relation to this matter be executed under Power of Attorney."*

Council has since successfully negotiated to purchase the land with the date for settlement currently set for 1 July 2021. The previously adopted report however, did not make a recommendation for the classification of the land upon such acquisition.

REPORT

Under Part 2 Division 1 of the *Local Government Act 1993* (NSW) all land acquired by Council must be classified as either *community* or *operational* land. This can be done through either a Local Environment Plan or a resolution of Council. Under Section 31 of the LGA, Council can, by a resolution of Council, classify land either before, or within three months of acquiring the land.

92 Macquarie Street is to be used for future strategic and commercial purposes and should therefore be classified as operational land.

SUMMARY

The classification of land is a requirement under the LGA. Classifying this land as *operational* will ensure Council's compliance with the Act and allow Council to manage the land in a manner appropriate to its intended use.