



# AGENDA

## ORDINARY COUNCIL MEETING

### 27 JANUARY 2022

MEMBERSHIP: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

The meeting is scheduled to commence at 5.30 pm.

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#### 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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**CCL22/1 LEAVE OF ABSENCE (ID22/29)**

**CCL22/2 CONFLICTS OF INTEREST (ID22/30)**

**CCL22/3 PUBLIC FORUM (ID22/31)**

**CCL22/4 CONFIRMATION OF MINUTES (ID22/32)**

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 15 November 2021 and the Extraordinary Council meeting held on 23 December 2021.

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#### INFORMATION ONLY MATTERS:

**CCL22/5 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - NOVEMBER 2021 (ID22/27)**

The Council had before it the report dated 13 January 2022 from the Chief Financial Officer regarding Investment Under Section 625 of the Local Government Act - November 2021.

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- CCL22/6 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - DECEMBER 2021 (ID22/28)** 25  
The Council had before it the report dated 13 January 2022 from the Chief Financial Officer regarding Investment Under Section 625 of the Local Government Act - December 2021.
- NOTICES OF MOTION:**
- CCL22/7 REGAND PARK MASTER PLAN 2012 STATUS (ID22/52)** 33  
Council had before it a Notice of Motion dated 18 January 2022 from Councillor J Black regarding the Regand Park Master Plan 2012 Status.
- CCL22/8 ALLIANCES WITH OTHER COUNCILS (ID22/49)** 35  
Council had before it a Notice of Motion dated 19 January 2022 from Councillor L Burns regarding the Alliances with Other Councils.
- CCL22/9 DEVELOPMENT OF A MULTICULTURAL PARK AT THE ELIZABETH PARK (ID22/45)** 37  
Council had before it a Notice of Motion dated 18 January 2022 from Councillor S Chowdhury regarding the Development of a Multicultural Park at the Elizabeth Park.
- CCL22/10 BEAUTIFICATION OF NEIGHBOURHOOD SHOPPING PRECINCTS (ID22/42)** 39  
Council had before it a Notice of Motion dated 18 January 2022 from Councillor V Etheridge regarding the Beautification of Neighbourhood Shopping Precincts.
- CCL22/11 INCREASED POLICING FOR WELLINGTON (ID22/43)** 41  
Council had before it a Notice of Motion dated 17 January 2022 from Councillor J Gough regarding the Increased Policing for Wellington.
- CCL22/12 REVIEW OF COMMITTEE STRUCTURE (ID22/41)** 43  
Council had before it a Notice of Motion dated 17 January 2022 from Councillor R Ivey regarding the Review of Committee Structure.

<b>CCL22/13</b>	<b>WATER SMART MESSAGING (ID22/50)</b> Council had before it a Notice of Motion dated 19 January 2022 from Councillor D Mahon regarding the Water Smart Messaging.	45
<b>CCL22/14</b>	<b>PLAYGROUND STRATEGY FOR DUBBO (ID22/44)</b> Council had before it a Notice of Motion dated 18 January 2022 from Councillor P Wells regarding the Playground Strategy for Dubbo.	47
<b>CCL22/15</b>	<b>HOUSING (ID22/51)</b> Council had before it a Notice of Motion dated 17 January 2022 from Councillor M Wright regarding the Housing.	49
<b>REPORTS FROM STAFF:</b>		
<b>CCL22/16</b>	<b>SEPTEMBER 2021 QUARTERLY BUDGET REVIEW STATEMENTS (ID22/34)</b> The Council had before it the report dated 14 January 2022 from the Chief Executive Officer regarding September 2021 Quarterly Budget Review Statements.	52
<b>CCL22/17</b>	<b>COUNCIL DELEGATES FOR THE LOCAL GOVERNMENT NSW SPECIAL CONFERENCE (ID22/26)</b> The Council had before it the report dated 12 January 2022 from the Executive Manager Governance and Internal Control regarding Council Delegates for the Local Government NSW Special Conference.	81
<b>CCL22/18</b>	<b>DEVELOPMENT APPLICATION - D21-552 - BOARDING HOUSE - LOT 1 DP596251, 47 MACLEAY STREET DUBBO (ID22/7)</b> The Council had before it the report dated 7 January 2022 from the Senior Planner regarding Development Application - D21-552 - Boarding House - Lot 1 DP596251, 47 Macleay Street Dubbo.	98
<b>CCL22/19</b>	<b>SPECIAL DRTCC TICKET BOOKING FEE (ID21/2255)</b> The Council had before it the report dated 16 December 2021 from the Manager Dubbo Regional Theatre and Convention Centre regarding Special DRTCC Ticket Booking Fee.	184

**CCL22/20 COMMENTS AND MATTERS OF URGENCY (ID22/33)**

**CONFIDENTIAL REPORTS**

**CCL22/21 CONSTRUCTION OF FOOTPATH BOUNDARY ROAD STAGE 2 PROJECT (ID21/2251)**

The Council had before it the report dated 15 December 2021 from the Project Engineer regarding Construction of Footpath Boundary Road Stage 2 Project.

*In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: 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)).*



## Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 15 November 2021 and the Extraordinary Council meeting held on 23 December 2021.

### RECOMMENDATION

**That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 15 November 2021 comprising pages 6, 7, 8, 9, 10 and 11 of the series; and the Extraordinary Council meeting held on 23 December 2021 comprising pages 12, 13, 14, 15 and 16 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 - 15/11/2021
- 2 [↓](#) Minutes - Committee of the Whole - 15/11/2021
- 3 [↓](#) Minutes - Ordinary Council Meeting - 23/12/2021 - Special



**REPORT  
ORDINARY COUNCIL MEETING  
15 NOVEMBER 2021**

DUBBO REGIONAL  
COUNCIL

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

**ALSO IN ATTENDANCE:**

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Governance Team Leader, the Administration Officer Governance, the Communications Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Infrastructure (C Godfrey), the Director Development and Environment (D Quigley) and the Director Liveability.

Councillor S Lawrence assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5.31 pm 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 D Grant.

**CCL21/270 LEAVE OF ABSENCE (ID21/2006)**

No requests for leave of absence were received.

**CCL21/271 CONFLICTS OF INTEREST (ID21/2007)**

The following declarations were made:

- Councillor K Parker declared a significant, pecuniary interest in item CCL21/274. The reason for such interest is that K Parker works for the Bank of Queensland and Council has funds invested at the Bank of Queensland.

**CCL21/272 PUBLIC FORUM (ID21/2008)**

There were no speakers during Public Forum.

**CCL21/273 CONFIRMATION OF MINUTES (ID21/2009)**

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held 25 October 2021 and the Ordinary Council meeting held 28 October 2021

**ORDINARY COUNCIL MEETING - 15 NOVEMBER 2021  
REPORT**

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Moved by Councillor A Jones and seconded by Councillor V Etheridge

**MOTION**

**That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 25 October 2021 comprising pages 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of the series, and the Ordinary Council meeting held on 28 October 2021 comprising pages 20, 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.**

**CARRIED**

**MAYORAL MINUTES:**

**CCL21/273a WORKING RELATIONSHIPS WITH GOVERNMENT AGENCIES - SECONDMENTS  
(ID21/2049)**

The Council had before it the Mayoral Minute regarding Working Relationships with Government Agencies - Secondments

Moved by Councillor S Lawrence and seconded by Councillor J Ryan

**MOTION**

**That the CEO commence discussions with the NSW public service to establish formal secondment arrangements that allow Council staff and NSW Government agencies to have a regular program of staff sharing between the levels of government.**

**CARRIED**

**REPORTS FROM STAFF:**

**CCL21/274 INVESTMENTS UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT -  
OCTOBER 2021 (ID21/1977)**

The Council had before it the report dated 1 November 2021 from the Chief Financial Officer regarding Investments Under Section 625 of the Local Government Act - October 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 November 2021 be noted.**

**CARRIED**

**ORDINARY COUNCIL MEETING - 15 NOVEMBER 2021  
REPORT**

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*Councillor K Parker declared a non-pecuniary, less than 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 Councillor K Parker works for the Bank of Queensland and Council has funds invested at the Bank of Queensland.*

**CCL21/275 BUILDING SUMMARY - OCTOBER 2021 (ID21/2012)**

The Council had before it the report dated 4 November 2021 from the Director Development and Environment regarding Building Summary - October 2021.

Moved by Councillor V Etheridge and seconded by Councillor J Diffey

**MOTION**

**That the information contained within the report of the Director Development and Environment, dated 4 November 2021, be noted.**

**CARRIED**

**CCL21/276 TEAMSTER'S PARK COURT RENEWAL - CLUBGRANTS CATEGORY 3  
INFRASTRUCTURE GRANTS (ID21/1996)**

The Council had before it the report dated 9 November 2021 from the Manager Recreation and Open Space regarding Teamster's Park Court Renewal - Clubgrants Category 3 Infrastructure Grants.

Moved by Councillor A Jones and seconded by Councillor D Grant

**MOTION**

**That Council endorse the submission of a grant through the NSW Government's Club Grant Category 3 Infrastructure Grants to the value of \$300,000 for the renewal of the court surfaces and fencing at Teamster's Park, Montefiores, Wellington.**

**CARRIED**

**CCL21/277 COMMENTS AND MATTERS OF URGENCY (ID21/2010)**

There were no matters recorded under this clause.

**COMMITTEE OF THE WHOLE COUNCIL**

At this juncture, it was moved by Councillor A Jones and seconded by Councillor J Ryan that the Council resolve into a Committee of the Whole Council, the time being 5.58 pm.

The meeting resumed at 6.01 pm.



ORDINARY COUNCIL MEETING - 15 NOVEMBER 2021  
REPORT

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**CCL21/278 COMMITTEE OF THE WHOLE (ID21/2011)**

The Executive Manager Governance and Internal Control read to the meeting the Report of Committee of the Whole held on 15 November 2021.

Moved by Councillor A Jones and seconded by Councillor J Ryan

**MOTION**

**That the report of the meeting of the Committee of the Whole held on 15 November 2021 be adopted.**

**CARRIED**

The meeting closed at 6.02 pm.

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CHAIRPERSON



**REPORT  
COMMITTEE OF THE WHOLE COUNCIL  
15 NOVEMBER 2021**

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

**ALSO IN ATTENDANCE:**

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Governance Team Leader, the Administration Officer Governance, the Communications Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Infrastructure (C Godfrey), the Director Development and Environment (D Quigley) and the Director Liveability.

Councillor S Lawrence assumed the Chair of the meeting.

The proceedings of the meeting commenced at 6.00 pm.

**CW21/26 ACQUISITION OF EASEMENT FOR SEWER - 1 PARINGA PLACE, WELLINGTON  
(ID21/1982)**

The Committee had before it the report dated 29 October 2021 from the Manager Major Projects regarding Acquisition of Easement for Sewer - 1 Paringa Place, Wellington.

Moved by Councillor A Jones and seconded by Councillor J Ryan

**MOTION**

**That members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).**

**CARRIED**

Moved by Councillor A Jones and seconded by Councillor D Grant

**MOTION**

- 1. That Council acquire an easement for sewer 7.38 metres wide, over Council sewer infrastructure at Lot 511 DP 619239, in accordance with the specifications outlined in**

COMMITTEE OF THE WHOLE COUNCIL - 15 NOVEMBER 2021  
REPORT

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- this report.**
- 2. **That the easement burden that portion of land already burdened by the easement to drain water as registered on deposited plan DP 619239.**
  - 3. **That all documentation in relation to this matter be executed under Power of Attorney where necessary.**

**CARRIED**

The meeting closed at 6.01 pm.

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CHAIRPERSON



**REPORT  
EXTRAORDINARY COUNCIL MEETING  
23 DECEMBER 2021**

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**PRESENT:** Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, P Wells, D Mahon and M Wright.

**ALSO IN ATTENDANCE:**

The Chief Executive Officer, the Governance Team Leader (H Young), the Administration Officer CEO, the Administration Officer Mayor, the Communications Business Partner, the Communications Partner, the Graphic Design Officer, the Director Organisational Performance and the Director Culture and Economy.

The Chief Executive Officer assumed the Chair of the meeting, as the Returning Officer.

The proceedings of the meeting commenced at 3.00 pm at the Dubbo Civic Administration Building, Council Chamber. Councillor J Black read a prayer for Divine Guidance to the Council in its deliberations and activities. The acknowledgement of country was read by Councillor L Burns, who also gave a Welcome to Country.

**CCL21/279 DECLARATION OF OATH/AFFIRMATION OF OFFICE (ID21/2262)**

Pursuant to Section 233A of the Local Government Act 1993, the following Councillors took an Oath of Office:

- Councillor J Black
- Councillor S Chowdhury
- Councillor M Dickerson
- Councillor V Etheridge
- Councillor J Gough
- Councillor M Wright

Pursuant to Section 233A of the Local Government Act 1993, the following Councillors made an Affirmation of Office:

- Councillor L Burns
- Councillor R Ivey
- Councillor D Mahon
- Councillor P Wells

**EXTRAORDINARY COUNCIL MEETING - 23 DECEMBER 2021  
REPORT**

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In accordance with Schedule 7 Section 1 of the Local Government (General) Regulation 2021, the Chief Executive Officer acted as the returning officer to conduct this election.

**CCL21/280 ELECTION OF MAYOR AND DEPUTY MAYOR (ID21/2179)**

The Council had before it the report dated 22 December 2021 from the Chief Executive Officer regarding Election of Mayor and Deputy Mayor.

Moved by Councillor R Ivey and seconded by Councillor M Dickerson

**MOTION**

**That the method of voting for the election of Mayor and Deputy Mayor be by Open Voting (show of hands).**

**CARRIED**

**CCL21/281 ELECTION OF MAYOR FOR MAYORAL TERM (ID21/2180)**

At this stage, the Chief Executive Officer as Returning Officer invited nominations for the election of the office of Mayor for the Mayoral term with the following written nominations received:

Councillor M Dickerson, nominated by Councillor L Burns and Councillor V Etheridge.

Councillor M Dickerson formally accepted his nomination.

The Chief Executive Officer as Returning Officer declared that as only one nomination was received for the position of the Mayor, Councillor M Dickerson is duly elected to the office of Mayor of Dubbo Regional Council for the duration of the Mayoral term.

Councillor M Dickerson assumed the Chair of the meeting, the time being 3.16 pm.

**CCL21/282 LEAVE OF ABSENCE (ID21/2181)**

No requests for leave of absence were received.

**CCL21/183 CONFLICTS OF INTEREST (ID21/2259)**

No declarations were made.

**CCL21/284 PUBLIC FORUM (ID21/2182)**

There were no speakers during Public Forum.

EXTRAORDINARY COUNCIL MEETING - 23 DECEMBER 2021  
REPORT

**CCL21/285 CREATION OF OFFICE OF DEPUTY MAYOR (ID21/2183)**

Moved by Councillor L Burns and seconded by Councillor J Gough

**MOTION**

**That the Office of Deputy Mayor be created and operate for the duration of Mayoral Term.**

**CARRIED**

In accordance with Schedule 7 Section 1 of the Local Government (General) Regulation 2021, the Chief Executive Officer acted as the returning officer to conduct this election.

**CCL21/286 ELECTION OF DEPUTY MAYOR FOR MAYORAL TERM (ID21/2184)**

At this stage, the Chief Executive Officer as Returning Officer invited nominations for the election of the office of Deputy Mayor for the remainder of the Mayoral term with the following written nomination received:

Councillor R Ivey nominated by Councillor R Ivey and Councillor J Gough.

Councillor R Ivey formally accepted his nomination.

The Chief Executive Officer as Returning Officer declared that as only one nomination was received for the position of the Deputy Mayor, Councillor R Ivey is duly elected to the office of Deputy Mayor of the Dubbo Region for the duration of the Mayoral term.

Councillor M Dickerson assumed the Chair of the meeting, the time being 3.20 pm.

**REPORTS FROM STAFF:**

**CCL21/287 FORMATION OF STANDING COMMITTEES AND DETERMINATION OF MEETING DATES AND TIMES (ID21/2185)**

The Council had before it the report dated 22 December 2021 from the Administration Officer - Governance and Internal Control regarding Formation of Standing Committees and Determination of Meeting Dates and Times.

Moved by Councillor M Wright and seconded by Councillor V Etheridge

**MOTION**

- 1. That Council adopts a meeting structure including three standing committees, with meetings to be held once per month; and an Ordinary Council meeting to be held once per month.**

EXTRAORDINARY COUNCIL MEETING - 23 DECEMBER 2021  
REPORT

2. That the following Standing Committees be created:
  - a. Infrastructure, Planning and Environment Committee, to deal with matters relating to Development and Environment and Infrastructure, as outlined in the report.
  - b. Culture and Community Committee, to deal with matters relating to Culture and Economy and Liveability, as outlined in the report.
  - c. Corporate Services Committee, to deal with matters relating to Organisational Performance and Executive Services, as outlined in the report.
3. Standing Committee meetings be held on the second Thursday of each month commencing at 5.30 pm with the Infrastructure, Planning and Environment Committee, immediately followed by the Culture and Community Committee and the Corporate Services Committee; with the exception of January and December, where no Standing Committee meetings will be held.
4. That Ordinary Council meetings be held on the fourth Thursday of each month commencing at 5.30 pm, with the exception of December, where the Council meeting will occur on the second Thursday of the month to allow for the end of year holidays.
5. That Ordinary meetings of Council be held in the Council Chamber in Dubbo, unless otherwise resolved.
6. That the Code of Meeting Practice be reviewed and adopted as soon as practicable to reflect any changes to the scheduling of meeting dates and times.

CARRIED

**CCL21/288 CASUAL VACANCIES DURING THE FIRST 18 MONTHS OF THE COUNCIL TERM  
(ID21/2186)**

The Council had before it the report dated 22 December 2021 from the Executive Manager Governance and Internal Control regarding Casual Vacancies During the First 18 Months of the Council Term.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

**MOTION**

**That any casual vacancy that occurs within 18 months after the 4 December 2021, being the date of the last ordinary election of councillors, be filled via a by-election.**

CARRIED

**CCL21/289 DETERMINATION OF COUNCILLOR REPRESENTATION ON MANDATED  
COMMITTEES (ID21/2247)**

The Council had before it the report dated 8 December 2021 from the Administration Officer - Governance and Internal Control regarding Determination of Councillor Representation on Mandated Committees.

EXTRAORDINARY COUNCIL MEETING - 23 DECEMBER 2021  
REPORT

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Moved by Councillor V Etheridge and seconded by Councillor J Black

**MOTION**

1. That Councillor S Chowdhury be the Councillor representative, with Councillor R Ivey the alternate, for the Audit and Risk Management Committee.
2. That Councillor V Etheridge be the Councillor representative, with Councillor D Mahon the alternate, for the Local Traffic Committee.
3. That Councillor L Burns be the Councillor representative, with Councillor M Wright the alternate, for the Floodplain Management Committee.
4. That the above representatives will serve on the committees for the duration of the Mayoral Term.

**CARRIED**

The meeting closed at 3.25 pm.

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CHAIRPERSON





## REPORT: Investment Under Section 625 of the Local Government Act - November 2021

**DIVISION:** Organisational Performance  
**REPORT DATE:** 13 January 2022  
**TRIM REFERENCE:** ID22/27

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review or update	Fulfil legislative requirement/compliance
<b>Issue</b>	<ul style="list-style-type: none"> <li>Investment Under Section 625 of the Local Government Act 1993</li> </ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"> <li>Section 212 of the Local Government (General) Regulation 2021</li> <li>Section 625 of the Local Government Act 1993</li> <li>Council's Investment Policy and Strategy</li> </ul>	
<b>Financial Implications</b>	Budget Area	Organisational Performance
	Funding Source	Interest Earned on Investment
<b>Policy Implications</b>	Policy Title	Investment Policy 2021
	Impact on Policy	There are no policy implications arising from this report.

### STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

Theme: 4 Community Leadership  
 CSP Objective: 4.3 The resources of Council are appropriately managed  
 Delivery Program Strategy: 4.3.2 The system of raising revenue is regarded as equitable and revenue from grants and other income sources is maximised

**RECOMMENDATION**

**That the information contained within the Investment under Section 625 of the Local Government Act report, dated 13 January 2022, be noted.**

*Dean Frost*  
Director Organisational Performance

*MH*  
Chief Financial Officer

## BACKGROUND

As required by Section 212 of the Local Government (General) Regulation 2021, set out below are the details of all monies that Council has invested under Section 625 of the Local Government Act as at 30 November 2021.

Investments, when placed, have been done so in accordance with the Local Government Act, Local Government (General) Regulations 2021 and Council's Investment Policy and Strategy. Interest on investments for the month of November 2021 has been accounted for on an accrual basis. This report details investments and annualised returns for the month of November 2021.

Interest earned on investments has been included within Council's 2021/2022 Operational Plan, with total income generated from the Investment Portfolio forecast to be in excess of \$2,484,947.00.

## REPORT

### Consultation

- Laminar Capital Pty Ltd appointed on 11 January 2021 provides advisory services to Council on any investment related decision.

### Resourcing Implications

- The management of Council's investment portfolio is a primary activity of a staff member within Council's Financial Operations branch.

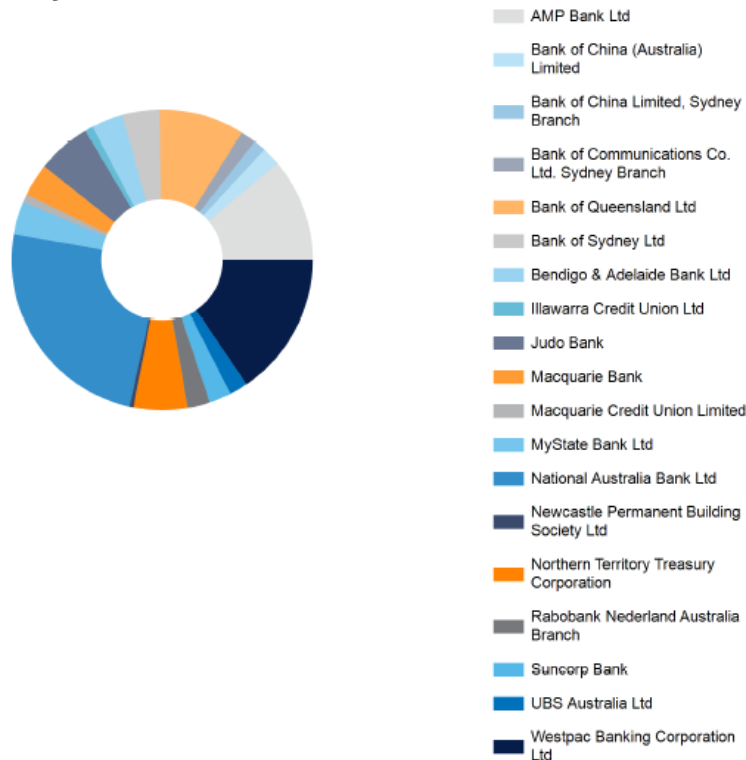
**Portfolio Overview**

The below table details Council’s current investment portfolio:

Issuer	Market Value	% Total Value
AMP Bank Ltd	25,157,645.81	11.12%
Bank of China (Australia) Limited	4,502,518.61	1.99%
Bank of China Limited, Sydney Branch	3,004,020.00	1.33%
Bank of Communications Co. Ltd. Sydney Branch	3,775,725.00	1.67%
Bank of Queensland Ltd	20,711,693.40	9.15%
Bank of Sydney Ltd	9,019,072.60	3.99%
Bendigo & Adelaide Bank Ltd	7,691,073.30	3.40%
Illawarra Credit Union Ltd	2,000,235.62	0.88%
Judo Bank	13,068,876.75	5.78%
Macquarie Bank	7,994,720.00	3.53%
Macquarie Credit Union Limited	2,010,150.68	0.89%
MyState Bank Ltd	7,986,320.00	3.53%
National Australia Bank Ltd	54,845,651.93	24.24%
Newcastle Permanent Building Society Ltd	1,003,990.00	0.44%
Northern Territory Treasury Corporation	13,052,440.00	5.77%
Rabobank Nederland Australia Branch	5,481,350.00	2.42%
Suncorp Bank	5,330,700.00	2.36%
UBS Australia Ltd	4,478,355.00	1.98%
Westpac Banking Corporation Ltd	35,120,738.29	15.52%
<b>Portfolio Total</b>	<b>226,235,276.99</b>	<b>100.00%</b>

*^Portfolio overview represents total market value. Investment face value is \$224,647,845.01*

**Market Value by Issuer**



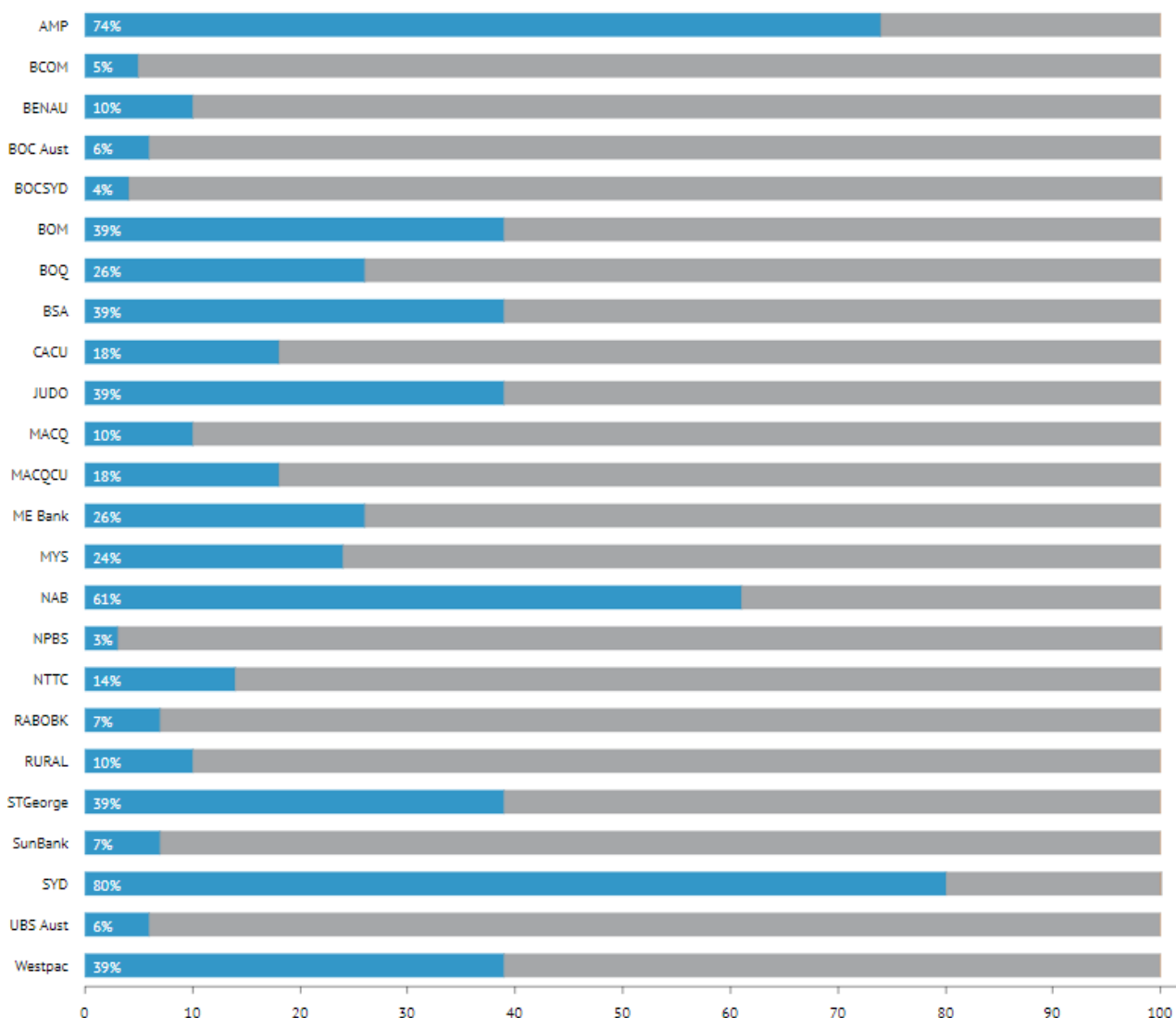
*^ NAB is inclusive of Councils cash account.*

*^AMP is inclusive of Councils 31 day notice saver account.*

### Investment Compliance

The following table shows that Councils investments are compliant with the revised Investment Policy that was adopted at the Ordinary Council meeting held 22 March 2021.

#### Issuer Limits



### Interest Income

The below table details payments of interest paid to Council between 1 November to 30 November 2021.

Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional
BOC Aust 0.8512 06 Nov 2023 1095DAY FRD	Bank of China (Australia) Limited	IEI186641	6 Nov 2021	4,500,000.00	9,768.13
BOQ 0.63 06 May 2026 FRN	Bank of Queensland Ltd	IEI186642	8 Nov 2021	5,000,000.00	8,241.10
RABOBK 4.25 12 May 2026 Fixed	Rabobank Nederland Australia Branch	IEI187192	12 Nov 2021	5,000,000.00	106,250.00
UBS Aust 0.5 26 Feb 2026 FRN	UBS Australia Ltd	IEI189552	26 Nov 2021	4,500,000.00	5,823.22
AMP 31 Day Ntc	AMP Bank Ltd	IEI190049	30 Nov 2021		6,826.90
NAB At Call In	National Australia Bank Ltd	IEI189960	30 Nov 2021		18,992.87
Westpac 3.07 31 May 2022 1826DAY TD	Westpac Banking Corporation Ltd	IEI189948	30 Nov 2021	2,000,000.00	15,307.95
					<b>171,210.17</b>

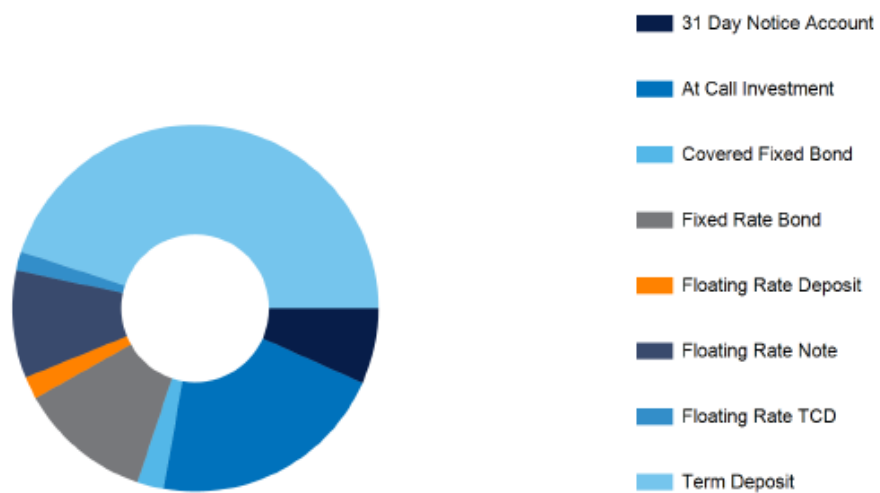
<sup>^</sup> Interest received consists of payments made to Council's allocated bank account and are exclusive of accruing interest.

**Investment by Asset Class**

The following table details Councils investment holdings by investment type:

Security Type	Market Value	% Total Value
31 Day Notice Account	15,108,762.26	6.68%
At Call Investment	47,704,432.75	21.09%
Covered Fixed Bond	5,330,700.00	2.36%
Fixed Rate Bond	26,528,510.00	11.73%
Floating Rate Deposit	4,502,518.61	1.99%
Floating Rate Note	21,451,635.00	9.48%
Floating Rate TCD	3,775,725.00	1.67%
Term Deposit	101,832,993.37	45.01%
<b>Portfolio Total</b>	<b>226,235,276.99</b>	<b>100.00%</b>

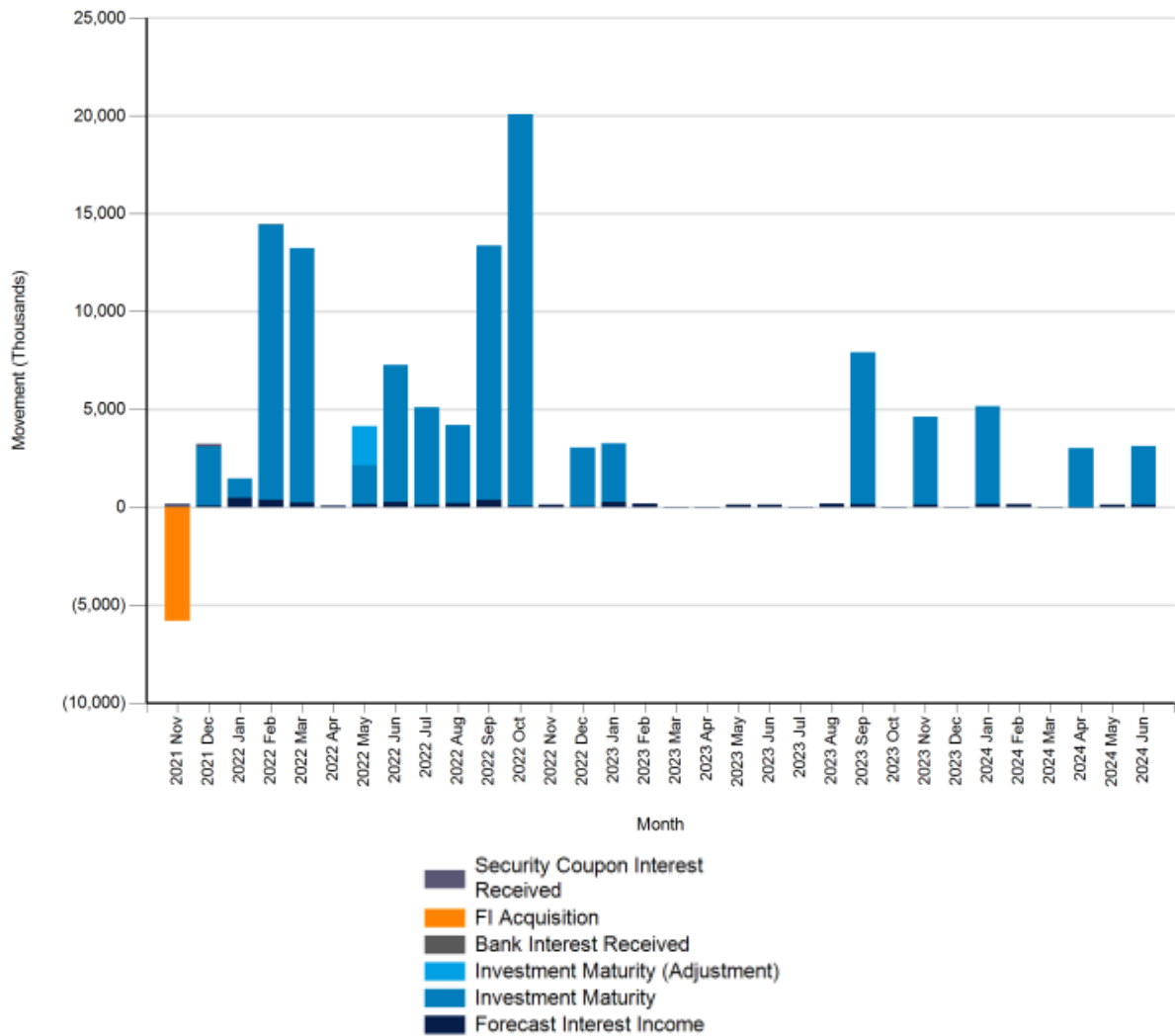
**Market Value by Security Type**



**Future Maturity Cash flow**

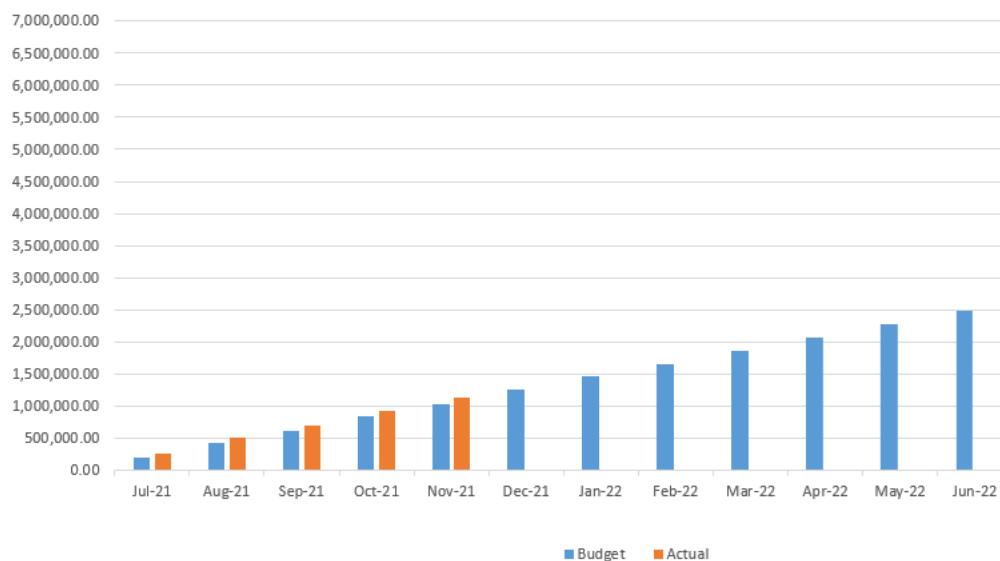
The below table details the expected cash flow of future investment maturity:

**Cash Flow Movements**



**Budget to Actual – Interest on Investments**

Budget to Actual - Interest on Investments



**Summary**

**Cash Account**

Council outperformed the 11.00 am Official Cash Rate market benchmark for one month annualised return of 0.10%, achieving a return of 0.50% for its At Call investments for the month of November 2021.

**Investment Portfolio**

Council outperformed the one month annualised Bloomberg AusBond Bank Bill Index of 0.00%, with an average return of 1.3181% for its overall portfolio return.





## REPORT: Investment Under Section 625 of the Local Government Act - December 2021

**DIVISION:** Organisational Performance  
**REPORT DATE:** 13 January 2022  
**TRIM REFERENCE:** ID22/28

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review or update	Fulfil legislative requirement/compliance
<b>Issue</b>	<ul style="list-style-type: none"><li>Investment Under Section 625 of the Local Government Act 1993</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Section 212 of the Local Government (General) Regulation 2021</li><li>Section 625 of the Local Government Act 1993</li><li>Council's Investment Policy and Strategy</li></ul>	
<b>Financial Implications</b>	Budget Area	Organisational Performance
	Funding Source	Interest Earned on Investment
<b>Policy Implications</b>	Policy Title	Investment Policy 2021
	Impact on Policy	There are no policy implications arising from this report

### STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

Theme: 4 Community Leadership  
CSP Objective: 4.3 The resources of Council are appropriately managed  
Delivery Program Strategy: 4.3.2 The system of raising revenue is regarded as equitable and revenue from grants and other income sources is maximised

**RECOMMENDATION**

**That the information contained within the Investment under Section 625 of the Local Government Act report, dated 13 January 2022, be noted.**

*Dean Frost*  
Director Organisational Performance

*MH*  
Chief Financial Officer

## BACKGROUND

As required by Section 212 of the Local Government (General) Regulation 2021, set out below are the details of all monies that Council has invested under Section 625 of the Local Government Act as at 31 December 2021.

Investments, when placed, have been done so in accordance with the Local Government Act, Local Government (General) Regulations 2021 and Council's Investment Policy and Strategy. Interest on investments for the month of December 2021 has been accounted for on an accrual basis. This report details investments and annualised returns for the month of December 2021.

Interest earned on investments has been included within Council's 2021/2022 Operational Plan, with total income generated from the Investment Portfolio forecast to be in excess of \$2,484,947.00.

## REPORT

### Consultation

- Laminar Capital Pty Ltd appointed on 11 January 2021 provides advisory services to Council on any investment related decision.

### Resourcing Implications

- The management of Council's investment portfolio is a primary activity of a staff member within Council's Financial Operations branch.

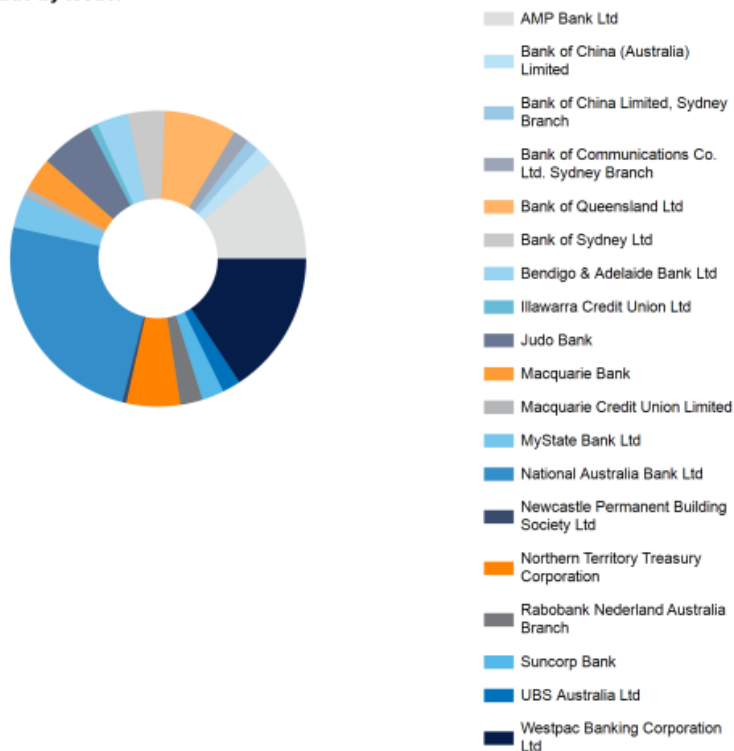
**Portfolio Overview**

The below table details Council’s current investment portfolio:

Issuer	Market Value	% Total Value
AMP Bank Ltd	25,171,073.33	11.29%
Bank of China (Australia) Limited	4,505,771.84	2.02%
Bank of China Limited, Sydney Branch	3,006,150.00	1.35%
Bank of Communications Co. Ltd. Sydney Branch	3,768,225.00	1.69%
Bank of Queensland Ltd	17,624,592.57	7.90%
Bank of Sydney Ltd	9,024,041.09	4.05%
Bendigo & Adelaide Bank Ltd	7,710,119.19	3.46%
Illawarra Credit Union Ltd	2,001,696.44	0.90%
Judo Bank	13,080,597.27	5.87%
Macquarie Bank	8,013,200.00	3.59%
Macquarie Credit Union Limited	2,011,254.80	0.90%
MyState Bank Ltd	7,992,000.00	3.58%
National Australia Bank Ltd	54,619,325.10	24.49%
Newcastle Permanent Building Society Ltd	1,004,130.00	0.45%
Northern Territory Treasury Corporation	13,062,180.00	5.86%
Rabobank Nederland Australia Branch	5,487,250.00	2.46%
Suncorp Bank	5,336,000.00	2.39%
UBS Australia Ltd	4,481,055.00	2.01%
Westpac Banking Corporation Ltd	35,085,246.31	15.73%
<b>Portfolio Total</b>	<b>222,983,907.93</b>	<b>100.00%</b>

<sup>^</sup>Portfolio overview represents total market value. Investment face value is \$221,413,712.79

**Market Value by Issuer**



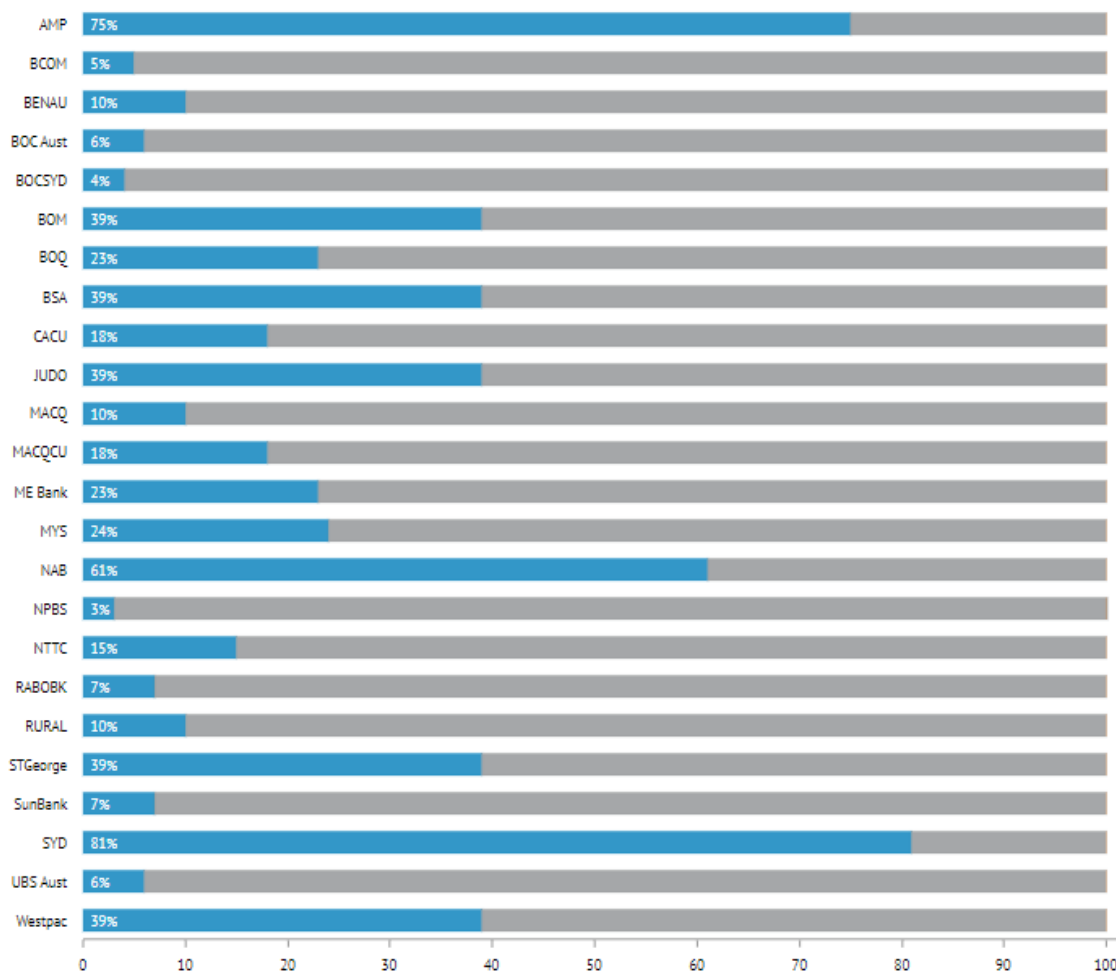
<sup>^</sup> NAB is inclusive of Councils cash account.

<sup>^</sup>AMP is inclusive of Councils 31 day notice saver account.

### Investment Compliance

The following table shows that Councils investments are compliant with the revised Investment Policy that was adopted at the Ordinary Council meeting held 22 March 2021.

#### Issuer Limits



### Interest Income

The below table details payments of interest paid to Council between 1 December to 31 December 2021.

Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional
BOQ 3.75 08 Dec 2021 1825DAY TD	Bank of Queensland Ltd	IEI190486	8 Dec 2021	3,000,000.00	112,191.78
Westpac 3.15 08 Jun 2022 1826DAY TD	Westpac Banking Corporation Ltd	IEI190487	8 Dec 2021	2,000,000.00	15,706.85
Westpac 3.15 09 Jun 2022 1826DAY TD	Westpac Banking Corporation Ltd	IEI190594	9 Dec 2021	3,000,000.00	23,560.27
MYS 0.65 16 Jun 2025 FRN	MyState Bank Ltd	IEI191977	16 Dec 2021	8,000,000.00	13,217.69
Westpac 3.15 20 Sep 2022 1461DAY TD	Westpac Banking Corporation Ltd	IEI192379	20 Dec 2021	5,000,000.00	39,267.12
Westpac 3.3 20 Dec 2022 1826DAY TD	Westpac Banking Corporation Ltd	IEI192380	20 Dec 2021	3,000,000.00	24,682.19
BCOM 0.83 29 Sep 2023 FloatTCD	Bank of Communications Co. Ltd. Sydney Branch	IEI193478	29 Dec 2021	3,750,000.00	7,933.83
AMP 31 Day Ntc	AMP Bank Ltd	IEI193864	31 Dec 2021		7,057.65
NAB At Call In	National Australia Bank Ltd	IEI193687	31 Dec 2021		20,450.79
					<b>264,068.17</b>

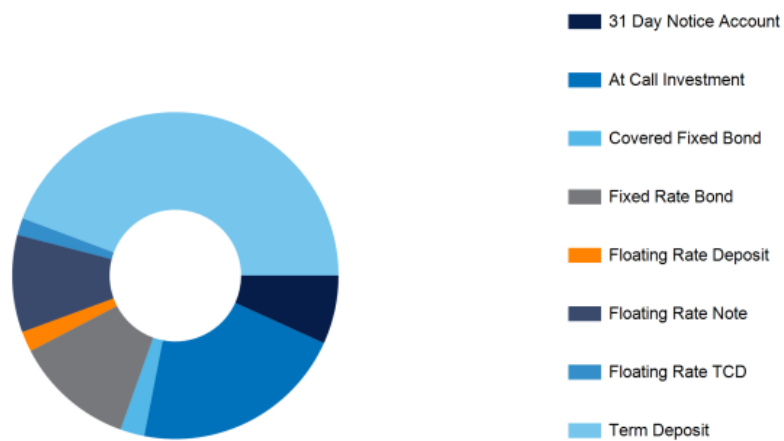
<sup>^</sup> Interest received consists of payments made to Council's allocated bank account and are exclusive of accruing interest.

**Investment by Asset Class**

The following table details Councils investment holdings by investment type:

Security Type	Market Value	% Total Value
31 Day Notice Account	15,115,819.91	6.78%
At Call Investment	47,463,242.88	21.29%
Covered Fixed Bond	5,336,000.00	2.39%
Fixed Rate Bond	26,562,630.00	11.91%
Floating Rate Deposit	4,505,771.84	2.02%
Floating Rate Note	21,465,635.00	9.63%
Floating Rate TCD	3,768,225.00	1.69%
Term Deposit	98,766,583.31	44.29%
<b>Portfolio Total</b>	<b>222,983,907.93</b>	<b>100.00%</b>

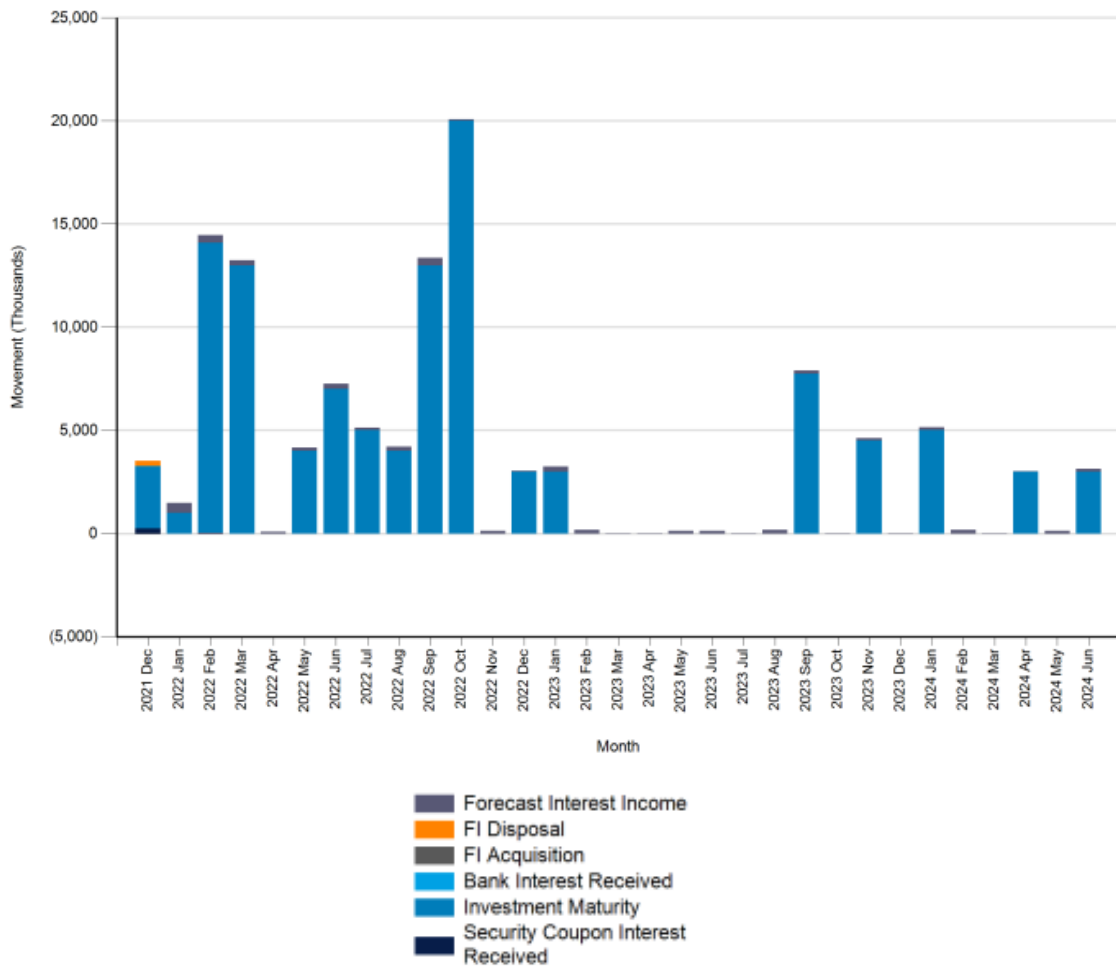
**Market Value by Security Type**



**Future Maturity Cash flow**

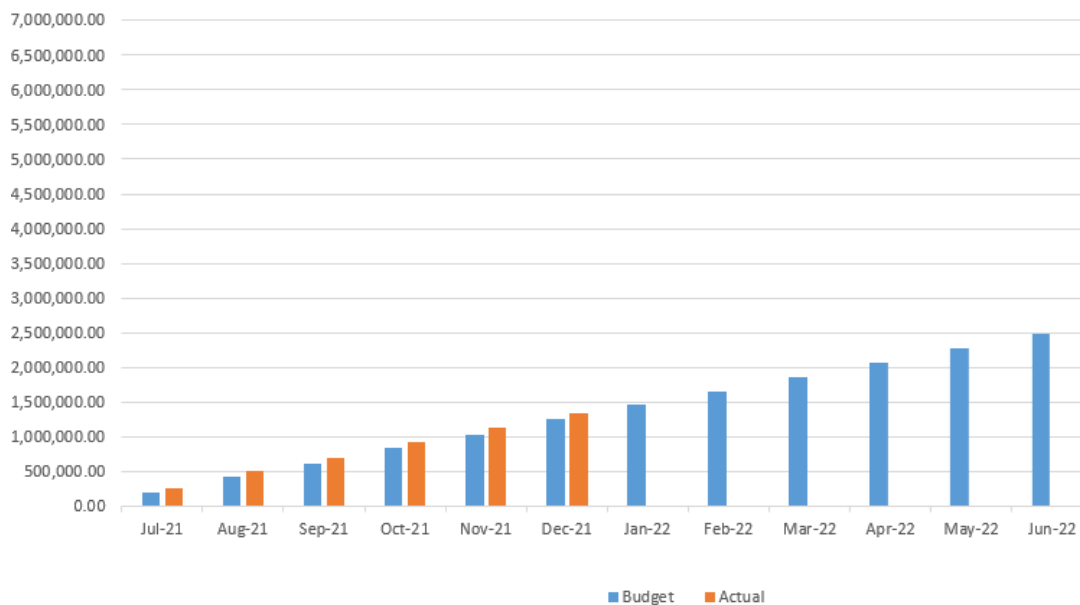
The below table details the expected cash flow of future investment maturity:

Cash Flow Movements



**Budget to Actual – Interest on Investments**

Budget to Actual - Interest on Investments



## Summary

### Cash Account

Council outperformed the 11.00 am Official Cash Rate market benchmark for one month annualised return of 0.10%, achieving a return of 0.50% for its At Call investments for the month of December 2021.

### Investment Portfolio

Council outperformed the one month annualised Bloomberg AusBond Bank Bill Index of 0.00%, with an average return of 1.3161% for its overall portfolio return.





DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Regand Park Master Plan 2012 Status

REPORT DATE: 18 January 2022

FILE: ID22/52

Council had before it a Notice of Motion dated 18 January 2022 from Councillor J Black regarding the Regand Park Master Plan 2012 Status as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary Meeting of Council.*

- 1. That the Chief Executive Officer provide a staff report outlining the history and current status of formal plans in place for the development of the Regand Park area as public open space and advising on opportunities for the reinstatement of the Regand Park Master Plan, including the proposals for private sporting field development.*
- 2. That that the CEO provide a report updating council on the progress of master planning for Macquarie River corridor.*
- 3. That council notes the importance of public awareness and consultation in relation to proposed uses of public land.*

### RECOMMENDATION

- 1. That the Chief Executive Officer provide a staff report outlining the history and current status of formal plans in place for the development of the Regand Park area as public open space and advising on opportunities for the reinstatement of the Regand Park Master Plan, including the proposals for private sporting field development.**
- 2. That that the CEO provide a report updating council on the progress of master planning for Macquarie River corridor.**
- 3. That council notes the importance of public awareness and consultation in relation to proposed uses of public land.**

*Josh Black*  
Councillor

*JB*  
Councillor

### APPENDICES:

- [1](#) Signed Notice of Motion - Regand Park Master Plan 2012 Status - Clr J Black - 18/01/2022

**Councillor Josh Black**  
PO Box 81  
DUBBO NSW 2830

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18 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Dear Murray

**NOTICE OF MOTION – REGAND PARK MASTER PLAN 2012 STATUS**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary Meeting of Council.

1. That the Chief Executive Officer provide a staff report outlining the history and current status of formal plans in place for the development of the Regand Park area as public open space and advising on opportunities for the reinstatement of the Regand Park Master Plan, including the proposals for private sporting field development.
2. That that the CEO provide a report updating council on the progress of master planning for Macquarie River corridor.
3. That council notes the importance of public awareness and consultation in relation to proposed uses of public land.

Yours faithfully



Josh Black  
Councillor



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Alliances with Other Councils

REPORT DATE: 19 January 2022

FILE: ID22/49

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Council had before it a Notice of Motion dated 19 January 2022 from Councillor L Burns regarding the Alliances with Other Councils as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council:*

*That the CEO provide a report to Council on the potential collaboration with regional or other council's, including any opportunities to enter formal relationships.*

### RECOMMENDATION

**That the CEO provide a report to Council on the potential collaboration with regional or other council's, including any opportunities to enter formal relationships.**

*Lewis Burns*  
Councillor

*LB*  
Councillor

### APPENDICES:

[1↓](#) Signed Notice of Motion - Alliances with Other Councils - Clr L Burns - 19/01/2022

*Councillor Lewis Burns*

PO Box 81  
DUBBO NSW 2830

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19 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

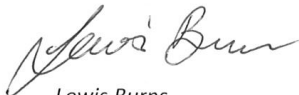
Dear Murray

**NOTICE OF MOTION – ALLIANCES WITH OTHER COUNCILS**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

That the CEO provide a report to Council on the potential collaboration with regional or other council's, including any opportunities to enter formal relationships.

Yours faithfully



*Lewis Burns*  
Councillor



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Development of a Multicultural Park at the Elizabeth Park

REPORT DATE: 18 January 2022

FILE: ID22/45

Council had before it a Notice of Motion dated 18 January 2022 from Councillor S Chowdhury regarding the Development of a Multicultural Park at the Elizabeth Park as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.*

- 1. That the CEO provide a report to Council identifying the feasibility of incorporating a multicultural park element into the Dubbo Elizabeth Park, or an alternative site, to recognise and celebrate the multicultural diversity of the Dubbo region.*
- 2. That as part of the report the Elizabeth Park Master Plan 2011 be considered for review and updating to reflect the works completed and what is proposed*
- 3. That the mother language monument promotes the preservation and protection of all languages.*

### RECOMMENDATION

- 1. That the CEO provide a report to Council identifying the feasibility of incorporating a multicultural park element into the Dubbo Elizabeth Park, or an alternative site, to recognise and celebrate the multicultural diversity of the Dubbo region.**
- 2. That as part of the report the Elizabeth Park Master Plan 2011 be considered for review and updating to reflect the works completed and what is proposed**
- 3. That the mother language monument promotes the preservation and protection of all languages.**

*Shibli Chowdhury*  
Councillor

SC  
Councillor

### APPENDICES:

- [\*\*1\*\*](#) Signed Notice of Motion - Development of a Multicultural Garden at the Elizabeth Park - Clr S Chowdhury - 18/01/2022

*Councillor Shibli Chowdhury*

PO Box 81  
DUBBO NSW 2830

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18 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Dear Murray

**NOTICE OF MOTION – DEVELOPMENT OF A MULTICULTURAL PARK AT THE DUBBO ELIZABETH PARK**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

1. That the CEO provide a report to Council identifying the feasibility of incorporating a multicultural park element into the Dubbo Elizabeth Park, or an alternative site, to recognise and celebrate the multicultural diversity of the Dubbo region.
2. That as part of the report the Elizabeth Park Master Plan 2011 be considered for review and updating to reflect the works completed and what is proposed
3. That the mother language monument promotes the preservation and protection of all languages.

Yours faithfully



*Shibli Chowdhury*  
Councillor



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Beautification of Neighbourhood Shopping Precincts

REPORT DATE: 18 January 2022

FILE: ID22/42

Council had before it a Notice of Motion dated 18 January 2022 from Councillor V Etheridge regarding the Beautification of Neighbourhood Shopping Precincts as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.*

- 1. That the Chief Executive Officer be requested to provide a report to the February 2022 Ordinary Council meeting regarding the progress of the Beautification of Boundary Road Neighbourhood Shopping Area.*
- 2. That the Chief Executive Officer provide a report to the relevant Council 2022/2023 budget development workshop detailing plans and associated costs, to beautify the neighbourhood shopping strip clusters including, Tamworth Street, Victoria Street and Myall Street.*

### RECOMMENDATION

- 1. That the Chief Executive Officer be requested to provide a report to the February 2022 Ordinary Council meeting regarding the progress of the Beautification of Boundary Road Neighbourhood Shopping Area.**
- 2. That the Chief Executive Officer provide a report to the relevant Council 2022/2023 budget development workshop detailing plans and associated costs, to beautify the neighbourhood shopping strip clusters including, Tamworth Street, Victoria Street and Myall Street.**

Vicki Etheridge  
Councillor

VE  
Councillor

### APPENDICES:

- [1](#) Signed Notice of Motion - Beautification of Neighbourhood Shopping Precincts - Clr V Etheridge - 18/01/2022

*Councillor Vicki Etheridge*

PO Box 81  
DUBBO NSW 2830

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18 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Dear Murray

**NOTICE OF MOTION – BEAUTIFICATION OF NEIGHBOURHOOD SHOPPING PRECINCTS**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

1. That the Chief Executive Officer be requested to provide a report to the February 2022 Ordinary Council meeting regarding the progress of the Beautification of Boundary Road Neighbourhood Shopping Area.
2. That the Chief Executive Officer provide a report to the relevant Council 2022/2023 budget development workshop detailing plans and associated costs, to beautify the neighbourhood shopping strip clusters including, Tamworth Street, Victoria Street and Myall Street.

Yours faithfully

  
*Vicki Etheridge*  
Councillor





DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Increased Policing for Wellington

REPORT DATE: 17 January 2022

FILE: ID22/43

Council had before it a Notice of Motion dated 17 January 2022 from Councillor J Gough regarding the Increased Policing for Wellington as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.*

- 1. That the CEO provide a report to Council on the potential opportunities to lobby the NSW State Government to increase the policing presence at Wellington to provide improved outcomes for the Wellington community, that may include 24 hour police presence.*
- 2. That the report addresses the current policing arrangements for Wellington and identifying the concerns raised by the Wellington community of the existing arrangements and supported by relevant policing statistical evidence, including response time and criminal activity.*
- 3. That Council lobby the state government for greater allocation of policing resources to the wellington community to address community concerns.*

### RECOMMENDATION

- 1. That the CEO provide a report to Council on the potential opportunities to lobby the NSW State Government to increase the policing presence at Wellington to provide improved outcomes for the Wellington community, that may include 24 hour police presence.**
- 2. That the report addresses the current policing arrangements for Wellington and identifying the concerns raised by the Wellington community of the existing arrangements and supported by relevant policing statistical evidence, including response time and criminal activity.**
- 3. That Council lobby the state government for greater allocation of policing resources to the wellington community to address community concerns.**

Jessica Gough  
Councillor

JG  
Councillor

### APPENDICES:

- [1](#) Signed Notice of Motion - Increased Policing for Wellington - Clr J Gough - 18/01/2022

**Councillor Jess Gough**

PO Box 81  
DUBBO NSW 2830

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17 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

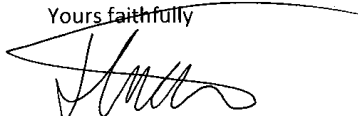
Dear Murray

**NOTICE OF MOTION – INCREASED POLICING FOR WELLINGTON**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

1. *That the CEO provide a report to Council on the potential opportunities to lobby the NSW State Government to increase the policing presence at Wellington to provide improved outcomes for the Wellington community, that may include 24 hour police presence.*
2. *That the report addresses the current policing arrangements for Wellington and identifying the concerns raised by the Wellington community of the existing arrangements and supported by relevant policing statistical evidence, including response time and criminal activity.*
3. *That Council lobby the state government for greater allocation of policing resources to the wellington community to address community concerns.*

Yours faithfully



Jess Gough  
Councillor



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Review of Committee Structure

REPORT DATE: 17 January 2022

FILE: ID22/41

Council had before it a Notice of Motion dated 17 January 2022 from Councillor R Ivey regarding the Review of Committee Structure as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.*

- 1. That the CEO arrange a workshop with Councillors to review the formation of committees and working parties for the remaining term of this council, including the potential establishment of a Wellington focused consultative body.*
- 2. That once the workshop is held a report be presented to the next available council meeting to adopt the individual terms of reference and the implementation of these committees and working parties for this term of council.*

### RECOMMENDATION

- 1. That the CEO arrange a workshop with Councillors to review the formation of committees and working parties for the remaining term of this council, including the potential establishment of a Wellington focused consultative body.**
- 2. That once the workshop is held a report be presented to the next available council meeting to adopt the individual terms of reference and the implementation of these committees and working parties for this term of council.**

*Richard Ivey*  
Councillor

*RI*  
Councillor

### APPENDICES:

- [1](#) Signed Notice of Motion - Review of Committee Structure - Clr R Ivey - 17/01/2022

*Councillor Richard Ivey*  
PO Box 81  
DUBBO NSW 2830

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17 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

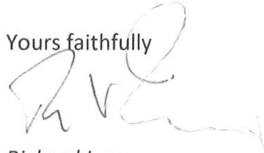
Dear Murray

**NOTICE OF MOTION – REVIEW OF COMMITTEE STRUCTURE**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

1. *That the CEO arrange a workshop with Councillors to review the potential establishment of community based consultative committees for the remaining term of this council. Such potential committees to include the establishment of a Wellington and district based consultative body.*
2. *That once the workshop is held, a report be presented to the next available council meeting proposing the adoption of agreed terms of reference for, and the subsequent implementation of, these committees for this term of council.*

Yours faithfully



*Richard Ivey*  
Councillor



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Water Smart Messaging

REPORT DATE: 19 January 2022

FILE: ID22/50

Council had before it a Notice of Motion dated 19 January 2022 from Councillor D Mahon regarding the Water Smart Messaging as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.*

- 1. That the CEO provide arrange for the Water Restriction signage at the approaches to Dubbo and Wellington be removed.*
- 2. That a communications strategy be developed that addresses the need to effectively promote “water smart” information to the community.*

### RECOMMENDATION

- 1. That the CEO provide arrange for the Water Restriction signage at the approaches to Dubbo and Wellington be removed.**
- 2. That a communications strategy be developed that addresses the need to effectively promote “water smart” information to the community.**

*Damien Mahon*  
Councillor

*DM*  
Councillor

### APPENDICES:

- [1](#) Signed Notice of Motion - Water Smart Messaging - Clr D Mahon - 19/01/2022

*Councillor Damien Mahon*  
PO Box 81  
DUBBO NSW 2830

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19 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Dear Murray

**NOTICE OF MOTION – WATER SMART MESSAGING**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

1. That the CEO provide arrange for the Water Restriction signage at the approaches to Dubbo and Wellington be removed.
2. That a communications strategy be developed that addresses the need to effectively promote “water smart” information to the community.

Yours faithfully



*Damien Mahon*  
Councillor



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Playground Strategy for Dubbo

REPORT DATE: 18 January 2022

FILE: ID22/44

Council had before it a Notice of Motion dated 18 January 2022 from Councillor P Wells regarding the Playground Strategy for Dubbo as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.*

- 1. That the CEO provide a report to Council identifying the current playground strategy for Dubbo Regional Council.*
- 2. That as inclusions in the report the current number, type (e.g. playgrounds and fitness equipment) distribution, age and level (Regional, District or Local) of these facilities be identified as well as any future playgrounds that are proposed.*
- 3. That any funding strategies or initiatives that can be implemented to ensure a more equitable and accessible spread of playgrounds across the local government area be addressed in the body of the report.*

### RECOMMENDATION

- 1. That the CEO provide a report to Council identifying the current playground strategy for Dubbo Regional Council.**
- 2. That as inclusions in the report the current number, type (e.g. playgrounds and fitness equipment) distribution, age and level (Regional, District or Local) of these facilities be identified as well as any future playgrounds that are proposed.**
- 3. That any funding strategies or initiatives that can be implemented to ensure a more equitable and accessible spread of playgrounds across the local government area be addressed in the body of the report.**

*Pamella Wells*  
Councillor

*PW*  
Councillor

### APPENDICES:

- [1](#) Signed Notice of Motion - Playground Strategy for Dubbo - Clr P Wells - 18/01/2022

*Councillor Pam Wells*  
PO Box 81  
DUBBO NSW 2830

---

18 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Dear Murray

**NOTICE OF MOTION – PLAYGROUND STRATEGY FOR DUBBO**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

1. *That the CEO provide a report to Council identifying the current playground strategy for Dubbo Regional Council.*
2. *That as inclusions in the report the current number, type (e.g. playgrounds and fitness equipment) distribution, age and level (Regional, District or Local) of these facilities be identified as well as any future playgrounds that are proposed.*
3. *That any funding strategies or initiatives that can be implemented to ensure a more equitable and accessible spread of playgrounds across the local government area be addressed in the body of the report.*

Yours faithfully

  
*Pam Wells*  
Pam Wells  
Councillor





## NOTICE OF MOTION: Housing

REPORT DATE: 17 January 2022

FILE: ID22/51

Council had before it a Notice of Motion dated 17 January 2022 from Councillor M Wright regarding the Housing as follows:

*I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.*

1. *That Council acknowledges the significance of the continued supply of affordable residential housing to our Region and the issues facing the timely supply of housing.*
2. *That the CEO be requested to provide a report to the April 2022 ordinary meeting of council advising councillors on:*
  - a. *The actions and activities of the NSW State Government Housing Supply Taskforce.*
  - b. *The actions Council is currently undertaking to address the supply of housing in Dubbo.*
  - c. *The general state of the housing market in the Dubbo Local Government Area including an overview of activity of particular housing types and particularly shortages of certain housing types.*
  - d. *The business strategy for the development and release of land at the Keswick Estate.*
  - e. *Any Council led initiatives that could address any shortages of particular housing types.*
3. *That staff coordinate a meeting with Councillors and stakeholders such as REINSW and the Builders Group.*

### RECOMMENDATION

1. **That Council acknowledges the significance of the continued supply of affordable residential housing to our Region and the issues facing the timely supply of housing.**
2. **That the CEO be requested to provide a report to the April 2022 ordinary meeting of council advising councillors on:**
  - a. **The actions and activities of the NSW State Government Housing Supply Taskforce.**
  - b. **The actions Council is currently undertaking to address the supply of housing in Dubbo.**
  - c. **The general state of the housing market in the Dubbo Local Government Area including an overview of activity of particular housing types and particularly shortages of certain housing types.**

- d. The business strategy for the development and release of land at the Keswick Estate.
  - e. Any Council led initiatives that could address any shortages of particular housing types.
3. That staff coordinate a meeting with Councillors and stakeholders such as REINSW and the Builders Group.

*Matthew Wright*  
Councillor

*MW*  
Councillor

**APPENDICES:**

- [1](#) Signed Notice of Motion - Housing - Clr M Wright - 17/01/2022

**Councillor Matt Wright**

PO Box 81  
DUBBO NSW 2830

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17 January 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830


Dear Murray

**NOTICE OF MOTION – HOUSING**

I would like to place the following notice of motion on the agenda for the 27 January 2022 Ordinary meeting of Council.

1. That Council acknowledges the significance of the continued supply of affordable residential housing to our Region and the issues facing the timely supply of housing.
2. That the CEO be requested to provide a report to the April 2022 ordinary meeting of council advising councillors on:
  - a. The actions and activities of the NSW State Government Housing Supply Taskforce.
  - b. The actions Council is currently undertaking to address the supply of housing in Dubbo.
  - c. The general state of the housing market in the Dubbo Local Government Area including an overview of activity of particular housing types and particularly shortages of certain housing types.
  - d. The business strategy for the development and release of land at the Keswick Estate.
  - e. Any Council led initiatives that could address any shortages of particular housing types.
3. That staff coordinate a meeting with Councillors and stakeholders such as REINSW and the Builders Group.

Yours faithfully



Matt Wright  
Councillor



DUBBO REGIONAL  
COUNCIL

## REPORT: September 2021 Quarterly Budget Review Statements

**DIVISION:** Executive Services  
**REPORT DATE:** 14 January 2022  
**TRIM REFERENCE:** ID22/34

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement Adopt funding	Provide review or update Fulfil legislated requirement/Compliance
<b>Issue</b>	The quarterly review for the period ending 30 September 2021 of Council's 2021/2022 Budget Review Statements shows satisfactory implementation with the current financial position estimated to be a balanced budget.	
<b>Reasoning</b>	In accordance with the requirements of Section 203(2) of the Local Government (General) Regulations 2021, 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.	
<b>Financial Implications</b>	Budget Area	Organisational Performance
	Funding Source	Cost of proposed adjustments are within the adopted budget 2021/2022.
<b>Policy Implications</b>	Policy Title	There are no policy implications arising from this report.

### STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

Theme: 4 Community Leadership

CSP Objective: 4.4 Statutory requirements are met and services are provided to the organisation in a cost-effective and timely manner

Delivery Program Strategy: 4.4.1 The organisation meets all statutory requirements

**RECOMMENDATION**

- 1. That the Quarterly Budget Review Statements as at 30 September 2021, as attached to the report of the Chief Executive Officer dated 14 January 2022, 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 having regard to the changes herewith to the original budget, be noted.**

*Murray Wood*  
Chief Executive Officer

*MW*  
Chief Executive Officer

## BACKGROUND

The Local Government (General) Regulation 2021 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:

Section 203 of the Local Government (General) Regulation 2021 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.”*

This budget review statement is being presented at the January 2022 Council meeting due to Council operating in caretaker mode during November 2021 and not having an elected body from 4 December 2021 to 23 December 2021.

## REPORT

### Consultation

Quarterly Budget Review Statements are presented to Council for adoption following each quarter, allowing for public as well as Council scrutiny.

### Resourcing Implications

Resourcing is appropriate for staff that ensure Council’s Financial Position is maintained and reviewed.

### September 2021 Quarterly Review

The Responsible Accounting Officer has reported in respect of the September 2021 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.*

The recent code of conduct complaints cost Council in excess of \$75,000. Given the current challenges faced in the 2021/2022 budget, this has been funded by adjusting projects and seeing a slight reduction in existing services.

Council was adversely affected by the COVID-19 pandemic and the associated measures that have been taken by the Government to slow down infection levels. The majority of Council's business units were forced to temporarily restrict trading due to Public Health Orders, which saw an estimated reduction in income forecast of over \$1.5M.

Notable adjustments have been made to the following items:

- Water consumption income has been decreased by approximately \$5.0M. Recent rainfall and cooler conditions than expected has seen the less water consumption.
- An increase in capital grant income of \$15.0M relating to grant funded projects where the funds are expected to be received in the current year, being \$10M for drought funding and \$5M for Destination Dubbo
- Support for the River Repair Bus

The capital expenditure summary for 30 September 2021 is attached (**Appendix 1**), which includes all carry over projects from 2020/2021. A thorough and detailed review of anticipated capital expenditure to 30 June 2022 was performed and adjustments were made to projects that are not anticipated to be completed by the end of the financial year. The major carryover projects and adjustments (over \$1M) are as follows:

	Original Budget	September Adjustment	Annual Forecast
Old Dubbo Gaol Plaza	2,364,846	(222,746)	2,142,100
Macquarie Foreshore - Event Precinct	14,846	2,097,980	2,112,826
Boothenba/Livestock Market Intersection	4,428,710	761,782	5,190,492
Old Mendooran Rd Seal Extension	0	1,782,685	1,782,685
Safer Roads Program - Old Dubbo Road	0	1,263,496	1,263,496
Safer Roads Program - Burrendong Way	2,262,000	(1,357,200)	904,800
Swift Street (Arthur to Railway Station)	1,269,276	455,842	1,725,118
Boundary Rd Extension Stage 2	2,747,533	1,148,189	3,895,722
Upgrade Sewer R (incl all component) (C)	1,000,000	3,408,636	4,408,636
Palmer/Pierce/Paringa St SPS Replacement	0	1,639,535	1,639,535
DRLM Canteen/amenities/office	1,590,000	(1,490,000)	100,000
North Dubbo Drainage Extension - Bourke to Myall	1,700,000	(1,600,000)	100,000
Wongarbon Drainage Scheme	1,429,653	(1,029,653)	400,000

**APPENDICES:**

- [1](#) QBRS - Quarterly Budget Review Statements - September 2021

**REPORT BY RESPONSIBLE ACCOUNTING OFFICER**

**DUBBO REGIONAL COUNCIL**  
**Quarterly Budget Review Statement - Quarter Ending 30 September 2021**

The following statement is made in accordance with Section 203(2) of the Local Government (General) Regulations 2021.

It is my opinion that the Quarterly Budget Review Statement for Dubbo Regional Council for the Quarter Ended 30 September 2021 indicates that Council's projected financial position at 30 June 2022 will be satisfactory, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: *Michael Howlett*  
Name: Michael Howlett  
Responsible Accounting Officer  
Date: 26 November 2021



## CASH & INVESTMENTS

### DUBBO REGIONAL COUNCIL

#### Quarterly Budget Review Statement - Quarter Ending 30 September 2021

#### 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 30th September 2021 Statement reconciliation being prepared on 1 October 2021.

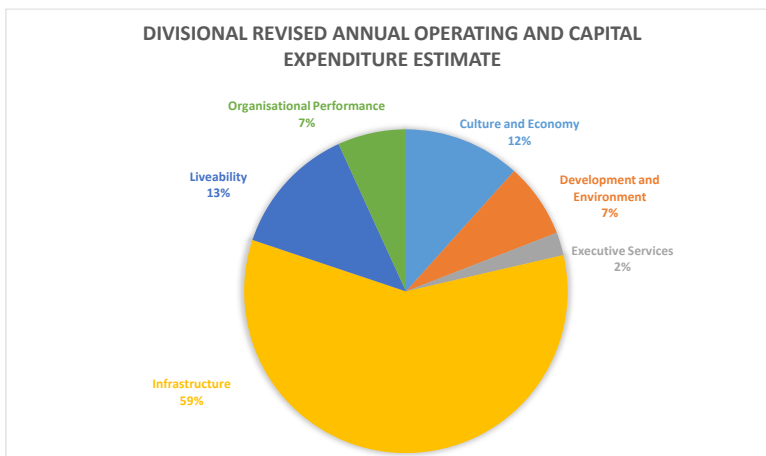
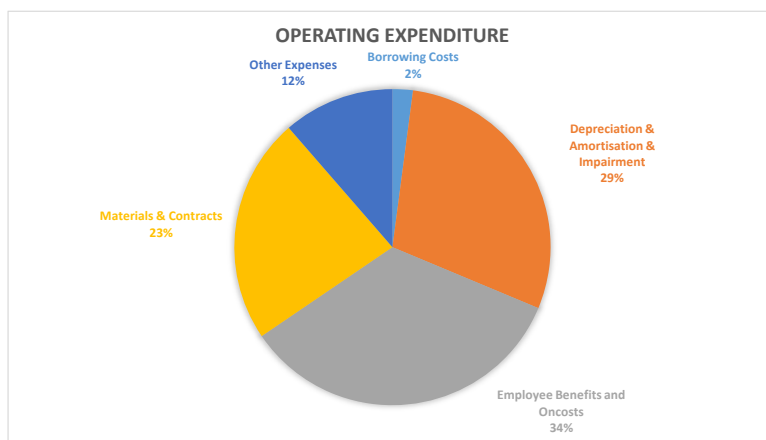
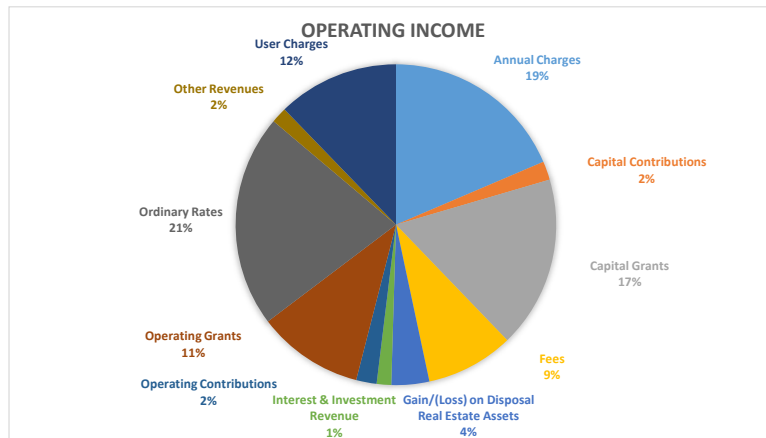
##### Reconciliation

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

Signed:   
Name: Michael Howlett  
Responsible Accounting Officer  
Date: 26 November 2021



September 2021 Quarterly Review Income and Expenditure



**Dubbo Regional Council  
Detailed Financial Statement - Quarter Ending 30 September 2021**

	<b>2021/2022 Original Budget</b>	<b>September Adjustment</b>	<b>Revised Annual Estimate</b>	<b>YTD Actuals to 30 September 2021</b>
<b>Operating</b>				
<b>Income</b>				
Annual Charges	31,790,682	56,967	31,847,649	31,871,143
Capital Contributions	3,705,767	-480,648	3,225,119	2,551,068
Capital Grants	14,681,223	15,040,868	29,722,091	7,413,700
Fees	16,583,308	-1,399,596	15,183,712	2,938,515
Gain/(Loss) on Disposal Real Estate Assets	6,562,050	0	6,562,050	2,017,913
Interest & Investment Revenue	2,484,947	0	2,484,947	787,482
Operating Contributions	3,394,067	150,000	3,544,067	1,021,059
Operating Grants	17,884,485	478,900	18,363,385	3,252,965
Ordinary Rates	36,512,330	308,985	36,821,315	37,256,461
Other Revenues	2,543,970	184,931	2,728,901	865,604
User Charges	25,961,596	-5,000,000	20,961,596	4,512,079
<b>Income Total</b>	<b>162,104,425</b>	<b>9,340,407</b>	<b>171,444,832</b>	<b>94,487,989</b>
<b>Expenditure</b>				
Borrowing Costs	3,129,824	0	3,129,824	417,134
Depreciation & Amortisation & Impairment	44,135,922	0	44,135,922	11,309,187
Employee Benefits and Oncosts	51,882,613	-263,200	51,619,413	12,962,994
Materials & Contracts	32,068,532	2,839,057	34,907,589	8,621,166
Other Expenses	16,346,579	870,158	17,216,737	4,881,208
<b>Expenditure Total</b>	<b>147,563,470</b>	<b>3,446,015</b>	<b>151,009,485</b>	<b>38,191,689</b>
<b>Operating Total</b>	<b>14,540,955</b>	<b>5,894,392</b>	<b>20,435,347</b>	<b>56,296,300</b>
<b>Recommended Changes to revised Budget</b>				
<u>Income</u>				
Annual Charges	Increased	0%	No significant variance to budget	
Capital Contributions	Increased	-13%	Contributions from developers is expected to be lower than anticipated	
Capital Grants	Increased	102%	\$15M relating to grant funded projects where the funds are expected to be received in the current year, being \$10M for drought funding and \$5M for Destination Dubbo	
Fees	Decreased	-8%	\$1.7M reduction in expected fees from the Dubbo City Regional Airport and the Dubbo Regional Theatre and Convention Centre due to the ongoing impacts of COVID-19	
Gain/(Loss) on Disposal Real Estate Assets	Increased	0%	No significant variance to budget	
Interest & Investment Revenue	Decreased	0%	No significant variance to budget	
Operating Contributions	Increased	4%	No significant variance to budget	
Operating Grants	Increased	3%	No significant variance to budget	
Ordinary Rates	Increased	1%	No significant variance to budget	
Other Revenues	Increased	7%	No significant variance to budget	
User Charges	Increased	-19%	Reduction in Water Consumption across the LGA	
<u>Expenditure</u>				
Borrowing Costs	Increased	0%	No significant variance to budget	
Depreciation & Amortisation & Impairment	Increased	0%	No significant variance to budget	
Employee Benefits and Oncosts	Increased	-1%	No significant variance to budget	
Materials & Contracts	Increased	9%	No significant variance to budget	
Other Expenses	Increased	5%	No significant variance to budget	

**Capital Budget Review**

**Detailed Financial Statement - Quarter Ending 30 September 2021**

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>Capital Expenditure</b>				
<b>Culture and Economy</b>				
<b>Dubbo Regional Airport</b>				
<b>Dubbo Regional Airport - Acquisition of Assets</b>				
<b>01.09206 - Airport - Buildings</b>				
6962 - Security Screening Area Upgrades	0	1,900	1,900	1,900
<b>01.09206 - Airport - Buildings Total</b>	<b>0</b>	<b>1,900</b>	<b>1,900</b>	<b>1,900</b>
<b>Dubbo Regional Airport - Acquisition of Assets Total</b>	<b>0</b>	<b>1,900</b>	<b>1,900</b>	<b>1,900</b>
<b>Dubbo Regional Airport - Asset Renewals - Maint.</b>				
<b>01.09208 - Airport - Other Structures</b>				
6951 - CCTV Enhancement	9,000	0	9,000	0
<b>01.09208 - Airport - Other Structures Total</b>	<b>9,000</b>	<b>0</b>	<b>9,000</b>	<b>0</b>
<b>01.09212 - Airport - Infrastructure Pavements</b>				
6975 - NSRF - Stage 4 - Electricity/Comms	0	10,868	10,868	3,856
7000 - RPT - Southern Apron expansion	1,346,756	0	1,346,756	19,926
7002 - Northern Apron Expansion	0	1,900	1,900	1,900
<b>01.09212 - Airport - Infrastructure Pavements Total</b>	<b>1,346,756</b>	<b>12,768</b>	<b>1,359,524</b>	<b>25,682</b>
<b>01.09215 - Asset Renewal Airport - Buildings</b>				
6907 - Security Area	100,000	-100,000	0	0
<b>01.09215 - Asset Renewal Airport - Buildings Total</b>	<b>100,000</b>	<b>-100,000</b>	<b>0</b>	<b>0</b>
<b>Dubbo Regional Airport - Asset Renewals - Maint. Total</b>	<b>1,455,756</b>	<b>-87,232</b>	<b>1,368,524</b>	<b>25,682</b>
<b>Dubbo Regional Airport Total</b>	<b>1,455,756</b>	<b>-85,332</b>	<b>1,370,424</b>	<b>27,582</b>
<b>Dubbo Regional Livestock Markets</b>				
<b>Livestock Markets - Acquisition of Assets</b>				
<b>01.09167 - Livestock Markets - Other Structures</b>				
6946 - Shade Structures (Cattle Yards)	90,000	-90,000	0	0
6951 - Cattle Yards Rubber Matting	50,000	0	50,000	1,370
<b>01.09167 - Livestock Markets - Other Structures Total</b>	<b>140,000</b>	<b>-90,000</b>	<b>50,000</b>	<b>1,370</b>
<b>Livestock Markets - Acquisition of Assets Total</b>	<b>140,000</b>	<b>-90,000</b>	<b>50,000</b>	<b>1,370</b>
<b>Livestock Markets - Asset Renewals - Maintenance</b>				
<b>01.09176 - Livestock Markets - Buildings - Non Specialised</b>				
7000 - Canteen/amenities/office	1,590,000	-1,490,000	100,000	3,396
<b>01.09176 - Livestock Markets - Buildings - Non Specialised Total</b>	<b>1,590,000</b>	<b>-1,490,000</b>	<b>100,000</b>	<b>3,396</b>
<b>01.09177 - Livestock Markets - Other Structures</b>				
6895 - Security Cameras	20,000	12,690	32,690	32,690
6907 - Upgrade Sheep Paddock Fences	150,000	0	150,000	0
<b>01.09177 - Livestock Markets - Other Structures Total</b>	<b>170,000</b>	<b>12,690</b>	<b>182,690</b>	<b>32,690</b>
<b>Livestock Markets - Asset Renewals - Maintenance Total</b>	<b>1,760,000</b>	<b>-1,477,310</b>	<b>282,690</b>	<b>36,086</b>
<b>Dubbo Regional Livestock Markets Total</b>	<b>1,900,000</b>	<b>-1,567,310</b>	<b>332,690</b>	<b>37,456</b>
<b>Economic Development and Marketing</b>				
<b>Economic Development - Acquisition of Assets</b>				
<b>01.09489 - Tourism Promotion</b>				
7290 - Wellington VIC Driver Reviver Upgrade	0	26,747	26,747	13,205
<b>01.09489 - Tourism Promotion Total</b>	<b>0</b>	<b>26,747</b>	<b>26,747</b>	<b>13,205</b>
<b>Economic Development - Acquisition of Assets Total</b>	<b>0</b>	<b>26,747</b>	<b>26,747</b>	<b>13,205</b>
<b>Economic Development and Marketing Total</b>	<b>0</b>	<b>26,747</b>	<b>26,747</b>	<b>13,205</b>
<b>Old Dubbo Gaol</b>				
<b>Old Dubbo Gaol - Acquisition of Assets</b>				
<b>01.09456 - Infrastructure</b>				
5802 - Paving & Underground Infrastructure	100,000	150,000	250,000	0
5803 - Roof and Guttering	193,000	-193,000	0	0

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
5804 - Gallery Wall Repointing	50,000	0	50,000	0
<b>01.09456 - Infrastructure Total</b>	<b>343,000</b>	<b>-43,000</b>	<b>300,000</b>	<b>0</b>
<b>Old Dubbo Gaol - Acquisition of Assets Total</b>	<b>343,000</b>	<b>-43,000</b>	<b>300,000</b>	<b>0</b>
<b>Old Dubbo Gaol - Asset Renewals - Maintenance</b>				
<b>01.09455 - Old Dubbo Gaol - Buildings</b>				
5916 - Padded Cell Upgrade	0	3,460	3,460	0
<b>01.09455 - Old Dubbo Gaol - Buildings Total</b>	<b>0</b>	<b>3,460</b>	<b>3,460</b>	<b>0</b>
<b>Old Dubbo Gaol - Asset Renewals - Maintenance Total</b>	<b>0</b>	<b>3,460</b>	<b>3,460</b>	<b>0</b>
<b>Old Dubbo Gaol Total</b>	<b>343,000</b>	<b>-39,540</b>	<b>303,460</b>	<b>0</b>
<b>Regional Experiences</b>				
<b>Regional Experiences - Acquisition of Assets</b>				
<b>01.09048 - Regional Experiences - Acquisition of Assets</b>				
1000 - Audio/Visual Exhibition	0	15,000	15,000	0
1001 - Stop Motion Adventure - Grant	0	3,535	3,535	0
<b>01.09048 - Regional Experiences - Acquisition of Assets Total</b>	<b>0</b>	<b>18,535</b>	<b>18,535</b>	<b>0</b>
<b>Regional Experiences - Acquisition of Assets Total</b>	<b>0</b>	<b>18,535</b>	<b>18,535</b>	<b>0</b>
<b>Regional Experiences Total</b>	<b>0</b>	<b>18,535</b>	<b>18,535</b>	<b>0</b>
<b>Regional Theatre and Convention Centre</b>				
<b>Regional Theatre Convention Ctr-Acquisition Assets</b>				
<b>01.09551 - DRTCC - Furniture &amp; Fittings</b>				
9015 - Refrigeration	15,000	-15,000	0	0
<b>01.09551 - DRTCC - Furniture &amp; Fittings Total</b>	<b>15,000</b>	<b>-15,000</b>	<b>0</b>	<b>0</b>
<b>Regional Theatre Convention Ctr-Acquisition Assets Total</b>	<b>15,000</b>	<b>-15,000</b>	<b>0</b>	<b>0</b>
<b>Regional Theatre Convntn-Asset Renewals-Mainten</b>				
<b>01.09578 - DRTCC - Furniture &amp; Fittings</b>				
7302 - External LED Sign	300,000	-4,600	295,400	23,295
7305 - Heating Water Boiler	30,000	-30,000	0	0
7306 - Heating Water Pressurisation Tank	6,000	0	6,000	0
7312 - Stage Grid	0	46,272	46,272	42,522
<b>01.09578 - DRTCC - Furniture &amp; Fittings Total</b>	<b>336,000</b>	<b>11,672</b>	<b>347,672</b>	<b>65,817</b>
<b>01.09582 - Wellington Civic Centre - Buildings</b>				
7000 - Wellington Civic Centre	42,380	-42,380	0	0
<b>01.09582 - Wellington Civic Centre - Buildings Total</b>	<b>42,380</b>	<b>-42,380</b>	<b>0</b>	<b>0</b>
<b>Regional Theatre Convntn-Asset Renewals-Mainten Total</b>	<b>378,380</b>	<b>-30,708</b>	<b>347,672</b>	<b>65,817</b>
<b>Regional Theatre and Convention Centre Total</b>	<b>393,380</b>	<b>-45,708</b>	<b>347,672</b>	<b>65,817</b>
<b>Showgrounds</b>				
<b>Showgrounds - Acquisition of Assets</b>				
<b>01.09290 - Showground - Furniture &amp; Fittings</b>				
7123 - Function Equipment	0	40,000	40,000	954
<b>01.09290 - Showground - Furniture &amp; Fittings Total</b>	<b>0</b>	<b>40,000</b>	<b>40,000</b>	<b>954</b>
<b>01.09292 - Showground -Buildings</b>				
7118 - DCP & DPIE - 50% Grant - Stables	0	225,000	225,000	218,620
7119 - Grant - Pavilion Piazza	0	495,264	495,264	0
<b>01.09292 - Showground -Buildings Total</b>	<b>0</b>	<b>720,264</b>	<b>720,264</b>	<b>218,620</b>
<b>01.09297 - Showground - Other Assets</b>				
7140 - Showground Master Plan	125,000	110,000	235,000	0
7141 - OEC Toilets (Grandstand)	0	60,000	60,000	0
7201 - PI&E Grant Phase 1 - Boundary Fence	0	29,658	29,658	17,127
7202 - Toilet Block - Grandstand	0	360,500	360,500	43,017
<b>01.09297 - Showground - Other Assets Total</b>	<b>125,000</b>	<b>560,158</b>	<b>685,158</b>	<b>60,144</b>
<b>Showgrounds - Acquisition of Assets Total</b>	<b>125,000</b>	<b>1,320,422</b>	<b>1,445,422</b>	<b>279,718</b>

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>Showgrounds - Asset Renewals - Maintenance</b>				
<b>01.09295 - Showground - Buildings</b>				
7122 - Showground CCTV Renewal	0	623	623	623
7130 - Wellington Showground - Disabled Access	50,000	0	50,000	0
7134 - Storage Shed Extension	0	30,000	30,000	0
<b>01.09295 - Showground - Buildings Total</b>	<b>50,000</b>	<b>30,623</b>	<b>80,623</b>	<b>623</b>
<b>Showgrounds - Asset Renewals - Maintenance Total</b>	<b>50,000</b>	<b>30,623</b>	<b>80,623</b>	<b>623</b>
<b>Wellington - Capital Expenses</b>				
<b>01.08221 - Asset Renewals</b>				
7002 - Wellington Showground Upgrade	50,000	0	50,000	0
<b>01.08221 - Asset Renewals Total</b>	<b>50,000</b>	<b>0</b>	<b>50,000</b>	<b>0</b>
<b>Wellington - Capital Expenses Total</b>	<b>50,000</b>	<b>0</b>	<b>50,000</b>	<b>0</b>
<b>Showgrounds Total</b>	<b>225,000</b>	<b>1,351,045</b>	<b>1,576,045</b>	<b>280,341</b>
<b>Wellington Caves Complex</b>				
<b>Wellington Caves Complex - Acquisition of Assets</b>				
<b>01.08150 - Caravan Park - Other Structures</b>				
5004 - Bin Storage Area	0	8,184	8,184	8,184
<b>01.08150 - Caravan Park - Other Structures Total</b>	<b>0</b>	<b>8,184</b>	<b>8,184</b>	<b>8,184</b>
<b>01.08153 - Caravan Park - Furniture &amp; Fittings</b>				
5100 - Cabin Furniture & Fittings	20,000	0	20,000	0
<b>01.08153 - Caravan Park - Furniture &amp; Fittings Total</b>	<b>20,000</b>	<b>0</b>	<b>20,000</b>	<b>0</b>
<b>01.08172 - Wellington Caves - Other Structures</b>				
7000 - Megafauna Education Zone	0	70,000	70,000	70,000
7002 - Caves Entrance Sign Upgrade	0	132,379	132,379	0
<b>01.08172 - Wellington Caves - Other Structures Total</b>	<b>0</b>	<b>202,379</b>	<b>202,379</b>	<b>70,000</b>
<b>Wellington Caves Complex - Acquisition of Assets Total</b>	<b>20,000</b>	<b>210,563</b>	<b>230,563</b>	<b>78,184</b>
<b>Wellington Caves Complex - Asset Renewals - Maint.</b>				
<b>01.08200 - Land &amp; Buildings</b>				
7106 - Caravan Park Office	0	0	0	2,520
7107 - Park Cabin Family Units	150,000	0	150,000	0
7108 - Carvan Park - Irrigation	0	0	0	2,000
7109 - Thunder Caves Stairs	65,000	0	65,000	0
7110 - Garden Caves Hand Rails	40,000	0	40,000	0
7112 - Garage Removal and Landscaping	25,000	0	25,000	0
<b>01.08200 - Land &amp; Buildings Total</b>	<b>280,000</b>	<b>0</b>	<b>280,000</b>	<b>4,520</b>
<b>01.08202 - Plant and Equipment</b>				
7002 - Caravan Park - Security Upgrade	45,000	0	45,000	0
<b>01.08202 - Plant and Equipment Total</b>	<b>45,000</b>	<b>0</b>	<b>45,000</b>	<b>0</b>
<b>01.08203 - Infrastructure - Road &amp; Bridge &amp; Footpath</b>				
7002 - Access Road	0	3,197	3,197	3,197
<b>01.08203 - Infrastructure - Road &amp; Bridge &amp; Footpath Total</b>	<b>0</b>	<b>3,197</b>	<b>3,197</b>	<b>3,197</b>
<b>Wellington Caves Complex - Asset Renewals - Maint. Total</b>	<b>325,000</b>	<b>3,197</b>	<b>328,197</b>	<b>7,717</b>
<b>Wellington Caves Complex Total</b>	<b>345,000</b>	<b>213,760</b>	<b>558,760</b>	<b>85,901</b>
<b>Western Plains Cultural Centre</b>				
<b>Cultural Centre - Acquisition of Assets</b>				
<b>01.09535 - WPCC - Other Structures</b>				
7054 - Security DVR Upgrade	100,000	139,728	239,728	269
7067 - Cafe Deck/ Rock Garden	0	45,000	45,000	0
<b>01.09535 - WPCC - Other Structures Total</b>	<b>100,000</b>	<b>184,728</b>	<b>284,728</b>	<b>269</b>
<b>01.09541 - WPCC - Furniture &amp; Fittings</b>				
7122 - Lockable Trolleys	8,000	0	8,000	0
<b>01.09541 - WPCC - Furniture &amp; Fittings Total</b>	<b>8,000</b>	<b>0</b>	<b>8,000</b>	<b>0</b>

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>01.09545 - Cultural Facilities - Buildings</b>				
7415 - BMS System	41,000	45,000	86,000	1,415
7416 - Store & Music Facility WPCC	0	49,203	49,203	4,738
<b>01.09545 - Cultural Facilities - Buildings Total</b>	<b>41,000</b>	<b>94,203</b>	<b>135,203</b>	<b>6,153</b>
<b>Cultural Centre - Acquisition of Assets Total</b>	<b>149,000</b>	<b>278,931</b>	<b>427,931</b>	<b>6,422</b>
<b>Cultural Centre - Asset Renewals - Maintenance</b>				
<b>01.09533 - WPCC - Furniture &amp; Fittings</b>				
7307 - Fan Coil Unit	50,000	0	50,000	0
7324 - Fire Dampeners and Fire Rating	10,000	0	10,000	0
<b>01.09533 - WPCC - Furniture &amp; Fittings Total</b>	<b>60,000</b>	<b>0</b>	<b>60,000</b>	<b>0</b>
<b>01.09721 - WPCC - Land &amp; Buildings</b>				
7001 - Garden Upgrade	0	40,000	40,000	0
7002 - Courtyard Upgrade	0	0	0	9,080
<b>01.09721 - WPCC - Land &amp; Buildings Total</b>	<b>0</b>	<b>40,000</b>	<b>40,000</b>	<b>9,080</b>
<b>Cultural Centre - Asset Renewals - Maintenance Total</b>	<b>60,000</b>	<b>40,000</b>	<b>100,000</b>	<b>9,080</b>
<b>Western Plains Cultural Centre Total</b>	<b>209,000</b>	<b>318,931</b>	<b>527,931</b>	<b>15,502</b>
<b>Culture and Economy Total</b>	<b>4,871,136</b>	<b>191,128</b>	<b>5,062,264</b>	<b>525,804</b>
<b>Development and Environment</b>				
<b>Building and Development Services</b>				
<b>Building and Development Serv-Aquisition of Assets</b>				
<b>01.09318 - Building Control - Office Equipment</b>				
7000 - e-Planning Portal Integration Software	0	68,000	68,000	31,099
<b>01.09318 - Building Control - Office Equipment Total</b>	<b>0</b>	<b>68,000</b>	<b>68,000</b>	<b>31,099</b>
<b>Building and Development Serv-Aquisition of Assets Total</b>	<b>0</b>	<b>68,000</b>	<b>68,000</b>	<b>31,099</b>
<b>Building and Development Services Total</b>	<b>0</b>	<b>68,000</b>	<b>68,000</b>	<b>31,099</b>
<b>Compliance</b>				
<b>Compliance - Acquisition of Assets</b>				
<b>01.09365 - Compliance - Other Structures</b>				
7001 - Animal Shelter	100,000	0	100,000	0
7002 - Parking Sensors	70,000	60,000	130,000	0
<b>01.09365 - Compliance - Other Structures Total</b>	<b>170,000</b>	<b>60,000</b>	<b>230,000</b>	<b>0</b>
<b>01.09373 - Compliance - Office Equipment</b>				
7000 - Minor Office Equipment	13,800	0	13,800	0
7001 - Tablet for EPA Grant Funded Project	0	0	0	7,182
<b>01.09373 - Compliance - Office Equipment Total</b>	<b>13,800</b>	<b>0</b>	<b>13,800</b>	<b>7,182</b>
<b>Compliance - Acquisition of Assets Total</b>	<b>183,800</b>	<b>60,000</b>	<b>243,800</b>	<b>7,182</b>
<b>Compliance Total</b>	<b>183,800</b>	<b>60,000</b>	<b>243,800</b>	<b>7,182</b>
<b>Environment and Health</b>				
<b>Environment and Health -Acquisition of Assets</b>				
<b>01.09305 - Environmental Control - Office Equip</b>				
7124 - Office Equipment	4,200	0	4,200	0
<b>01.09305 - Environmental Control - Office Equip Total</b>	<b>4,200</b>	<b>0</b>	<b>4,200</b>	<b>0</b>
<b>Environment and Health -Acquisition of Assets Total</b>	<b>4,200</b>	<b>0</b>	<b>4,200</b>	<b>0</b>
<b>Environment and Health Total</b>	<b>4,200</b>	<b>0</b>	<b>4,200</b>	<b>0</b>
<b>Resource Recovery and Efficiency</b>				
<b>Aquisition of Assets</b>				
<b>01.09410 - Acquisition of Assets - Other Structures</b>				
7200 - DRTCC - Roof Mounted Photovoltaics	0	4,735	4,735	0
7207 - WAB - Solar Renewable System	0	119,884	119,884	0
<b>01.09410 - Acquisition of Assets - Other Structures Total</b>	<b>0</b>	<b>124,619</b>	<b>124,619</b>	<b>0</b>
<b>Aquisition of Assets Total</b>	<b>0</b>	<b>124,619</b>	<b>124,619</b>	<b>0</b>
<b>Resource Recovery and Efficiency Total</b>	<b>0</b>	<b>124,619</b>	<b>124,619</b>	<b>0</b>



	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>Waste Management - Domestic</b>				
<b>Domestic Waste - Acquisition of Assets</b>				
<b>01.09103 - DWM - Plant &amp; Equipment Purchases</b>				
6728 - Truck (713)	0	389,230	389,230	389,230
6733 - Utility (122)	44,746	0	44,746	0
6739 - Truck (710)	0	389,230	389,230	389,230
6741 - Utility (2122)	37,583	0	37,583	0
6746 - Utility (091)	0	35,452	35,452	0
6747 - Utility (2121)	0	40,720	40,720	40,720
<b>01.09103 - DWM - Plant &amp; Equipment Purchases Total</b>	<b>82,329</b>	<b>854,632</b>	<b>936,961</b>	<b>819,180</b>
<b>01.09104 - DWM - Other Structures</b>				
6750 - Eumungerie Transfer Station Facility	0	0	0	1,845
6751 - Ballimore Transfer Station Facility	0	0	0	3,691
<b>01.09104 - DWM - Other Structures Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,536</b>
<b>Domestic Waste - Acquisition of Assets Total</b>	<b>82,329</b>	<b>854,632</b>	<b>936,961</b>	<b>824,716</b>
<b>Waste Management - Domestic Total</b>	<b>82,329</b>	<b>854,632</b>	<b>936,961</b>	<b>824,716</b>
<b>Waste Management - Other</b>				
<b>Other Waste - Acquisition of Assets</b>				
<b>01.08113 - Other Assets</b>				
6506 - Minor Other Assets	0	0	0	6,810
<b>01.08113 - Other Assets Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,810</b>
<b>01.09114 - Other Waste - Plant &amp; Equipment</b>				
6760 - Utility (121)	40,229	0	40,229	0
6795 - Wheeled Loader (718)	380,000	0	380,000	0
<b>01.09114 - Other Waste - Plant &amp; Equipment Total</b>	<b>420,229</b>	<b>0</b>	<b>420,229</b>	<b>0</b>
<b>01.09120 - Other Waste - Land Improvements</b>				
6784 - Landfill Rehabilitation - Wellington Tip	255,288	0	255,288	11,266
<b>01.09120 - Other Waste - Land Improvements Total</b>	<b>255,288</b>	<b>0</b>	<b>255,288</b>	<b>11,266</b>
<b>Other Waste - Acquisition of Assets Total</b>	<b>675,517</b>	<b>0</b>	<b>675,517</b>	<b>18,076</b>
<b>Waste Management - Other Total</b>	<b>675,517</b>	<b>0</b>	<b>675,517</b>	<b>18,076</b>
<b>Development and Environment Total</b>	<b>945,846</b>	<b>1,107,251</b>	<b>2,053,097</b>	<b>881,073</b>
<b>Executive Services</b>				
<b>Governance and Internal Control</b>				
<b>Governance and Internal Con -Acquisition of Assets</b>				
<b>01.09660 - Admin Services - Office Equipment</b>				
7902 - Councillors Office Equipment	2,000	0	2,000	0
<b>01.09660 - Admin Services - Office Equipment Total</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>
<b>Governance and Internal Con -Acquisition of Assets Total</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>
<b>Governance and Internal Control Total</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>
<b>Executive Services Total</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>
<b>Infrastructure</b>				
<b>BILT</b>				
<b>BILT - Expenditure on Grants</b>				
<b>01.09353 - BILT - Wellington Pool Redevelopment</b>				
1000 - Wellington Pool Redevelopment	0	3,430	3,430	2,960
<b>01.09353 - BILT - Wellington Pool Redevelopment Total</b>	<b>0</b>	<b>3,430</b>	<b>3,430</b>	<b>2,960</b>
<b>01.09372 - Destination Dubbo</b>				
1000 - Old Dubbo Gaol Plaza	2,364,846	-222,746	2,142,100	188,528
1001 - Wiradjuri Tourism Centre - Building	29,692	800,000	829,692	57,153
1002 - Macquarie Foreshore - Event Precinct	14,846	2,097,980	2,112,826	182,749
<b>01.09372 - Destination Dubbo Total</b>	<b>2,409,384</b>	<b>2,675,234</b>	<b>5,084,618</b>	<b>428,430</b>
<b>BILT - Expenditure on Grants Total</b>	<b>2,409,384</b>	<b>2,678,664</b>	<b>5,088,048</b>	<b>431,390</b>
<b>BILT Total</b>	<b>2,409,384</b>	<b>2,678,664</b>	<b>5,088,048</b>	<b>431,390</b>
<b>Depot Services</b>				
<b>Depot Services - Acquisition of Assets</b>				

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>01.09693 - Depot - Plant &amp; Equipment</b>				
7947 - Alarm System	0	5,951	5,951	5,951
7970 - Amaroo Dr Depot Key Security System	0	38,325	38,325	0
<b>01.09693 - Depot - Plant &amp; Equipment Total</b>	<b>0</b>	<b>44,276</b>	<b>44,276</b>	<b>5,951</b>
<b>01.09696 - Depot - Other Structures</b>				
7963 - General Staff Car Park	0	12,666	12,666	12,472
7971 - Hawthorn St Depot Bitumen Seal	0	1,586	1,586	2,211
<b>01.09696 - Depot - Other Structures Total</b>	<b>0</b>	<b>14,252</b>	<b>14,252</b>	<b>14,683</b>
<b>01.09697 - Depot - Buildings</b>				
7849 - Hawthorn St Depot Inf Office Block	338,459	336,609	675,068	7,922
7852 - Hawthorn St Depot Stores Shed	0	1,880	1,880	1,880
7969 - Hawthorn St Depot Improvements	300,000	-46,156	253,844	0
<b>01.09697 - Depot - Buildings Total</b>	<b>638,459</b>	<b>292,333</b>	<b>930,792</b>	<b>9,802</b>
<b>Depot Services - Acquisition of Assets Total</b>	<b>638,459</b>	<b>350,861</b>	<b>989,320</b>	<b>30,436</b>
<b>Depot Services Total</b>	<b>638,459</b>	<b>350,861</b>	<b>989,320</b>	<b>30,436</b>
<b>Fire and Emergency Services</b>				
<b>Emergency Management - Acquisition of Assets</b>				
<b>01.09168 - Emergency Management Facilities</b>				
6899 - NSW Emergency Operations Centre Upgrade	0	145,951	145,951	0
<b>01.09168 - Emergency Management Facilities Total</b>	<b>0</b>	<b>145,951</b>	<b>145,951</b>	<b>0</b>
<b>Emergency Management - Acquisition of Assets Total</b>	<b>0</b>	<b>145,951</b>	<b>145,951</b>	<b>0</b>
<b>Fire Services - Acquisition of Assets</b>				
<b>01.09156 - Fire Control - Plant &amp; Equipment</b>				
6840 - BFC Catalogue Items - Capital	0	0	0	1,396,904
<b>01.09156 - Fire Control - Plant &amp; Equipment Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,396,904</b>
<b>01.09164 - Fire Control - Buildings</b>				
6903 - NSW RFS Flight Simulator	400,000	0	400,000	103,162
6904 - Bodangora Station	255,000	0	255,000	1,128
6905 - Dripline Floor	0	43,049	43,049	0
6907 - Wuuluman Station	54,853	-43,883	10,970	1,128
<b>01.09164 - Fire Control - Buildings Total</b>	<b>709,853</b>	<b>-834</b>	<b>709,019</b>	<b>105,418</b>
<b>Fire Services - Acquisition of Assets Total</b>	<b>709,853</b>	<b>-834</b>	<b>709,019</b>	<b>1,502,322</b>
<b>Fire and Emergency Services Total</b>	<b>709,853</b>	<b>145,117</b>	<b>854,970</b>	<b>1,502,322</b>
<b>Fleet Services</b>				
<b>Fleet - Acquisition of Assets</b>				
<b>01.09615 - Assets Purchased - Sundry Plant (\$5000 to \$9999)</b>				
7941 - Trailer (2536)	0	5,700	5,700	5,700
7949 - Fire Fighting Trailer (2595)	0	17,091	17,091	0
8600 - Trailer (527)	9,999	-9,999	0	0
<b>01.09615 - Assets Purchased - Sundry Plant (\$5000 to \$9999) Total</b>	<b>9,999</b>	<b>12,792</b>	<b>22,791</b>	<b>5,700</b>
<b>01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999)</b>				
7616 - Forklift (961)	0	59,000	59,000	0
7656 - Truck (163)	140,000	0	140,000	0
8472 - Road Broom (921)	55,000	0	55,000	0
8491 - Mower (341)	59,037	0	59,037	0
<b>01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999) Total</b>	<b>254,037</b>	<b>59,000</b>	<b>313,037</b>	<b>0</b>
<b>01.09621 - Assets Purchased - Major Plant (&gt;\$150 &amp; 000)</b>				
7671 - Tractor 4X4 (226)	150,000	0	150,000	0
7677 - Truck Flowcon (153)	440,000	7,350	447,350	0
7685 - Single Axle Tipping Truck (167)	150,000	-150,000	0	0
7692 - Low Loader (564)	250,000	0	250,000	0
8500 - Truck 5T (165)	160,368	-5,917	154,451	0

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
8503 - Table Top Truck (174)	0	169,798	169,798	0
8517 - Side Tipper Trailer (568)	160,000	0	160,000	0
8519 - 8t Tipper (176)	165,000	6,884	171,884	0
<b>01.09621 - Assets Purchased - Major Plant (&gt;\$150 &amp; 000) Total</b>	<b>1,475,368</b>	<b>28,115</b>	<b>1,503,483</b>	<b>0</b>
<b>01.09623 - Assets Purchased - Light Vehicles</b>				
7590 - Suv Manager Macquaire Regional Library	35,431	-35,431	0	0
7684 - Technical - Tech Support (103)	50,987	0	50,987	0
7687 - Technical - Fleet Services (66)	34,000	0	34,000	0
7689 - Org Services - Customer Services (92)	0	37,195	37,195	0
7691 - Technical - Works (65)	34,000	4,791	38,791	0
7692 - P&LC - Sporting (71)	34,000	0	34,000	0
7693 - P&LC - Landcare Services (95)	34,000	0	34,000	0
7694 - Environmental - City Strategy (108)	34,000	-1,014	32,986	0
7695 - Environmental - Building & Develop. (79)	34,000	642	34,642	0
7696 - Technical - Works (75)	37,051	0	37,051	0
7697 - Org Services - Human Resources (88)	38,000	0	38,000	0
7698 - Comm Services - Social Services (87)	34,000	0	34,000	0
7699 - Org Services - Info M/Ment (90)	38,000	0	38,000	0
7701 - Corp Development - Airport (89)	38,000	0	38,000	0
7704 - Technical - Works (69)	39,673	0	39,673	0
7710 - P&LC - Horticulture (56)	38,000	0	38,000	0
7712 - Environmental - Director (34)	43,000	0	43,000	0
7715 - Environmental - Building & Develop. (59)	34,000	0	34,000	0
7716 - Environmental - Building & Develop. (60)	34,000	0	34,000	0
7717 - Community Services - Theatre (094)	0	33,250	33,250	0
7719 - Corp Development - General Manager (31)	75,000	-32,344	42,656	0
7721 - Technical - Works (107)	25,065	0	25,065	0
7722 - Technical - Tech Support (67)	38,000	0	38,000	0
7727 - Corp Development - Official Vehicle (30)	58,000	0	58,000	0
7729 - Corp Development - Showground (118)	44,219	0	44,219	0
7730 - P&LC - Operations (126)	29,464	0	29,464	0
7737 - Technical - Works (101)	43,751	-132	43,619	0
7738 - P&LC - Operations (112)	36,726	0	36,726	0
7739 - P&LC - Operations (109)	38,985	4,425	43,410	0
7745 - P&LC - Operations (110)	0	36,805	36,805	36,805
7747 - Corp Development - Livestock (117)	44,339	0	44,339	0
7757 - Corp Development - City Marketing (52)	43,000	0	43,000	0
7759 - Environmental - Building & Develop. (47)	34,000	0	34,000	0
7760 - Technical - Tech Support (53)	34,000	0	34,000	0
7762 - Director Infrastructure (10)	43,000	0	43,000	0
7821 - Environmental - Building & Develop. (48)	33,828	-637	33,191	0
7829 - Technical - Works (129)	32,793	0	32,793	0
7838 - Technical - Works (58)	42,105	0	42,105	0
7844 - Environmental - Building & Develop. (41)	38,000	0	38,000	0
7847 - Environmental - Building & Develop. (43)	34,000	0	34,000	0
7848 - Environmental - City Strategy (44)	34,000	0	34,000	0
7853 - Technical - Fleet Services (93)	38,000	0	38,000	0
7854 - Corp Development - VIC (72)	0	33,573	33,573	0
7870 - Technical - Works (70)	40,000	-952	39,048	0
7878 - Passenger Vehicle (2042)	33,204	0	33,204	0
7881 - Passenger Vehicle (2058)	34,000	0	34,000	0
7884 - Passenger Vehicle (2067)	42,932	1,038	43,970	0
7885 - Passenger Vehicle (2075)	34,000	0	34,000	0
7887 - Passenger Vehicle (2087)	34,000	0	34,000	0
7888 - Utility (2089)	30,376	-1,159	29,217	0
7892 - Utility (2103)	51,610	0	51,610	0
7893 - Utility (2105)	38,985	0	38,985	0
7894 - Utility (2106)	0	35,270	35,270	35,270
7898 - Utility (2113)	48,282	-652	47,630	0
7900 - Utility (2115)	42,787	0	42,787	0
7901 - Utility (2116)	43,802	0	43,802	0
7907 - Utility (2125)	37,225	0	37,225	0

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
7909 - Utility (2145)	37,000	0	37,000	0
7917 - C&R Manager Operations (147)	38,000	0	38,000	0
7918 - Subdivision Development Engineer (39)	42,105	0	42,105	0
7920 - Compliance Officer (36)	33,085	0	33,085	0
7934 - Utility (2083)	34,000	0	34,000	0
7936 - Utility (2124)	0	36,857	36,857	36,857
7939 - Light Vehicle General (2133)	0	34,189	34,189	34,189
7940 - Dual Cab Utility (148)	47,116	0	47,116	0
7941 - Fleet Maintenance Coordinator (62)	36,000	3,089	39,089	39,089
7947 - Utility (29)	35,483	0	35,483	0
7948 - Vehicle - Director Liveability (27)	43,000	-245	42,755	0
<b>01.09623 - Assets Purchased - Light Vehicles Total</b>	<b>2,361,409</b>	<b>188,558</b>	<b>2,549,967</b>	<b>182,210</b>
<b>01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999)</b>				
5105 - Trailer (2502)	15,455	0	15,455	0
7662 - Mower (350)	0	25,220	25,220	25,220
7766 - Line Marker (936)	37,297	0	37,297	0
7773 - Mower (975)	25,000	0	25,000	0
7824 - Ride on Mower/Specialised Trailer (390)	15,000	0	15,000	0
7829 - Trailer (523)	44,940	0	44,940	0
7876 - Compaction Plate (913)	12,776	0	12,776	0
7902 - Dynapac Compactor (911)	11,690	0	11,690	0
8512 - Mower (385)	15,000	0	15,000	0
8513 - Workshop Compressor (902)	15,000	0	15,000	0
8522 - Quick Spray (2917)	0	15,122	15,122	0
8525 - Generator (955)	10,000	0	10,000	0
<b>01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999) Total</b>	<b>202,158</b>	<b>40,342</b>	<b>242,500</b>	<b>25,220</b>
<b>Fleet - Acquisition of Assets Total</b>	<b>4,302,971</b>	<b>328,807</b>	<b>4,631,778</b>	<b>213,130</b>
<b>Fleet Services Total</b>	<b>4,302,971</b>	<b>328,807</b>	<b>4,631,778</b>	<b>213,130</b>
<b>Roads Network</b>				
<b>Footpaths &amp; Cycleways - Acquisition of Assets</b>				
<b>01.09006 - Paved Footpaths - Construction</b>				
6527 - Wheelers Lane - Myall to Bass	0	55,720	55,720	55,720
6600 - Macquarie St	0	42,014	42,014	0
6604 - Fence various walkways	0	37,948	37,948	0
6605 - LRCl - Hennessy Dr Shared Pathway	480,000	-6,867	473,133	20,040
<b>01.09006 - Paved Footpaths - Construction Total</b>	<b>480,000</b>	<b>128,815</b>	<b>608,815</b>	<b>75,760</b>
<b>Footpaths &amp; Cycleways - Acquisition of Assets Total</b>	<b>480,000</b>	<b>128,815</b>	<b>608,815</b>	<b>75,760</b>
<b>Footpaths &amp; Cycleways - Asset Renewals</b>				
<b>01.09004 - Paved Footpaths - Reconstruction</b>				
6689 - Brisbane St (Tamworth to Mitchell)	444,864	-444,864	0	0
<b>01.09004 - Paved Footpaths - Reconstruction Total</b>	<b>444,864</b>	<b>-444,864</b>	<b>0</b>	<b>0</b>
<b>Footpaths &amp; Cycleways - Asset Renewals Total</b>	<b>444,864</b>	<b>-444,864</b>	<b>0</b>	<b>0</b>
<b>Rural Roads - Acquisition of Assets</b>				
<b>01.09070 - Infrastructure Delivery Capital Appropriation</b>				
0045 - Inf Del Capital Salaries & Overheads	5,045,762	0	5,045,762	0
0052 - Inf Delivery Capital Plant Hire	3,247,456	0	3,247,456	0
0100 - Inf Del Capital Materials & Contracts	4,209,488	0	4,209,488	0
0500 - Quarries - Crushed Materials	811,864	0	811,864	0
1000 - Inf Delivery Capital Overhead	2,922,710	0	2,922,710	0
2000 - Inf Delivery Capital Allocation	-16,237,280	0	-16,237,280	0
<b>01.09070 - Infrastructure Delivery Capital Appropriation Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>01.09076 - Roads To Recovery Program</b>				
6680 - Planned Roads to Recovery Program	2,146,498	-1,707,138	439,360	0
<b>01.09076 - Roads To Recovery Program Total</b>	<b>2,146,498</b>	<b>-1,707,138</b>	<b>439,360</b>	<b>0</b>
<b>01.09079 - Rural Roads - Land Acquisition</b>				

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
6700 - Land Acquisition Costs	0	1,206	1,206	8,088
<b>01.09079 - Rural Roads - Land Acquisition Total</b>	<b>0</b>	<b>1,206</b>	<b>1,206</b>	<b>8,088</b>
<b>01.09082 - Bridge Improvements Program</b>				
6682 - Terrabella Bridge	2,168,000	-46,000	2,122,000	39,420
6683 - Burrendong Bridge No 2	2,120,000	1,205,686	3,325,686	521,132
6685 - Benolong Bridge Replacement	1,500,000	-993,837	506,163	17,402
6686 - Burrendong Bridge No 1	0	65,000	65,000	0
6687 - Tara Rd	0	10,000	10,000	0
6688 - Molong St Stuart Town	0	20,000	20,000	0
<b>01.09082 - Bridge Improvements Program Total</b>	<b>5,788,000</b>	<b>260,849</b>	<b>6,048,849</b>	<b>577,954</b>
<b>Rural Roads - Acquisition of Assets Total</b>	<b>7,934,498</b>	<b>-1,445,083</b>	<b>6,489,415</b>	<b>586,042</b>
<b>Rural Roads - Asset Renewals - Asset Maintenance</b>				
<b>01.09072 - Rural Road-Major Construction &amp; Reconstruction</b>				
6658 - Regional Roads Upgrading Program	800,000	-800,000	0	0
6773 - Twelve Mile Road	1,510,404	-1,507,178	3,226	3,226
6783 - Boohenba/Livestock Market Intersection	4,428,710	761,782	5,190,492	273,151
6785 - Burrendong Way - Safer Roads Program	2,262,000	-1,357,200	904,800	118,347
6788 - FLR - Old Mendooran Rd Seal Extension	0	1,782,685	1,782,685	147,101
6791 - RMS - 20/21 MR573 Burrendong Way	0	398,891	398,891	332,783
6792 - Safer Roads Program - Old Dubbo Road	0	1,263,496	1,263,496	1,168,485
6795 - Toorale Rd Drainage Improvements	0	451,020	451,020	354,644
6796 - RTR - Obley Rd Culvert Replacement	0	253,839	253,839	47,416
6810 - Cooreena Road	0	294,658	294,658	145,661
6818 - Burrendong Way - Driestone Seg 50	0	800,000	800,000	0
6819 - Ballimore Rd (Windora to Wongajong Rd)	0	300,000	300,000	0
6820 - Ballimore Rd (Wongajong to Westella Rd)	0	25,000	25,000	0
6821 - Ballimore Rd (Comobella to Windora Rd)	0	7,577	7,577	0
6823 - Eulalie Ln Stg 1 (Weonga Rd to Seal)	0	25,000	25,000	0
6828 - Eulalie Ln Stg 3 (Seal to Weonga Rd)	0	4,407	4,407	0
<b>01.09072 - Rural Road-Major Construction &amp; Reconstruction Total</b>	<b>9,001,114</b>	<b>2,703,977</b>	<b>11,705,091</b>	<b>2,590,814</b>
<b>01.09074 - Rural Road Construction - Preconstruction</b>				
6670 - IS & Design - Preconstruction	0	1,856	1,856	1,733
<b>01.09074 - Rural Road Construction - Preconstruction Total</b>	<b>0</b>	<b>1,856</b>	<b>1,856</b>	<b>1,733</b>
<b>01.09077 - Rural Roads - Renewals</b>				
6695 - Annual Reseal Program	863,573	0	863,573	5,092
6697 - Rural Unsealed - Resheeting (West)	401,573	0	401,573	70,573
6698 - Rural Unsealed - Resheeting (East Zone)	531,573	0	531,573	0

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>01.09077 - Rural Roads - Renewals Total</b>	<b>1,796,719</b>	<b>0</b>	<b>1,796,719</b>	<b>75,665</b>
<b>Rural Roads - Asset Renewals - Asset Maintenance Total</b>	<b>10,797,833</b>	<b>2,705,833</b>	<b>13,503,666</b>	<b>2,668,212</b>
<b>Urban Roads - Acquisition of Assets</b>				
<b>01.09043 - Preconstruction</b>				
6617 - IS & Design - Preconstruction	200,000	-158,840	41,160	4,200
<b>01.09043 - Preconstruction Total</b>	<b>200,000</b>	<b>-158,840</b>	<b>41,160</b>	<b>4,200</b>
<b>Urban Roads - Acquisition of Assets Total</b>	<b>200,000</b>	<b>-158,840</b>	<b>41,160</b>	<b>4,200</b>
<b>Urban Roads - Asset Renewals - Asset Maintenance</b>				
<b>01.09041 - Urban Road Construction &amp; Reconstruct</b>				
6677 - Purvis Lane Reconstruction	0	115,351	115,351	115,351
6685 - Swift Street (Arthur to Railway Station)	1,269,276	455,842	1,725,118	816,163
6690 - Urban Roads Backlog Construction	1,000,000	118,758	1,118,758	2,520
6697 - Boundary Rd Extension Stage 2	2,747,533	1,148,189	3,895,722	571,699
6702 - FLR - Wheelers/Keswick Roundabout 20/21	0	163,164	163,164	1,767
6703 - Fixing Local Roads Urban 2020 - 2021	0	156,775	156,775	0
6704 - Boundary Rd Shop Precinct Beautification	0	262,575	262,575	46,643
6709 - Wheelers Lane (Rail to Myall)	1,400,000	-950,000	450,000	3,528
6710 - LRCI (2) Tamworth St (Palmer to Fitzroy)	704,000	344,725	1,048,725	32,424
6712 - Merrilea Rd Drainage Improvements	0	924	924	924
6713 - Buninyong Rd Drainage Improvements	0	17,991	17,991	17,991
6714 - Percy St - Warne to Swift	0	220,000	220,000	2,033
6715 - Victoria St Shop Precinct Beautification	42,831	0	42,831	0
<b>01.09041 - Urban Road Construction &amp; Reconstruct Total</b>	<b>7,163,640</b>	<b>2,054,294</b>	<b>9,217,934</b>	<b>1,611,043</b>
<b>01.09044 - Urban Roads - Renewals</b>				
6730 - Annual Reseal Program	615,519	0	615,519	0
6731 - Heavy Patching Program	400,000	0	400,000	24,729
<b>01.09044 - Urban Roads - Renewals Total</b>	<b>1,015,519</b>	<b>0</b>	<b>1,015,519</b>	<b>24,729</b>
<b>01.09055 - K&amp;G Construct / Reconstruction</b>				
6694 - Darling St (W) - Bultje to Wingewarra	0	132,426	132,426	-14,522
6695 - Brisbane St (Tamworth to Mitchell)	170,000	-170,000	0	0
<b>01.09055 - K&amp;G Construct / Reconstruction Total</b>	<b>170,000</b>	<b>-37,574</b>	<b>132,426</b>	<b>-14,522</b>
<b>Urban Roads - Asset Renewals - Asset Maintenance Total</b>	<b>8,349,159</b>	<b>2,016,720</b>	<b>10,365,879</b>	<b>1,621,250</b>
<b>Roads Network Total</b>	<b>28,206,354</b>	<b>2,802,581</b>	<b>31,008,935</b>	<b>4,955,464</b>
<b>Sewerage Services</b>				
<b>Sewerage Services - Acquisition of Assets</b>				
<b>03.08051 - Pumps &amp; Equipment</b>				
5120 - Telemetry RTU Upgrades	0	19,256	19,256	4,765
5142 - Testing Equipment	0	52,000	52,000	0
<b>03.08051 - Pumps &amp; Equipment Total</b>	<b>0</b>	<b>71,256</b>	<b>71,256</b>	<b>4,765</b>
<b>03.08053 - Plant &amp; Equipment Purchases</b>				
5089 - Small Plant	0	4,636	4,636	16
5111 - Ford Courier Ute 4x4 (132)	36,576	0	36,576	0
5119 - Truck (164)	120,000	-42,972	77,028	0
5149 - Trailer/Sega Unit (510)	35,000	0	35,000	0
5192 - Utility (142)	38,000	0	38,000	0
5207 - Cummins 600KVA Generator (989)	140,000	-5,550	134,450	0
5214 - Perkins 100KVA Generator (999)	75,000	0	75,000	0
5221 - Utility (134)	33,827	0	33,827	0
5249 - Utility (037)	40,539	0	40,539	0
<b>03.08053 - Plant &amp; Equipment Purchases Total</b>	<b>518,942</b>	<b>-43,886</b>	<b>475,056</b>	<b>16</b>
<b>03.08055 - Other Structures</b>				
5148 - Trial and Demonstration of mCDI Device	0	21,687	21,687	8,532
<b>03.08055 - Other Structures Total</b>	<b>0</b>	<b>21,687</b>	<b>21,687</b>	<b>8,532</b>
<b>03.08071 - Augmentation</b>				

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5002 - Augmentation Program	600,000	-11,275	588,725	0
5833 - First Flush RM to S/W Detention Pond 2	0	8,700	8,700	8,700
5959 - U/Grd Sewer R-Christian Sl to St Jhn C	375,000	-375,000	0	0
5989 - Upgrade Sewer R (incl all component) (C)	1,000,000	3,408,636	4,408,636	3,322,204
6055 - Sewer Intercept West Margaret Cres. (C)	50,000	0	50,000	0
6060 - Troy Gully Upgrade Switch Board	1,200,000	-454,617	745,383	2,563
6068 - Nanima STP Upgrade(C)-Fund by Others	500,000	-500,000	0	0
6203 - Palmer/Pierce/Paringa St SPS Replace	0	1,639,535	1,639,535	953,853
6204 - DSTP - Digester	200,000	0	200,000	0
6206 - Boundary Rd East of Wheelers Lane	0	258,668	258,668	133,413
6212 - Huckle Street Pressure Sewer	0	2,575	2,575	11,073
<b>03.08071 - Augmentation Total</b>	<b>3,925,000</b>	<b>3,977,222</b>	<b>7,902,222</b>	<b>4,431,806</b>
<b>03.08073 - Asset Replacement/Refurbishment &gt;\$10K</b>				
6510 - Dubbo STP Grit Removal 2	0	65,000	65,000	0
6533 - Dubbo STP Switchboard	600,000	0	600,000	0
6614 - Mumbil AC Creek Crossing (C)	200,000	0	200,000	0
6617 - Mech/Elect Renewals	410,000	-65,000	345,000	88,318
<b>03.08073 - Asset Replacement/Refurbishment &gt;\$10K Total</b>	<b>1,210,000</b>	<b>0</b>	<b>1,210,000</b>	<b>88,318</b>
4104 - Wellington and Geurie Sewer Augment- 416	142,596	0	142,596	71,840
<b>Sewerage Services - Acquisition of Assets Total</b>	<b>5,653,942</b>	<b>4,026,279</b>	<b>9,680,221</b>	<b>4,533,437</b>
<b>Sewerage Services - Asset Renewals - Asset Mainten</b>				
<b>03.08077 - Main Rehabilitation</b>				
5653 - Mains Rehabilitation	1,400,000	0	1,400,000	199,048
<b>03.08077 - Main Rehabilitation Total</b>	<b>1,400,000</b>	<b>0</b>	<b>1,400,000</b>	<b>199,048</b>
<b>Sewerage Services - Asset Renewals - Asset Mainten Total</b>	<b>1,400,000</b>	<b>0</b>	<b>1,400,000</b>	<b>199,048</b>
<b>Sewerage Services Total</b>	<b>7,053,942</b>	<b>4,026,279</b>	<b>11,080,221</b>	<b>4,732,485</b>
<b>Stormwater</b>				
<b>Stormwater - Acquisition of Assets</b>				
<b>01.09133 - Gross Pollutant Trap Installation</b>				
6820 - RAAF Base Outlet Headwall Grate	0	12,081	12,081	3,170
<b>01.09133 - Gross Pollutant Trap Installation Total</b>	<b>0</b>	<b>12,081</b>	<b>12,081</b>	<b>3,170</b>
<b>01.09135 - Drainage Extensions</b>				
6835 - North Dubbo - Bourke to Myall	1,700,000	-1,600,000	100,000	3,776
6841 - South Dubbo Laughton St	135,000	-130,000	5,000	0
6845 - Taylor / Jubilee St Stormwater Extension	0	38,361	38,361	0
6849 - Elizabeth St Stormwater Extension	0	496,253	496,253	0
<b>01.09135 - Drainage Extensions Total</b>	<b>1,835,000</b>	<b>-1,195,386</b>	<b>639,614</b>	<b>3,776</b>
<b>01.09140 - Stormwater - Office Equipment</b>				
5603 - Survey Equipment	0	21,265	21,265	21,265
<b>01.09140 - Stormwater - Office Equipment Total</b>	<b>0</b>	<b>21,265</b>	<b>21,265</b>	<b>21,265</b>
<b>01.09145 - Wongarbon Drainage</b>				
4628 - Wongarbon Drainage Scheme	1,429,653	-1,029,653	400,000	3,053
<b>01.09145 - Wongarbon Drainage Total</b>	<b>1,429,653</b>	<b>-1,029,653</b>	<b>400,000</b>	<b>3,053</b>
<b>01.09147 - Keswick Estate Development - Sec 7.11</b>				
4627 - Northern Stormwater Channel Stg 5	0	20,606	20,606	601
<b>01.09147 - Keswick Estate Development - Sec 7.11 Total</b>	<b>0</b>	<b>20,606</b>	<b>20,606</b>	<b>601</b>
<b>Stormwater - Acquisition of Assets Total</b>	<b>3,264,653</b>	<b>-2,171,087</b>	<b>1,093,566</b>	<b>31,865</b>
<b>Stormwater - Asset Renewals - Asset Maintenance</b>				
<b>01.09127 - Rectification Works</b>				
6807 - Gipps St Stormwater Replacement	0	100,000	100,000	0
6819 - Devils Hole	0	592,873	592,873	0
6836 - Wellington Bridge Outfall Reconstruction	0	114,869	114,869	0
6837 - Simpson St Wello Outfall Reconstruction	0	54,448	54,448	0

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
6840 - Pipe Relining	150,000	202,040	352,040	0
6880 - Wellington Bridge Stomwater OUTFall	120,000	0	120,000	0
6882 - South Dubbo Taylor St	75,000	0	75,000	0
6883 - Wellington Simpson St Outfall	70,000	0	70,000	0
7000 - West Dubbo Main Drain	150,000	0	150,000	0
7027 - Rosedale Rd Causeway Repairs	0	23,000	23,000	15,963
<b>01.09127 - Rectification Works Total</b>	<b>565,000</b>	<b>1,087,230</b>	<b>1,652,230</b>	<b>15,963</b>
<b>01.09142 - Hennessy Basin Facility</b>				
4620 - S7.11 Hennessy Rd Retention Basin	100,000	-100,000	0	3,335
4670 - Technical Support - Preconstruction	0	100,000	100,000	0
<b>01.09142 - Hennessy Basin Facility Total</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>3,335</b>
<b>01.09144 - Troy Basin Facility</b>				
4627 - Purvis Lane	0	128,450	128,450	63,062
4628 - Troy Gully Floodplain	150,000	0	150,000	0
<b>01.09144 - Troy Basin Facility Total</b>	<b>150,000</b>	<b>128,450</b>	<b>278,450</b>	<b>63,062</b>
<b>Stormwater - Asset Renewals - Asset Maintenance Total</b>	<b>815,000</b>	<b>1,215,680</b>	<b>2,030,680</b>	<b>82,360</b>
<b>Stormwater Total</b>	<b>4,079,653</b>	<b>-955,407</b>	<b>3,124,246</b>	<b>114,225</b>
<b>Traffic Management</b>				
<b>Traffic Management - Acquisition of Assets</b>				
<b>01.09022 - Traffic Management - Office Equipment</b>				
6588 - Survey Equipment	0	131,000	131,000	107,151
<b>01.09022 - Traffic Management - Office Equipment Total</b>	<b>0</b>	<b>131,000</b>	<b>131,000</b>	<b>107,151</b>
<b>Traffic Management - Acquisition of Assets Total</b>	<b>0</b>	<b>131,000</b>	<b>131,000</b>	<b>107,151</b>
<b>Traffic Management - Asset Renewals</b>				
<b>01.09023 - Intersection Improvement Program</b>				
9668 - Windsor Pde Lights	0	14,455	14,455	0
<b>01.09023 - Intersection Improvement Program Total</b>	<b>0</b>	<b>14,455</b>	<b>14,455</b>	<b>0</b>
<b>Traffic Management - Asset Renewals Total</b>	<b>0</b>	<b>14,455</b>	<b>14,455</b>	<b>0</b>
<b>Traffic Management Total</b>	<b>0</b>	<b>145,455</b>	<b>145,455</b>	<b>107,151</b>
<b>Water for the Future</b>				
<b>Water for the Future - Acquisition of Assets</b>				
<b>02.09701 - Acquisition of Assets</b>				
3000 - Groundwater Infrastructure	10,000,000	-7,736,600	2,263,400	101,283
3001 - Non-Potable Pipeline	6,500,000	107,404	6,607,404	1,508,567
3362 - Consultants and Project Management	0	49,290	49,290	6,707
4500 - Geurie Bore and Pipeline	0	589,910	589,910	4,775
4502 - Wellington Bore and Pipeline	0	48,976	48,976	10,000
4504 - Northern Borefields	0	31,682	31,682	14,442
<b>02.09701 - Acquisition of Assets Total</b>	<b>16,500,000</b>	<b>-6,909,338</b>	<b>9,590,662</b>	<b>1,645,774</b>
<b>Water for the Future - Acquisition of Assets Total</b>	<b>16,500,000</b>	<b>-6,909,338</b>	<b>9,590,662</b>	<b>1,645,774</b>
<b>Water for the Future Total</b>	<b>16,500,000</b>	<b>-6,909,338</b>	<b>9,590,662</b>	<b>1,645,774</b>
<b>Water Supply</b>				
<b>Water Supply - Acquisition of Assets</b>				
<b>02.08051 - Works Plant - Purchases</b>				
5039 - Truck (468)	155,000	0	155,000	0
5041 - Truck (474)	0	196,360	196,360	0
5045 - Ute T/Top Filtration Plant (136)	45,392	0	45,392	0
5097 - Howard (951)	10,000	0	10,000	0
5123 - Vehicle (064)	34,000	0	34,000	0
5126 - Utility (028)	34,000	0	34,000	0
5205 - Light Vehicle (077)	0	43,450	43,450	0
<b>02.08051 - Works Plant - Purchases Total</b>	<b>278,392</b>	<b>239,810</b>	<b>518,202</b>	<b>0</b>
<b>02.08055 - New House Services</b>				
5171 - Construction - House Services	20,000	-20,000	0	0
<b>02.08055 - New House Services Total</b>	<b>20,000</b>	<b>-20,000</b>	<b>0</b>	<b>0</b>



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<b>02.08063 - Contributed Assets - Water Mains</b>				
5197 - Water Supply Mains	562,164	-562,164	0	0
<b>02.08063 - Contributed Assets - Water Mains Total</b>	<b>562,164</b>	<b>-562,164</b>	<b>0</b>	<b>0</b>
<b>02.08069 - Augmentation Works</b>				
3050 - Automated Meter Reading Equipment	500,000	98,767	598,767	136,264
5438 - Pipelines - Obley/Newell (C)	800,000	-494,486	305,514	209,868
5613 - Wheelers Lane Water Main and PRV	0	364,319	364,319	0
5717 - Future Augmentation	700,000	-614,509	85,491	0
5718 - New Pipeline - Network	200,000	0	200,000	0
6210 - Lime Dosing Unit (C)	200,000	-200,000	0	0
6212 - Pipeline Rifle Range-Chapmans to Minore	150,000	0	150,000	0
6228 - Boundary Rd Watermain East of Wheelers	0	530,349	530,349	105,016
6502 - Additional UV Treatment (Wellington)	0	523,770	523,770	0
6506 - Additional UV Treatment (Geurie)	0	500,000	500,000	0
6520 - Wellington-A/C Pipe Replacement	100,000	0	100,000	9,259
6521 - Mumbil Rising Water Main-200AC	800,000	0	800,000	0
6524 - Sedimentation Lagoon Wellington	0	0	0	59
6526 - Filter Upgrade JGWTP (C)	570,000	107,512	677,512	32,760
6527 - JGWTP Additional UV Treatment	850,000	-365,080	484,920	0
6528 - Cathodic Protection Install 7 Res Dubbo	0	3,028	3,028	3,554
6535 - Geurie Water Treatment Plant upgrade	250,000	0	250,000	0
<b>02.08069 - Augmentation Works Total</b>	<b>5,120,000</b>	<b>453,670</b>	<b>5,573,670</b>	<b>496,780</b>
<b>02.08071 - Asset Replacement / Refurbishment &gt;\$10 &amp; 000</b>				
5717 - Bore Asset Renewal	75,000	0	75,000	20,127
5719 - Booster Pump Stations	100,000	-50,000	50,000	1,800
5720 - Reservoir Asset Renewals	70,000	-19,955	50,045	0
5766 - SCADA RTU Upgrades	80,000	0	80,000	26,410
5809 - WTP Filter Valve Rehabilitation	600,000	-300,000	300,000	0
5813 - WTP RW Pump #2 (elect)	25,000	0	25,000	0
6217 - Fencing	0	0	0	16,068
6502 - WTP Online Instrument Replacement	80,000	0	80,000	14,298
6559 - JGWTP Compressor replacement-No1&No2	150,000	0	150,000	0
6565 - Sand Filter No 6-media- Wellington	50,000	0	50,000	0
6609 - Dubbo Mech/Elect	200,000	0	200,000	26,273
6619 - Wellington WTP Electrical Renewals	50,000	0	50,000	0
6621 - Geurie Mech/Elect	0	0	0	5,458
6670 - Upgrade Flouride Dosing System	150,000	0	150,000	35,450
<b>02.08071 - Asset Replacement / Refurbishment &gt;\$10 &amp; 000 Total</b>	<b>1,630,000</b>	<b>-369,955</b>	<b>1,260,045</b>	<b>145,884</b>
<b>Water Supply - Acquisition of Assets Total</b>	<b>7,610,556</b>	<b>-258,639</b>	<b>7,351,917</b>	<b>642,664</b>
<b>Water Supply - Asset Renewals - Asset Maintenance</b>				
<b>02.08073 - Mains Replacement</b>				
5657 - Fitzroy - Cobra to Bultje	0	77,812	77,812	79,820
5673 - Jubilee and Sterling St	0	8,337	8,337	8,337
5701 - Allison St Main Replacement	0	73	73	73
5712 - Victoria St (33 Victoria to Whylandra)	0	136	136	136
5781 - Macquarie St Main Replacement	0	154,009	154,009	69,482
5790 - Jubilee Street (Tamworth to Goode Sts)	0	455	455	0
6232 - Furney St - Gipps to Bourke	0	1,846	1,846	2,265
6546 - O'Donnell St	0	18,026	18,026	23,544
6689 - McDonald St (Gipps to Fitzroy)	0	33,453	33,453	15,481
6700 - Bultje St Main Replacement	0	4,288	4,288	0
6727 - Wheelers Lane	0	0	0	1,444
6742 - Kennedy St	0	8,990	8,990	8,990
6747 - Darling St (Wingewarra to Bultje)	0	28,689	28,689	49,161
6753 - Mains replacement	2,000,000	-449,702	1,550,298	80,826
6757 - Bishop St Main Replacement	0	218	218	218
6759 - Birch Ave (Viceroy Ave and Sheraton Rd)	0	6,500	6,500	6,500
6760 - Tamworth St - Fitzroy to Brisbane Sts	0	5,220	5,220	5,220
6761 - East St (Wattle to Leavers)	0	90,000	90,000	0

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6768 - Birch Ave (Kensington to Windsor)	0	6,650	6,650	6,650
6769 - Birch Ave & Windsor Pd trunk main	0	0	0	27,122
6771 - Bultje St (Darling to Bourke)	0	5,000	5,000	0
<b>02.08073 - Mains Replacement Total</b>	<b>2,000,000</b>	<b>0</b>	<b>2,000,000</b>	<b>385,269</b>
<b>Water Supply - Asset Renewals - Asset Maintenance Total</b>	<b>2,000,000</b>	<b>0</b>	<b>2,000,000</b>	<b>385,269</b>
<b>Water Supply Total</b>	<b>9,610,556</b>	<b>-258,639</b>	<b>9,351,917</b>	<b>1,027,933</b>
<b>Infrastructure Total</b>	<b>73,511,172</b>	<b>2,354,380</b>	<b>75,865,552</b>	<b>14,760,310</b>
<b>Liveability</b>				
<b>Aquatic Leisure Centres</b>				
<b>Aquatic Leisure Centres - Acquisition of Assets</b>				
<b>01.09472 - DALC - Acquisition of Assets - Other Structures</b>				
7318 - WALC - Entry Refurbishment	0	0	0	1,388
7320 - DALC - 50m Pool Connection to Sewer	0	0	0	725
<b>01.09472 - DALC - Acquisition of Assets - Other Structures Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,113</b>
<b>Aquatic Leisure Centres - Acquisition of Assets Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,113</b>
<b>Aquatic Leisure Centre - Asset Renewals - Maintenance</b>				
<b>01.08041 - Aquatic Leisure - Asset Renewals - Office Equipment</b>				
6027 - ALC - Renew IT Operating System	0	57,192	57,192	814
<b>01.08041 - Aquatic Leisure - Asset Renewals - Office Equipment Total</b>	<b>0</b>	<b>57,192</b>	<b>57,192</b>	<b>814</b>
<b>01.09470 - Asset Renewal - Other Structures</b>				
7290 - Pool Lighting	0	36,000	36,000	19,020
7306 - Circulation Pump	0	32,000	32,000	24,604
7308 - Main ECB in Separate Room	0	23,659	23,659	37,940
7309 - DALC Expansion Joints	42,900	0	42,900	0
7316 - DALC Waterslide Staircase	20,000	0	20,000	0
7325 - DALC - Security System including locks	0	37,000	37,000	42,230
7326 - ALC - Pump Renewals	24,200	30,684	54,884	25,990
<b>01.09470 - Asset Renewal - Other Structures Total</b>	<b>87,100</b>	<b>159,343</b>	<b>246,443</b>	<b>149,784</b>
<b>01.09473 - DALC - Asset Renewal - Buildings</b>				
7298 - DALC - Building Improvements	0	0	0	1,886
<b>01.09473 - DALC - Asset Renewal - Buildings Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,886</b>
<b>Aquatic Leisure Centre - Asset Renewals - Maintenance Total</b>	<b>87,100</b>	<b>216,535</b>	<b>303,635</b>	<b>152,484</b>
<b>Aquatic Leisure Centres Total</b>	<b>87,100</b>	<b>216,535</b>	<b>303,635</b>	<b>154,597</b>
<b>Cemeteries</b>				
<b>Cemeteries - Acquisition of Assets</b>				
<b>01.09401 - Cemetery - Road Infrastructure</b>				
7170 - Road Reseal	20,000	0	20,000	0
<b>01.09401 - Cemetery - Road Infrastructure Total</b>	<b>20,000</b>	<b>0</b>	<b>20,000</b>	<b>0</b>
<b>01.09403 - Cemetery - Land Improvements</b>				
7180 - New Concrete Beams	20,000	26,206	46,206	0
<b>01.09403 - Cemetery - Land Improvements Total</b>	<b>20,000</b>	<b>26,206</b>	<b>46,206</b>	<b>0</b>
<b>Cemeteries - Acquisition of Assets Total</b>	<b>40,000</b>	<b>26,206</b>	<b>66,206</b>	<b>0</b>
<b>Cemeteries Total</b>	<b>40,000</b>	<b>26,206</b>	<b>66,206</b>	<b>0</b>
<b>Community Services</b>				
<b>Community Services - Acquisition of Assets</b>				
<b>01.09501 - Community Services - Acquisition of Buildings</b>				
7320 - Wiradjuri Tourism Experience - Wton	0	0	0	4,024
<b>01.09501 - Community Services - Acquisition of Buildings Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,024</b>
<b>Community Services - Acquisition of Assets Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,024</b>
<b>Community Services - Asset Renewals - Maintenance</b>				
<b>01.09415 - Community Services - Buildings (Renewals)</b>				
7218 - South Scout Hall Flooring	1,920	-1,920	0	0
7240 - Wellington Public Halls	20,000	0	20,000	0

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7245 - Disability Access Infrastructure Replace	1,030,000	-390,000	640,000	2,200
7249 - Wellington Child Care Centre - Roof	290,000	0	290,000	0
<b>01.09415 - Community Services - Buildings (Renewals) Total</b>	<b>1,341,920</b>	<b>-391,920</b>	<b>950,000</b>	<b>2,200</b>
<b>01.09502 - Community Services - Furniture &amp; Fittings</b>				
7300 - Wiradjuri Tourism Experience -Wellington	0	38,779	38,779	8,101
7330 - Racecourse - Carpet	0	12,840	12,840	0
7331 - Racecourse - Tiling	0	11,400	11,400	0
<b>01.09502 - Community Services - Furniture &amp; Fittings Total</b>	<b>0</b>	<b>63,019</b>	<b>63,019</b>	<b>8,101</b>
<b>01.09507 - Community Services - Other Assets</b>				
7302 - CCTV Purchase & Installation	30,000	113,760	143,760	598
<b>01.09507 - Community Services - Other Assets Total</b>	<b>30,000</b>	<b>113,760</b>	<b>143,760</b>	<b>598</b>
<b>Community Services - Asset Renewals - Maintenance Total</b>	<b>1,371,920</b>	<b>-215,141</b>	<b>1,156,779</b>	<b>10,899</b>
<b>Community Services Total</b>	<b>1,371,920</b>	<b>-215,141</b>	<b>1,156,779</b>	<b>14,923</b>
<b>Family Day Care</b>				
<b>Family Day Care - Contra - Tfr to Fixed Assets</b>				
<b>01.09530 - Assets Purchased - Furniture &amp; Fittings</b>				
7353 - Shelving	10,000	-10,000	0	0
<b>01.09530 - Assets Purchased - Furniture &amp; Fittings Total</b>	<b>10,000</b>	<b>-10,000</b>	<b>0</b>	<b>0</b>
<b>Family Day Care - Contra - Tfr to Fixed Assets Total</b>	<b>10,000</b>	<b>-10,000</b>	<b>0</b>	<b>0</b>
<b>Family Day Care Total</b>	<b>10,000</b>	<b>-10,000</b>	<b>0</b>	<b>0</b>
<b>Library Services</b>				
<b>Library Services - Acquisition of Assets</b>				
<b>01.09444 - Furniture and Fittings</b>				
7252 - Various Furniture & Fittings	5,000	-5,000	0	0
<b>01.09444 - Furniture and Fittings Total</b>	<b>5,000</b>	<b>-5,000</b>	<b>0</b>	<b>0</b>
<b>Library Services - Acquisition of Assets Total</b>	<b>5,000</b>	<b>-5,000</b>	<b>0</b>	<b>0</b>
<b>Library Services - Asset Renewal - Maintenance</b>				
<b>01.09442 - Library - Buildings Renewal</b>				
7245 - Building Improvements	30,000	-4,318	25,682	0
7246 - Wellington Library Living Lounge Room	0	175,305	175,305	74,435
7271 - Bathrooms renovation	0	211,494	211,494	118,639
<b>01.09442 - Library - Buildings Renewal Total</b>	<b>30,000</b>	<b>382,481</b>	<b>412,481</b>	<b>193,074</b>
<b>01.09447 - Library - Furniture and Fittings Renewal</b>				
7000 - Air Conditioning Unit	42,600	-42,600	0	0
<b>01.09447 - Library - Furniture and Fittings Renewal Total</b>	<b>42,600</b>	<b>-42,600</b>	<b>0</b>	<b>0</b>
<b>Library Services - Asset Renewal - Maintenance Total</b>	<b>72,600</b>	<b>339,881</b>	<b>412,481</b>	<b>193,074</b>
<b>Library Services Total</b>	<b>77,600</b>	<b>334,881</b>	<b>412,481</b>	<b>193,074</b>
<b>Open Space</b>				
<b>Horticulture - Acquisition of Assets</b>				
<b>01.09555 - Horticultural Services - Other Structures</b>				
7503 - Cameron Park Regional Playground	0	71,500	71,500	0
7518 - Wellington Osawano Japanese Garden	35,000	47,258	82,258	10,370
7520 - Southlake Playground	175,000	0	175,000	0
9017 - Elston Park Amenities (S7.11)	0	367,403	367,403	30,584
9019 - Victoria Park Shade & Equipment (S7.11)	150,000	0	150,000	0
9029 - Wiradjuri Gardens - Dubbo	0	4,834	4,834	6,441
9427 - Drought Resilient Urban Landscapes Dubbo	0	188,809	188,809	1,879
9428 - Cameron Park Pedestrian Bridge	850,000	5,953	855,953	3,907
9429 - Cameron Park Outdoor Furniture	0	0	0	1,086
9465 - Dubbo CBD Macquarie River Bank Boardwalk	0	0	0	47,093
<b>01.09555 - Horticultural Services - Other Structures Total</b>	<b>1,210,000</b>	<b>685,757</b>	<b>1,895,757</b>	<b>101,360</b>
<b>01.09559 - Horticultural Services - Land</b>				
9426 - West Dubbo Water Scheme -Lions Park West	0	100,000	100,000	0
<b>01.09559 - Horticultural Services - Land Total</b>	<b>0</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>01.09612 - Parks &amp; Landcare Operations - Other Structures</b>				
7852 - Shed - Victoria Park Number 1 Oval	0	0	0	677
<b>01.09612 - Parks &amp; Landcare Operations - Other Structures Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>677</b>
<b>Horticulture - Acquisition of Assets Total</b>	<b>1,210,000</b>	<b>785,757</b>	<b>1,995,757</b>	<b>102,037</b>
<b>Horticulture - Asset Renewals - Maintenance</b>				
<b>01.09563 - Horticultural Service- Other Structures (Renewals)</b>				
7453 - Macquarie Lions Park Playgroud Softfall	0	30,000	30,000	0
7456 - Wahroonga Park BBQ West	0	17,543	17,543	0
7460 - Victoria Park Irrigation	0	0	0	2,361
7463 - Victoria Park Duck Pond	70,000	0	70,000	0
7475 - Teresa Maliphant Playground	0	15,000	15,000	0
7476 - Teresa Maliphant Playground Softfall	0	30,000	30,000	0
7508 - Macquarie Lions Playground	0	127,185	127,185	121,523
7521 - Brocklehurst Playground (SCCF3)	40,000	1,163	41,163	0
7532 - Lions Park West Pedestrian Lights	25,000	0	25,000	0
7557 - Winged Victory Memorial	0	12,288	12,288	0
7558 - Cameron Park Fountain Restoration	0	46,866	46,866	0
8545 - Victoria Park-Playgmd Equipment Replace	287,500	327,753	615,253	3,200
8548 - Victoria Park - Playground - Rocket	0	6,540	6,540	0
9010 - Renewals - Buildings	44	0	44	0
9017 - Daphne Park Irrigation Renewals	0	25,000	25,000	0
<b>01.09563 - Horticultural Service- Other Structures (Renewals) Total</b>	<b>422,544</b>	<b>639,338</b>	<b>1,061,882</b>	<b>127,084</b>
<b>Horticulture - Asset Renewals - Maintenance Total</b>	<b>422,544</b>	<b>639,338</b>	<b>1,061,882</b>	<b>127,084</b>
<b>Open Space Total</b>	<b>1,632,544</b>	<b>1,425,095</b>	<b>3,057,639</b>	<b>229,121</b>
<b>Recreation and Sporting</b>				
<b>Sporting Facilities - Acquisition of Assets</b>				
<b>01.09596 - Sporting Facilities - Other Structures</b>				
7545 - Netball Court Construction	0	1,600	1,600	1,844
7825 - Dubbo Cycle Facility	0	17,027	17,027	17,027
<b>01.09596 - Sporting Facilities - Other Structures Total</b>	<b>0</b>	<b>18,627</b>	<b>18,627</b>	<b>18,871</b>
<b>01.09618 - Sporting Facilities - Plant and Equipment</b>				
7000 - Dubbo Netball Assn - PA System	0	10,000	10,000	0
<b>01.09618 - Sporting Facilities - Plant and Equipment Total</b>	<b>0</b>	<b>10,000</b>	<b>10,000</b>	<b>0</b>
<b>Sporting Facilities - Acquisition of Assets Total</b>	<b>0</b>	<b>28,627</b>	<b>28,627</b>	<b>18,871</b>
<b>Sporting Facilities - Asset Renewals - Maintenance</b>				
<b>01.09600 - Sporting Fac. -Other Structures (Renewals)</b>				
7593 - Victoria Park No. 1 PA System	0	34,305	34,305	0
7772 - Lady Cutler East Soccer Goal Posts	0	12,000	12,000	0
7773 - Lights at Victoria Park No. 1	0	18,000	18,000	0
7774 - Rugby League Goal Posts Victoria Pk No.1	15,000	-9,065	5,935	5,935
7778 - Victoria Park No. 1 Grandstand Seating	112,000	0	112,000	0
<b>01.09600 - Sporting Fac. -Other Structures (Renewals) Total</b>	<b>127,000</b>	<b>55,240</b>	<b>182,240</b>	<b>5,935</b>
<b>01.09601 - Sporting Facilities - Buildings - Amenities</b>				
7668 - Jubilee Oval Amenities	0	296,002	296,002	2,298
7728 - Apex Oval Grandstand Hot Water System	0	49,923	49,923	42,650
7742 - Kennard Park Amenities (SCCF R2)	0	433,747	433,747	219,626
7743 - South Dubbo Oval Amenities (SCCF R2)	0	390,993	390,993	221,896
7744 - Apex Oval Jnr Rugby Amenities (SCCF R2)	0	480,988	480,988	88,816
7746 - Battistels & Pavan Amenities	500,000	361,137	861,137	330,259
<b>01.09601 - Sporting Facilities - Buildings - Amenities Total</b>	<b>500,000</b>	<b>2,012,790</b>	<b>2,512,790</b>	<b>905,545</b>
<b>Sporting Facilities - Asset Renewals - Maintenance Total</b>	<b>627,000</b>	<b>2,068,030</b>	<b>2,695,030</b>	<b>911,480</b>
<b>Recreation and Sporting Total</b>	<b>627,000</b>	<b>2,096,657</b>	<b>2,723,657</b>	<b>930,351</b>
<b>Liveability Total</b>	<b>3,846,164</b>	<b>3,874,233</b>	<b>7,720,397</b>	<b>1,522,066</b>
<b>Organisational Performance</b>				

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>Building Assets</b>				
<b>Civic Admin. Buildings - Acquisition of Assets</b>				
5901 - Wellington Administration Buildings -418	37,770	0	37,770	18,527
<b>01.09668 - C.A.B. - Buildings</b>				
7945 - 139-141 Darling Street - Carpet Court	0	1,080,000	1,080,000	135
<b>01.09668 - C.A.B. - Buildings Total</b>	<b>0</b>	<b>1,080,000</b>	<b>1,080,000</b>	<b>135</b>
<b>Civic Admin. Buildings - Acquisition of Assets Total</b>	<b>0</b>	<b>1,080,000</b>	<b>1,080,000</b>	<b>135</b>
<b>Civic Admin. Buildings - Asset Renewals - Maint.</b>				
<b>01.08280 - Wellington Administration Building - Asset Renewal</b>				
5911 - Refurbishment	0	0	0	310
5912 - Stage 2 - WAB Information Centre	0	64,000	64,000	0
<b>01.08280 - Wellington Administration Building - Asset Renewal Total</b>	<b>0</b>	<b>64,000</b>	<b>64,000</b>	<b>310</b>
<b>01.09672 - Capital Renewals - Dubbo CAB</b>				
5020 - Lift Replacement	0	38,077	38,076	0
5022 - Additional Car Parks	0	3,044	3,044	0
<b>01.09672 - Capital Renewals - Dubbo CAB Total</b>	<b>0</b>	<b>41,121</b>	<b>41,120</b>	<b>0</b>
<b>Civic Admin. Buildings - Asset Renewals - Maint. Total</b>	<b>0</b>	<b>105,121</b>	<b>105,120</b>	<b>310</b>
<b>Building Assets Total</b>	<b>0</b>	<b>1,185,121</b>	<b>1,185,120</b>	<b>445</b>

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
<b>Information Services</b>				
<b>Information Services - Acquisition of Assets</b>				
<b>01.09653 - Office Equipment</b>				
7860 - UPS Upgrade	10,000	0	10,000	0
7893 - Hardware Purchases - PC's/Laptops	150,000	0	150,000	1,654
7909 - Internal Comms Project - Intranet	0	60,000	60,000	0
7911 - LAN Network Upgrade	30,000	0	30,000	3,345
7912 - Hardware Purchases (Printer)	50,000	0	50,000	58,742
7928 - Hardware Purchases - Server	30,000	0	30,000	0
7935 - Software	30,000	0	30,000	0
7943 - Call Centre Upgrade	0	28,435	28,435	0
7950 - Hardware Purchases - Misc	25,000	0	25,000	1,103
7962 - Upgrade Network at Remote Sites	50,000	0	50,000	0
7970 - RPAS/Drone	50,000	0	50,000	0
<b>01.09653 - Office Equipment Total</b>	<b>425,000</b>	<b>88,435</b>	<b>513,435</b>	<b>64,844</b>
<b>Information Services - Acquisition of Assets Total</b>	<b>425,000</b>	<b>88,435</b>	<b>513,435</b>	<b>64,844</b>
<b>Information Services Total</b>	<b>425,000</b>	<b>88,435</b>	<b>513,435</b>	<b>64,844</b>
<b>Property and Land Development</b>				
<b>Property Development - Acquisition of Assets</b>				
<b>01.09234 - Assets Const - Land Development - Stormwater</b>				
7048 - Moffat Estate Stage 3	0	0	0	148,388
7080 - Keswick S5R3	336,000	0	336,000	0
<b>01.09234 - Assets Const - Land Development - Stormwater Total</b>	<b>336,000</b>	<b>0</b>	<b>336,000</b>	<b>148,388</b>
<b>01.09238 - Assets Const - Land Development - Water</b>				
7048 - Moffat Estate Stage 3	0	0	0	2,582
7080 - Keswick S2R3	177,000	0	177,000	0
<b>01.09238 - Assets Const - Land Development - Water Total</b>	<b>177,000</b>	<b>0</b>	<b>177,000</b>	<b>2,582</b>
<b>01.09240 - Assets Const - Land Development - Sewer</b>				
7048 - Moffat Estate Stage 3	0	0	0	30,930
7080 - Keswick S5R3 Sewer	195,000	0	195,000	0
<b>01.09240 - Assets Const - Land Development - Sewer Total</b>	<b>195,000</b>	<b>0</b>	<b>195,000</b>	<b>30,930</b>
<b>01.09242 - Assets Const - Land Development - Roads</b>				
7052 - Moffat Estate Stage 3	0	0	0	244,688
7090 - Keswick Stage 5 - Release 2 - Final Seal	150,000	0	150,000	0
7095 - Keswick S5R3	1,300,000	0	1,300,000	2,776
<b>01.09242 - Assets Const - Land Development - Roads Total</b>	<b>1,450,000</b>	<b>0</b>	<b>1,450,000</b>	<b>247,464</b>
<b>01.09245 - Acquisition of Assets - Land</b>				
7000 - 10 Montefiores St Wellington	0	0	0	10,000
<b>01.09245 - Acquisition of Assets - Land Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,000</b>
<b>Property Development - Acquisition of Assets Total</b>	<b>2,158,000</b>	<b>0</b>	<b>2,158,000</b>	<b>439,364</b>
<b>Property and Land Development Total</b>	<b>2,158,000</b>	<b>0</b>	<b>2,158,000</b>	<b>439,364</b>
<b>Organisational Performance Total</b>	<b>2,583,000</b>	<b>1,273,556</b>	<b>3,856,555</b>	<b>504,653</b>
<b>Total</b>	<b>85,759,318</b>	<b>8,800,548</b>	<b>94,559,865</b>	<b>18,193,906</b>

**CONSULTANCY AND LEGAL EXPENSES**

<b>Quarterly Budget Review Statement - Quarter Ending 30 September 2021</b>		
<b>Expense</b>	<b>Expenditure YTD</b>	<b>Budgeted (Y/N)</b>
Legal Expenses	\$142,593.17	Y
Consultant Services	\$431,142.25	Y

<b>CONTRACT LISTING</b>				
<b>Quarterly Budget Review Statement - Quarter Ending 30 September 2021</b>				
<b>Contractor</b>	<b>Details and Purpose</b>	<b>Contract Value</b>	<b>Commencement Date</b>	<b>Budgeted (Y/N)</b>
JDC - Thomson Electrical Systems Pty Ltd	Supply one Power Link WPS600S-AU	\$ 147,895.00	2/07/2021	Y
Barnson Pty Ltd	For the design and project management of landscaping Keswick Estate Dubbo Stage 5	\$ 208,351.00	2/07/2021	Y
AGIS Trading Pty Ltd T/as Australian Geographic Information Services	Mapping of Water Pipework in Wellington	\$ 165,770.00	6/07/2021	Y
WO Services Pty Ltd T/as Williams Oriel Services	Design, Supply, Installation and commissioning of a BMS - Various locations	\$ 241,543.26	8/07/2021	Y
Barnson Pty Ltd	Design Services for Old Dubbo Gaol Plaza	\$ 127,270.00	14/07/2021	Y
Cadia Group	Precast Concrete Stormwater Products	\$ 100,642.69	20/07/2021	Y
Simtec Surveillance & Security	Western Plains Culture Centre - Security Cam System	\$ 88,022.00	29/07/2021	Y
Simtec Surveillance & Security	Swipe Card System Update for Western Plains Cultural Centre	\$ 113,520.00	29/07/2021	Y
P&TS Group Pty Ltd	Construction of Utility Services for NBN Telecommunication Network Boundary Road Stage 2 Project	\$ 176,066.00	29/07/2021	Y
Large Industries Pty Ltd T/as JLE Electrical	Electrical Works Boundary Road Stage 2	\$ 590,203.65	30/07/2021	Y
Innovyze Pty Ltd	InfoWorks ICM - Sewer Edition (7000 Nodes)	\$ 75,939.60	10/08/2021	Y
Landmark Engineering & Design Pty Ltd T/as Modus Australia	SHOWGROUND - Supply and Delivery of Grandstand Toilet Block	\$ 232,194.60	13/08/2021	Y
Bray Controls Pacific Pty Ltd	Dubbo WTP filters	\$ 54,851.50	20/08/2021	Y
Peter Hatton Services Pty Ltd T/as Custom Plumbing & Gas Fitting	Macquarie Street water main - Healey and Darling Street	\$ 52,338.00	25/08/2021	Y
Ovato Print Pty Ltd	Print and delivery of the Dubbo Region Visitor Guide	\$ 106,766.00	30/08/2021	Y
Folwick Construction Pty Ltd	Construction of Retaining Walls, Boundary Road Stage 2	\$ 151,993.60	31/08/2021	Y
RPS Industries Pty Ltd	Supply and delivery of 350 rubber matting sheets and fixing pins	\$ 52,387.50	31/08/2021	Y
Western Safety Barriers Group Pty Ltd T/as Western Safety Barriers	Supply and install roadside safety barrier at Burrendong No 2 Bridge	\$ 118,989.75	31/08/2021	Y
Accurate Asphalt & Road Repairs Pty Ltd	Burrendong No 2 site in situ stabilise subgrade	\$ 198,115.50	2/09/2021	Y
WO Services Pty Ltd T/as Williams Oriel Services	BMS Update Project - CAB - VA -2 - Water Boiler Update for CAB	\$ 80,202.10	3/09/2021	Y
The Frame Group Pty Ltd	Undertake upgrade of NSW RFS Dubbo FCC EOC Room Enterprise Video	\$ 127,856.30	3/09/2021	Y
Polpure Pty Ltd	Dewatering of sludge lagoon	\$ 50,160.00	7/09/2021	Y
CivilCS Pty Ltd	Pressure Sewer Works - Boothenba Road Intersection Upgrade	\$ 434,119.06	7/09/2021	Y
Skilltech Consulting Services Pty Ltd	Quarterly Water Meter Readings for September 2021	\$ 67,323.30	9/09/2021	Y
SLS Mechanical Services Pty Ltd	Dubbo WTP for 3 air compressors	\$ 57,084.50	10/09/2021	Y
C R Kennedy & Company Pty Ltd	Survey Equipment & Maintenance	\$ 155,489.70	13/09/2021	Y
Peter Stutchbury Architecture Unit T/as Peter Stutchbury Architecture	Prelim Designs and Doc Wiradjuri Tourism	\$ 704,506.00	14/09/2021	Y
Garry Murphy Painting	General Painting - Internal and External - Western Plains Cultural Centre	\$ 85,250.00	17/09/2021	Y
Dubbo Traffic Control Pty Ltd T/as Wilson Ind	Old Mendooran Road - Traffic Control for Culvert Construction	\$ 66,000.00	23/09/2021	Y
Boral Construction Materials Group Ltd	Swift Street & Arthur Streets Asphalt	\$ 227,844.73	23/09/2021	Y
DC Civil Enterprises Pty Ltd	Construction of Culvert Old Mendooran Road	\$ 187,649.67	23/09/2021	Y
Utilstra Pty Ltd	WHEELERS LANE WATER MAIN REPLACEMENT	\$ 399,012.88	30/09/2021	Y
Large Industries Pty Ltd T/as JLE Electrical	Boothenba Road Intersection Upgrade	\$ 359,160.42	30/09/2021	Y
Aqseptence Group Pty Ltd	Motor Gear 1.1-29 FH57/G DRN90S4, Belt Assy Replacement	\$ 110,456.08	30/09/2021	Y

**Note:** Contracts listed are those entered into during the quarter and have yet to be fully performed (excluding preferred suppliers).





DUBBO REGIONAL  
COUNCIL

## REPORT: Council Delegates for the Local Government NSW Special Conference

**DIVISION:** Executive Services  
**REPORT DATE:** 12 January 2022  
**TRIM REFERENCE:** ID22/26

### EXECUTIVE SUMMARY

<b>Purpose</b>	Addressing Council resolution      Seek direction or decision	
<b>Issue</b>	<ul style="list-style-type: none"> <li>• Council must select four voting delegates as representatives to the Local Government NSW (LGNSW) Special Conference to be held from 28 February 2022 to 2 March 2022.</li> <li>• The nominated voting delegates will attend the conference on behalf of Dubbo Regional Council.</li> </ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"> <li>• The number of voting delegates that each member Council is entitled to is determined according to the formula set out in the <a href="#">LGNSW rules</a>, and is based on the population of the region.</li> <li>• Dubbo Regional Council must nominate four voting delegates.</li> </ul>	
<b>Financial Implications</b>	Budget Area	Governance and Internal Control
	Funding Source	Members Expenses
	Proposed Cost	Conference fees only:      \$4,378 Other expenses:              \$6,504 Total:                              \$10,882
	Ongoing Costs	\$11,000 per year, from Members Expenses
<b>Policy Implications</b>	Policy Title	Payment of Expenses and Provision of Facilities for the Mayor and Councillors
	Impact on Policy	Section 3.2 of the policy states that the delegates to the Local Government NSW conference are: “the Mayor, or his nominee, two other Councillors as delegates plus an alternate delegate (to act as delegate if required) and Councillors as determined by the Council.” Section 3.3 of the policy outlines which costs will be covered for delegates.

### STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

Theme:	4 Community Leadership
CSP Objective:	4.2 Our civic leaders represent the community
Delivery Program Strategy:	4.2.1 The community acknowledges that Dubbo Regional Council is a representative and responsive Council

### RECOMMENDATION

- 1. That three councillors be selected, alongside the Mayor, to act as voting delegates at the upcoming Local Government NSW Special Conference 2022.**
- 2. That the nominated delegates represent Council at the Special Conference 2022.**
- 3. That Council's nominated voting delegates put forward the motion resolved by Council on 28 October 2021, as outlined in the report.**

*Murray Wood*  
Chief Executive Officer

*AR*  
Executive Manager  
Governance and Internal  
Control

## BACKGROUND

### Previous Resolutions of Council

28 October 2021 (in part)	That Council lodge a motion calling on the NSW LGA Special Conference for 2022 to request that the NSW Government urgently develop a gas decarbonisation roadmap.
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A Local Government NSW (LGNSW) Annual Conference was required in 2021 under the Fair Work (Registered Organisations) Act for the adoption of standing orders, along with reports from the President and Treasurer. This meeting was held on 29 November 2021. LGNSW have moved the remainder of the 2021 annual conference, now referred to as the Special Conference, to 28 February 2022 to 2 March 2022 due to the COVID-19 pandemic (Draft Program attached at **Appendix 1**).

At the conference, council-submitted motions will be debated and resolved to set the advocacy priorities of LGNSW for the year ahead. As noted above, in 2021 Council resolved to submit the following motion to the Special Conference:

*That LGNSW advocates that the NSW Government urgently develops a gas decarbonisation roadmap.*

## REPORT

### Consultation

*The Payment of Expenses and Provision of Facilities for the Mayor and Councillors Policy*, which determines the method of selection of delegates to the conference as being by way of council decision, was adopted following community consultation.

### Resourcing Implications

Item	Cost per delegate	Total Cost for 4 delegates
Registration	\$1,094.50	\$4,378.00
Conference dinner	\$176.00	\$704.00
Travel	\$450.00	\$1,800.00
Accommodation	\$700.00	\$2,800.00
Meals	\$300.00	\$1,200.00
<b>Total</b>	<b>\$2,720.50</b>	<b>\$10,882</b>

**Table 1.** Estimated budget

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	10,882	11,000	11,000	11,000	11,000	11,000
c. Operating budget impact (a – b)	-10,882	-11,000	-11,000	-11,000	-11,000	-11,000
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-10,882	-11,000	-11,000	-11,000	-11,000	-11,000
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	Allocated from Governance and Internal Control annual budget.					

**Table 2.** Ongoing Financial Implications

### Voting Delegates

Council's policy for the *Payment of Expenses and Provision of Facilities for the Mayor and Councillors* states that attendance at the Local Government NSW Conference be as follows:

- The Mayor of the day (or his/her nominee)
- Two other Councillors as delegates

Council must also determine an alternate delegate (to act as delegate if required).

As per the formula for calculating members' voting entitlements set out in rule 23 of the LGNSW rules, Dubbo Regional Council must nominate **four** voting delegates for the Special Conference.

Therefore Council must now determine four Councillor delegates to vote at the LGNSW Special Conference 2022, one of whom must be the Mayor. Council will also be required to determine the attendance of other Councillors as observers.

Under rule 34(b) of the LGNSW rules, a substitute delegate may replace a nominated voting delegate for voting at the Annual Conference by way of written notice signed by either the Mayor or the CEO, or their delegated representative.

Council must notify LGNSW of its voting delegates by 5.00 pm on Thursday, 17 February 2022.

### Motions to the Special Conference

LGNSW is also inviting submissions of motions to the Special Conference as early as practicable. A submissions guide is attached at **Appendix 2**, with submissions being made online: [2021 Annual Conference Home - Motions \(lgnsw.org.au\)](https://www.lgnsw.org.au). Submissions must be received no later than midnight on Sunday, 30 January 2022.

On 28 October 2021 Council resolved to submit the following motion to the Special Conference:

*That LGNSW advocates that the NSW Government urgently develops a gas decarbonisation roadmap.*

**Planned Communications**

- LGNSW will be notified of Council's voting delegates no later than 5.00 pm on Thursday, 17 February 2022.

**Timeframe**

Key Date	Explanation
30 January 2022	Motions to be submitted no later than midnight.
17 February 2022	Council to notify LGNSW of nominated voting delegates no later than 5.00 pm
28 February 2022	Special Conference commences
2 March 2022	Special Conference concludes

**APPENDICES:**

- [1](#) LGNSW Special Conference 2022 - Draft Program
- [2](#) LGNSW Special Conference - Motions Submissions Guide



## Local Government NSW Special Conference

Monday 28 February 2022 – Wednesday 2 March 2022

Main conference venue: Hyatt Regency Sydney, 161 Sussex St, Sydney NSW 2000

Theme: Locally Led: Working together for a better NSW

### SNAPSHOT OF DRAFT PROGRAM (as at 14 January 2022)

PRE – OPENING OF CONFERENCE, OPTIONAL WORKSHOPS AND SPECIAL EVENTS	
Monday 28 February 2022	
1.00pm – 7.00pm	Registration opens at the Grand Ballroom Foyer
1.30pm – 3.00pm	<b>Option 1. Presentation Panel: Room – King Room #4</b> Council involvement in new national agreement on Closing the Gap
1.30pm- 3.00pm	<b>Option 3. Councillor Workshop: King Room #3</b> Investing in You – Verbal Judo for Councillors  SOLD OUT
1.30pm – 3.00pm	<b>Option 4. Councillor Workshop: Wharf Room 1&amp;2</b>  Domestic violence – Councils are part of the solution
3.00pm – 5.00pm	<b>Grand Ballroom</b> <b>Meet the Politicians' Forum with-Cr Darriea Turley AM, President LGNSW</b> <i>After the "Meet the Politicians Forum"</i>  - <b>Presentation of the AR Bluett Awards by the Trustees</b>  <i>and</i>  <b>Welcome Reception Sponsor Address by Statewide Mutual</b>

Conference Opens – President's Welcome Reception sponsored by Statewide Mutual Hyatt Regency Sydney, 161 Sussex Street, Sydney	
Monday 28 February 2022	
5.00pm – 7.30pm	President's Welcome Reception Maritime Ballroom sponsored by Statewide Mutual
5.00pm – 5.05pm	The Registration Desk will be open during this event.

Tuesday 1 March 2022 – Business Session Day 1 Hyatt Regency Sydney, 161 Sussex Street Sydney	
7.30am – 5.00pm	Registration desk open Grand Ballroom Foyer
8.00am – 4.00pm	Trade exhibition opens Maritime Ballroom Delegate Lounge opens for networking
8.45am	<b>Grand Ballroom</b> Doors open for official conference proceedings
9.05am – 9.10am	Conference introduction by <b>Scott Phillips</b> , Chief Executive, LGNSW
9.10am – 9.15am	Welcome to Country on behalf of Metropolitan Local Aboriginal Land Council – <b>Yvonne Weldon</b>
9.15am – 11.00am	<b>Grand Ballroom</b> Address by <b>Cr Darriea Turley AM President, LGNSW</b> Opening of the Federal & State Conferences including demonstration of voting procedure, adoption of standing orders, business sessions and consideration of motions.
11.00am – 11.05am	Distinguished Partner address by <b>Active Super</b>
11.05am – 11.35am	Morning tea in trade exhibition, Distinguished Partner <b>Active Super</b> , Maritime Ballroom
11.35am – 1.00pm	Consideration of conference business continued, chaired by <b>President LGNSW</b>
1.00pm - 1.05pm	Elite sponsor address by <b>StateCover</b>
1.05pm – 2.15pm	Lunch in trade exhibition, sponsored by <b>StateCover</b> , Maritime Ballroom
1.05pm – 2.15pm	<b>StateCover</b> General Managers' Lunch (exclusive to GMs)
2.15pm – 3.30pm	Consideration of conference business continued, chaired by <b>President, LGNSW</b>
3.30pm – 4.00pm	Afternoon tea in trade exhibition <b>Maritime Ballroom</b>
4.00pm – 5.00pm	Consideration of conference business continued, chaired by <b>President, LGNSW</b>
5.00pm	Conference business session closes
5.00pm – 5.30pm	Networking drinks in trade display area
Conference Dinner at Grand Ballroom, Fullerton Hotel 1 Martin Place, Sydney	
7.00pm -10.30pm	Dinner and Entertainment
	<b>Cr Darriea Turley AM, President, LGNSW</b> and <b>Elite Sponsor, StateCover</b> present Outstanding Service Awards to elected members

Wednesday 2 March 2022 – Business Session Day 2 The Hyatt Regency, 161 Sussex Street, Sydney	
7.30am – 5.00pm	Registration opens Grand Ballroom Foyer
7.30am – 8.45am	<b>Wharf Room 1-5</b> <b>Australian Local Government Women's Association (ALGWA NSW) Breakfast, Wharf Room</b> Panel guest presenter: <b>Rosemary Kariuki</b> , Advocate for migrant and refugee women, LOCAL HERO 2021 Australian of the Year awards facilitated by MC, Ellen Fanning <i>(Rosemary Kariuki and Ellen Fanning appear by arrangement with Saxton Speakers Bureau)</i>
8.00am – 4.00pm	Trade exhibition opens, Maritime Ballroom Delegate Lounge opens for networking
8.45am	<b>Grand Ballroom</b> Doors open for official conference proceedings
9.00am	Introduction by <b>Ellen Fanning</b> , Master of Ceremonies
9.05am – 9.30am	<b>Grand Ballroom</b> Keynote address: <b>Economic Outlook 2022 with Michael Pascoe</b> <i>(Michael Pascoe appears by arrangement with Claxton Speakers International)</i>
9.30am – 9.35am	Planning sponsor address by <b>Resilience NSW</b>
9.35am – 10.30am	<b>Grand Ballroom</b> Keynote Panel: Economic Outlook 2022
10.30am – 10.35am	Distinguished partner address by <b>nbn</b>
10.35am – 11.05am	Morning tea in trade exhibition, partnered with <b>nbn, Maritime Ballroom</b>
11.05 – 11.20am	<b>Grand Ballroom</b> Address from <b>Cr Darriea Turley AM, President, LGNSW</b> , on Association Initiatives including Country Mayors MOU signing
11.20 – 11.25am	Distinguished sponsor topic <b>Landcom</b>
11.25am – 12.10pm	<b>Grand Ballroom</b> Presentation: <b>Climate Change Panel</b>
12.10pm – 12.55pm	<b>Grand Ballroom</b> Presentation: <b>The Housing Crisis in NSW</b>
12.55pm – 2.05pm	Lunch in trade exhibition, sponsored by <b>Landcom, Maritime Ballroom</b>
2.05pm – 3.05pm	<b>Grand Ballroom</b> <b>Final Keynote Speaker: Greig Pickhaver AO</b> in conversation with MC, Ellen Fanning <i>(Greig Pickhaver AO, appears by arrangement with Claxton Speakers International)</i>
3.05pm – 3.15pm	Final remarks and conference close, <b>Cr Darriea Turley AM, President, LGNSW</b>





# LGNSW Special Conference Motions Submission Guide

**LOCAL GOVERNMENT NSW**  
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## Motions Submission Guide

### 1. Introduction

Each year, member councils across NSW submit a range of motions to an Annual Conference conducted by Local Government NSW (LGNSW). These motions relate to strategic local government issues which affect members state-wide and introduce new or emerging policy issues and actions. They are debated and resolved by Conference delegates, with successful resolutions guiding LGNSW's advocacy priorities for the year ahead.

However, stay-at-home orders and the postponement of local government elections have forced a truncated Annual Conference in 2021, with insufficient time for proper motion debate. To ensure motions are properly debated and resolved by members, LGNSW will hold an additional Special Conference from 28 February to 2 March 2022.

All LGNSW member councils are invited to submit motions to this Special Conference, with the following Guide outlining the Motion development and submission process.

### 2. Deadlines

Members are encouraged to submit motions [online](#) as early as possible to allow assessment of the motions and distribution of the Business Paper before the Conference. Under LGNSW Rules, the latest date motions can be accepted for inclusion in the Business Paper is **12 midnight (AEDT) on Sunday 30 January 2022** (28 days prior to Conference).

### 3. Criteria for motion submission

The LGNSW Board has resolved that motions will be included in the Business Paper for the Conference only where they:

1. are consistent with the objects of LGNSW (see Rule 4 of the Association's [rules](#)),
2. relate to local government in NSW and/or across Australia,
3. concern or are likely to concern local government as a sector,
4. seek to advance the local government policy agenda of LGNSW and/or improve governance of the Association,
5. have a lawful purpose (a motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws),
6. are clearly worded and unambiguous in nature, and
7. do not express preference for one or several members over one or several other members.

Council members are encouraged to review [Action Reports](#) (on the member only pages of the LGNSW website) from previous Conferences and the [LGNSW Policy Platform](#) before submitting motions for this year's Special Conference to ensure the proposed motion wording reflects any recent developments and does not duplicate existing positions..

### 4. How to write a motion

Motions adopted at Conferences inform LGNSW's advocacy actions on behalf of the local government sector. LGNSW includes the exact wording of motions when writing to ministers, departments and agencies post-conference, so it is important that the wording of motions clearly outlines your council's policy intent or objective.

The format of motions, as much as possible, should call on a specific body (e.g. LGNSW, state government, federal government, a specific department or minister) and have a specific outcome that the motion is aiming to achieve. The wording should be unambiguous.

*Examples of clearly-worded Annual Conference motions:*

**Minister for Rural and Regional NSW**

That LGNSW lobbies the NSW State Government to appoint a Minister for Rural and Regional NSW with suitable resources to undertake meaningful representative activities.

**Natural Disaster Funding, Day Labour**

That LGNSW requests the Australian and NSW governments reinstate the claimable expense for the use of council staff during their normal working hours to attend to natural disaster relief and recovery funded works and reverse the present policy that effectively requires the mandatory use of contractors for recovery works.

**Companion Animal Act matters**

That LGNSW advocates that the NSW Government takes the following steps to improve the management of companion animals:

- establish an integrated on-line statewide registration process as an improved service to companion animal owners;
- resolve difficulties with the *Companion Animals Act 1998* definition of an "Authorised Officer", by using the definition contained in the *Impounding Act 1993* as the definition in both Acts, allowing councils choice in the business model for its area; and
- review the dismissal of charges under section 10 of the *Crimes (Sentencing Procedure) Act 1999* in relation to offences under the *Companion Animals Act 1998*.

For more examples see Business Papers from [past Conferences](#) on the LGNSW website.

## 5. Demonstrating evidence of council support for motion

The member submitting the motion must provide accompanying evidence of support for the motion. Such evidence may include an attachment note or extract from the minutes of the council meeting, at which the member council resolved to submit the motion for consideration by the Conference. In the absence of a council meeting, the evidence should be a letter signed by both the Mayor and General Manager.

## 6. How to submit a motion

LGNSW members are invited to submit motions through an [online portal](#) from **12 July 2021**.

Each motion submission should include responses to the following fields:

1. **Council name**
2. **Contact details** of relevant officer
3. **Motion category** (e.g. *planning, economic, environment etc. This assists with assigning motions to the relevant policy staff and grouping related motions in the Conference Business Paper.*)
4. **Motion title** (a few words)
5. **Motion** (a sentence or two which includes the call to action)
6. **Background note** (a paragraph or two to explain the context and importance of the issue to the local government sector)
7. **Evidence of council support** for the motion (e.g. *extract of council meeting minutes*)

Once a motion has been submitted it cannot be edited without contacting LGNSW, so please review the content carefully before submission.

## 7. How LGNSW manages incoming motions

The LGNSW Board has established a committee and delegated the function of managing incoming motions for the Conference to this committee. The Chief Executive will refer motions to the committee and the committee will assess whether the motion meets or doesn't meet the criteria, or if

it is unclear whether it meets the criteria. This assessment forms the final decision on which motions are included in the Conference Business Paper.

Prior to the committee making a final decision, LGNSW may contact the council that submitted the motion to seek clarity on its intent or wording.

Incoming motions which seek to change any long-held Fundamental [Principles](#), will be highlighted in the Business Paper for members' information at time of voting.

Motions which are consistent with existing LGNSW positions or current LGNSW actions, or that are operational and can be actioned without a Conference resolution, may still be printed in the Business Paper but will not be debated at the Conference.

## 8. What happens to motions at the LGNSW Conference

Standing orders are outlined at the front of the Business Paper and adopted at the commencement of each Conference. They outline the manner in which the Conference deals with motions. The standing orders adopted at the 2019 Conference can be found in **Attachment A**.

During debate on motions at Conference, the standing orders generally permit councillor delegates to speak in support of or against each motion. Following a vote on a motion, the motion is either carried and becomes a resolution of the Conference, or it is defeated.

## 9. Post-conference: Updates to the LGNSW Policy Platform

LGNSW's [Policy Platform](#) consolidates the voices of councils across NSW, reflecting the collective positions of local government on issues of importance to the sector. Importantly, the Policy Platform guides LGNSW in its advocacy on behalf of the local government sector.

The Policy Platform consists of two parts: LGNSW's Fundamental Principles, and the more targeted Position Statements.

- **Fundamental Principles** are the enduring and overarching principles that direct LGNSW's response to broad matters of importance to the local government sector. These Fundamental Principles are endorsed (or amended) by LGNSW members at Annual Conferences (or this year, at the Special Conference).
- **Position Statements** contain LGNSW's more detailed positions on specific issues and guide LGNSW's work on, and response to, policy issues of the day. Position Statements are subordinate to LGNSW's Fundamental Principles but are more agile and are targeted at specific policy issues as they arise.

### ***Changing Fundamental Principles***

Where a motion conflicts or may conflict with a Fundamental Principle, this will be clearly highlighted for delegates in the Conference Business Paper. If the motion is adopted as a resolution at Conference, then the relevant Fundamental Principle will be changed.

It is expected that changes to the Fundamental Principles will be uncommon, given their broad focus and general acceptance among the local government sector.

### ***Changing Position Statements***

Following each Conference, LGNSW will review resolutions of that Conference to determine whether the intent of each resolution is adequately covered by existing Position Statements. Where the Position Statements do not adequately include the intent of a resolution, LGNSW will update an existing Position Statement or draft a new Position Statement, to be endorsed by the LGNSW Board as part of the LGNSW Policy Platform.

LGNSW members will be informed of updates to the LGNSW Policy Platform.

#### **10. Post-conference: Determining LGNSW Advocacy Priorities**

Following the LGNSW Special Conference, LGNSW will review the resolutions and identify key areas of focus to guide LGNSW's advocacy for the coming year. These areas of focus are also informed by member feedback, the LGNSW strategic plan, position statements, emerging issues, and Board input.

LGNSW's Advocacy Priorities for the following year are then submitted for endorsement by the LGNSW Board, and communication to members via email.

As LGNSW undertakes advocacy actions on each of the Conference resolutions throughout the year, these actions and their outcomes will be published in LGNSW's Action Report. ([Past Action reports](#) are available on the member only pages of the LGNSW website).

#### **11. Further information**

For further information on the motion submission process, please contact Beau Reid, Policy Officer at [beau.reid@lgnsw.org.au](mailto:beau.reid@lgnsw.org.au).

## Frequently Asked Questions

### How do I know if my proposed motion is consistent with existing LGNSW policy positions?

The subject matter expert within council is best placed to identify this (for example, if the motion relates to a planning matter, this question should be answered by the Planning Manager). Subject matter experts are encouraged to review LGNSW's [Policy Platform](#) to gain an understanding of LGNSW's position on a particular matter to help identify whether your proposed motion is consistent.

### What is the deadline for submitting motions?

Members are encouraged to submit motions [online](#) as soon as possible to allow assessment of the motions and distribution of the Business Paper before the Conference. However, in line with the LGNSW Rules, the latest date motions can be accepted for inclusion in the Conference Business Paper is **12 midnight AEST on Sunday 30 January 2022** (28 days prior to Conference).

LGNSW can receive more than 300 motions for an Annual Conference. Submitting motions as early as possible helps LGNSW to manage the large volume of motions received within a short period of time and allows LGNSW to seek clarification on any motions if required.

### I'm unsure which motion category or sub-category I should select in the online portal

If you are unsure, just select the category you think best fits. LGNSW can reallocate the motion if necessary.

### What if my council will not meet to consider motions for the LGNSW Special Conference until after the 30 January 2022 deadline?

LGNSW understands that some councils will not hold their first meeting of the new council term until after the 30 January 2022 deadline to submit motions for inclusion in the Business Paper.

The LGNSW Rules set the deadline of midnight on 30 January 2022 for motions to be submitted for potential inclusion in the Conference Business Paper. However, the LGNSW Rules do also allow for councils to submit motions with less than 28 days' notice and the LGNSW Board may allow these to be considered at Conference as **late items**.

If councils cannot meet the 30 January 2022 timeline, we encourage councils to submit motions as late items as soon as possible after the deadline.

### Who should be the council contact for motions?

We recommend the council contact is someone who is available during the months that motions are open, and able to respond promptly to communications between the subject matter expert, your council and LGNSW. Some councils have identified the General Manager and others have identified the Governance Officer – it is a decision for each council.

### Will the COVID-19 pandemic affect the motions process?

The LGNSW Conference motions process is an important policy setting process for the local government sector. The Conference will follow government guidelines on safe events and social distancing. In 2020, the LGNSW conference was held online due to COVID-19 health and safety orders and delegates had the opportunity to debate motions during the conference. However, member feedback indicated an in-person conference is preferable, and LGNSW is seeking to do this with the Special Conference from 28 February to 2 March 2022.

### How can I amend my council's motion that I've already submitted?

Once a motion has been submitted it cannot be edited without contacting LGNSW so please review the content carefully before submission. If you need to edit a submitted motion, please contact Beau Reid, Policy Officer at [beau.reid@lgnsw.org.au](mailto:beau.reid@lgnsw.org.au). You may need to provide evidence of support for the change (see section 5).

## **Attachment A – Excerpt of LGNSW 2019 Annual Conference Standing Orders**

*The 2020 Annual Conference was held wholly online and as such the standing orders differed substantially from past years. The 2019 standing orders are included below as a guide.*

### **Manner of dealing with Conference Business**

11. *Conference Business will be dealt with in any order at the discretion of the Chairperson.*
12. *Nothing in these Standing Orders shall prevent the Chairperson from dealing with motions concurrently.*

### **In the case of motions**

13. *The Chairperson, upon coming to a motion set out in the Business Paper, must ask whether there is any dissent to the proposed resolution the subject of the item and, if no dissent be signified, may at any time, declare the motion carried.*
14. *Where dissent is signified, the Chairperson shall require the motion to be moved and seconded.*
15. *If the motion is moved and seconded, the Chairperson may, at any time during debate, make such inquiries as to the nature of the dissent so as to confine any debate to the issues genuinely in dispute or to explore amendments to the proposed resolution which satisfactorily accommodate the moving and dissenting Delegates and Delegates generally.*
16. *Movers of motions shall be permitted two (2) minutes to introduce their proposed resolution into debate and one and a half (1.5) minutes in reply. All other speakers shall each be permitted to speak once for one and a half (1.5) minutes. The Conference may, on application by a speaker, permit that speaker to have one, but only one, further period of one and a half (1.5) minutes in which to speak.*
17. *A Delegate seconding a motion shall not be permitted to speak until at least one Delegate has spoken in dissent.*
18. *The Chairperson may, during the course of debate direct a speaker to confine his or her speech so as to:*
  - a. *limit repetition of matters addressed by other speakers;*
  - b. *limit debate about matters or issues not genuinely disputed.*
19. *Except as otherwise provided herein, it shall not be in order to move that any resolution be immediately put until at least two Delegates, in addition to the mover and the seconder, shall have had an opportunity to speak on the resolution then before the Conference.*
20. *A Delegate can, without notice, move to dissent from the ruling of the Chairperson on a point of order. If that happens, the Chairperson must suspend the business before the Conference until a decision is made on the motion of dissent;*
  - a. *If a motion of dissent is passed, the Chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been discharged as out of order, the Chairperson must restore the motion or business to the agenda and proceed with it in due course; and*
  - b. *Despite any clause to the contrary, only the mover of a motion of dissent and the Chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.*
21. *A Delegate may not substitute from the floor of the Conference a new motion for one listed in the Business Paper unless the new motion is substantially the same, and dealing with the same subject matter, as the original motion, and the new motion is accompanied by written evidence that it has the support of the member concerned.*
22. *When an amendment is before the Conference, no further amendment shall be discussed until that amendment has been dealt with.*



23. *No more than one amendment upon any motion shall be considered unless notice of such further amendment is given before the amendment then under discussion has been dealt with.*

24. *The mover of an amendment which has been adopted as the motion shall (as in the case of the mover of an original motion) have the right of reply to any further amendments submitted.*

***New motions from the floor of Conference***

25. *At least 24 hours' notice shall be given before dealing with any new motions introduced during the Conference (Rule 28(d)).*

26. *Where a Member seeks to introduce a new motion during the Conference, they shall submit the motion and evidence that the motion has the support of the member concerned, to the Association's Chief Executive (or the Chief Executive's nominee), in writing.*

27. *The Chief Executive (or the Chief Executive's nominee), upon receiving a new motion submitted during the Conference, shall immediately record the time that they receive the motion and make arrangements for copies of the motion to be provided to Delegates.*

***Motions that reflect existing LGNSW policy***

28. *Motions submitted for inclusion in the Business Paper to the Conference which reflect existing LGNSW policy (Category 2 motions) shall remain existing LGNSW policy unless superseded or replaced by a subsequent Conference resolution.*

***In the case of all other Conference Business***

29. *All other Conference Business will be dealt with at the discretion of the Chairperson.*

***Manner of voting***

30. *Only Members' nominated voting Delegates and members of the Board may debate and vote on motions.*

31. *Except as hereinafter provided voting on any matter shall be on the show of cards.*

32. *The Chairperson may direct that voting on any matter be taken by show of voting cards or by use of electronic voting.*

33. *After a show of voting cards or on conclusion of an electronic vote the Chairperson may either:*

- a. declare the question resolved in the affirmative or negative; or*
- b. if voting cards have been used, call for a new vote using electronic voting.*

34. *A Division may be called following a vote on the show of cards by no less than 10 Delegates.*

35. *A Division will be taken by use of electronic voting.*

***Suspending Standing Orders***

36. *Standing Orders may be suspended by a majority of those present, provided the meeting is in quorum. A motion to this effect shall be open to debate.*

***Outstanding business***

37. *In the event that the Conference, having commenced in quorate, subsequently loses a quorum and is unable to consider any item(s) of business properly put before the Conference, they shall be referred to the Association's Board for consideration.*



## REPORT: Development Application - D21-552 - Boarding House - Lot 1 DP596251, 47 Macleay Street Dubbo

DIVISION: Development and Environment  
REPORT DATE: 7 January 2022  
TRIM REFERENCE: ID22/7

### EXECUTIVE SUMMARY

<b>Purpose</b>	Determination of Development Application	
<b>Issue</b>	<ul style="list-style-type: none"> <li>During public notification of the subject Development Application, Council received eight submissions. As per the Chief Executive Officer's (CEO) delegations the CEO cannot approve Development Applications where there are eight or more valid planning objections within the notification area.</li> </ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"> <li>As per the following excerpt from the Chief Executive Officer's (CEO) delegations the CEO cannot approve Development Applications where: <ol style="list-style-type: none"> <li><i>A petition with eight or more signatures from separate households within the notification area has been received and the application has not been refused.</i></li> <li><i>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.</i></li> </ol> </li> <li>A comprehensive planning assessment under Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> has been undertaken including an assessment of the issues raised in the submissions and has been attached as <b>Appendix 1</b>.</li> <li>This report will focus on the issues raised during the notification process and details Council's response to such issues. For more information in relation to the overall assessment of the Development Application reference should be made to <b>Appendix 1</b>.</li> </ul>	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
<b>Policy Implications</b>	Policy Title	There are no policy implications arising from this report.

## STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes.

This report is aligned to:

Theme: 1 Housing

CSP Objective: 1.1 Residential housing opportunity meets the current and projected needs of our community

Delivery Program Strategy: 1.1.4 New public and social housing is integrated into existing residential areas

## RECOMMENDATION

**That Development Application D21-552 Part 1 for a Boarding House at Lot 1 DP 596251, 47 Macleay Street, Dubbo be approved subject to the conditional consent (Appendix 2).**

*Stephen Wallace*  
Director Development and Environment

*TS*  
Senior Planner

## BACKGROUND

A Development Application for a boarding house at Lot 1 DP 596251, 47 Macleay Street Dubbo was lodged with Council on 31 August 2021.

The proposed development includes the demolition of an existing dwelling and the construction of two separate buildings. The buildings feature:

- 'Block A' (fronting Macleay Street)
  - Single storey building
  - Six bedrooms each featuring a kitchenette and bathroom facilities
  - A communal lounge area
- 'Block B'
  - Two storey building
  - First floor:
    - Six bedrooms each featuring a kitchenette and bathroom facilities (including one designated disabled room)
    - A communal lounge area
  - Ground Floor
    - Six bedrooms each featuring a kitchenette and bathroom facilities (including one designated disabled room)
    - A communal lounge area

The proposed development also includes: nine car parking spaces; bin storage area; landscaping; a ramp that provides wheelchair access from the footpath to Block A and from Block A to Block B; four motorcycle parking spaces; communal outdoor space; bicycle parking; clothes drying area; and driveway.

For visual reference the submitted floor and elevation plans are attached as **Appendix 3**.

## Site Characteristics

### *Locality*

The allotment is located on the southern side of Macleay Street. The allotment has an area of 1,149m<sup>2</sup> with a frontage of 15.57m to Macleay Street. For a locality map of the site see **Figure 1**.

### *Slope*

The site is generally flat at 262.5mAHD.

### *Vegetation*

The site is void of significant native vegetation.

### *Access*

Access to the site is obtained via Macleay Street, a bitumen sealed public road with kerb and guttering.

*Drainage*

Drainage would occur into Council's reticulated stormwater system on Macleay Street.

*Services*

The site would be connected to all utility services (water, sewer, stormwater and electricity).

*Adjoining Uses*

The land is bound by residential uses in all directions.

*Site Inspection*

An inspection of the site was conducted on 29 September 2021, a number of photographs are included on file.

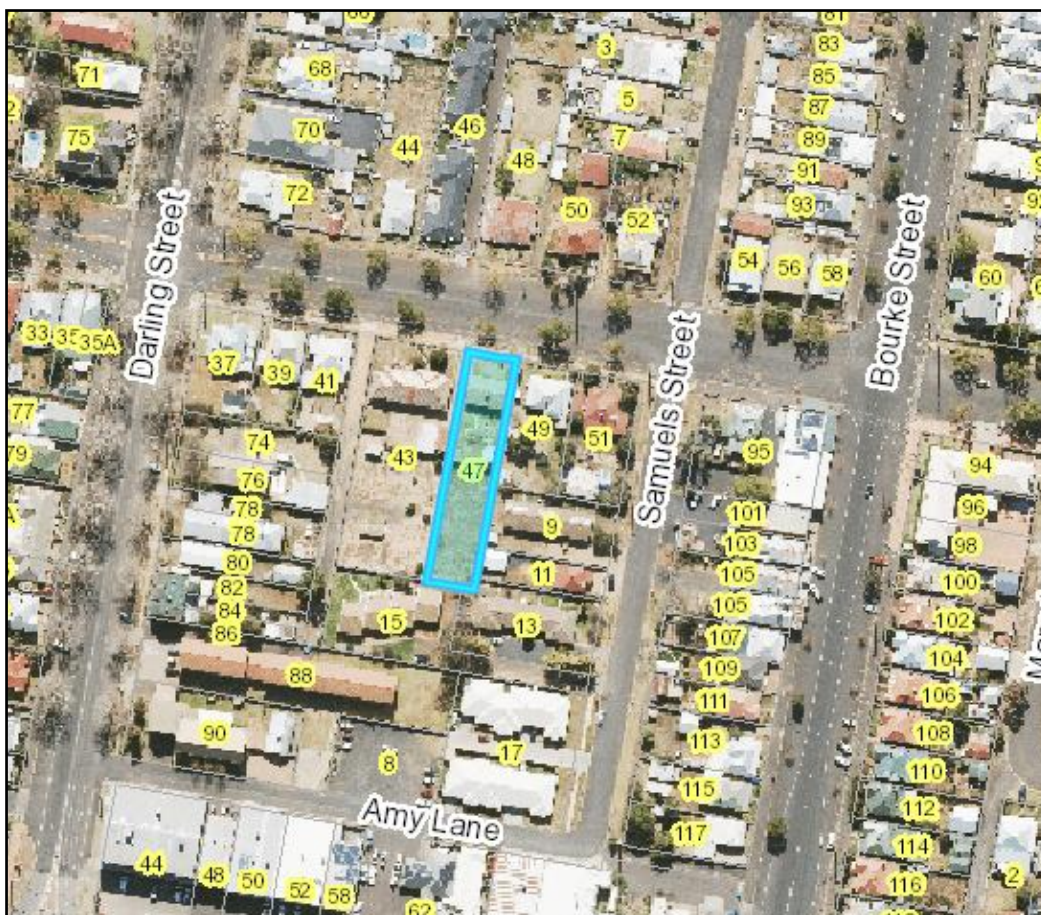


Figure 1: Site location Lot 1 DP 596251, 47 Macleay Street DUBBO.

**REPORT**

**Consultation**

In accordance with Council's Community Participation Plan, the subject Development Application was notified to adjoining owners for a period of 14 days ending 26 September 2021 and advertised in the Daily Liberal on 15 September 2021.

Council received eight submissions during the notification period and as such, the application shall be determined by Council.

It is noted that Submissions 1-7 are duplications with an opportunity for the resident to provide details of their name, address and signature. Submission 8 contains the same information as Submissions 1-7 however is formatted differently. Regardless, all submissions contain the same information and raise the same concerns.

A copy of the submissions are attached as **Appendix 4**.

The concerns raised are listed below with a planning comment/response attached:

- *Submission concern*

The land is zoned R1 Low Density Residential and the proposed development does not meet the zone objectives, specifically 'provide for the housing needs of the community' in that accommodation to be provided could and would probably be sourced from beyond the community.

*Planning response*

It should be noted the subject land is located within the *R1 General Residential zone*, not R1 Low Density Residential as quoted in the submission.

The proposed development is consistent and meets the following relevant R1 zone objectives as follows:

- To provide for the housing needs of the community.
- To provide a variety of housing types and densities.
- To ensure development is consistent with the character of the immediate locality.

The proposed development will result in housing diversity within close proximity to the Dubbo CBD and shops. The proposed development is considered to be designed in a manner that is consistent with the existing streetscape and surrounding area.

The proposed *boarding house* provides affordable rental housing and positive social benefits to those within the community. Council cannot restrict the use of the development to those residing within the LGA to prevent those from outside the LGA utilising the development.

- *Submission concern*

The use of the proposed development by those from outside the LGA is inconsistent with the objectives of the Dubbo LEP.

*Planning response*

As detailed above, Council cannot restrict the use of the development to those residing within the LGA to prevent those from outside the LGA utilising the development. Additionally, should someone from outside the LGA occupy a room within the development, then that person becomes someone from the community.

- *Submission concern*

The proposed density of the development is inconsistent with the character of the neighbourhood.

*Planning response*

The proposed development is permitted with consent in the zone and has been designed to ensure a minimal visual impact on the streetscape results. In this regard, the building fronting the street has been designed as single storey building to demonstrate consistency with the streetscape. Further, the street view plan demonstrates the first storey of the rear building will have a negligible impact on the streetscape due to the distance between the rear building and the front boundary.

- *Submission concern*

The proposed development will not provide facilities or services to meet the day to day needs of local residents.

*Planning response*

This objective of the zone relates to permitted non-residential types of development such as neighbourhood shops and the like and as such is not relevant to the proposed development. As stated above, the proposed development is consistent with the remaining relevant zone objectives.

- *Submission concern*

The increased number of occupants on the site will place greater demand on the lifestyle and wellbeing of local residents.

*Planning response*

The proposed development is permitted with consent in the zone and will create diversity to the housing type available in the area. It is unclear what is meant by the 'greater demand on the lifestyle and wellbeing of local residents' comment.

- *Submission concern*

The proposed development is not consistent with the following zone objective:

- *To ensure development is consistent with the character of the immediate locality.*

*Planning response*

As stated above, the proposed residential development is considered to be designed in a manner that is consistent with the existing streetscape and surrounding area.

- *Submission concern*

The cumulative impact of similar boarding houses does and will change the fundamental characteristic of the neighbourhood, such as the proposed development can accommodate up to 24 persons.

*Planning response*

The proposed development is residential in nature and will provide diversity to the housing stock available in the area for those who are eligible for affordable housing and meet the definition of 'affordable housing' in accordance with Clause 6 of the SEPP.

The proposed development can only accommodate up to 18 persons based on floor area of each unit. A condition of consent will restrict the use of the rooms to be for single occupancy only.

- *Submission concern*

The SEE states that the proposed development can be assessed as multi-dwelling housing however this is legally incorrect and is more akin to a residential flat building.

*Planning response*

In the absence of controls for *boarding house* development within the *Dubbo Development Control Plan 2013*, the application was assessed under the chapter relating to 'Residential flat buildings and shop top housing' which was considered to be the most consistent with the proposed land use.

- *Submission concern*

The submitted SEE does not comment or address the rationale of the Affordable Rental Housing SEPP for a *boarding house* to cater for low-income occupants.

*Planning response*

The applicant has addressed the objectives of the Affordable Rental Housing State Environmental Planning Policy and demonstrates how the development will be utilised for affordable rental housing (see **Appendix 1**).

- *Submission concern*

The proposed development will reduce the value of properties.

*Planning response*

No evidence has been provided to substantiate this claim, nor is this a planning consideration under the *Environmental Planning and Assessment Act 1979*.

- *Submission concern*

The proposed development will result in up to 24 occupants with nine cars, four motorcycles and four bicycles which is not similar to the land use of a single dwelling house within the R1 Low Density Zone.

*Planning response*

The proposed development can only accommodate up to 18 persons which will form a condition of consent. The land use is permitted with consent and is similar to the multi-dwelling development located within the vicinity of the site, namely Numbers 9, 13, 15 and 17 Samuels Street.



Again, the subject land is zoned R1 *General Residential*, not R1 Low Density Residential as quoted.

- *Submission concern*

The proposed development will result in adverse impacts in relation to parking availability for existing residents and increased noise from the large number of occupants on the site.

*Planning response*

The proposed development has provided suitable onsite parking.

Noise generated by the occupants of the residential development is not expected to be any different to any other residential development. Noise generated outside the hours of 6am and 10pm would be a matter for the Police as it would be for any residential setting.

- *Submission concern*

The proposed development will result in the neighbourhood transforming from a low density to a medium density.

*Planning response*

The proposed development is permitted with consent in the R1 zone and is consistent with the objectives of the zone. Regardless, the neighbourhood exhibits pockets of medium density development, namely Numbers 9, 13, 15 and 17 Samuels Street and 46 Macleay Street.

The proposed development will result in housing diversity for those with a very low to moderate income.

- *Submission concern*

The proposed development has not addressed Clause 4.4 – FSR in relation to the amenity of the adjoining land and the capacity for the road network to accommodate vehicles and pedestrian generated.

*Planning response*

It is assumed that the Clause 4.4 reference is to floor space ratio in *Dubbo Local Environmental Plan 2011*. This clause was not adopted by Council and therefore the concern raised is not relevant.

Council's Infrastructure Division has not raised any concerns in relation to the capacity of the surrounding road network to support the traffic generated by the proposed development.

- *Submission concern*

Occupants of the *boarding house* may use on-street parking as a matter of convenience rather than use the on-site parking which will increase parking opposite and adjacent to neighbouring properties.

*Planning response*

Compliant on-site parking is provided. Council cannot prevent occupants of the site from utilising street parking.

- *Submission concern*

The SEE states that priority will be given to applicants with very low to moderate income after a selection process however there is no guarantee that low-income earners, as defined in clause 6 of the SEPP, will occupy the rooms. By all accounts, the *boarding house* will rent rooms to those willing to pay the rent.

The proposal is by all accounts a commercial enterprise and should not be approved.

*Planning response*

The applicant has confirmed the following details in relation to the operation of the *boarding house* for affordable rental housing:

*It is intended that the maximum tariffs charged for accommodation in the proposed two boarding houses are no more than the tariff limits specified or calculated in accordance with the guidelines approved by the NSW Treasurer each year as part of the criteria for land tax exemption for land used and occupied primarily for a boarding house.*

*As an example, according to Ruling LT 108 under Section 10Q - Low cost accommodation-- exemption/reduction, Land Tax Management Act 1956, the tariff limits for land tax exemption for the 2021 tax year are as follows:*

*The maximum tariffs that may be charged during 2021 must not exceed:*

- *for full board and lodging:*
  - *\$401 per week for single accommodation; or*
  - *\$663 per week for family or shared accommodation;*
- *for less than full board and lodging:*
  - *\$270 per week for single accommodation; or*
  - *\$446 per week for family or shared accommodation.*

*We are of the view that such tariff limits published each year by Revenue NSW are a practical guide as to what is accepted to be low cost and affordable. It is intended that all rooms in the proposed two boarding houses are to be rented on a single occupancy basis with no meals provided. In accordance to the above tariff limits, a room in the proposed two boarding houses would have charged no more than \$270 per week during the 2021 tax year. The median weekly household income for the Greater Sydney in 2016 Census is \$1,750, and 120% of such figure is \$2,100. This figure will certainly increase when the 2021 Census data is published by the Australian Bureau of Statistics in the future.*

*It is intended that only occupants having household income of less than \$2,100/week will be approved to occupy a room in the proposed two boarding houses. The proposed*

*maximum tariff of \$270/week is well within the 30% limit as a percentage of gross income in rent.*

*Therefore, this demonstrates that the aims of the SEPP are addressed and complied, and the operation of the proposed two boarding houses are in accordance with the definition of affordable housing in accordance with Clause 6 of the SEPP.*

It is considered the applicant has adequately demonstrated consistency with the aims of the SEPP.

- *Submission concern*

In the absence of controls for *boarding houses* within the DCP the applicant has suggested that the development be assessed against the controls of a single dwelling house which is inappropriate due to the very dissimilar use and purposes. The assessment of the DCP should be disregarded.

*Planning response*

In the absence of controls for *boarding house* development the application was assessed under the chapter relating to 'Residential flat buildings and shop top housing' which was considered to be the most consistent with the proposed land use.

Regardless, the proposed development is also consistent with the SEPP.

- *Submission concern*

The SEE does not address the aims of the SEPP (ARH).

In this regard, the proposed development is not consistent with (f) as there are no local business centres in the vicinity of the property.

*Planning response*

As detailed above, the applicant has adequately detailed that the development will be operated in accordance with the SEPP as affordable rental housing. The subject land is located within 800m of the Dubbo CBD (corner Macquarie and Talbragar Streets) which is not considered an excessive distance to travel for employment or good and services. As such the proposed development is consistent with (f) of the aims of the SEPP (ARH) 2009.

- *Submission concern*

The application does not provide housing for the homeless and other disadvantaged people and as such is inconsistent with (g).

The question of where the occupants of AHR accommodation are to be drawn from is restricted in the policy to clause 6, the definition of "affordable housing".

The applicant in this Development Application has not unequivocally stated all occupants WILL be drawn from the income thresholds of the Clause 6.

*Planning response*

As detailed above the applicant has adequately detailed that the development will be operated in accordance with the SEPP (ARH) 2009 as affordable rental housing.

- *Submission concern*

The social impacts of the proposed development on local and neighbouring dwellings has not been explicitly addressed by the applicant.

*Planning response*

The proposed *boarding house* does not provide in excess of 20 bedrooms and as such a social impact statement is not required in accordance with the Chapter 3.3 of the *Dubbo DCP 2013*. A merit based assessment of the proposed development has not raised any concerns in relation to significant adverse social impacts.

- *Submission concern*

The proposed development may result in new occupants every three months and the constant uncertainty of unknown persons living in the *boarding house* will impact the neighbourhood.

*Planning response*

Not a planning consideration.

- *Submission concern*

The proposed development should be refused based on traffic generation.

*Planning response*

Council's Infrastructure Division has not raised any concerns in relation to the capacity of the surrounding road network to support the traffic generated by the proposed development.

- *Submission concern*

The proposed development is not considered orderly development and the cumulative effect of the proposed development is not conducive to a low density zone, is not in the public interest and will set an undesirable precedent.

*Planning response*

The proposed development is considered to be designed appropriately to minimise the visual impact on the streetscape, is consistent with the zone objectives and is considered to be in the public interest by providing affordable housing solutions within close proximity to transport and the Dubbo CBD. Each Development Application is assessed on its own merits.

- *Submission concern*

The proposed development will adversely affect my wellbeing and enjoyment of my own home by being exposed to unacceptable motor vehicle traffic during all hours of the day and night, all to generate income for the landlord of the development.

*Planning response*

A 1.8m high Colorbond fence will be provided along the western boundary adjacent to the driveway. It is considered this material and height is appropriate to reduce the noise generated by vehicles traveling along the driveway that may impact adjoining properties. Commercial benefit is not a planning consideration.

**Resourcing Implications**

Nil.

**Planning Assessment Section 4.15(1)**

As required by the Environmental Planning & Assessment Act, 1979, Section 4.15(1), the following relevant matters are addressed below:

- environmental planning instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs);
- draft environmental planning instruments;
- development control plans;
- planning agreements;
- regulations;
- environmental (natural and built), social and economic impacts;
- suitability of the site;
- submissions; and
- public interest.

*(a)(i) Environmental Planning instruments*

SEPP 55 – Remediation of Land

The proposed development involves a residential land use. The land is currently used for a residential land use. An inspection of the site did not reveal any evidence of a potentially contaminating land use such as oil stains and the like. No further investigation is required.

Contamination considerations associated with demolition work will be discussed elsewhere in this report.

SEPP (Infrastructure) 2007

The application was referred to Essential Energy in accordance with Clause 45 for which they responded in correspondence dated 24 September 2021, raising no objection to the proposed development. The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

SEPP (Housing) 2021

Although the proposed development demonstrates inconsistencies with the SEPP (Housing) 2021, it provides the following savings provisions:

*Schedule 6(2)*

The former provisions of a repealed instrument continue to apply to the following –

- (a) A development application made, but not yet determine, on or before the repeal day,*
- (b) A development consent granted on or before the repeal day.*

The proposed development was lodged prior to the gazettal of the SEPP and as such the provisions of the SEPP (ARH) 2009 applies. No further assessment required.

State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP (ARH) 2009)

The aims of the policy are as follows:

- a. to provide a consistent planning regime for the provision of affordable rental housing,*
- b. to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,*
- c. to facilitate the retention and mitigate the loss of existing affordable rental housing,*
- d. to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,*
- e. to facilitate an expanded role for not-for-profit-providers of affordable rental housing,*
- f. to support local business centres by providing affordable rental housing for workers close to places of work,*
- g. to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.*

The proposed development complies with the aims and development standards of the SEPP (ARH) 2009. For more information in relation to the assessment of the proposed development against the SEPP (ARH) 2009 reference should be made to **Appendix 1**.

SEPP (Building Sustainability Index: BASIX) 2004

The Application requires BASIX documentation as the proposed dwellings are classed as 1a buildings under the Building Code of Australia (BCA). Legislation requires all buildings or parts of buildings of this classification to contain the relevant documentation.

BASIX certificates have been submitted with this Application, BASIX Certificate No 1220411S dated 9 July 2021 for the front building (block A) and BASIX Certificate No 1220419S dated 9 July 2021. These certificates have been noted by Council's Senior Building and Development

Officer as being valid and accurate documents. The BASIX requirements and associated plans have been assessed and approved as meeting the objectives of the SEPP.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Local Environmental Plan 2011

The proposed development complies with the aims and development standards of the Dubbo LEP 2011. For more information in relation to the assessment of the proposed development against the Dubbo LEP 2011 reference should be made to **Appendix 1**.

*(a)(ii) Draft Environmental Planning instruments*

- *Draft Dubbo Regional Environmental Plan 2021*

Council has recently exhibited the Draft Dubbo Regional Local Environmental Plan 2021. This Instrument is a merger of the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012. The draft Instrument is a merger of the two existing Instruments, with no rezonings proposed. As a consequence of this merger, some land uses may become permissible or prohibited in a particular zone, noting current inconsistencies between these Instruments. None of these amendments specifically relate to the subject site. As such, the proposed amendments do not have any material impact upon the proposed development.

*(a)(iii) Development control plans*

Dubbo Development Control Plan 2013

The proposed development is consistent with the controls of the Dubbo DCP 2013. For more information in relation to the assessment of the proposed development against the Dubbo DCP 2013 reference should be made to **Appendix 1**.

**Summary**

The Applicant has sought development consent for a *boarding house* at Lot 1 DP 596251, 47 Macleay Street, Dubbo.

The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.

Specifically, it is evident the valid planning concerns raised in the submissions can be managed appropriately with the imposition of conditions of consent.

The proposed development is consistent with the objectives of the applicable Environmental Planning Instruments, Development Control Plan 2013 and Council policies and is therefore recommended for approval subject to the conditions of consent attached.

**APPENDICES:**

- 1 [↓](#) Planning Report - 47 Macleay Street Dubbo
- 2 [↓](#) Conditions and Notations - 47 Macleay Street Dubbo
- 3 [↓](#) Floor and Elevation Plans - 47 Macleay Street Dubbo
- 4 [↓](#) Submissions - 47 Macleay Street Dubbo





## APPLICATION ASSESSMENT REPORT

**REPORT:** Lot: 1 DP: 596251, 47 Macleay Street DUBBO  
**Development:** Boarding house (18 units)  
**Applicant:** He & Wang Consulting Pty Ltd  
**Owner:** Airthrow Pty Ltd  
**Assessing Officer:** Senior Planner 1  
**Date:** 07 January 2022  
**File:** D2021-552 Part 1

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### PROPOSED DEVELOPMENT

Council is in receipt of a Development Application for a boarding house at Lot 1 DP 596251, 47 Macleay Street DUBBO.

The proposed development consists of the following:

- Demolition of existing dwelling
- Construction of two (2) separate buildings featuring:
  - 'Block A' (fronting Macleay Street)
    - Single storey building
    - Six (6) bedrooms each featuring a kitchenette and bathroom facilities
    - A communal lounge area
  - 'Block B'
    - Two (2) storey building
    - First floor:
      - Six (6) bedrooms each featuring a kitchenette and bathroom facilities (including one (1) designated disabled room)
      - A communal lounge area
    - Ground Floor:
      - Six (6) bedrooms each featuring a kitchenette and bathroom facilities (including one (1) designated disabled room)
      - A communal lounge area

The proposed development also includes nine (9) car parking spaces; bin storage area; landscaping; a ramp that provides wheelchair access from the footpath to Block A and from Block A to Block B; four (4) motorcycle parking spaces; communal outdoor space; bicycle parking; clothes drying area; and driveway.

### SITE CHARACTERISTICS

#### *Locality*

The allotment is located on the southern side of Macleay Street. The allotment has an area of 1,149m<sup>2</sup> with a frontage of 15.57m to Macleay Street. For a locality map of the site see **Figure 1**.

*Slope*

The site is generally flat at 262.5mAHD.

*Vegetation*

The site is void of significant native vegetation.

*Access*

Access to the site is obtained via Macleay Street, a bitumen sealed public road with kerb and guttering.

*Drainage*

Drainage would occur into Council's reticulated stormwater system on Macleay Street.

*Services*

The site would be connected to all utility services (water, sewer, stormwater and electricity).

*Adjoining uses*

The land is bound by residential uses in all directions.

*Site Inspection*

An inspection of the site was conducted on 29 September 2021, a number of photographs are included on file.

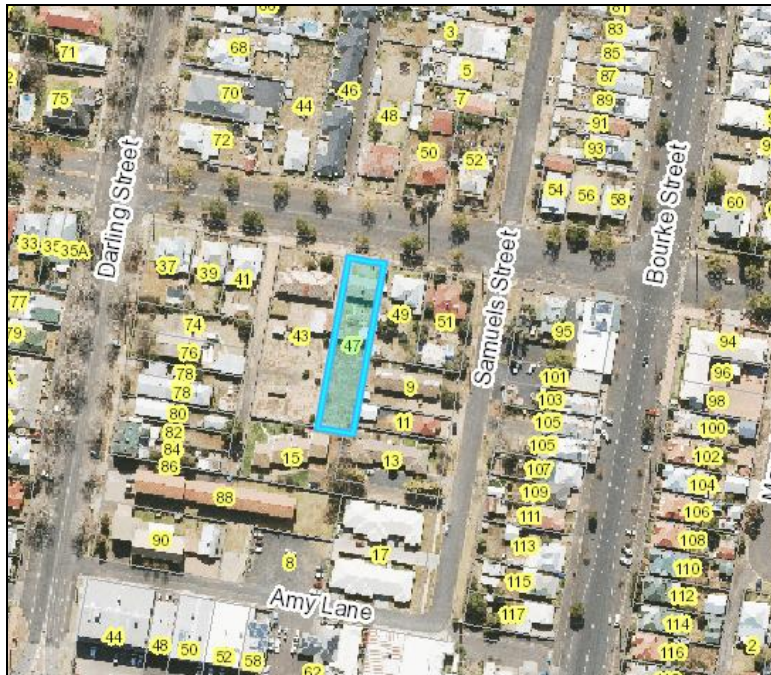


Figure 1: Site location Lot 1 DP 596251, 47 Macleay Street DUBBO.

During the inspection a 15m high pole was noted along the eastern boundary (**Figure 2**). Council's Senior Building Certifier has confirmed this pole is a sewer vent pipe which is typical of the older residential areas of Dubbo. Council's Senior Development Engineer has confirmed that the buildings must to be within 5m of the vent. The buildings are located in excess of 5m as required.



**Figure 2:** Existing sewer vent pipe along eastern boundary.

#### **SITE HISTORY**

The subject land was created on 6 October 2021. D80-813 granted consent for a brick veneer dwelling. There are no issues from previous development approvals, which require further consideration.

#### **PLANNING ASSESSMENT Section 4.15(1)**

As required by the Environmental Planning & Assessment Act, 1979, Section 4.15(1), the following relevant matters are addressed below:

- environmental planning instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs);
- draft environmental planning instruments;
- development control plans;

- planning agreements;
- regulations;
- environmental (natural and built), social and economic impacts;
- suitability of the site;
- submissions; and
- public interest.

*(a)(i) Environmental Planning instruments*

SEPP 55 – Remediation of Land

The proposed development involves a residential land use. The land is currently used for a residential land use. An inspection of the site did not reveal any evidence of a potentially contaminating land use such as oil stains and the like. No further investigation is required.

Contamination considerations associated with demolition work will be discussed elsewhere in this report.

SEPP (Infrastructure) 2007

The application was referred to Essential Energy in accordance with Clause 45 for which they responded in correspondence dated 24 September 2021, raising no objection to the proposed development. The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

SEPP (Housing) 2021

Although the proposed development demonstrates inconsistencies with the SEPP (Housing) 2021, it provides the following savings provisions:

*Schedule 6(2)*

The former provisions of a repealed instrument continue to apply to the following –

- (a) A development application made, but not yet determine, on or before the repeal day,*
- (b) A development consent granted on or before the repeal day.*

The proposed development was lodged prior to the gazettal of the SEPP and as such the provisions of the SEPP (ARH) applies. No further assessment required.

SEPP (Affordable Rental Housing) 2009

The aims of the policy are as follows:

- (a) to provide a consistent planning regime for the provision of affordable rental housing,*
- (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,*
- (c) to facilitate the retention and mitigate the loss of existing affordable rental housing,*

- (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,
- (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,
- (f) to support local business centres by providing affordable rental housing for workers close to places of work,
- (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

The applicant has confirmed the following details in relation to the operation of the boarding house for affordable rental housing:

*It is intended that the maximum tariffs charged for accommodation in the proposed two boarding houses are no more than the tariff limits specified or calculated in accordance with the guidelines approved by the NSW Treasurer each year as part of the criteria for land tax exemption for land used and occupied primarily for a boarding house.*

*As an example, according to Ruling LT 108 under Section 10Q - Low cost accommodation--exemption/reduction, Land Tax Management Act 1956, the tariff limits for land tax exemption for the 2021 tax year are as follows:*

***The maximum tariffs that may be charged during 2021 must not exceed:***

- ***for full board and lodging:***
  - ***\$401 per week for single accommodation; or***
  - ***\$663 per week for family or shared accommodation;***
- ***for less than full board and lodging:***
- ***\$270 per week for single accommodation; or***
- ***\$446 per week for family or shared accommodation.***

*We are of the view that such tariff limits published each year by Revenue NSW are a practical guide as to what is accepted to be low cost and affordable. It is intended that all rooms in the proposed two boarding houses are to be rented on a single occupancy basis with no meals provided. In accordance to the above tariff limits, a room in the proposed two boarding houses would have charged no more than \$270 per week during the 2021 tax year. The median weekly household income for the Greater Sydney in 2016 Census is \$1,750, and 120% of such figure is \$2,100. This figure will certainly increase when the 2021 Census data is published by the Australian Bureau of Statistics in the future.*

*It is intended that only occupants having household income of less than \$2,100/week will be approved to occupy a room in the proposed two boarding houses. The proposed maximum tariff of \$270/week is well within the 30% limit as a percentage of gross income in rent.*

*Therefore, this demonstrates that the aims of the SEPP are addressed and complied, and the operation of the proposed two boarding houses are in accordance with the definition of affordable housing in accordance with Clause 6 of the SEPP.*

It is considered the applicant has adequately demonstrated consistency with the aims of the SEPP.

Further, as the boarding house does not include a manager's residence the applicant has provided the following details in relation to the management of the development:

*It is intended that one of the local reputable real estate agencies will be selected and appointed to manage the boarding houses exclusively for the landowner once the development is completed:*

- *Raine & Horne Dubbo*
- *SJ Shooter Real Estate*
- *Matt Hansen Real Estate*
- *Ray White Dubbo*
- *Dubbo Real Estate*
- *Elders Real Estate Dubbo*
- *Platinum Property Group Dubbo*

*It is intended that while the ownership of the land is unchanged after the proposed development is completed, the boarding houses are to be operated within the private sector on an ongoing basis.*

*The proposed development is not to be carried out by or on behalf of a social housing provider.*

It is considered that although there will be onsite manager the boarding house will be adequately advertised and managed through a local real estate agent.

*Division 3 Boarding Houses is considered as follows:*

Clause	Control	Comment	Complies (Y/N)
26	This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones— (a) Zone R1 General Residential, (b) ... (g) Zone B4 Mixed Use.	The subject land is located within the R1 zone.	Yes
27	(1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses. (2) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Greater Sydney region unless the land is within an accessible area. (3) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Greater Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.	The subject land is located within the R1 zone.	Yes
28	Development to which this Division applies may be carried out with consent.	Development consent has been sought as required.	Yes
29	(1) A consent authority must not refuse consent		

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	<p>to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than—</p> <p>(a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or</p> <p>(b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or</p> <p>(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—</p> <p>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</p> <p>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</p> <p>(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds—</p> <p>(a) <b>building height</b> if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,</p> <p>(b) <b>landscaped area</b> if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,</p> <p>(c) <b>solar access</b> where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p> <p>(d) <b>private open space</b> if at least the following private open space areas are provided (other than the front setback area)—</p> <p>(i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,</p> <p>(ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is</p>	<p>There is no floor space ratio for the subject land however, the proposed development has a floor space ratio of 0.36:1 which is consistent with (c)(i) (the most appropriate control to use)</p> <p>There are no maximum building height controls for the subject land and as such, this does not apply. The proposed development is to be have a height of 7.13m.</p> <p>The proposed landscaping treatment within the front setback is considered consistent with the existing streetscape.</p> <p>The development provides more than 1 communal living area that will receive adequate solar access.</p> <p>The proposed development does not include any onsite manager. The development is provided with at least 105m<sup>2</sup> of private open space behind the front building line (exceeding the 20m<sup>2</sup> requirement) with such area having a minimum dimension of 4.2m exceeding the minimum dimension requirement of 3m.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
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	<p>provided adjacent to that accommodation,</p> <p>(e) <b>parking</b> if—</p> <p>(i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and</p> <p>(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</p> <p>(iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</p> <p>(iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</p> <p>(f) <b>accommodation size</b> if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least—</p> <p>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p> <p>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</p> <p>(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p> <p>(5) In this clause— <b>social housing provider</b> does not include a registered community housing provider unless the registered community housing provider is a registered entity within the meaning of the <i>Australian Charities and Not-for-profits Commission Act 2012</i> of the Commonwealth.</p>	<p>The development is to be carried out in accordance with (iia) and as such requires the following provision of parking:</p> <p>= 0.5 x 18 = 9 car spaces onsite.</p> <p>9 parking spaces are provided onsite, including 2 disabled spaces.</p> <p>The proposed floor plan indicates single beds and the SEE states the rooms are to be occupied by a single lodger as such (f)(i) applies. The applicant has confirmed that each rooms meets or exceeds the requirement.</p> <p>Each of the rooms within the proposed development feature private bathroom and kitchen facilities. Block A &amp; Block B are also provided with two (2) washing machines each.</p>	<p>Yes</p> <p>Yes. A <b>condition</b> of consent will require the rooms to be single occupancy only.</p> <p>Yes</p>
30	<p>(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following—</p> <p>(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be</p>	<p>A communal living area is provided on each of floors of the proposed development.</p>	<p>Yes</p>



	<p>provided,</p> <p>(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</p> <p>(c) no boarding room will be occupied by more than 2 adult lodgers,</p> <p>(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,</p> <p>(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,</p> <p>(f) (Repealed)</p> <p>(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,</p> <p>(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</p> <p>(2) Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.</p>	<p>No boarding room has an area exceeding 25m<sup>2</sup>.</p> <p>The size of the rooms restrict use to single lodgers. A <b>condition</b> of consent to this effect will be imposed.</p> <p>The proposed development includes 18 rooms. As such, (e) does not apply.</p> <p>Not applicable.</p> <p>18 rooms requires 3.6 motorbike (say 4) spaces to be provided to the site. The proposed development includes two (2) bicycle parking spaces and four (4) motorbike parking spaces.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>
30AA	A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone unless it is satisfied that the boarding house has no more than 12 boarding rooms.	The subject land is within the R1 zone.	N/A
30A	A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	<p>The proposed development is considered compatible with the character of the local area. Although the proposed development includes a first floor atop the rear building, this aspect is not considered to adversely impact the character of the street or local area.</p> <p>The proposed development will result in housing variety and enhance housing affordability to the residents of Dubbo and surrounds whilst being in close proximity to the CBD and transport options.</p>	Yes
52	A consent authority must not grant consent to the strata subdivision or community title subdivision of a boarding house.	The proposal development originally included a two (2) lot strata subdivision which was inconsistent with the Clause. Council received legal advice in relation to the interpretation of this clause which concluded that Clause 52 does indeed prohibit Council from granting consent to the	Yes

		proposed strata subdivision. The applicant removed the proposed subdivision from the application accordingly.	
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SEPP (Building Sustainability Index: BASIX) 2004

The Application requires BASIX documentation as the proposed dwellings are classed as 1a buildings under the Building Code of Australia (BCA). Legislation requires all buildings or parts of buildings of this classification to contain the relevant documentation.

BASIX certificates have been submitted with this Application, BASIX Certificate No 1220411S dated 9 July 2021 for the front building (block A) and BASIX Certificate No 1220419S dated 9 July 2021. These certificates have been noted by Council's Senior Building and Development Officer as being valid and accurate documents. The BASIX requirements and associated plans have been assessed and approved as meeting the objectives of the SEPP.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Local Environmental Plan 2011

The following clauses of Dubbo Local Environmental Plan (LEP) 2011 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

	Complies (Yes/No)
<b>Part 1 Preliminary</b>	
<b>Clause 1.2 Aims of the Plan</b>	
The proposed development is consistent with the relevant aims of the Plan	Yes
<b>Clause 1.4 Definitions</b>	
The proposed development is defined as:  <b>boarding house</b> means a building that: <ul style="list-style-type: none"> <li>(a) is wholly or partly let in lodgings, and</li> <li>(b) provides lodgers with a principal place of residence for 3 months or more, and</li> <li>(c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and</li> <li>(d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.</li> </ul>	Yes
<b>Clause 2.2 Zoning of land to which Plan applies</b>	
The subject site is zoned R1 General Residential	Yes
<b>Clause 2.3 Zone objectives and Land Use Table</b>	
The proposed development for a boarding house is permitted with development consent and complies with the relevant objectives of the R1 zone.	Yes
<b>Clause 2.7 Demolition</b>	
The development proposes the demolition of existing building and structures on the property. Appropriate <b>conditions</b> will be included on the consent that demolition be undertaken in accordance with the relevant Australian Standards and work cover requirements, with waste material being appropriately disposed of.	Yes

<p><b>Clause 5.14 Siding Spring Observatory – maintaining dark sky</b></p> <p>The proposed development has been assessed as unlikely to adversely affect observing <b>conditions</b> at the Siding Spring Observatory, having regard to subclauses:</p> <ul style="list-style-type: none"> <li>• 2(a) - the amount of light to be emitted;</li> <li>• 2(b) - the cumulative impact of the light emissions with regard to the critical level;</li> <li>• 2(c) - outside light fittings (shielded light fittings);</li> </ul> <p>Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more. A <b>condition</b> of consent will require all external lighting to be installed in a manner that does not extend past the horizontal plane.</p>	<p>Yes, standard <b>condition</b> recommended.</p>
<p><b>Clause 5.21 Flood Planning</b></p> <p>The site is affected by the flood planning area on relevant LEP mapping. Under Council's Flood Prone Land Policy the 1% ARI event flood level stands at 262.1m AHD (cross section 10 – Macleay Street), with the Flood Planning Level (FPL) therefore being 262.6m AHD. The existing ground level for the development site stands at 262.5m AHD and the finished floor level will be 263.0m AHD (Block A) and 262.6m AHD (Block B). Accordingly, the development will be at or above the FPL and have <i>negligible</i> impact on the flooding hazard or patterns in the area.</p> <p>It is considered the proposed development is consistent with the objectives of the clause, and matters of consideration detailed under subclause (2) and (3).</p> <p>It is noted that under the draft Cardno-Willing Flood Study the site is identified as being affected by the Flood Planning Area (max 1% Annual Exceedance Probability + 500mm) at 263.87m AHD, being 1.27m above the FPL of 262.6m AHD (cross section 10 – Macleay Street), according to Council's Flood Prone Land Policy. As the Cardno-Willing flood study is a draft document with no legal standing or guarantee of future adoption as Council Policy, only a note to this effect is recommended on the consent.</p>	<p>Yes</p>
<p><b>Clause 7.3 Earthworks</b></p> <p>The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a <b>condition</b> to this effect will be placed on the consent.</p>	<p>Yes, standard <b>condition</b> recommended.</p>
<p><b>Clause 7.5 Groundwater vulnerability</b></p> <p>Clause 7.5 of Dubbo Local Environmental Plan 2011 applies as the land is included on the Natural Resource – Groundwater Vulnerability Map with moderately high groundwater vulnerability. The proposed development is not likely to cause groundwater contamination nor will it likely have an effect on any groundwater dependent ecosystems. It is also considered not likely to have a cumulative impact on groundwater.</p>	<p>Yes</p>
<p><b>Clause 7.7 Airspace operations</b></p> <p>The subject site is located within the Obstacle Limitation Surface Map at height 325m AHD. The overall height of the proposed development is 269.12m AHD, 55.88m below the surface map.</p>	

(a)(ii) Draft Environmental Planning instruments

Council has recently exhibited the Draft Dubbo Regional Local Environmental Plan 2021. This Instrument is a merger of the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012. The draft Instrument is a merger of the two (2) existing Instruments, with no rezonings proposed. As a consequence of this merger, some land uses may become permissible or prohibited in a particular zone, noting current inconsistencies between these

Instruments. None of these amendments specifically relate to the subject site. As such, the proposed amendments do not have any material impact upon the proposed development.

(a)(iii) Development control plans

Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.1.2 Residential Design – Residential flat buildings and shop top housing		Complies (Yes/No)									
<b>Element 1 Streetscape character</b>											
<i>Building size and orientation</i>		Yes									
<p>Floor space ratio has been considered under the SEPP above.</p> <p>The proposed development will not be higher than 13m (7.1m). Walls longer than 10m are provided with variation to form.</p>											
<i>Design for Safety</i>											
<p>Windows are provided along the northern and western elevations of Block A and within the northern, eastern and western elevations of Block B to provide casual surveillance to the communal open space and parking areas. No entrapment areas are evident.</p>											
<i>Built Form</i>											
<p>The proposed development will adopt a similar character and form to the existing dwellings and development within the immediate vicinity and surrounding area. The difference between the height of the existing surrounding buildings and the proposed development is one storey as required. The first storey portion of the development is restricted to the rear building (Block B) to ensure the streetscape remains consistent.</p> <p>The frontage of the building (Block A) is readily apparent to the street and Block B is accessible through Block A to ensure occupants of Block B are not forced to access the building via the driveway/carpark which may result in traffic/pedestrian conflict.</p> <p>The front elevation of Block A features cladding over brickwork and a Colorbond roof, stairs up to the terrace/portico with a steel balustrade/ramp. The roof pitch is similar to that of the adjoining dwellings and surrounding development with a small decorative feature on the facade. The overall appearance of Block A is consistent with the streetscape. The first storey of Block B is setback 3m from the front of the ground storey to minimise bulk and achieve a stepped height.</p> <p>A 1.8m high Colorbond fence is proposed along the western boundary.</p> <p>In keeping with the streetscape a 150mm high concrete kerb topped with an 800mm high fence is proposed along the portion of the front boundary that does not include any proposed driveway, mailboxes or pedestrian entry pathway.</p> <p>Garages and parking structures are not proposed.</p>											
<b>Element 2 Building setbacks</b>											
	<table border="1"> <thead> <tr> <th></th> <th>Boundary Setback (m)</th> <th>Minimum DCP Setback (m) (R1/R2 zones)</th> <th>Complies?</th> </tr> </thead> <tbody> <tr> <td>Front (north)</td> <td>8.5m (Block A)</td> <td>4.5m / consistent with streetscape. Ramp and bin storage located</td> <td>Y - Consistent with streetscape</td> </tr> </tbody> </table>			Boundary Setback (m)	Minimum DCP Setback (m) (R1/R2 zones)	Complies?	Front (north)	8.5m (Block A)	4.5m / consistent with streetscape. Ramp and bin storage located	Y - Consistent with streetscape	Yes
	Boundary Setback (m)		Minimum DCP Setback (m) (R1/R2 zones)	Complies?							
Front (north)	8.5m (Block A)		4.5m / consistent with streetscape. Ramp and bin storage located	Y - Consistent with streetscape							

		within front setback	
<b>Side (east)</b>	1m	BCA	Y
<b>Side (west)</b>	5m	BCA	Y
<b>Rear (south)</b>	4.115m (Block B)	BCA	Y

Further, Block B is 7.1m high from ground level and as such, requires a 2m side boundary setback. The proposed development is provided with a 2.5m wide side setback accordingly.

**Element 3 Solar access**

The submitted shadow diagrams indicate the impact of the development on the adjoining properties at 9am, 12pm and 3pm on the winter solstice. Such plans indicate the adjoining properties will still receive suitable solar access and no adverse impacts to solar access is expected. Suitable roof area is provided to meet the space requirements of a solar hot water service if such system is required.

Communal outdoor clothes drying areas are located along the western boundary and eastern boundary and as such will receive the midday and afternoon sun.

The proposed landscaping, when mature, will not exceed the roof height of the proposed buildings and as such, will not adversely impact on solar access to adjoining properties.

Sun shading devices (awnings) are provided to windows within Block B as required. Sun shading devices are not provided to the windows in Block A however, due to the adjoining development and the shading that is created, such devices are not required.

**Element 4 Private and communal open space and landscaping**

*Private and Communal open Space*

As detailed above, the proposed development is provided with suitable open space area in accordance with the SEPP.

The PPOS (terraces) are accessible from the communal lounges and the private open spaces is provided at the rear of the site.

*Landscaping*

A landscaping plan was submitted as part of the application which indicates landscaping of suitable height, density and species are to be provided to the site to adequately soften the development. It is considered the proposed landscaping will not impact existing infrastructure or the solar access to adjoining properties.

The proposed development includes the removal of the existing street tree adjacent to the property. Council's Manager Open Space and Recreation has recommended an appropriate condition which requires the applicant/develop to compensate Council for its removal.

**Element 5 Infrastructure**

It is considered the proposed development will not overload the reticulated services. Council's Senior Development Engineer in his email dated 28 September 2021 confirmed the following:

*All city services are available ie water, sewer, electricity, nbn, etc. A Council 150mm dia sewer main traverses the site at the middle. There is currently an existing water service and a sewer junction servicing the existing dwelling.*

*Macleay Street at this location is a bitumen sealed road with concrete kerb and gutter on both sides. The width between the kerbs is approximately 22 metres. There is an existing concrete driveway and this will be required to be replaced with a new commercial standard driveway.*

<p><i>The subject land is relatively flat. There is no underground stormwater drainage system along the Macleay Street. Therefore, the stormwater discharge from the proposed development into the existing Macleay Street kerb &amp; gutter system shall be limited to an amount that can be safely conveyed within the gutter, and that overall gutter flows within the Darling Street are within Auspec guidelines for gutter flow width and depth.</i></p> <p>Standard conditions of consent in relation to infrastructure upgrades are to be included on the consent should it be found that the existing service is not suitable for the proposed development.</p>	
<b>Element 6 Visual and Acoustic privacy</b>	
<p><i>Visual privacy</i></p> <p>The proposed development is not likely to result in visual privacy issues between the ground floor communal open space/carpark areas and boarding rooms or between the ground floor boarding rooms and adjoining properties due to the location of windows and the 1.8m high boundary fence.</p> <p>In relation to the first storey windows and the potential for overlooking into the private open spaces areas of the western and eastern adjoining properties, specifically 9 &amp; 11 Samuels Street (to the east) and 43 Macleay Street (to the west), windows along these elevations have been kept to a minimum, the windows have a 1.5m high sill height and the bathroom windows will be provided with fixed obscured glazing.</p> <p><i>Acoustic privacy</i></p> <p>Acoustic privacy between the boarding rooms must be considered. As such a <b>condition</b> of consent will require dividing walls and floors are to be constructed in accordance with the requirements of part F5 of the BCA.</p> <p>A <b>condition</b> of consent will require all electrical, mechanical or hydraulic equipment or plant shall not generate noise greater than 5dBA above the ambient sound level at the boundary of the property.</p> <p>A 1.8m high Colorbond fence is to be provided along the western boundary to reduce the acoustic impacts of vehicles travelling along the driveway on adjoining properties.</p> <p>The subject land is not located within 150m of a business centre, industrial area, or within a noise exposure contour of 20 ANEF or greater. However, the site is located approximately 100m from a classified road (Bourke Street/Newell Highway) and as such, an assessment of the NSW 'Noise Guide for Local Government' is to be undertaken. The applicant has undertaken this assessment accordingly:</p> <p><i>The habitable component of the proposal is located some 105m from any classified Road, and in particular Newell Highway/Bourke Street. We are of the view that this degree of separation is sufficient to mitigate any potential noise impacts. Further, there are a number of buildings and trees between the proposal and Bourke Street/Newell Highway which will also mitigate against noise transmission.</i></p> <p>No further action required.</p>	Yes
<b>Element 7 Vehicular access and car parking</b>	
<p><i>Vehicular access</i></p> <p>Vehicular access is provided to the site via a 7m wide concrete crossover that extends a distance of 8.5m up the driveway. The driveway is then reduced in width down to 5m (exceeding the minimum width of 3m). Council considered this design acceptable as two vehicles can enter and exit in a forward motion, and can pass each other without impacting traffic along Macleay Street.</p>	Yes. <b>Condition</b> accordingly.

<p>The driveway is not located within 6m of a road intersection.</p> <p><i>Car parking</i> As detailed above, parking is provided in accordance with the SEPP. Car parking is located conveniently and safely to serve users including pedestrians, cyclists and vehicles. Car parking spaces are 2.5m wide in accordance with Chapter 3.5 of the DCP.</p> <p>The SEE states that the driveway will be concrete and the parking area will be gravel to reduce impervious surfaces. Council does not consider this to be suitable justification as vehicles parking and moving on gravel will create unnecessary noise that may impact the occupants of the development and the adjoining neighbours. A <b>condition</b> of consent will require the parking area to be concrete. Stormwater management will need to consider the addition flow this hardstand area will create a part of the CC.</p> <p>A <b>condition</b> of consent will require the car parking area to be lit for security and safety purposes.</p> <p>All hardstand areas will drain to Council's reticulated stormwater system in Macleay Street.</p>	
<p><b>Element 8 Waste Management</b></p> <p>Council's Waste branch requires the proposed development to be provided with five (5) red bins, three (3) yellow bins and two (2) green bins; total 10 bins.</p> <p>The proposed development is provided with a bin storage area (10 bins) within the front setback which will feature a paling fence and landscaping screening. Suitable road frontage is available to store all ten (10) bins on the verge on collection day.</p> <p>Council's Manager Resource Recover and Efficiency in the memo dated 5 October 2021 raised no objections.</p> <p>Effluent will be discharged to the reticulated sewer system and the development will not generate trade waste.</p>	Yes
<p><b>Element 9 Site facilities</b></p> <p>A mail box structure is located at the major pedestrian entrance to the site as required. The site is provided with suitable area for clothes drying facilities which are located along the western boundary adjacent to Block B and eastern boundary behind Block A.</p> <p>Each room is provided with adequate storage area including a wardrobe and bench and cupboard space in the kitchen.</p>	Yes.
<p><b>Element 10 Signage</b></p> <p>Not applicable to this application.</p>	

### Chapter 3.1 Access and Mobility

The proposed development is considered to align with the types of development listed under Group 1 and shall be assessment accordingly.

It should be noted that the application was accompanied by a Disability Access Report prepared by Access Solutions, dated 5 August 2021. The report concludes the proposed development is capable of complying with the relevant standards, codes and controls for accessibility.

Council's Senior Building and Development Officer in the memo dated 24 September 2021 provided the following comment:

*With respect to compliance with the Access Code the level of detail provided on the submitted plans is not sufficient to permit a detailed assessment of design compliance. This would have to be undertaken in conjunction with the building's construction certificate application.*

<b>Chapter 3.1.8 Development Controls</b>	
<b>Element 1</b>	<b>Access routes and entrances</b>
An accessible, safe and continuous path of travel has been provided to and from the property entrance and car parking area. A ramp is provided from the property boundary, up to the terrace, through the front door of Block A, through Block A and the carpark and connects to Block B. The ramp provides access to the carpark area and also the communal open space area.	Yes
<b>Element 2</b>	<b>Access to internal facilities</b>
Each building is provided with an accessible room and associated facilities on the ground floor. As detailed above, compliance with the relevant standards shall be considered as part of the Construction Certificate application. Suitable turning areas are provided in the vicinity of the washing machines and a continuous path of travel is provided from each building to the drying facilities.	Yes
<b>Element 3</b>	<b>Car parking and set-down areas</b>
Two (2) accessible car parking spaces with a shared zone between them has been provided within the proposed carpark as required.	Yes
<b>Element 4</b>	<b>Public spaces</b>
The proposed development includes a ramp from the property boundary, through Block A, through the carpark, into Block B and provides access to the communal open space area at the rear.	Yes
<b>Element 5</b>	<b>Adaptable Housing</b>
The proposed development provides rooms suitable for people with a disability.	Yes
<b>Element 6</b>	<b>Children and adolescents with a disability</b>
Not applicable	N/A

#### *Chapter 3.5 Parking*

Although the DCP requires one (1) parking space per bedroom, the proposed development meets the requirement of the SEPP in which nine (9) spaces are required.

Due to the sites proximity to the CBD and shops it is considered that the proposed parking volume is suitable.

#### *(a)(iii) planning agreements*

No planning agreements apply to the proposed development or subject land.

#### *(a)(iv) the regulations*

No regulations to which this clause refers are applicable to the proposed development.

#### *(b) environmental (natural and built), social and economic impacts*



As stated above, there will be minimal removal of any vegetation and as such negligible impact on the natural or built environment. There are only beneficial social and economic impacts resulting from the proposed development.

(c) *suitability of the site*

Context, setting and public domain

- *Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?*

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

- *Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?*

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

- *Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?*

It is considered the size and shape of the land is suitable for the proposed development.

- *Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?*

It is considered the proposed development will not have any detrimental impact on the existing or likely future amenity of the locality.

- *Will the development have an adverse effect on the public domain?*

It is considered the proposed development will not have any detrimental impact on the residential public domain.

Environmental considerations

- *Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?*

It is considered that the development will not have an adverse impact on the local environment. There are no activities proposed which may cause adverse air, soil or water pollution. Appropriate conditions on the consent will ensure possible environmental impacts are minimised.

- *Is the development likely to cause noise pollution?*

Noise will be generated through construction through the use of power tools and the like. An appropriate condition will be included on the consent restricting work hours to minimise impacts to neighbouring property.

Upon occupation the residential development is not likely to generate noise above that of neighbouring residential properties. No special conditions in relation to noise generation will therefore be included on the consent.

Access, transport and traffic

- *Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?*

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development.

(d) *submissions*

Council received eight (8) submissions during the notification period and as such, the application must be determined by Council.

It is noted that Submission 1-7 are duplications with an opportunity for the resident to provide details of their name, address and signature. Submission 8 contains the same information as Submissions 1-7 however is formatted differently. Regardless, all submissions contain the same information and raise the same concerns.

The concerns raised are listed below with a planning comment attached:

	Concern	Comment
1	The land is zoned R1 Low Density Residential and the proposed development does not meet the zone objectives, specifically 'provide for the housing needs of the community' in that accommodation to be provided could and would probably be sourced from beyond the community.	<p>The subject land is located within the R1 General Residential zone, not R1 Low Density Residential.</p> <p>The proposed development is consistent and meets the following relevant R1 zone objectives as follows:</p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide a variety of housing types and densities.</li> <li>• To ensure development is consistent with the character of the immediate locality.</li> </ul> <p>As detailed in the above assessment, the proposed development will result in housing diversity within close proximity to the Dubbo CBD and shops. The proposed development is considered to be designed in a manner that is consistent with the existing streetscape and surrounding area.</p> <p>Affordable rental housing is considered a positive social benefit to those within the community. Council cannot restrict the use of the development to those residing within the LGA to prevent those from outside the LGA utilising the development.</p>
2	The use of the proposed development by those from outside the LGA is inconsistent with the objectives of the Dubbo LEP.	As detailed above, Council cannot restrict the use of the development to those residing within the LGA to prevent those from outside the LGA utilising the development.
3	The proposed density of the development is	The proposed development is permitted with consent in the

	inconsistent with the character of the neighbourhood.	zone and has been designed to ensure a minimal visual impact on the streetscape results. In this regard, the building fronting the street has been designed as single storey building to demonstrate consistency with the streetscape. Further, the street view plan demonstrates the first storey of the rear building will have a negligible impact on the streetscape due to the distance between the rear building and the front boundary.
4	The proposed development will not provide facilities or services to meet the day to day needs of local residents	This objective of the zone relates to permitted non-residential types of development such as neighbourhood shops and the like and as such is not relevant to the proposed development. As stated above, the proposed development is consistent with the remaining relevant zone objectives.
5	The increased number of occupants on the site will place greater demand on the lifestyle and wellbeing of local residents.	The proposed development is permitted with consent in the zone and will create diversity to the housing types available in the area. Council is unsure what is meant by the 'greater demand on the lifestyle and wellbeing of local residents' comment.
6	The proposed development is not consistent with the following zone objective: <i>To ensure development is consistent with the character of the immediate locality.</i>	As stated above, the proposed development is considered to be designed in a manner that is consistent with the existing streetscape and surrounding area.
7	The cumulative impact of similar boarding houses does and will change the fundamental characteristic of the neighbourhood. Eg: the proposed development can accommodate up to 24 persons.	The proposed development is residential in nature and will provide diversity to the housing stock available in the area for those who are eligible for affordable housing and meet the definition of 'affordable housing in accordance with Clause 6 of the SEPP.  The proposed development will accommodate up to 18 persons. A <b>condition</b> of consent will restrict the use of the rooms to be for single occupancy only based on floor area.
8	The SEE states that the proposed development can be assessed as multi-dwelling housing however this is legally incorrect and is more akin to a residential flat building.	In the absence on controls for boarding house development the application was assessed under the chapter relating to Residential flat buildings and shop top housing which was considered to be the most consistent with the proposed land use.
9	The submitted SEE does not comment or address the rationale of the SEPP (ARH) for a boarding house to cater for low-income occupants.	As detailed above, the applicant has addressed the objectives of the SEPP and demonstrating how the development will be utilised for affordable rental housing.
10	The proposed development will reduce the value of properties.	Not a planning consideration.
11	The proposed development will result in up to 24 occupants with nine (9) cars, four (4) motorcycles and four (4) bicycles which is not similar to the land use of a single dwelling house within the R1 Low Density Zone.	The proposed development will accommodate up to 18 persons only and such will be a condition of consent.  Again, the subject land is zoned R1 General Residential, not R1 Low Density Residential.
12	The proposed development will result in adverse impacts in relation to parking availability for existing residents and increased noise from the large number of occupants on the site.	The proposed development has provided suitable onsite parking.  Noise generated by the occupants of a residential development is not a planning consideration. Noise generated outside the hours of 6am and 10pm would be a matter for the Police as it would be for any residential setting.
13	The proposed development will result in the neighbourhood transforming from a low density to a medium density.	The proposed development is permitted with consent in the R1 zone and is consistent with the objectives of the zone. Regardless, the neighbourhood exhibits pockets of medium density development; 9, 13, 15 & 17 Samuels Street.  The proposed development will result in housing diversity for those with a very low to moderate income.
14	The proposed development has not	Clause 4.4 reference cannot be found in the SEPP.

	addressed Clause 4.4 – FSR in relation to the amenity of the adjoining land and the capacity for the road network to accommodate vehicles and pedestrian generated.	Council's Infrastructure Division has not raised any concerns in relation to the capacity of the surrounding road network to support the traffic generated by the proposed development.
15	Occupants of the boarding house may use on-street parking as a matter of convenience rather than use the on-site parking which will increase parking opposite and adjacent to neighbouring properties.	Suitable onsite parking is provided. Council cannot prevent occupants of the site from utilising street parking.
16	<p>The SEE states that priority will be given to applicant with very low to moderate income after a selection process however there is no guarantee that low-income earners, as defined in clause 6 of the SEPP, will occupy the rooms. By all accounts, the boarding house will rent rooms to those willing to pay the rent.</p> <p>The proposal is by all accounts a commercial enterprise and should not be approved.</p>	<p>The applicant has confirmed the following details in relation to the operation of the boarding house for affordable rental housing:</p> <p><i>It is intended that the maximum tariffs charged for accommodation in the proposed two boarding houses are no more than the tariff limits specified or calculated in accordance with the guidelines approved by the NSW Treasurer each year as part of the criteria for land tax exemption for land used and occupied primarily for a boarding house.</i></p> <p><i>As an example, according to Ruling LT 108 under Section 10Q - Low cost accommodation-- exemption/reduction, Land Tax Management Act 1956, the tariff limits for land tax exemption for the 2021 tax year are as follows:</i></p> <p><b>The maximum tariffs that may be charged during 2021 must not exceed:</b></p> <ul style="list-style-type: none"> <li>• <b>for full board and lodging:</b> <ul style="list-style-type: none"> <li>○ <b>\$401 per week for single accommodation; or</b></li> <li>○ <b>\$663 per week for family or shared accommodation;</b></li> </ul> </li> <li>• <b>for less than full board and lodging:</b></li> <li>• <b>\$270 per week for single accommodation; or</b></li> <li>• <b>\$446 per week for family or shared accommodation.</b></li> </ul> <p><i>We are of the view that such tariff limits published each year by Revenue NSW are a practical guide as to what is accepted to be low cost and affordable. It is intended that all rooms in the proposed two boarding houses are to be rented on a single occupancy basis with no meals provided. In accordance to the above tariff limits, a room in the proposed two boarding houses would have charged no more than \$270 per week during the 2021 tax year. The median weekly household income for the Greater Sydney in 2016 Census is \$1,750, and 120% of such figure is \$2,100. This figure will certainly increase when the 2021 Census data is published by the Australian Bureau of Statistics in the future.</i></p> <p><i>It is intended that only occupants having household income of less than \$2,100/week will be approved to occupy a room in the proposed two boarding houses. The proposed maximum tariff of \$270/week is well within the 30% limit as a percentage of gross income in rent.</i></p> <p><i>Therefore, this demonstrates that the aims of the SEPP are addressed and complied, and the operation of the proposed two boarding houses are in accordance with the definition of affordable housing in accordance with Clause 6 of the SEPP.</i></p>

		It is considered the applicant has adequately demonstrated consistency with the aims of the SEPP.
17	In the absence of controls for boarding houses within the DCP the applicant has suggested that the development be assessed against the controls of a single dwelling house which is inappropriate due to the very dissimilar use and purposes. The assessment of the DCP should be disregarded.	In the absence on controls for boarding house development the application was assessed under the chapter relating to Residential flat buildings and shop top housing which was considered to be the most consistent with the proposed land use.  Regardless, the proposed development is consistent with the SEPP.
18	The SEE does not address the aims of the SEPP (ARH). In this regard, the proposed development is not consistent with (f) as there are no local business centres in the vicinity of the property.	As detailed above under 16, the applicant has adequately detailed that the development will be operated in accordance with the SEPP as affordable rental housing.  The subject land is located within 800m of the Dubbo CBD (Corner Macquarie and Talbragar Streets) which is not considered an excessive distance to travel for employment or good and services. As such the proposed development is consistent with (f) of the aims of the SEPP.
19	The application does not provide housing for the homeless and other disadvantaged people and as such is inconsistent with (g).  The question of where the occupants of AHR accommodation are to be drawn from is restricted in the policy to clause 6, the definition of "affordable housing".  The applicant in this DA has not unequivocally stated all occupants WILL be drawn from the income thresholds of the Clause 6.	As detailed above under 16, the applicant has adequately detailed that the development will be operated in accordance with the SEPP as affordable rental housing.
20	The social impacts of the proposed development on local and neighbouring dwellings has not been explicitly addressed by the applicant.	The proposed boarding house does not provide in excess of 20 bedrooms and as such a social impact statement is not required in accordance with the Chapter 3.3 of the DCP. Through this report a merit based assessment of the proposed development has not raised any concerns in relation to significant adverse social impacts.
21	The proposed development may result in new occupants every 3 months and the constant uncertainty of unknown persons living in the boarding house will impact the neighbourhood.	Not a planning consideration.
22	The proposed development should be refused based on traffic generation	Council's Infrastructure Division has not raised any concerns in relation to the capacity of the surrounding road network to support the traffic generated by the proposed development.
23	The proposed development is not considered orderly development and the cumulative effect of the proposed development is not conducive to a low density zone, is not in the public interest and will set an undesirable precedent.	The proposed development is considered to be designed appropriately to minimise the visual impact on the streetscape, is consistent with the zone objectives and is considered to be in the public interest by providing affordable housing solutions within proximity to transport and the Dubbo CBD. Each development application is assessed on its own merits and as such, no precedent is expected.
24	The proposed development will adversely affect my wellbeing and enjoyment of my own home by being exposed to unacceptable motor vehicle traffic during all hours of the day and night all to generate income for the landlord of the development.	A 1.8m high Colorbond fence will be provided along the western boundary adjacent to the driveway. It is considered this material and height is appropriate to reduce the noise generated by vehicles traveling along the driveway that may impact adjoining properties. Commercial benefit is not a planning consideration.

(e) *public interest*

There are no matters other than those discussed in the assessment of the Development Application above that would be considered contrary to the public interest.

#### **CONTRIBUTIONS Section 64 & Section 7.11**

Conditions of consent will require the payment of the following relevant contributions prior to the issue of an Occupation Certificate.

##### *Sewer Headworks Contribution*

The proposed development has more than three units (rooms) and as such, is considered to generate an addition demand on sewer infrastructure at a rate of 0.5ET per room.

The subject land has a credit of 1ET from the existing dwelling.

Contribution	= 18 rooms x 0.5ET
	= 9ET – 1ET credit
	= 8ET x \$6,024.50 (rate)
	= <b>\$48,196.00</b>

##### *Water Headworks Contribution*

The proposed development has more than three units (rooms) and as such, is considered to generate an addition demand on water infrastructure at a rate of 0.5ET per room.

The subject land has a credit of 1ET from the existing dwelling.

Contribution	= 18 rooms x 0.5ET
	= 9ET – 1ET credit
	= 8ET x \$6,024.50 (rate)
	= <b>\$48,196.00</b>

##### *Open Space Recreation Contribution*

The subject land is located within the central (north) open space and recreation planning unit which generates contributions at a rate of \$1,835.23 x 1.1 person per 1 bedroom dwelling/unit.

The subject land has a credit of 2.6 persons from the existing dwelling.

Contribution	= 18 rooms x 1.1 persons
	= 19.8 persons – 2.6 (credit)
	= 17.2 persons x \$1,835.23 (rate)
	= <b>\$31,565.96</b>

##### *Stormwater Contribution*

The subject land is located within Catchment 1.1 East Dubbo Drainage (Erskine Street Outfall) which incurs contributions at a rate of \$15,962.55/ha.

The subject land has a credit of 155m<sup>2</sup> from the existing dwelling and driveway.

Contribution = 898m<sup>2</sup> of proposed hardstand – 155m<sup>2</sup> existing hardstand  
 = 743m<sup>2</sup>  
 = 0.0743ha  
 = **\$1,186.02**

*Urban Roads Headworks Contribution*

The proposed development generates 4 trips per 1 bedroom dwelling/room. The subject land has a credit of 11 trips from the existing dwelling.

Contribution = 4 trips x 18 rooms  
 = 72 trips – 11 trips (credit)  
 = 61 trips x \$617.51 (residential trip rate)  
 = **\$37,668.11**

**INTERNAL REFERRALS**

*Building Assessment*

The Senior Building & Development Officer in the report dated 24 September 2021 (copy on file) raised no concerns with the proposed development. The report recommends standard conditions and notations for the Development Consent.

*Engineering Assessment*

The Senior Development Engineer in the report dated 28 September 2021 (copy on file) raised no concerns with the proposed development.

*Environment and Health Assessment*

The Environment & Health Services Team Leader in the report dated 8 September 2021 raised no concerns with the proposed development.

*Resource and Recovery Assessment*

Council's Manager Resource Recover and Efficiency on the 30 September 2021 raised no concerns with the proposed development.

*Open Space and Recreation*

Council's Manager Recreation and Open Space in the memo dated 19 November 2021 raised no concerns with the proposed development.


**SUMMARY & RECOMMENDATION**

The Applicant has sought development consent for a boarding house at Lot 1 DP 596251, 47 Macleay Street DUBBO.

The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.

The proposed development is consistent with the objectives of the applicable Environmental Planning Instruments, Development Control Plan 2013 and Council policies and is therefore recommended for approval subject to the conditions of consent attached.

Approvals under the Local Government Act, 1993 integrated with the Consent: Nil



*Tracie Smart*  
Senior Planner

Date: 07/01/2022



*Shaun Reynolds*  
Statutory Planning Services Team Leader

Date: 13/1/2022



**CONDITIONS**

- (1) The development shall be undertaken in accordance with the Statement of Environmental Effects and stamped approved plans detailed as follows except where modified by any of the following conditions:

- BASIX Certificate No's 1220411S dated 9 July 2021 and BASIX Certificate No 1220419S dated 9 July 2021.

Title/Plan: Proposed Floor Plans  
Drawing No: A-001  
Revision: B  
Dated: 19/10/2021

Title/Plan: Elevations and Sections  
Drawing No: A-002  
Revision: B  
Dated: 19/10/2021

{Reason: To ensure that the development is undertaken in accordance with that assessed}

- (2) Prior to the issue of the Occupation Certificate, the contribution of **\$48,196.00** (8ETs) shall be paid for water supply headworks contributions, calculated on a land use basis, pursuant to Section 64 of the Local Government Act 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002.

Such contribution rate per ET is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2021/2022 financial year rate is \$6,024.50 per ET.

Note 2: As the above contribution rate is reviewed annually the 'current contribution rate' is to be confirmed prior to payment.

Note 3: Contributions have been levied at 0.5ET per boarding room, with a 1 ET credit applied.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (3) Prior to the issue of the Occupation Certificate, the contribution of **\$48,196.00** (8ETs) shall be paid for sewerage supply headworks contributions, calculated on a land use basis, pursuant to Section 64 of the Local Government Act 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002.

Such contribution rate per ET is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2021/2022 financial year rate is \$6,024.50 per ET.

Note 2: As the above contribution rate is reviewed annually the 'current contribution rate' is to be confirmed prior to payment.

Note 3: Contributions have been levied at 0.5ET per boarding room, with a 1 ET credit applied.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (4) Prior to the issue of the Occupation Certificate, the contribution by the developer of **\$31,565.96** (17.2 persons) shall be paid for open space and recreation facilities contributions, calculated on a per person basis, in accordance with Council's Section 94 Contributions Plan for Dubbo Open Space and Recreation Facilities – 2016-2026.

Note 1: Council's adopted 2021/2022 financial year rate is \$1,835.23 (including administration fee) per person (Central (North) Planning Unit).

Note 2: As the above contribution rate is reviewed annually, the 'current contribution rate' is to be confirmed prior to payment.

Note 3: Please note a 1 lot credit has been applied to the contribution above.

{Reason: Implementation of Council's Section 94 Contributions Plan - Open Space and Recreation Facilities}

- (5) Prior to the issue of the Occupation Certificate, the contribution by the developer of **\$37,668.11** (61 daily trips) shall be paid for urban roads headworks contribution, calculated on a per trip basis, in accordance with Council's adopted Amended Section 94 Contributions Plan - Roads, Traffic Management and Carparking, operational 3 March 2016.

Such contribution rate, per trip, is adjusted annually in accordance with Section 6.0 of the Section 94 Contributions Plan becoming effective from the 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2021/2022 financial year rate is \$617.51 (including administration) per residential trip.

Note 2: As the above contribution rate is reviewed annually, the current contribution rate is to be confirmed prior to payment.

Note 3: Contributions have been levied at four (4) daily trips per boarding room, with a 1 lot (11 trip) credit applied.

{Reason: Implementation of Council's Section 94 Contributions Plan - Roads, Traffic Management and Carparking dated 2016}

- (6) The boarding rooms shall be utilised as single occupancy only.  
{Reason: To ensure compliance with SEPP (ARH) 2009 in relation to floor area requirements}
- (7) Prior to the issue of the Occupation Certificate off-street car parking shall be delineated and sign-posted to at least the standard outlined in Chapter 3.5 of the Dubbo Development Control Plan 2013.  
{Reason: Implementation of Dubbo DCP 2013}
- (8) The proposed landscaping shown on the approved development plan (Titled: Landscape Plan, Plan No. A-003, Revision B, dated 19/10/2021) shall be established prior to issue of the Occupation Certificate.  
{Reason: To maintain the aesthetic quality of the development}
- (9) The existing street tree in Macleay Street (front of No. 47) shall be removed and replaced. The removal and replacement shall be undertaken by Dubbo Regional Council at the full cost to the developer of **\$23,722.00** ex GST (2021/2022 financial year), inclusive of street valuation, removal and establishment of a new tree.  
{Reason: Compliance with Council's Street Tree Policy}
- (10) Prior to issue of the Occupation Certificate, a Plan of Management shall be submitted to and approved by Council.  
{Reason: To ensure potential negative social impacts are minimised}
- (11) Lighting is to be provided adjacent to car parking areas and pathways. Such lighting shall be provided in the form of 'bollard lighting' in accordance with Australian Standard 1158.3.1-2005 – *Lighting for Roads and Public Spaces – Pedestrian Area*. At the time of submission of the Construction Certificate, details regarding the location and provision of lighting is to be submitted to Council for approval.  
{Reason: To provide a safe environment for residents and minimise impacts from light spill}
- (12) Any external lighting must be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity or surrounding area by light overspill. All lighting must comply with the Australian Standard AS 48282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.  
{Reason: To ensure compliance with the Protection of the Environment Operations Act, 1997}
- (13) Video surveillance (adequately signposted and monitored solely by the site manager) shall be provided at a location agreed to by Council to view external communal areas.  
{Reason: To deter anti-social behavior}
- (14) The approved development is to be provided with a minimum 9 parking spaces in accordance with the approved 'Proposed Floor Plans, Plan No. A-001, Revision B, dated 19/10/2021. All hard stand areas, driveways, car parking and loading areas shall be fully paved in accordance with Chapter 3.5 Parking (3.5.7 – Construction Requirements) of the Dubbo Development Control Plan 2013. The proposed surface design details are to be submitted in conjunction with the application for the Construction Certificate and approved prior to any work commencing.  
{Reason: Implementation of Dubbo DCP 2013}

- (15) All dividing walls and floors are to be constructed in accordance with Part F5 of the Building Code of Australia.  
{Reason: Compliance with Dubbo DCP 2013 and to provide acoustic privacy to the occupants of the Boarding House}
- (16) All electrical, mechanical or hydraulic equipment and plant shall not generate noise greater than 5dBA above the ambient sound level at the boundary of the property.  
{Reason: Compliance with Dubbo DCP 2013}
- (17) Prior to works commencing the Applicant shall ensure that a sign is erected on the work site in a prominent position at the front of the property showing:
- (a) The name, address and telephone number of the Principal Certifier (PC) for the work;
  - (b) The name of the principal contractor for the building/demolition work and a telephone number on which that person may be contacted outside of working hours; and
  - (c) Stating that unauthorised entry to the work site is prohibited.

Such sign must be maintained on the site during the course of the building/demolition work and not be removed until the work has been completed.

Note: In respect of (a) above, where Council is engaged as the PC, the Applicant can either prepare their own sign, or alternatively affix onsite the sticker that will be enclosed with the Council issued Construction Certificate. A larger sign in lieu of utilising the sticker is available upon request from Council's Civic Administration Building.  
{Reason: Statutory condition imposed by clause 98A of the EP&A Regulation 2000}

- (18) The person having the benefit of this Development Consent, if not carrying out the work as an owner-builder, must unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed Principal Certifier (PC) to be carried out.

Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying out of the building work.  
{Reason: Statutory requirement imposed by the EP&A Act 1979}

- (19) The drainage and plumbing installation shall comply with the provisions of the Local Government (General) Regulation, 2005 and the requirements of Council as the water and sewerage authority.  
{Reason: Statutory and Council requirement}
- (20) The hot water delivered to the outlets of the baths, showers and hand-basins shall not exceed 50°C, whilst disabled fixtures shall not exceed 45°C.  
{Reason: Council policy and statutory requirement of the Plumbing Code of Australia}

(21) All excavations associated with the erection of the buildings and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place.

{Reason: Council requirement for protection of public}

(22) All building work must be carried out in accordance with the provisions of the Building Code of Australia.

{Reason: Prescribed statutory condition under EP&A Act}

(23) Prior to the Occupation Certificate being issued, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed sanitary drainage and water installation.

{Reason: To enable an inspection of the building's plumbing and drainage to determine they have been satisfactorily completed}

(24) A hoarding barricade or fence shall be erected between the building and any adjoining public place and/or around any road openings or obstructions if pedestrian or vehicular traffic is likely to be endangered, obstructed or inconvenienced by the proposed works. If necessary, an awning sufficient to prevent any material from, or in connection with the work falling onto the public place is also to be erected.

The work is to be kept lit during the time between sunset and sunrise if the work may be a source of danger to persons using the adjoining public place.

{Reason: Council requirement for the protection of the public}

(25) All sanitary plumbing and drainage and water plumbing work shall be carried out by a licensed plumber and drainer.

{Reason: Statutory requirement of Section 634 Local Government Act 1993}

(26) The following applicable works shall be inspected and passed by an officer of Council, irrespective of any other inspection works undertaken by a Principal Certifier, prior to them being covered. In this regard, at least 24 hours notice shall be given to Council for inspection of such works. When requesting an inspection, please quote Council's reference number D2021/552.

Advanced notification for an inspection should be made by emailing [de.admin@dubbo.nsw.gov.au](mailto:de.admin@dubbo.nsw.gov.au) or by telephoning Council's Development and Environment Division on 6801 4612.

- Internal and any external sanitary plumbing and drainage under hydraulic test.
- Water plumbing, under hydraulic test.
- Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation/use.

{Reason: Statutory provision and Council requirement being the water and sewerage authority}

(27) Prior to the issue of an Occupation Certificate, where the proposed building works necessitate the cutting-in of new stormwater outlets into the existing street kerb, the applicant and plumbing/drainage contractor shall ensure that the following procedures are adopted.

- (a) A kerb adaptor suitable for the particular kerb profile and capable of withstanding vehicular loadings is to be utilised;
- (b) Create the opening in the kerb by use of either a saw cut or bored hole only – breaking out the kerb by impact methods is not permitted;
- (c) The kerb adaptor is to be kept flush with the top and outside face of the kerb; and
- (d) The fixing of the kerb adaptor and filling in of side gaps is to be undertaken by the use of an epoxy resin – mortar or concrete is not to be used.

{Reason: Requirement of Council as the road authority}

(28) The applicant shall ensure that the responsible builder or contractor submits to Council, if Council is engaged to act as the Principal Certifier (PC), a Certificate of Installation certifying that the wet areas of the building have been protected by the installation a water-proofing system conforming to AS 3740 'Waterproofing of domestic wet area'. Such Certificate must be provided prior to occupation or use of the building.

{Reason: To demonstrate the provision of an adequate moisture proofing system}

(29) The building shall not be occupied or used until the Principal Certifier (PC) has first issued an Occupation Certificate.

{Reason: Statutory requirement to ensure the building is fit for occupation}

(30) The applicant must submit with the development's Construction Certificate application, a detailed design of the development's and buildings proposed stormwater drainage system designed by a hydraulics engineer which shall include hydraulic design calculations, surface and invert levels, pipe sizes and grades.

Such details must demonstrate the development's roof and surface water is able to be adequately drained to the street gutter at the front of the property.

{Reason: Council requirement to ensure the development is adequately drained}

(31) Should the existing town water supply service connection(s) not be suitably located and/or of a suitable size to accommodate the proposed development, then a separate application is required to be made to Council, with the appropriate fee(s) being paid, for the provision of a suitably sized metered water service to the development site.

Note: As Council is the local water supply authority, separate metered connections will be required in respect to the provision of a suitably size domestic water meter and separate fire service meter to the development site.

{Reason: Council policy in respect of commercial developments}

(32) Prior to the issue of the Occupation Certificate, the existing vehicular access off Macleay Street shall be upgraded to a commercial standard concrete vehicular cross-over, constructed in accordance with Council's standards STD 5211 and STD 5235 being provided by and at full cost to the Developer to service the proposed boarding house.

However, prior to any construction works being undertaken on this access driveway, a detailed (fully dimensioned) site plan is to be lodged with and approved by Council. The access driveway is to be designed and constructed of sufficient width at the roadway (kerb and gutter alignment) and the property boundary alignment such that two passenger vehicle (utilising the Austroads design templates, and a turning speed of 5-15 km/hr) is able to access the subject land in a forward motion from the through travel lane (s) of Macleay Street without the need to cross over onto the wrong side of the road at any time.

Should Council's Senior Development Engineer (or his representative) not undertake the required inspections as detailed in the abovementioned Council standards, then a detailed list of inspections undertaken by an accredited private certifier verifying compliance with the abovementioned Council standards will be required to be lodged with Council prior to the issue of the Occupation Certificate for the proposed development.

{Reason: Council policy in respect of commercial developments}

- (33) Prior to issue of the Construction Certificate, a separate 'Road Opening Application' (Section 138 Application under the Roads Act 1993) will be required to be made to Council's Infrastructure Division, plus payment of appropriate fee/s.

{Reason: Implementation of Council's Policy and Section 138 of the Roads Act}

- (34) Prior to the issue of the Occupation Certificate any alteration/damage to the footpath, kerbing and guttering, vehicular entrance/s, road or road shoulder including utility services, shall be repaired/restored at full cost to the developer and in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Construction Standards.

{Reason: Implementation of Council Policy}

- (35) Should any of the proposed works encroach onto the road reserve area (which includes the footpath area) and prior to any works commencing on the site, the applicant is to ensure that any sub-contractor/s working on the site have current public liability insurance policy(ies) to cover Council to an amount of not less than \$20m in respect of any and all actions, costs and claims for damages that may be brought or made or claimed against Council in relation to the granting of this approval. Such policy shall note the interest of Council which ensures that Council is indemnified against any possible action.

{Reason: Implementation of Council's policy}

- (36) No vehicles larger than a 'Passenger Vehicle' generally 5.2m in length (utilising the Austroads design templates) are permitted to access the subject land and development proposal.

{Reason: The internal manoeuvrability and access to the subject land and proposed development will only facilitate 'Passenger Vehicle' generally 5.2m in length or vehicles of lesser dimensions at this location}

- (37) All driveways, hard stand areas and parking areas shall be drained to Council's satisfaction, including implementation of the following:

- Discharge stormwater from the site to Macleay Street kerb and gutter;
- Upstream flows, including overland flow from neighbouring properties, must be considered and managed through the site;
- Provide for the safe passage of stormwater to Macleay Street without impact to neighbouring properties;
- Surcharge and overland flow paths shall be defined;
- Flows from the minor storm event 1:10 year or 10% ARI to be piped to the kerb;
- On site drainage system is to be designed in such a way that the estimated peak flow rate from the site is no greater than what would be expected from the existing site, assuming the existing site is 40% impervious; and
- A 2m easement to drain stormwater should be considered along the southern boundary of the lot. If 43 Macleay Street is redeveloped, this will provide a continuous stormwater easement right through to the lane to the west of 43 Macleay Street. This will allow the potential for future stormwater interallotment drainage if required.

**Note:** Stormwater discharge to the gutter is limited to an amount that can be safely conveyed within the gutter, and that overall gutter flows within the street are within Auspec guidelines for gutter flow width and depth.

Prior to the discharge into Council's system, the Developer will be required to install at their own expense a "pollution control device(s)" which will collect oil, sediment and litter from the development proposal.

In this respect the Developer must have approved by Council, prior to the issue of the building's Construction Certificate, full and detailed hydraulic design calculations and drawings of the proposed development's stormwater drainage system.

{Reason: To achieve a satisfactory standard of stormwater disposal from the proposed development}

- (38) All vehicles must enter and exit the subject land and proposed development in a forward direction. No reversing of vehicles onto the public roadway system will be permitted.

{Reason: To provide safety for the travelling public utilising the public roadways}

- (39) All loading and unloading of goods related to the development proposal shall be carried out within the confines of the allotment's boundary. Under no circumstances will the loading, or unloading, of goods on the public roadway system be permitted.

{Reason: Requirement of Council so as not to create adverse traffic conditions}

- (40) No buildings or structures of any standard shall be erected over Council's existing sewerage main or within the proposed 'easement to drain sewage' to be located on the subject land. Driveway and parking infrastructure is permitted within the easement.

{Reason: Implementation of Council policy}

- (41) The creation by the Developer, under Section 88B of the Conveyancing Act, of a minimum two (2) metre-wide easement in favour of Council, to be centrally located over all Council sewerage mains.

{Reason: Implementation of Council Policy}



- (42) Demolition and construction work shall only be carried out within the following times:  
Monday to Friday: 7:00 am to 6:00 pm  
Saturday: 8:00 am to 1:00 pm  
Sunday and public holidays: No construction work permitted  
{Reason: Council requirement to reduce the likelihood of noise nuisance}
- (43) Suppression and mitigation of dust shall be employed during works on the site to ensure dust is not emitted from the site at any time including when no activities are taking place on the site.  
{Reason: Council requirement to reduce the likelihood of dust nuisance.}
- (44) An Erosion and Sedimentation Control Plan is required to be submitted to and approved by Council's Environmental Compliance Branch prior to the issue of the Construction Certificate. The approved plan shall be implemented onsite prior to any site disturbance works being commenced and shall remain, in a maintained condition, until all site works are completed.  
{Reason: Implementation of Council policy to reduce sediment pollution}
- (45) The demolition of the existing building and infrastructure is required to be undertaken in conformity with AS 2601-1991. A requirement of clause 1.7.1 of such standard is that the applicant and/or its contractor must prepare a Work Plan and submit such plan to Council prior to any demolition work commencing.

In particular, such Work Plan must include proposed measures to address dust generation; protection of the public; assessment, removal and disposal of hazardous materials and conditions (especially asbestos sheeting, lead-based paint and any organochlorine contaminated soil); noise control and protection of Council's services (including the capping of proposed abandoned sewer junction connections).

{Reason: Council requirement to prevent environmental contamination and creation of public nuisances arising from demolition works}

- (46) All solid waste from demolition, construction and operation of the proposed development shall be assessed, classified and disposed of in accordance with the Department of Environment and Climate Change - Waste Classification Guidelines. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act.  
{Reason: Council requirement to require compliance with the POEO Act}
- (47) Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during demolition or construction works, the applicant and contractor shall ensure that the appropriate regulatory authority (eg Office of Environment and Heritage (OEH), WorkCover Authority, Council, Fire and Rescue NSW etc) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.  
Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the EPA to receive that type of waste.  
{Reason: Council requirement to prevent the contamination of the environment}

(48) Prior to the issue of the Occupation Certificate, existing fencing around the perimeter of the site to be replaced as indicated on the approved Site Plan, shall be replaced with 1.8 metre high Colorbond fencing. However, prior to such works commencing consent shall be obtained by neighbouring property owners.

{Reason: To ensure visual privacy is maintained}

(49) Strata or community title subdivision of the boarding house shall not be permitted.

{Reason: Clause 52, State Environmental Planning Policy (Affordable Rental Housing) 2009}

#### **NOTES**

(1) A separate application is required to be submitted to either Council or an accredited certifier to obtain a Construction Certificate to permit the erection of the proposed buildings.

(2) A list of fire safety measures must be submitted with the Construction Certificate application pursuant to clause 139 of the Environmental Planning and Assessment Regulation, 2000. The Regulation prescribes that the information to be submitted must include:

- A list of any existing fire safety measures provided in relation to the land or any existing building on the land; and
- A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

(3) On completion of the erection of the subject class 3 buildings, the owner of the building is required to submit to the Principal Certifier (PC) a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the building - as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate(s) must be submitted to the PC prior to occupation or use of the subject building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to Council (if not the appointed PC) and the Commissioner of Fire and Rescue NSW and displayed within the principal building in a prominent position.

(4) The owner of the class 3 buildings is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building.

Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of Fire and Rescue NSW and displayed within the principal building in a prominent position. In this regard Fire and Rescue NSW has requested that only electronic copies of the statement be forwarded to their dedicated email address, being [afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au)

(5) If Council is engaged to act as the principal certifier for the Construction Certificate

application the following shall be included with such application:

- Location of the proposed emergency lighting, exit signs and portable fire extinguishers;
- Specifications detailing the proposed class 3 boarding house compliance with the Section J *Energy Efficiency* of BCA;
- Details demonstrating the provision of disabled access to and within the subject buildings as required by the BCA and Access Code; including any exemption relied upon under clause D3.4 (if deemed-to-satisfy solution utilised), or a performance solution prepared under Part A2 of the BCA to address the applicable Performance Requirements under the BCA and Access Code;
- Specification for the buildings exit doors and hardware i.e. door size, door handle and latch;
- All structural details including specifications and design drawings and statement/certificate by the design engineer stipulating the Australian Standards that the design complies with, its design wind load parameters and the design loads.
- Details indicating the slip-resistance classification of any proposed stair landings, ramps, treads and if specified, its nosing strips (i.e.  $\geq 2$  steps) pursuant to D2.10, D2.13 and D2.14 of the BCA;
- Specifications demonstrating the buildings floors, walls and ceiling lining materials conform with C1.10 of the BCA with respect to their fire hazard properties;
- Details of any termite treatment to be provided to the buildings. Note: any *primary building element* of the structure that would be subject to attack by subterranean termites, necessitates the provision of an integrated termite barrier system;
- All relevant stormwater design and disposal details as indicated in the conditions of consent;
- Existing and finished site contours and levels associated with the development's site works;
- Details showing compliance with D2.19, D2.20 and D2.21 of the BCA;
- Appropriate geotechnical investigation report(s) indicating the site's reactivity classification in terms of AS 2870;
- Details of the required smoke hazard management measures under Part E2 of the BCA;
- Details of the proposed method of protection intended to be provided to the boarding house building's walls and openings located within 1.5 m to the fire source features of the allotment boundary (if deemed-to-satisfy solution utilised) or otherwise a performance solution prepared under Part A2 of the BCA;
- Demonstrate compliance with D2.24 of the BCA in relation to the protection of openable windows on the first floors;
- Details demonstrating compliance with D2.13 – D2.17 of the BCA in relation to any proposed stairs, landings, handrails and balustrade etc;
- Plans indicating compliance with AS 1428.1-2009 as adopted by the BCA with respect to the design of the proposed disabled accessible sanitary compartments. Submitted plans should detail the specific set-out dimensions of all proposed fixtures, not only for the benefit of the Principal Certifier, but also the subsequent installation tradesmen. Attention should also be given to the following aspects

- under the BCA and AS 1428.1-2009, and be appropriately detailed in any submitted plans/specifications;
- Details of the proposed fire separation between each SOU, between the common area/laundry and the SOU's in accordance with the BCA;
  - If applicable, details of the system intended to be used to achieve the *60 minute resistance to the spread of fire* ceilings; and
  - The proposed sound proofing between each SOU in accordance with Part F5 of the BCA.
- (6) As the sewer connection serving the subject allotment is relatively shallow, prior to commencement of works, the applicant is advised to engage the services of a plumber to ensure the following can be achieved:
- (a) The building can adequately gravitate to Council's sewer and comply with the statutory sewer main soffit clearances i.e. 1000mm between invert of sewer main and top of yard gully;
  - (b) A minimum cover of 300mm is maintained to drainage lines in non-trafficable areas;
  - (c) The top of the each buildings over-flow relief gully is a minimum 75mm above the finished surrounding ground level and minimum 150mm below the finished floor level of the building;
  - (d) A minimum grade of 1:60 is achieved to all drainage lines.

Note: Should compliance with any of the above requirements cannot be achieved, Council must be notified immediately so that alternate methods of effluent system design and disposal can be discussed.

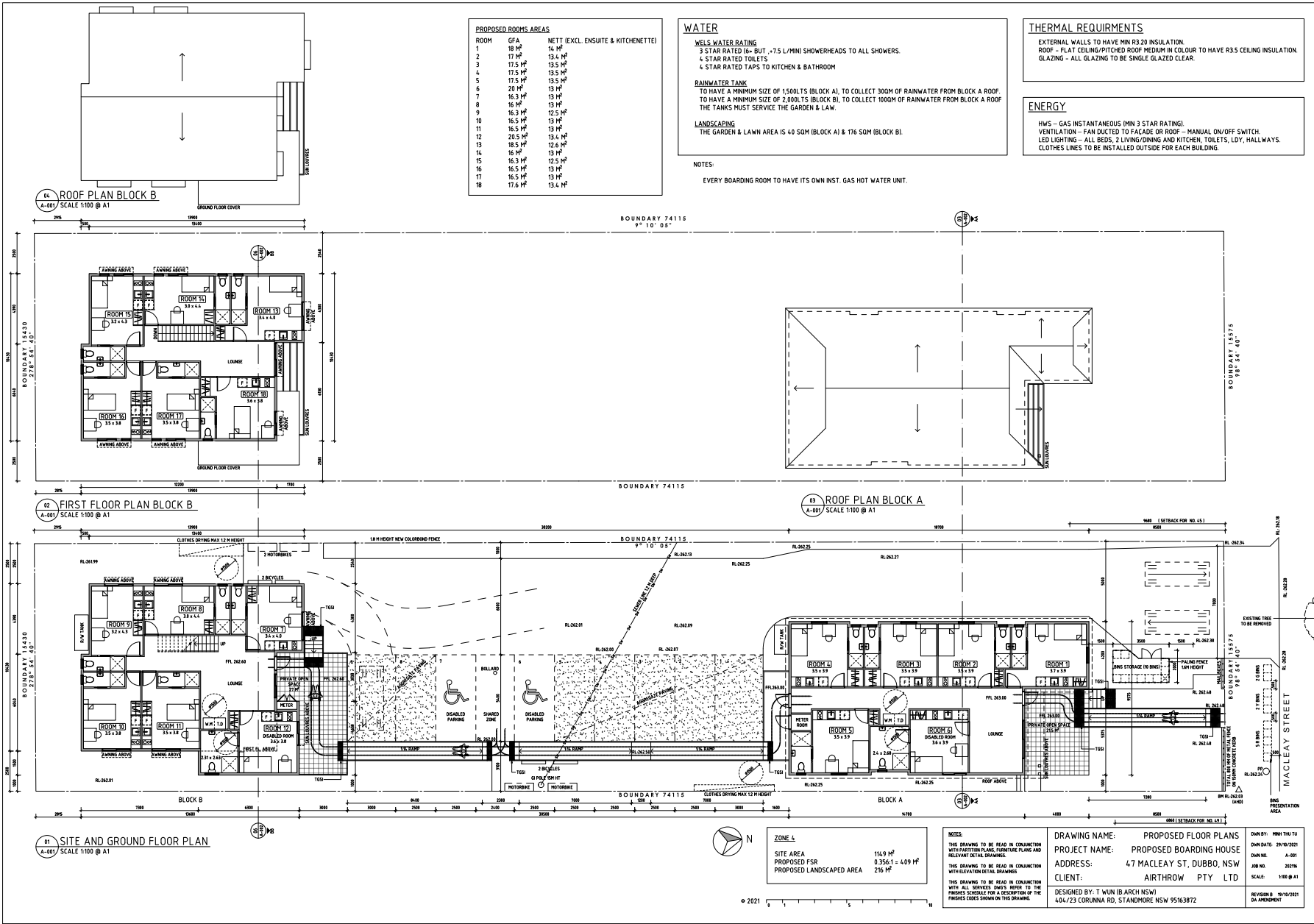
- (7) Dubbo Regional Council has recently engaged the services of Cardno-Willing to undertake flood studies to ascertain new flood levels throughout the Local Government Area. This study has not been adopted by Council, however, its data is utilised to determine the compatibility of proposed development and the potential flood risk.

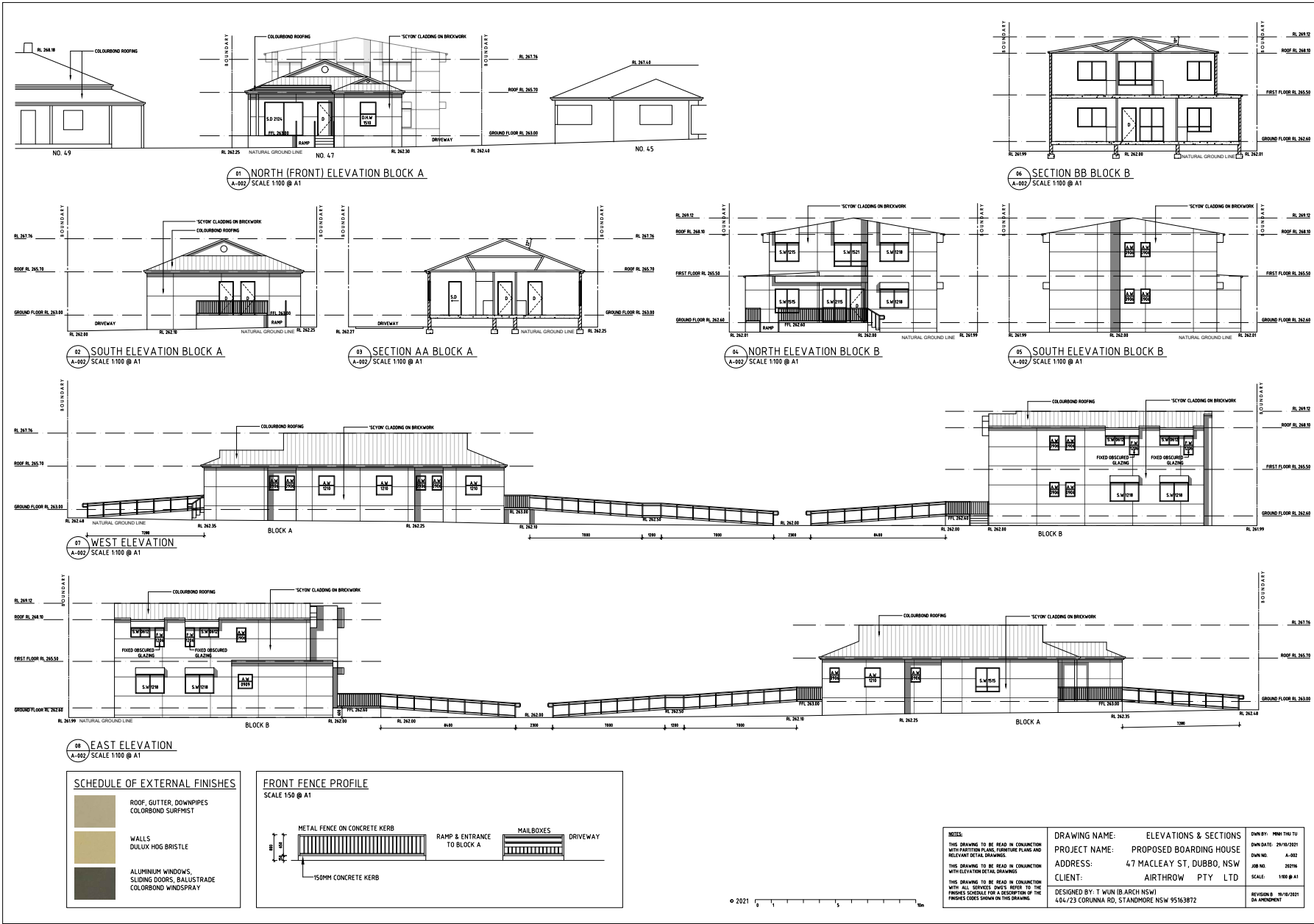
The Cardno Study has the entire property as being below the Flood Planning Level (FPL). The FPL at this location 263.87m AHD.

As the levels within the Cardno-Willing Flood Study have not been adopted by Council, this FPL is provided for your information and records only.

- (8) The Council Section 7.11/64 Contribution Plans referred to in the conditions of this consent may be viewed without charge at Council's Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday. Copies are also available from [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)
- (9) The development shall be carried out in accordance with Essential Energy's correspondence dated 24/09/2021 (copy attached).

- (10) Prior to the use of the boarding house commencing, the operator should contact Council's Resource Recovery and Efficiency Branch regarding suitable waste bin (including recycling) allocations for the development.





20 September 2021

Joseph Cooper



Dubbo NSW 2830

Darryll Quigley  
 Manager Building and Development Services  
 Dubbo Regional Council  
 PO Box 81  
 Dubbo NSW 2830

DUBBO REGIONAL COUNCIL	
ACTIONED TO	SP2
28 SEP 2021	
CONTAINER #	AWD/1021

Dear Mr Quigley

**OBJECTIONS TO DA 10.2021.552.1 FOR BOARDING HOUSE AT 47 MACLEAY ST, DUBBO (LOT: 1 DP: 596251)**

I refer to your letter of 7 September 2021 advising of the proposed development for a Boarding House (18 units) and two (2) lot strata subdivision at 47 Macleay Street Dubbo (DA10.2021.552.1).

I live at [redacted] Macleay ST, Dubbo, in a single storey dwelling in close vicinity to the proposed development. It is acknowledged the proposed DA is to be assessed against the provisions of the EPA Act 1979, SEPP (ARH), DLEP 2011 and the DDCP 2013.

The proposal is located in a R1-Low Density Residential zone. The proposed development does not meet the material objectives of the R1 zone. In particular, it does not, 'provide for the housing needs of the community' (emphasis added) in that accommodation to be provided could and would probably be sourced from beyond the community.

The very nature of the DLEP is directed to the locality and its residents/community. It is suggested the aims and objectives of the LEP are directed towards the welfare of the community. However there is no compulsion in the housing needs of people beyond the community to have their needs catered for in a boarding house in the Dubbo LGA.

In so saying, it is suggested that the interests of the Dubbo community should be of paramount concern to the majority of land use decisions. In such instances the immediate community, residents and the local neighbourhood will have to cope with the increased demands, in all its forms, created by the introduction of a boarding house that relatively speaking, in this particular neighbourhood, is a gross intensification of the land use.

The proposal will, again, not provide facilities or services to meet the day to day needs of local residents as stated in the LEP. In reality, the increased number of occupants will place a greater demand on the lifestyle and wellbeing of local residents.



The final objective in the R1 zone is cause of greatest concern and is the product of the objectives referred to above. The proposal will not ensure the single dwelling and neighbourhood character of the zone are maintained over time and not diminished by the cumulative impact of developments of this nature and intensity.

Although it is acknowledged a boarding house is not a form of multi dwelling housing, nevertheless the cumulative impact of similar boarding houses in the neighbourhood can and does change the fundamental characteristics of both the neighbourhood of the Zone 1. In this instant case, the proposed boarding house can accommodate a maximum of twenty-three (23) persons, including a manager, or twenty-four (24) persons including the manager's partner, for what can effectively be described as a two-story single dwelling structure.

The applicant has suggested the development can be assessed as multi dwelling housing. This categorisation of the proposal for assessment purposes is legally incorrect as the proposed development as a boarding house does NOT fall within the definition of multi dwelling housing. The intensification of use of an 18-room boarding house with some 18-odd, motorised vehicles parked, is akin to a residential flat building for all intents and purposes.

Furthermore, the SEE is absent of any comment or explanation addressing the basic and fundamental rationale of the SEPP (ARH) for a boarding house to cater for low-income occupants. As mentioned above, the cumulative impact on local residents and the wider neighbourhood will have a deleterious effect on their well-being, the enjoyment of their properties and the value of their properties.

The economic effect is a criterion to be accounted for pursuant to s1.3(a) of the EPA Act 1979. In *Axidis Pty Ltd v Randwick City Council: Arthur Wong Pty Ltd – v – Randwick City Council* (2017) LEC 1463 the court refused a boarding house on the grounds of the DA not having regard to the objectives of the zone. Other matters contributing to the refusal were the compelling nature for parking by existing residents, intensification of noise impacts in the low-density zone, generation of waste and the parking demands over existing residents.

It is submitted similar impacts will be experienced by the residents of Dubbo if the boarding house was approved. A boarding house containing up to 24 persons with (9) cars, 4 motorcycles and 4 bicycles in what is effectively single and two storey dwelling structures is not similar to the land use of a single dwelling house with R1 Low Density zone.

It is posited no single dwelling would accommodate 24 persons with 9 vehicles let alone the motorcycles and cycles. If such a development is not considered an intensification of use of land it beggars the imagination what form of lawful development would constitute such an intensification in a Low-Density residential zone.

In the subject case, the effect would be the beginnings of a transformation of the Low-Density zone to a medium density zone. It would not be an exaggeration to suggest the local environment, restricting it to the R1 zone would not contain a single dwelling house providing accommodation for 24 persons, 9 motor vehicles, 4 motorcycles and 2 bicycles. Clause 4.4 – FSR Clause (1) of the FSR objectives is directed to controlling development density and the intensity of land use by taking account of the amenity of adjoining land and the capacity of road networks to accommodate vehicles and pedestrian traffic.

The applicant has failed to address this objective in its DA. Currently, Macleay St is used by commuters as a convenient locality for on-street parking. It is not uncommon for occupants to park on the street as a matter of convenience, rather than use their on-site parking spaces. There is

nothing to stop or prevent occupants who find it more convenient to park on the street rather than use the parking provisions at the rear of the proposed boarding house.

It should also be noted, the configuration of the Macleay St and manner of landscaping on public land has reduced on street parking facilities. This has been achieved by council planting street trees in front of the proposed development, thereby reducing the on-street parking, all of which accounts for increased parking opposite and adjacent to my property.

Under SEPP-(ARH), conspicuous by its absence, the applicant's SEE and other documents, is there any discussion addressing the fundamental and determining factor of the SEPP being affordable low-cost housing? In Gray-v-Sutherland Shire Council the very question of the eligibility of occupants was the determinative factor in the applicant's appeal of the Commissioners decision to refuse the DA. In the Class 4 proceedings the court recognised the need to address the question of income and occupation of boarding rooms.

In the subject DA the applicant simply states that boarders will be selected, and priority will be given to potential boarders on very low to moderate incomes. Unfortunately, the issue of 'priority' is not advanced or clarified. In the submission, there is nothing to prevent letting rooms to higher income earners after the "selection" process which, incidentally, is not discussed or elaborated upon in the SEE, and where the question of priority can be overlooked on a multiplicity of reasons.

There is no guarantee that low-income earners, as defined in clause 6 of the SEPP, will occupy the rooms. By all accounts, the boarding house will rent rooms to those willing to pay the rent. The proposal is by all accounts a commercial enterprise and should not be approved. The applicant should seek alternative premises where the proposed use will not introduce the form and manner of problems alluded to above.

The provisions of the DCP do not extend to boarding houses. It is totally inappropriate for the applicant to suggest in its SEE that the boarding house should be assessed against the controls and standards of a single dwelling house. The definitions of the two entities are quite dissimilar in terms of their use and purpose. Therefore, the commentary in the SEE to the DCP should be disregarded for all intents and purposes. SEPP (ARH) As mentioned above a single building on a standard residential block, housing 24 persons with parking for 9 cars, 4 motorcycles and 4 bicycles will have a deleterious effect on me.

It is conceded the proposal meets the various standards of the SEPP including those where compliance dictates council cannot refuse consent. Although clause 29 addresses the standards that cannot be the subject of refusal of a boarding house, council can refuse the DA if it does not comply with or is in conflict with cl 3 of the policy. It is submitted the DA does not, in this particular case support local business centres by providing ARH for workers close to places of work cl 3(f).

There are no local business centres in the vicinity of 47 Macleay St. As such, the boarding house is not required in the area. Similarly, the DA does not provide housing for the homeless and other disadvantaged people (cl 3 (g) (2.51). The question of where the occupants of AHR accommodation are to be drawn from is restricted in the policy to clause 6, the definition of "affordable housing". The applicant in this DA has not unequivocally stated all occupants WILL be drawn from the income thresholds of the SEPP. 6.

Based on the above arguments, the proposal fails to satisfy the material aims and objectives of the SEPP (ARH), Council's LEP 2015, the material objects of the EPA Act. Section 1(3)(a),(b),(c) and (d) have not been met by the proposal. The social impact on local and neighbouring dwellings is not in the better interests of the occupants and the applicant has failed to take into consideration the

social impact. Rather there is constant assurance the proposal will not impact unduly, or at all, on neighbours and the locality.

The boarding house located in the low-density residential zone catering for at least 24 persons, together with the large number of means of transport, is unconventional in the context and whose tenure is for a minimum 3 months will also impact on myself and neighbours from the uncertainty of unknown persons living in the boarding house.

The proposal is not considered to be the orderly use and development of land in a low-density residential zone. The DA to erect a boarding house at 47 Macleay St should be refused on the basis of its large occupancy and traffic generation on what is a standard size but low-density zone. The cumulative effect of this boarding house is not conducive in a low residential zone and presents as an undesirable precedent in a low residential density zone.

The subject proposal will affect my well-being and the enjoyment of the benefits of my home. I will be exposed to unacceptable motor vehicular traffic during all hours of the day and night. These features will place undue stress and anxiety on my well-being, to the benefit of the landlord generating income from the boarding house.

In *Luxe Manly Pty Ltd v Northern Beaches Council* (2016) LEC 156 the court referred to the judgment of Biscoe J in *Maxnox Pty Ltd v Hurstville City Council* (2006) 145 LGERA 373. His Honour stated ".....the Court must have regard to, among other things, the public interest" and said ".....One of the objects of the EP&A Act which governs development applications, is to encourage proper development for the purpose of promoting the social and economic welfare of the community and a better environment" (EP&A Act, s5). "In my view the legislature is less concerned in a merits review such as this with winners and losers, than with achieving the best community outcome with as little formality and technicality as possible" (at 17).

The proposed development is also unacceptable pursuant to s4.15(1)(e) of the EP&A Act in that the application is not in the public interest, on the basis it will set an undesirable precedent.

For all the above reasons, the subject proposal should be refused on the grounds that the proposed boarding house is not in the interests of the community and a better environment.

Yours sincerely



cc: Tracie Smart, Senior Planner, Dubbo Regional Council

20 September 2021

Dylan Bellman

Dubbo NSW 2830

Darryll Quigley  
 Manager Building and Development Services  
 Dubbo Regional Council  
 PO Box 81  
 Dubbo NSW 2830

DUBBO REGIONAL COUNCIL	
ACTIONED TO	APR
22 SEP 2021	
CONTAINER #	AW11079

Dear Mr Quigley

**OBJECTIONS TO DA 10.2021.552.1 FOR BOARDING HOUSE AT 47 MACLEAY ST, DUBBO (LOT: 1 DP: 596251)**

I refer to your letter of 7 September 2021 advising of the proposed development for a Boarding House (18 units) and two (2) lot strata subdivision at 47 Macleay Street Dubbo (DA10.2021.552.1).

I live at [REDACTED] Macleay St, Dubbo, in a single storey dwelling in close vicinity to the proposed development. It is acknowledged the proposed DA is to be assessed against the provisions of the EPA Act 1979, SEPP (ARH), DLEP 2011 and the DDCP 2013.

The proposal is located in a R1-Low Density Residential zone. The proposed development does not meet the material objectives of the R1 zone. In particular, it does not, 'provide for the housing needs of the community' (emphasis added) in that accommodation to be provided could and would probably be sourced from beyond the community.

The very nature of the DLEP is directed to the locality and its residents/community. It is suggested the aims and objectives of the LEP are directed towards the welfare of the community. However there is no compulsion in the housing needs of people beyond the community to have their needs catered for in a boarding house in the Dubbo LGA.

In so saying, it is suggested that the interests of the Dubbo community should be of paramount concern to the majority of land use decisions. In such instances the immediate community, residents and the local neighbourhood will have to cope with the increased demands, in all its forms, created by the introduction of a boarding house that relatively speaking, in this particular neighbourhood, is a gross intensification of the land use.

The proposal will, again, not provide facilities or services to meet the day to day needs of local residents as stated in the LEP. In reality, the increased number of occupants will place a greater demand on the lifestyle and wellbeing of local residents.

The final objective in the R1 zone is cause of greatest concern and is the product of the objectives referred to above. The proposal will not ensure the single dwelling and neighbourhood character of the zone are maintained over time and not diminished by the cumulative impact of developments of this nature and intensity.

Although it is acknowledged a boarding house is not a form of multi dwelling housing, nevertheless the cumulative impact of similar boarding houses in the neighbourhood can and does change the fundamental characteristics of both the neighbourhood of the Zone 1. In this instant case, the proposed boarding house can accommodate a maximum of twenty-three (23) persons, including a manager, or twenty-four (24) persons including the manager's partner, for what can effectively be described as a two-story single dwelling structure.

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It is submitted similar impacts will be experienced by the residents of Dubbo if the boarding house was approved. A boarding house containing up to 24 persons with (9) cars, 4 motorcycles and 4 bicycles in what is effectively single and two storey dwelling structures is not similar to the land use of a single dwelling house with R1 Low Density zone.

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For all the above reasons, the subject proposal should be refused on the grounds that the proposed boarding house is not in the interests of the community and a better environment.

Yours sincerely

DBellman

Dylan Bellman

cc: Tracie Smart, Senior Planner, Dubbo Regional Council

20 September 2021

DAVID BROWN  
Dubbo NSW 2830

Darryll Quigley  
Manager Building and Development Services  
Dubbo Regional Council  
PO Box 81  
Dubbo NSW 2830

DUBBO REGIONAL COUNCIL	
ACTIONED TO	SP2
22 SEP 2021	
CONTAINER #	21/079

Dear Mr Quigley

**OBJECTIONS TO DA 10.2021.552.1 FOR BOARDING HOUSE AT 47 MACLEAY ST, DUBBO (LOT: 1 DP: 596251)**

I refer to your letter of 7 September 2021 advising of the proposed development for a Boarding House (18 units) and two (2) lot strata subdivision at 47 Macleay Street Dubbo (DA10.2021.552.1).

I live at [redacted] Macleay St, Dubbo, in a single storey dwelling in close vicinity to the proposed development. It is acknowledged the proposed DA is to be assessed against the provisions of the EPA Act 1979, SEPP (ARH), DLEP 2011 and the DDCP 2013.

The proposal is located in a R1-Low Density Residential zone. The proposed development does not meet the material objectives of the R1 zone. In particular, it does not, 'provide for the housing needs of the community' (emphasis added) in that accommodation to be provided could and would probably be sourced from beyond the community.

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The proposal will, again, not provide facilities or services to meet the day to day needs of local residents as stated in the LEP. In reality, the increased number of occupants will place a greater demand on the lifestyle and wellbeing of local residents.



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Yours sincerely



DAVID BROWN

cc: Tracie Smart, Senior Planner, Dubbo Regional Council

20 September 2021

Alan Davies

Dubbo NSW 2830

Darryll Quigley  
 Manager Building and Development Services  
 Dubbo Regional Council  
 PO Box 81  
 Dubbo NSW 2830

DUBBO REGIONAL COUNCIL	
ACTIONED TO	GPI
22 SEP 2021	
CONTAINER #	AU21/107

Dear Mr Quigley

**OBJECTIONS TO DA 10.2021.552.1 FOR BOARDING HOUSE AT 47 MACLEAY ST, DUBBO (LOT: 1 DP: 596251)**

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The final objective in the R1 zone is cause of greatest concern and is the product of the objectives referred to above. The proposal will not ensure the single dwelling and neighbourhood character of the zone are maintained over time and not diminished by the cumulative impact of developments of this nature and intensity.

Although it is acknowledged a boarding house is not a form of multi dwelling housing, nevertheless the cumulative impact of similar boarding houses in the neighbourhood can and does change the fundamental characteristics of both the neighbourhood of the Zone 1. In this instant case, the proposed boarding house can accommodate a maximum of twenty-three (23) persons, including a manager, or twenty-four (24) persons including the manager's partner, for what can effectively be described as a two-story single dwelling structure.

The applicant has suggested the development can be assessed as multi dwelling housing. This categorisation of the proposal for assessment purposes is legally incorrect as the proposed development as a boarding house does NOT fall within the definition of multi dwelling housing. The intensification of use of an 18-room boarding house with some 18-odd, motorised vehicles parked, is akin to a residential flat building for all intents and purposes.

Furthermore, the SEE is absent of any comment or explanation addressing the basic and fundamental rationale of the SEPP (ARH) for a boarding house to cater for low-income occupants. As mentioned above, the cumulative impact on local residents and the wider neighbourhood will have a deleterious effect on their well-being, the enjoyment of their properties and the value of their properties.

The economic effect is a criterion to be accounted for pursuant to s1.3(a) of the EPA Act 1979. In *Arxidis Pty Ltd v Randwick City Council: Arthur Wong Pty Ltd – v – Randwick City Council* (2017) LEC 1463 the court refused a boarding house on the grounds of the DA not having regard to the objectives of the zone. Other matters contributing to the refusal were the compelling nature for parking by existing residents, intensification of noise impacts in the low-density zone, generation of waste and the parking demands over existing residents.

It is submitted similar impacts will be experienced by the residents of Dubbo if the boarding house was approved. A boarding house containing up to 24 persons with (9) cars, 4 motorcycles and 4 bicycles in what is effectively single and two storey dwelling structures is not similar to the land use of a single dwelling house with R1 Low Density zone.

It is posited no single dwelling would accommodate 24 persons with 9 vehicles let alone the motorcycles and cycles. If such a development is not considered an intensification of use of land it beggars the imagination what form of lawful development would constitute such an intensification in a Low-Density residential zone.

In the subject case, the effect would be the beginnings of a transformation of the Low-Density zone to a medium density zone. It would not be an exaggeration to suggest the local environment, restricting it to the R1 zone would not contain a single dwelling house providing accommodation for 24 persons, 9 motor vehicles, 4 motorcycles and 2 bicycles. Clause 4.4 – FSR Clause (1) of the FSR objectives is directed to controlling development density and the intensity of land use by taking account of the amenity of adjoining land and the capacity of road networks to accommodate vehicles and pedestrian traffic.

The applicant has failed to address this objective in its DA. Currently, Macleay St is used by commuters as a convenient locality for on-street parking. It is not uncommon for occupants to park on the street as a matter of convenience, rather than use their on-site parking spaces. There is

nothing to stop or prevent occupants who find it more convenient to park on the street rather than use the parking provisions at the rear of the proposed boarding house.

It should also be noted, the configuration of the Macleay St and manner of landscaping on public land has reduced on street parking facilities. This has been achieved by council planting street trees in front of the proposed development, thereby reducing the on-street parking, all of which accounts for increased parking opposite and adjacent to my property.

Under SEPP-(ARH), conspicuous by its absence, the applicant's SEE and other documents, is there any discussion addressing the fundamental and determining factor of the SEPP being affordable low-cost housing? In Gray-v-Sutherland Shire Council the very question of the eligibility of occupants was the determinative factor in the applicant's appeal of the Commissioners decision to refuse the DA. In the Class 4 proceedings the court recognised the need to address the question of income and occupation of boarding rooms.

In the subject DA the applicant simply states that boarders will be selected, and priority will be given to potential boarders on very low to moderate incomes. Unfortunately, the issue of 'priority' is not advanced or clarified. In the submission, there is nothing to prevent letting rooms to higher income earners after the "selection" process which, incidentally, is not discussed or elaborated upon in the SEE, and where the question of priority can be overlooked on a multiplicity of reasons.

There is no guarantee that low-income earners, as defined in clause 6 of the SEPP, will occupy the rooms. By all accounts, the boarding house will rent rooms to those willing to pay the rent. The proposal is by all accounts a commercial enterprise and should not be approved. The applicant should seek alternative premises where the proposed use will not introduce the form and manner of problems alluded to above.

The provisions of the DCP do not extend to boarding houses. It is totally inappropriate for the applicant to suggest in its SEE that the boarding house should be assessed against the controls and standards of a single dwelling house. The definitions of the two entities are quite dissimilar in terms of their use and purpose. Therefore, the commentary in the SEE to the DCP should be disregarded for all intents and purposes. SEPP (ARH) As mentioned above a single building on a standard residential block, housing 24 persons with parking for 9 cars, 4 motorcycles and 4 bicycles will have a deleterious effect on me.

It is conceded the proposal meets the various standards of the SEPP including those where compliance dictates council cannot refuse consent. Although clause 29 addresses the standards that cannot be the subject of refusal of a boarding house, council can refuse the DA if it does not comply with or is in conflict with cl 3 of the policy. It is submitted the DA does not, in this particular case support local business centres by providing ARH for workers close to places of work cl 3(f).

There are no local business centres in the vicinity of 47 Macleay St. As such, the boarding house is not required in the area. Similarly, the DA does not provide housing for the homeless and other disadvantaged people (cl 3 (g) (2.51). The question of where the occupants of AHR accommodation are to be drawn from is restricted in the policy to clause 6, the definition of "affordable housing". The applicant in this DA has not unequivocally stated all occupants WILL be drawn from the income thresholds of the SEPP. 6.

Based on the above arguments, the proposal fails to satisfy the material aims and objectives of the SEPP (ARH), Council's LEP 2015, the material objects of the EPA Act. Section 1(3)(a),(b),(c) and (d) have not been met by the proposal. The social impact on local and neighbouring dwellings is not in the better interests of the occupants and the applicant has failed to take into consideration the

social impact. Rather there is constant assurance the proposal will not impact unduly, or at all, on neighbours and the locality.

The boarding house located in the low-density residential zone catering for at least 24 persons, together with the large number of means of transport, is unconventional in the context and whose tenure is for a minimum 3 months will also impact on myself and neighbours from the uncertainty of unknown persons living in the boarding house.

The proposal is not considered to be the orderly use and development of land in a low-density residential zone. The DA to erect a boarding house at 47 Macleay St should be refused on the basis of its large occupancy and traffic generation on what is a standard size but low-density zone. The cumulative effect of this boarding house is not conducive in a low residential zone and presents as an undesirable precedent in a low residential density zone.

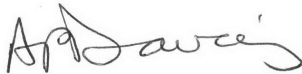
The subject proposal will affect my well-being and the enjoyment of the benefits of my home. I will be exposed to unacceptable motor vehicular traffic during all hours of the day and night. These features will place undue stress and anxiety on my well-being, to the benefit of the landlord generating income from the boarding house.

In *Luxe Manly Pty Ltd v Northern Beaches Council* (2016) LEC 156 the court referred to the judgment of Biscoe J in *Maxnox Pty Ltd v Hurstville City Council* (2006) 145 LGERA 373. His Honour stated ".....the Court must have regard to, among other things, the public interest" and said ".....One of the objects of the EP&A Act which governs development applications, is to encourage proper development for the purpose of promoting the social and economic welfare of the community and a better environment" (EP&A Act, s5). "In my view the legislature is less concerned in a merits review such as this with winners and losers, than with achieving the best community outcome with as little formality and technicality as possible" (at 17).

The proposed development is also unacceptable pursuant to s4.15(1)(e) of the EP&A Act in that the application is not in the public interest, on the basis it will set an undesirable precedent.

For all the above reasons, the subject proposal should be refused on the grounds that the proposed boarding house is not in the interests of the community and a better environment.

Yours sincerely



Alan Davies

cc: Tracie Smart, Senior Planner, Dubbo Regional Council

20 September 2021

BEVERLEY PAGE

Dubbo NSW 2830

Darryll Quigley  
 Manager Building and Development Services  
 Dubbo Regional Council  
 PO Box 81  
 Dubbo NSW 2830

DUBBO REGIONAL COUNCIL	
ACTIONED TO	CP2
22 SEP 2021	
CONTAINER #	AW2/1079

Dear Mr Quigley

**OBJECTIONS TO DA 10.2021.552.1 FOR BOARDING HOUSE AT 47 MACLEAY ST, DUBBO (LOT: 1 DP: 596251)**

I refer to your letter of 7 September 2021 advising of the proposed development for a Boarding House (18 units) and two (2) lot strata subdivision at 47 Macleay Street Dubbo (DA10.2021.552.1).

I live at [REDACTED] MACLEAY ST., Dubbo, in a single storey dwelling in close vicinity to the proposed development. It is acknowledged the proposed DA is to be assessed against the provisions of the EPA Act 1979, SEPP (ARH), DLEP 2011 and the DDCP 2013.

The proposal is located in a R1-Low Density Residential zone. The proposed development does not meet the material objectives of the R1 zone. In particular, it does not, 'provide for the housing needs of the community' (emphasis added) in that accommodation to be provided could and would probably be sourced from beyond the community.

The very nature of the DLEP is directed to the locality and its residents/community. It is suggested the aims and objectives of the LEP are directed towards the welfare of the community. However there is no compulsion in the housing needs of people beyond the community to have their needs catered for in a boarding house in the Dubbo LGA.

In so saying, it is suggested that the interests of the Dubbo community should be of paramount concern to the majority of land use decisions. In such instances the immediate community, residents and the local neighbourhood will have to cope with the increased demands, in all its forms, created by the introduction of a boarding house that relatively speaking, in this particular neighbourhood, is a gross intensification of the land use.

The proposal will, again, not provide facilities or services to meet the day to day needs of local residents as stated in the LEP. In reality, the increased number of occupants will place a greater demand on the lifestyle and wellbeing of local residents.



The final objective in the R1 zone is cause of greatest concern and is the product of the objectives referred to above. The proposal will not ensure the single dwelling and neighbourhood character of the zone are maintained over time and not diminished by the cumulative impact of developments of this nature and intensity.

Although it is acknowledged a boarding house is not a form of multi dwelling housing, nevertheless the cumulative impact of similar boarding houses in the neighbourhood can and does change the fundamental characteristics of both the neighbourhood of the Zone 1. In this instant case, the proposed boarding house can accommodate a maximum of twenty-three (23) persons, including a manager, or twenty-four (24) persons including the manager's partner, for what can effectively be described as a two-story single dwelling structure.

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Based on the above arguments, the proposal fails to satisfy the material aims and objectives of the SEPP (ARH), Council's LEP 2015, the material objects of the EPA Act. Section 1(3)(a),(b),(c) and (d) have not been met by the proposal. The social impact on local and neighbouring dwellings is not in the better interests of the occupants and the applicant has failed to take into consideration the

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For all the above reasons, the subject proposal should be refused on the grounds that the proposed boarding house is not in the interests of the community and a better environment.

Yours sincerely

B. Page

Beverley Page

cc: Tracie Smart, Senior Planner, Dubbo Regional Council

20 September 2021

KAYE GERSCH

Dubbo NSW 2830

Darryll Quigley  
 Manager Building and Development Services  
 Dubbo Regional Council  
 PO Box 81  
 Dubbo NSW 2830

DUBBO REGIONAL COUNCIL	
ACTIONED TO	SP2
22 SEP 2021	
CONTAINER #	ADDITION

Dear Mr Quigley

**OBJECTIONS TO DA 10.2021.552.1 FOR BOARDING HOUSE AT 47 MACLEAY ST, DUBBO (LOT: 1 DP: 596251)**

I refer to your letter of 7 September 2021 advising of the proposed development for a Boarding House (18 units) and two (2) lot strata subdivision at 47 Macleay Street Dubbo (DA10.2021.552.1).

I live at [REDACTED] MACLEAY ST, Dubbo, in a single storey dwelling in close vicinity to the proposed development. It is acknowledged the proposed DA is to be assessed against the provisions of the EPA Act 1979, SEPP (ARH), DLEP 2011 and the DDCP 2013.

The proposal is located in a R1-Low Density Residential zone. The proposed development does not meet the material objectives of the R1 zone. In particular, it does not, 'provide for the housing needs of the community' (emphasis added) in that accommodation to be provided could and would probably be sourced from beyond the community.

The very nature of the DLEP is directed to the locality and its residents/community. It is suggested the aims and objectives of the LEP are directed towards the welfare of the community. However there is no compulsion in the housing needs of people beyond the community to have their needs catered for in a boarding house in the Dubbo LGA.

In so saying, it is suggested that the interests of the Dubbo community should be of paramount concern to the majority of land use decisions. In such instances the immediate community, residents and the local neighbourhood will have to cope with the increased demands, in all its forms, created by the introduction of a boarding house that relatively speaking, in this particular neighbourhood, is a gross intensification of the land use.

The proposal will, again, not provide facilities or services to meet the day to day needs of local residents as stated in the LEP. In reality, the increased number of occupants will place a greater demand on the lifestyle and wellbeing of local residents.

The final objective in the R1 zone is cause of greatest concern and is the product of the objectives referred to above. The proposal will not ensure the single dwelling and neighbourhood character of the zone are maintained over time and not diminished by the cumulative impact of developments of this nature and intensity.

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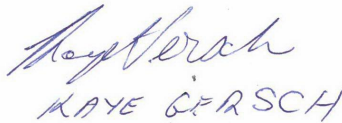
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Yours sincerely



KAYE GERSCH

cc: Tracie Smart, Senior Planner, Dubbo Regional Council

20 September 2021

Dubbo NSW 2830

Darryll Quigley  
 Manager Building and Development Services  
 Dubbo Regional Council  
 PO Box 81  
 Dubbo NSW 2830

DUBBO REGIONAL COUNCIL	
ACTIONED TO	GP2
22 SEP 2021	
CONTAINER #	AW1/1021

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In so saying, it is suggested that the interests of the Dubbo community should be of paramount concern to the majority of land use decisions. In such instances the immediate community, residents and the local neighbourhood will have to cope with the increased demands, in all its forms, created by the introduction of a boarding house that relatively speaking, in this particular neighbourhood, is a gross intensification of the land use.

The proposal will, again, not provide facilities or services to meet the day to day needs of local residents as stated in the LEP. In reality, the increased number of occupants will place a greater demand on the lifestyle and wellbeing of local residents.



The final objective in the R1 zone is cause of greatest concern and is the product of the objectives referred to above. The proposal will not ensure the single dwelling and neighbourhood character of the zone are maintained over time and not diminished by the cumulative impact of developments of this nature and intensity.

Although it is acknowledged a boarding house is not a form of multi dwelling housing, nevertheless the cumulative impact of similar boarding houses in the neighbourhood can and does change the fundamental characteristics of both the neighbourhood of the Zone 1. In this instant case, the proposed boarding house can accommodate a maximum of twenty-three (23) persons, including a manager, or twenty-four (24) persons including the manager's partner, for what can effectively be described as a two-story single dwelling structure.

The applicant has suggested the development can be assessed as multi dwelling housing. This categorisation of the proposal for assessment purposes is legally incorrect as the proposed development as a boarding house does NOT fall within the definition of multi dwelling housing. The intensification of use of an 18-room boarding house with some 18-odd, motorised vehicles parked, is akin to a residential flat building for all intents and purposes.

Furthermore, the SEE is absent of any comment or explanation addressing the basic and fundamental rationale of the SEPP (ARH) for a boarding house to cater for low-income occupants. As mentioned above, the cumulative impact on local residents and the wider neighbourhood will have a deleterious effect on their well-being, the enjoyment of their properties and the value of their properties.

The economic effect is a criterion to be accounted for pursuant to s1.3(a) of the EPA Act 1979. In *Aridis Pty Ltd v Randwick City Council: Arthur Wong Pty Ltd – v – Randwick City Council* (2017) LEC 1463 the court refused a boarding house on the grounds of the DA not having regard to the objectives of the zone. Other matters contributing to the refusal were the compelling nature for parking by existing residents, intensification of noise impacts in the low-density zone, generation of waste and the parking demands over existing residents.

It is submitted similar impacts will be experienced by the residents of Dubbo if the boarding house was approved. A boarding house containing up to 24 persons with (9) cars, 4 motorcycles and 4 bicycles in what is effectively single and two storey dwelling structures is not similar to the land use of a single dwelling house with R1 Low Density zone.

It is posited no single dwelling would accommodate 24 persons with 9 vehicles let alone the motorcycles and cycles. If such a development is not considered an intensification of use of land it beggars the imagination what form of lawful development would constitute such an intensification in a Low-Density residential zone.

In the subject case, the effect would be the beginnings of a transformation of the Low-Density zone to a medium density zone. It would not be an exaggeration to suggest the local environment, restricting it to the R1 zone would not contain a single dwelling house providing accommodation for 24 persons, 9 motor vehicles, 4 motorcycles and 2 bicycles. Clause 4.4 – FSR Clause (1) of the FSR objectives is directed to controlling development density and the intensity of land use by taking account of the amenity of adjoining land and the capacity of road networks to accommodate vehicles and pedestrian traffic.

The applicant has failed to address this objective in its DA. Currently, Macleay St is used by commuters as a convenient locality for on-street parking. It is not uncommon for occupants to park on the street as a matter of convenience, rather than use their on-site parking spaces. There is

nothing to stop or prevent occupants who find it more convenient to park on the street rather than use the parking provisions at the rear of the proposed boarding house.

It should also be noted, the configuration of the Macleay St and manner of landscaping on public land has reduced on street parking facilities. This has been achieved by council planting street trees in front of the proposed development, thereby reducing the on-street parking, all of which accounts for increased parking opposite and adjacent to my property.

Under SEPP-(ARH), conspicuous by its absence, the applicant's SEE and other documents, is there any discussion addressing the fundamental and determining factor of the SEPP being affordable low-cost housing? In Gray-v-Sutherland Shire Council the very question of the eligibility of occupants was the determinative factor in the applicant's appeal of the Commissioners decision to refuse the DA. In the Class 4 proceedings the court recognised the need to address the question of income and occupation of boarding rooms.

In the subject DA the applicant simply states that boarders will be selected, and priority will be given to potential boarders on very low to moderate incomes. Unfortunately, the issue of 'priority' is not advanced or clarified. In the submission, there is nothing to prevent letting rooms to higher income earners after the "selection" process which, incidentally, is not discussed or elaborated upon in the SEE, and where the question of priority can be overlooked on a multiplicity of reasons.

There is no guarantee that low-income earners, as defined in clause 6 of the SEPP, will occupy the rooms. By all accounts, the boarding house will rent rooms to those willing to pay the rent. The proposal is by all accounts a commercial enterprise and should not be approved. The applicant should seek alternative premises where the proposed use will not introduce the form and manner of problems alluded to above.

The provisions of the DCP do not extend to boarding houses. It is totally inappropriate for the applicant to suggest in its SEE that the boarding house should be assessed against the controls and standards of a single dwelling house. The definitions of the two entities are quite dissimilar in terms of their use and purpose. Therefore, the commentary in the SEE to the DCP should be disregarded for all intents and purposes. SEPP (ARH) As mentioned above a single building on a standard residential block, housing 24 persons with parking for 9 cars, 4 motorcycles and 4 bicycles will have a deleterious effect on me.

It is conceded the proposal meets the various standards of the SEPP including those where compliance dictates council cannot refuse consent. Although clause 29 addresses the standards that cannot be the subject of refusal of a boarding house, council can refuse the DA if it does not comply with or is in conflict with cl 3 of the policy. It is submitted the DA does not, in this particular case support local business centres by providing ARH for workers close to places of work cl 3(f).

There are no local business centres in the vicinity of 47 Macleay St. As such, the boarding house is not required in the area. Similarly, the DA does not provide housing for the homeless and other disadvantaged people (cl 3 (g) (2.51). The question of where the occupants of AHR accommodation are to be drawn from is restricted in the policy to clause 6, the definition of "affordable housing". The applicant in this DA has not unequivocally stated all occupants WILL be drawn from the income thresholds of the SEPP. 6.

Based on the above arguments, the proposal fails to satisfy the material aims and objectives of the SEPP (ARH), Council's LEP 2015, the material objects of the EPA Act. Section 1(3)(a),(b),(c) and (d) have not been met by the proposal. The social impact on local and neighbouring dwellings is not in the better interests of the occupants and the applicant has failed to take into consideration the

social impact. Rather there is constant assurance the proposal will not impact unduly, or at all, on neighbours and the locality.

The boarding house located in the low-density residential zone catering for at least 24 persons, together with the large number of means of transport, is unconventional in the context and whose tenure is for a minimum 3 months will also impact on myself and neighbours from the uncertainty of unknown persons living in the boarding house.

The proposal is not considered to be the orderly use and development of land in a low-density residential zone. The DA to erect a boarding house at 47 Macleay St should be refused on the basis of its large occupancy and traffic generation on what is a standard size but low-density zone. The cumulative effect of this boarding house is not conducive in a low residential zone and presents as an undesirable precedent in a low residential density zone.

The subject proposal will affect my well-being and the enjoyment of the benefits of my home. I will be exposed to unacceptable motor vehicular traffic during all hours of the day and night. These features will place undue stress and anxiety on my well-being, to the benefit of the landlord generating income from the boarding house.

In *Luxe Manly Pty Ltd v Northern Beaches Council* (2016) LEC 156 the court referred to the judgment of Biscoe J in *Maxnox Pty Ltd v Hurstville City Council* (2006) 145 LGERA 373. His Honour stated ".....the Court must have regard to, among other things, the public interest" and said ".....One of the objects of the EP&A Act which governs development applications, is to encourage proper development for the purpose of promoting the social and economic welfare of the community and a better environment" (EP&A Act, s5). "In my view the legislature is less concerned in a merits review such as this with winners and losers, than with achieving the best community outcome with as little formality and technicality as possible" (at 17).

The proposed development is also unacceptable pursuant to s4.15(1)(e) of the EP&A Act in that the application is not in the public interest, on the basis it will set an undesirable precedent.

For all the above reasons, the subject proposal should be refused on the grounds that the proposed boarding house is not in the interests of the community and a better environment.

Yours sincerely



Michelle King



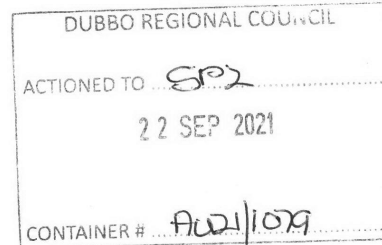
Stuart Falconer

cc: Tracie Smart, Senior Planner, Dubbo Regional Council

20 September 2021

Helen Panaretos  
[REDACTED]  
Dubbo NSW 2830

Darryll Quigley  
Manager Building and Development Services  
Dubbo Regional Council  
PO Box 81  
Dubbo NSW 2830



Dear Mr Quigley

**OBJECTIONS TO DA 10.2021.552.1 FOR BOARDING HOUSE AT 47 MACLEAY ST, DUBBO (LOT: 1 DP: 596251)**

I refer to your letter of 7 September 2021 advising of the proposed development for a Boarding House (18 units) and two (2) lot strata subdivision at 47 Macleay Street Dubbo (DA10.2021.552.1).

I live [REDACTED] Macleay St, Dubbo, in a single storey dwelling which I have occupied with my family for the past 55 years. It is acknowledged the proposed DA is to be assessed against the provisions of the EPA Act 1979, SEPP (ARH), DLEP 2011 and the DDCP 2013.

The proposed boarding house is to be located immediately adjacent to my property on the eastern side. The proposal is located in a R1-Low Density Residential zone. The proposed development does not meet the material objectives of the R1 zone. In particular, it does not, 'provide for the housing needs of the community' (emphasis added) in that accommodation to be provided could and would probably be sourced from beyond the community.

The very nature of the DLEP is directed to the locality and its residents/community. It is suggested the aims and objectives of the LEP are directed towards the welfare of the community. However there is no compulsion in the housing needs of people beyond the community to have their needs catered for in a boarding house in the Dubbo LGA.

In so saying, it is suggested that the interests of the Dubbo community should be of paramount concern to the majority of land use decisions. In such instances the immediate community, residents and the local neighbourhood will have to cope with the increased demands, in all its forms, created by the introduction of a boarding house that relatively speaking, in this particular neighbourhood, is a gross intensification of the land use.

The proposal will, again, not provide facilities or services to meet the day to day needs of local residents as stated in the LEP. In reality, the increased number of occupants will place a greater demand on the lifestyle and wellbeing of local residents.

The final objective in the R1 zone is cause of greatest concern and is the product of the objectives referred to above. The proposal will not ensure the single dwelling and neighbourhood character of

the zone are maintained over time and not diminished by the cumulative impact of developments of this nature and intensity.

Although it is acknowledged a boarding house is not a form of multi dwelling housing, nevertheless the cumulative impact of similar boarding houses in the neighbourhood can and does change the fundamental characteristics of both the neighbourhood of the Zone 1. In this instant case, the proposed boarding house can accommodate a maximum of twenty-three (23) persons, including a manager, or twenty-four (24) persons including the manager's partner, for what can effectively be described as a two-story single dwelling structure.

The applicant has suggested the development can be assessed as multi dwelling housing. This categorisation of the proposal for assessment purposes is legally incorrect as the proposed development as a boarding house does NOT fall within the definition of multi dwelling housing. The intensification of use of an 18-room boarding house with some 18-odd, motorised vehicles parked, is akin to a residential flat building for all intents and purposes.

Furthermore, the SEE is absent of any comment or explanation addressing the basic and fundamental rationale of the SEPP (ARH) for a boarding house to cater for low-income occupants. As mentioned above, the cumulative impact on local residents and the wider neighbourhood will have a deleterious effect on their well-being, the enjoyment of their properties and the value of their properties.

The economic effect is a criterion to be accounted for pursuant to s1.3(a) of the EPA Act 1979. In *Arxid Pty Ltd v Randwick City Council: Arthur Wong Pty Ltd – v – Randwick City Council* (2017) LEC 1463 the court refused a boarding house on the grounds of the DA not having regard to the objectives of the zone. Other matters contributing to the refusal were the compelling nature for parking by existing residents, intensification of noise impacts in the low-density zone, generation of waste and the parking demands over existing residents.

It is submitted similar impacts will be experienced by the residents of Dubbo if the boarding house was approved. A boarding house containing up to 24 persons with (9) cars, 4 motorcycles and 4 bicycles in what is effectively single and two storey dwelling structures is not similar to the land use of a single dwelling house with R1 Low Density zone.

It is posited no single dwelling would accommodate 24 persons with 9 vehicles let alone the motorcycles and cycles. If such a development is not considered an intensification of use of land it beggars the imagination what form of lawful development would constitute such an intensification in a Low-Density residential zone.

In the subject case, the effect would be the beginnings of a transformation of the Low-Density zone to a medium density zone. It would not be an exaggeration to suggest the local environment, restricting it to the R1 zone would not contain a single dwelling house providing accommodation for 24 persons, 9 motor vehicles, 4 motorcycles and 2 bicycles. Clause 4.4 – FSR Clause (1) of the FSR objectives is directed to controlling development density and the intensity of land use by taking account of the amenity of adjoining land and the capacity of road networks to accommodate vehicles and pedestrian traffic.

The applicant has failed to address this objective in its DA. Currently, Macleay St is used by commuters as a convenient locality for on-street parking. It is not uncommon for occupants to park on the street as a matter of convenience, rather than use their on-site parking spaces. There is nothing to stop or prevent occupants who find it more convenient to park on the street rather than use the parking provisions at the rear of the proposed boarding house.

It should also be noted, the configuration of the Macleay St and manner of landscaping on public land has reduced on street parking facilities. This has been achieved by council planting street trees in front of the proposed development, thereby reducing the on-street parking, all of which accounts for increased parking opposite and adjacent to my property.

Under SEPP-(ARH), conspicuous by its absence, the applicant's SEE and other documents, is there any discussion addressing the fundamental and determining factor of the SEPP being affordable low-cost housing? In Gray-v-Sutherland Shire Council the very question of the eligibility of occupants was the determinative factor in the applicant's appeal of the Commissioners decision to refuse the DA. In the Class 4 proceedings the court recognised the need to address the question of income and occupation of boarding rooms.

In the subject DA the applicant simply states that boarders will be selected, and priority will be given to potential boarders on very low to moderate incomes. Unfortunately, the issue of 'priority' is not advanced or clarified. In the submission, there is nothing to prevent letting rooms to higher income earners after the "selection" process which, incidentally, is not discussed or elaborated upon in the SEE, and where the question of priority can be overlooked on a multiplicity of reasons.

There is no guarantee that low-income earners, as defined in clause 6 of the SEPP, will occupy the rooms. By all accounts, the boarding house will rent rooms to those willing to pay the rent. The proposal is by all accounts a commercial enterprise and should not be approved. The applicant should seek alternative premises where the proposed use will not introduce the form and manner of problems alluded to above.

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It is conceded the proposal meets the various standards of the SEPP including those where compliance dictates council cannot refuse consent. Although clause 29 addresses the standards that cannot be the subject of refusal of a boarding house, council can refuse the DA if it does not comply with or is in conflict with cl 3 of the policy. It is submitted the DA does not, in this particular case support local business centres by providing ARH for workers close to places of work cl 3(f).

There are no local business centres in the vicinity of 47 Macleay St. As such, the boarding house is not required in the area. Similarly, the DA does not provide housing for the homeless and other disadvantaged people (cl 3 (g) (2.51). The question of where the occupants of AHR accommodation are to be drawn from is restricted in the policy to clause 6, the definition of "affordable housing". The applicant in this DA has not unequivocally stated all occupants WILL be drawn from the income thresholds of the SEPP. 6.

Based on the above arguments, the proposal fails to satisfy the material aims and objectives of the SEPP (ARH), Council's LEP 2015, the material objects of the EPA Act. Section 1(3)(a),(b),(c) and (d) have not been met by the proposal. The social impact on local and neighbouring dwellings is not in the better interests of the occupants and the applicant has failed to take into consideration the social impact. Rather there is constant assurance the proposal will not impact unduly, or at all, on neighbours and the locality.

The boarding house located in the low-density residential zone catering for at least 24 persons, together with the large number of means of transport, is unconventional in the context and whose tenure is for a minimum 3 months will also impact on myself and neighbours from the uncertainty of unknown persons living in the boarding house.

The proposal is not considered to be the orderly use and development of land in a low-density residential zone. The DA to erect a boarding house at 47 Macleay St should be refused on the basis of its large occupancy and traffic generation on what is a standard size but low-density zone. The cumulative effect of this boarding house is not conducive in a low residential zone and presents as an undesirable precedent in a low residential density zone.

The subject proposal will affect my well-being and the enjoyment of the benefits of my home. I will be exposed to unacceptable solar impacts in the mornings extending the full length of my boundary, motor vehicular traffic during all hours of the day and night, on the basis of the boarding house driveway being located adjacent to my western boundary. These features will place undue stress and anxiety on my well-being, to the benefit of the landlord generating income from the boarding house.

In *Luxe Manly Pty Ltd v Northern Beaches Council* (2016) LEC 156 the court referred to the judgment of Biscoe J in *Maxnox Pty Ltd v Hurstville City Council* (2006) 145 LGERA 373. His Honour stated ".....the Court must have regard to, among other things, the public interest" and said ".....One of the objects of the EP&A Act which governs development applications, is to encourage proper development for the purpose of promoting the social and economic welfare of the community and a better environment" (EP&A Act, s5). "In my view the legislature is less concerned in a merits review such as this with winners and losers, than with achieving the best community outcome with as little formality and technicality as possible" (at 17).

The proposed development is also unacceptable pursuant to s4.15(1)(e) of the EP&A Act in that the application is not in the public interest, on the basis it will set an undesirable precedent.

For all the above reasons, the subject proposal should be refused on the grounds that the proposed boarding house is not in the interests of the community and a better environment. I have also spoken with several neighbours who share similar concerns and I understand will be submitting separate objections on similar grounds.

I would request that all correspondence relating to this matter be directed to my son, James [REDACTED]. His contact details are as follows:

- Email: [REDACTED]
- Mobile: [REDACTED]

Yours sincerely



Helen Panaretos

cc: Tracie Smart, Senior Planner, Dubbo Regional Council  
James [REDACTED]



## REPORT: Special DRTCC Ticket Booking Fee

**DIVISION:** Culture and Economy  
**REPORT DATE:** 16 December 2021  
**TRIM REFERENCE:** ID21/2255

### EXECUTIVE SUMMARY

Purpose	Seek endorsement	
Issue	<ul style="list-style-type: none"> <li>As of June 2022, the City of Dubbo Eisteddfod will be transferring their ticketing from a third party ticketing system to the DRTCC ticketing system. The DRTCC ticket booking fee starts from \$2.50 per ticket and is not financially feasible for the volunteer-run Eisteddfod as their session tickets range from \$5.00 - \$8.00.</li> <li>The proposal is for a \$1.00 ticket booking fee for the Eisteddfod only.</li> <li>This will ensure ticket prices remain affordable and accessible for the community and visitors to the event.</li> </ul>	
Reasoning	<ul style="list-style-type: none"> <li>The event is volunteer-run and the main source of income is through tickets.</li> <li>The Eisteddfod is the only event held at DRTCC with low ticket prices requiring a ticket booking fee that is proportionate.</li> <li>This special ticket booking fee will also be available to Wellington Eisteddfod.</li> <li>The Dubbo event attracts 6500 + people from a radius of 400kms with a significant economic multiplier effect for the region due to the average two night stay of travelling participants. For this reason the event has historically received reduced rates in venue hire as the event spans two weeks and utilises all areas of the venue.</li> </ul>	
Financial Implications	Budget Area	Regional Events
	Funding Source	Ticket income
Policy Implications	Policy Title	Fees and Charges Policy
	Impact on Policy	Introduction of a new income stream
Consultation	Internal and external stakeholders	Combination of face-to-face meetings, telephone calls, emails and a survey involving Box Office Staff, Manager Regional Events, Director Culture and Economy, third party ticket provider, City of Dubbo Eisteddfod, Wellington Eisteddfod, Theatre Managers' Network



**STRATEGIC DIRECTION**

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

Theme: 5. Liveability

CSP Objective: 5.7 The high profile of existing cultural services and facilities is maintained.

Delivery Program Strategy: 5.7.3 Existing arts and cultural facilities are leveraged to provide and promote complementary facilities and opportunity

**RECOMMENDATION**

**That a special DRTCC ticket booking fee of \$1.00 be adopted and included in the Fees and Charges Policy for the City of Dubbo Eisteddfod session tickets priced at \$10.00 or less.**

*Natasha Comber*  
Director Culture and Economy

*LC*  
Manager Dubbo Regional  
Theatre and Convention  
Centre

**BACKGROUND**

DRTCC has a fully operational Box Office providing a range of ticketing services for all event clients. Tickets for events held on site must be sold through the DRTCC Box Office and not through a third party agent/seller as outlined in the Fees and Charges Policy. Management and staff have worked closely with clients on local events to transfer ticketing to the DRTCC system. These events include the Rhino Business Awards, the Hospital Ball, Stars of Dubbo, Under Western Skies, Dubbo Filmmakers and Dubbo Film Society. The City of Dubbo Eisteddfod is now in a position to transfer their ticketing system from a third party provider to DRTCC’s Box Office.

It is best industry practice for the venue to provide the ticketing services for all events onsite to ensure:

- Compliance with fire and safety regulations, venue capacities and safe room set up.
- Accurate figures for visitor utilisation statistics.
- Fast and efficient patron contact information for event changes (COVID 19 is a prime example)
- Accessible Box Office presence for those customers who prefer face-to-face customer service
- Additional income stream through ticket booking fees. The fee is paid by the patron and not the client and is included in the total advertised ticket price.

Previously the Fees and Charges Policy allowed for a flat ticket booking fee of \$5.50 per ticket and \$1.00 per complimentary ticket. Feedback from local community groups such as Dubbo Theatre Company and Dubbo Drama Club stated the fee was too high. A scaled ticket booking fee starting from \$2.50 was introduced in 2019 for community, not-for-profit, schools and charities based on their ticket price, which generally started at \$20.00-\$25.00.

<b>Ticket Price Range</b>	<b>Inside Ticket Booking Fee</b>	<b>Category</b>
\$0.00 - \$30.00	\$2.50 \$1.00 per complimentary ticket	Community/Not-for-Profit/Schools and Charities
\$31.00 - \$40.00	\$3.00 \$1.00 per complimentary ticket	Community/Not-for-Profit/Schools and Charities
\$41.00 - \$50.00	\$3.50 \$1.00 per complimentary ticket	Community/Not-for-Profit/Schools and Charities
	\$5.50 \$1.00 per complimentary ticket	Professional/Commercial and Performing Arts Businesses

**Table 1.** Full list of current charges for DRTCC Ticket booking fees.

A similar issue applies to the City of Dubbo Eisteddfod. The Dubbo Eisteddfod are keen to move their tickets to DRTCC’s ticketing system, however, their ticket prices range from \$5.00 to \$8.00. The low ticket prices are maintained in order for the Eisteddfod’s need to keep sessions affordable due to the large number of tickets that are sold (often multiple tickets to the one family). The DRTCC’s scaled ticket booking fee starting at \$2.50 is financially unfeasible for the structure of the Eisteddfod’s event. Historically, the Eisteddfod sells between 6,000 – 6,500 tickets in total equating to an additional \$6,000.00 - \$6,500.00

ticketing revenue for DRTCC. The proposed booking fee of \$1.00 for all tickets is acceptable to the Eisteddfod committee.

## REPORT

### Consultation

- Internally – Meetings were held with Box Office staff to discuss logistics of transferring to the DRTCC ticketing system and establishing a fair and reasonable inside ticket booking fee. It was determined the workload was not an issue as the core business of Box Office is to sell tickets. Also, the Functions Officer has recently been trained in the ticketing system and can provide extra support when they are rostered for this event.
- Internally – Director, Culture and Economy and Manager, Regional Events. Meeting and email outlining the business case. There was a concern that other hirers will want the \$1.00 inside ticket booking fee. It was determined that other hirers won't meet the criteria as their ticket prices are not under \$10.00 and would not sell the same volume. Additionally, the Eisteddfod have a special venue hire fee in the Fees and Charges Policy and a venue hire agreement which is exclusive to them; including conditions not applicable to other hirers due to the unique nature of the event. Other hirers have access to the recently introduced scaled ticket booking fee structure which is in-line with other regional theatres. The question was raised if the Eisteddfod committee look at other ways to increase income to become financially sustainable. It has been demonstrated that with new committee members on board the business model has been reviewed and sponsors sourced, as well as hiring smaller venues for the smaller sessions.
- External – Third Party Ticket Provider (123Tix). There have been discussions with 123Tix to ensure a smooth transition to DRTCC's ticketing system. Challenges raised included the volume of group dance weekend tickets and system crashes, resources for scanning tickets and service for evening group dance sessions. These can be resolved with dance weekend tickets going on sale in stages, utilising DRTCC's volunteer ushers for scanning and rostering the Functions Officer during evening sessions.
- External – President and Assistant Secretary (City of Dubbo Eisteddfod). Email correspondence with the Assistant Secretary. Confirmation that the Eisteddfod will be ticketed through DRTCC's Box Office. Concern was expressed about the \$2.50 ticket booking fee as their ticket prices are \$5.00 - \$8.00. They would consider increasing their ticket price to accommodate the booking fee but a 50% increase is not feasible as it will impact their ticket sales and result in patron backlash. Discussion of a \$1.00 ticket booking fee was acceptable and a letter of support from the Eisteddfod Committee is attached (**Appendix 1**).
- External – Acting President (Wellington Eisteddfod). Phone conversation on ticketing options. Currently the Wellington Eisteddfod sell their own tickets, which is permitted under the venue hire agreement as they are not using a third party ticket seller. At this stage they will likely continue with selling their own tickets and was happy that there

was another option they could explore in the future. Agreed that a \$1.00 ticketing fee was reasonable.

- External – Venue Managers (NSW and ACT Performing Arts Centres Association). Email with survey questions and summary of responses. The exercise demonstrated that venues do not permit third party ticket sellers for events held at the venue. Clients must use the venue’s ticketing system or ticket their event themselves in-house. The minimum ticket booking fee for Eisteddfods and/or community groups ranged from \$2.00 - \$3.10 per ticket across eight NSW venues (**Appendix 2**).

### Resourcing Implications

- Staff and equipment would be included in current Box Office resources as selling tickets for on-site events is the core business.
- Staffing required for group dance weekend sessions can be managed with set Box Office opening times utilising the Functions Officer who will be on duty for the event and ticketing casuals if the demand is there.
- There is a potential to increase the inside ticket booking fee to \$1.50 and then \$2.00 in the future to align with fees and charges of other NSW venues.
- Utilising the DRTCC ticketing system means that the venue can roster the DRTCC volunteer ushers to scan tickets for the larger sessions. Ushers are idle during the Eisteddfod due to the venue not being able to program touring shows. This would also take the pressure from the Eisteddfod whose volunteer team is diminishing in numbers.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0.0	6,500	6,500	9,750	9,750	13,000
b. Operating expenses*	0.0	600	615	630	646	662
c. Operating budget impact (a – b)	0.0	5,900	5,885	9,120	9,104	12,338
d. Capital Expenditure	0.0	0.0	0.0	0.0	0.0	0.0
e. Total net impact (c – d)	0.0	5,885	5,885	9,120	9,104	12,338
Does the proposal require ongoing funding?	No					
What is the source of this funding?	External – Included in ticket price					

**Table 2. Ongoing Financial Implications**

\*Relates to rostering a ticketing casual for peak ticket sale times if required.

### Options Considered

- The Eisteddfod Selling Tickets themselves from their website - Committee considered doing their own ticketing with an in-house system (third party ticket provider not permitted). It was deemed their website platform does not have the capacity to handle

the on-line traffic and its maintenance would be too much work for the under-resourced committee.

- Ticketing through the DRTCC Box Office with scaled ticket booking fee - the Eisteddfod would have to increase the ticket price from \$5.00 to \$7.50 at a minimum. With families purchasing numerous tickets for their children for numerous sessions in a day, it will become unaffordable and likely result in negative word-of-mouth.
- The option of a reduced ticket booking fee for the Eisteddfod - A special DRTCC ticket booking fee of \$1.00 for the Eisteddfod session tickets priced under \$10.00 including complimentary tickets would be feasible for the event. Even if the Eisteddfod increased ticket prices by \$1.00, this would be offset by the increased flexibility and service levels by having an on-site Box Office.
- If the Eisteddfod sell a season pass and it is over \$10.00 then the normal scaled ticket booking fee for community groups applies, being a minimum \$2.50 per ticket.

### **Preferred Option**

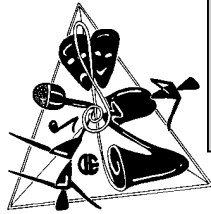
A special DRTCC ticket booking fee of \$1.00 for the Eisteddfod session tickets priced under \$10.00 including complimentary tickets would be manageable for the event. If the Eisteddfod sell a season pass and it is over \$10.00 then the normal scaled ticket booking fee for community groups applies, being a minimum \$2.50 per ticket. This option is a gradual transition for the Eisteddfod to have the venue's on-site ticketing system sell tickets and be aligned with the business model of the majority of New South Wales venues who host Eisteddfods.

### **Planned Communications**

- The Eisteddfod require confirmation of the ticket booking fee by 10 February 2022 as they need to communicate fees and charges to their stakeholders. The City of Dubbo Eisteddfod will be held from 30 May 2022 – 17 June 2022. Tentative bookings for the Eisteddfod are in place until 2025.
- When tickets go on sale for the Eisteddfod, the DRTCC will have a marketing campaign in place advising that tickets are now being sold through the DRTCC Box Office, in person, over the phone and on-line. A similar campaign will be rolled out by the Eisteddfod Committee.

### **APPENDICES:**

- 1 [↓](#) Support Letter from the Eisteddfod
- 2 [↓](#) Email to venue managers and response



CITY OF DUBBO EISTEDDFOD SOCIETY INC  
PO BOX 497 DUBBO NSW 2830  
ABN 45 854 675 874

Website: [www.dubboeisteddfod.org.au](http://www.dubboeisteddfod.org.au) Email: [contact@dubboeisteddfod.org.au](mailto:contact@dubboeisteddfod.org.au)

17 December, 2021

To Whom It May Concern

Re: City of Dubbo Eisteddfod Society Inc – Dubbo Eisteddfod for Performing Arts

The time has come for the City of Dubbo Eisteddfod to transfer its ticketing system to the venue's ticketing system. We are requesting a unique inside ticket booking charge per ticket as our session tickets are considerably lower than general show tickets.

2022 ticket prices for our event are \$5 for all solo and school group sessions and \$8 for dance group sessions. The current minimum \$2.50 per ticket added to our ticket prices would not be feasible and could impact many of our community members and reduce our audience numbers considerably. We would support a proposal of \$1 per ticket for the City of Dubbo Eisteddfod in line with the discounted venue hire arrangement.

The event has demonstrated over the past 50 years that it has a significant economic multiplier effect with the influx of performers and family coming to the region and staying several days. We want to continue this momentum by ensuring the event is affordable and accessible for all.

Thank you for your consideration, we are looking forward to a favourable outcome.

Yours sincerely

**Judy Roots**

**Secretary**

**City of Dubbo Eisteddfod Society Inc**

**PO Box 497, DUBBO NSW 2830**

Email: [contact@dubboeisteddfod.org.au](mailto:contact@dubboeisteddfod.org.au)

Website: <http://www.dubboeisteddfod.org.au/>

**Linda Christof**

**From:** Linda Christof  
**Sent:** Thursday, 16 December 2021 11:40 AM  
**To:** Anne-Marie Heath  
**Cc:**



**Subject:** Question | Eisteddfod Ticketing

Hi everyone

May I have two minutes of your time? Previously the City of Dubbo Eisteddfod used a third party ticket seller to sell their tickets. We have now moved to a business model where all events held in our venue spaces need to use our Ticketing System (Ticket Search) or alternatively the client sells the tickets directly (not using a third party provider). Can you please give me some insight into your inside ticket booking fee for Eisteddfods?

This is our proposed charge.

Ticketing Provider	Ticket Type	Price of Ticket	Inside ticket booking fee
DRTCC	General Entry	\$5	\$1
DRTCC	Group Dance Weekend	\$8	\$1
DRTCC	Season Pass	\$30	\$TBC

For you to please complete.

Ticketing Provider	Ticket Type	Price of Ticket	Inside ticket booking fee

Thank you and I'd like to wish you a happy Christmas and relaxing break from work.

Cheers

Linda

Comparison Table on Third Party Ticket Sellers and inside ticket booking fees for Eisteddfods.

Ticketing Provider	Ticket Type	Price of Ticket	Inside ticket booking fee	Comments
Glen Street Theatre		\$0.00 (complimentary)	\$2.20	All events that occur in our venue must be managed by our ticketing services.
Glen Street Theatre		\$0.01 - \$10.00	\$2.70	
Glen Street Theatre		\$10.01 - \$30.00	\$4.20	

Ticketing Provider	Ticket Type	Price of Ticket	Inside ticket booking fee	Comments
Albury Entertainment Centre		\$0-\$29.99	\$2.60	Eisteddfod do their own ticketing but venue is looking at taking it over.

Ticketing Provider	Ticket Type	Price of Ticket	Inside ticket booking fee	Comments
Tamworth Entertainment Venues			\$2.85 to \$3.10	Inside ticket booking fee for community events. Don't allow any other third party ticket seller.

Ticketing Provider	Ticket Type	Price of Ticket	Inside ticket booking fee	Comments
Glasshouse Port Macquarie	Standard	\$12.00	\$2.50	Ticketing must go through the venue ticketing system.
	Comp		\$1.00	



<b>Ticketing Provider</b>	<b>Ticket Type</b>	<b>Price of Ticket</b>	<b>Inside ticket booking fee</b>	<b>Comments</b>
Merrigong – Wollongong	Standard	\$22 or less	\$2.00	Ticketing must go through the venue ticketing system.
	Comp		\$2.00	

<b>Ticketing Provider</b>	<b>Ticket Type</b>	<b>Price of Ticket</b>	<b>Inside ticket booking fee</b>	<b>Comments</b>
Griffith Regional Theatre	Standard	Any price	\$2.00	Don't have Eisteddfod booked in but if they did would charge the community rate.
	Comp		\$2.00	

<b>Ticketing Provider</b>	<b>Ticket Type</b>	<b>Price of Ticket</b>	<b>Inside ticket booking fee</b>	<b>Comments</b>
Orange Civic Theatre	Standard	\$8.00	\$2.80	Ticketing must go through the venue ticketing system.

<b>Ticketing Provider</b>	<b>Ticket Type</b>	<b>Price of Ticket</b>	<b>Inside ticket booking fee</b>	<b>Comments</b>
Bathurst Memorial Entertainment Centre	Standard			The Eisteddfod is the only event we allow to do their own ticketing. No third party ticket sellers permitted.