



AGENDA

ORDINARY COUNCIL MEETING

26 JULY 2021

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

The meeting is scheduled to commence at 5:30 pm.

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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Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 28 June 2021.

RECOMMENDATION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 28 June 2021 comprising pages as attached under separate cover, be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

Appendices:

- 1⇒ Minutes - Ordinary Council Meeting - 28/06/2021 *Provided Under Separte Cover*
- 2⇒ Minutes - Committee of the Whole - 28/06/2021 *Provided Under Separte Cover*



DUBBO REGIONAL
COUNCIL

MAYORAL MINUTE: Mayoral Appointments

AUTHOR: Mayor
REPORT DATE: 5 July 2021
TRIM REFERENCE: ID21/1158

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

For the information of Councillors I provide details of my Mayoral Appointments and attendances as follows:

Wednesday 23 June 2021

- Media Interview – Zoo FM.
- Media Interview – 2DU.
- Attended the Dubbo Chamber of Commerce Special Launch for Rhino Awards.
- Meeting with Roland Samuel regarding the naming of a hospital building.

Thursday 24 June 2021

- Attended a meeting with Peter Thomas from Murray Darling Basin.
- Attended a meeting with Courtney Granger regarding her assessment in relation to local housing strategy.
- Attended LGNSW Partnership Meeting via video conference.
- Attended a meeting with Jeff Amatto regarding drug rehabilitation issue.

Friday 25 June 2021

- Attended a meeting with users of the Dubbo Regional Livestock Markets.

Monday 28 June 2021

- Attended an interview with the Independent Investigator via video conference.
- Attended Council Briefing and Ordinary Council Meeting via video conference.

Tuesday 29 June 2021

- Media Interview – 2DU.
- Attended a phone meeting with a Dubbo resident.
- Attended a meeting via video conference with Dubbo residents in regards to a support group for men of domestic violence.
- Attended a meeting with Council's CEO, Murray Wood and Deputy Mayor Councillor Annemarie Jones via video conference.
- Attended along with Council's CEO, Murray Wood via video conference a meeting with Department of Regional NSW and Western NSW Local Health regarding Rehabilitation Centre.

Wednesday 30 June 2021

- Deputy Mayor, Councillor Annemarie Jones attended Citizenship Ceremony in lieu of the Mayor.
- Media Interview – 2DU.
- Attended a phone meeting with Australian Bureau of Statistics.
- Media Interview – Prime 7 News.
- Attended a meeting with NSW Department of Education regarding Dubbo Issue.

Thursday 1 July 2021

- Media Interview – DCFM.

Friday 2 July 2021

- Attended along with Council's CEO, Murray Wood, Director Infrastructure, Julian Geddes and acting Director Development and Environment, Darryll Quigley a meeting via video conference with representatives from Spectrum Retail.
- Media Interview – WIN News.

Saturday 3 July 2021

- Attended via video conference sessions for the Politics in Colour Workshop.

Monday 5 July 2021

- Attended along with Council's CEO, Murray Wood via video link a meeting with Acting Superintendent Brett Smith, Orana Mid-Western Police.

Tuesday 6 July 2021

- Media Interview – 2DU.
- Attended a meeting to discuss multicultural matters with a Dubbo resident.

Wednesday 7 July 2021

- Attended along with Councillor John Ryan, Council's CEO, Murray Wood, Director Infrastructure, Julian Geddes and acting Director Liveability, Ian McAlister a meeting with Rod Fardell to discuss a man-made Recreation Lake.

Monday 12 July 2021

- Attended along with Council's CEO, Murray Wood a meeting with Charles Sturt University via zoom regarding 10 year strategy.
- Attended a meeting with Deputy Mayor Annmarie Jones and Council's CEO, Murray Wood.
- Attended Council's Culture and Economy and Corporate Committee, Development and Environment and Infrastructure Committee and Liveability Committee Briefings and Meetings.

Tuesday 13 July 2021

- Media Interview – 2DU.
- Media Interview – DCFM.

- Attended along with Council's CEO, Murray Wood a meeting with Dugald Saunders MP.

Wednesday 14 July 2021

- Attended along with Council's CEO, Murray Wood, a meeting via video conference with Rod Crowfoot to discuss next stage of Macquarie Homestay.
- Attended a meeting via video conference with Consultants regarding Dubbo Regional Livestock Markets review.
- Attended Dubbo Regional Council Solar and Wind Farm Consultative Committee Meeting via video conference.
- Attended a meeting with Chad Bliss.

Thursday 15 July 2021

- Attended along with Councillor Kevin Parker, Council's CEO, Murray Wood, a meeting with Dubbo Regional Livestock users via video conference.

Friday 16 July 2021

- *Deputy Mayor Annemarie Jones attended a photo opportunity with Quota ladies at Cameron Park Wellington.*

Monday 19 July 2021

- Attended along with Council's CEO, Murray Wood a meeting with Rex Airlines via video conference.

RECOMMENDATION

That the information contained in the Mayoral Minute be noted.

Councillor S Lawrence
Mayor



MAYORAL MINUTE: Acknowledgement of Superintendent Peter McKenna, District Commander of the Orana Mid-Western Police District and his service to the Dubbo Local Government Area.

AUTHOR: Mayor
REPORT DATE: 12 July 2021
TRIM REFERENCE: ID21/1210

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

On behalf of Dubbo Regional Council I wish to acknowledge the service of Superintendent Peter McKenna, District Commander, Orana Mid-Western Police District to communities in the Dubbo Local Government Area.

Superintendent McKenna completed his last day as District Commander of the Orana Mid-Western Police District on 25 June 2021, following his promotion to Assistant Commissioner, Northern Region Commander, based in Newcastle. Peter had been in Dubbo since December 2017 following the first amalgamation of Local Area Commands. Peter was responsible for forming large proactive crime teams, a drug unit and bike squads.

Peter also established the Aboriginal Youth Team under the Walwaay Program which has been a police led and community supported program. Peter also managed the dismantling of a major ice supply network during his tenure in Dubbo and was invaluable in the recent \$800,000 upgrade of Council's CCTV system.

Dubbo Regional Council's Community Services team worked closely with Superintendent McKenna on a number of projects and assisted in creating key partnerships between community, services and Police. This has greatly assisted in the creation and ongoing operation of Project Waalway with Peter personally advising that it would not have happened if the key partnerships with Council and community didn't exist. The program involved engaging 25 young Indigenous people entrenched in the criminal justice system through sport and cultural activities. Charges laid against young Indigenous people had dropped by 65% since the program's inception.

Peter also initiated a partnership with Council, PCYC and the Police to open the Dubbo Aquatic Leisure Centre throughout the hotter summer period on Friday nights to keep young people engaged in what is typically a period of high youth crime. Following this successful partnership a further partnership was developed between Police and the Dubbo Aquatic

Leisure Centre which assisted in positive engagement of the new Dubbo Aquatic Leisure Centre staff with Aboriginal young people. This engagement then led to Aboriginal young people from Project Waalway to be trained as Life Guards prior to the end of the swimming season with the intention of casual employment for them. The course was paid for by Council through funding held by the Community Services team for Aboriginal Youth Leadership opportunities.

Peter was instrumental during the consultation phase of the recent \$800,000 upgrade of the Dubbo Regional Council CCTV system. The Community Services team worked with Peter and his team to identify crime hotspots and appropriate placement along with the required technology to ensure the efficient and effective operation of the new system.

During the consultation with service providers for the establishment of a drug and alcohol rehabilitation facility for the Dubbo Regional Council Local Government Area Peter and his team provided invaluable insights and commentary to Council staff for the preparation of the Business Case.

I wish to offer my sincere thanks to Peter for his service and innovative ideas along with his efforts in working with the disadvantaged and disengaged groups within the many communities of the Dubbo Regional Council Area.

RECOMMENDATION

- 1. That Council acknowledge the service of Peter McKenna, whilst he was employed as the Superintendent, District Commander, Orana Mid-Western Police District.**
- 2. That Council extend congratulations to Peter in his new role as Assistant Commissioner, Northern Region Commander.**

Councillor S Lawrence
Mayor



DUBBO REGIONAL
COUNCIL

MAYORAL MINUTE: Greater Collaboration with Neighbouring Councils

AUTHOR: Mayor
REPORT DATE: 19 July 2021
TRIM REFERENCE: ID21/1250

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

Dubbo is the hub of Western NSW, providing good and services for 130,000 people around our wider region and benefitting economically for the role we play. To ensure we continue to be a leader in that space, we need to ensure our communication and collaboration with neighbouring councils is second to none.

Unfortunately at a council level this communication and collaboration has reached a low point. Currently there is virtually no formal collaboration between us and other councils in the Orana and Far West Region. The ability to share knowledge and resources, and combine to lobby governments on issues that affect the entire region is critical and needs to be restored as a matter of priority.

It is my desire and that of other Mayors and General Managers in the Orana and Far West Region to create a forum for all matters to be raised and addressed.

Until 2018 Dubbo Regional Council was part of the Orana Regional Organisation of Councils with 11 other councils; Narromine Shire, Mid-Western Shire, Narromine Shire, Bogan Shire, Warrumbungle Shire, Warren Shire, Bourke Shire, Cobar Shire, Walgett Shire, Coonamble Shire and Brewarrina Shire Councils.

When that organisation was dissolved, Council considered but ultimately declined to be part of the Orana Joint Organisation (JO). This meant that we lost our communication channel with 11 other councils. During the severe and long-lasting drought of 2018 and 2019 this was a detriment when it came to liaising with the state and federal governments, and working together to find solutions to water security.

In April 2020 this council considered joining the Orana JO but in a tight vote it was decided not to join.

It's my concern that we aren't fulfilling our regional leadership obligation as stands. As the hub of Western NSW we have an obligation to assist our residents and those in nearby communities. It is in the interest of all parties that an organisation is created as a priority to allow councils to work together.

That is why I am recommending that Dubbo Regional Council work with other councils in the region to restore communication and collaboration.

RECOMMENDATION

- 1. That the Mayoral Minute be noted.**
- 2. That Dubbo Regional Council work with neighbouring councils in the Orana and Far West NSW Region to create an organisation to enable collaboration and resource sharing.**

Councillor S Lawrence
Mayor



DUBBO REGIONAL
COUNCIL

MAYORAL MINUTE: Reconciliation Action Plan

AUTHOR: Mayor
REPORT DATE: 19 July 2021
TRIM REFERENCE: ID21/1251

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

On 11 March 2020, I prepared a Notice of Motion as follows, which was resolved by Council on 23 March 2020:

- "1. That Council note its respect for the region's Aboriginal people and its rejection of racism in all its forms.*
- 2. That Council reiterates its commitment to social inclusion and social justice.*
- 3. That due to the comparatively low rate of Aboriginal people enrolled to vote and the current lack of Aboriginal councillors, the Chief Executive Officer prepare in consultation with the Aboriginal community and the Dubbo Aboriginal Community Working Party an 'electoral engagement strategy' to be presented at the April 2020 Council meeting, focusing on candidacy in the 2020 NSW Local Government elections and ensuring Aboriginal voter enrolment in the region is equal with the broader community.*
- 4. That the Chief Executive Officer report back at the April meeting on steps previously taken towards Dubbo Regional Council (and the previous Dubbo and Wellington Councils) developing an Aboriginal Employment Policy, a Reconciliation Action Plan and an Aboriginal Procurement Policy.*

I note that point 4 in the previous Notice of Motion, that a report be provided at the April 2020 Council meeting, was not completed. This is understood given the disruption to Council and the community due to the COVID-19 pandemic. The pandemic caused significant disruption to Council operations and the subsequent re-prioritising of service provision so that the community did not suffer.

Dubbo Regional Council Local Government Area, based on the 2016 Census, has an Aboriginal population of 15.45%. It is therefore imperative that Council acknowledge and contribute towards reconciliation with this large section of the community. Recent innovative achievements by Council highlight the positive work undertaken for and with the Aboriginal community. The Dubbo Regional Council Aboriginal Electoral Engagement Strategy 2021 and the Aboriginal Employment Strategy are the most recent examples of this Council's approach to achieving positive outcomes for the Aboriginal community.

Developing a Reconciliation Action Plan (RAP) will contribute to reconciliation by building and encouraging relationships with the Aboriginal community. It will also foster and embed respect and develop opportunities by Council to improve outcomes for Aboriginal communities.

By developing a RAP, Council can implement practical actions towards reconciliation through a community consulted framework, develop and build a more diverse workforce, enable staff to develop greater cultural awareness and ensure more effective service delivery to the Aboriginal community.

Therefore, I request that the CEO provide options for the development of a Reconciliation Action Plan for the Dubbo Regional Council Local Government Area. The Plan should be reflective of community expectations of how Council should build and encourage relationships, develop respect and opportunities with Aboriginal and Torres Strait Islander people.

RECOMMENDATION

- 1. That the CEO Provide options for the development of a Reconciliation Action Plan for the Dubbo Regional Council Local Government Area.**
- 2. That the Plan be reflective of community expectations of how Council should build and encourage relationships, develop respect and opportunities with Aboriginal and Torres Strait Islander People.**

Councillor S Lawrence
Mayor



MAYORAL MINUTE: Determination of Dates and Times of Meetings due to Postponement of the Local Government Elections

AUTHOR: Mayor
REPORT DATE: 26 July 2021
TRIM REFERENCE: ID21/1268

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

The Local Government Elections were due to be held on Saturday 4 September 2021, after being postponed from 12 September 2020 due to the COVID pandemic.

On Saturday 24 July 2021, pursuant to section 318C of the Local Government Act 1993, the Minister for Local Government Shelley Hancock MP, issued a NSW Government Gazette No 347 postponing the Local Government Elections, further; it will now be held on Saturday 4 December 2021.

It is therefore necessary to determine and approve new Council meeting dates and times to take Council through to the new caretaker period which will commence on 5 November 2021. This will allow for the continuation of council business.

RECOMMENDATION

1. That the additional Ordinary meeting of Council be held at 5.30pm on the following dates, due to the postponement of the NSW Local Government Election:
 - Monday 23 August 2021
 - Monday 27 September 2021
 - Monday 25 October 2021.
2. That the dates and times of meetings of Standing Committees be as follows for September and October:
 - a. Development and Environment Committee on the second Monday each month at 5.30pm, as required;
 - b. Infrastructure and Liveability Committee on the second Monday each month commencing immediately following the completion of the Development and Environment Committee noting that if there is no requirement to conduct a Development and Environment Committee it will be scheduled for 5.30pm on that day;
 - c. Culture, Economy and Corporate Committee on the second Monday each month immediately following the completion of the Infrastructure and Liveability Committee.

Councillor S Lawrence
Mayor

**Report of the Development and
Environment Committee - meeting 12
July 2021**



**DUBBO REGIONAL
COUNCIL**

AUTHOR:

**Administration Officer - Governance and
Internal Control**

REPORT DATE:

13 July 2021

The Committee had before it the report of the Development and Environment Committee meeting held 12 July 2021.

RECOMMENDATION

That the report of the Development and Environment Committee meeting held on 12 July 2021, be noted.



**REPORT
DEVELOPMENT AND ENVIRONMENT
COMMITTEE
12 JULY 2021**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Governance, the Community Support Officer, the Communications Partner, the Director Culture and Economy, the Director Infrastructure, the Manager Infrastructure Strategy and Design, the Director Development and Environment (D Quigley), the Director Liveability (I McAlister) and the IT Support Officer.

Councillor G Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30 pm.

DEC21/18 LEAVE OF ABSENCE (ID21/1091)

No requests for leave of absence were received.

DEC21/19 BUILDING SUMMARY - JUNE 2021 (ID21/976)

The Committee had before it the report dated 15 June 2021 from the Director Development and Environment regarding Building Summary - June 2021.

Moved by Councillor A Jones and seconded by Councillor K Parker

MOTION

That the information contained within the report of the Director Development and Environment, dated 30 June 2021, be noted.

CARRIED

DEC21/20 PLANNING PROPOSAL TO AMEND DUBBO LOCAL ENVIRONMENTAL PLAN 2011 LAND USE ZONE AND MINIMUM LOT SIZE, 9R BELGRAVIA ROAD DUBBO (ID21/704)

The Committee had before it the report dated 25 June 2021 from the Senior Growth Planner regarding Planning Proposal to Amend Dubbo Local Environmental Plan 2011 Land Use Zone and Minimum Lot Size, 9R Belgravia Road Dubbo.

Moved by Councillor V Etheridge and seconded by Councillor D Grant

MOTION

1. That the report of the Senior Growth Planner, dated 25 June 2021, be noted.
2. That Council endorse the Planning Proposal to amend the Dubbo Local Environmental Plan 2011 by rezoning Lot 5 DP817149 from RU1 Primary Production to R5 Large Lot Residential and amendment to the applicable Minimum Lot Size from 800 hectares to 8 hectares.
3. That Council forward the Planning Proposal to the NSW Department of Planning, Industry and Environment to request a Gateway Determination.
4. That Council support a minimum 28 day public exhibition period for the Planning Proposal.
5. That following the completion of the public exhibition period, a further report be provided to Council for consideration, detailing the results of the public exhibition period.

CARRIED

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

FOR	AGAINST
Councillor Diffey	
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Ryan	
Total (8)	Total (0)

Councillor K Parker declared a pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor K Parker's properties located on Belgravia Road and Belmont Road adjoin the applicant's property.

DEC21/21 RESULTS OF PUBLIC EXHIBITION - PLANNING PROPOSAL - ADDITIONAL PERMITTED USE OF A 'PUB' AT 10 COMMERCIAL AVENUE DUBBO (LOT 701 DP 1254944) (ID21/1029)

The Committee had before it the report dated 24 June 2021 from the Senior Growth Planner regarding Results of Public Exhibition - Planning Proposal - Additional Permitted Use of a 'Pub' at 10 Commercial Avenue Dubbo (Lot 701 DP 1254944).

Moved by Councillor S Lawrence and seconded by Councillor V Etheridge

MOTION

1. That the report of the Senior Growth Planner, dated 24 June 2021, be noted.
2. That Council endorse the Planning Proposal to amend the Dubbo Local Environmental Plan 2011 to allow the additional permitted use of a 'pub' on Lot 701 DP 1254944, 10 Commercial Avenue, Dubbo.
3. That Council request Parliamentary Counsel's Office to prepare the draft amendment to the Dubbo Local Environmental Plan 2011 and provide Council with an Opinion that the Plan be made.
4. That Council request gazettal of the Plan following receipt of the Opinion from Parliamentary Counsel's Office that the Plan can be made.

CARRIED

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

FOR	AGAINST
Councillor Diffey	
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Total (9)	Total (0)

The meeting closed at 5.34 pm.

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CHAIRMAN



**DUBBO REGIONAL
COUNCIL**

**Report of the Infrastructure and
Liveability Committee - meeting 12 July
2021**

**AUTHOR: Administration Officer - Governance and
Internal Control**

REPORT DATE: 13 July 2021

The Committee had before it the report of the Infrastructure and Liveability Committee meeting held 12 July 2021.

RECOMMENDATION

That the report of the Infrastructure and Liveability Committee meeting held on 12 July 2021, be noted.



**REPORT
INFRASTRUCTURE AND LIVEABILITY
COMMITTEE
12 JULY 2021**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Governance, the Community Support Officer, the Communications Partner, the Director Culture and Economy, the Director Infrastructure, the Manager Infrastructure Strategy and Design, the Director Development and Environment (D Quigley), the Director Liveability (I McAlister) and the IT Support Officer.

Councillor Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.34 pm.

ILC21/19 LEAVE OF ABSENCE (ID21/1092)

No requests for leave of absence were received.

ILC21/20 SOUTH BRIDGE STRATEGIC CONCEPTS - RESULTS OF PUBLIC EXHIBITION (ID21/261)

The Committee had before it the report dated 23 June 2021 from the Manager Infrastructure Strategy and Design regarding South Bridge Strategic Concepts - Results of Public Exhibition.

Moved by Councillor A Jones and seconded by Councillor S Lawrence

MOTION

1. That the report of the Manager Infrastructure Strategy and Design, dated 23 June 2021, be noted.
2. That Sandy Beach, located on the eastern bank of the Macquarie River, not be given further consideration as a location for a potential new South Dubbo Bridge, and that it be recognised by Council the high value placed on this recreational area by the local community.

3. That, in accordance with public feedback received, any bridge alignment option positioned in the vicinity of the Lady Cutler Oval Sporting Precinct, including areas recognised as Lady Cutler Ovals, Lady Cutler East, Lady Cutler South, Batistelle Land and Pavans Park, duly consider and appropriately address the safety of sporting patrons and children, pedestrian connectivity, traffic volumes, parking availability, noise and visual impacts.
4. That, with the future adoption of a new South Dubbo Bridge alignment, impacts on the existing Tracker Riley Cycleway be fully mitigated and existing pathway connectivity be maintained.
5. That, in accordance with the *New South Dubbo Bridge Strategic Business Case*, prepared by Balmoral Group Australia, it be noted that Cost Benefit Analysis (CBA) performed on the proposed new South Dubbo Bridge alignment Options 1 through 4 has revealed the following Benefit Cost Ratios (BCR) at a 3%, 7% and 10% discount rate:

At 3% discount rate	At 7% discount rate	At 10% discount rate
• Option 1: 1.17	• Option 1: 0.93	• Option 1: 0.79
• Option 2: 1.41	• Option 2: 1.09	• Option 2: 0.91
• Option 3: 1.54	• Option 3: 1.22	• Option 3: 1.04
• Option 4: 1.15	• Option 4: 0.94	• Option 4: 0.81
6. That, in accordance with the *New South Dubbo Bridge Strategic Business Case*, prepared by Balmoral Group Australia, it be noted that the new South Dubbo Bridge alignment Options 2 and 3 are most likely to deliver net benefits over a 30 year period with positive net benefits of \$5.5 million (BCR: 1.09) and \$12.0 million (BCR: 1.22) respectively, noting that final costs associated with Option 3 are subject to land acquisition and that a discount rate of 7% was applied in this instance.
7. That Council investigate the costs associated with progressing detailed investigations including further community consultation, Review of Environmental Factors (REF), Aboriginal cultural heritage assessment, hydraulic, and traffic modelling to further refine new South Dubbo Bridge alignment Options and that full consideration be given to any negative impacts perceived by the local community.

CARRIED

As one or more Councillors voted against the motion, in accordance with Clause 11.5 of Council's Code of Meeting Practice, the following votes were recorded:

FOR	AGAINST
Councillor Diffey	Councillor Gumley
Councillor Etheridge	Councillor Mohr
Councillor Grant	
Councillor Jones	
Councillor Lawrence	
Councillor Parker	
Total (6)	Total (2)

Councillor J Ryan declared a non-pecuniary, but significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor J Ryan owns a block of land south of Dubbo on Camp Road, which would benefit from reduced travel times if a South Bridge were to be built.

ILC21/21 2021 DREAM FESTIVAL LANTERN PARADE (ID21/922)

The Committee had before it the report dated 2 June 2021 from the Senior Traffic Engineer regarding 2021 Dream Festival Lantern Parade.

Moved by Councillor J Diffey and seconded by Councillor V Etheridge

MOTION

That Council approval be granted for a temporary road closure of Talbragar Street, between Bligh Street and Memorial Drive Dubbo on Saturday, 23 October 2021 for the Lantern Parade between 8.00 pm to 8.45 pm, subject to the following:

- 1. The Parade will commence at approximately 8.00 pm from Lions Park and the Macquarie Regional Library car park in Talbragar Street then east to Memorial Drive and access to Victoria Park.**
- 2. The event is to be undertaken under Police escort in accordance with the requirements of the NSW Police with approval documentation forwarded to Council for notation.**
- 3. The temporary closure of the road shall occur five minutes prior to the commencement of the Parade from the Macquarie Regional Library car park to Talbragar Street. Talbragar Street shall progressively re-open at the time the rear escort vehicle is one block ahead of the previous intersection:**
 - Open Bligh Street when vehicle has passed Macquarie Street;**
 - Open Macquarie Street when vehicle has passed Brisbane Street;**
 - Open Brisbane Street when vehicle has passed Darling Street; and**
 - Open Darling Street when vehicle has entered Memorial Drive.**
- 4. The submission of an Event and Traffic Management Plan and Traffic Control Plans to Council for approval in accordance with Australian Standard 1742.3:2019, and Transport for NSW (TfNSW) guide to Traffic Control at Worksites prepared by an accredited person.**
- 5. Traffic controllers and/or trained course marshals are to be provided at all road closure points and other locations as identified in the Event and Traffic Management Plan with restricted access only to emergency and authorised vehicles. All traffic controllers are to be specially authorised for the event with current TfNSW certification.**
- 6. The Event is undertaken under Dubbo Regional Council's Public Liability Insurance Policy.**
- 7. The applicant is responsible for the provision of all traffic control required for the event in accordance with the Traffic Control Plan.**
- 8. All traffic advisory signs are to be placed in accordance with the approved Traffic**

Control Plan (TM 7032) and the Event and Traffic Management Plan.

9. **The NSW Police's consent and conditions for the running of the event as considered necessary.**
10. **The applicant is to submit to Council all the appropriate documentation required, accepting the above terms and conditions before final approval is granted.**
11. **All costs associated with implementing these event conditions are to be met by the event organiser.**

CARRIED

ILC21/22 RESCINDING OF COUNCIL POLICIES - WET WEATHER AND GROUND ALLOCATION (ID21/929)

The Committee had before it the report dated 4 June 2021 from the Recreation Coordinator regarding Rescinding of Council Policies - Wet Weather and Ground Allocation.

Moved by Councillor V Etheridge and seconded by Councillor K parker

MOTION

1. **That the information within the report of the Recreation Coordinator, dated 4 June 2021, be noted.**
2. **That the Dubbo Regional Council – Council Policy – Wet Weather and Dubbo Regional Council – Council Policy – Ground Allocations be rescinded as a Council Policies.**

CARRIED

The meeting closed at 5.50 pm.

.....
CHAIRMAN



**DUBBO REGIONAL
COUNCIL**

**Report of the Culture, Economy and
Corporate Committee - meeting 12 July
2021**

AUTHOR:

**Administration Officer - Governance and
Internal Control**

REPORT DATE:

13 July 2021

The Committee had before it the report of the Culture, Economy and Corporate Committee meeting held 12 July 2021.

RECOMMENDATION

That the report of the Culture, Economy and Corporate Committee meeting held on 12 July 2021, be noted.



REPORT
CULTURE, ECONOMY AND CORPORATE
COMMITTEE
12 JULY 2021

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager CEO Services, the Governance and Internal Control Manager, the Administration Officer Governance, the Community Support Officer, the Communications Partner, the Director Culture and Economy, the Director Infrastructure, the Manager Infrastructure Strategy and Design, the Director Development and Environment (D Quigley), the Director Liveability (I McAlister) and the IT Support Officer.

Councillor D Gumley assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.50 pm.

CEC21/23 LEAVE OF ABSENCE (ID21/1093)

No requests for leave of absence were received.

CEC21/24 ABORIGINAL EMPLOYMENT STRATEGY (ID21/1037)

The Committee had before it the report dated 21 June 2021 from the Manager People Culture and Safety regarding Aboriginal Employment Strategy.

Moved by Councillor J Diffey and seconded by Councillor S Lawrence

MOTION

1. That the report of the Manager People Culture and Safety, dated 21 June 2021, be noted
2. That the Aboriginal Employment Strategy, as attached as Appendix 1 be adopted.

CARRIED

CEC21/25 INVESTMENTS UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - JUNE 2021 (ID21/958)

The Committee had before it the report dated 1 July 2021 from the Chief Financial Officer regarding Investments Under Section 625 of the Local Government Act - June 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 July 2021, be noted.

CARRIED

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

CEC21/26 LIVE-CROSS CAMERA MEDIA SUPPORT SERVICE (ID21/795)

The Committee had before it the report dated 16 June 2021 from the Manager Corporate Image and Communications regarding Live-Cross Camera Media Support Service.

Moved by Councillor J Ryan and seconded by Councillor S Lawrence

MOTION

That the report of the Manager Corporate Image and Communications, dated 16 June 2021, be noted.

CARRIED

The meeting closed at 5.54 pm.

.....
CHAIRMAN



NOTICE OF MOTION: Recreational Lake

REPORT DATE: 13 July 2021

FILE: ID21/1223

Council had before it a Notice of Motion dated 13 July 2021 from Councillor J Ryan regarding the Recreational Lake as follows:

"I would like to place the following notice of motion on the agenda for the July 2021 Ordinary meeting of Council.

That Council consult with the community and consider the development of a recreational lake as part of the review and development of the next Integrated Planning and Reporting cycle (to be adopted before 30 June 2022), noting that the concept of a large constructed lake in the Dubbo region was the subject of community interest during the previous council election campaign."

RECOMMENDATION

That Council consult with the community and consider the development of a recreational lake as part of the review and development of the next Integrated Planning and Reporting cycle (to be adopted before 30 June 2022), noting that the concept of a large constructed lake in the Dubbo region was the subject of community interest during the previous council election campaign.

Councillor J Ryan
Councillor

Appendices:

1 ➡ Notice of Motion - Recreational Lake - Councillor J Ryan -
26/07/2021

***Provided Under Separate
Cover***



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Emerging Events and Community Events Program

REPORT DATE: 19 July 2021

FILE: ID21/1252

Council had before it a Notice of Motion dated 19 July 2021 from Councillor J Ryan regarding the Emerging Events and Community Events Program as follows:

"I would like to place the following notice of motion on the agenda for the July 2021 Ordinary meeting of Council.

That

- a) *The assessment criteria for applications to Emerging Events and Community Events programs include a weighting of 20% for any cancelled events from the 2020/2021 financial year.*
- b) *Organisers of cancelled events be invited to resubmit applications to the Emerging and Community Events programs."*

RECOMMENDATION

1. **That the assessment criteria for applications to Emerging Events and Community Events programs include a weighting of 20% for any cancelled events from the 2020/2021 financial year.**
2. **That organisers of cancelled events be invited to resubmit applications to the Emerging and Community Events programs.**

Councillor J Ryan
Councillor

Appendices:

- 1⇒ Notice of Motion - Emerging Events and Community
Events Programs - Councillor J Ryan

***Provided Under Separate
Cover***



NOTICE OF MOTION OF RESCISSION: Temporary Policy Pending Code of Conduct Processes Upon the Mayor's Return to Official Duties

REPORT DATE: 13 July 2021
FILE: ID21/1224

Council had before it a Notice of Motion of Rescission dated 7 July 2021 from Councillors S Lawrence, J Ryan and V Etheridge as follows:

We the undersigned give notice that we intend to move a motion to rescind the following resolution (Clause CCL21/96) regarding Temporary Policy Pending Code of Conduct Processes Upon the Mayor's Return to Official Duties.

"That the following Notice of Motion, as resolved on 24 May 2021 being CCL21/96 be rescinded:

- 1. That the CEO implement the following policy, should the Mayor return to official duties, to be applied until all outstanding code of conduct allegations against the Mayor are finalised.*
- 2. That the Mayor be provided with suitable facilities to allow him to work from home.*
- 3. That the Mayor only be allowed to access the mayor's office in the Central Administration Building if in the presence of a staff member at the level of director or higher.*
- 4. That the mayor be accompanied by a staff member at all time while on official duties outside of council premises.*
- 5. That the mayor not be in [REDACTED] at any time.*
- 6. That all letters and emails sent by the mayor in his official capacity be checked [REDACTED] by the CEO prior to transmission.*
- 7. That the mayor only engage in telephone communications with members of the community for official purposes from council premises and always in the presence of a staff member.*
- 8. That the Policy for the Payment of Expenses and Provision of Facilities for the Mayor and Councillors be amended (in a way I consider not to be substantial) to remove the mayor's entitlement to [REDACTED]."*

RECOMMENDATION

That Council determine this Notice of Motion of Rescission.

Councillor S Lawrence
Mayor

Councillor J Ryan
Councillor

Councillor V Etheridge
Councillor

Appendices:

1⇒ Notice of Motion of Rescission - CCL21/96 -
26/07/2021

***Provided Under Separate
Cover***



DUBBO REGIONAL
COUNCIL

REPORT: Draft Council Policy - Councillor and Staff Interaction

AUTHOR: Chief Executive Officer
REPORT DATE: 13 July 2021
TRIM REFERENCE: ID21/1225

EXECUTIVE SUMMARY

On 29 June 2021, the Minister for Local Government, the Hon. Shelley Hancock MP, issued a Performance Improvement Order (PIO) upon Council pursuant to section 438A of the Local Government Act 1993, which requires Council to undertake specific actions within an allocated timeframe. Part of Schedule 2 of that Order requires the following action to be undertaken by Council by the end of July 2021:

“5. Council must within one month of the commencement of this order ensure that the General Manager reviews (if one exists) or develops a councillor request system to manage email requests from councillors that incorporates rules about the use of the councillor request system with a focus on ensuring that communications are respectful, the number of requests are reasonable and include provisions permitting the General Manager to impose limitations where disrespectful or excessive use of the system occurs.”

A councillor request system directly relates to the interaction between staff and the elected body of Council – the Councillors. Therefore the existing Councillor and Staff interaction policy requires updating at the same time as a councillor request system is established.

This report recommends the adoption of Council Policy *Councillor and Staff Interaction* (attached as **Appendix 1**), and adoption of its associated Procedure *Councillor Requests* (attached as **Appendix 2**), to ensure compliance with the abovementioned PIO requirement.

The draft *Councillor and Staff Interaction* Policy is based on the Office of Local Government Model Councillor and Staff Interaction Policy draft that was open for public consultation until 23 July 2021.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

This report recommends the adoption of the attached Draft Council Policy *Councillor and Staff Interaction* and its associated Procedure *Councillor Requests*.

RECOMMENDATION

1. That Council endorse the following changes to the *Councillor and Staff Interaction Policy*:
 - Title, formatting, language and grammatical changes to align Council's Policy with the Office of Local Government draft Model Councillor and Staff Interaction Policy.
 - Inclusion of a Councillor request system.
2. That the draft *Councillor and Staff Interaction Council Policy*, attached as Appendix 1 of the report of the Chief Executive Officer, dated 13 July 2021, be placed on public exhibition for a period of 28 days inviting the public to make submissions.
3. That the draft *Councillor and Staff Interaction Policy* be referred to the Office of Local Government in accordance with the Performance Improvement Order.
4. That a report be provided to the September 2021 Ordinary Meeting of Council recommending the adoption of *Councillor and Staff Interaction Policy*, addressing public submissions and responses from the Office of Local Government.
5. That the Council Procedure *Councillor Requests*, attached as Appendix 2 of the report of the Chief Executive Officer, dated 13 July 2021, be adopted and referred to the Office of Local Government as required by the Performance Improvement Order.
6. That Council, taking into account the Performance Improvement Order and to assist in this period of consolidation during the transition to a new Council, delegate to the Chief Executive Officer authority to exercise the restrictions included in the draft *Councillor and Staff Interaction Policy* to impose limitations on, prioritise, or delay response to disrespectful or excessive use of the *Councillor Requests* system.

Murray Wood
Chief Executive Officer

REPORT

On 29 June 2021, the Minister for Local Government, the Hon. Shelley Hancock MP, issued a Performance Improvement Order (PIO) upon Council pursuant to section 438A of the Local Government Act 1993, which requires Council to undertake specific actions within an allocated timeframe.

Part of Schedule 2 of the Performance Improvement Order requires the following action to be undertaken by Council by the end of July 2021:

“5. Council must within one month of the commencement of this order ensure that the General Manager reviews (if one exists) or develops a councillor request system to manage email requests from councillors that incorporates rules about the use of the councillor request system with a focus on ensuring that communications are respectful, the number of requests are reasonable and include provisions permitting the General Manager to impose limitations where disrespectful or excessive use of the system occurs.”

The PIO also specifies the Period for Compliance with the Order which requires Council to report to the Office of Local Government. In regards to the councillor request system the PIO specifies Council must provide *“Compliance report two:*

(a) A report on the review or development of a councillor request system is due by end of July 2021.”

As a councillor request system relates to the interaction between councillors and staff, Council’s existing Councillor and Staff Interaction Policy also requires updating to reflect the adoption of a new request system.

In parallel to the issuing of a Performance Improvement Order to Dubbo Regional Council, the Office of Local Government has issued, for the purposes of sector and community consultation, the Model Councillor and Staff Interaction Policy Consultation Draft. It should be noted that the Office of Local Government issues Model Policies and Codes to ensure best practice is carried out in the local government sector in NSW.

Council’s current Policy for the *Provision of Information to and Interaction Between Councillors and Staff* was adopted by Council on 9 November 2020. Whilst many provisions of the Model Policy are captured by Council’s Policy, there are a number of new provisions that require the Policy to be updated.

Council’s Policy has now been amended and renamed to ensure Council complies with the Performance Improvement Order and to align more directly with the Office of Local Government Model Councillor and Staff Interaction Policy best practice draft. Significant changes include:

- Title, formatting, language and grammatical changes to align with OLG draft policy documentation.

- Incorporation of a Councillor request system.
- Giving Council the power to delegate authority to the Chief Executive Officer to impose limitations where disrespectful or excessive use of the Councillor request system occurs.

Accordingly, attached as **Appendix 1** is the draft Council Policy *Councillor and Staff Interaction*, and associated Procedure *Councillor Requests (Appendix 2)*. The Policy has been amended to be in line with the Office of Local Government's *Model Councillor and Staff Interaction Policy* (consultation draft), which reflects best practice, noting that the Office of Local Government encourages all Councils to adopt such Policy.

The PIO issued by the Minister for Local Government requires that:

"Council must within one month of the commencement of this order ensure that the General Manager reviews (if one exists) or develops a councillor request system to manage email requests from councillors that incorporates rules about the use of the councillor request system with a focus on ensuring that communications are respectful, the number of requests are reasonable and include provisions permitting the General Manager to impose limitations where disrespectful or excessive use of the system."

The Procedure *Councillor Requests* defines how information requests from councillors are to be managed. There are two streams in the Procedure being:

- 1) Service Requests
- 2) Other Requests

'Service Requests' are requests for information, action or service for, or on behalf of, a resident, or routine operational/service matters (for example, missed bins, road repairs, requests for mowing or tree planting). 'Service Requests' do not include requests for information or advice on Council policy or governance related matters, as an example.

'Other Requests' include requests for information, advice or action relating to, but not limited to, Council policy, decisions and governance related matters including Notices of Motion and Questions on Notice. 'Other Requests' do not include requests regarding routine operational/service provision matters.

Both streams of information requests will be managed through Council's Customer Request Management system. This will enable better tracking of and reporting on the progress and volume of requests. There will also be capability for Councillors to check in via CRM system links on the Council issued iPads on the progress of service and other information requests.

The Procedure will enable the CEO to ensure that Council meets the conditions of the PIO into the future by having mechanisms to ensure communications from Councillors are respectful, and the number of requests are reasonable.

SUMMARY

This report recommends the adoption of the attached draft Council Policy *Councillor and Staff Interaction* for the purposes of public exhibition and the adoption of the associated Council Procedure *Councillor Requests*.

Appendices:

- 1⇒ Draft Council Policy - Councillor and Staff Interaction ***Provided Under Separate Cover***
- 2⇒ Draft Council Procedure - Councillor Requests ***Provided Under Separate Cover***



REPORT: 2021/2022 Fees and Charges

AUTHOR: Chief Financial Officer
REPORT DATE: 7 July 2021
TRIM REFERENCE: ID21/1179

EXECUTIVE SUMMARY

The Local Government Act 1993 and the Integrated Planning and Reporting Framework required Council to adopt a new Operational Plan for the 2021/2022 financial year before 1 July 2021.

Council, at its meeting held 28 June 2021, adopted the plan that identifies activities Council will undertake during the 2022 financial year to address the principal activities outlined in the Delivery Program. Council also adopted a detailed annual budget and the Statement of Revenue Policy (which includes an estimate of council's income, expenditure, proposed rates, fees, charges and borrowings).

It has become evident that 60 out of approximately 2,000 fees need to be corrected due to either the applicable treatment of GST or updated in accordance with statutory provisions. Council has determined to absorb the GST implication, which means that the majority of fees impacted will see a reduction of approximately 10%. Council is not required under Section 610F of the Local Government Act 1993 to give public notice of the amended fees.

FINANCIAL IMPLICATIONS

Financial implications arising from the 2021/2022 Budget and Fees and Charges have been considered, with activities appropriately considered and budgeted.

POLICY IMPLICATIONS

The 2022 Statement of Revenue Policy will be amended to include the updated Fees and Charges.

RECOMMENDATION

1. That the report from the Chief Financial Officer, dated 7 July 2021, be noted.
2. That the 2021/2022 Fees and Charges be amended to correct minor clarifications and typographical errors.
3. That the amended 2021/2022 Fees and Charges as documented in Appendix 1 be adopted.

Michael Howlett
Chief Financial Officer

BACKGROUND

The Local Government Act 1993 and the Integrated Planning and Reporting Framework required Council to adopt a new Operational Plan for the 2021/2022 financial year before 1 July 2021. Council, at its meeting held 28 June 2021, adopted the plan that identifies activities Council will undertake during the 2022 financial year to address the principal activities outlined in the Delivery Program. Council also adopted a detailed annual budget and the Statement of Revenue Policy (which includes an estimate of council's income, expenditure, proposed rates, fees, charges and borrowings).

Section 610F of the Local Government Act 1993 outlines public notice of fees, which is outlined below:

- 1) *A council must not determine the amount of a fee until it has given public notice of the fee in accordance with this section and has considered any submissions duly made to it during the period of public notice.*
- 2) *Public notice of the amount of a proposed fee must be given (in accordance with section 405) in the draft operational plan for the year in which the fee is to be made.*
- 3) *However, if, after the date on which the operational plan commences—*
 - a. *a new service is provided, or the nature or extent of an existing service is changed, or*
 - b. *the regulations in accordance with which the fee is determined are amended, the council must give public notice (in accordance with section 705) for at least 28 days of the fee proposed for the new or changed service or the fee determined in accordance with the amended regulations.*
- 4) *This section does not apply to a fee determined by a council for an application made in a filming proposal, if that fee is consistent with a scale or structure of fees set out in an applicable filming protocol.*

REPORT

It has become evident that 60 out of approximately 2,000 fees need to be corrected due to either the applicable treatment of GST or updated in accordance with statutory provisions. Council has determined to absorb the GST implication, which means that the majority of fees impacted will see a reduction of approximately 10%.

A summary of the fees impacted are outlined below:

Division	Function	Number of Impacted Fees
Culture and Economy	Dubbo Regional Airport	1
Culture and Economy	Western Plains Cultural Centre	47
Development and Environment	Environment and Health	5
Development and Environment	Waste Management - Other	1
Infrastructure	Infrastructure Strategy and Design	3
Infrastructure	Roads Network	1
Infrastructure	Sewerage Services	2
TOTAL		60

The individual fees impacted are outlined below:

	Adopted \$	Proposed Amendme nt \$	Variance \$
Dubbo Regional Airport			
<u>Parking Fees / Secure Parking Fees</u>			
per week (7th day free)	99.75	99.90	0.15
Western Plains Cultural Centre			
<u>Admission Fees (charged for specific events only) / Exhibition Category A (National Significance)</u>			
Adult	12.50	11.50	-1.00
Concessions/Students/FOWPCC	7.00	6.00	-1.00
<u>Admission Fees (charged for specific events only) / Guided Tours</u>			
Facility Experience: Adult (minimum 20 people/staff guide) - per person	11.00	10.00	-1.00
Facility Experience: Child (minimum 20 people/staff guide) - per person	4.40	4.00	-0.40
After Hours (per person/Min. 20 People) - adult or child/school	13.00	12.00	-1.00
<u>Admission Fees (charged for specific events only) / Friends Membership Rates LGA</u>			
Single	49.50	45.00	-4.50
Couple	88.00	80.00	-8.00
Pension	33.00	30.00	-3.00
<u>Admission Fees (charged for specific events only) / Workshops (Workshop Fee + Premium Materials at cost)</u>			
Adult Tier One	50.00	45.00	-5.00
Adult Tier One - Concession Rate (FOWPCC)	38.50	35.00	-3.50
Student Tier One (Outside School Excursion)	50.00	40.00	-10.00
Student Tier One (Outside School Excursion) - Concession Rate (FOWPCC)	33.00	30.00	-3.00
Adult Tier Two	27.50	25.00	-2.50
Adult Tier Two - Concession Rate (FOWPCC)	22.00	20.00	-2.00
Student Tier Two (Outside School Excursion)	22.00	20.00	-2.00
Student Tier Two (Outside School Excursion) - Concession Rate (FOWPCC)	16.50	15.00	-1.50
School Visit: Art (2 hours)	20.90	19.00	-1.90
School Visit: Heritage	9.35	8.50	-0.85
School Visit: Full	23.10	21.50	-1.60
<u>Admission Fees (charged for specific events only) / Public Program Ticketing</u>			
Adults	11.50	10.50	-1.00

Children/Concession	6.00	5.50	-0.50
<u>Annual Venue Hire Annual Hire</u>			
Annual Hire Fee - Licence Agreement - per room - per annum	2,820.00	2,560.00	-260.00
<u>Casual Venue Hire Grounds Community Arts Centre Courtyard</u>			
Add on to an existing venue booking - per hour - non exclusive use	29.00	26.00	-3.00
Exclusive event booking - after hours (includes access to CAC toilets) - flat fee	570.00	520.00	-50.00
<u>Casual Venue Hire Grounds Grassed areas adjacent to Cafe Courtyard</u>			
Exclusive event booking - after hours - flat fee	230.00	210.00	-20.00
<u>Casual Venue Hire Main Building</u>			
Meeting Room - Community - minimum 2 hour booking	33.00	30.00	-3.00
Security Access Code (Non – refundable)	75.00	65.00	-10.00
Hire Cancellation Fee if made within 5 working days of booking (Auditorium/foyer only)	138.00	125.00	-13.00
<u>Casual Venue Hire Main Building Auditorium</u>			
Auditorium (Business Hours) - per hour, minimum two hour booking	82.50	75.00	-7.50
Full Day Rate - Day 1	495.00	450.00	-45.00
Additional days	330.00	300.00	-30.00
<u>Casual Venue Hire Main Building Foyer and/or auditorium (after hours only)</u>			
Foyer and/or Auditorium (After hours only)	264.00	240.00	-24.00
<u>Casual Venue Hire Main Building Gallery Space</u>			
Gallery Space – if no exhibitions - per 24 hours	3,850.00	3,500.00	-350.00
<u>Casual Venue Hire Main Building Community Arts Centre Meeting Rooms</u>			
Pottery Studio - Commercial - minimum 2 hours	60.50	55.00	-5.50
Pottery Studio - Community - minimum 2 hour booking	22.00	20.00	-2.00
Black Box - Community – full day booking (8am-5pm)	169.40	154.00	-15.40
Black Box - Corporate – per hour, minimum 2 hour booking	407.00	370.00	-37.00
Classroom - Community	68.00	62.00	-6.00
Classroom - Commercial	22.00	20.00	-2.00
Technical Support	93.50	85.00	-8.50
<u>Casual Venue Hire Staff Wages - per hour</u>			
Staff assistance (min 1/2 hour)	80.00	70.00	-10.00
<u>Corporate Hire Equipment Projector/Laptop</u>			
Projector/Laptop – per session	62.00	56.00	-6.00

Maximum day charge for Projector/Laptop	121.00	110.00	-11.00
Piano rental (per day)	94.00	85.00	-9.00
<u>Corporate Hire Equipment / Teleconferencing Equipment</u>			
per session	61.00	55.00	-6.00
<u>Exhibition Approval Application Fee</u>			
Regional Artists Space – per exhibition	41.00	37.00	-4.00
<u>Professional Consultancy Fees / Conservation, Preservation, Curatorial, Programmes</u>			
Per Hour	124.00	112.00	-12.00
Environment & Health			
<u>Regulated Premises / Improvement Notice - Food Act</u>			
Improvement Notice – Food Act	339.00	330.00	-9.00
<u>Regulated Premises / Improvement Notices and Prohibition Orders - Public Health Act / Per Improvement Notice/Prohibition Order</u>			
where there is A Regulated System	574.56	560.00	-14.56
In any Other case	277.02	270.00	-7.02
<u>Swimming Pools Act / Inspections - Swimming Pools Act</u>			
Initial Inspection – new owner or new compliance	160.00	150.00	-10.00
Subsequent Inspection – new owner or new compliance	150.00	100.00	-50.00
Waste Management - Other			
<u>Whylandra Waste and Recycling Centre (Weighbridge Facility) / Dead Animals / Disposal of animals</u>			
Carcases - per tonne - origin outside LGA	154.00	140.00	-14.00
Infrastructure Strategy and Design			
<u>Special Consultations</u>			
per hour	302.00	333.00	31.00
<u>Checking of Engineering Plans for DA's</u>			
per hour, based on quote to undertake work	307.00	338.00	31.00
<u>Driveway Boxing Inspections Associated with DA's</u>			
per inspection	307.00	338.00	31.00
Roads Network			
<u>Footpaths and Cycleways / Footpath Restoration Charge / Asphalt</u>			
Minimum Charge	1,272.00	1,400.00	128.00
Sewerage Services			
<u>Sewerage Services - Dubbo / Sewer Headworks – Developer Contributions / City Precinct</u>			
per Equivalent Tenement	6,024.43	6,024.50	0.07

<u>Sewerage Services - Dubbo Sewer Headworks – Developer Contributions Camp Road Precinct</u>			
per Equivalent Tenement	2,441.48	2,406.85	-34.63

SUMMARY

This report recommends that the 2021/2022 Fees and Charges be amended to reflect the applicable treatment of GST or statutory provisions.

Appendices:

[1](#) → 2021/2022 Amended Fees and Charges ***Provided Under Separate Cover***



DUBBO REGIONAL
COUNCIL

REPORT: Local Purchasing Policy Progress Report 2021

AUTHOR: Acting Corporate Procurement
Specialist
REPORT DATE: 1 July 2021
TRIM REFERENCE: ID21/768

EXECUTIVE SUMMARY

This report is provided in response to a resolution from Council at its meeting held 27 July 2020 in relation to the outcomes of the Local Purchasing Policy, and reporting on local and non-local supplier procurement spend data.

The Local Purchasing Policy was developed to improve support for our local businesses and boost the local economy, while still achieving best value.

Comparative data and narrative of Council spend is provided in spend brackets per the Local Purchasing Policy for the period 1 January 2021 to 30 June 2021.

Council's preferred sourcing platform for supplier engagement, VendorPanel, has seen an increase in requests for quotes and an increase in registration requests to Council's internal supplier lists.

The local purchasing policy success can be best seen in the lower value goods and services that are not as specialised. For expenditure below \$10,000 local purchases account for 64%.

FINANCIAL IMPLICATIONS

Enacting the provision in the Local Purchasing Policy where an additional percentage reduction in pricing for comparative purposes was applied for Tenders and Quotations, the additional cost to Council for the period 1 January 2021 to 30 June 2021 was \$61,344. The total value of Tenders and Quotations including the local provision was \$41,163,189.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the report of the Acting Corporate Procurement Specialist, dated 1 July 2021, be noted.

Lee Bayliss

Acting Corporate Procurement Specialist

BACKGROUND

Council at its meeting held 27 July 2020, resolved, in part:

- “5. That a report detailing both local and non-local supplier procurement spends be submitted to both the December 2020 and June 2021 meetings of Council.”*

By implementing the Local Purchasing Policy, Council’s aim was to improve support for our local businesses and boost the local economy while still enabling Council to achieve best value.

REPORT

This report provides a range of data and narrative relating to Council spend and Council’s corporate procurement platform, VendorPanel. The data range will include spend brackets per the Local Purchasing Policy for the period 1 January 2021 to 30 June 2021.

Best value needs to be achieved while procuring goods and services on behalf of Council. Provisions are managed and applied within Council’s policy to engage suppliers to achieve overall value for money including quality and expertise.

Over the period, Council has increased the number of requests raised through VendorPanel, the corporate preferred sourcing platform. Requests have increased from 278 last period to 310 this period and use will continue to be encouraged. Council has also seen an increase in registration requests to Council’s Internal Supplier Lists from 109 to 360.

The highest number of requests raised through to platform were for a value of \$25,000 - \$50,000.

Comparative Results

For the period 1 January 2021 to 30 June 2021, 10,300 transactions occurred. Of these transactions, 7,262 of the total number of transactions were to local suppliers (as defined in the Local Purchasing Policy).

Number of Transactions - 01/01/2021 - 30/06/2021

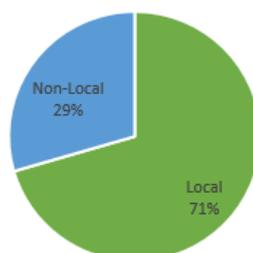


Figure 1. Quantity of local and non-local transactions between 01/01/2021 – 30/06/2021

The total value of orders issued to suppliers for this period was \$71,237,732. Of these, \$25,624,280 were to Local Suppliers (36% of the total).

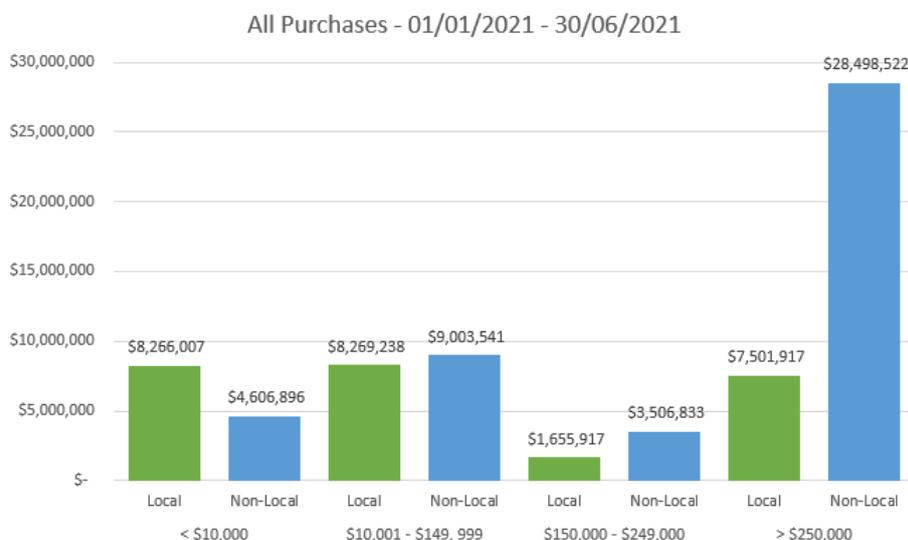


Figure 2. Purchase totals shown in breakdown of band spend amounts and separated by local and non-local suppliers

Represented in this value is payments made to Australian Government Agencies, which do not have the ability to be publically advertised, to the value of \$8,777,059.

If this data were to be excluded from the orders issued to suppliers, our overall orders issued to local suppliers would increase to 41%.

Tenders and Quotations (>\$150,000) represent the highest portion of spend over the lowest number of transactions. Of the Tenders and Quotations awarded in this period, 17 out of 30 were to Non-Local suppliers with a value of \$8,086,723. Tenders go through a stringent evaluation process, and frequently require highly specialised services that may not be available locally, or do not meet best value methods.

Top 10 Suppliers by Value		Order Value 01/01/2021 -30/06/2021	
1	Transport for NSW	\$	7,455,289.06
2	Eire Constructions Pty Ltd	\$	3,330,442.11
3	CPB Contractors Pty Ltd	\$	2,906,907.62
4	Saunders Civilbuild Pty Ltd	\$	2,879,378.63
5	Colas New South Wales Pty Ltd	\$	2,251,410.18
6	Holcim (Australia) Pty Ltd	\$	2,100,989.03
7	Glenn Healey Constructions	\$	1,993,872.70
8	The Trustee for Gill Contracting Trust T/as Precision Pipe Networks PL	\$	1,829,011.80
9	J R & E G Richards (NSW) Pty Ltd T/as J R Richards & Sons	\$	1,779,340.37
10	Australian Rail Track Corp Ltd	\$	1,321,770.43

Table 1. Top 10 Suppliers by Value (Local and Non-Local)

Three local suppliers are in the Top 10 Suppliers listing for purchases from 1 January 2021 to 30 June 2021. These local suppliers account for 21% of the 'Top 10' market.

Top 10 Local Suppliers by Value		Order Value	
		01/01/2021 -30/06/2021	
1	Holcim (Australia) Pty Ltd	\$	2,100,989.03
2	Glenn Healey Constructions	\$	1,993,872.70
	J R & E G Richards (NSW) Pty Ltd		
3	T/as J R Richards & Sons	\$	1,779,340.37
	Stanaway Pty Ltd		
4	T/as David Payne Constructions	\$	1,280,529.29
	Dubbo Traffic Control Pty Ltd		
5	T/as Wilson Ind.	\$	1,010,952.59
	Aqua Irrigation Holdings Pty Ltd		
6	t/as Aquawest Pumping & Irrigation Sp	\$	952,875.97
7	Central West Plumbing & Civil Drainage	\$	779,911.14
8	Tracserv Pty Ltd T/as Tracserv	\$	672,361.61
	Monley Group Pty Ltd		
9	T/as Dubbo Landscaping	\$	454,490.79
	Large Industries Pty Ltd		
10	T/as JLE Electrical	\$	439,939.36

Table 2. Top 10 Local Suppliers

The overall comparison of local spend over the period 1 January 2021 to 30 June 2021 is 36% (an increase from 32% last reporting period).

The local purchasing policy success can be best seen in the lower value goods and services that are not as specialised. Local expenditure below \$10,000 accounts for 64% (an increase from 63% last reporting period).

Local expenditure between \$10,000 and \$149,999 accounts for 48% (an increase from 35% last reporting period).

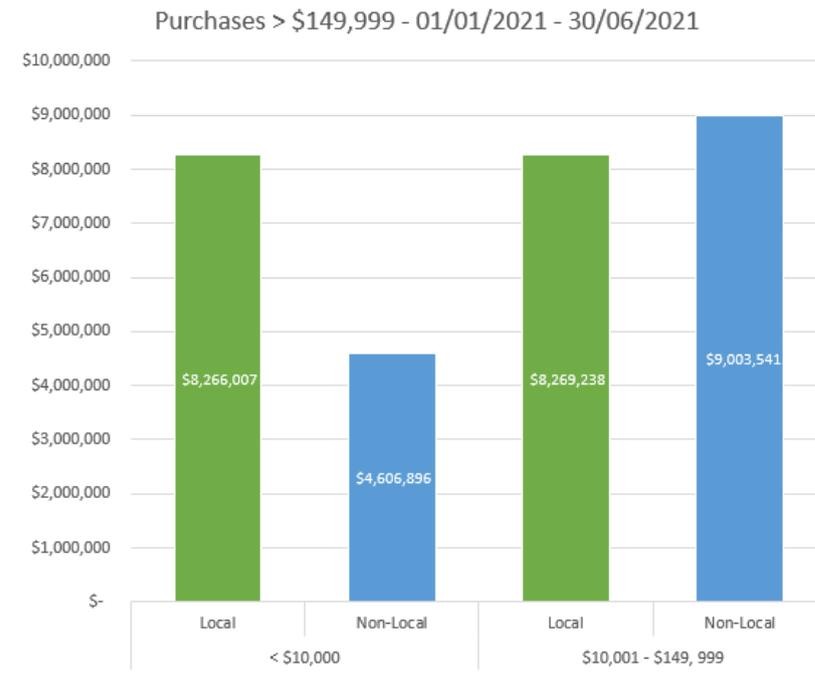


Figure 3. Purchase totals shown up to \$150,000 separated by local and non-local suppliers

SUMMARY

The implementation of the Local Purchasing Policy has allowed Council to engage local suppliers that may otherwise have missed an opportunity to provide goods and services to Council while still being conscious of the need to achieve best value.

Even with an increase in local engagement, there are still services that are required where it has, for a range of different reasons not been advantageous to engage local suppliers. The data shows that these areas do represent lower quantity but are of a higher value (purchases over \$150,000). Purchases over \$150,000 go through a stringent evaluation process, and frequently require highly specialised services that may not be available locally, or do not meet best value methods.



REPORT: Road Closure and Disposal Agreement - Lot 2000 DP 1269394, Bodangora - Wellington North Solar Farm

AUTHOR: Property Development Officer
REPORT DATE: 8 July 2021
TRIM REFERENCE: ID21/1180

EXECUTIVE SUMMARY

Council, at its meeting of 14 September 2020, resolved to assist the operators of the Wellington North Solar farm (Lightsource BP) with the closure of a historic private road reserve severing 'Nyrang' 6444 Goolma Road, Bodangora, a farm owned by Mr Anthony and Mrs Penelope Inder, on which the Solar Farm is to be developed.

Council staff have been pursuing the public road dedication, road closure, and disposal of the subject roads as required. The subject roads have now been finalised as Lot 2000 in DP 1269394 of 11.48 hectares and dedicated to the public as road on March 2021 via notice in the NSW Government Gazette. Council is now the owner of the land and is in a position to close and dispose of the land as intended.

Council staff have now notified the public that the road is proposed to be closed and disposed of to an adjoining owner. The notifications were made between 14 May and 16 June for the required 28 day period. No objections to the closure and its disposal have been received. Accordingly, it is now recommended that the road closure and disposal is executed.

Lightsource BP has now advised that the land should be disposed of to Mr and Mrs Inder, such that the lot does not sever their farmland, and they can purchase or lease the whole of the land from the Inders in one transaction for the Solar Farm as they require.

In accordance with the Market Valuation report for the subject land, dated 16 June 2021, the Inders have agreed to purchase the land from Council for \$69,000.00 plus GST (\$75,990.00 including GST). This closure and disposal agreement is also recommended to council.

The adoption of these recommendations will enable the matter to be finalised.

FINANCIAL IMPLICATIONS

Upon closure of Lot 2000 DP 1269394 and its disposal to Mr and Mrs Inder, Council shall receive sale proceeds of \$69,000 excluding GST (\$75,990.00 excluding GST).

Council shall be responsible for the preparation of the contract and its own legal fees. The Inders shall be responsible for their own legal fees in the matter.

In accordance with Council's resolution of 14 September 2020, all council's costs in relation to the road dedication and closure process shall be recovered from the solar farm operator (Lightsource BP).

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That Council proceed with the closure of the "Public Road" Lot 2000 DP 1269394, in accordance with Part 4, Division 3 of the *Roads Act 1993 (NSW)*.
2. That upon closure of the "Public Road" Lot 2000 DP 1269394 in accordance with Recommendation 1 (above):
 - a. it be classified as operational land pursuant to s31 of the *Local Government Act 1993 (NSW)*; and
 - b. it be sold to Mr A E Inder and Mrs P J Inder, being the Solar Farm Property Owners as identified in the body of this report, for \$69,000.00 plus GST.
3. That the Chief Executive Officer be authorised to:
 - a. negotiate and finalise the transactions noted in Recommendations 1 and 2 (above); and
 - b. complete any relevant documentation under delegated power of attorney.

Alex Noad
Property Development Officer

BACKGROUND

The location of the Wellington North Solar Farm (WNSF) site is shown in Figure 1 below (outlined in yellow). It is located 5km to the north west of Wellington, and adjoins the Wellington Solar farm (outlined in red) which has recently been constructed.

The indicative layout of the WNSF is shown in Figure 2 below. It shall be constructed over a whole hillside of land, including numerous lots and deposited plans, and cover an area of approximately 900 hectares.

Previously, Council at its meeting of 14 September 2020, resolved as follows:

- “1. That Council notify the current proprietor of the subject ‘private’ road reserves of its intention to dedicate them to the public as roads (council public roads) pursuant to the Roads Act 1993, Division 2, Clause 17.*
- 2. Subject to no objection being raised, that Council dedicate the subject ‘private’ road reserves to the public as roads (council public roads) pursuant to the Roads Act 1993, Division 2, Clause 16.*
- 3. That following the dedication of the ‘private’ road reserves to the public as roads (council public road), Council proceed to formally close the road and sell that portion of land to the solar farm operator.*
- 4. That Council permit the North Wellington Solar Farm to be developed upon subject land, once it is gazetted as public road, whilst awaiting the formal road closure process to complete.*
- 5. That the Chief Executive Officer be authorised to finalise the dedication of the private road reserves.*
- 6. That all documentation in relation to this matter be executed under power of Attorney.”*

Due to the large expanse of the WNSF, the subject land has been expanded and finalised as Lot 2000 of 11.48 hectares ‘Plan of Road Dedication under Section 16 of the *Roads Act 1993* comprised in Volume 1101 Folia 121, as shown in Figure 3 below.

Subsequently, the proposed road dedication plan was notified to the public and the current proprietor from 10 December 2020 until 31 January 2021. Historically the private road was owned by the Bank of Australia, which merged with the Union Bank of Australia to form the Australia and New Zealand Bank (ANZ).

ANZ were unable to advise that they had an interest in the land. On the basis that they were notified of council’s intention to dedicate the land as road and no objections were received from the public or public authorities in respect of the dedication, Council staff dedicated Lot 2000 DP 1269394 to the public via the registration of DP1269394 and the publishing of a notice on the Government Gazette on 5 March 2021.

Since its notification and dedication to the public as road, no applications have been made to the NSW Land and Environment Court that Lot 2000 DP 1269394 should not have been dedicated as public road.

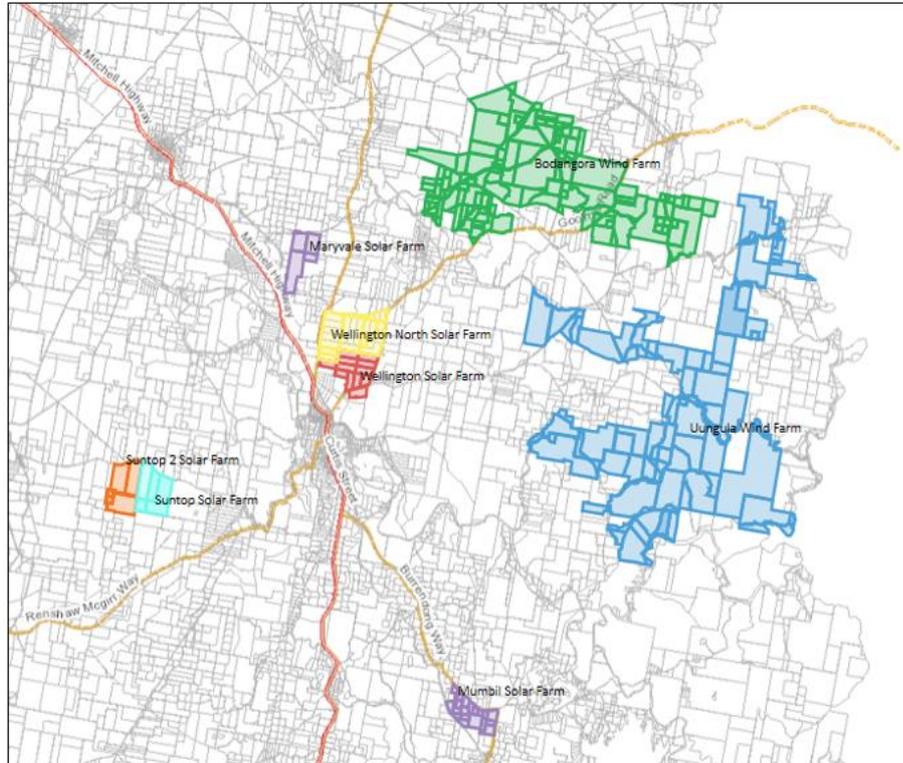


Figure 1: Locality Map showing Wellington North Solar Farm in yellow; and adjoining Wellington Solar Farm in red.

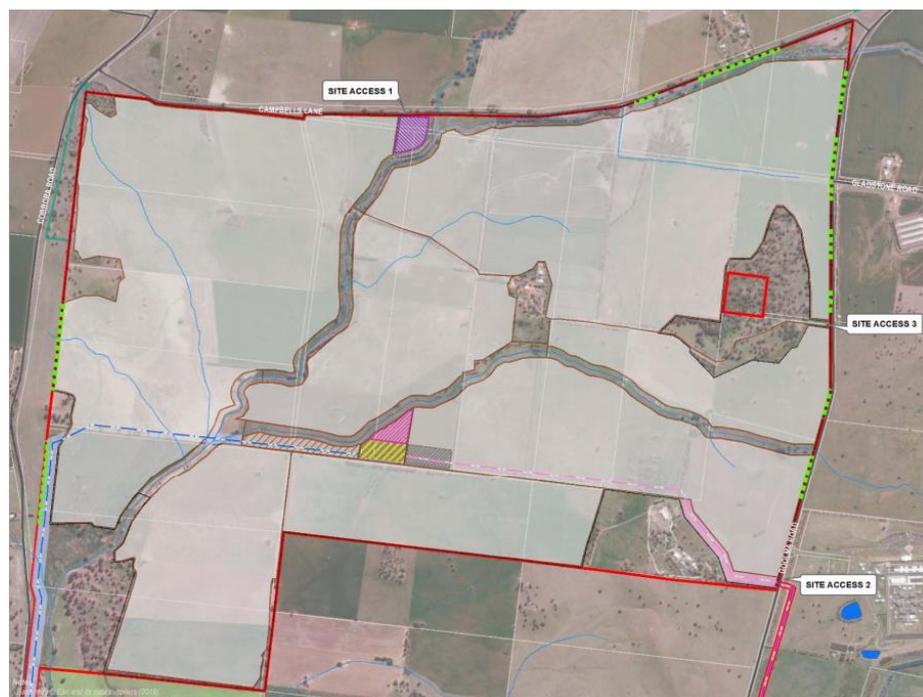


Figure 2: Wellington North Solar farm – Indicative Layout

REPORT

Having dedicated Lot 2000 DP 1269394 to the public as road, Council is now the owner of the subject land, and is in a position to close and dispose of the land for the WNSF as resolved.

In this regard Lightsource BP and the owners of the adjoining farmland, Mr Anthony and Penelope Inder of 'Nyrang' 6444 Goolma Road, Bodangora, have now agreed and advised council that the subject road Lot 2000 DP 1269394 should be closed and disposed of to the Inders so it will not sever their farmland and Lightsource BP can lease or purchase it from them in one transaction for the solar farm.

In accordance with *Roads Act 1993*, Part 4 Division 3 Closing of Council Public Roads, the proposed road closure was notified to the public from 14 May to 16 June 2021, being the required 28 day period, including the a notification on the Daily Liberal newspaper on 19 May 2021 noting the closed road was intended to be disposed of to the adjoining owner.

No objections were received from the adjoining owners, public, or public authorities in respect to the proposed road closure. In particular, Crown Lands have advised that they do not object to the proposed closure or the land vesting in council for disposal.

Having regard to this outcome, a market valuation report of the land has also been procured from Aspect Property Consultants, dated 16 June 2021. Upon road closure being executed, the report values the subject Lot 2000 DP 1269394 of 11.48 hectares at \$69,000.00 plus GST (\$75,990.00 including GST).

In accordance with the report, the Inders have now agreed to purchase the subject land from Council for \$75,990.00 including GST. Council would be responsible for preparation of the contract and its own legal costs, and the Inders would be responsible for their own legal costs in the matter



REPORT: Planning Proposal to Amend Wellington Local Environmental Plan 2012 Minimum Lot Size controls at 300 Nanima Village Road, Wellington

AUTHOR: Senior Growth Planner
REPORT DATE: 9 July 2021
TRIM REFERENCE: ID21/1149

EXECUTIVE SUMMARY

Council is in receipt of a Planning Proposal to amend the Minimum Lot Size provisions under Wellington Local Environmental Plan 2012 for part Lot 244 DP 756920 (300 Nanima Village Road, Wellington) from 2000 square metres to 600 square metres. A copy of the Planning Proposal is provided here in **Appendix 1**.

Council's assessment indicates that the Planning Proposal has strategic merit and is considered to be broadly consistent with the objectives of Wellington Local Environmental Plan (WLEP) 2012.

This report recommends that the Planning Proposal be endorsed by Council and forwarded to the NSW Department of Planning, Industry and Environment (DPIE) to seek a Gateway Determination.

Following receipt of a Gateway Determination, Council will place the Proposal on public exhibition for a minimum of 28 days. A further report will be provided to Council for consideration of the Planning Proposal, detailing the results of the public exhibition.

FINANCIAL IMPLICATIONS

In accordance with Council's adopted Revenue Policy, the Proponent has made a payment of \$12,500 at the time of lodgement of the Planning Proposal. The Proponent will be required to pay a further \$2,500 to Council once a Gateway Determination is received from NSW DPIE.

POLICY IMPLICATIONS

The Planning Proposal is provided for consideration and endorsement to seek Gateway Determination from NSW DPIE. Receipt of a Gateway Determination from the Department will allow Council to, conditionally, undertake an amendment to the WLEP 2012.

RECOMMENDATION

1. That the report of the Senior Growth Planner, dated 9 July 2021, be noted.
2. That Council forward the Planning Proposal to NSW Department of Planning, Industry and Environment seeking a Gateway Determination to amend the Minimum Lot Size provisions under Wellington Local Environmental Plan 2012 for part of Lot 244 DP 756920 from 2000 square metres to 600 square metres.
3. That Council support a minimum 28 day public exhibition period for the Planning Proposal, following receipt of a Gateway Determination.
4. That following the completion of the public exhibition period, a further report be provided to Council for consideration of the Planning Proposal, detailing the results of the public exhibition.

Shoilee Iqbal

Senior Growth Planner

BACKGROUND

Council is in receipt of a Planning Proposal to amend the Minimum Lot Size provisions under Wellington Local Environmental Plan 2012 for part of Lot 244 DP 756920 (300 Nanima Village Road, Wellington) from 2000 square metres to 600 square metres.

The subject land, also known as Nanima Reserve or Nanima Village, is located on Wiradjuri land near the town of Wellington, and is owned and managed by the Wellington Local Aboriginal Land Council (WLALC). The applicant, Lyons Advantage, acting on behalf of the WLALC, has indicated that this Planning Proposal will enable the existing dwellings on site to be contained within their own lots, allowing essential infrastructure such as telecommunication and internet services to be connected to individual addresses. Additionally, the Planning Proposal will enable further subdivision on part of the subject land, based on any future expansion needs of the Nanima community. This will potentially facilitate additional dwellings and land use opportunities on the subject land.

The Planning Proposal is a part of NSW Government's "Roads to Home program", which aims to improve infrastructure and services for discrete Aboriginal communities across NSW. Objectives of this program include creating diverse funding streams for Local Aboriginal Land Councils, allowing subdivision works to enable a variety of tenancy choices, and providing greater land management options for Local Aboriginal Land Councils. Administrative functions of this program is also supported by NSW Department of Planning, Industry and Environment (DPIE).

REPORT

1. Particulars of the Planning Proposal Application

Owner:	Wellington Local Aboriginal Land Council
Applicant:	Lyons Advantage
Subject land:	Lot 244 DP 756920300
Calculated site area:	Approximately 38.8 hectares
Current zoning:	RU5 Village and SP2 Infrastructure under Wellington Local Environmental Plan 2012
Proposed LEP amendment:	Amending the Minimum Lot Size at part of Lot 244 DP 756920300 from 2000 square metres to 600 square metres under Wellington Local Environmental Plan 2012
Lodgement date:	31 July 2021

2. Amendments to Local Environmental Plans

The NSW DPIE has a process for the consideration of amendments to a Local Environmental Plan (LEP) which commences with Council's consideration of a Planning Proposal. The role of a Planning Proposal is to explain the intended effects of a proposed Local Environmental Plan amendment and the justification for undertaking the amendment. If Council resolves to

endorse the Planning Proposal, it will be submitted to NSW DPIE to seek a Gateway Determination for the LEP Amendment.

If a Gateway Determination is issued to Council, it will specify that the proposed amendment can proceed, as well as the level of public and State Government consultation required, and any other matters that require additional information. After any additional matters have been addressed and the required consultation carried out, a further report will be provided to Council for consideration. Following Council's consideration, the Planning Proposal will be submitted to NSW DPIE for finalisation of the LEP amendment.

3. Site Description

The site to which this Planning Proposal applies is within 5 km south-east of Wellington Town Centre (Figure 1) and can be accessed by Nanima Village Road. The subject land, Lot 244 DP 756920, consists of two parcels of land which are segregated by an internal road known as Lowrie Drive (Figure 2). The subject land contains an existing sewage treatment plant at its north-east corner (Nanima Village Sewage Treatment Plant, zoned SP2 Infrastructure) and adjoins the Macquarie River at the eastern edge.

The total area of the subject land is approximately 38.8 hectares. The site currently contains individual dwellings that have water supply and connection to the sewage treatment plant.

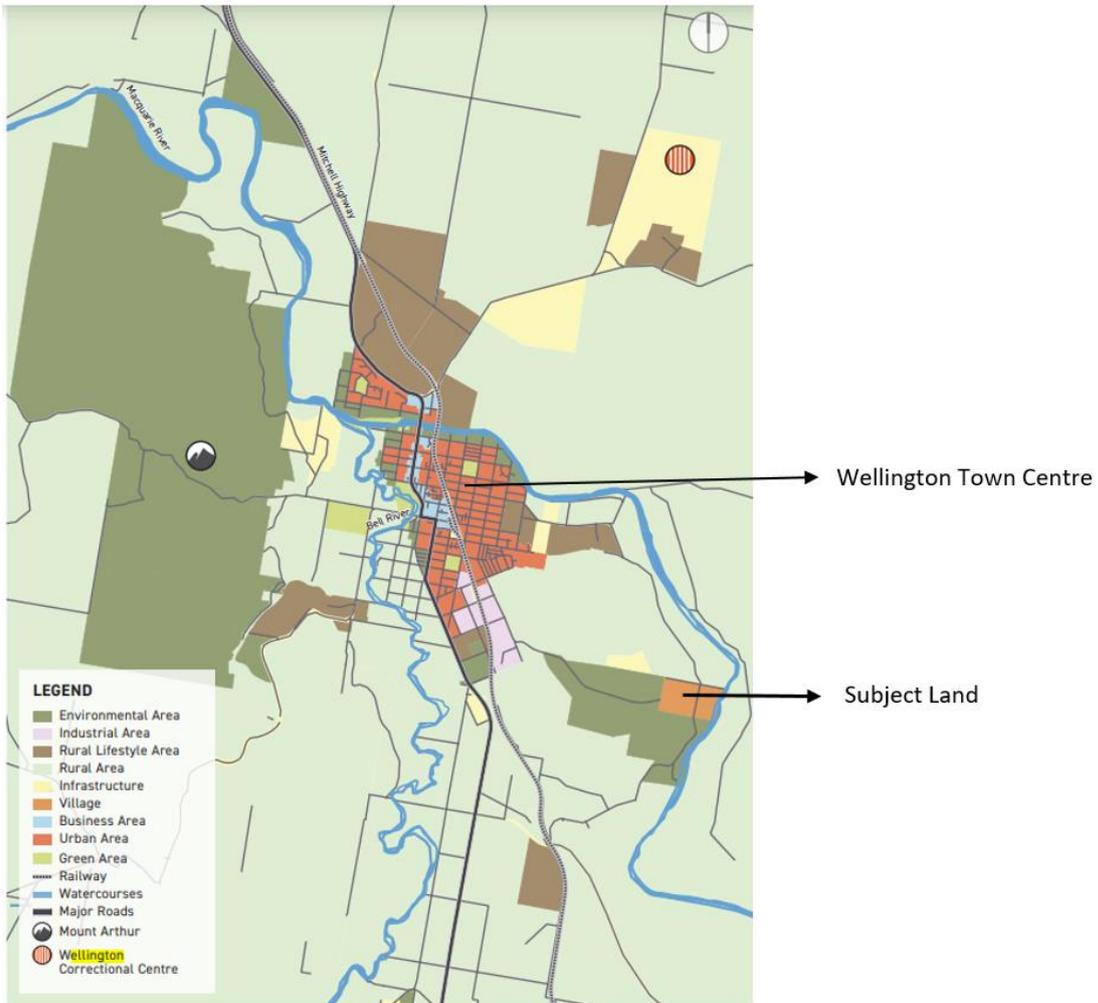


Figure 1: The subject land in context of Wellington Town Centre
(Source: Dubbo Regional Council Local Strategic Planning Statement)



Figure 2: Aerial image showing the subject land parcels

4. Objectives of the Planning Proposal

The Planning Proposal seeks to amend the existing Minimum Lot Size applicable to part Lot 244 DP 756920, 300 Nanima Village Road, Wellington from 2000 square metres to 600 square metres under the provisions of the Wellington Local Environmental Plan 2012. The intent of the Planning Proposal is to facilitate future subdivision on part of the subject land, being an area approximately 200m to the west of Lowrie Drive, and approximately 100m to the east of Lowrie Drive, as highlighted below in Figure 3



Figure 3: Highlighted area to which this Planning Proposal applies

5. Planning Considerations and Strategic Merit Assessment

The purpose of this section is to discuss significant matters for consideration under Section 3.33 of the Environmental Planning and Assessment Act 1979 and merit assessment of the proposal within the overarching strategic planning framework, as outlined below.

(i) Central West and Orana Regional Plan

The Central West and Orana Regional Plan (CWORP) has been prepared by the NSW Government to broadly guide land use planning in the Central West and Orana region. The following directions of the CWORP are applicable to the Planning Proposal:

- *Direction 7: Enhance the economic self-determination of Aboriginal communities*

This Direction promotes:

- *“revitalising and promoting Aboriginal languages and culture;*
- *creating opportunities;*
- *increasing the Aboriginal community’s capacity;*
- *providing choice; and*
- *empowering Aboriginal people to exercise that choice, as well as giving them the tools to take responsibility for their own future”*

The Planning Proposal gives effect to the above Direction by providing further choice and opportunities to the existing community at Nanima Village. Furthermore, the outcomes of the Planning Proposal will empower the Nanima Aboriginal community to decide how their land is used. The Planning Proposal is also a part of NSW Government’s “Roads to Home program” which aims to improve essential infrastructure and services for discrete Aboriginal communities across NSW, including the Nanima Village.

- *Direction 24: Collaborate and partner with Aboriginal communities*

This direction recognises the need to consult with Aboriginal communities, as well as respecting and considering the views and interests of the Aboriginal people.

The subject land is owned by Wellington Local Aboriginal Land Council (Wellington LALC). The applicant, Lyons Advantage, acting on behalf of the WALC, has stipulated that a project consultation process is already in place, as outlined below:

“Fortnightly meetings are held between the Wellington LALC, DPIE and Lyons Advantage to discuss the proposed developments. Wellington LALC has engaged a Community Liaison Officer to communicate the findings and discussions of each meeting with community and raise any concerns from the community with the Project Control Group.

A cultural assessment of the Reserve will be undertaken as part of initial site investigations. The findings from the cultural assessment will be critical for design

development to ensure that culturally significant areas are not affected in any way. All design development and proposals will be developed in consultation with Wellington LALC and Nanima Village through public consultation meetings.

A meeting with the LALC members will be scheduled for late 2021 to seek approval for the Land Dealing application. The meeting includes a detailed presentation and explanation of the plans and outlines the outcomes and impacts of the dealing on community. The approved application and associated documents will then be submitted for approval with NSWALC, prior to the lodgement of the DA.”

If the Planning Proposal is endorsed by Council, and a Gateway Determination issued from the NSW Department of Planning, Industry and Environment (DPIE), Council will also place the Planning Proposal on public exhibition for a minimum of 28 days, in line with Council’s Community Participation Plan. The exhibition will also comply with any conditions determined by the Gateway Determination and be in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

(ii) 2040 Community Strategic Plan

Council’s 2040 Community Strategic Plan (CSP) is the highest level strategy that will guide and influence the actions and initiatives of Dubbo Regional Council, the community, all tiers of government and community stakeholders over a 22 year period through to 2040.

The Planning Proposal is consistent with the following CSP objectives which envision:

- 1.3.2 Opportunities for residential development in a village environment are promoted*
- 1.4.2 Planning instruments and policies reflect the intent and direction of adopted land use strategies and facilitate sustainable development*
- 1.4.3 Residential and other development is supported by the provision of a strategic and affordable infrastructure framework*
- 1.5.1 The design of neighbourhoods reflects the form and function and promotes connectivity and social cohesion*
- 2.6.1 Enhanced telecommunications coverage is available throughout the Local Government Area*
- 5.3.3 The health, education and socio economic status of the Aboriginal community is improved*

The outcomes of the Planning Proposal will allow additional lots to be created on the subject land and enable essential services such as telecommunication access and internet connection to individual dwellings. Access to such services will also contribute to the various needs of the existing community at Nanima Village, improving their connectivity and networking options, therefore meeting the above CSP objectives.

(iii) Dubbo Regional Council Local Strategic Planning Statement

The Dubbo Regional Council Local Strategic Planning Statement (LSPS) represents Council’s high level 20-year land use vision for the Dubbo Regional Local Government Area. The Planning Proposal gives effect to the following LSPS priorities:

- *Planning Priority 2. Promote and provide digital infrastructure*

Outcomes of the Planning Proposal will help Council’s objective to become a ‘SMART city’ by providing essential digital communication services to the Nanima Village. Having access to such digital infrastructure will deliver better outcomes for the community by connecting them remotely to useful resources and services.

- *Planning Priority 11: Provide for growth in villages*

The Planning Proposal will also give effect to the above direction to some extent by enabling greater housing options at the Nanima Village. The outcomes of the proposal will facilitate sustainable growth, allowing the community to be self-sufficient with improved access arrangements and service connections.

(iv) Wellington Local Environmental Plan 2012

The subject land is zoned RU5 Village and SP2 Infrastructure under Wellington Local Environmental Plan (WLEP) 2012, and no rezoning is proposed as part of this Planning Proposal. In terms of the Minimum Lot Size applicable to the subject land, although the subject land is marked as ‘W’ [4000 square metres] on the Lot Size Map of the WLEP 2012, Part 4, Section 4.1 [4A] of the WLEP 2012 also applies to the subject land. This means that a Minimum Lot Size of 2000 square metres is applicable to the subject land, given that the lot is connected to a reticulated sewer and is marked as “AREA B” on the Lot Size Map (Figure 4).

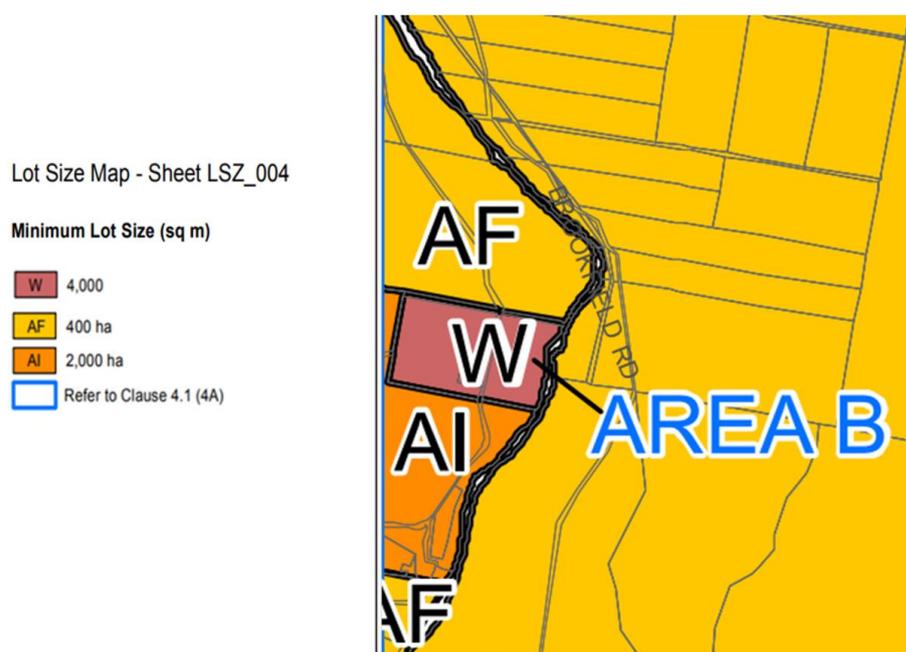


Figure 4: Extract from WLEP 2012 Lot Size Map

The Planning Proposal intends to amend the existing Minimum Lot Size on part of Lot 244 DP 756920300 to 600 square metres (the highlighted area shown on Figure 3), enabling individual lots to be created for the existing dwellings, and potential further subdivision at a later stage.

It is considered that the resulting lots on the subject land will still retain the overall village character of the site, in line with the RU5 zone objectives under WLEP 2012 which are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To encourage and provide opportunities for population and local employment growth commensurate with available services.*
- *To minimise the impact of non-residential uses and ensure these areas are in character and compatible with the surrounding residential development.*

Outcomes of the Planning Proposal will enable telecommunication and internet connection to independent lots, allowing for growth in the village. The Planning Proposal will also improve access for postal and delivery services as well as emergency wayfinding by creating individual street addresses at the Nanima Village.

Any future Development Application to Council must comply with relevant requirements of the Local Environmental Plan at the time of lodgement and address any requirements set out in Council's Development Control Plan for Wellington.

(v) State Environmental Planning Policies

Relevant State Environmental Planning Policies are outlined below:

- State Environmental Planning Policy No 55—Remediation of Land

The site is not listed on Council's register of potentially contaminated land. Nonetheless, a contamination report may be required upon further assessment at the Development Application stage for any future subdivision.

- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The aims of this SEPP are (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

Any such matters may be addressed at the Development Application stage.

(vi) Section 9.1 Directions

The Planning Proposal's consistency with relevant Section 9.1 Directions are outlined below:

Direction	Consideration	Consistency/ Comment
2.3 Heritage conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Under WLEP 2012 there are no heritage items or places listed on the subject land. Nonetheless, the applicant has confirmed that the Wellington Local Aboriginal Land Council (as the owners of the subject land) are fully aware of the proposal in respect to their land. Any future Development Application will also acknowledge the subject land's significance to the Aboriginal culture and people and a full cultural and heritage survey will be submitted to Council.
2.6 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	As discussed earlier, the site is not listed on Council's register of potentially contaminated land. Any potential contamination from previous uses on site may need to be addressed at the Development Application stage for any future development on the subject land.
4.3 Flood Prone Land	This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	The subject land may contain some flood-prone land however this would be outside the area where the Planning Proposal applies. This will be reassessed when any future Development Applications are lodged.
4.4 Planning for bushfire protection	This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.	The subject land is identified to contain bushfire prone land, however the applicant has indicated that any future subdivision will be outside these areas. Nonetheless, Council will consult with NSW Rural Fire Service regarding the Planning Proposal if it receives a Gateway.
5.10 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The Planning Proposal is considered to be consistent with the Central West and Orana Regional Plan as discussed earlier in the report.
6.3 Site Specific Provisions	This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular	The Planning Proposal will not change the zoning of the subject land, and as such, current permissible land uses will remain under WLEP 2012. The

Direction	Consideration	Consistency/ Comment
	development to be carried out.	proposal only seeks to amend the existing Minimum Lot Size to 600 square metres on part of the subject land, which will still retain the overall RU5 Village zone character of the site.

(vii) Services and Infrastructure Strategy

The following preliminary comments are provided from Council's Infrastructure Division:

"Nanima Village Road and Lowrie Drive are bitumen sealed roads with table drains maintained by Council and passing through the subject land (Lot 244 DP 756920). Currently Lot 244 DP 756920 is serviced by Council's reticulated water from the University Road water main, with a water meter located at the northern end of Lowrie Drive. In addition, there are existing internal water meters to the individual dwellings. There is an internal gravity sewer system currently servicing all the dwellings and discharging into the existing sewerage pond located at the north-eastern corner of the subject lot.

The proponent must submit an Infrastructure and Servicing Strategy for the subject land, prior to any public exhibition. The strategy must be in accordance with Dubbo Regional Council's engineering standards and requirements relating to the subdivision of land, and AUS-SPEC #1 Development Specification Series - Design and Construction, and Technical Schedules."

(viii) Environmental Impacts

The Planning Proposal intends to create individual lots for existing buildings on part of the subject land, which will have minimum environmental impact. However, if additional lots are proposed in the future, that would be subject to a detailed environmental review at the Development Application stage. Further details may be required to be addressed at a later stage.

SUMMARY

Council is in receipt of a Planning Proposal to amend the Minimum Lot Size provisions under Wellington Local Environmental Plan 2012 for part of Lot 244 DP 756920, 300 Nanima Village Road, Wellington from 2000 square metres to 600 square metres.

Council's assessment indicates that the Planning Proposal has strategic merit and is considered to be broadly consistent with the objectives of Wellington Local Environmental Plan 2012.

It is recommended that the Planning Proposal be endorsed by Council and that a Gateway Determination be sought from the NSW Department of Planning, Industry and Environment. Following receipt of a Gateway Determination, Council will place the proposal on public exhibition for a minimum of 28 days. A further report will be provided to Council for consideration of the Planning Proposal, detailing the results of the public exhibition period.

Appendices:

1⇒ Planning Proposal *Provided Under Separate Cover*



DUBBO REGIONAL
COUNCIL

REPORT: Results of Public Exhibition - Keswick RSL Planning Proposal

AUTHOR: Growth Planning Projects Leader -
Digital Futures
REPORT DATE: 5 July 2021
TRIM REFERENCE: ID21/1088

EXECUTIVE SUMMARY

Council at its meeting of 22 March, 2021 considered a report in respect of a Planning Proposal pertaining to a 3.3 ha parcel of land at part Lot 500, DP 1260295, Boundary Road, Dubbo. Council, (in part) resolved as follows:

- “2. That the Planning Proposal provided here in Appendix 1 and supporting information, be submitted to the NSW Department of Planning, Industry & Environment for a Gateway Determination, to identify registered clubs and outdoor recreation facilities as additional permitted uses on part Lot 500 DP 1260295 Boundary Road, Dubbo.*
- 3. That Council seek authority from the Department of Planning Industry and Environment to exercise its Delegations in relation to the plan making functions under Section 3.36 of the Environmental Planning & Assessment Act 1979.*
- 4. That subject to issue of a Gateway Determination, following the completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further consideration of the Planning Proposal.”*

A conditional Gateway Determination was issued by the Department of Planning, Infrastructure and Environment (DPIE) on 24 May 2021 (**Appendix 1**). A minor change to the Planning Proposal (**Appendix 2**) was made identifying an additional permitted use on the opposite side of Boundary Road in accordance with the Gateway Determination.

Gateway correspondence advised that following consideration of the nature of the Planning Proposal, DPIE decided that Council should not be authorised as the local plan making authority in this case.

The Planning Proposal (**Appendix 2**) was exhibited from Wednesday 2 June 2021 to Friday 2 July 2021. Landowners in the vicinity of the proposal and relevant Government agencies were also consulted in accordance with the Gateway Determination. No submissions were received in relation to the proposal.

The purpose of this report is to provide Council with a post exhibition report and to seek Council’s approval to instruct the DPIE to finalise the Planning Proposal.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

The Planning Proposal, if gazetted will amend Schedule 1 of the Dubbo Local Environmental Plan (LEP) 2011 and the corresponding Additional Permitted Uses Map.

RECOMMENDATION

- 1. That the report of the Growth Planning Project Leader – Digital Futures, dated 5 July 2021, be noted.**
- 2. That Council approve the Planning Proposal applying to part lot 500 DP 1260295, Boundary Road, Dubbo as shown at Appendix 2 to be made as an amendment to the Dubbo LEP 2011.**
- 3. That Council request the Department of Planning, Industry and Environment to make arrangements with the Parliamentary Counsel’s Office to prepare the draft instrument under section 3.36(1) of the Act and provide Council with an Opinion that the Plan be made.**
- 4. That Council request gazettal of the Plan following receipt of the Opinion from the Department that the Plan be made.**

Carmel O'Connor

Growth Planning Projects Leader - Digital Futures

BACKGROUND

Council at its meeting of 22 March 2021, considered a Planning Proposal in respect of part Lot 500 DP 1260295, Boundary Road, Dubbo. The Planning Proposal sort to retain the existing R2 Low Density Residential Zoning of the subject site under Dubbo Local Environmental Plan (LEP) 2011 and to identify registered clubs and recreation facilities (outdoor) as additional permitted uses under the provisions Schedule 1 of the Dubbo LEP 2011.

As Council is the owner of the subject site, the Planning Proposal was accompanied by an independent peer review undertaken by Hunter Strategy Consulting which confirmed that the subject Planning Proposal was consistent with Department of Planning Guidelines for preparing Planning Proposals.

In consideration of the Proposal, Council resolved at its meeting of 22 March 2021, as follows:

- “1. That the report of the Growth Planning Projects Leader – Digital Futures, dated 8 March 2021, be noted.
2. That the Planning Proposal provided here in Appendix 1 and supporting information, be submitted to the NSW Department of Planning, Industry & Environment for a Gateway Determination, to identify registered clubs and outdoor recreation facilities as additional permitted uses on part Lot 500 DP 1260295 Boundary Road, Dubbo.
3. That Council seek authority from the Department of Planning Industry and Environment to exercise its Delegations in relation to the plan making functions under Section 3.36 of the Environmental Planning & Assessment Act 1979.
4. That subject to issue of a Gateway Determination, following the completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further consideration of the Planning Proposal.”

Figure 1. Subject Site – Local Context



Source: The Planning Hub, 2021

Figure 2: Subject Site



Source: The Planning Hub, 2021

REPORT

1. Planning Proposal

A Planning Proposal request applying to part Lot 500 DP: 1260295, Boundary Road, Dubbo was submitted to Council by the Dubbo RSL in in October 2020 (**Appendix 3**). The Planning Proposal request sort to retain the existing R2 Low Density Residential zoning of the subject site, and to also identify ‘registered clubs’ and ‘recreation facilities (outdoor)’ as permitted uses with consent under the provisions of Schedule 1 of the Dubbo LEP 2011 on the site.

Council prepared a Planning Proposal accordingly and a report regarding the Proposal was considered by Council on 22 March 2021. Council resolved amongst other things, to forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

2. Gateway Determination

A conditional Gateway Determination was issued by the DPIE on 24 May 2021 (**Appendix 1**). The Planning Proposal was updated in accordance with the Gateway Determination to identify the additional permitted use ((a) a single pub, (b) a single recreation facility (indoor) on the opposite side of Boundary Road (**Appendix 2**).

The Gateway Determination required consultation with the NSW Police Force and Liquor and Gaming NSW as well as public exhibition for a minimum of 28 days.

Gateway correspondence advised that the Planning Proposal's inconsistency with Section 9.1 Direction 3.1 Residential Zones is a minor inconsistency in accordance with the terms of the Directions and no further approval is required in relation to these Directions.

Gateway Correspondence also advised that due to the nature of the Proposal, Council is not the local plan making authority in this case.

3. Public Exhibition

The amended Planning Proposal was placed on public exhibition from Wednesday 2 June 2021 to Friday 2 July 2021. Advertisements were placed in the local newspaper, Council website, the Dubbo Library and Council's Administration Building. Adjoining neighbours were also invited to make a submission.

The NSW Police Force and Liquor and Gaming NSW were also invited to make a submission. No submissions were received from members of the public or Government agencies.

4. LEP Amendment

The Gateway Determination does not authorise Council to exercise Delegation of the Minister's functions under Section 3.36 of the *Environmental Planning and Assessment Act 1979*. As such the DPIE is the local plan making authority and will need to finalise the LEP Amendment.

The Planning Proposal documentation will be forwarded to the DPIE to instruct Parliamentary Counsel to make the draft amendment. The DPIE will then discuss the amendment with Council. Once the content of the draft LEP amendment is finalised, an Opinion will be issued by Parliamentary Counsel's Office that the Plan can be made, the DPIE will then request the subject amendment to be notified.

Development consent from Council is still required for the development of a registered club and/or an outdoor recreation facility.

SUMMARY

In response to a request from Dubbo RSL and a subsequent Council resolution, Council has prepared a Planning Proposal regarding, part Lot 500 DP 1260295, Boundary Road, Dubbo. The Planning Proposal seeks to amend the Dubbo LEP 2011 to retain the existing R2 Low Density Zone and to allow registered clubs and outdoor recreation facilities as additional permitted uses under Schedule 1 of the Dubbo LEP 2011.

The DPIE has issued a conditional Gateway Determination and correspondence advising that Council is not the local plan making authority in this case. The Proposal was amended and also publicly exhibited in accordance with Gateway Determination. Neighbours in the immediate vicinity of the subject site and the NSW Police Force and Liquor and Gaming NSW were invited to make a submission. No submissions were received.

The recommendation of staff is to request DPIE to proceed with the finalisation of the Planning Proposal. This will involve an amendment Schedule 1 of the Dubbo LEP 2011 and the corresponding additional permitted uses map.

Appendices:

- | | | |
|--|--------------------------------------|-----------------|
| 1⇒ Gateway Determination | <i>Provided Under Separate Cover</i> | |
| 2⇒ Council's Planning Proposal - Amended for Gateway | <i>Provided Under Separate Cover</i> | |
| 3⇒ Planning Proposal | | <i>Excluded</i> |



DUBBO REGIONAL
COUNCIL

REPORT: Consolidated Dubbo Regional Local Environmental Plan 2021

AUTHOR: Director Development and
Environment
REPORT DATE: 8 July 2021
TRIM REFERENCE: ID21/944

EXECUTIVE SUMMARY

Dubbo Regional Council's planning controls are currently divided into two separate local environmental plans, the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012.

Following the amalgamation of the former Dubbo City and Wellington Local Government Areas in May 2016, the NSW State Government are requiring all merged Councils to work towards harmonisation of planning controls through the development of a new consolidated local environmental plan.

Council, at its meeting on 24 May 2021, considered a report in respect of the Dubbo Regional Local Environmental Plan 2021. In consideration of the report, Council resolved as follows:

- "1. That the report from the Manager Growth Planning, dated 11 May 2021, be noted.*
- 2. That Council endorse the amended Planning Proposal, draft Dubbo Regional Local Environmental Plan and associated documentation, provided as Appendix 1, for the purposes of public exhibition.*
- 3. That Council support a minimum 28 day public exhibition period for the Planning Proposal.*
- 4. That it be noted that Council cannot use its delegation to process the Planning Proposal as the Department of Planning, Industry and Environment does not permit delegation of Consolidated Local Environmental Plans to Councils.*
- 5. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition period and for further consideration of the Planning Proposal.*
- 6. That a review of the proposed Dubbo Regional Local Environmental Plan 2021 be undertaken one year following gazettal of the new instrument. The review will address any operational or administrative issues that may arise during the new Plan's initial working period."*

The purpose of this report is to provide Council with the results of the public exhibition period and for further consideration of the Planning Proposal, including the draft Dubbo Regional Local Environmental Plan 2021.

A total of 14 public submission were received during the public exhibition period.

Subject to endorsement of the Planning Proposal by Council, a request will be sent to the Department of Planning, Industry and Environment for the Plan to be drafted.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

Gazettal of the Dubbo Regional Local Environmental Plan 2021 will result in a consolidated set of planning controls for the new Dubbo Regional Local Government Area.

RECOMMENDATION

- 1. That the report of the Manager Growth Planning, dated 8 July 2021, be noted.**
- 2. That the Planning Proposal attached as Appendix 1, be amended to include the following changes:**
 - Include bed and breakfast accommodation in the SP3 Tourist zone as permitted with consent**
 - Correct administrative mapping errors associated with Lot 2046 DP 1266546 and Lot 1708 DP 1107055**
 - Include water supply systems in the E3 Environmental Management zone as permitted with consent**
 - Include water storage facilities in the E3 Environmental Management zone as permitted with consent.**
 - Include water treatment facilities in the E3 Environmental Management zone as permitted with consent.**
- 3. That Planning Proposal attached as Appendix 1, to consolidate the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012, be adopted by Council with the above amendments made.**
- 4. That the consolidation of the mapping associated with the Dubbo Regional Local Environmental Plan be finalised by the Department of Planning, Industry and Environment.**
- 5. That the final Dubbo Regional Local Environmental Plan 2021, being subject to the legislative requirements of the Plan Drafting process, may be subject to change.**
- 6. That Council request the Department of Planning, Industry and Environment to prepare the draft Dubbo Regional Local Environmental Plan 2021 and provide Council with an Opinion that the Plan be made.**
- 7. That Council request gazettal of the Plan following receipt of the Opinion from the Department that the Plan be made.**
- 8. That those who made a submission are sent an acknowledgement letter and advised of Council's determination in this matter.**

9. That a works program be prepared and provided for consideration at Council's Ordinary meeting in December 2021. The program will include an outline of the timing schedule for the strategic review of Council's land use strategies and comprehensive review of the new Local Environmental Plan.

Stephen Wallace

Director Development and Environment

BACKGROUND

Dubbo Regional Council's planning controls are currently divided into two separate local environmental plans, the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012.

Following the amalgamation of the former Dubbo City and Wellington Local Government Areas in May 2016, the NSW State Government are requiring all merged councils to work towards harmonisation of planning controls through the development of a new consolidated local environmental plan.

Council, at its meeting on 24 May 2021, considered a report in respect of the Dubbo Regional Local Environmental Plan 2021. In consideration of the report, Council resolved as follows:

- "1. That the report from the Manager Growth Planning, dated 11 May 2021, be noted.*
- 2. That Council endorse the amended Planning Proposal, draft Dubbo Regional Local Environmental Plan and associated documentation, provided as Appendix 1, for the purposes of public exhibition.*
- 3. That Council support a minimum 28 day public exhibition period for the Planning Proposal.*
- 4. That it be noted that Council cannot use its delegation to process the Planning Proposal as the Department of Planning, Industry and Environment does not permit delegation of Consolidated Local Environmental Plans to Councils.*
- 5. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition period and for further consideration of the Planning Proposal.*
- 6. That a review of the proposed Dubbo Regional Local Environmental Plan 2021 be undertaken one year following gazettal of the new instrument. The review will address any operational or administrative issues that may arise during the new Plan's initial working period."*

The purpose of this report is to provide Council with the results of the public exhibition period and for further consideration of the Planning Proposal, including the draft Dubbo Regional Local Environmental Plan 2021. Subject to endorsement of the Planning Proposal by Council, a request will be sent to the Department of Planning, Industry and Environment for the Plan to be drafted.

REPORT

1. Gateway Determination

The Department of Planning, Industry and Environment (DPIE) issued an Alteration of Gateway Determination on 29 April 2021 to extend the time frame for completing the LEP to 26 September 2021.

The DPIE has also advised the following:

“...In relation to condition 1 of the initial Gateway determination the information provided by Council on 7 April 2021 has been reviewed and I am satisfied that satisfactory information has been provided to allow Council to proceed to community consultation...”

“...Comprehensive communication engagement should be undertaken to ensure that all landowners affected by the consolidated LEP are notified. Please ensure the intent of the proposed LEP changes are clearly conveyed to the community while noting that the final instrument and mechanisms to achieve the outcomes will be subject to legal drafting and are subject to change...”

The DPIE also prescribed a public exhibition period of 28 days for the Planning Proposal, in accordance with the original Gateway Determination dated 26 June 2021.

A copy of the DPIE’s Gateway Determination is provided as **Appendix 2**.

2. Public Exhibition

In accordance with the conditions of the Gateway Determination, the Planning Proposal, draft Dubbo Regional Local Environmental Plan 2021 and associated documentation were placed on public display from 2 June 2021 to 30 June 2021.

An extensive community engagement strategy was prepared by Council’s Communications team to ensure that effective engagement was undertaken with property owners throughout the process. The engagement activities that were undertaken included the following:

- Letter posted to all property owners in the Local Government Area;
- Advertisement of Planning Proposal in local print media;
- Bespoke webpage designed to display public exhibition material on Council’s website;
- Media release;
- Promotion of events and notification through Council’s social media platforms;
- Information stalls at the Dubbo Farmers’ Market, Wellington’s Macquarie Regional Library and Wellington CBD;
- Appointments available for stakeholders to speak with a planner, available to meet face to face from either the Dubbo or Wellington office or via phone;
- Consultation with internal planning staff and customer experience;

- Local radio advertising;
- Hard copies of Planning Proposal displayed at the Dubbo and Wellington Civic Administration Buildings and Dubbo and Wellington branches of the Macquarie Regional Library.

The key message throughout the process was to communicate to each property owner in the Dubbo Region and ensure that they were aware of their land zoning and any permissibility changes that would result from the consolidation process.

Approximately 20,000 letters were sent out to the property owners across the Local Government Area to ensure all land owners were notified of the Planning Proposal.

There was 989 views of the Planning Proposal via Council's webpage on the first day of exhibition, 2 June 2021.

Council's social media platforms were used to promote the draft LEP and advise of upcoming community engagement events with a reach of over 2,400 people via Facebook, with a further reach of 232 people via Instagram.

Local radio advertising was also implemented to extend the reach to a further 62,878 stakeholders. Print media including the Daily Liberal reached 5,851 readers and Photo News reached an additional 13,500 stakeholders.

Council's Media Release was distributed to 20 local journalists and media outlets.

Council staff spoke with approximately 70 stakeholders in total at the Dubbo and Wellington information stalls, with a further 25 during the allocated appointment timeslots.

In addition, Council's Customer Experience team and the Duty Planning staff assisted in directing the community to the relevant information provided on Council's webpage.

It should also be acknowledged that the State Government Department of Planning, Industry and Environment provided funding for the community engagement component of the project, to the amount of \$32,930.

3. Public Submissions

A copy of the public submissions is provided as **Appendix 3** of this report.

A total of 14 public submission were received during the public exhibition period. A summary of each submission and Council's comment is provided as follows:

Submission 1 – Ms Nita Skewpeck

A summary of the submission provided by Ms Skewpeck is as follows:

"...I feel this is a complete waste of rate payers money to have these sent out when all Dubbo Regional Council needed to do is email these notices. Dubbo Regional Council needs to be held responsible for this massive mail out and account to the Dubbo rate payers where their money is being spent..."

Comment:

The public exhibition of the draft Dubbo Regional Local Environmental Plan 2021 is an important process which requires the notification of all landowners within the Dubbo Region. Council's approach to the mail out was to ensure that all landowners were notified and the postal service was believed to be the most effective method. A project of this scale and importance cannot rely on the currency and validity of independent email addresses.

Council also notes that the Department of Planning, Industry and Environment provided funding to Council for the project, which covered the costs associated with the mail out.

Submission 2 – Mr Scott Edwards

A summary of the submission provided by Mr Edwards is as follows:

"Would greatly appreciate your consideration to amend the current minimum lot sizes for Bencubbin Drive property zoned R5 Large residential blocks.

Currently, from my investigation, the minimum lot size on Bencubbin Drive, Dubbo is 8ha and I would like Dubbo Regional Council to consider reducing this to 3ha, allowing residential dwellings to be built on subdivided land"

Comment:

The intent of the subject Planning Proposal is to consolidate the Dubbo LEP 2011 and the Wellington LEP 2012 into a new Dubbo Regional LEP. This process is to purely merge the existing LEPs together and rationalise any discrepancies that arise.

An amendment to the minimum lot size is not considered to be consistent with the intent of the subject Planning Proposal and the consolidation process.

However, Council is currently undertaking a review of land zoned R5 Large Lot Residential in the former Dubbo Local Government Area. The intent of this review is to identify any further opportunities for expansion of R5 zoned land in the rural areas. This body of work will be further considered by Council in early 2022.

The Proponent can also lodge a Planning Proposal with Council for early consideration.

The submission will not result in an amendment to the subject Planning Proposal.

Submission 3 – Mr Jim Sarantzouklis

A summary of the submission provided by Mr Sarantzouklis is as follows:

“...we recommend that the subject properties retain the R5 zone however the Lot size map be amended to Area B and min lot size of 2000sqm for the following reasons:

Old Lot 127 was part of a consent which has since resulted in a subdivision being registered into 8 lots with an area of approx. 2150sqm serviced by sewer and water.

Lot 130 was also part of above consent and CC has been lodged in March with Council to extend services in support of a 6 lot subdivision each lot of approx. 2600sqm serviced by sewer and water. We expect the CC to be released soon and construction to start in next 3 months.

Lot 129 is part of a separate development consent with substantial commencement confirmed by previous Wellington Council for 6 lots each with approx. area of 2600sqm. A CC has recently been lodged to extend services including sewer and water. We expect the CC to be released soon and construction to start in next 3 months...

...We do not own Lot 128 but it might make sense to include this in the amendment as services are available to this lot.

Apart from the above proposed amendment being a neater representation of the current development status it would also allow CDCs to be used for certain development which is currently not available as Lots do not meet the min lot size provision...”

Comment:

The intent of the Planning Proposal is to undertake a direct consolidation of the Dubbo LEP 2011 and Wellington LEP 2012. Although the proposed amendment may be considered as minor, it is recommended that further consideration of any change in minimum lot size be undertaken as part of a separate planning proposal, as mentioned in Council’s comments for submission 2.

The submission will not result in an amendment to the subject Planning Proposal.

Submission 4 – Ms Lyn Giddings

A summary of the submission provided by Ms Giddings is as follows:

“Ms Giddings and her husband are longstanding residents of Wellington who are keen model training enthusiasts having previously operating a home based tourist attraction, ‘Geoff and Lyn’s Cumalonganavalook’, from the garage of a previous home.

The couple enjoyed the hobby/business so much that they purchased the property at 85 Caves Road, Wellington to expand their business and develop a small tourist operation in the area near the Wellington Caves.

A Development Application was lodged with Council for the use but unfortunately were unable to finish the original development within the time allocated.

The intention is to lodge another Development Application with Council.

The couple are concerned for the permissibility changes for their property and neighbouring properties in the SP3 Tourist Zone. In particular, the prohibition of 'home businesses', 'kiosks' and 'bed and breakfast accommodation'.

The proposed future use of the property would be a holistic tourist endeavour which would operate under the banner of home business for the display of their model train collection to the public, provide a kiosk to provide catering to interest groups, sell drinks and snacks as well as toy train inspired products and other crafts, and opening up a bed and breakfast which would enjoy the country views and proximity to the caves."

Comment:

Development for the purposes of information and education facilities is permitted with consent in the SP3 Tourist zone.

Information and education facility is defined as follows:

"information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like."

Kiosks would be considered as an ancillary use to the information and education facility.

In addition, it is recommended that the subject Planning Proposal be amended to include bed and breakfast accommodation as a permitted use within the SP3 Tourist zone.

Submission 5 – Mr John Bunyan

A summary of the submission provided by Mr Bunyan is as follows:

"We have 25 hectares of agricultural land from which we run a small braham cattle stud, currently running 35 head. Under the new LEP our land usage is to be changed to residential, we strongly disagree with this action. We are classed as primary producer and can supply verification of this through our accountant."

Comment:

The subject Planning Proposal does not seek to amend the land use zoning or minimum lot size provisions as part of the new Dubbo Regional LEP 2021. The change in land usage that is referred to may be in relation to the rates harmonisation process currently being undertaken by Council.

The submission will not result in an amendment to the subject Planning Proposal.

Submission 6 – Mr Lance McCabe

A summary of the submission provided by Mr McCabe is as follows:

“I would like our block of land 1R Buddens Road Dubbo, Lot 1 DP 1217589 (approximately 72 acres) currently zoned Rural 2 or AB2 to be considered for rezoning to Z1. The property directly opposite us is zoned Z1. Our nearest neighbour 1L Buddens Road is a 2 acre property. We would like to be able to subdivide into 2 hectares (5 acre) blocks (approximately 6-8), whilst still keeping a 30 acre property which incorporated the dam and creek, creating a natural walk / reserve for native animals on our property and giving the blocks we subdivide privacy and rural views”.

Comment:

The intent of the Planning Proposal is to undertake a direct consolidation of the Dubbo LEP 2011 and Wellington LEP 2012. It is recommended that further consideration of any change in minimum lot size be undertaken as part of a separate planning proposal, as mentioned in Council’s comments for submission 2.

The submission will not result in an amendment to the subject Planning Proposal.

Notwithstanding, the subject land is included in the Dubbo Residential Areas Development Strategy for consideration for future densification for large lot residential development.

Submission 7 – Mr Tim Barnes

A summary of the submission provided by Mr Barnes is as follows:

“There is a need for greater protection for existing trees and the continued planting of more trees in and around Dubbo. Dubbo is by far the hottest place I have lived in in Summer. Yet, it has fewer trees.

The fact that the trees keep getting trimmed when they get close to power lines rather than power being placed underground seems nonsensical. I know Council is starting to take this issues seriously of late”.

Comment:

The concerns raised in the submission will be considered as part of a comprehensive review of the Dubbo Regional Local Environmental Plan 2021 and Dubbo Development Control Plan 2013.

Submission 8 – Ms Barbara Sutherland

A summary of the submission provided by Ms Sutherland is as follows:

“In approximately 1995 the then Dubbo City Council removed protection and preservation of the tree canopy by adopting the Significant Tree Register as the only mechanism to preserve tree canopy on private property...

...the Local Environmental Plan (LEP) and associated policies and procedures must be updated to reflect the expectations of our local communities.

As an example, the following Councils protect their existing trees on public and private property through their LEP, DCP and supporting policies that commence with making an application to the relevant Council for the pruning or removal of tree/trees. From the following list, Dubbo Regional Council is the only exception to this application process...

...Dubbo Regional Council – any tree can be removed that is not on the Significant Tree Register...

...The community cannot afford to keep losing our large mature trees.

LEP, DCP and policies and procedures need to be updated to reflect not only the best practice but the expectations of the community.”

Comment:

In the current process the draft LEP has not considered any strategic changes to Council’s existing tree management regime, however, the submission will be provided to Council’s Liveability Division for further consideration of any future deliberation as part of a separate process.

Submission 9 – Anonymous

A summary of the anonymous submission is as follows:

“The submission objects to the proposal for permitting with consent, the development of dual occupancy development in the R5 Large Lot Residential zone.”

The submission also states that:

“...the proposal may create more noise, traffic activity and neighbour disputes...”

...the properties within the Firgrove Estate should remain as is...

...thinks that the reason people had purchased property here was for the peace and harmony with the open space around them..."

Comment:

Notwithstanding the anonymous nature of this submission, the draft LEP is proposed to permit with consent, attached dual occupancy development only which is unlikely to alter the existing character of the Firgrove Estate and any other R5 zoned lands.

Submission 10 – Mr Neil Nixon on behalf of Ms F Doughty.

A summary of the submission received by Mr Nixon is as follows:

"...I would like to request a rezoning of Lot 1 DP 123158 Parcel 14789 Ballimore 2830 for rural to residential for future purpose of subdivision."

Comment:

No rezoning or changes to minimum lot sizing are proposed as part of the consolidated LEP process. This matter will be considered as part of a comprehensive review of the new LEP.

The submission will not result in an amendment to the subject Planning Proposal.

Submission 11 – Mr Jim Sarantzouklis on behalf of Mr and Mrs Job.

A summary of the submission provided by Mr Sarantzouklis is as follows:

"They are the owners of Lot 261 DP 1207881..."

...They wish to obtain a dwelling right on the subject lot, noting that dwellings exist on similar size lots along Nth Burrabadine Road.

They currently meet LEP minimum lot size requirements however their attempts to secure a dwelling right have been frustrated by DCP intensive agriculture requirements (PDP) and to a lesser extent potential flood impact.

They purchased the lot believing that a dwelling could be constructed. They are able to erect a dwelling that would be above flood planning level and can provide appropriate hardstand access to support a dwelling. This should not result in any significant cumulative flood impact in the floodplain.

They would like the intensive agricultural requirements relaxed and a dwelling permitted on the subject site."

Comment:

The draft LEP does not prohibit a dwelling house on the subject land. However, the land is subject to the impact of the 1 in 100 year flood event and does not appear to have the availability of flood free access. As the land is zoned RU4 Primary Production Small Lots, Council's Development Control Plan requires the consideration of the agricultural use of the land in conjunction with the dwelling house. Given the land has an area of 20 hectares a productive agricultural activity may be difficult to justify however this matter is not the subject of the draft LEP process.

It is considered, on balance, the flooding status of the land is likely to render future residential activities difficult to achieve. However it is suggested that the owners of the land undertake further consultation with Council in respect of their future development intentions.

The submission will not result in an amendment to the subject Planning Proposal.

Submission 12 – Ms Margaret McDonald - Dubbo Environment Group

A summary of the submission provided by Ms McDonald is as follows:

"Dubbo Environment Group Inc. submitted to Councillors in the public forum of 27th May 2020 a request to adopt a net zero policy. Today, 12 months later, the policy is more urgent than ever, with international pressure mounting upon Australia to commit to a target. There is increasing likelihood that exports from a non-compliant country will be taxed. The EU is drafting legislation as we speak which will impact farmers negatively.

A report for the Global Covenant of Mayors for Climate and Energy (GCom) and ICLEI Local Governments for Sustainability, Oceania, found that:

- *75% of Australian councils responding to the 2021 Local Government Climate Survey have set or are planning ambitious corporate climate action targets.*
- *67% of Australian councils responding to the 2021 Local Government Climate Survey have set or are in the process of developing community emissions reductions targets, with an understanding that anything other than a net zero target is not acceptable from a climate risk or ambitious perspective."*

Ms McDonald requested the following additions to the various sections of the draft Dubbo Regional LEP 2021:

"1.2 Aim of the Plan

- (m) The Dubbo Local Environment Area is resilient to the impacts of climate change.*
 - (ii) Adopt a net zero policy*
 - (ii) Actively implement the ideas advanced by local government in Our Cities Partnership sharing-membership.*

Zone RE1 Public Recreation

1. *Objectives of zone*

- *Retain to the best of our ability any remaining natural public green space in the urban precinct*
- *Enable residents to experience nature without leaving the urban environment*
- *Understand that any land adjacent to and following the course of a river will have specific environmental, cultural, and Aboriginal heritage significance.*

Zone E2 Environmental Conservation

1. *Objectives of zone*

- *To prioritise the sequestration of carbon emissions through soil, water and vegetation.*
- *To maintain valuable habitat for threatened fauna and flora species.*

Zone E3 Environmental Management

1. *Objectives of zone*

- *To prioritise strategies which will combat the effects of Global Warming:*
 - (i) Increase urban shade canopy to combat increasing temperatures.*
 - (ii) Prioritise the retention of open green space and mature trees as valuable carbon sequestration mechanism.*
 - (iii) Enhance precipitation by maintaining and increasing areas of vegetation*

Remove extensive agriculture from the E3 Environmental Management zone as permissible without consent.

7.4 Natural resource – riparian land and waterways

1. *Objectives of this clause are to protect or improve:*

(f) Assess and protect sites of cultural significance to the Tubba-Gah peoples of Wiradjuri country.

3.(a)(vii) Sites of cultural significance to the original custodians of land, the Tubba-Gah peoples.”

Comment:

The submission provided by Ms McDonald raises a number of valid points for further consideration however, these issues will be considered further as part of a comprehensive review of the new LEP.

In addition, Ms McDonald has also been advised that these points should be further considered by Council as part of the review of the 2040 Community Strategic Plan, which will commence later this year.

Submission 13 – Mr Matthew Thorne of behalf of Mr and Mrs Robertson

A summary of the submission provided by Mr Thorne is as follows:

“Mr and Mrs Robertson are the current owners of Lot 400 in DP 1264743, the current residue parcel in Huntingdale Estate, Dubbo.

The land is currently zoned a combination of R2 Low Density Residential and SP3 Tourist under the Dubbo Local Environmental Plan 2011. The current zoning is a legacy of the previously approved but now superseded Pioneer Spirit development...

...In 2015, Dubbo Regional Council approved Stage 2 of Huntingdale Estate, being a residential subdivision comprising 86 lots...

The approved subdivision and the associated roads and servicing arrangements contemplated the extension of the residential development such that its extent would coincide with the edge of the drainage corridor.

The overlap between the western edge of the drainage corridor and the western edge of the SP3 zone comprises an area of about 1.17 hectares.

We request that Council supports the rezoning of the 1.17 hectares of land from SP3 Tourist to R2 Low Density Residential as a ‘housekeeping’ zoning amendment on the basis that this land has been depicted for residential development in all of the approved DA plans for Huntingdale Estate...”

Comment:

The consolidated LEP process does not seek to undertake any changes to land zoning or minimum lot sizing however the subject submission is a matter for further consideration as part of a comprehensive review of the new LEP.

Submission 14 – Mr Matthew Thorne on behalf of Grangewood and Dubbo Golf Club.

A summary of the submission provided by Mr Thorne is as follows:

“Grangewood is the owner of Lot 2046 in DP 1266546, the current residue parcel in Grangewood Estate. Dubbo Golf Club Limited is the owner of Lot 1708 in DP 1107055 being the land comprising the Dubbo golf course.

There are 4 minor boundary adjustments along the common boundary between the two properties which have been approved by Council in the development consent pertaining to Grangewood Estate. The boundary adjustments are intended to be formalised in the Grangewood Stage 22 release which is projected to be registered by the end of this year...

...we request that the consequential 'housekeeping' zoning amendments be actioned in the current Planning Proposal as they do not trigger any strategic planning issues, but rather tidy up boundary adjustments that have previously been approved by Council..."

Comment:

It is considered that alterations mentioned in this submission are housekeeping in nature and are consistent with the intent of the consolidated LEP process. As a result Council will seek to amend the mapping in accordance with the requested changes.

4. Public Authority Submissions

In accordance with the DPIE's Gateway Determination, the following public authorities were consulted:

- Wellington Local Aboriginal Land Council
- Dubbo Aboriginal Land Council
- Western Aboriginal Land Council
- Transport for NSW
- NSW Heritage
- NSW Rural Fire Service
- DPIE Biodiversity Conservation Division
- DPIE Environment
- DPIE Water
- DPIE Agriculture Land Use Planning
- DPIE Division of Resource and Energy

A copy of the submissions is provided as **Appendix 3** of this report.

A total of four State Agency submissions were received in respect of the Planning Proposal. A summary of each submission and Council's comment is provided as follows:

Heritage NSW

A summary of the submission received from Heritage NSW is as follows:

"...We have reviewed the planning proposal and note that the amendments Council is proposing through consolidation of its LEPs are largely administrative in nature. Changes relating to heritage include:

- *Consolidation of Heritage Schedules of the Dubbo and Wellington LEPs to form the Heritage Schedule under the new Dubbo Regional LEP, and*
- *Renumbering and consolidation of the Heritage Mapping under the new LEP, with consideration given to updating property details as part of the plan drafting process.*
-

We consider that the above amendments will not have significant heritage impact, and as such we are not opposed to these amendments...

...Our records show that your Council area contains the following Aboriginal Place and Recorded Aboriginal Sites:

- *'Wiradjuri Reserve and Gobba Beach' Aboriginal Place, and*
- *1247 Recorded Aboriginal Sites.*

Council should ensure that any amendments made to its planning controls will not have a negative impact on any of the above heritage items, sites or place..."

Comment:

The changes requested in the submission are considered to have merit and will be furthered by staff as part of the final Plan Drafting process.

Water NSW

The submission received from Water NSW is as follows:

"...Water NSW has its principal regional office based at Dubbo along with a storage depot. We also own and manage Burrendong Dam, the reservoir, and significant areas of surrounding land. A variety of zones currently apply to the Dam and surrounding Water NSW lands including E3 Environmental Management, W1 Natural Waterways, and RE2 Private Recreation under the current Wellington Local Environmental Plan 2012 (WLEP).

The Dam itself plus the NSW depot and other built assets including a spillway are on land zoned E3 and W1. This results in clause 125(2) of State Environmental Planning Policy (Infrastructure) 2007 not being applicable with regard to development for the purposes of 'water storage facilities', with such works defaulting to the zoning controls of the WLEP. In this regard, 'water storage facilities' default to being prohibited development for both the E3 and W1 zones...

...Water NSW is seeking Council's cooperation to enable 'water storage activities' to be conducted by Water NSW without development consent...

...We are seeking Council's collaboration to rezone the dam wall, depot, spillway and other built (operational) assets from E3 and W1 to SP2 Infrastructure (Water Supply Systems) and to amend the corresponding land use table to permit 'water supply systems (which would include 'water storage facilities') to occur as development without consent...

...We would ask Council to consider making 'water supply system' as being development permitted without consent' for the E3 and W1 zoned as an interim measure. If that is

not possible, we ask Council to consider classifying 'water supply systems' as being permissible with consent for the E3 zone (and continue with the same for the W1 zone as already proposed)...

With respect to the proposed LEP as exhibited, we raise the following matters:

- An additional LEP Aim could be added that seeks to protect waterways and associated riparian lands. This would further support protection of water quality and act to help minimise bank and streambed erosion, as well as strengthen synergies to clause 7.4 Natural resources – riparian land and waterways.*
- The proposed flood planning provisions (proposed clause 7.1) need to be checked against the provisions of the recent flood planning reforms.*
- We are supportive of the proposed local provisions relating to cl 7.4 for Natural resources – riparian land and waterways and clause 7.5 groundwater vulnerability that seek to protect groundwater resources.*
- Council may also wish to incorporate an additional local provision Drinking water catchment clause and map as the asset is a source for town water.*
- Council may also wish to include a stand-alone local provision for stormwater management such as that provided in the Blue Mountains and Lithgow LEPs."*

Comment:

The issues raised in the submission from Water NSW have been noted. It is considered that the majority of the matters raised will be addressed as part of a comprehensive review of the new LEP. However the issue raised in respect of Burrendong dam, is considered appropriate for water storage facilities, water supply systems and water treatment facilities to be considered as permitted with consent in the E3 Environmental Management zone.

Transport for NSW

The summary of the submission provided by Transport for NSW is as follows:

"...It appears from the mapping provided that a number of the lots that are proposed to be captured under the additional use provisions have a frontage or access to the classified road network. Careful consideration by Dubbo Regional Council at a strategic or development application level will be required in relation to the suitability of the existing accesses and implications from increased traffic generation as a result of the likely expansion of the land uses on the lots that will be subject to the additional use provisions. This matter is raised by TfNSW as the additional use provisions will permit the expansion of the land uses on the identified lots beyond what would have been permissible under existing use rights, if the land use(s) had been prohibited by the proposed Dubbo Regional Local Environmental Plan 2021."

Comment:

The intention of the consolidation process is to maintain existing provisions where possible however it should also be noted that any future development of these sites will be subject to the development application process, including referral and consideration by TfNSW where required.

Department of Planning, Industry and Environment – Biodiversity, Conservation and Science

The summary of the submission received provided by the Department of Planning, Industry and Environment – Biodiversity, Conservation and Science is as follows:

A number of changes to the draft LEP were recommended and are provided as follows:

“The following text should be added to clause 1.9A and 2:

(h) to any biodiversity steward agreement within the meaning of Part 5 Division 2 of the Biodiversity Conservation Act 2016

The following Acts are now repealed:

Native Vegetation Act 2003

Threatened Species Conservation Act 1995

2(e) and 2(f) should be updated to:

(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003 (repealed), or

(f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995 (repealed), or

All text in part 2 of the Draft Dubbo Local Environmental Plan 2021 should be reviewed as a number of sections do not align with the recommendations made in the Land Use Assessment.

Clause 3.1 (b) should be updated to:

Cannot be carried out in an area of outstanding biodiversity value identified under the Biodiversity Conservation Act 2016 or in critical habitat of an endangered species, population or ecological community (identified under the Fisheries Management Act 1994)

Clause 3.1 (5) The Native Vegetation Act 2003 has now been repealed. The note should refer to the Local Land Services Act 2013.

Clause 3.3 (2) Should be updated to:

Land identified as being an area of outstanding biodiversity value identified under the Biodiversity Conservation Act 2016 or critical habitat under Part 7A of the Fisheries Management Act 1994.

Definition of 'biological diversity' under the Dictionary should be updated to include the full definition in its dictionary instead of referring to the repealed Act.

Definition of 'clearing native vegetation' should be updated to refer to the Local Land Services Act 2013 (LLS Act). Part 5A Section 60C of the LLS Act defines clearing native vegetation.

Definition of 'native vegetation' should be updated to refer to the Local Land Services Act 2013 (LLS Act). Part 5A Section 60B of the LLS Act defines native vegetation.

Definition of 'property vegetation plan' should be updated to mean a property vegetation plan that has been approved under the Part 4 of the Native Vegetation Act 2003 (repealed)."

Comment:

Council notes the issues raised by the DPIE – Biodiversity, Conservation and Science. The issues raised in the submission are considered to be housekeeping matters and will be furthered as part of the Plan Drafting process.

5. Legal Drafting of Local Environmental Plan

Subject to endorsement of the Planning Proposal by Council, a request will be provided to the Department of Planning, Industry and Environment to prepare the draft Dubbo Regional Local Environmental Plan 2021 under Section 3.36 of the Environmental Planning and Assessment Act, 1979.

The Department will liaise with Parliamentary Counsel about the content of the draft LEP. Once the content has been finalised, an Opinion stating that the Plan can be made will be provided to Council.

Following consideration of the Opinion, Council will be required to make a request to the Department to arrange for the Plan to be made. Once the Plan is made, the Department will request Parliamentary Counsel to notify the Plan on the NSW legislation website.

It should be noted that although every effort has been made to clearly convey the intent of the Planning Proposal to the community, the final instrument will be subject to legal drafting and is subject to change.

6. Future Direction

As previously discussed in the report the intent of the consolidation process is to merge the existing Dubbo LEP 2011 and Wellington LEP 2012 into a single set of planning controls for the Dubbo Regional Local Government Area. Following Council's consideration of this report the draft LEP will be provided to DPIE to further the Plan Drafting process, inclusive of a comprehensive set of consolidated LEP maps.

Following gazettal of the draft LEP, Council in 2022, will commence a comprehensive strategic review of the new LEP. It is recommended that a works program, inclusive of a review of Council's land use strategies and the strategic review of the comprehensive LEP be provided for consideration at the December 2021 Ordinary Council meeting.

SUMMARY

Dubbo Regional Council's planning controls are currently divided into two separate local environmental plans, the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012.

Following the amalgamation of the former Dubbo City and Wellington Local Government Areas in May 2016, the NSW State Government are requiring all merged councils to work towards harmonisation of planning controls through the development of a new consolidated local environmental plan.

The purpose of this report is to provide Council with the results of the public exhibition period and for further consideration of the Planning Proposal, including the draft Dubbo Regional Local Environmental Plan 2021.

A total of 14 public submission were received during the public exhibition period.

Subject to endorsement of the Planning Proposal by Council, a request will be sent to the Department of Planning, Industry and Environment for the Plan to be drafted.

Appendices:

1⇒ Amended Planning Proposal and Associated Documentation	<i>Excluded</i>
2⇒ Gateway Determination	<i>Provided Under Separate Cover</i>
3⇒ Public and Agency Submissions	<i>Provided Under Separate Cover</i>



DUBBO REGIONAL
COUNCIL

REPORT: Short Term Rental Accommodation

AUTHOR: Manager Building and Development
Services
REPORT DATE: 12 July 2021
TRIM REFERENCE: ID21/1213

EXECUTIVE SUMMARY

In consideration of a report on Short Term Residential Accommodation, Council at its Ordinary meeting held 28 June 2021, resolved:

- “1. That the matter be deferred to July 2021.*
- 2. That a further report be prepared for Council on the issues raised at the June Ordinary meeting of Council.”*

This report deals with those issues raised at the June Ordinary meeting of Council, being the assessment of development applications (relating to 365 days per year un-hosted Short-term rental Accommodation) and their potential to impact upon the housing rental market.

All development applications are assessed under the provisions of the Environmental Planning & Assessment Act 1979, together with associated legislation such as State Environmental Planning Policy (Affordable Rental Housing) 2009, and the Code of Conduct for Short-term Rental Accommodation Industry prepared by NSW Fair Trading. Previous related negative social impacts or substantiated public submissions present the ‘most likely’ contentious site specific considerations for Council in consideration of such applications.

The Dubbo Housing Rental Market is under strain as evidenced by the current vacancy rate of approximately 0.8%. The question of whether, or to what extent Short-term Rental Accommodation would affect this cannot reliably be determined however in the immediate term it is estimated current Short-term Rental Accommodation supply would be able to supply ‘up to’ an additional 25 residential properties. Whilst representing 25% of the current vacancy rate it is not expected this would improve the rental vacancy situation significantly beyond the short term. It should however be acknowledged that the future uptake of un-hosted Short-term Residential Accommodation in response to the loosening of regulations would be expected to increase – the key question is to what extent and to what impact.

Given the analysis contained within this report is by necessity very uncertain and the impacts of the new policy position unknown, the conservative position as reflected in the previous recommendation of staff (as reported to Ordinary Council meeting of 28 June 2021) remains.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

This report gives consideration to Council's policy position in relation to State Environmental Planning Policy (Affordable Rental Housing) Amendment (Short-term Rental Accommodation) 2021.

RECOMMENDATION

1. That the report of the Manager Building and Development Services, dated 5 July 2021, be noted.
2. That Councillors choose either option *a* or option *b* below:
 - a. That Council not pursue the 180 day limit for non-hosted Short Term Residential Accommodation and advise the NSW State Government accordingly; or
 - b. That Council maintain a 180 day limit in any 365 day period for non-hosted Short Term Residential Accommodation to be considered as Exempt Development, noting that development consent can be sought for development proposing to exceed this period.

Darryll Quigley
Manager Building and Development Services

BACKGROUND

Council, at its meeting held 28 June 2021, resolved:

- “1. That the matter be deferred to July 2021.*
- 2. That a further report be prepared for Council on the issues raised at the June Ordinary meeting of Council.”*

This was in response to the report (**Appendix 1**) listed for the Ordinary Council meeting of 28 June 2021 regarding Short Term Rental Accommodation.

Short-term rental accommodation (STRA) is defined as a dwelling used by the host/non-host to provide accommodation in the dwelling on a commercial basis for a temporary or short-term period. Following a review of short-term rental accommodation in NSW, the State Government has produced State Environmental Planning Policy (Affordable Rental Housing) Amendment (Short-term Rental Accommodation) 2021.

The new STRA policy is proposed to take effect from 1 November 2021. It provides that:

- Hosted STRA in a dwelling (where the host resides on the premises during the period of the accommodation) can be considered as exempt development 365 days per year.
- Non-hosted STRA in a dwelling (where the host does not reside of the premises during the period of accommodation), can be considered as exempt development for:
 - 180 days per year in Greater Sydney and nominated regional NSW LGAs;
 - 365 days per year in all other locations

Council expressed support for the 180 day non-hosted STRA approach to the draft legislation based on the following:

- Previous complaints from residents pertaining to Airbnb properties in the LGA;
- The Dubbo LGA was well serviced by a strong short term accommodation sector (motels);
- Potential impacts on the housing rental market (both in terms of availability and affordability);
- Awareness that the proposed restriction does not prohibit more than 180 days of non-hosted STRA;
- Any proposals to exceed 180 days of non-hosted STRA would trigger a development application, where any impacts could be addressed and considered.

The new STRA Policy reflected Council’s submission, permitting that non-hosted STRA in a dwelling can be considered as exempt development for 180 days per year in the Dubbo LGA.

Other areas to have this applied include:

- Greater Sydney Region;
- Ballina LGA;
- Bega Valley LGA;
- Byron LGA;
- Newcastle LGA.

REPORT

The issues discussed at the 28 June 2021 Ordinary Council meeting were basically two-fold:

1. Concern that a development application for un-hosted Short-term Rental Accommodation exceeding 180 days in a given year, may not be approved; and
2. The likely impact of unrestricted Short-term Rental Accommodation (un-hosted 365 days per year) on the housing rental market.

Development Application Determinations

All development applications are assessed under the provisions of the Environmental Planning & Assessment Act 1979, specifically s4.15 and any associated legislation. Any development application submitted to Council will also be assessed under the provisions outlined in State Environmental Planning Policy (Affordable Rental Housing) 2009, together with guidance from the Code of Conduct for Short-term Rental Accommodation Industry (prepared by NSW Fair Trading).

As such, the requirements of any development application assessment would not significantly differ from the requirements imposed on a proposal for a hosted STRA which would be 'exempt development'.

Where Council would have some discretion would be with regard to s4.15(1)(b), (c), (d) & (e), which read as follows:

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

In the situation where a development application for full year, hosted Short-term Rental Accommodation was being considered the following two easily foreseeable scenarios may present:

1. No negative history associated with Short-term Rental Accommodation use on the site (ie previous non-compliances or behaviours that have impacted the amenity of the area), and no public submissions opposing the development – In this case,

Council would be unlikely to have cause to refuse the application. The likely outcome therefore would be to grant consent subject to appropriate conditions.

2. Negative history (social impacts) associated with exempt Short-term Rental Accommodation use on the site or substantiated public submissions - A refusal on these grounds may be possible but by no means certain.

Any number of other factors however may be involved in making the determination.

Housing Rental Market

The Dubbo Housing Rental Market has been discussed widely of late. The recent draft HillPDA report indicates that the rental vacancy is approximately 0.8% in the Dubbo urban area, as of April 2021. The ABS Census Data 2016 identified that there were 12,300 occupied dwellings within the Dubbo Urban Centres and Localities. If we assumed 100 new occupied dwellings were created each year, then the total occupied dwellings at 2021 would be approximately 12,800. In this scenario a vacancy rate of 0.8% would equate to approximately 102 dwellings.

A viewing of the Airbnb & Stayz website indicates that there are approximately 50 stays available in the locality, however some of these options appear to be motels offering rooms. The question to be considered is, without Airbnb to what extent would these properties be utilised in the general housing rental market? It does appear that 50% of these properties are non-hosted (that is, stand-alone otherwise vacant residential properties) that could readily be integrated into the rental housing market. As such, this would assist the rental market by virtue of supplying up to an additional 25 houses. Whilst representing 25% of the current vacancy rate it is not expected this would improve the rental vacancy situation significantly beyond the short term. It should however be acknowledged that the future uptake of un-hosted Short-term Residential Accommodation in response to the loosening of regulations would be expected to increase – the key question is to what extent and to what impact.

It would not be envisioned that, in the assessment of a development application for 365 days per year un-hosted Short-term rental Accommodation, a recommendation to refuse could be made on the basis of the perceived detrimental economic impacts to the local housing rental market.

SUMMARY

Given the analysis contained within this report is by necessity very uncertain and the impacts of the new policy position unknown, the conservative position as reflected in the previous recommendation of staff (as reported to Ordinary Council meeting of 28 June 2021) remains.

Following a 12 month period from implementation of the new legislation, it is recommended that Council review the impact upon the Dubbo Local Government Area and consider what action is required/necessary, if any. Should Council seek to vary the 180 day limit for non-hosted STRA (exempt), then it would need to make representation to the State Government.

Appendices:

- 1  Report - Ordinary Council Meeting - 28/06/2021 - Short Term Rental Accommodation *Provided Under Separate Cover*



REPORT: End of Term Report

AUTHOR: Manager Growth Planning
REPORT DATE: 12 July 2021
TRIM REFERENCE: ID21/719

EXECUTIVE SUMMARY

The Local Government Act 1993 and Integrated Planning and Reporting (IP&R) Framework requires Council to prepare an End of Term (EoT) Report that reports on Council's implementation and effectiveness of the Community Strategic Plan (CSP) in achieving its social, environmental, economic and civic leadership objectives over the previous three years. It provides information about how effective the objectives have been, summarises the achievements of Council, identifies key challenges and pressures that Council faced in meeting the objectives, and helps with the review of the CSP.

The EoT Report must be presented at the final meeting of an outgoing Council and be included in the annual report (or as a supplement to the annual report) in the year of an ordinary Council election.

There is no specific requirement for the format or content of the EoT Report, however, Council must ensure that it is sufficiently comprehensive to allow for informed community discussion. The report should answer these questions:

- Did Council do what it said it would do towards achieving the objectives of the CSP?
- Did other partners in the process do what they said they would do towards achieving the objectives of the CSP?
- Were these actions effective, and did anything change or start to improve?

The EoT Report is attached as **Appendix 1**.

The EoT Report is not used to showcase the achievements of the current council as this risks breaching the Model Code of Conduct's prohibition for using council resources and publications as electoral material.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

This report will help inform the development of the next Integrated Planning and Reporting Cycle, which includes the Community Strategic Plan, Resourcing Strategy, Delivery Program and Operational Plan. These plans identify the main priorities and aspirations for the future of the Local Government Area.

RECOMMENDATION

- 1. That the report of the Manager Growth Planning, dated 8 July 2021, be noted.**
- 2. That the End of Term Report, as attached at Appendix 1, be noted and included in the 2020/2021 Annual Report.**

Steven Jennings

Manager Growth Planning

BACKGROUND

The Local Government Act 1993 and Integrated Planning and Reporting (IP&R) Framework requires Council to undertake ‘whole of council’ planning for the short, medium and long term future. The Community Strategic Plan (CSP) is a core component of the IP&R Framework and is the highest level of strategic planning required to be undertaken by Council.

Council adopted the 2040 CSP on 25 June 2018. The CSP identifies the main priorities and aspirations for the future of the local government area, and takes into consideration the issues and pressures that may affect the community and the level of resources that will realistically be available to deliver their long term objectives. The CSP is required to answer the following questions:

- Where are we now?
- Where do we want to be in 10 years’ time?
- How will we get there?
- How will we know we’ve arrived?

The CSP should aim for its outcomes to be delivered by a partnership between individuals, community groups, state agencies and Council.

The Local Government Act 1993 and the IP&R Framework require Council to present an End of Term (EoT) Report at the final meeting of an outgoing Council, and include it in an annual report (or as a supplement to the annual report) in the year of an ordinary Council election.

The EoT Report is not used to showcase the achievements of the current council as this risks breaching the Model Code of Conduct’s prohibition for using council resources and publications as electoral material.

REPORT

The EoT Report must report on Council’s achievements in implementing the CSP and how well it achieved its social, environmental, economic and civic leadership objectives over the previous three years. It provides information about how effective the objectives have been, summarises the achievements of Council, identifies key challenges and pressures that Council faced in meeting the objectives, and helps with the review of the CSP. By measuring our progress, we will be able to understand the answer to the question: “How is the Dubbo Region going?” The report also aims to answer the following questions:

- Did the council do what it said it would do towards achieving the objectives of the CSP?
- Did other partners in the process do what they said they would do towards achieving the objectives of the CSP?
- Were these actions effective – did anything change or start to improve?

The EoT Report is attached at **Appendix 1**.

The EoT Report is organised and presented to address the five themes of the 2040 Dubbo Community Strategic Plan:

- Housing
- Infrastructure
- Economy
- Community Leadership
- Liveability

The objectives in the CSP cover a broad range of Council functions and create a balance for delivering the majority of the actions and initiatives in a sustainable manner. They also acknowledge that some initiatives and actions cannot be delivered entirely by Council, and identify where Council may have an advocacy role on behalf of the community.

During the CSP's implementation, Council experienced one of the most severe droughts on record in 2019 and the COVID-19 pandemic in 2020-2021. These events were challenging for Council and many businesses in the region, with restrictions being placed on everyday operations. Models of delivery had to change for many Council divisions, and Council faced a reduced cash position and projection which required constant monitoring and appraisal to ensure Council remain as financially sound as possible in order to provide services to the community.

The newly-elected Council will need to review the existing CSP before 30 June 2022 and either endorse the existing plan, endorse amendments to the existing plan, or develop and endorse a new plan. Council will need to proactively engage with the community after the election, as the CSP seeks to give emphasis to community-led strategy development rather than Council-led. The upcoming review will also provide an opportunity for Council to ensure the existing strategies are still relevant, and create any additional strategies to address emerging trends and issues for the region. A number of strategies may need to be revisited, updated and/or reaffirmed with a view to strengthening Council's approach to planning and delivery.

The review should aim for outcomes to continue to be delivered by a partnership between individuals, community groups, state agencies and Council. Creating these partnerships will also help the CSP to be a live document that is constantly referred to and reviewed.

SUMMARY

The EoT Report must report on Council's achievements in implementing the CSP and how well it achieved its social, environmental, economic and civic leadership objectives over the previous three years. It provides information about how effective the objectives have been, summarises the achievements of Council, identifies key challenges and pressures that Council faced in meeting the objectives, and helps with the review of the CSP. By measuring our progress, we will be able to understand the answer the question: "How is the Dubbo Region going?"

Appendices:

1  End of Term Report - 2018 - 2021 *Provided Under Separte Cover*



DUBBO REGIONAL
COUNCIL

REPORT: Housing Availability in the Dubbo Regional LGA

AUTHOR: Growth Planning Projects Leader -
Digital Futures
REPORT DATE: 9 July 2021
TRIM REFERENCE: ID21/1097

EXECUTIVE SUMMARY

Council at its meeting on 4 May 2021 resolved as follows:

- “1. That the CEO be requested to provide a report to the July 2021 ordinary meeting of council advising councillors on:
 - a. 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.
 - b. Whether council is and has been managing the strategic availability of residential land in the Dubbo Local Government Area and any steps that could be taken to assist further within existing processes.
 - c. Steps council could take to address any shortages of particular housing types including specific advice on other ways that council can work with other levels of government and the private sector to address any housing supply shortages identified, including whether there is a possible role for council in property development.
2. That the CEO be requested to arrange a Council led forum of relevant stakeholders prior to July to explore factors contributing to an undersupply of residential housing in the Dubbo Local Government Area and any possible policy and community responses.”

This report is provided in response to the Notice of Motion. In respect of Item 1(c) this question has been broken into two separate parts to allow the two issues of working with other levels of Government and Council’s role as property developer to be considered separately.

In respect to Item 2, a Housing Availability Forum was held by Council on 11 May 2021. Over 40 external stakeholders attended the Forum from industries including Real Estate, urban planning, property development and State Government. From the list of attendees, Council will form a ‘Housing Availability Reference Group’ to input into Council’s housing strategies and policies.

The report is provided for the consideration of Council.

FINANCIAL IMPLICATIONS

There are no direct financial implications arising as a result of this report. The recommended measures to increase housing availability are being undertaken as part of Council's routine Growth Planning Works Program.

POLICY IMPLICATIONS

There are no direct policy implications arising from this report.

RECOMMENDATION

1. That the report of the Growth Planning Projects Leader – Digital Futures, dated 8 July 2021, be noted.
2. That a report be provided to Council regarding a work program address dwelling diversity in the Dubbo Regional Local Government Area at the December Council meeting.
3. That a workshop be conducted with Council following the September 2021 Local Government Elections to discuss the proposed measures contained in this report and the related Growth Planning Works Program.

Carmel O'Connor

Growth Planning Projects Leader - Digital Futures

BACKGROUND

Council at its meeting on 4 May 2021 resolved as follows:

- “1. That the CEO be requested to provide a report to the July 2021 ordinary meeting of council advising councillors on:
 - d. 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.*
 - e. Whether council is and has been managing the strategic availability of residential land in the Dubbo Local Government Area and any steps that could be taken to assist further within existing processes.*
 - f. Steps council could take to address any shortages of particular housing types including specific advice on other ways that council can work with other levels of government and the private sector to address any housing supply shortages identified, including whether there is a possible role for council in property development.**
- 2. That the CEO be requested to arrange a Council led forum of relevant stakeholders prior to July to explore factors contributing to an undersupply of residential housing in the Dubbo Local Government Area and any possible policy and community responses.”*

This report is a response to the Resolution.

Council hosted a Housing Availability Forum on 11 May 2021 at the Dubbo RSL Club to discuss housing supply issues Local Government Area. The Forum was attended by in excess of 40 people including real estate professionals (property managers and sales agents), community and public housing providers, business leaders, government representatives, developers, industry representatives and others.

The attendees will be invited to provide an expression of interest to participate in the Housing Availability Reference Group. It is envisaged that this group will provide local industry input into the review of Council’s Residential Areas Development Strategy and other residential planning policies.

REPORT

1. Introduction

Council’s role in housing supply involves facilitating an appropriate supply and mix of housing to meet community needs and to develop strategies and policies that encourage the construction of affordable housing. This report is based on analysis of 2011 and 2016 Census figures, demographic analysis, Council records and work undertaken by independent property and town planning consultants, HillPDA, on the Dubbo Regional LGA housing market in 2020 and after the impacts of the initial COVID 19 lockdown could be assessed.

2. **The general state of the housing market in Dubbo Regional LGA including an overview of activity of particular housing types and particularly shortages of particular housing types.**

2.1 Dwelling Tenure Social Housing Providers

From 2016 and 2011, census figures indicate that in Dubbo, the number of privately rented houses grew by 5.3% and conversely the number of dwellings owned outright or owned with a mortgage reduced by 2.6% and 3.2% respectively. The growing private rental market in Dubbo may indicate a lack of affordable housing options associated with the larger size of Dubbo's dwelling stock and/or a lack of houses pushing up prices. It may also be the result of more transient workers in our LGA during this time increasing the rental demand.

The number of dwellings owned with a mortgage in Wellington increased by 2.5% from 2011 – 2016 (24.5%) and the number of dwellings privately rented decreased by 3.9% (34%). This reduction in the private rental market may be attributed to lower house prices in Wellington and the ageing population who are more likely to be able to afford to purchase houses outright.

Council's records indicate that close to 5% of dwellings in Dubbo are provided by social/community housing providers and just over 5% of dwellings in Wellington.

2.2 Dwelling Stock

Separate houses are the primary dwelling stock in Dubbo and Wellington and account for 82% and 85% of total stock respectively. Townhouses, and units/flats making up only 8% and 10% of dwellings in Dubbo and 5% and 2% of dwellings in Wellington respectively (ABS 2016).

2.3 Dwelling Size

Demographic analysis indicates a mismatch between dwelling stock and household composition in the Dubbo Regional LGA. At the last census, four plus bedroom dwellings accounted for 41.5% of total stock in Dubbo (an increase of 6% from 2011) and three bedroom dwellings accounted for 50.8% of dwellings in Wellington.

One person households and couple only households made up a total of 55% of total households in the LGA. However, only 2.9% of dwellings in Dubbo and 3.4% of dwellings in Wellington are one bedroom. Two bedroom dwellings make up 15.4% of stock in Dubbo and 17.8% in Wellington.

Demographic analysis also indicates that by 2041 the elderly (80+) age cohort is forecast to experience the largest increase in the LGA. Coupled with more single person households, it appears that there is a need for smaller dwellings which could also address affordability issues.

2.4 Development Applications

The lack of diversity in dwelling types is demonstrated in the Development Application figures for the last three financial years. These figures show single detached dwellings are the preferred dwelling type, however they also indicate that there is a market for multi-dwelling developments and dual occupancies, particularly in the most recent financial year.

Secondary dwellings provide accommodation for small households, the elderly and people with a disability needing family support and are a growing alternative housing type for this segment of the community.

Additionally and of note is that fact that 547 new dwellings (of any type) were approved for the Dubbo urban area alone in the past financial year, 2020/2021. This represents a massive increase on past years and reflects positively on Council's role in this.

Table 1. Development Applications - Dubbo Urban Areas

Dubbo			
Year	Development Type	No of projects	Total No. of Dwellings
2018/2019	Single Dwelling	157	157
	Dual occupancies, semi-detached dwellings	31	62
	Secondary dwellings	13	13
	Multi – Unit developments	3	21
Total			249 (or 92 minus single dwellings)
2019/2020	Single Dwelling	153	153
	Dual occupancies, semi-detached dwellings	26	52
	Secondary dwellings	29	29
	Multi – Unit developments	0	0
Total			234 (or 81 minus single dwellings)
2020/2021	Single Dwelling	288	288
	Dual occupancies, semi-detached dwellings	35	70
	Secondary dwellings	30	30
	Multi – Unit developments	3	51
Total			547 (or 259 minus single dwellings)
Wellington			
Year	Development Type	No of projects	Total No. of Dwellings
2018/2019	Single Dwelling	10	10
Total			10
2019/2020	Single Dwelling	4	4
	Dual occupancies, semi-detached dwellings	1	2
Total			6
2020/2021	Single Dwelling	13	13
	Dual occupancies, semi-detached dwellings	1	2
Total			15

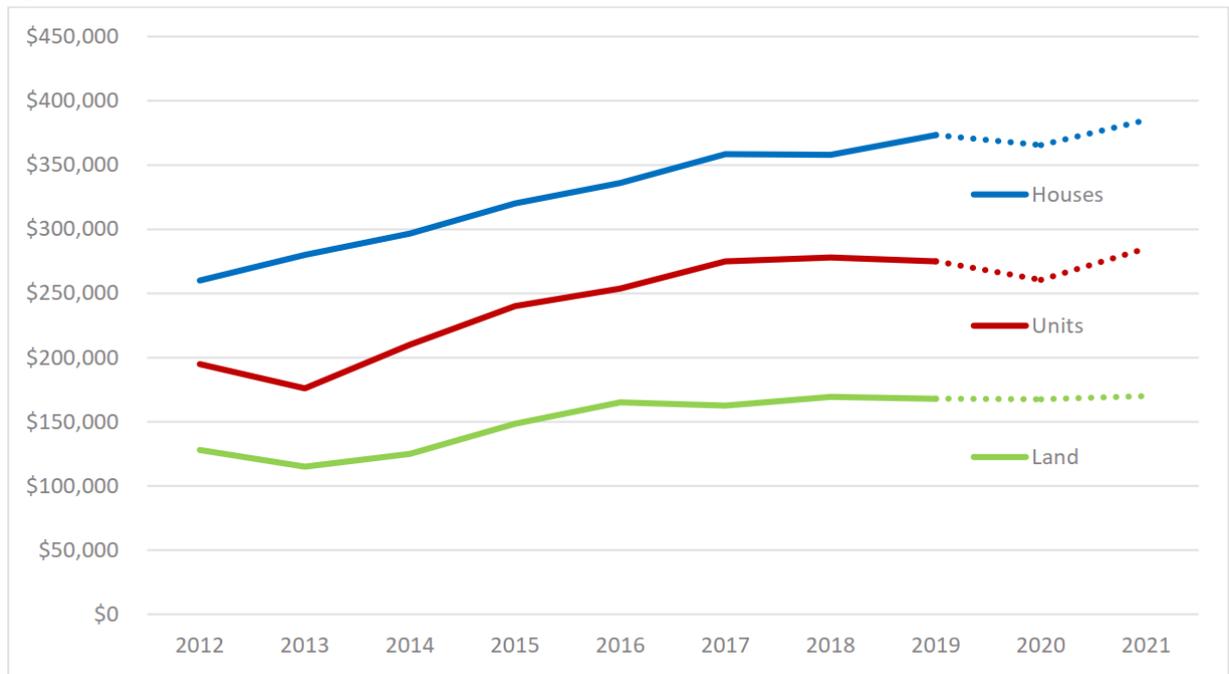
Source: DRC Development Application Records

2.5 Historic Growth – Sales Prices

Dubbo

HillPDA research presented in Figure 1 indicates that over the last 10 years, house prices in Dubbo have increased by 48%, strata dwelling prices by 46% and land prices by 33%. The growth in strata prices is again indicative of a growing preference for alternative housing types.

Figure 1. Dubbo house, land and unit prices



Source: CoreLogic – Suburb Statistics June 2021, HillPDA Research 2021

Wellington

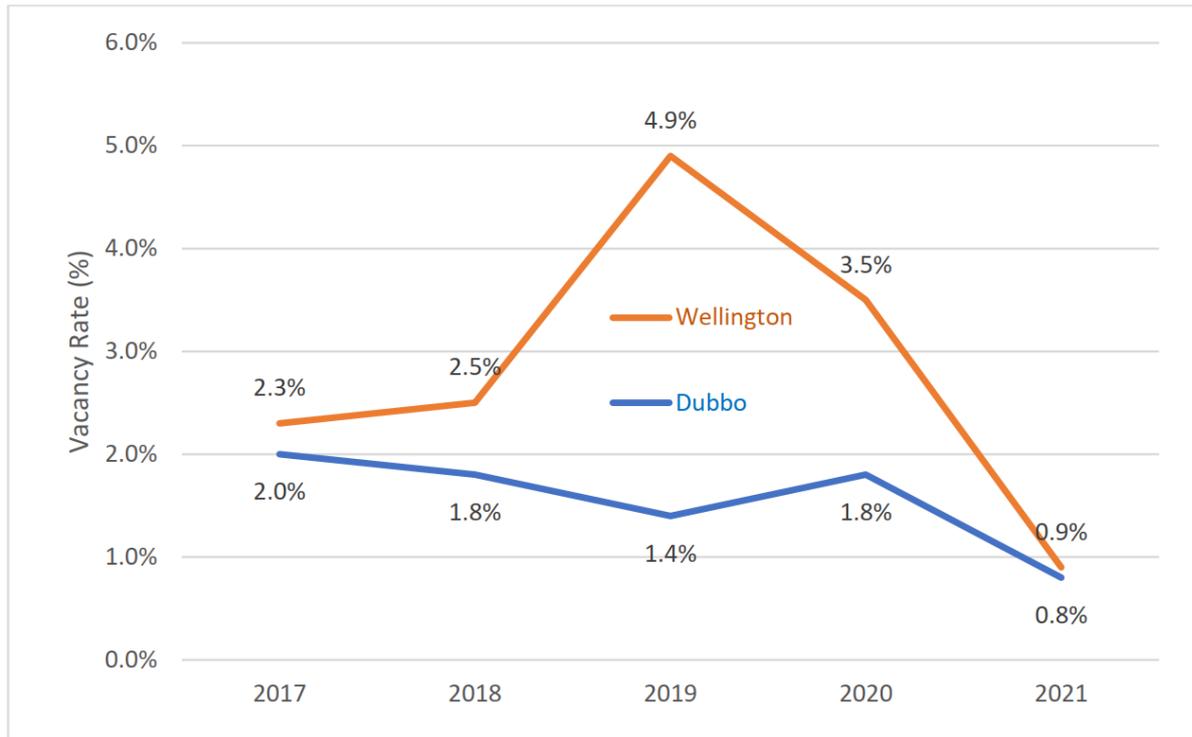
Whilst there has been less demand for dwellings in Wellington, there has been high house price growth in 2021 bringing the average growth to 4.6% (between January 2012 - February 2021), and cumulative growth of 56% over the same period.

2.6 Rental Figures

2.6.1 Rental Vacancies

HILLPDA analysis indicates that as of April 2021, the vacancy rate in Dubbo was 0.8% demonstrating a high level of demand. Similarly Wellington also recorded significant demand with a low vacancy of 0.9%. These figures would indicate a general undersupply of dwellings in the Dubbo LGA. In the case of Wellington, this vacancy rate corresponds with timing of solar farm and wind farm construction.

Figure 2. Rental vacancy rates Dubbo and Wellington (2017 – 2021)



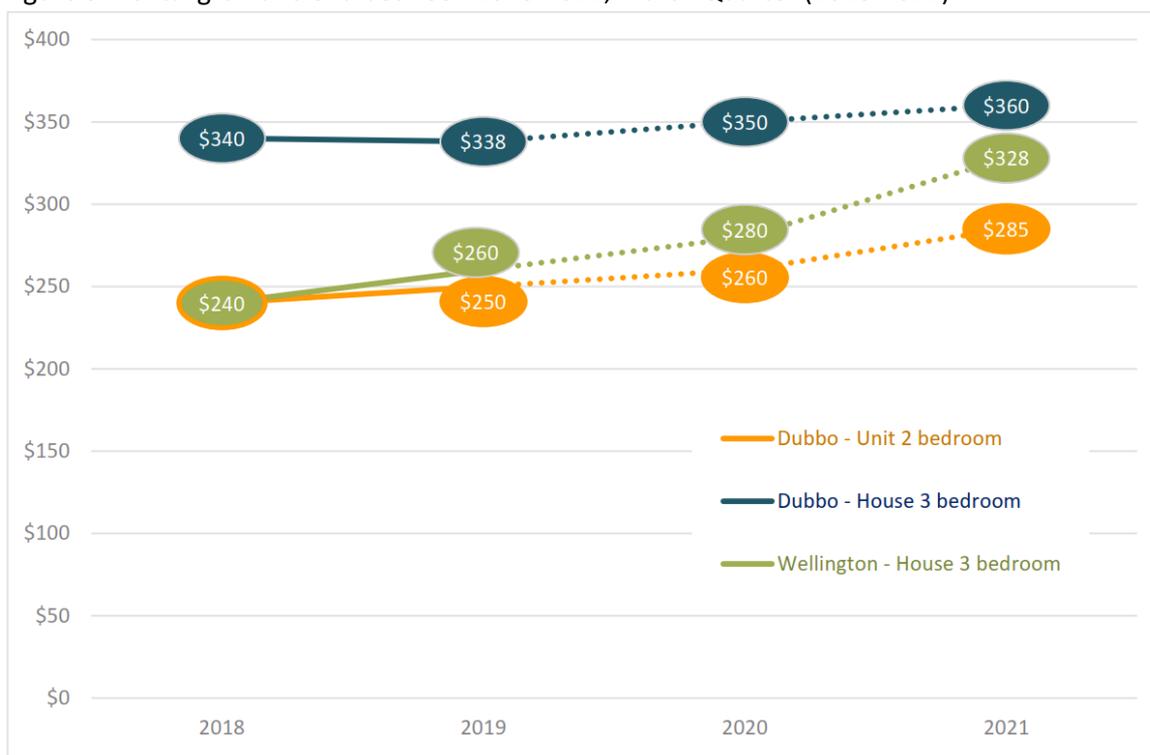
Source: SQM research June 2021, HillPDA Research 2021

2.6.2 Rental Growth

Despite the low vacancy rates in Dubbo, the weekly median three bedroom house rents have only increased in value by 6% from 2018-2021, whilst weekly rents for two bedroom units have increased by 19%. This indicates a market acceptance of alternative housing options.

In Wellington, median three bedroom house rents have increased by 37% from 2018-2021. This shows increased market demand or a shortage of rental options which again could be attributed to the construction of solar and wind farms in this area and as such may not be a consistent issue.

Figure 3. Rental growth trend between 2018-2021, March Quarter (2018-2021)



Source: FACS 2021, HillPDA Research 2021

3. Dwelling Price Comparisons

HillPDA research indicates that when compared with Evocities, Wellington’s median house price grew disproportionately higher at 20.7% over 12 months (from March 2020 to February 2021). Dubbo experienced the lowest growth of 5.5%. However, Tamworth and Dubbo experienced the highest growth in the median unit price at 4.6% and 6.6%, respectively. This growth could point to an undersupply of units when compared to market demand.

Table 2. Comparative analysis of median house and unit prices 2020-2021

	\$2020 Median house price	\$2021 Median house price	+/-	\$2020 Median unit price	\$2021 Median unit price	+/-
Dubbo	\$365,000	\$385,000	5.5%	\$272,000	\$285,000	4.6%
Wellington	\$147,500	\$178,000	20.7%	-	-	-
Albury	\$564,500	\$600,000	6.3%	\$295,000	\$300,000	1.7%
Bathurst	\$395,000	\$435,000	10.1%	\$302,000	\$310,000	2.6%
Orange	\$426,000	\$490,000	15.0%	\$274,000	\$272,000	-0.7%
Tamworth	\$392,000	\$414,000	5.6%	\$225,000	\$241,000	6.6%

Source: CoreLogic – Suburb Statistics June 2021, HillPDA Research 2021

3.1 Housing Stress and Affordability

Housing stress is a metric used to describe a situation where the cost of housing is high relative to the household income. Housing stress is usually defined as where housing costs (rent or mortgage repayments) are 30% or more of gross household income.

Dubbo

According to HillPDA, housing stress within Dubbo decreased from 32% in 2011 to 27% in 2016. As of 2016, the median mortgage repayment was 27% of the median household income. This demonstrates that on average in 2016 Dubbo's homeowners did not experiencing housing stress. However, the rent to income ratio within the rental market increased by 2% from 19% in 2011 to 21% in 2016, which is still below the 30% benchmark.

Wellington

According to HillPDA analysis, housing stress within Wellington decreased from 36% in 2011 to 23% in 2016. As of 2016, the median mortgage repayment was 23% of the median household income. The rent to income ratio within the rental market also decreased by 3% from 21% in 2011 to 18% in 2016 and is well below the 30% benchmark.

It should be noted that the above housing stress statistics do not account for the most recent period.

4. Whether Council is and has been managing the strategic availability of residential land in the Dubbo Local Government Area and any steps that could be taken to assist further within existing processes.

4.1 Current Measures to Manage Housing Availability/Diversity in Dubbo and Wellington

The key land use planning documents and how they have been used to guide the strategic availability of residential land in the Dubbo Regional LGA is briefly outlined in Table 3.

Table 3: Current measures to manage housing availability

Strategy	Key Measure
Dubbo Urban Areas Development Strategy	High level document that guides strategic growth of Dubbo. Adopted in 1996, reviewed in 2007.
Dubbo Residential Areas Development Strategy (RADS)	Adopted in 1996. The RADS provides spatial framework to guide future residential growth of Dubbo. The initial RADS identified west Dubbo as key urban release area whilst maintaining the '10 minute city'.
2007 RADS Review	The 2007 RADS review included the preparation of a Discussion Paper and extensive community consultation. The review concluded that the Strategy was operating in accordance with its objectives.

Strategy	Key Measure
2019/2021 RADS Review	<p>In 2019 HillPDA recommended measures to increase housing diversity in urban release areas and also in locations with access to services such as the CBD.</p> <p>The 2021 HillPDA review provided a post-Covid update of the 2019 review and included recommendations to facilitate 'build to rent' opportunities in Dubbo urban areas.</p>
Residential Release Strategy's	Additional Residential Release Strategy's developed specifically for South-East and West Dubbo Urban Release Area's in 2011.
Land Release	The current supply of greenfield land is estimated to equate to approximately 60 years supply of residential land in Dubbo based on 600m ² minimum lot size. Council's strategic planning utilises a figure of 250 dwellings per annum to plan for the growth of Dubbo.
Dubbo Regional Local Strategic Planning Statement (LSPS)	The LSPS was adopted by Council in June 2020. The LSPS sets out goals for landuse needs over the next 20 years. The LSPS provides land use priorities and actions designed to increase housing choice and affordability.
Dubbo Local Environmental Plan 2011 and Wellington Local Environmental Plan 2012	<p>The current Dubbo and Wellington LEPs permit a range of dwelling types in established commercial, residential and greenfield areas.</p> <p><i>Dubbo</i> Dual occupancies and secondary dwellings are permissible in the R2 Low Density Residential Zone and there is no minimum lot size for these developments. Multi-unit development and residential flat buildings are limited to the R1 General Residential Zone, a range of dwelling types are permissible in commercial and mixed use zones.</p> <p><i>Wellington</i> Attached dwellings, residential flat buildings, multi dwelling developments are permissible in the R1 General Residential Zone.</p>
Draft Dubbo Regional Consolidated LEP 2021	The draft consolidated LEP, aims to consolidate landuse permissibility and development controls for Dubbo and Wellington into one stand-alone LEP. The draft LEP preserves dwelling permissibility in the town centre where appropriate. The draft LEP will be finalised later in 2021 in consultation with the NSW DPIE.

Strategy	Key Measure
Planning Agreement Policy Solar and Wind Farms	Adopted by Council in 2021, the Planning Agreements Policy sets out a mechanism for solar and wind farm developers to enter into Planning Agreements to contribute to the provision of community infrastructure. Such infrastructure could include where possible, the provision of dwellings and services to be used as workers dwellings.

4.2 Future Measures to Manage Housing Availability/Diversity in Dubbo and Wellington

The key measures used by Council to manage housing availability including housing diversity and choice are provided in Table 4.

Table 4. Future Measures to Manage Housing Availability in Dubbo and Wellington

Initiative	Proposed Measure
Review of the Dubbo Residential Areas Development Strategy	A review of the RADs was undertaken by HillPDA in 2019 and 2020 to ensure Dubbo's growth reflects demographic trends and future housing needs. HillPDA recommended a suite of measures to facilitate increased housing choice and diversity (recommendations of this review are further detailed in this table).
Review and Structure Planning of the North West Urban Release Area (North-West Town Centre)	Review existing R2 Low Density zoning and 600 m ² minimum lot size to identify sites/locations that could be rezoned to a more flexible zone such as R1 General Residential or B4 Mixed Use to facilitate densification and future development given the strategic location of the land close to the Dubbo CBD, the Dubbo Airport and the Education and Health Precinct. Minimum lot sizes will be reviewed to identify locations suitable for higher density development including smaller lot housing and multi-dwelling developments.
R5 Large Lot Review – East Dubbo Structure Plan	The existing R5 Large Lot Zone will be reviewed with a view, where appropriate, to increasing supply of R5 Zoned land to cater for an increase in opportunities for large lot development. The minimum lot size for sites within this zone will also be reviewed. However, it should be noted that salinity and flora and fauna are likely present constraints to further densification together with impacts upon agricultural lands.
Comprehensive Dubbo Regional Local Environmental Plan	It is anticipated that preparation of the comprehensive LEP for the Dubbo Regional LGA will be commenced in 2022. Key considerations in will include: <ul style="list-style-type: none"> - Review of existing R2 Low Density Zones to identify appropriate sites for R1 General Residential including within

Initiative	Proposed Measure
	<p>the North-West Release Area.</p> <ul style="list-style-type: none"> - Review of minimum lot sizes and setbacks to introduce a greater diversity in potential lot size mix. - Identifying existing infill areas that could be rezoned R1 or B4 Mixed Use, particularly larger sites that present less fragmentation obstacles and older stock. - Review of landuse permissibility in the R2 Low Density Residential Zone with a view to increasing flexibility. - Review of dwelling permissibility in Wellington to identify compatible zones/sites for residential development.
Dubbo CBD Development Plan	The Dubbo CBD Plan is currently under preparation and is aimed at increasing activation in the CBD including opportunities to encourage higher density residential development.
Multi-dwelling site target	Council currently monitors the supply of residential land and associated take up rates. Council will explore the potential for a multi-dwelling target number in the LGA and also within the CBD to encourage appropriately located higher density development.

Table 5. Contributions Framework

Purpose of Document	Proposed Measure
Dubbo S.711 Developer Contributions Plans	<p>Dubbo's contributions framework will be reviewed to provide for a clearer line of sight between developments and infrastructure provision.</p> <p>Specifically, the vehicle parking offset contributions for developments that cannot provide the required parking spaces in the Dubbo CBD will be reviewed.</p> <p>Opportunities to defer contributions for multi-dwelling developments will also be explored, in addition to increasing the use of Planning Agreements.</p>

5. Steps Council could take to address any shortages of particular housing types including specific advice on other ways that Council could work other levels of Government and the private sector to address any housing supply shortages identified.

There are a number of measures Council can undertake to address housing supply and housing diversity issues in the Dubbo region. These measures are detailed in Table 6. For the purpose of clarity the role of Council in property development including of higher density developments is addressed in section 6.0.

Table 6. Ways Council could work with other levels of Government

<p><u>Input into review of the Orana Central West Regional Plan</u></p> <p>The Central West and Orana Regional Plan is a 20 year blueprint for the future of the Central West and Orana region. A key goal of the Plan is to encourage housing choice and affordability.</p> <p>This Plan is currently being reviewed and Council will continue to reinforce the importance of housing choice and housing diversity and seek State Government commitment to provide measures to increase housing diversity in our region.</p>
<p><u>Special Activation Sites</u></p> <p>Council will seek to identify sites to be declared special (explore benefits of local) activation precincts where they could cater for housing needs of major Government employers in town such as the Dubbo Health and Education Precinct and to consult with the DPIE.</p>
<p><u>Input into State Government's State Environmental Planning Policy (SEPP) Framework for Housing</u></p> <p>Council staff will continue to provide input into the State Government's new Housing SEPP which consolidates three SEPPs and aims to support the provision of housing diversity and a build to rent sector.</p> <p>In particular the proposed Housing SEPP permits build to rent options in zones where residential flat buildings are permissible. Council could also review its existing landuse zones with a review to increasing the provision of residential flat buildings in close proximity to services and open space.</p>
<p><u>National Rental Affordability Scheme (NRAS)</u></p> <p>NRAS is a State Government program aimed at increasing the supply of affordable rental housing and offers financial incentives for investors to build and rent dwellings to low to moderate income households at below market rates. Council could lobby Government to expand incentives in regional NSW.</p>
<p><u>Housing Supply Reference Group</u></p> <p>Council will establish a Housing Supply Reference Group from attendees of the Housing Availability Forum and will undertake regular consultation with this group to ensure strategies including the Residential Areas Development Strategy are informed by local industry knowledge and perspectives.</p>

6. Steps Council could take to address any shortages of particular housing types, including whether there is a possible role for Council in property development.

For the purposes of this part of the report, the three main housing types are single-occupancy dwellings (houses), dual-occupancy dwellings (townhouses/villas), and multiple-occupancy dwellings (flats/units).

Below are options for Council's consideration to address housing supply shortages for each specific housing type. It is noted that all options outlined require further detailed investigation as to practicalities, legalities and costs before it can be implemented.

A. Single-occupancy dwellings (ie, houses)

i. Supply of land

Council currently supplies land directly to the market as a result of owning and developing the Keswick Estate. By doing so, Council facilitates the construction of single and dual-occupancy dwellings. Council can:

- Continue to supply land to the market at the same rate as current (ie, one residential estate at a time);
- Set aside more Council owned land and/or purchase more land, to subdivide and sell.

ii. Review and/or amendment of planning documents

Council can review and/or amend its planning documents to allow for:

- Rezoning of land close to services, so as to encourage housing diversity in various areas;
- A mix of minimum lot sizes and set-backs in various residential zones to support market diversity and different prices points.

iii. Planning agreements with large enterprises to provide dwellings

Council can investigate entering into planning agreements with large enterprises (eg mining companies, or solar/ wind farm companies) requiring such enterprises to contribute to, and/or build, dwellings for their staff. These dwellings could then be made available to the community (via sale or rent) at the conclusion of a nominated period.

iv. Partnership with Private Community Entities

Council can explore entering into a partnership and/or joint venture with private community organisations, whereby Council supplies land and the organisation provides the funding to build and manage social housing within the region.

B. Dual-occupancy dwellings (eg town-house/ villas)

The options outlined in 1 (above) also apply to this type of housing.

C. Multiple-occupancy dwellings (eg flat/ units)

The options outlined in 1 (above) apply to this type of housing. Additional options for consideration include:

(a) 154 Talbragar Street, Dubbo

Council could explore partnership opportunities with Government and/or private community organisations, whereby Council contributes land situated at 154 Talbragar Street, Dubbo (Lot 7 on DP1249927) and Government and/or the private community organisation provides funding to build and manage a multiple-occupancy building on the Property.

The land is located within the CBD and is zoned B3 Commercial Core, which would allow for a multiple-occupancy dwelling development.

6.1 Council as a developer of dwellings

There are several issues that Council should consider if it intends to become a developer of dwellings. These issues require further detailed investigation.

a. Legal risks

It is considered that there may be legal risks involving s45 of the *Competition and Consumer Act 2010* (Cth) (anti-competitive provision), and s55 of *Local Government Act 1993* (NSW) (procurement provision). Formal legal advice should be sought regarding these laws and any other relevant laws that may affect Council, as well as advice on optimum legal structure (eg separate corporation), to conduct development.

b. Financial risks

The initial capital costs of a dwelling development are high, and it is unlikely that Council can readily obtain these funds per the current budget. Costs will include:

- organisational set up costs (eg wages, technology, stationery, office re-fit (where applicable), etc);
- home owners' warranty insurance premiums;
- building industry insurance premiums;
- legal fees (depending on legal structure required);
- building materials.

c. Negative public perception

There may be a negative public perception of Council "enjoying both worlds" of being a planning authority as well as an entity capable of approving its own developments. Detailed policies and procedures must be established in order to overcome this issue.

SUMMARY

Research indicates that there is a current undersupply of dwellings in the Dubbo Regional LGA as shown by prices rises and declining vacancy rates, this is appears to be a regional issue and is evident in other regional NSW towns.

There also appears to be a disparity between dwelling size, type and household composition in the Dubbo Regional LGA. However, market analysis indicates that there is a small but growing acceptance of alternative housing types amongst the community.

Council is now in an ideal position to review its land use planning program and contributions framework to further encourage the supply of higher density development and in some instances to respond to changes in State Government policy regarding affordable housing and 'Build to Rent' options. However, it must also be acknowledged that housing supply is also a function of market demand. Council can only create the conditions for developers to provide alternative housing types, market demand needs to drive the delivery of housing choice.



REPORT: Naming of Thoroughfares Associated with Stage 18 Delroy Park - Lot 1500 DP1250220 Lady Barron Circle Dubbo

AUTHOR: LIS and E-Services Coordinator
REPORT DATE: 7 July 2021
TRIM REFERENCE: ID21/1178

EXECUTIVE SUMMARY

Dubbo Regional Council has received a request from the developer, Delroy Park Pty Ltd, to name a public road in Stage 18 of Delroy Park West Estate to be constructed as part of Development Consent D2021-372 for 17 lots residential subdivision, located on Lot 1500 in DP1231126.

FINANCIAL IMPLICATIONS

The cost of the provision of the blade sign and installation would be met by the developer.

POLICY IMPLICATIONS

The proposed road name has been considered in accordance with Council's Policy, Naming of Thoroughfares and Other Geographical Features within the City of Dubbo; and the Geographical Names Board NSW Addressing Policy.

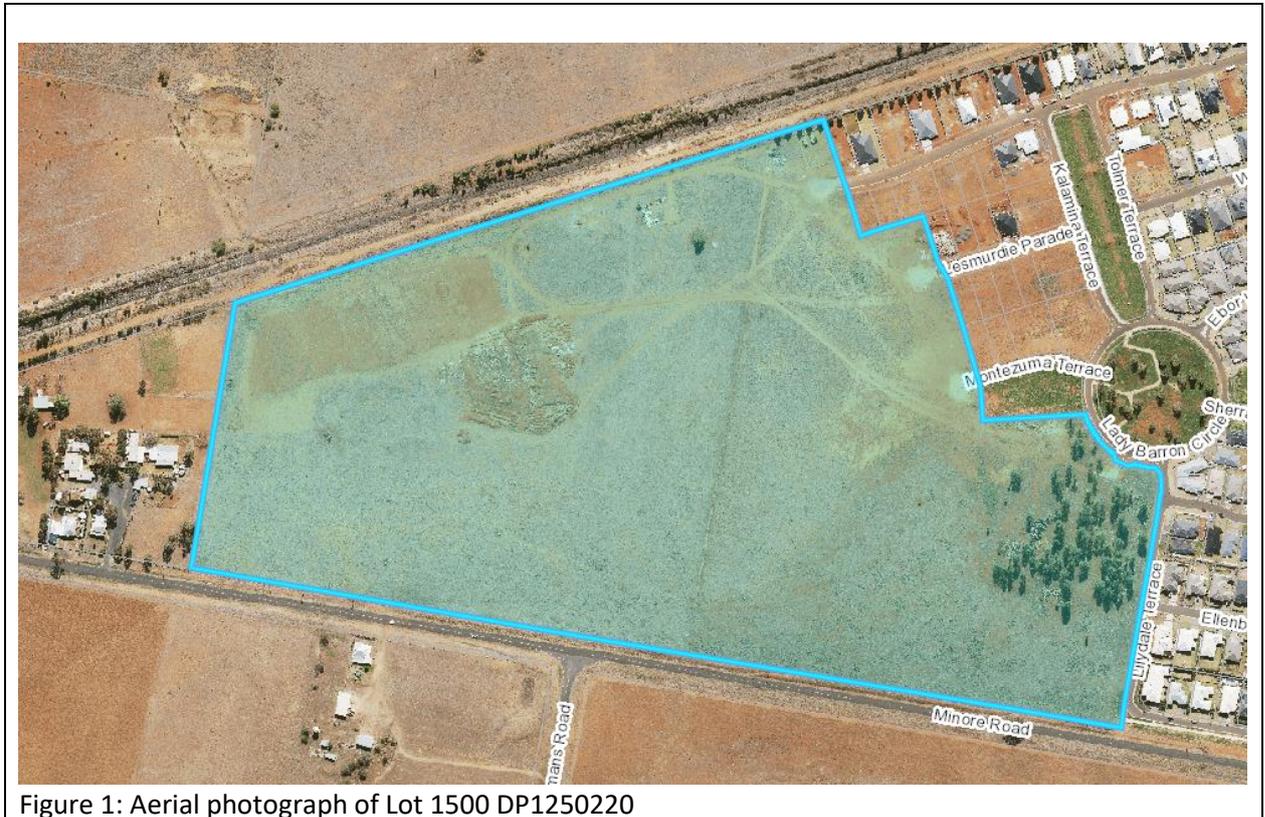
RECOMMENDATION

- 1. That the report of the LIS and E-Services Coordinator, dated 7 July 2021, be noted.**
- 2. That the proposed name Zillie Close be approved by Council.**
- 3. That the proposed name be notified in the local newspaper and Government Authorities notified in accordance with Section 162 of the Roads Act 1993 and Section 7 of the Roads Regulation 2018.**
- 4. That the developer be advised accordingly once approval under the Roads Regulation 2018 has been given and the name gazetted.**

Kim Edwards
LIS and E-Services Coordinator

REPORT

A request was received from the developer, Delroy Park Pty Ltd, to name a public road to be constructed as part of Development Consent D2021-372 (Stage 18) comprising a 17 lot residential subdivision located on Lot 1500 DP1250220.



The developer has requested the name Zillie Close for approval of the new cul-de-sac to be constructed in Stage 18. This is a continuation of the road naming theme for Delroy Park West Estate, being Australian waterfalls. Zillie Falls is located in Queensland in the Atherton Tablelands area.

The developer has also included alternative names if Zillie is not accepted. The names are Kalang, Minyon, Tuross, Tia and Tarra. The only name that would be acceptable is Tia as the other names do not comply with the policies. Tia Falls is located at Walcha in New South Wales.



Figure 2: Road layout to be constructed as part of Development Consent D2021-372 – Stage 18 - Zillie Close. Please note the other road names shown on this map have been approved and gazetted and not part of this report.

SUMMARY

The proposed road name, Zillie Close, is in keeping with Council’s Policy, Naming of Thoroughfares and Other Geographical Features within the City of Dubbo, and the Geographical Names Board NSW Addressing Policy. Accordingly, approval of the road name as proposed is recommended.



DUBBO REGIONAL
COUNCIL

REPORT: Dubbo Region Recovery Taskforce and Strategy Outcomes

AUTHOR: Manager Economic Development and
Marketing
REPORT DATE: 30 June 2021
TRIM REFERENCE: ID21/1101

EXECUTIVE SUMMARY

In response to the 2020 COVID-19 Pandemic and subsequent local economic disruption, the Dubbo Region Economic Recovery Taskforce was assembled, inviting industry representatives from sectors of the economy most impacted by COVID-19 related restrictions to participate in the development of a 12 month Economic Recovery Strategy for the Dubbo Region.

This report will outline key changes in related data to reflect the overall economic recovery with an example of an achieved tactic to provide context in how staff worked with industry and other agencies.

Individual activities and outcomes have also been reported on in detail through the monthly Council Informal Report.

The existing service delivery of Council's Economic Development team was prioritised to the adopted Strategy to provide budget and staff resourcing to these Strategy outcomes within the existing operational budget of the Economic Development and Marketing Branch.

There have been flow on effects from the COVID-19 disruption period, which will form the basis of operational activity focus for the 2021/2022 year including a continued focus on skills development and attraction, CBD and retail attraction and activation, strategic leveraging for major Regional projects to best position the Dubbo Region for growth, sustained visitor economy growth and support through destination development and marketing.

FINANCIAL IMPLICATIONS

Activities within the Economic Recovery Strategy were through prioritisation of existing operational budgets, therefore there were no financial implications or changes to budget as a result of this initiative.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

- 1. That the report of the Manager Economic Development, dated 30 June 2021, and the achievements of the Economic Recovery Strategy, be noted.**
- 2. That a new Economic Development Strategy be developed by Council in consultation with community and industry representatives.**

Joanna Howard

Manager Economic Development and Marketing

BACKGROUND

In response to the economic disruption as a result of COVID-19, the Dubbo Regional Economic Recovery Taskforce was assembled to advise and consult on the development of a 12 month strategy to assist in the economic recovery of the Dubbo Region. The Economic Recovery Taskforce consisted of the below representatives:

Economic Recovery Taskforce Representation

Position	Organisation
Mayor Dubbo Region (Chairperson)	Dubbo Regional Council
Chief Executive Officer	Dubbo Regional Council
Director Culture and Economy	Dubbo Regional Council
Manager Economic Development And Marketing	Dubbo Regional Council
Economic Development Officer	Dubbo Regional Council
President Dubbo Chamber of Commerce	Dubbo Chamber of Commerce
Retail Representative	Dubbo Chamber of Commerce
Hospitality Representative	Dubbo Chamber of Commerce
President Wellington Business Chamber	Wellington Business Chamber
Tertiary Education and Training	Charles Sturt University
President NSW Real Estate Institute (Orana)	NSW Real Estate Institute (Orana)
Local Tourism Representative	Taronga Western Plains Zoo
Director RDA Orana; Service Area Representative	Regional Development Australia (Orana)
Regional Tourism Authority	Destination Outback and Country

A Terms of Reference Strategy document was developed, along with a regular meeting schedule over a period of six workshops a range of topics to be discussed which focused on three areas to fast-track economic recovery for the Dubbo Region.

The Strategy outline below is the result of a series of five workshops held over six weeks to develop a partnered approach to the strategy implementation and prioritisation of Council led activities for the focused economic recovery of the Region, and its swift and sustainable economic bounce back from the disruption of COVID-19 and associated restrictions and impacts.

The Dubbo Regional Economic Recovery Strategy was adopted by Council in September 2020 for 12 month implementation. This report is a summary of activities to date of financial year 2020/2021

REGIONAL ECONOMIC RECOVERY STRATEGY 2020/21

OVERALL OBJECTIVE

The Dubbo Region responds to economic challenges and opportunities as a result of COVID-19 and rebounds quickly as a strong, resilient economy.

How this will be achieved...

DESTINATION MARKETING AND VISITOR ATTRACTION

Vision for success: Offset the challenges and embrace the opportunities presented to the domestic travel market from COVID-19

OBJECTIVES	1.1	Increase the total visitor spend in the Dubbo Region, measured off an average of the previous two year spend for the FY 20/21
	1.2	Increase visitor attraction in the Visiting Friends and Relatives (VFR) market, empowering locals to be part of the attraction campaigns, lifting Regional pride in the destination's offering and celebrating 'home town heroes'
	1.3	Support Tourism attraction visitation, accommodation and hospitality industry in delivery of PR activity and marketing campaigns to both locals and targeted visitor markets
	1.4	Build brand recognition and visitation consideration in targeted markets through targeted PR activities

DUBBO REGION BUSINESS AND INDUSTRY DEVELOPMENT AND ATTRACTION

Vision for success: Offset the challenges and embrace the opportunities of COVID-19 to position the Dubbo Region as a centre for job enabling infrastructure and proactive business development

OBJECTIVES	2.1	Position the Dubbo Region as a preferred destination for identified industries that grow regional capacity and employment
	2.2	Attract and develop industry enabling infrastructure through strategic plans and policy that are aligned to best support provision of grant related funding and partnerships
	2.3	Industry value add opportunities are explored and acted upon for major projects to maximise local procurement and employment

DUBBO REGION PURCHASING BEHAVIOUR FROM CONSUMERS AND FROM BUSINESS TO BUSINESS

Vision for success: Offset the challenges and embrace the opportunities of COVID-19 retail landscapes to secure local purchasing practises within the business to business supply chains of the Dubbo Region and enhance the buy local behaviours of Dubbo Region's residential and service area communities

OBJECTIVES	3.1	Secure commitment from Council and large scale private business to support local supply chains through local procurement
	3.2	Engage and educate business on the ways that they can attain work from Council and large government packages available within the region
	3.3	Engage local community and regional service community of the Dubbo Region to commit to buying locally

JOB RECOVERY AND WORKFORCE DEVELOPMENT

Vision for success: Offset predicted recessionary impact economic impact of COVID-19 on Dubbo Region's economy, through continued low levels of unemployment and strong skills development that supports future identified industry growth and focus on labour force impacted by COVID-19

OBJECTIVES	4.1	Support affected industries with low recruitment engagement, high recruitment fatigue to attract people back into the job market.
	4.2	Review training and workforce upskill opportunities for local business and labour force to diversify
	4.3	Leverage opportunities presented by COVID relating to space and infection rates to attract skilled workers to relocate themselves and their families to our region to minimise/avoid FIFO

INDUSTRY ENGAGEMENT

Vision for success: Strong and capable businesses and industry which maximise and embrace the opportunities presented from COVID-19 and infrastructure investment now and in the future

OBJECTIVES	5.1	Increase local industries capability and capacity to maximise local participation in major infrastructure projects
	5.2	Support industry alliances to facilitate industry collaboration and cooperation between businesses in the region to create a competitive advantage
	5.3	Secure commitment from Council to support capacity building and skill development through procurement policies focused on cultivating Dubbo first
	5.4	Address skills gaps through the attraction of in demand skills from outside the LGA as new residents to the Dubbo Region

CBD ACTIVATION AND RE-IGNITION

Vision for success: The Dubbo Region CBDs react to impacts, opportunities and restrictions of COVID-19 to create a safe, full and viable mix of business and commercial entities that employ people and attract spending

OBJECTIVES	6.1	Offset the decrease in foot traffic and restrictions on indoor crowds as an impact of COVID-19 by responsibly encouraging local spend within the CBD's through innovative programs and communication
	6.2	Develop Infrastructure to Support Existing CBD businesses and attract new operators in new COVID-Safe regulations
	6.3	Maintain commercial viability of the Dubbo and Wellington CBD's through the attraction and retention of major national stores that employ local people

OBJECTIVE	ACTIONS	PROJECTS
 <p>✓ Visitor Attraction</p>	<p>Destination Marketing for Dubbo and Wellington</p>	
 <p>✓ Business engagement and growth</p>	<p>Dubbo and Wellington retail business research and attraction</p>	 <p>Retail Activation Report: Charles Davis</p>
 <p>✓ Grants and funding</p>	<p>Finalise list of regionally significant projects for grant prioritisation</p>	
 <p>✓ Local purchasing</p>	<p>Council commitment to buying local Consumer marketing to encourage spending local Industry support on business initiatives</p>	
 <p>✓ Job Recovery</p>	<p>Keeping gap year students in Dubbo Region Targeted skills attraction</p>	
 <p>✓ Industry support</p>	<p>Combined industry training: Civil Construction School Industry Information Sessions – led by actual business owners and managers Targeted skills attraction</p>	
 <p>✓ CBD Activation</p>	<p>Promote CBD future developments Support CBD activation and spending in Dubbo and Wellington Support amenity and night time economy</p>	

REPORT

The adopted Regional Economic Recovery Strategy outlined 20 individual objectives, within six key themes to achieve the overall objective of responding to economic challenges and opportunities as a result of COVID-19, and rebound quickly as a strong and resilient economy.

Activities addressing each of the 20 objectives have been all been completed since the strategy's adoption by Council in September 2020.

THEME 1: Destination Marketing and Visitor Attraction:

Visitor spend increased significantly during the 2020 year despite also having the lowest spend month for visitation during lock down of April. This is significant for our Region as April and Easter is a peak visitation period for Dubbo Region. Marketing and Visitor attraction activity shifted during this period to focus on digital delivery and a 'Plan now adventure later' call to action to remain in the consideration set for target markets planning their next escape.

Whilst it should be noted that the opportunities provided for regional tourism due to border closures and low exposure rates are significant for regional NSW, this is still an ultra-competitive market and the readiness of the industry and of Council in driving proactive marketing contributed to making the most of this silver lining of the pandemic.

Total Visitors Spend – Dubbo Region				
	2019	2020	% change (2019 to 2020)	Jan – April 2021 (Year to date)
Ave month spend	\$24,763,460	\$25,881,133	+4.5%	\$27,636,996
Highest spend month	\$28,596,344 (December)	\$36,505,271 (December)	+27.66%	\$30,557,773 (April)
Lowest spend month	\$20,146,872 (February)	\$13,545,590 *(April)	-32.76%	\$24,261,021 (February)

*2020 COVID lockdown and restrictions

Notable Activity: Autumn Destination Marketing Campaign

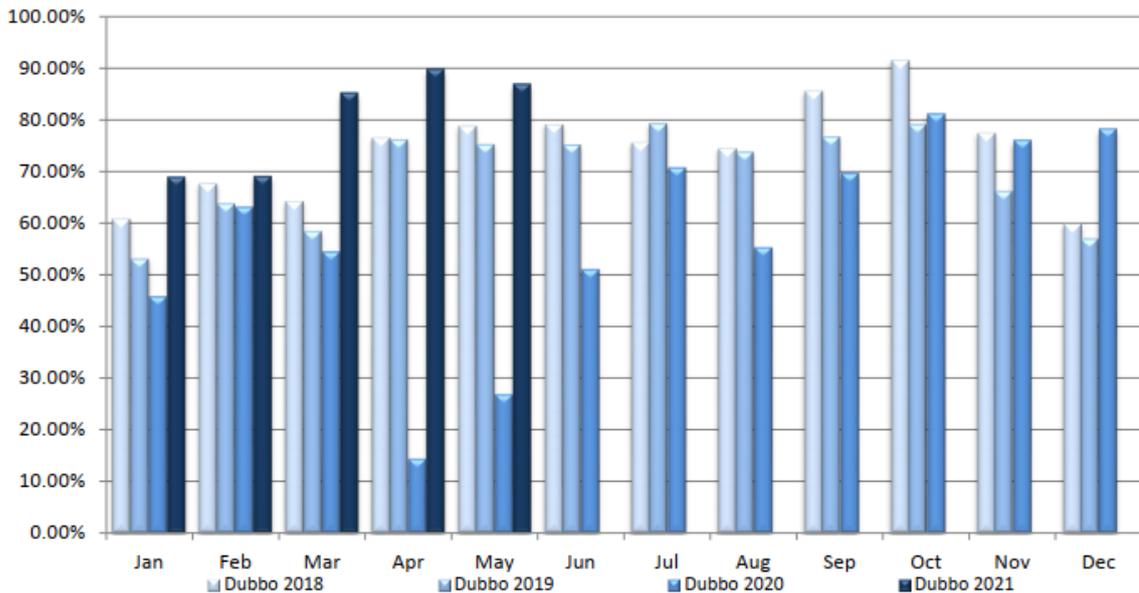
A post campaign report was developed for Autumn marketing activity, with fantastic results achieved across media engagement and reach with a significant spike in visitation experienced during and after the live campaign period. The timing of the campaign was aligned with the strategy to attract last minute visitors during Autumn and encourage visitation during the typically low Winter period.

- The TV campaign on the Southern Cross Austereo network targeting the region immediately surrounding Dubbo achieved over 710,750 gross impacts.
- The billboards installed in Parramatta and Rozelle are estimated to attract 583,900 reach across their install period (concluding in July 2021) with an estimated contacts (number of times they are seen) of 5,727,600. Data is not currently available for the Newcastle billboard due to its regional location, but is effective in brand recognition in a key target market.
- Shopping Centre 'Shopalive' advertisements throughout the Newcastle region had 423,712 plays during the campaign period.
- Print advertising in Australian Traveller magazine's 'City to Outback' edition had a circulation of 30,000 and a readership of 147,000.
- Digital content and advertising on Australian Traveller's website saw 4,807 unique visitors to the editorial piece, 385,284 impressions from display advertising achieving 978 clicks. The EDM Newsletters saw 32,146 opens and a dedicated Facebook post had a reach of 4,454 and 230 clicks.
- Sponsored Youtube advertising achieved 13,363 impressions and 5,838 views.
- Sponsored social media activity on Facebook and Instagram reached over 209,100 people with over 34,200 video thurplays.

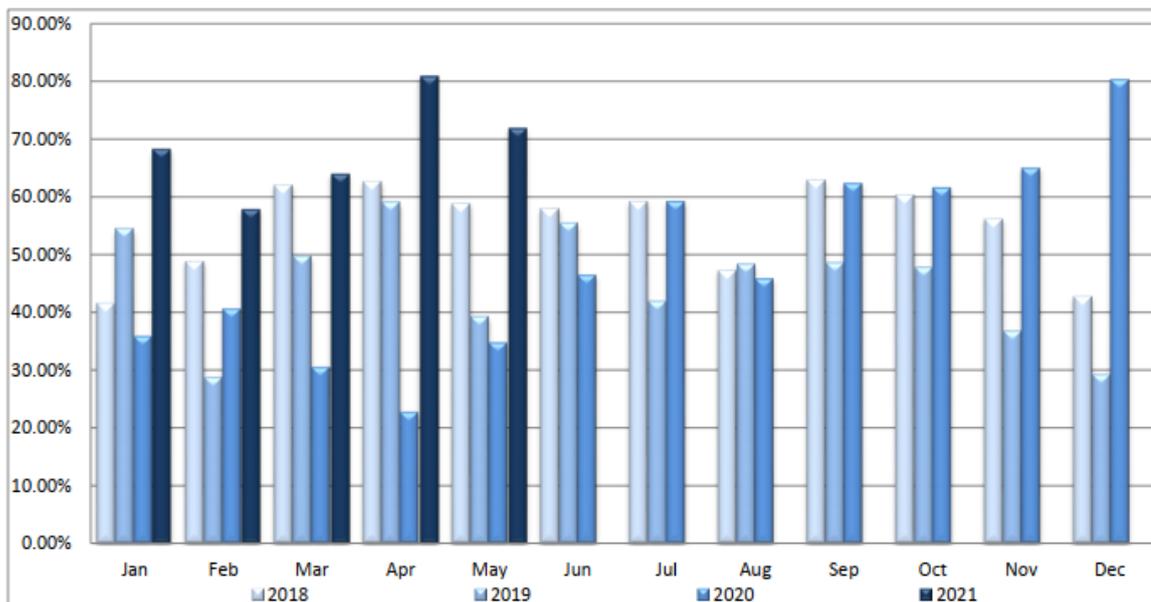
The destination website dubbo.com.au also saw an increase in traffic of **378%** as a result of the increased marketing activity and renewed interest in the Dubbo Region as a family holiday destination.

This conversion was also noted in Council's Tourism Market Report detailed below, with 2021 showing month on month consecutive highest occupancy since the pre drought period.

Dubbo Accommodation Snapshot



Wellington Accommodation Snapshot



THEME 2: Regional Business and Industry Development and Attraction

Strategic positioning of the Dubbo Region to best take advantages of opportunities as they arise post the COVID 19 lock down period. Research during the period showed that people were more likely to work remotely, put more investment into their homes and changed their values from focus on highly populated areas for development and business. This created

opportunity for Dubbo Region to attract new business and also to determine the strategic vision of the Region for community development through targeted grant related activity.

This process involved active consultation with different levels of government on the role of the Region in terms of regional growth and serviceability of surrounding populated areas. The gathering of projects and desired projects and the prioritisation of those projects as determined by Council Executive Leadership Team to position the Dubbo Region to leverage off its position as a safe, well serviced and connected inland centre of business and lifestyle and create a frame work for those projects to be presented for funding as available.

Notable Activity: CBD Activation Report for business growth and attraction

Specialist retail consultant Charles Bowie and his organisation “Head Full Of Food” (HFOF) were engaged by Council in December 2020. HFOF undertook a strategic review of the Dubbo and Wellington Central Business Districts (CBDs) as retail precincts and to “ground truth” existing retail and services offerings. This was done to identify and analyse gaps in the current offerings and provide guidance to Council as to what opportunities could be targeted to grow the retail mix and diversity in the CBD’s. The main objective of this report was to identify what was needed to maintain commercial viability of the Dubbo and Wellington CBDs and also to assist in the development of strategic collateral to assist in the attraction of major national retail stores that will help with the swift Economic Recovery.

The framework and findings were delivered to Council and presented to major CBD stakeholders in May 2021 and was a culmination of extensive and detailed data analysis and insights. This data was then been tested against on-the-ground observations and included, detailed data, gap analysis, list of potential warm leads for relocation into Dubbo Region (CBD or otherwise) and opportunity for ‘home grown’ business opportunities to meet local demand.

A total of 16 recommendations and action items with their priority levels have been provided to Council to deliver within the suggested timeframes and where relevant collaboration with the identified stakeholders, which forms part of the strategy recommendations in CBD Activation and Re-Ignition part of the Dubbo Region Recovery Strategy. After targeted contact was made with various national corporations, five retail and food specialisation businesses have already shown interest in coming Dubbo to undertake a “Dubbo Discovery Day” to investigate opening a site in the CBD.

THEME 3: Dubbo Region Purchasing Behaviour from Consumers and Business to Business

Local Resident spend continues to bounce back strongly after the initial COVID shock which saw spending decline. April 2020 (COVID lockdown) was the lowest month of residential spending for the previous 15 months prompting the Taskforce and adopted Strategy to focus on local consumer and business spending as a key area of focus for stimulation.

Although from data to date the year to date 2021 spending looks as though it hasn't reached the retail spending highs of 2020 COVID Recovery, it should be noted that the latter months of the year, namely the typically big spending months of October, November and December

are expected to contribute a large increase to the year-on-year average spending and increase the monthly average substantially. Data trends predict that 2021 will continue the ongoing upward trend for local spending.

Government assistance as well as low community transmission levels in Regional NSW lead to strong spending recovery in the Dubbo Region in 2020, with resident consumer spending equalling all-time records for four months straight from August to December 2020. Local resident spending in December 2020 was the highest on record and almost 12% higher than it was in December 2019. Overall, consumer retail spending has been a spectacular success in the Dubbo Region based on a number of factors. Anecdotal evidence suggests shopkeepers and local businesses are thriving off the back of these results, which can't be said for the city and metropolitan counterparts.

Total Local Resident Spend – Dubbo Region				
	2019	2020	% change (2019 to 2020)	Jan – April 2021 (Year to date)
Ave monthly spend	\$61,450,503	\$67,671,440	10.12%	\$64,822,277
Highest spend month	\$75,224,527 (December)	\$83,745,210 (December)	11.33%	\$64,967,313 (April)
Lowest spend month	\$53,816,382 (February)	\$57,246,088 (February)	6.37%	\$60,768,462 (February)

Notable Activity: Council's Local Purchasing Policy and Business to Business purchasing behaviour

Economic Development in co-operation with the Corporate Procurement Department organised, facilitated and delivered four Local Procurement Workshops since the adoption of the Local Purchasing Policy in September 2020. With a total of 131 businesses represented and 170 people in attendance across the workshops, the sessions were developed to enhance the local economic outcomes of the new Local Purchasing Policy as an action item from the Economic Recovery Taskforce.

Each session provided an insight into the different areas of Council's Procurement policies, processes and procedures, endeavouring to increase local business engagement and use of Councils relatively new e-procurement platform (Vendorpanel) and to ultimately increase Council's procurement from local businesses. Topics ranged from explaining internal DRC

Procurement processes to providing businesses with an update on projects and procurement opportunities which were coming up.

Workshops delivered:

Workshop #1 - Dubbo September 2020

Introduction to DRC's New Local Purchasing Policy and Vendorpanel
56 businesses registered and 72 people attended

Workshop #2 - Wellington October 2020

Introduction to the New Local Purchasing Policy and Vendorpanel
12 businesses registered and approx 16 people attended

Workshop #3 - Dubbo March 2021

Session targeted and run specifically for local Aboriginal Businesses, Disability Service Providers, Social Enterprise and Small Businesses
47 businesses registered and 61 people attended

Workshop #4 - Dubbo May 2021

The Tender Process, Financial Requirements, Capacity Requirements
16 businesses registered and 21 people attended

Total:

131 – local businesses were represented at the sessions;
170 – local people in attendance

The sessions resulted in much better local saturation, integration and uptake of Councils e-Procurement system, Vendorpanel, across local businesses. Many of the attending businesses were previously unaware that Council used this system or how it worked. The increased use of Vendorpanel by local businesses will ensure many more local businesses are aware of upcoming and live procurement opportunities within Council. The feedback was excellent from all sectors of the business community, including the peak business body, the Dubbo Chamber of Commerce. There was an appetite for more and on-going workshops in regards to Vendorpanel and Council procurement in general.

THEME 4: Job Recovery and Workforce Development

In the peak of COVID impacts, the Dubbo Region had an unemployment rate of 1.4%. This is not to suggest there wasn't a level of under employment, where people had more than one casual job to make up their household income and whilst they didn't lose all their jobs, they had hours cut or lost one of their sources of income. Dubbo Region as of December 2020 had an unemployment rate of 2.1% (Dubbo City 1.9%; Wellington 3.4%) noting that 5% unemployment is considered full workforce employment as a data standard.

With such low unemployment, focus was placed on recovery of industries impacted by COVID 19 through retaining local youth and engaging business in key large scale infrastructure

projects. Engaging industry and workforce candidates through pre-employment support and training, developed with industry and engaging local RTOs to deliver at no cost to Council or to the industry; these included civil construction, hospitality and a 'Kick Start' work

experience program focused on engaging youth into local industry to encourage them to stay in the Region. Council also specifically connected over 100 businesses directly into major construction projects such as the Regional Rail Maintenance Facility, after they were initially overlooked by the contractors and TfNSW in first rounds of work package communications.

Notable Activity: Targeted industry skills to schools project

Delivered in September and October 2020 to coincide with pre-exam timetables for senior classes. Business owners from 14 different businesses looking for youth employees presented to students about their businesses, what working is actually like and what to expect as an employee in their businesses as well as current and future opportunities. Students were able to ask candid questions and receive direct from industry how to approach a business for a job and what to expect on a job site or in an office. Feedback from industry and schools was positive with approximately 70 Students engaged in the sessions and 30% of Year 12 cohort who attended the sessions engaged with local businesses post the in-school activity following up on immediate employment opportunities.

Presenting businesses:

- Red Earth Electrical
- David Payne Constructions
- Western Plains Automotive
- Dubbo City Toyota
- Early Rise Bakery
- JLE Electrical
- CAMS
- Dubbo RSL
- Quality Inn
- Dubbo Landscaping
- McNamara Landscaping
- Kitchen & Renovation Concepts
- JLE
- Earlyrise Bakery

THEME 5: Industry Engagement

Large scale projects under development still provide significant opportunity for the Dubbo Region to leverage industry development and business growth.

Given the strong construction industry in the Dubbo Region, and the contained supply chain and the fact that as an essential service this industry didn't stop and has been stimulated by

the government the 2020/2021 and continuing pressure moving beyond this Recovery Strategy is the significant skills gap and opportunity for business advancement and expansion to meet the market demand and provide significant economic growth for the Dubbo Region.

Notable Activity: Dubbo Skills Platform Development and Engagement

Dubbo Skills platform has been nominated as the obligatory contracted labour pool for the Regional Rail facility development as part of a Council push to centralise jobs and skills attraction and development. The development of this platform is marketed specifically to trade and health industries as a key registration point for people wanting to move to the Region and on the business support side of the problem, this platform registers businesses who are looking for skills.

Currently the skills registered as part of this platform are detailed below.

Cumulative Skills Registered * to June 2021 <i>(with category break up)</i>	Count
Engineers (<i>i.e. Mechanical, Electrical</i>)	760
Building & Construction	210
Electrical (<i>Electricians etc.</i>)	54
Automotive Repair (<i>Mechanics etc.</i>)	41
Metal Fabrication & Engineering	68
Drivers / Plant Operators	67
Health Services & Nursing	71
Semi-Skilled Labour	47
Other	409
TOTAL:	1,727

These potential new residents have provided details and resumes that are then shared with consent, to businesses looking for skilled workers. The platform is also supported by targeted marketing, with Sydney providing the majority of leads during the strict COVID-19 lock down periods, but more recently other Regional centres with higher unemployment rates or higher percentages of skilled workers have been targeted which is yielding better matched results for employers locally.

THEME 6: CBD Activation and Re-Ignition

A mixture of industry engagement, retail attraction and commercialising the CBD's of Dubbo and Wellington through marketing are key drivers of economic stability and recovery post COVID. Whilst the spending activity in Dubbo has remained healthy, larger scale retail made decisions to cut Dubbo stores not based on the profitability of individual stores but wider business plans.

Council has finalised the CBD Activation Strategy, and will now in the next 12 months continue to undertake the recommendations of that strategy, which has been presented to industry in May 2021. This includes active approaches to identified franchises and business groups for activation of the CBD and encouraging local ‘home grown’ business growth through business development programs and partnerships.

Notable Activity: Western Service Centre retail advertising campaign

An advertising campaign promoting the Dubbo Region as the ‘Shopping Destination of Choice’ targeting Western and Central Western markets and leveraging from the opening of Kmart in October 2020 was implemented as part of the larger Western Service Centre marketing campaign. This advertising campaign incorporated a TV and social media video featuring a local family and continued throughout November.

- two week radio campaign 2DU - up to 65,000 estimated weekly listeners*
- two week radio campaign Zoo FM - up to 65,000 estimated weekly listeners*
- two week radio campaign 2WEB FM - in excess of 100,00 potential listeners**
- *Statistics via Super Radio Network
- **Statistics via 2WEB
- four week TV campaign on Prime7 network - resulted in over \$17K in airtime for a \$5K spend. Programming highlights included local news, Sunrise, Better Homes and Gardens and Home and Away
- direct mail campaign - Delivering from 7 December 2020 to 12,423 mailboxes.

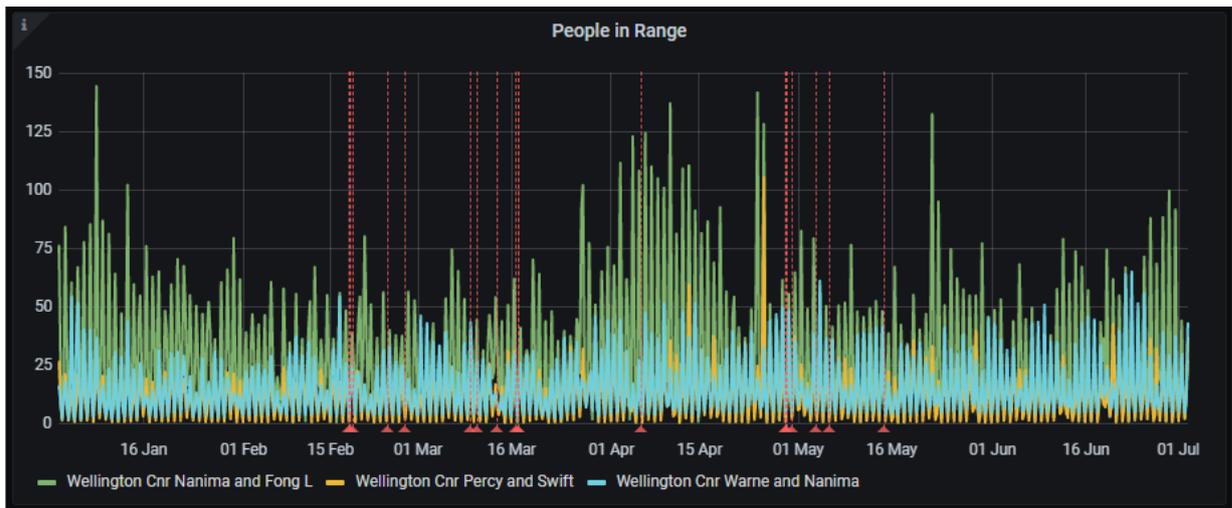
Outcomes of this campaign was to reposition Dubbo as not just the service centre for the Western Region, but also for a centre for fun activity and leisure retail spend. The higher spend, with a lower transaction rate detailed in the reported spend data below, suggests that these spending habits are more reflective of leisure based spending, such as that encouraged by the campaign, rather than bulky goods spending which can skew the visitor spend data, showing that the campaign achieved in objectives of growing spend, and prioritising leisure spend off the back of the new store opening.

Year-on-Year Changes - All Spend - Dubbo Region			
Expenditure Types	Oct - Nov 2019	Oct - Nov 2020	Change
Total Local Spend	\$179.5M	\$204M	13.65%
Resident Local Spend	\$129M	\$142.7M	10.62%
Visitor Local Spend	\$50.4M	\$61.5M	22.02%
Average Value per Transaction(\$) - Dubbo Region			
Expenditure Type	Average Value per Transaction		Change
	Oct - Nov 19	Oct - Nov 20	
Total Local Spend	\$73	\$72	7.74%
Resident Local Spend	\$70	\$70.5	0.71%
Visitor Local Spend	\$82	\$76.50	6.71%

Source: [Spendmapp](http://www.spendmapp.com.au)

In order to create a measurement of success in Wellington for CBD Activation an action item from the Taskforce was to have a LoRaWan network installed with people sensors reflective of what is in Dubbo CBD. See below the data trends from January to July 2021. The 3 locations of the sensors are:

1. Corner Nanima and Fong Lees
2. Corner Percy and Swift
3. Corner Warne and Nanima Streets



SUMMARY

The Dubbo Regional Economic Recovery Taskforce and Strategy was created in partnership with local industry most impacted by the initial impacts of COVID-19.

The Strategy was adopted for 12 month implementation in September 2020 and achieved program outcomes within the existing operational budgets. This was achieved by re-directing resources and capabilities of the Economic Development and Marketing Branch and by re-prioritising work and programs to achieve identified outcomes.

This report identifies some of the major components delivered as part of the Strategy's key themes and shows an astounding impact on the local economy across the Dubbo Region. Whilst it would be somewhat idealistic to consider the outcomes of the tactics delivered through the Dubbo Region Economic Recovery Strategy to be considered the Region's new normal baseline, what the Strategy's delivery has shown is how resilient and responsive regional businesses and Council have been in the approach to economic recovery working together.

The data shows phenomenal outcomes in terms of visitation and spending, local purchasing, business engagement and unemployment. Advancement for Dubbo Region in terms of economic bounce back has definitely been achieved through an influx of new visitation, new spending habits and an enthusiastic business continuity attitude where managers and

employers looked at how things could be done differently, better and more in tune with customer needs as opposed to general business operations. This has been supported through the development framework and delivery of the Dubbo Region Economic Recovery Strategy.



DUBBO REGIONAL
COUNCIL

REPORT: Proposed Disabled Parking - Elston Park, Gipps Street Dubbo

AUTHOR: Senior Traffic Engineer
REPORT DATE: 28 June 2021
TRIM REFERENCE: ID21/1089

EXECUTIVE SUMMARY

This report deals with the proposed installation of disabled car parking spaces in Gipps Street Dubbo for improved access requirements to Elston Park recreational facilities, and the soon to be installed accessible amenity building.

FINANCIAL IMPLICATIONS

The allocation of funds will be made available from Council's Recreation and Open Spaces branch.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

That Council approval be granted for the installation of two disabled parking spaces on the eastern side of Gipps Street, adjacent to Elston Park, in accordance with Council's Traffic Management Plan TM 7455 (Appendix 1).

LOCAL TRAFFIC COMMITTEE CONSIDERATION

This matter was considered by the Local Traffic Committee at its meeting held on Monday, 5 July 2021. The Committee had unanimous support in the adoption of the recommendation.

RECOMMENDATION

That Council approval be granted for the installation of two disabled parking spaces on the eastern side of Gipps Street, adjacent to Elston Park, in accordance with Council's Traffic Management Plan TM 7455 (Appendix 1).

Dennis Valantine
Senior Traffic Engineer

BACKGROUND

Council's Open Space Coordinator has advised that as part of the Council 'Playground Shade Improvement Fund Program,' a new accessible amenity building is proposed to be installed within Elston Park in close proximity to the existing playground and water park facility. In order to provide compliant access to these facilities, an accessible connecting path system is required to the adjacent road network.

In order to access the park, there is the requirement to include a designated parking and access point onto Gipps Street, to ensure compliant disability access and connection of the key facilities.

REPORT

Elston Park has become a popular recreational facility, with an increase in public activity a consequence of more recent improvements. The provision of a modern and accessible amenity building will encourage additional community participation in the park. There is currently no accessible parking, or direct access to the interactive playground area of the Park.

Gipps Street is a 23 m wide kerb and guttered carriageway with full access frontage to Elston Park on the eastern side and residential development on the western side. Gipps Street is a typical outer CBD street where angle parking is the adopted practice. The road formation suitably accommodates an existing tree scape on road and angle parking. There are no parking restrictions within Gipps Street and there have been no identified road safety history or concerns in this block, with the exception of the intersections with Cobra and Bultje streets.

The proposed amenity building, accessible connections and disabled car parking spaces will provide a much welcome enhancement for the benefit of the broader community to access Elston Park and associated recreational facilities. The proposed disabled car parking spaces will be located midblock.

SUMMARY

It is recommended that two disabled parking spaces be installed on the eastern side of Gipps Street, adjacent to Elston Park in accordance with Council's Traffic Management Plan TM 7455 (**Appendix 1**).

Appendices:

1⇒ Elston Park Disabled Parking - Gipps Street Dubbo (TM 7455)

Provided Under Separate Cover



DUBBO REGIONAL
COUNCIL

REPORT: 2021/2022 Season Dates - Dubbo Region Aquatic Leisure Centres

AUTHOR: Manager Aquatic Leisure Centres
REPORT DATE: 6 July 2021
TRIM REFERENCE: ID21/1167

EXECUTIVE SUMMARY

Based on 2019/2020 and 2020/2021 statistics, advice from facility coordinators, formal correspondence from stakeholders and informal feedback from customers, recommendations for 2021/2022 season include modifying daily operating hours to better reflect facility peak and off-peak times and lengthening the season for the Dubbo Aquatic Leisure Centre to accommodate the April school holidays and Swim Club competition training requirements.

FINANCIAL IMPLICATIONS

1. Cost per visit

	Dubbo Aquatic Leisure Centre	Wellington Aquatic Leisure Centre	Geurie Pool
Estimated Annual Visitation	70,000	21,000	2,600
Annual Operating Cost	\$1,219,432.00	\$667,954.00	\$106,855.00
Operational Cost Per Visit	\$17.42	\$31.80	\$41.09

2. Additional 26 days/189 hours of operation for the Dubbo Aquatic Leisure Centre (28 March 2022 - 24 April 2022) in comparison to the 2020/2021 season. Approximate cost is an increase in costs of \$9,000.00 in casual staffing salaries and \$7,000.00 in heating and powering the site. This increase in operating expenses would be partially offset by additional admission and waterslide sales and café income from the Dubbo facility for the 26 day period.
3. No financial impact in regards to Wellington Aquatic Leisure Centre and Geurie Pool operations.

POLICY IMPLICATIONS

No Policy Implications

RECOMMENDATION

1. That the report by Manager Aquatic Leisure Centres, dated 6 July 2021 be noted.
2. That the following seasonal opening times for Dubbo Aquatic Leisure Centre are:

- Season: Saturday, 4 September 2021 – Sunday, 24 April 2022 (33 weeks)
 - September, October, November 2021 and April 2022
 - Monday-Friday: 5.30am-6.30pm
 - Saturday: 7am-6.30pm
 - Sunday: 10am-6.30pm
 - December 2021 and January 2022
 - Monday-Friday: 5.30am-8pm
 - Saturday: 7am-8pm
 - Sunday: 10am-8pm
 - February and March 2022
 - Monday-Friday: 5.30am-7pm
 - Saturday: 7am-7pm
 - Sunday: 10am-7pm
3. That the following seasonal opening times for Wellington Aquatic Leisure Centre are:
- Season: Saturday, 4 September 2021 – Sunday, 27 March 2022 (29 weeks)
 - September, October, November 2021
 - Monday-Friday: 6am-6.30pm
 - Saturday: 8am-6.30pm
 - Sunday: 10am-6.30pm
 - December 2021 and January 2022
 - Monday-Friday: 8am-7pm
 - Saturday: 8am-7pm
 - Sunday: 10am-7pm
 - February and March 2022
 - Monday-Friday: 6am-6.30pm
 - Saturday: 8am-6.30pm
 - Sunday: 10am-6.30pm
4. That the following seasonal opening times for Geurie Pool are:
- Season: Saturday, 6 November 2021 - Sunday, 27 March 2022 (20 weeks)
 - 6 November to 17 December 2021 and 31 January to 27 March 2022
 - Monday, Tuesday, Thursday, Friday: 6.00am-7.00am
 - Monday-Friday: 3.30pm-6.30pm
 - Saturday: 11.30am-6.30pm
 - Sunday: 11.30am-6.30pm
 - 18 December 2021 to 30 January 2022 (Summer School Holidays)
 - Monday, Tuesday, Thursday, Friday: 6.00am-7.00am
 - Monday-Friday: 11.30am-7.00pm
 - Saturday: 11.30am-7.00pm
 - Sunday: 11.30am-7.00pm
5. That the following opening schedule for Public Holidays be endorsed:
- Christmas Day: Facility closed
 - Boxing Day: Facility closed
 - New Year Day: 10am-6pm (all facilities)
 - Australia Day: 10am-6pm (all facilities)
 - Easter Friday: 10am-6pm (Dubbo only)

Easter Saturday: 10am-6pm (Dubbo only)
Easter Sunday: 10am-6pm (Dubbo only)
Easter Monday: 10am-6pm (Dubbo only)

6. That a letter be sent to stakeholders acknowledging feedback contributions to the final 2021/2022 Season Dates report.

Clare Fisher
Manager Aquatic Leisure Centres

BACKGROUND

2020/2021 was the first full season for Dubbo Region Aquatic Leisure Centres (under central DRC Management) unaffected by major upgrades and pandemic closures. All three Dubbo Region Aquatic Leisure Centres; Dubbo, Wellington and Geurie Pool were open to the public for the full duration of the planned season.

Season Operational Hours

<i>2020-21 Opening Hour Totals</i>	No. Days	Total Hrs
<i>Dubbo Aquatic Leisure Centre</i>	204	2,729
<i>Geurie Pool</i>	140	770
<i>Wellington Aquatic Leisure Centre</i>	204	2,383
SEASON TOTALS	548	5,882

Dubbo Aquatic Leisure Centre

Season: Saturday, 5 September 2020 – Sunday, 28 March 2021 (29 weeks)

- Closed Christmas Day
- Public Holidays 11.00am-7.00pm

	Weekdays	Saturday	Sunday
Sep 2020	5.30am – 6.30pm	6.30am – 6.30pm	10.00am – 6.30pm
Oct 2020	5.30am – 6.30pm	6.30am – 6.30pm	10.00am – 6.30pm
Nov 2020	5.30am – 8.30pm	6.00am – 8.30pm	10.00am – 8.00pm
Dec 2020	5.30am – 8.30pm	6.00am – 8.30pm	10.00am – 8.00pm
Jan 2021	5.30am – 8.30pm	6.00am – 8.30pm	10.00am – 8.00pm
Feb 2021	5.30am – 8.30pm	6.00am – 8.30pm	10.00am – 8.00pm
Mar 2021	5.30am – 7.30pm	6.30am – 7.00pm	10.00am – 7.00pm

Services and Classes:

- Learn to Swim – 10 week courses and 10 day intensives
- Pool Party packages – inclusive of waterslide, BBQ and group admission
- School Carnivals
- Regional Carnivals & Championships
- Project Walway Police Youth program – Friday nights once per month

Local Clubs and Groups:

- Orana Swimming Club (104 active members)
 - Morning and afternoon squad training Mon-Fri
 - Club Nights
 - Carnival
- Dubbo City Swimtech Swimming Club (212 active members)
 - Morning squad training Mon-Sat
 - Afternoon squad training Mon-Fri
 - Club Nights
 - Carnival

- Dubbo Triathlon Club
 - Junior Tri-Stars events
 - Tri-Stars events
- Dubbo Water Polo Club
 - Friday afternoon/evening matches
 - Saturday Finals

Wellington Aquatic Leisure Centre

Season: Saturday, 5 September 2020 – Sunday, 28 March 2021 (29 weeks)

- Closed Christmas Day
- Public Holidays 11.00am-7.00pm

	Weekdays	Saturday	Sunday
Sep 2020	6.00am – 6.30pm	8.00am – 6.30pm	10.00am – 6.30pm
Oct 2020	6.00am – 6.30pm	8.00am – 6.30pm	10.00am – 6.30pm
Nov 2020	6.00am – 6.30pm	8.00am – 6.30pm	10.00am – 6.30pm
Dec 2020	6.00am – 6.30pm	8.00am – 6.30pm	10.00am – 6.30pm
Jan 2021	6.00am – 7.30pm	8.00am – 7.30pm	10.00am – 7.30pm
Feb 2021	6.00am – 6.30pm	8.00am – 6.30pm	10.00am – 6.30pm
Mar 2021	6.00am – 6.30pm	8.00am – 6.30pm	10.00am – 6.30pm

Services and Classes:

- Learn to Swim – 10 week courses and 10 day intensives
- School Carnivals
- Regional Carnivals & Championships
- Wiradjuri Wheels Program

Local Clubs and Groups:

- Wellington Amateur Swimming Club (155 active members)
 - Point Scores – Fri nights
 - Carnival
- Aqua Aerobics Community Group

Geurie Pool

Season: Saturday, 7 November 2020 – Sunday, 28 March 2021 (20 weeks)

- Closed Christmas Day
- Public Holidays 11.00am-7.00pm

	Weekdays (Excl. Wed)	Wednesday	Saturday	Sunday
Nov 2020	6am – 7am 3.30pm – 6.30pm	3.30pm – 6.30pm	11.30am – 6.30pm	11.30am – 6.30pm
Dec 2020	6am – 7am 3.30pm – 6.30pm	3.30pm – 6.30pm	11.30am – 6.30pm	11.30am – 6.30pm
Jan 2021	6am – 7am 11.30am – 7pm	11.30am – 7pm	11.30am – 7pm	11.30am – 7pm
Feb 2021	6am – 7am 3.30pm – 6.30pm	3.30pm – 6.30pm	11.30am – 6.30pm	11.30am – 6.30pm
Mar 2021	6am – 7am 3.30pm – 6.30pm	3.30pm – 6.30pm	11.30am – 6.30pm	11.30am – 6.30pm

Benchmarking

In order to ensure the Dubbo Region Aquatic Leisure Centres are staffed and operating to industry standards, a copy of Operational Benchmarks for Australian Public Aquatic Centres 2020 was obtained from CERM PI, a scientific performance management research group under the University of South Australia that focuses on customer service quality and operational management performance indicators in the sport and leisure, tourism and hospitality, and event sectors.

Dubbo Region Aquatic Leisure Centres 2020/2021 statistical data and expenditure are measured against the CERM PI Benchmark in the table below.

Group 5 Outdoor Pools (Median)	CERM PI Benchmark	Dubbo Aquatic Leisure Centre	Wellington Aquatic Leisure Centre	Geurie Pool
Total visits per year	64,897	69,487	20,840	2,583
Catchment population (within 5km radius)	46,000	38,943	4,839*	752
Number of full-time equivalent (FTE) staff [^]	6.8	8.5	6.5	0.65
Labour costs FTE [#]	\$438,176.00	\$530,000.00~	\$275,000.00	\$44,000.00
Average labour cost per FTE staff	\$65,220.00	\$62,352.00	\$42,307.00	\$67,692.00
Labour costs per visit	\$6.71	\$7.62	\$13.19	\$17.03
Energy costs	\$55,663.00	\$163,728.00	\$152,073.00	\$6,427.00
Energy costs per visit	\$1.10	\$2.35	\$7.29	\$2.48

* Includes Wellington, Mount Arthur & Montefiores catchments

[^] FTE is calculated on total staffing (including Casual) hrs per week divided by 38

~ Inclusive of Manager's salary

[#] Labour costs do not including loading or overheads

See **Appendix 3** for detailed benchmarking, clarification and observations of results.

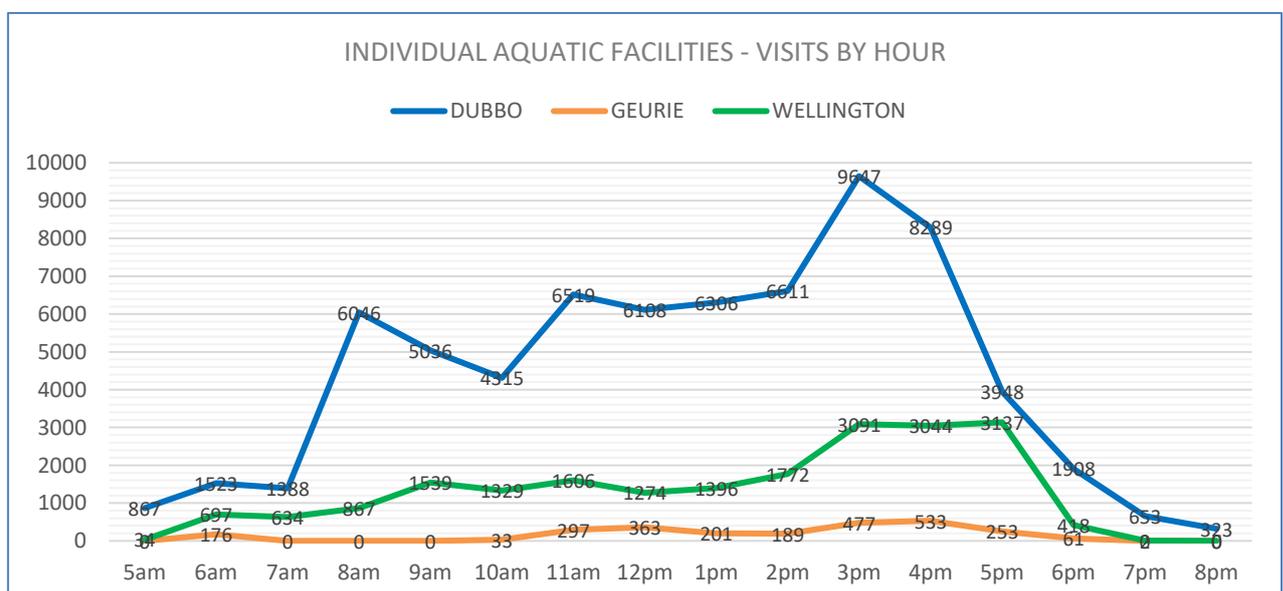
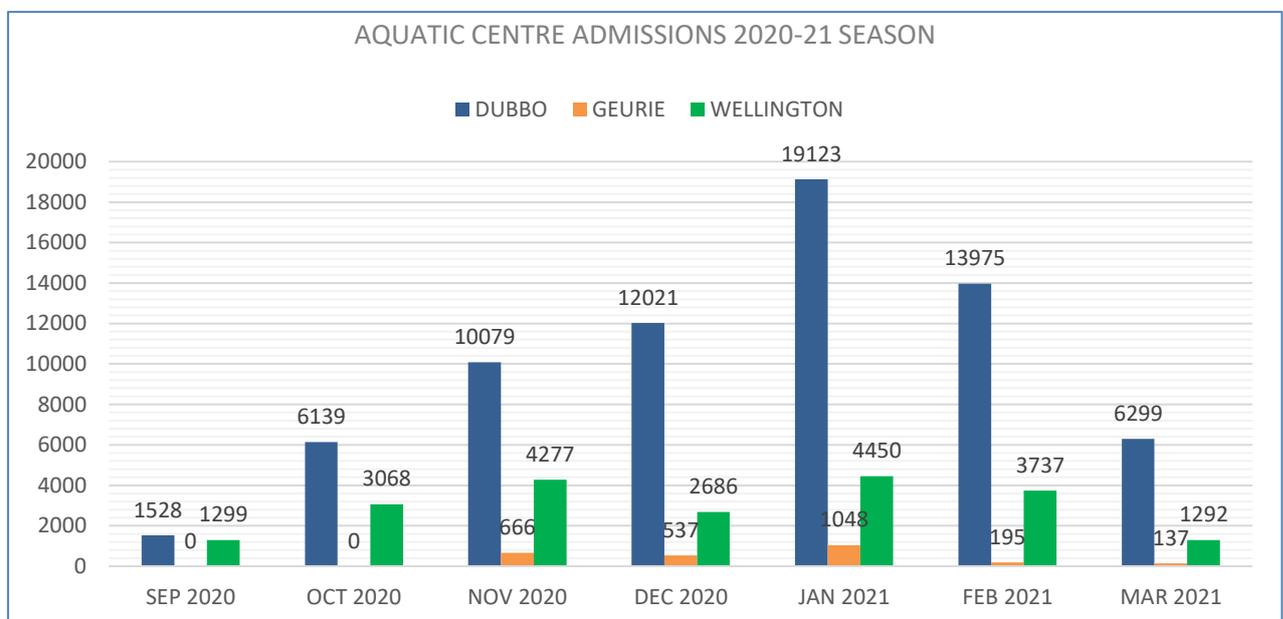
REPORT

2020/2021 Income, Visitation and Programs

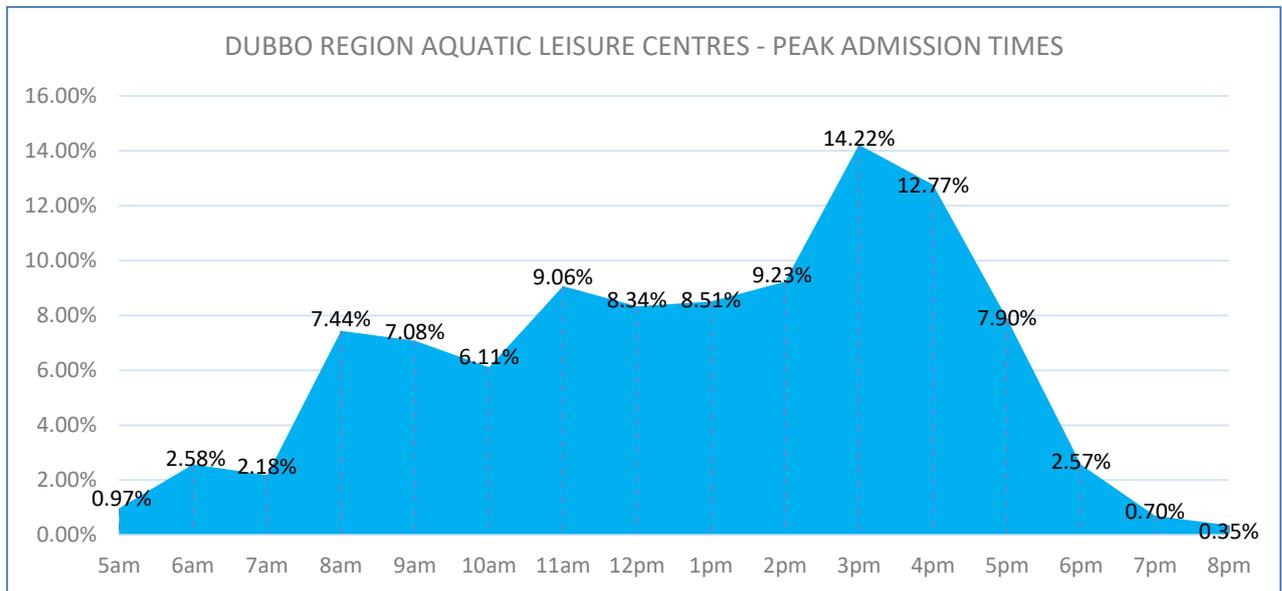
Admission

A total of 92,556 visitors were recorded across the three aquatic facilities throughout the 2020/21 season.

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Totals
Dubbo Aquatic Leisure Centre	1,528	6,139	10,079	12,021	19,123	13,975	6,299	69,164
Geurie Pool	0	0	666	537	1048	195	137	2,583
Wellington Aquatic Leisure Centre	1,299	3,068	4,277	2,686	4,450	3,737	1,292	20,809
Total Visitors	2,827	9,207	15,022	15,244	24,621	17,907	7,728	92,556

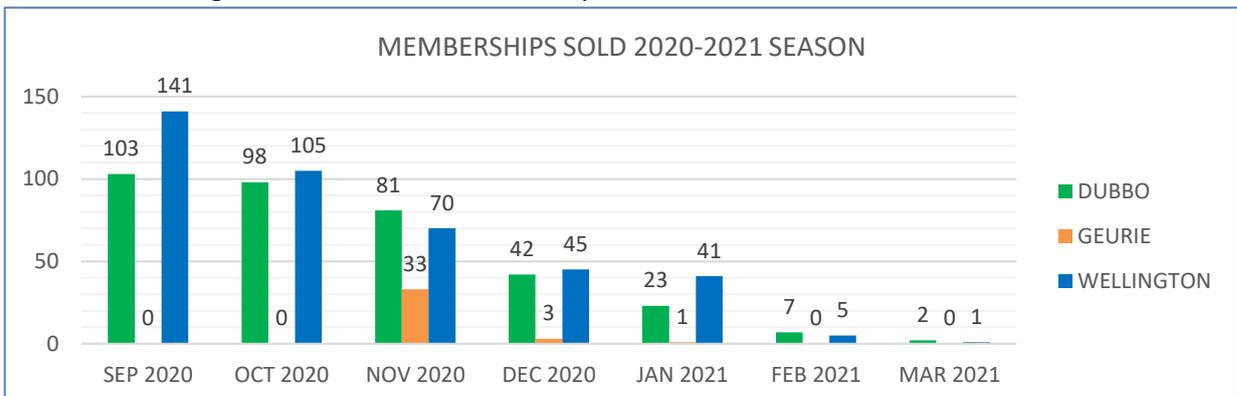


Across all three aquatic facilities, the peak time for admissions was between 3.00 pm and 5.00 pm with 26.99% of patronage occurring during this period.



Memberships

Dubbo Region Aquatic Leisure Centre facilities offered customers a range of membership options with a total of 801 memberships purchased throughout the season. Wellington recorded the highest number of memberships sold.



Season Dates and Community Feedback

Endorsed dates for the 2020/2021 season were Saturday, 4 September 2020 to Sunday, 28 March 2021 for Dubbo and Wellington facilities and Saturday, 7 November 2020 to Sunday, 28 March 2021 for the Geurie Pool.

A number of formal and informal requests were received from stakeholders requesting changes to season dates and opening hours. The Dubbo facility also received a large number of emails, calls and messages from customers in April 2021 inquiring whether the pools would be open for the Easter school holidays.

Dubbo City Swimtech:

- 9 March 2021 - Letter submitted to Councillors via email requesting extension of 2020/2021 season until end of April 2021. Extension was not supported by Council due to the high operating costs of heating the 50m pool for an additional month.
- 20 May 2021 - Submission emailed via DRC website requesting review for extension of 2021/2022 season:
“Can DCS please discuss scope or be provided a response for any potential extension of pool operating dates post the 27th of March 2022, an example Pool opened 5 days per week post 27th of March, mornings 0530 – 0700 and evening 1700-1830.”

Orana Swim Club:

- 11 March 2021 - Letter submitted to Councillors via email requesting extension of 2020/2021 season until end of April 2021. Extension was not supported by Council due to the high operating costs of heating the 50m pool for an additional month.

Wellington Amateur Swimming Club:

- 28 October 2020 - Email submitted to Councillors requesting free weekly afterhours usage of the Wellington facility including 50m pool and canteen:
“Surely DRC can allow us to run swimming club using the 50metre pool for free from 6-7.30pm as it has been done for well the last 100 years”

Based on 2019/2020 and 2020/2022 statistics, advice from facility coordinators, formal correspondence from stakeholders and informal feedback from customers, recommendations for 2021/2022 season include modifying daily operating hours to better reflect facility peak and off-peak times and lengthening the season for the Dubbo Aquatic Leisure Centre to accommodate the April school holidays and Swim Club competition training requirements.

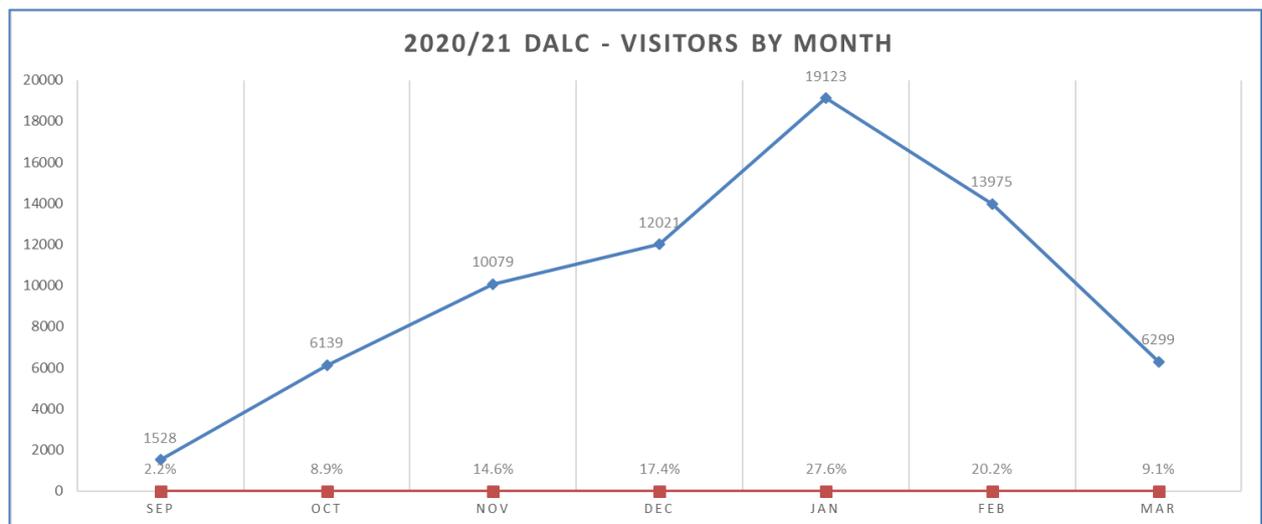
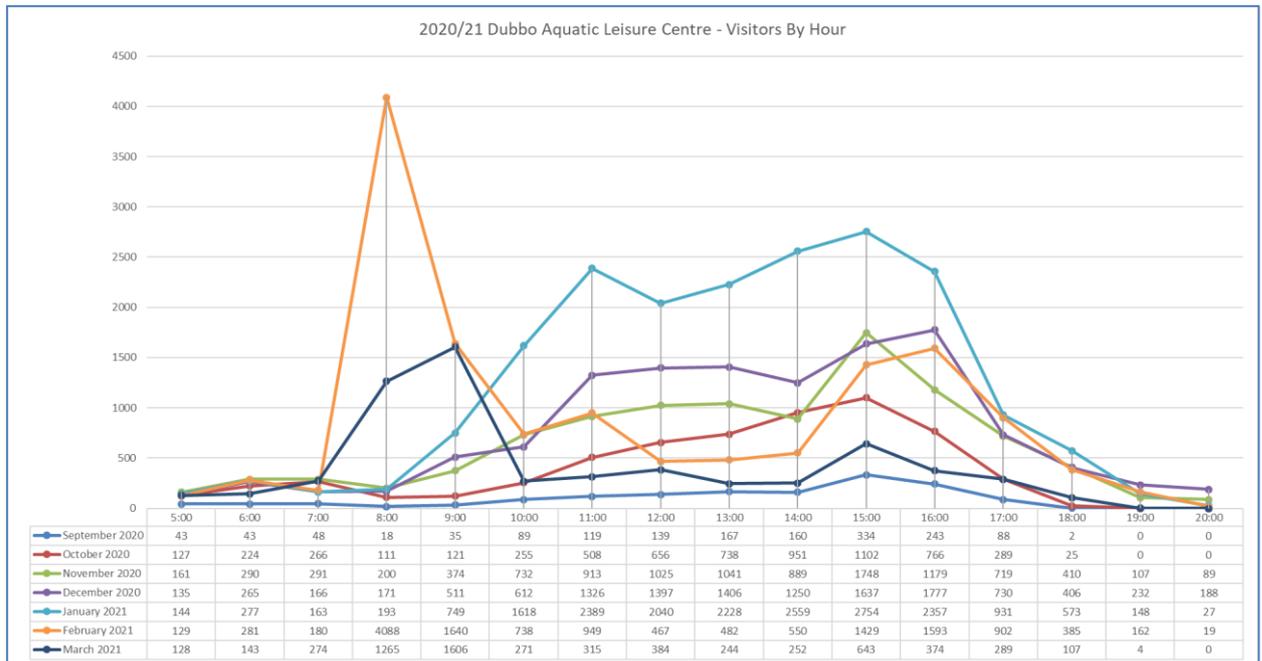
Comparison of 2020/2021 opening hours to proposed 2021/2022 season opening hours. See **Appendix 2** for detailed mapping.

	2020/2021 No. Days	2020/2021 Total Hrs	2021/2022 No. Days	2021/2022 Total Hrs
<i>Dubbo Aquatic Leisure Centre</i>	204	2729	231	2899
<i>Geurie Pool</i>	140	770	139	795
<i>Wellington Aquatic Leisure Centre</i>	204	2383	203	2386
SEASON TOTALS	548	5867	573	5913

It is recommended that facilities remain closed on Christmas Day and Boxing Day and that all other Public holidays remain at eight hours, however moved to an earlier opening and closure 10.00 am - 6.00 pm (previously 11.00 am - 7.00 pm).

Visits to facilities on Boxing Day 2020 were low when compared to normal operations and viability should be considered based on additional loading for staff hours and reduced staff availability.

Dubbo Aquatic Leisure Centre



Proposed Dubbo Aquatic Leisure Centre Season 2021/2022:
Saturday, 4 September 2021-Sunday, 24 April 2022 (33 weeks)

	Weekdays	Saturday	Sunday
Sep 2021	5.30am – 6.30pm	7am – 6.30pm	10am – 6.30pm
Oct 2021	5.30am – 6.30pm	7am – 6.30pm	10am – 6.30pm
Nov 2021	5.30am – 6.30pm	7am – 6.30pm	10am – 6.30pm
Dec 2021	5.30am – 8pm	7am – 8pm	10am – 8pm
Jan 2022	5.30am – 8pm	7am – 8pm	10am – 8pm
Feb 2022	5.30am – 7pm	7am – 7pm	10am – 7pm
Mar 2022	5.30am – 7pm	7am – 7pm	10am – 7pm
Apr 2022	5.30am – 6.30pm	7am – 6.30pm	10am – 6.30pm

A trial extension of the season for the Dubbo Aquatic Leisure Centre by 26 days to incorporate the April school holidays (11 - 24 April 2022), allowing competitive swimmers to continue training prior to National events is recommended. The trial would be reviewed and composed at the end of 2021/2022 season closure and a viability report tabled.

As the facility would be operating as normal, that is all bodies of water open to the public, the additional cost of gas heating for the 50m pool and leisure pool, and additional staffing for waterslide use during the school holidays also needs to be taken into account.

It is approximated that additional wage-costs for this period would be \$9,000 and that the cost of heating and powering the facility would be \$7,000. A possible additional cost to Council of \$16,000.

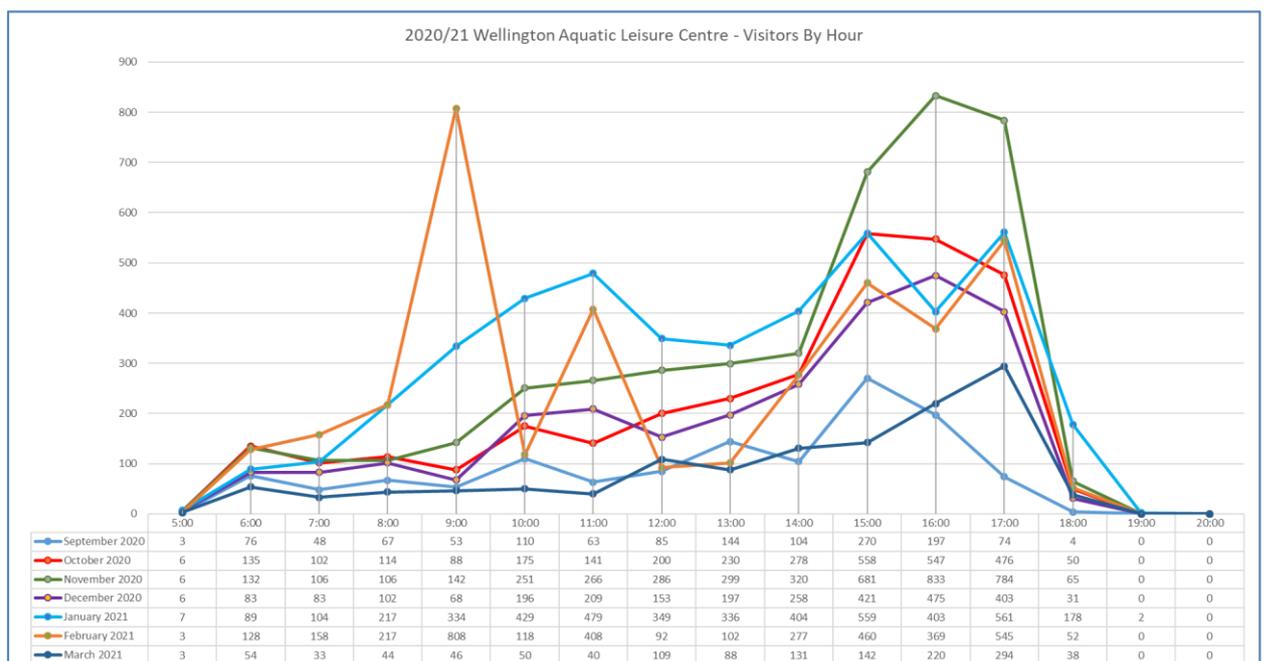
To partially offset these costs, Dubbo Aquatic Leisure Centre customarily sees an upsurge in casual admission from local and vacationing families during school holiday periods. Opening over the Easter school holidays would attract additional income through increased casual admission, water-slide passes and café sales. Swimming Club facility hire charges would be also be applied for the additional time period.

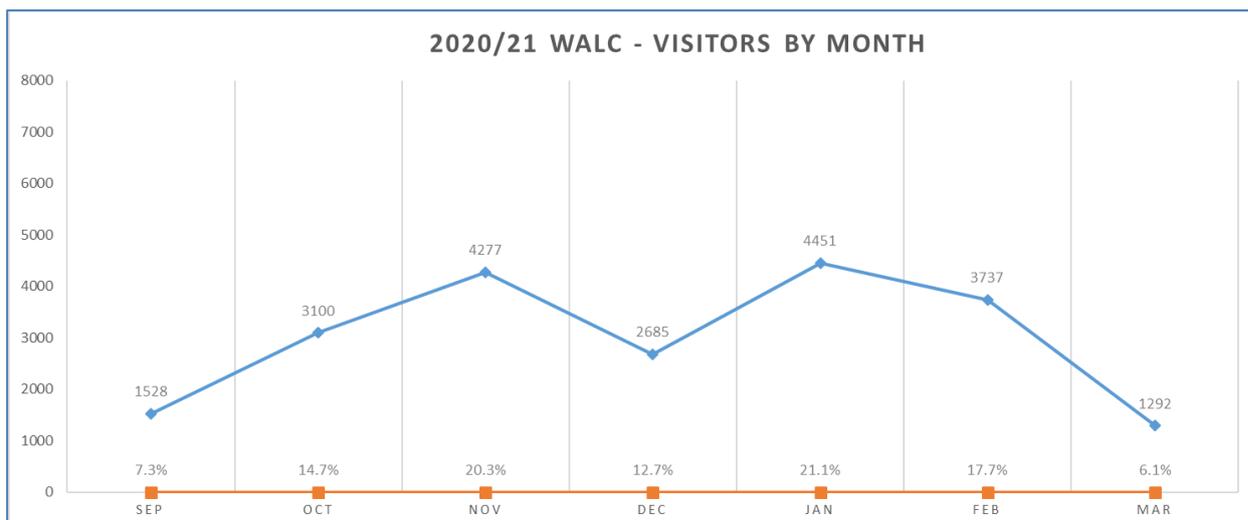
Proposed April hours will reflect the same off-peak schedule as the quieter months of September - November. This will allow the facilities to be available for swimming clubs while catering to Easter school holiday visitors.

Permanent full-time staff could cover the majority of hours required to supervise the facility throughout April, with employees from the Wellington facility and casual staff supporting Dubbo Aquatic Leisure Centre as required.

With Easter falling on Friday 15, Saturday 16, Sunday 17 and Monday, 18 April 2022, public holiday hours of 10.00 am - 6.00 pm would be in effect.

Wellington Aquatic Leisure Centre





Proposed Wellington Aquatic Leisure Centre Season 2021/2022:

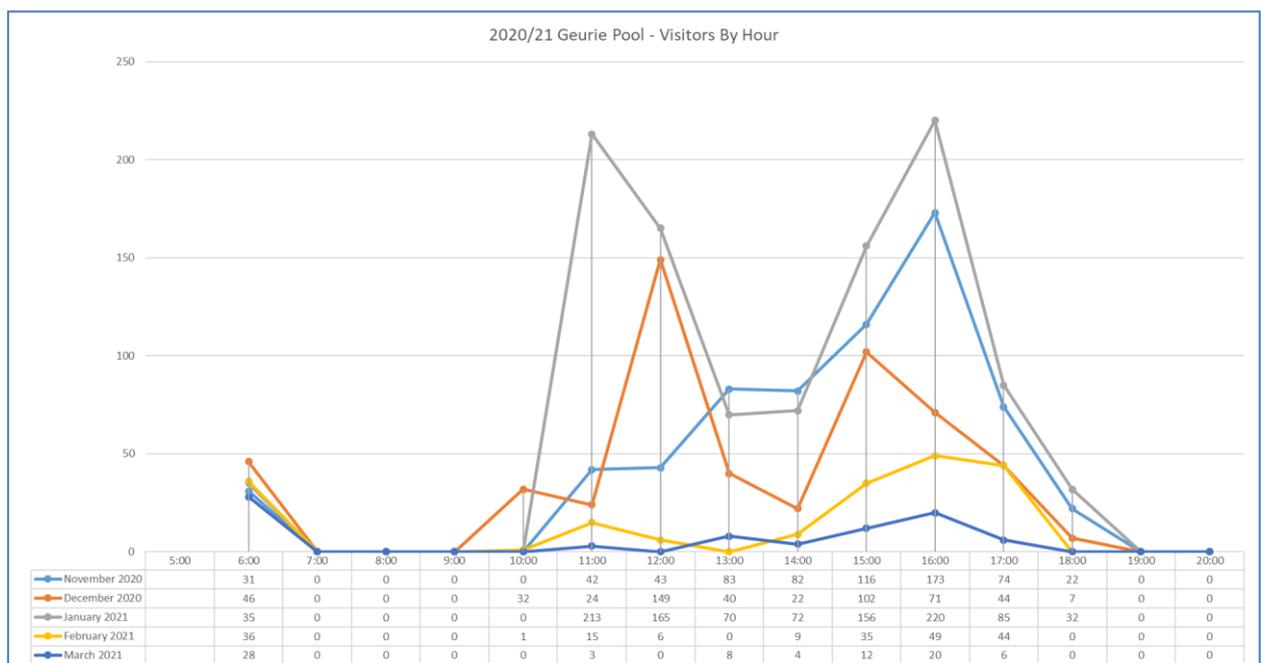
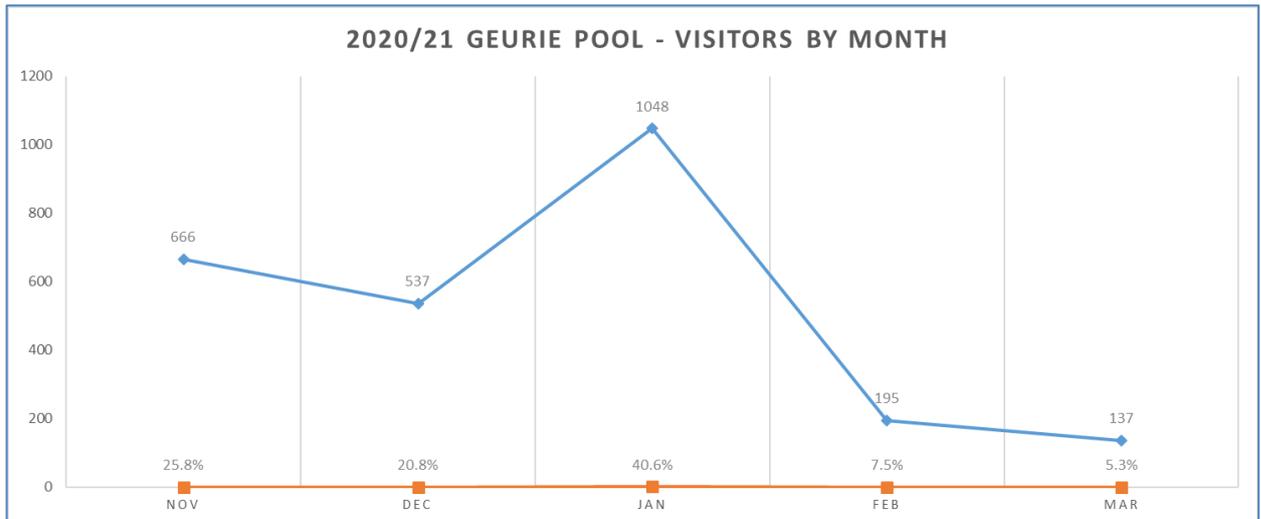
Saturday, 4 September 2021-Sunday, 27 March 2022 (29 weeks)

	Weekdays	Saturday	Sunday
Sep 2021	6am – 6.30pm	8am – 6.30pm	10am – 6.30pm
Oct 2021	6am – 6.30pm	8am – 6.30pm	10am – 6.30pm
Nov 2021	6am – 6.30pm	8am – 6.30pm	10am – 6.30pm
Dec 2021	6am – 7pm	8am – 7pm	10am – 7pm
Jan 2022	6am – 7pm	8am – 7pm	10am – 7pm
Feb 2022	6am – 6.30pm	8am – 6.30pm	10am – 6.30pm
Mar 2022	6am – 6.30pm	8am – 6.30pm	10am – 6.30pm

Formal and informal feedback received from the Wellington Amateur Swimming Club (WASC) throughout the 2020/2021 season requested the facility remain open until 7.30 pm on weekdays to accommodate club training.

According to 2020/2021 admission statistics, visitation after 6.00 pm on weekdays attracted an average of two visitors. The majority of visitors during this time-period attended during Friday Club Nights.

Geurie Pool



Proposed Geurie Pool Season 2021/2022:

Saturday, 6 November 2021-Sunday, 27 March 2022 (20 weeks)

	Weekdays (Excl. Wed)	Wednesday	Saturday	Sunday
6 Nov 2021 – 17 Dec 2021	6.00am – 7.00am 3.30pm – 6.30pm	3.30pm – 6.30pm	11.30am – 6.30pm	11.30am – 6.30pm
18 Dec 2021 - 30 Jan 2022	6.00am – 7.00am 11.30am – 7.00pm	11.30am – 7.00pm	11.30am – 7.00pm	11.30am – 7.00pm
31 Jan 2022 - 27 Mar 2022	6.00am – 7.00am 3.30pm – 6.30pm	3.30pm – 6.30pm	11.30am – 6.30pm	11.30am – 6.30pm

SUMMARY

That the proposed 2021/2022 season opening and closing dates as well as daily operating hours for Dubbo Region Aquatic Leisure Centres as outlined in this report be adopted.

A subsequent review of the operating hours be undertaken at the conclusion of the 2021/2022 season using the accurate entry information captured by the new bookings and point of sales system at each Aquatic Leisure Centre and this data be used to inform future changes to operating hours.

Appendices:

- | | |
|---|---|
| 1⇒ Aquatic Leisure Centres - Monthly visits per hour 2020/2021 season | <i>Provided Under Separate Cover</i> |
| 2⇒ Aquatic Leisure Centres - Seasonal Mapping of Proposed 2021/2022 Opening Hours | <i>Provided Under Separate Cover</i> |
| 3⇒ Aquatic Leisure Centres - Benchmarking 2020/2021 Season | <i>Provided Under Separate Cover</i> |



REPORT: Community Benefit Fund in Accordance with Section 356 Local Government Act 1993

AUTHOR: Executive Officer
REPORT DATE: 14 July 2021
TRIM REFERENCE: ID21/1248

EXECUTIVE SUMMARY

During the 2021/2022 budget year, Council deliberations determined that community groups previously funded by the former Dubbo City and Wellington Councils would be required to apply through a public process for any donation sought from Council, for delivery of community services.

Council allocated funding for total discretionary donations of \$600,000 over the four years of the budget.

For the 2021/2022 financial year, Council invited submissions from community based organisations, seeking funds to deliver services for the community.

To be successful for funding, community projects must adhere to the following four key criteria:

- Deliver social, cultural or environmental benefits for communities of the Local Government Area;
- Address an identified community priority;
- Demonstrate how the funding shall enable the community based organisation to deliver a service to the community; and
- The organisation must demonstrate the capacity to manage funds and deliver the project.

There were 15 applications totalling a request of \$178,346.93 for available monies of approximately \$120,000.00

A panel of Council staff assessed applications on Monday, 28 June 2021 and again Tuesday 13 July 2021. Subsequently, recommendations to fund specific community groups in accordance with legislative requirements were made, for Council's consideration.

FINANCIAL IMPLICATIONS

The budget has been allocated as a part of the forward four year budget. In addition \$30,000 per annum is still available for the community focused Financial Assistance Program in two rounds of \$15,000.

POLICY IMPLICATIONS

Community Services Fund allocations are in keeping with Dubbo Regional Council's Community Strategic Plan 2040, particularly theme 5 Liveability and 5.3, *"the lifestyle and social needs of the community are supported"*.

RECOMMENDATION

1. That the information contained within the report from the Executive Officer Liveability, dated 14 July 2021, be noted.
2. That Council allocate the following funds, totalling \$74,432, in accordance with Section 356 of The Local Government Act 1993:
 - a) Dubbo & District Pipe Band \$3,672
 - b) Orana Support Services \$7,550
 - c) Buninyong Public School \$2,600
 - d) Dubbo Filmmakers \$7,200
 - e) Lifeline Central West Dubbo \$15,000
 - f) Dubbo Neighbourhood Centre T/A Connecting Community Services \$4,000
 - g) Wellington Information & Neighbourhood Service \$30,000
 - h) Water T Grant Memorial Seniors Social Club \$4,410
3. That all applicants be advised of their respective funding application outcome and unsuccessful applicants be advised of Council's Grants Hub, as well as other funding opportunities.
4. That \$45,568.00 of unexpended funds from 2021/2022 budget allocation, be identified for a second round later this financial year (2021/2022).

Chris Schiller
Executive Officer

BACKGROUND

Funding has been allocated for regular annual donations, each year. The following funding amounts have been provided in the past financial year to successful community group applications.

2018/2019 - \$254,634.00 provided to 16 community projects, from 22 applications

2019/2020 - \$105,000.00 provided to 14 community projects, from 16 applications

2010/2021 - \$127,727.00 provided to 23 community projects, from 28 applications

As an element of considering the draft 2021/2022 Budget, Council at the Budget Review Workshop determined that community groups previously funded by the former Dubbo City Council and Wellington Shire Council will be required to apply through a formal public process for any Council donation they wish to receive, which must enable delivery of community services, meeting key criteria and conditions of funding.

REPORT

For the Community Services Fund, 15 applications were received. Collectively, applications totalled a monetary request amount of \$178,346.93.

A panel of Council team members were provided all applications and independently assessed each submission against four mandatory eligibility criteria.

The four key criteria included:

- Deliver social, cultural or environmental benefits to the communities of the Local Government Area;
- Address an identified community priority;
- Demonstrate how the funding shall enable the community based organisation to deliver a service to the community; and
- The organisation must demonstrate the capacity to manage funds and deliver the project.

In addition there are a number of Funding Conditions that must also be complied with.

Subsequently a meeting was held for Council staff to discuss the results of individual assessments and to determine submission recommendations for funding. At which time, further requirements for outstanding acquittals or additional information was sought from applicant groups. A further meeting was held to review and reconsider applications, based on documentation or information received.

It is recommended that the following groups are ineligible for funding under point 3 of the Funding Conditions.

“3. No financial assistance will be given to sporting organisations or events (these organisations have other avenues for financial assistance).”

- Wellington Arts Centre Inc.
- Western Region Academy of Sport
- Dubbo Macquarie United Football Club
- Inland Waterways Rejuvenation Association
- Rotary Club West Dubbo Inc.
- Dubbo Greyhound Racing Club Ltd

It is recommended that the provision of funding for the following groups is on provision of acquittal submissions for all outstanding allocations of funding from Council funding opportunities, including Bodangora Wind Farm Community Benefit Fund, Financial Assistance Program or Community Services Fund.

It is recommended that Wellington Community Progress & Action Group is ineligible for funding under point 14 of the Funding Conditions.

“14. Failure to provide an Acquittal Report will preclude future funding opportunities.”

Wellington Community Progress & Action Group also provided insufficient detail to the location and specifics of the proposed art projects. The group was previously was advised by Cultural Development Officer, 1 April 2021.

“...hold off on public art projects that are on Council facilities, as Council is about to start a new public art strategy that will guide all art in the region and we want to hold off on projects until its completion. It should take no more than 6 months.”

It is recommended the following groups are partially funded as a component of their total requested amount is ineligible, as listed:

- Dubbo Neighbourhood Centre TA Connecting Community Services – Overhead contribution \$ 55,000.00 – operational costs ineligible
- Walter T Grant Memorial Seniors Social Club Insurance \$666.17 – Payment of insurance premiums

It is noted Walter T Grant Memorial Seniors Social Club was provided \$10,000.00 from Community Services Fund 2020/2021 at the request of Mayor and CEO, ILC20/30 - Community Services fund 2020/2021 - Community benefit funding in accordance with section 356 local government act 1993, resolution 3.

- “3. That the amount of \$10,000 be allocated for the purpose of funding meeting room hire for the Dubbo Regional Walter T Grant Seniors Club using Council owned facilities.”

The group was unable to expend the full amount due to COVID-19 restrictions, with an outstanding balance of \$4,390.00 for the use of room hire during 2021/2022 financial year. With 2021/2022 Fees and Charges facility hire for Victoria Park No. 1 Clubhouse, \$176.00 for hire once per week for 50 weeks during the year, the estimated annual expense totals \$8,800.00. It is recommended the group receive funding amount of \$4,410.00, the difference between previous funding not expended and estimated annual hire charge.

A summary of received applications for funding is as follows:

Group	Project	Requested figure	Recommended figure
Dubbo & District Pipe Band	Purchase: two tenor drums and carrier - \$3100 hard cases - \$572	\$3,672.00	\$3,672
Orana Support Service Inc	Purchase 50 backpacks and sleeping	\$7,550.00	\$7,550
Buninyong Public School	Hire of movie/projection - \$1,500 Purchase of canvases of EC project - \$600 Construction material for giant brains - \$500	\$2,600.00	\$2,600
Dubbo Filmmakers Inc	BMOCC 6K Camera \$3,500 Camera Accessories \$2,500 Workshop facilitation \$1,200	\$7,200.00	\$7,200.00
Lifeline Central West Dubbo Centre	LGA Mental Health Resources - Pathway to Services - \$8,500 Video Edits 12 month engagement - \$2,000 Our Town Cares resurces - \$4,000 Contingency \$500	\$15,000.00	\$15,000.00
Dubbo Neighbourhood Centre TA Connecting Community Services	Overheads contribution - \$55,000 Website redevelopment and hosting costs \$4000	\$59,000.00	\$4,000.00
Walter T Grant Memorial Seniors Social Club	Victoria Park, No 1 Oval Club House hire fee - \$6292.00 Insurance \$666.17	\$6,958.17	\$4,410.00
Wellington Information and Neighbourhood Service	Convert double shed to a purpose built Youth Activity Centre	\$30,000.00	\$30,000.00

Wellington Community Progress & Action Group	Wiradjuri warrior sculpture - \$10,000 Wiradjuri mural - \$10,000 Artist costs, materials, equipment	\$20,000.00	-
Dubbo Greyhound Racing Club Ltd	Dubbo Mayors Cup Race prizemoney \$4000.00	\$4,000.00	-
Rotary Club of Dubbo West Inc.	Hire of sound & lighting - \$1,000 Dubbo City Band - \$600 Advertising / sundry expenses - \$300 Council expenses - \$600	\$2,500.00	-
Inland Waterways Rejuvenation Association	Event Promotion - \$1,900 Event Administration - \$3,000	\$4,900.00	-
Wellington Arts Centre Inc.	Event: Marketing - \$4,500 Hire of equipment - \$3,850 Admin and electrician - \$1,200 Sundries - \$300	\$9,850.00	-
Western Region Academy of Sport	Support athletes, coaches, squad managers and umpires in WRAS 2021--2022 programs \$3,196	\$3,196.00	-
Dubbo Macquarie United Football Club	Printed program marquee - \$825.31 Custom printed signage - \$425.26 4 Teardrop Program flags - \$471.28 Printed program tablecloth \$198.91	\$1,920.76	-
Total amount		\$178,346.93	\$74,432.00
Unallocated Funds	<i>recommended for rollover 2022/2023</i>		\$45,568.00



REPORT: 2022-2025 Dubbo Regional Council Disability Inclusion Action Plan - Results of Public Exhibition

AUTHOR: Community Development Officer - Seniors and Disability
REPORT DATE: 6 July 2021
TRIM REFERENCE: ID21/1170

EXECUTIVE SUMMARY

Council is required to have an updated and approved Disability Inclusion Action Plan by the beginning of 2022.

The current 2017-2020 Dubbo Regional Council Disability Inclusion Action Plan has completed its one-year extension, an extension given to all council disability inclusion action plans due to COVID-19.

At its meeting on 15 June 2021, Council resolved (in part):

"2. That the 2022-2025 Dubbo Regional Council Disability Inclusion Action Plan be placed on public exhibition for 28 days."

The 2022-2025 Dubbo Regional Council Disability Inclusion Action Plan (as attached at **Appendix 1**) was placed on public exhibition for the required 28 days from 16 June 2021 to 13 July 2021.

This report will demonstrate the community consultation and feedback collected through submissions.

The document must be submitted to Local Government NSW (LGNSW) Social and Community team, and the NSW Department of Communities and Justice (DCJ) Disability and Inclusion Planning by September 2021.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

The 2022-2025 Dubbo Regional Council Disability Inclusion Action Plan is consistent with the Community strategic Plan 2040, particularly Infrastructure 2.3 "Infrastructure meets the current and future needs of our community"; Liveability 5.1 "Our city, town and villages are well-maintained, welcoming, showcase their heritage and what they have to offer";

Liveability 5.2 “The health of the community is maintained and enhanced”; and 5.3 “The lifestyle and social needs of the community are supported’

RECOMMENDATION

- 1. That the report from the Community Development Officer – Seniors and Disability dated, the 6 July 2021, be noted.**
- 2. That the Draft 2022-2025 Dubbo Regional Council Disability Inclusion Action Plan (as attached at Appendix 1) be adopted to send to Local Government NSW Social and Community team and the NSW Department of Communities and Justice Disability and Inclusion Planning for lodgement.**

Christy White

Community Development Officer - Seniors and Disability

BACKGROUND

In 2014, the NSW Parliament passed the *Disability Inclusion Act*, which sets out the need for the NSW Disability Inclusion Plan and the need for each government department, agency and local Council to develop a Disability Inclusion Plan. The 2017-2020 Dubbo Regional Council Disability Inclusion Action Plan endeavours to assist in the removal of barriers so that people with a disability have a better opportunity to live a meaningful life and enjoy the full benefits of membership in the community within the constraints of what Council is able to provide.

This Plan developed through feedback and consultation with communities in the Dubbo Regional Council area.

REPORT

The Draft 2022-2025 Dubbo Regional Council Disability Inclusion Action Plan (**Appendix 1**) was placed on Public Exhibition from the 16 June 2021 until the 13 July 2021.

The draft 2022 – 2025 Dubbo Regional Council Disability Inclusion Action Plan Action was available to view on Council’s website, and hard copies were available at the Dubbo and Wellington administration buildings. Information was also shared with Wellington Interagency, Dubbo Aged Services Interagency and Dubbo Interagency networks (some 450 regional contacts). A media release was also sent to local media on 28 June 2021 and the Draft Disability Inclusion Action Plan was considered by Dubbo Regional Council’s Disability Inclusion Advisory Panel on 15 March 2021.

Three submissions have been received from the public. Submissions are attached at **Appendix 2**, and summarised below with responses.

Submission 1 – Dubbo Regional Council:

A summary of the submission provided by staff is as follows:

“Just had a quick look at the document and I do have some feedback from my perspective if possible?”

- *Update appendix council staff to new organisational structure. The document refers to MCSC – Manager of Customer Service Centres, needs to be updated to Manager Customer Experience. Manager of Transport & Emergency no longer exists MTE needs updating. – Manager of property assets has also changed etc.*
- *The strategy focuses on 2022-2025 however strategy and action items show outdated (2019) for example creation of your role (page 11), but have not actions taken noted? Same with the pool facilities showing completed but no actions taken commentary? (page 14)*
- *Page 17 – Update customer service procedures to customer experience procedures.”*

Comment:

The draft document was created before the changes in titles of the above mentioned positions within Council. The above titles (on pages 9, 12, 14, 15, 16, 17 & 18), plus others, have been changed, eliminated and adjusted as per current organisational structure.

The strategies and actions shown on pages 11-17 are listed within this document without the completed actions taken as they are reported to the Disability Inclusion Advisory Panel throughout the year and reported to the relevant NSW State authorities annually. There are many points for each action taken which makes the document difficult to read. Information of actions taken is shared freely on request throughout the year.

Changes have been made to the division's change of name within the document.

Submission 2 – Catholic Healthcare:

A summary of the submission provided by Catholic Healthcare is as follows:

"I just had some feedback on the list of Disability Service attached to the plan – it is out of date. For a 2022-2025 Plan I do think there should be a more up to date list.

The notable errors I have seen at a quick glance are:

- 1. House with no Steps have changed their name to Aruma.*
- 2. Walter and Eliza Hall trust are not a disability Service and should be removed from this list.*
- 3. Rural Spinal Cord Injury Service is not on there."*

Comment:

The information contained in Appendix D was first created in 2019. It is the natural course of events for service funding to change in the region.

Up-to-date service information is welcomed from current service providers who have cold face information regarding our regions services.

Service provider's information has been updated as list on pages 26, 28 and 29.

Submission 3 – QOE Health:

A summary of the submission provided by QOE is as follows:

"In regard to the draft 2022-2025 Dubbo Regional Council Disability Inclusion Action Plan - please amend the document to include acknowledgment of disability support service - QOE Health, located within Dubbo and servicing the Dubbo Regional Council area. Service includes access to the COMPASS, Centre of Social Prescription (located 85 Wingewarra Street Dubbo) for people with disability to participate in formal training, vocational groups and social engagement. The service also works closely with family of people with a disability and assists with access to the NDIS and other Opportunities For Support and professional services - offered by Psychiatric experience professionals, nurses and Social Workers

Please update in the appendix 2 and in body of text noting disability related services from 13 to 14”

Comment:

Due to the emergence of a new disability service since the list (Appendix D) was created in 2019, it is necessary to make the additions listed above for the service that now exists within the Dubbo Regional Council local government area. These adjustments have been made on page 28.

The body of the document (page 9) has also made the necessary increase in local dedicated disability services from 13 to 14.

SUMMARY

The approved attached document will be sent to LGNSW Social and Community team and NSW DCJ Disability and Inclusion Planning for lodgement.

Appendices:

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| 1⇒ Draft - 2022- 2025 DRC Disability Inclusion Action Plan - Amended - submission changes | <i>Provided Under Separate Cover</i> |
| 2⇒ Copies - Emails - Submissions - Public Exhibition - Dubbo Regional Council Disability Inclusion Action Plan | <i>Provided Under Separate Cover</i> |