



AGENDA

INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

10 AUGUST 2023

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

The meeting is scheduled to commence at 5.30pm.

	Page	
IPEC23/31	ACKNOWLEDGEMENT OF COUNTRY (ID23/1220)	
IPEC23/32	LEAVE OF ABSENCE (ID23/1236)	
IPEC23/33	CONFLICTS OF INTEREST (ID23/1224) In accordance with their Oath/Affirmation under the Act, and Council's Code of Conduct, Councillors must disclose the nature of any pecuniary or non-pecuniary interest which may arise during the meeting, and manage such interests accordingly.	
IPEC23/34	SAXA ROAD - COMOBELLA CROSSING, MITCHELL CREEK CAUSEWAY OPTIONS (ID23/1750) The Committee had before it the report dated 10 July 2023 from the Operations Engineer (West) regarding Saxa Road - Comobella Crossing, Mitchell Creek Causeway Options.	2
IPEC23/35	BUILDING SUMMARY - JULY 2023 (ID23/1836) The Committee had before it the report dated 31 July 2023 from the Director Development and Environment regarding Building Summary - July 2023.	8



DUBBO REGIONAL
COUNCIL

REPORT: Saxa Road - Comobella Crossing, Mitchell Creek Causeway Options

DIVISION: Infrastructure
REPORT DATE: 10 July 2023
TRIM REFERENCE: ID23/1750

EXECUTIVE SUMMARY

Purpose	Seek direction or decision	
Issue	<ul style="list-style-type: none"> The Comobella crossing culvert on Saxa Road has sustained major damage during the October 2022 flood events, preventing vehicular access over the culvert. Saxa Road remains closed to through traffic over the culvert. 	
Reasoning	<ul style="list-style-type: none"> Reconstruction of the existing pipe culvert, in its current configuration, will not address the risk of future road closures due to flooding, and potential for road failure at this location. A number of construction options to re-open the crossing have been considered and this report presents those options including a recommendation. 	
Financial Implications	Budget Area	Infrastructure Delivery
	Funding Source	Grant Funding Applications
	Proposed Cost	Approx. \$3.6 million
	Ongoing Costs	N/A
Policy Implications	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	N/A

STRATEGIC DIRECTION

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

Theme: 2 Infrastructure

CSP Objective: 2.1 The road transportation network is safe, convenient and efficient

Delivery Program Strategy: 2.1.2 The road network meets the needs of the community in terms of traffic capacity, functionality and economic and social connectivity

Theme:	2 Infrastructure
CSP Objective:	2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy:	2.2.5 Council maintains infrastructure and delivers services at the adopted service levels as agreed with the community

RECOMMENDATION

- 1. That Council seek tenders for the Design and Construction of a Bridge by contract to replace the damaged Comobella crossing culvert.**
- 2. That Council seek funding under the Bridge Replacement Program and Disaster Recovery Funding Arrangements program to supplement project costs.**

Luke Ryan
Director Infrastructure

RF
Operations Engineer
(West)

BACKGROUND

Comobella crossing is a multi-cell pipe culvert spanning Mitchell Creek on Saxa Road. In early October 2022, Dubbo Regional Council (Council) staff closed parts of Saxa Road, including the Comobella Crossing, due to extensive flood damage.

In late October 2022, Council engaged consultant bridge specialists to inspect the damaged culvert and provide a report, with a view to repairing and potentially reopening the culvert crossing to traffic.

The recommended remediation provided only a temporary solution, which involved extensive and costly concrete works and road re-surfacing works. Given Councils '10 Year Strategic Plan for Roads' includes the replacement of the Comobella Crossing culvert with a bridge, it was considered prudent to investigate bridge options now, in lieu of repairing the existing culvert.

REPORT

Early project investigation activities included a review of environmental factors, geotechnical investigations, concept road alignment design and a site flood study report. From these documents, a proposed bridge concept has been formulated to include a bridge structure length of 41 m with a deck height above 1 in 100 flood height (371.88 m Australian Height Datum) and on the current road alignment.

Three bridge options were considered to expedite the culvert replacement for the Comobella crossing. Long lead times for component procurement rendered similar overall project delivery timelines for each option. During research of the three options presented in this report, it became evident that there are considerable risks to a smooth project delivery for options 1 and 2. Bridge construction is a specialist construction activity and each of the options will require co-ordination of a number of complex specific activities to construct a bridge.

The options to replace the existing multi-cell pipe culvert are presented for consideration. In determining a preferred option key decision parameters, as listed, have been considered.

Options Considered

Key Decision Parameters	Option 1: Install Modular Proprietary Bridge Kit
Project Delivery Method	Multiple procurement processes for purchase of components, construction of foundation, and construction of sub-structure and installation of proprietary components.
Procurement and Construction Timeline	Approximately 59 weeks.
Price - Bridge Construction Only	Approximately \$2.7 million.
Risks	<ul style="list-style-type: none"> • Finding a suitable bridge contractor to install. • Two specialist bridge contractors advised they would not tender to install other proprietary products. • Complexities of engaging/coordinating separate sub-contractors for each specialised construction activity (foundation construction, concrete placement, high capacity cranes, and steel fixers). • Financial risk (variations) due delays caused by sub-contractor availability when needed (i.e. no principle contractor to coordinate sub-contractor engagement). • 26 week lead time for key components.

Table 1.1 Option 1: Install Modular Proprietary Bridge Kit

Key Decision Parameters	Option 2: Install Bridge Sized Reinforced Concrete Box Culverts (RCBC)
Project Delivery Method	Multiple procurement processes for purchase of pre cast concrete components, construction of foundation slabs and installation of components.
Procurement and Construction Timeline	Approximately 54 weeks.
Price - Bridge Construction Only	Approximately \$1.65 million.
Risks	<ul style="list-style-type: none"> • Potential for undesirable upstream flood impacts when using box culverts in place of a traditional bridge. Further hydraulic modelling required. • Delays for design of suitable structure. • Potential for extended lead time for supply of Bridge sized RCBC crown units and link slabs. One supplier advised minimum 20 + week lead time from receipt of PO. • Transport delays/challenges for Bridge sized RCBC units. (low clearance heights on transport route). • Restrictive Fisheries approval process. • Extensive approach roadworks.

Table 1.2 Option 2: Install Bridge Sized Box Culverts

Key Decision Parameters	Option 3: Design and Construction of Bridge by Contract
Project Delivery Method	Single procurement process for Design & Construction of a Bridge to meet Council brief.
Procurement and Construction Timeline	Approximately 57 weeks.
Price - Bridge Construction Only	Approximately \$2.7 million.
Risks	Generally a low risk option.

Table 1.3 Option 3: Design and Construction of Bridge by Contract

Preferred Option

Option 3, Design and Construction of Bridge by Contract, is a proven bridge procurement method providing confidence that project delivery risks can be managed. Review of the available options identifies option 3 as providing the most benefit to the community. It is recommended that option 3 be adopted by Council.

Consultation

- Several specialist bridge construction companies, pre-cast concrete products suppliers and a modular bridge component manufacturer provided advice for this report.

Resourcing Implications

- Overall project (bridge and road construction) estimate is \$3.6 million.
- It is proposed Council applies for grant funding under the Bridge Replacement Program (BRP) for up to 75% of the estimated overall project cost. Potential for \$2.7 million.
- It is anticipated flood repair funding be applied for under the Disaster Recovery Funding Arrangements (DRFA), to reconstruct the existing damaged culvert on a 'like for like' basis. Potential is \$470k to reconstruct. This funding, if approved by the State Government, may be redirected to supplement bridge project budget shortfall.
- Remaining project funds to be drawn from Council's Asset Renewal reserve.

Project Funding Strategy Summary	Estimated Project Cost	Potential Funding
Bridge Design and Construction Contract Estimate	\$2.7 million	
Road Construction Estimate	\$0.9 million	
Potential BRP Funding		\$2.70 million
Potential DRFA Funding		\$0.47 million
Council Asset Renewal Reserve		\$0.43 million
Total	\$3.6 million	\$3.6 million

Table 2. Project Funding Strategy Summary

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	0	0	0	0	0	0
c. Operating budget impact (a – b)	0	0	0	0	0	0
d. Capital Expenditure	1,000,000	2,600,000	0	0	0	0
e. Total net impact (c – d)	1,000,000	2,600,000	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	N/A					

Table 3. Ongoing Financial Implications



REPORT: Building Summary - July 2023

DIVISION: Development and Environment
REPORT DATE: 31 July 2023
TRIM REFERENCE: ID23/1836

EXECUTIVE SUMMARY

Purpose	Provide review and update	
Issue	<ul style="list-style-type: none"> Statistical overview of the number and type of development approvals for the Dubbo Regional Local Government Area (LGA) for the Financial Year 2023/2024. The 'total number of dwellings' approved in July was 61 including 16 single dwellings and 45 'other' dwellings. Total value of development applications determined in July was in excess of \$82M. The July determination period includes approval of a \$65M Mixed-Use Development (15 storey) at 230 Macquarie Street Dubbo. The application was approved by Western Joint Regional Planning Panel on 7 July 2023. 	
Reasoning	<ul style="list-style-type: none"> Provide data relating to approved Development Applications. Provide specific statistics of the number of dwellings and other residential development approved. Provide comparative data for corresponding period. 	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

Theme: 1 Housing

CSP Objective: 1.1 Housing meets the current and future needs of our community

Delivery Program Strategy: 1.1.1 A variety of housing types and densities are located close to appropriate services and facilities

Theme: 3 Economy

CSP Objective:	3.3 A strategic framework is in place to maximise the realisation of economic development opportunities for the region
Delivery Program Strategy:	3.3.1 Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities

RECOMMENDATION

That the report of the Director Development and Environment, dated 31 July 2023, be noted.

Stephen Wallace
Director Development and Environment

SW
Director Development and Environment

REPORT

Consultation

DRC’s Statutory Planning and Building and Development Certification staff assess Development Applications in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* and consult in accordance with Council’s adopted Community Participation Plan.

Resourcing Implications

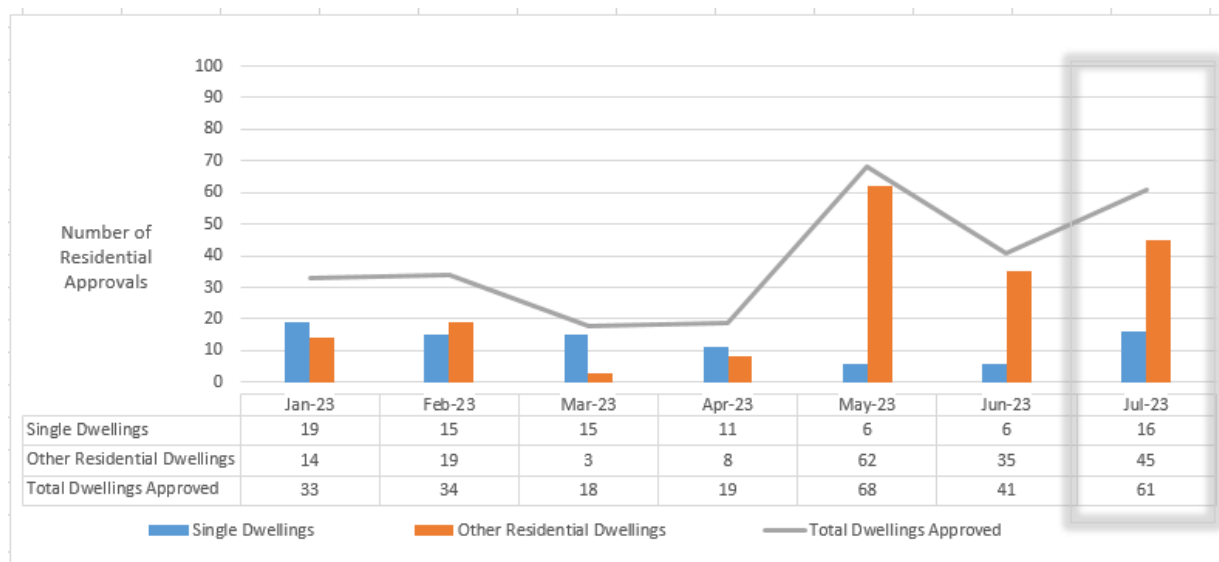
Council employ staff to receipt, lodge, assess, determine and monitor compliance of the determinations referred to in this report.

Building Summary

Provided, for information, are the latest statistics (as at the time of production of this report) for development and complying development approvals for Dubbo Regional Council.

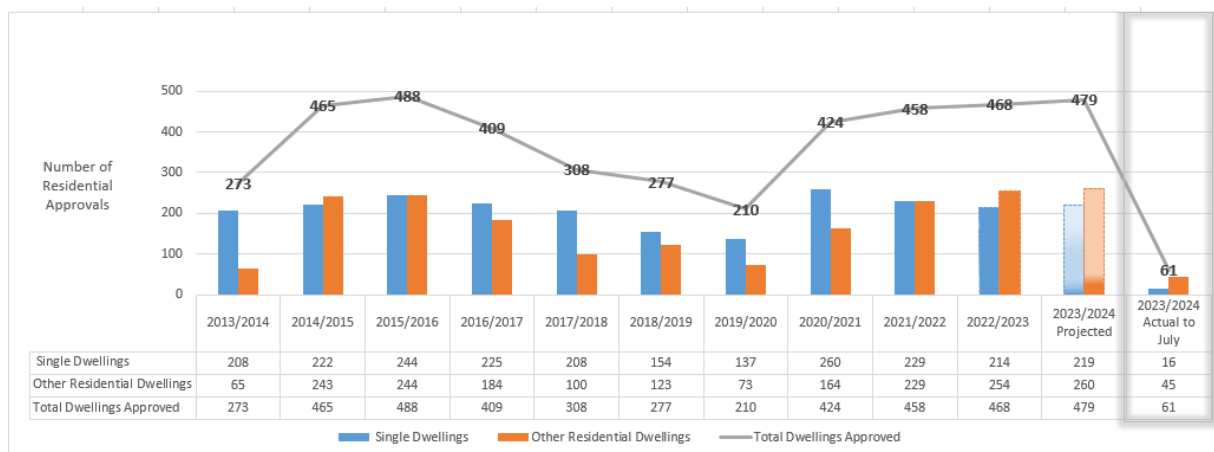
Residential Building Summary

Dwellings and other residential developments approved during July 2023, and for comparison purposes, the six month prior are shown in graph 1.



Graph 1: Residential Approvals Summary – January 2023 to July 2023

A summary of residential approvals for financial years from 2013-2014 are shown in graph 2. The graph also includes both an actual and a projected figure for the financial year to date.



Graph 2: Residential Approvals Summary – Comparative Financial Years

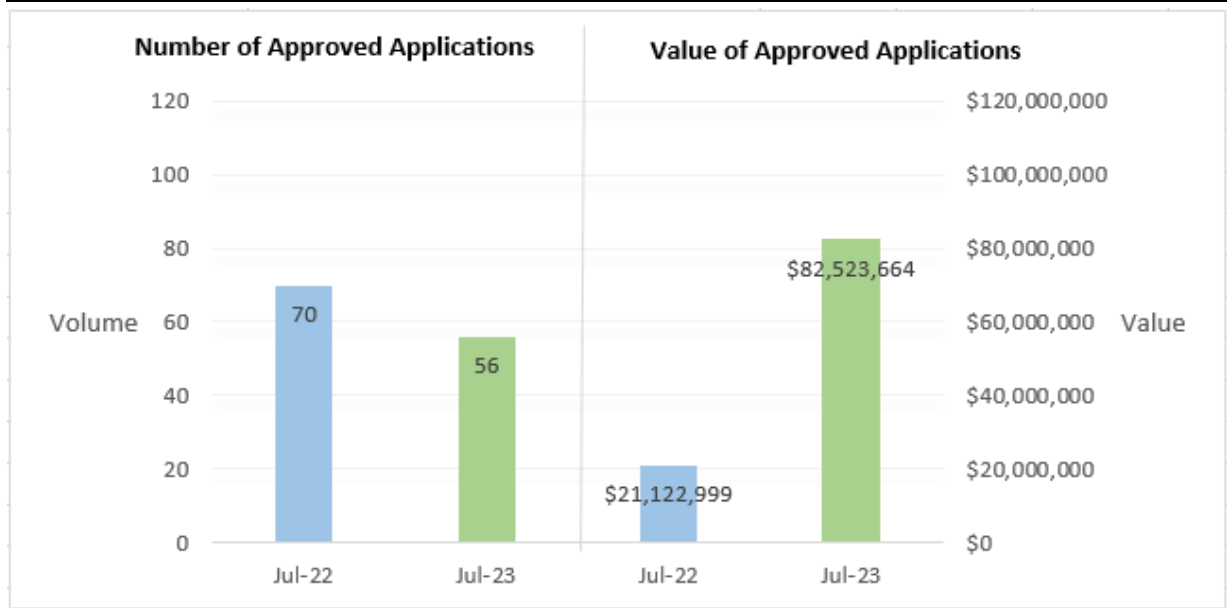
For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into ‘Single Dwellings’ (defined in the LEP as ‘dwelling house’) and ‘Other residential development’ (comprising ‘dual occupancies’, ‘secondary dwellings’, ‘multi dwelling housing’, ‘seniors housing’, ‘shop top housing’ and ‘residential flat buildings’).

These figures include development applications approved by private certifying authorities (in the form of Complying Development Certificates).

A numerical summary of residential approvals for the former Dubbo City Council area since 2013-2014 is included in **Appendix 1**. However, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as a consequence of the commencement of the merged application system.

Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for July 2023, and a comparison with figures 12 months prior are as follows:



A summary breakdown of the figures is included in **Appendices 2-3**.

Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

What information is available:

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application.
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015.
- Occupation certificates (where issued) are provided from 2010.

What information is not available:

- Application forms.
- Documentation associated with privately certified applications.
- Internal assessment reports.

The information included in this report is provided for notation.

APPENDICES:

- 1 [Building Summary - July 2023](#)
- 2 [Approved Applications - 1 July 2023 to 31 July 2023](#)
- 3 [Approved Applications - 1 July 2022 to 31 July 2022](#)

STATISTICAL INFORMATION ON SINGLE DWELLINGS AND OTHER RESIDENTIAL DEVELOPMENTS

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2013/2014													
Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
Other Residential Developments	0	1	1	0	0	1	4	2	1	2	0	3	15
(No of units)	0	2	2	0	0	2	46	1	2	4	0	6	65
2014/2015													
Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
Other Residential Developments	3	1	6	5	6	12	0	4	2	1	9	5	54
(No of units)	6	2	31	50	6	21	0	87	4	1	25	10	243
2015/2016													
Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
Other Residential Developments	6	8	8	4	1	3	3	3	3	5	3	8	55
(No of units)	50	98	12	7	2	5	18	4	5	14	6	23	244
2016/2017													
Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
Other Residential Developments	8	5	7	4	6	5	3	2	1	5	4	7	57
(No of units)	10	10	13	7	10	16	6	75	2	8	13	14	184
2017/2018													
Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
Other Residential Developments	6	9	2	1	9	1	5	5	11	1	3	5	58
(No of units)	11	16	3	2	16	2	8	5	23	2	3	9	100
2018/2019													
Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
Other Residential Developments	3	4	3	0	6	2	2	1	5	7	9	5	47
(No of units)	4	7	5	0	11	29	4	1	12	25	15	10	123
2019/2020													
Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	137
Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	42
(No of units)	8	7	6	7	19	10	2	7	2	2	2	1	73

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2020/2021													
Single Dwellings	7	17	21	12	20	46	18	25	30	27	17	20	260
Other Residential Developments	5	2	5	6	3	15	2	6	5	5	7	9	70
(No of units)	7	4	11	10	4	35	5	10	8	9	47	14	164
2021/2022													
Single Dwellings	31	17	17	13	16	40	9	17	23	14	19	13	229
Other Residential Developments	9	7	3	4	5	8	9	9	7		3	4	68
(No of units)	84	63	5	6	13	12	12	16	9		4	5	229
2022/2023													
Single Dwellings	15	32	46	8	28	13	19	15	15	11	6	6	214
Other Residential Developments	4	3	3	4	9	4	7	13	2	6	5	4	64
(No of units)	7	3	5	6	84	8	14	19	3	8	62	35	254
2023/2024													
Single Dwellings	16												16
Other Residential Developments	5												5
(No of units)	45												45

Note 1. Single Dwellings = Single 'Dwelling House'

Note 2. Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings



Civic Administration Building
P.O. Box 81 Dubbo NSW 2830
T (02) 6801 4000
F (02) 6801 4259
ABN 53 539 070 928

Print Date: 31/07/2023

Print Time: 3:00:20PM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2023 - 31/07/2023**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to residential	7	546,530			7	546,530		
Balconies, decks patios terraces or ve	1	1,200	1	1,200				
Dual occupancy	1	250,000	1	250,000			1	
Dwelling	16	8,757,290	16	8,757,290			16	
Garages carports and car parking spaces	3	60,616	3	60,616				
Health services facilities	1	878,000	1	878,000				
Industrial development	2	3,640,497	2	3,640,497				
Mixed use development	1	65,265,000	1	65,265,000			41	
Pools / decks / fencing	11	546,958	11	546,958				
Restaurant or cafe	1	60,000	1	60,000				
Secondary dwelling	3	465,000	3	465,000			3	
Shed	8	198,423	8	198,423				
Signage	1	35,500	1	35,500				
Stratum / community title subdivision	1	0	1					3
Subdivision of land	4	1,818,650						38
Business Premises	1	0	1					
Totals for Development Types	62	82,523,664						

Total Number of Applications for this period: 56

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



Civic Administration Building
P.O. Box 81 Dubbo NSW 2830
T (02) 6801 4000
F (02) 6801 4259
ABN 53 539 070 928

Print Date: 31/07/2023

Print Time: 3:01:07PM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/07/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Retail Building	1	80,000			1	80,000		
Alterations and additions to industrial	1	300,000			1	300,000		
Alterations and additions to residential	7	1,564,214			7	1,564,214		
Balconies, decks patios terraces or ve	4	51,585	4	51,585				
Centre based childcare	2	4,447,645	2	4,447,645				
Demolition	2	943,257	2	943,257				
Dual occupancy	2	855,000	2	855,000			3	
Dwelling	15	6,720,621	15	6,720,621			15	
Earthworks / change in levels	3	102,960	3	102,960				
Garages carports and car parking spaces	3	53,500	3	53,500				
Health services facilities	1	722,203	1	722,203				2
Mixed use development	1	390,000	1	390,000				
Multi-dwelling housing	1	495,000	1	495,000			3	5
Pools / decks / fencing	13	569,930	13	569,930				
Retaining walls, protection of trees"	1	0	1					
Secondary dwelling	1	289,690	1	289,690			1	
Shed	14	481,840	14	481,840				
Subdivision of land	5	92,000	2	45,000				6
Telecommunications and communication fac	1	2,963,554	1	2,963,554				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/07/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	78	21,122,999						

Total Number of Applications for this period: 70

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----