



AGENDA

INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

11 FEBRUARY 2025

MEMBERSHIP: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

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

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 past and present of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present”.

Page

IPEC25/1 LEAVE OF ABSENCE (ID24/2317)

IPEC25/2 CONFLICTS OF INTEREST (ID25/66)

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.

IPEC25/3 HOUSING FOR OUR FUTURE - RESULTS OF PUBLIC EXHIBITION (ID25/138)

The Committee will receive a presentation from the Manager Growth Planning

IPEC25/4 HOUSING FOR OUR FUTURE - INSIGHTS FROM PUBLIC ENGAGEMENT (ID25/28)

The Committee had before it the report dated 31 January 2025 from the Manager Growth Planning regarding Housing For Our Future - Insights from Public Engagement.

3

IPEC25/5	DRAFT PLANNING PROPOSAL POLICY (ID25/26) The Committee had before it the report dated 20 January 2025 from the Manager Growth Planning regarding Draft Planning Proposal Policy.	10
IPEC25/6	DEVELOPMENT ACTIVITY SUMMARY (ID25/136) The Committee had before it the report dated 22 January 2025 from the Manager Building and Development Services regarding Development Activity Summary.	24
IPEC25/7	DUKE OF WELLINGTON BRIDGE - FLOOD DAMAGE REPAIR FUNDING (ID24/2413) The Committee had before it the report dated 18 December 2024 from the Manager Infrastructure Delivery regarding Duke of Wellington Bridge - Flood Damage Repair Funding.	31
IPEC25/8	BULKY WASTE TRIAL UPDATE REPORT (ID25/129) The Committee had before it the report dated 30 January 2025 from the Waste Contract and Collection Coordinator regarding Bulky Waste Trial Update Report.	36

CONFIDENTIAL

IPEC25/9	ANNUAL BITUMEN RESEALING PROGRAM 2024/2025 – TENDER RECOMMENDATION (CD24/9383) (ID24/2122) The Committee had before it the report dated 29 January 2025 from the Operations Coordinator West regarding Annual Bitumen Resealing Program 2024/2025 – Tender Recommendation (CD24/9383).	
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In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).



DUBBO REGIONAL
COUNCIL

REPORT: Housing For Our Future - Insights from Public Engagement

DIVISION: Development and Environment

REPORT DATE: 31 January 2025

TRIM REFERENCE: ID25/28

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Strategic Project Update. 	
Issue	<ul style="list-style-type: none"> Council received \$580,000 from the Federal Government Housing Support Program – Stream 1 to prepare Housing Strategies that will define the requirements for the delivery of new, diverse and affordable housing in our region. Council undertook community consultation in October, November and December 2024 to help understand the community’s housing priorities, goals and issues for the region. Engagement insights include a desire for more medium density housing, a greater variety of minimum lot sizes in R5 Large Lot Residential Land, a reluctance to build dwelling types that aren’t “proven” to be profitable, the expectation for Council to play a greater role in addressing housing challenges and balancing the growth of our Villages. Results of community consultation will directly inform preparation of the Housing Strategies. The draft Strategies will be presented to Council for consideration at a future meeting. 	
Reasoning	<ul style="list-style-type: none"> Council’s role in housing involves facilitating an appropriate supply and mix of housing to meet community needs, as well as developing strategies and policies that encourage the provision of more housing and affordable housing. 	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Federal Government Grant
	Proposed Cost	\$580,000
	Ongoing Costs	Nil
Policy Implications	Impact on Policy	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 principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 1 Housing

CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.1 Land is suitably zoned, sized and located to facilitate a variety of housing types and densities
Theme:	1 Housing
CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.2 Adequate land is available in the villages for development

RECOMMENDATION

That the information contained within the report of the Manager Growth Planning dated 31 January 2025 be noted.

Steven Jennings
Director Development and Environment

TH
Manager Growth Planning

BACKGROUND

1. Previous Resolutions of Council

15 August 2024 CCL24/207	<i>That the information contained within the report of the Manager Growth Planning dated 23 July 2024, be noted.</i>
24 October 2024 CCL24/267	<i>That the information contained within the report of the Manager Growth Planning dated 27 September 2024, be noted.</i>

2. Federal Government Housing Support Program

Council received \$580,000 under the Federal Government’s Housing Support Program – Stream 1 to prepare Housing Strategies that define the existing and future requirements for the delivery of new, diverse, affordable and well-located housing in our region.

The following work is being undertaken as part of this project:

- Regional Housing Strategy
- Large Lot Residential Strategy
- Affordable Housing Policy
- Place Plans for Villages

REPORT

1. Consultation Sessions

Council conducted an extensive community and stakeholder engagement program in October, November and December 2024 to gather community perspectives on housing issues and identify priorities to progress the strategic directions that could be included in the Housing Strategies. The engagement process was designed with the intention of seeking a comprehensive understanding of housing themes within the region.

Council’s dedicated YourSay webpage (<https://yoursay.dubbo.nsw.gov.au/dubbo-region-housing-our-future>) contained information about the project and consultation sessions.

Council undertook the following engagement sessions with specific stakeholder groups and communities in conjunction with general community sessions:

Date	Session
17 October 2024	Council Staff – Affordable Housing Stakeholders
18 October 2024	Government Stakeholders Housing Supply Reference Group
30 October 2024	General Community Session Mayoral Developers Forum
31 October 2024	General Community Session Former Wellington Town and Villages Committees

Date	Session
1 November 2024	General Community Session Brocklehurst Residents
11 November 2024	Dubbo Real Estate Agents Dubbo Social and Affordable Housing Providers Wongarbon and Geurie Residents General Community Session
12 November 2024	Developers Dubbo R5 Large Lot Residential Stakeholders Eumungerie and Mogriguy Residents
13 November 2024	Wellington Social and Affordable Housing Providers Wellington Real Estate Agents General Community Session Stuart Town and Mumbil Residents
27 November 2024	Euchareena and Kerrs Creek Residents
28 November 2024	First Nations Stakeholders Wellington R5 Large Lot Residential Stakeholders Ballimore and Elong Elong Residents
29 November 2024	Multicultural Stakeholders First Nations Stakeholders
9 December 2024	General Community Session (online)
11 December 2024	R5 Large Lot Residential Stakeholders (online)

2. Engagement Findings

The following themes were identified during community and stakeholder engagement:

- The community expects Council to play a major role in improving housing outcomes as both a regulator and developer. This expectation is due to Council being a landowner and developer, having the ability to improve approval times for housing, and having the ability to rezone land and increase housing diversity;
- Whilst urban spread is the preferred approach for the growth of Dubbo, there is strong interest in targeted infill development to balance growth;
- Wellington was identified as a key area for housing development, with strong receptivity to housing and lot diversity, and the desire to capitalise on the Renewable Energy Zone and temporary workers for further growth;
- Demographic shifts are changing housing needs;
- There is a lack of housing diversity across the region, with a reluctance to build dwelling types that aren't "proven" to be profitable;
- Market supply of housing solutions has been inadequate and unresponsive to population growth and changing need profiles;
- Homelessness is a significant challenge;
- Fragmented governance, inefficient government collaboration, and diffused responsibility over the provision of adequate and affordable housing opportunities are barriers to effective housing;

- Market factors such as construction costs, labour costs, and interest rates are impacting affordability, and not meeting demand for rental opportunities, affordable and social housing, and housing diversity;
- There needs to be a greater variety of minimum lot sizes in R5 Large Lot Residential Land as R5 land plays an important role in housing development; and
- Village residents are receptive to a level of growth, as long as infrastructure and services are provided to coincide with that growth, and growth retains village character and lifestyle.

3. Housing Insights Survey

Council conducted a Housing Insights Survey to gather valuable insights into our community's experience with housing preferences, perception of different housing types, and preferred locations for housing growth in the Dubbo Region. Our community completed 122 surveys.

	There is enough housing available to purchase in the Dubbo Region	Housing affordability is an issue/challenge in the Dubbo Region	There are enough different types and sizes of dwellings to suit the different households and community members that live in (or want to live in) the Dubbo Region
Strongly agree	5.9%	38.5%	5.1%
Somewhat agree	28.8%	35%	17.8%
Unsure	27.1%	13.7%	27.1%
Somewhat disagree	17%	9.4%	23.7%
Strongly disagree	21.2%	3.4%	26.3%

	High rise apartment	Medium rise apartment	Townhouses	Dual occupancy	Detached house	Secondary dwelling
Very important	4%	17.2%	33.3%	33.3%	44.9%	24.5%
Important	17%	25.2%	38.4%	42.4%	38.8%	42.6%
Unsure	8%	9.1%	5.1%	11.1%	7.15%	17%
Slightly important	23%	22.2%	12.1%	11.1%	7.15%	12.8%
Not important	48%	26.3%	11.1%	2.1%	2%	3.1%

How should Dubbo (city) grow moving forward?	
Continued urban spread in identified strategic areas	53.7%
Some continued spread, with a focus on infill	36.6%
Limited/no spread, and focus entirely on infill	9.8%

Where in the Dubbo Region do you think additional housing should be prioritised?	
Central Dubbo	33.9%
Outskirts of Dubbo	21%
Villages	17.7%
Wellington	9.7%
Anywhere	6.5%
Near the hospital	6.5%
Wongarbon and Geurie	4.7%

This question reflects open-text answers rather than predefined options

4. Potential Options for Housing Growth

To ensure the Strategies address the community's housing priorities, goals and issues for the region, the broad options below are being considered for inclusion. It is important to note that the Strategies will be endorsed at a future meeting, and these inclusions may change.

(a) Dubbo

- Provide additional staging information for West Dubbo urban release areas in response to infrastructure servicing and biodiversity constraints;
- Identify the ultimate western urban boundary for the City of Dubbo and integrate infrastructure planning, including planning for the western distributor road;
- Identify investigation areas in South Dubbo that may be suitable for a greater range of housing types, with a particular focus on areas close to centres;
- Introduce an urban release area for R5 Large Lot Residential Land in East Dubbo so that appropriate infrastructure servicing and biodiversity issues can be investigated before it further developers for urban purposes;
- Review the minimum lot size area of R5 Large Lot Residential parcels with the aim to provide consistency across the region;
- Identify areas of existing E1 Local Centre and R5 Large Lot Residential Land that may be suitable for rezoning to R2 Low Density Residential.

(b) Wellington

- Prepare the master plan and servicing strategy for land in Montefiores, including incorporating the initial outcomes of the Wellington Flood Study;
- Work with the Wellington Local Aboriginal Land Council to undertake strategic planning for land at Market Square;
- Identify investigation areas in east Wellington that are currently zoned R5 Large Lot Residential that may be suitable for rezoning to R1 General Residential;
- Review the minimum lot size area of R5 Large Lot Residential parcels; and
- Identify partnerships with NSW Health to prepare a master plan for the Wellington Health Precinct.

(c) Villages

- Identify investigation areas that may be suitable for rezoning to RU5 Village or R5 Large Lot Residential;
- Provide additional information on current infrastructure servicing and biodiversity constraints and how these will impact growth;
- Identify areas within and close to villages that may be appropriate to accommodation temporary worker’s accommodation for the Central-West Orana Renewable Energy Zone; and
- Investigate the creation of infrastructure contributions plans so that growth can be adequately funded without imposing additional financial burdens on existing ratepayers.

(d) Social and Affordable Housing

- Identify a range of options and partnerships available to improve social and affordable housing outcomes, rather than proposing a single solution.
- The need for further analysis to understand models and types of social and affordable housing, including financial models and delivery types.

5. Timeframe

Staff are currently working towards the estimated timeline as provided below, which was included in the grant application. However, due to the project not being able to commence on time on account of required government approvals, Staff are currently reviewing this timeline to ensure the project can deliver robust housing strategies, in addition to ensuring appropriate community and stakeholder consultation can be undertaken given the important of the project to the future of housing and growth of our region.

Key Date	Explanation
11 February 2025	Insights from public engagement presented to Council
March 2025	Draft Strategies provided to Council for consideration
April 2025	Public exhibition of draft Strategies
End of May 2025	Final Strategies considered by Council



REPORT: Draft Planning Proposal Policy

DIVISION: Development and Environment
REPORT DATE: 20 January 2025
TRIM REFERENCE: ID25/26

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Seek endorsement. 	
Issue	<ul style="list-style-type: none"> Council at its meeting on 27 October 2022 adopted a Planning Proposal Policy. The Policy provides advice to the community on Planning Proposal categories and the application of Council’s tiered fee structure. The Policy has been reviewed after two years and is being updated to ensure it still complies with current legislation, policies and guidelines. 	
Reasoning	<ul style="list-style-type: none"> Environmental Planning and Assessment Act, 1979. NSW Government – Local Plan Making Guideline. 	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	Planning Proposal Policy.
	Impact on Policy	Minor wording and format changes have been updated that do not change intent of the Policy.

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 principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 4 Leadership

CSP Objective: 4.1 Council provides transparent, fair and accountable leadership and governance

Delivery Program Strategy: 4.1.1 Council encourages and facilitates two-way communication with and between stakeholders and the community

RECOMMENDATION

- 1. That the draft Planning Proposal Policy (attached in Appendix 1) be adopted for the purposes of public exhibition.**
- 2. That the draft Planning Proposal Policy be placed on public exhibition for a period of not less than 28 days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.**
- 3. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.**

Steven Jennings
Director Development and Environment

TH
Manager Growth Planning

BACKGROUND

1. Previous Resolutions of Council

25 August 2022 Ordinary Council Meeting (CCL22/204)	<i>In part</i> That the report of the Infrastructure, Planning and Environment Committee meeting held on 11 August 2022, be adopted.
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2. What is Planning Proposal

A Planning Proposal is a document that explains the intended effect of, and justification for, a proposed amendment to a Local Environmental Plan (LEP). A Planning Proposal can be prepared by an applicant, however, it must be endorsed by Council and the NSW Government Department of Planning, Housing and Infrastructure (DPHI) in order to proceed and take effect. This process must be undertaken in accordance with Division 3.4 of the Environmental Planning and Assessment Act, 1979.

The six key stages related to the making of, or amending, an LEP are:

- Stage 1 – Pre-lodgement;
- Stage 2 – Lodgement and assessment;
- Stage 3 – Gateway determination;
- Stage 4 – Post Gateway;
- Stage 5 – Public exhibition and assessment; and
- Stage 6 – Finalisation

REPORT

1. Draft Planning Proposal Policy

The draft Planning Proposal Policy (attached as **Appendix 1**) has been updated as part of Council's regular review process to ensure it is up to date with current legislation, policies and guidelines. The Policy has had minor wording and format updates that do not change the intent of the policy.

2. Consultation

Following Council's consideration, the draft Policy will be placed on public exhibition for a minimum period of 28 days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.

The draft Policy will be notified in the following ways:

- A notice will be placed on Council's YourSay page;
- An advertisement will be placed in the Daily Liberal newspaper;

- A notice will be placed in Council’s Customer Experience Centre and Macquarie Regional Library Branches; and
- Relevant stakeholders will be notified via email.

Following completion of the public exhibition period, a further report will be provided to Council for consideration.

3. Resourcing Implications

There are no additional resourcing implications associated with the draft Policy. The requirements included in the draft Policy are regular activities associated with Council’s consideration of a Planning Proposal.

The operating revenue in the table below is based on one completed Standard Planning Proposal plus another at the pre-lodgement stage. It is difficult to predict operating revenue as this is based on the requirements of applicants. There may be scenarios where Council receives multiple or no Planning Proposals in any one financial year.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	-51,000	-51,000	-51,000	-51,000	-51,000	-51,000
b. Operating expenses	51,000	51,000	51,000	51,000	51,000	51,000
c. Operating budget impact (a – b)	0	0	0	0	0	0
d. Capital expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	Lodgement and assessment fees					

Table 1. Ongoing Financial Implications

4. Timeframe

The below estimated timeline provides a mechanism to monitor and resource the various steps required to progress the draft Policy:

Key date	Explanation
11 February 2025	Infrastructure, Planning and Environment Committee consideration
25 February 2025	Council consideration
March 2025	Public exhibition commences
April 2025	Public exhibition concludes
May 2025	Consideration of submissions
June 2025	Council consideration

APPENDICES:

1 [↓](#) Draft Planning Proposal Policy



Council Policy
Planning Proposal
Policy

ED25/11693

Document Overview

Document Category	Council Policy
Policy Title	Planning Proposal Policy
Policy Statement	Provide guidance to the community on the categories of a Planning Proposal and the application of Council's three-tiered fee structure
Date	TBC
Resolution Date	TBC
Clause Number	TBC
Responsible Position	Manager Growth Planning
Branch	Growth Planning
Division	Development and Environment
CM Reference Number	ED25/11693
Version	1 – Draft
Review Period	Change in legislation
Review Date	Change in legislation
Consultation	Ordinary Council – TBC Public Exhibition – TBC Ordinary Council - TBC
Document Revision History	Date
Version 1 – 2 Year Review and update	

ED25/11693



Contents

- Document Overview 2
- Contents 3
- Purpose..... 4
- Related Legislation..... 4
- Scope 4
- Policy..... 4
- Responsibilities 7
- Acronyms 7
- Appendix 1 8

DRAFT

ED25/11693



Purpose

The purpose of this Policy is to provide guidance to the community on the categories of a Planning Proposal and the application of Council's three-tiered fee structure, and ensure they are delivered in a clear and transparent manner which can be easily interpreted and understood.

Related Legislation

This Policy should be read in conjunction with:

- Environmental Planning and Assessment Act 1979
- NSW Government's "Local Environmental Plan Making Guideline" (as amended from time to time)

Scope

This Policy applies to any Planning Proposal lodged with Council which seeks to amend the Dubbo Regional Local Environmental Plan 2022 (DLEP 2022).

Policy

A Planning Proposal is the document that explains the intended effect of, and justification for, a proposed amendment to a Local Environmental Plan (LEP). A Planning Proposal can be prepared by an applicant, however it must be endorsed by Council and the NSW Government Department of Planning, Housing and Infrastructure (DPHI) in order to take effect. This process must be undertaken in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979.

The six key stages related to amending a LEP are (attached in **Appendix 1**):

- Stage 1 – Pre-lodgement
- Stage 2 – Lodgement and assessment
- Stage 3 – Gateway determination
- Stage 4 – Post Gateway
- Stage 5 – Public exhibition and assessment
- Stage 6 – Finalisation

Pre-lodgement is not a legislative requirement, however Council encourages it to be undertaken.

ED25/11693

Fee structure and timing of payment

To cover the costs associated with the assessment and processing of a Planning Proposal, Council has adopted a three-tiered fee structure. Each Planning Proposal requires three separate payments:

- Payment 1 is to be made at the pre-lodgement stage and prior to the release of the scoping report (Stage 1)
- Payment 2 is to be made at lodgement of the Planning Proposal (Stage 2)
- Payment 3 is to be made following the issue of a Gateway Determination from DPHI (prior to commencing Stage 4)

If proceeding straight to lodgement of a Planning Proposal, Payment 1 and Payment 2 will be required concurrently at the time of lodgement.

Applicable fees and charges will be specified in Council's adopted Fees and Charges at the time of submission of a Planning Proposal to Council. The Planning Proposal category will determine the appropriate fee.

Planning Proposal categories

Depending on the complexity of the proposed changes to the LEP, the Planning Proposal will be categorised as Minor, Standard or Complex.

The pre-lodgement meeting will confirm the Planning Proposal category. Should a pre-lodgement meeting not be undertaken, Council will identify the Planning Proposal category prior to requesting payment.

i) **Minor Planning Proposal**

A minor Planning Proposal request consists of an amendment that:

- Corrects an administrative error
- Is a "housekeeping" amendment with the intent of correcting minor errors or inconsistencies, including spelling, mapping, labelling or administrative errors which do not alter planning controls or principal development standards
- Is an expedited amendment in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979
- Relates to the classification or reclassification of public land where the Governor's approval is not required

ED25/11693

ii) Standard Planning Proposal

A standard Planning Proposal request consists of an amendment that:

- Changes the land use zone and/or minimum lot size of an area
- Relates to the addition of a permissible land use and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP
- Alters the principal development standards of the LEP
- Relates to the classification or reclassification of public land through the LEP where the Governor's approval is required
- Is consistent with an endorsed/approved regional Strategic Plan and the Dubbo Local Strategic Planning Statement
- Any other amendment/s considered by Council to be standard

A standard Planning Proposal request may require additional resources to assess the greater number of planning considerations presented to Council. A standard Planning Proposal request must clearly demonstrate strategic merit by giving effect to the Dubbo Regional Local Strategic Planning Statement or other local land use strategy.

iii) Complex Planning Proposal

A complex Planning Proposal request consists of an amendment that:

- Changes the land use zone and/or minimum lot size of an area, addition of a permissible land use, or principal development standards of the LEP, which would result in a significant increase in demand for supporting infrastructure and/or infrastructure funding
- Any other amendment/s not categorised as basic or standard planning proposal

A complex Planning Proposal request may not directly align with the strategic direction of an endorsed/approved strategy or the Dubbo Local Strategic Planning Statement or other local land use strategy, however, this request may offer alternative opportunities for the Local Government Area. This type of request would require Council to prioritise a concurrent review of relevant strategic land use plans.

Additional considerations

The applicant is liable for all costs associated with preparing a Planning Proposal, including any technical study. It should be noted that lodgement of a Planning Proposal with Council does not guarantee in an amendment to a LEP. Early engagement with Council is essential and it is recommended that the applicant seek professional land use planning advice.

ED25/11693

Responsibilities

Position	Responsibility
Users	Compliance with this Policy
Managers	Implementation of this Policy Ongoing review of this Policy

Acronyms

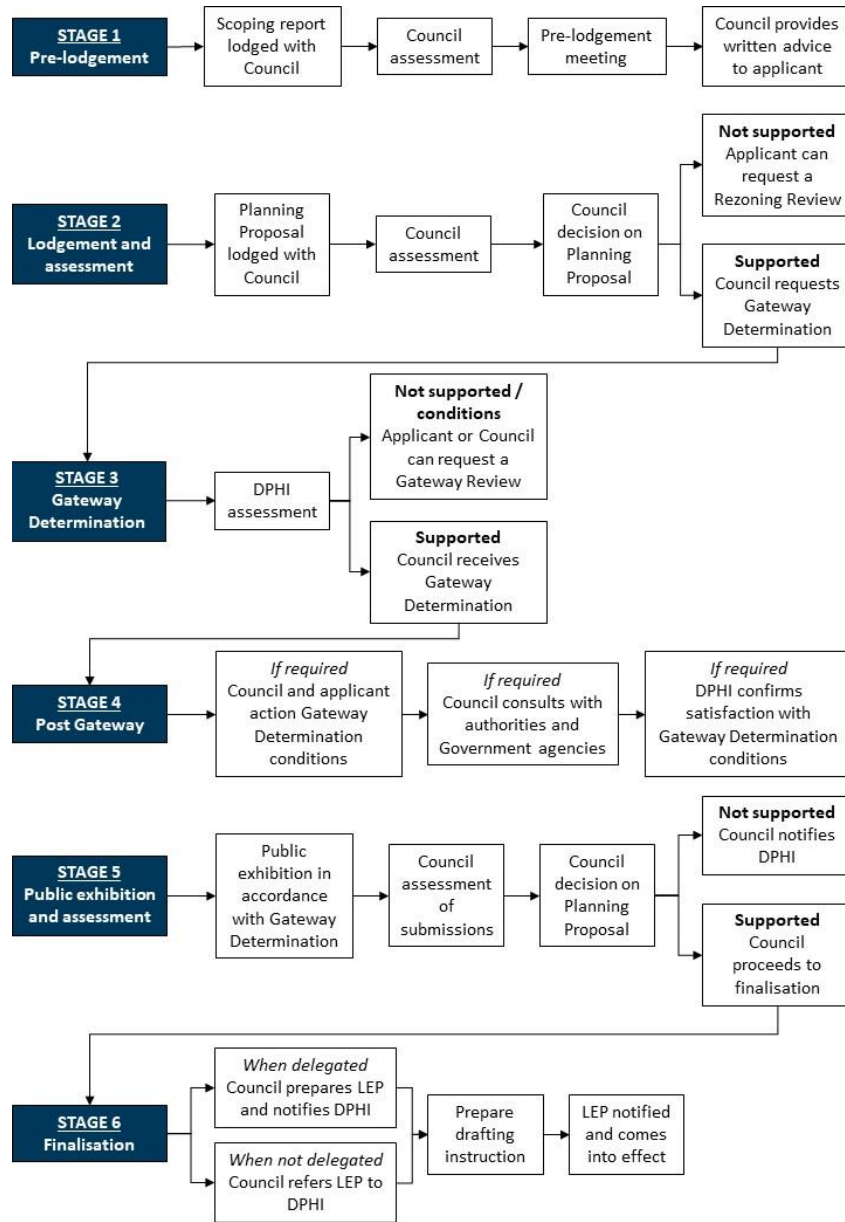
To assist in interpretation, the following acronyms apply:

Term	Definition
DLEP	Dubbo Regional Local Environmental Plan
DPHI	NSW Government Department of Planning, Housing and Infrastructure
LEP	Local Environmental Plan



Appendix 1

Local Environmental Plan Making Process



ED25/11693



Document Control

Responsible Officer:	Manager Growth Planning
Division:	Development and Environment
Prepared by:	Growth Planner
Version:	1
Revision:	1
Document Date:	TBC
Effective:	TBC

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dubbo.nsw.gov.au





REPORT: Development Activity Summary

DIVISION: Development and Environment
REPORT DATE: 22 January 2025
TRIM REFERENCE: ID25/136

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Provide review and update 	
Issue	<ul style="list-style-type: none"> A monthly report is presented to Council which shows development activity. The report includes a statistical overview of the number and type of development approvals for the Dubbo Regional Local Government Area (LGA) on a monthly basis. The 'total number of dwellings' approved in December was 23, including 9 single dwellings and 14 other dwellings. The NSW Department of Planning, Housing and Infrastructure publishes 'League Table' data which includes Development Application processing times for all Councils. This report provides the latest monthly snapshot of Council's processing times for Development Applications. 	
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 principal 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 Manager Building and Development Services dated 22 January 2025 be noted.

Steven Jennings
Director Development and Environment

DQ
Manager Building and
Development Services

REPORT

1. Development Applications

Council is required to undertake the assessment and consideration of Development Applications and other associated approvals in accordance with the Environmental Planning and Assessment Act, 1979.

Council undertakes the assessment and consideration of Development Applications in accordance with Section 4.15 of the Environmental Planning and Assessment Act, 1979 and consults with community on Development Applications in accordance with Council's adopted Community Participation Plan.

The development approvals environment is regulated by the NSW State Government through a range of subsidiary acts and requirements in respect of, but not limited to:

- Traffic and transport;
- Heritage;
- Infrastructure;
- Environment;
- Biodiversity;
- Impacts on agriculture;
- Impacts on water resources including groundwater.

Council in the 2023/2024 financial year approved a total of 593 Development Applications.

2. Online Application Tracking

All Development Applications, Construction Certificates and Complying Development Certificates are tracked online and can be accessed at any time. A link to Council's Application Tracker is as follows: (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

Information available on Council's Application Tracker includes the following:

- All Development Applications, Construction Certificates and Complying Development Certificates submitted from 1 November 2015, including access to submitted plans and supporting documents as well as tracking details of the progress of an application;
- Limited information is provided for applications submitted from 1 January 2001 to 31 October 2015; and
- Occupation Certificates (where issued) are provided from 2010.

What information is not available:

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

3. Development Activity Building Summary

Provided, for information, are the latest statistics (as at the time of production of this report) for Development Applications and Complying Development approvals for Council.

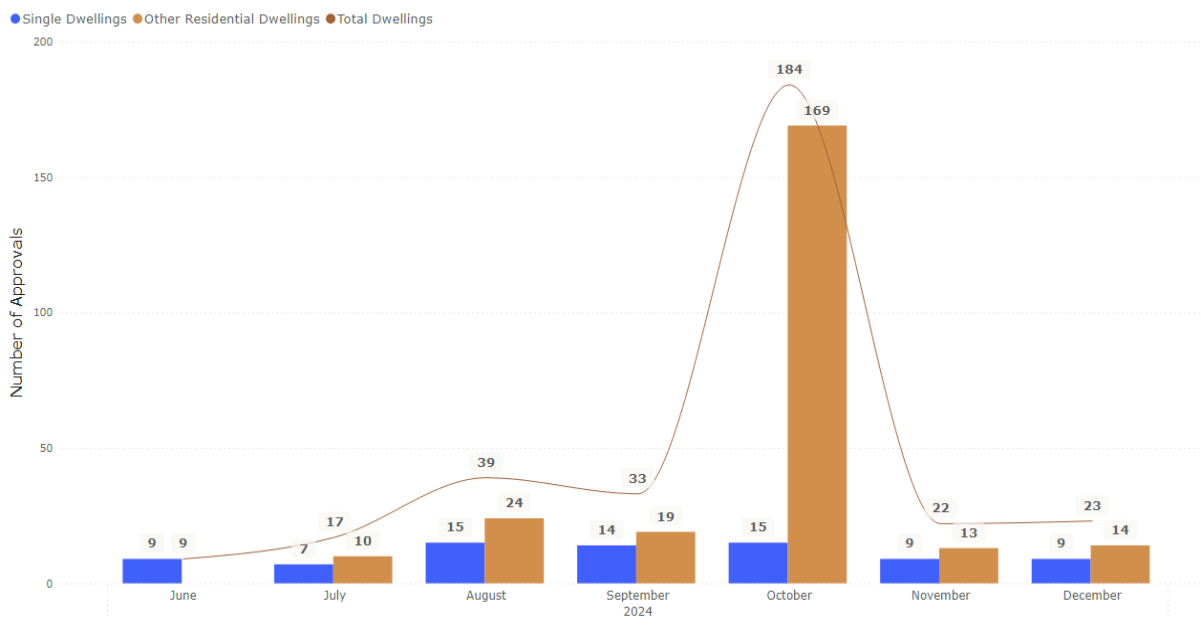
(a) Residential Activity Summary

Dwellings and other residential developments approved most recently for December 2024, and for comparative purposes, the six months prior are shown in **Graph 1**.

For consistency with land use definitions included in the Dubbo Regional Local Environmental Plan 2022, residential development has been separated into ‘Single dwellings’ (LEP definition of dwelling house) and ‘Other residential development’ (LEP definitions include dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings).

It should be noted that the increase in the number of ‘other residential dwellings’ approved in October was as a result of the approval of Development Application No. 2023-663 for Seniors Housing (164 units and village club house) at 2 Capstan Drive, Dubbo.

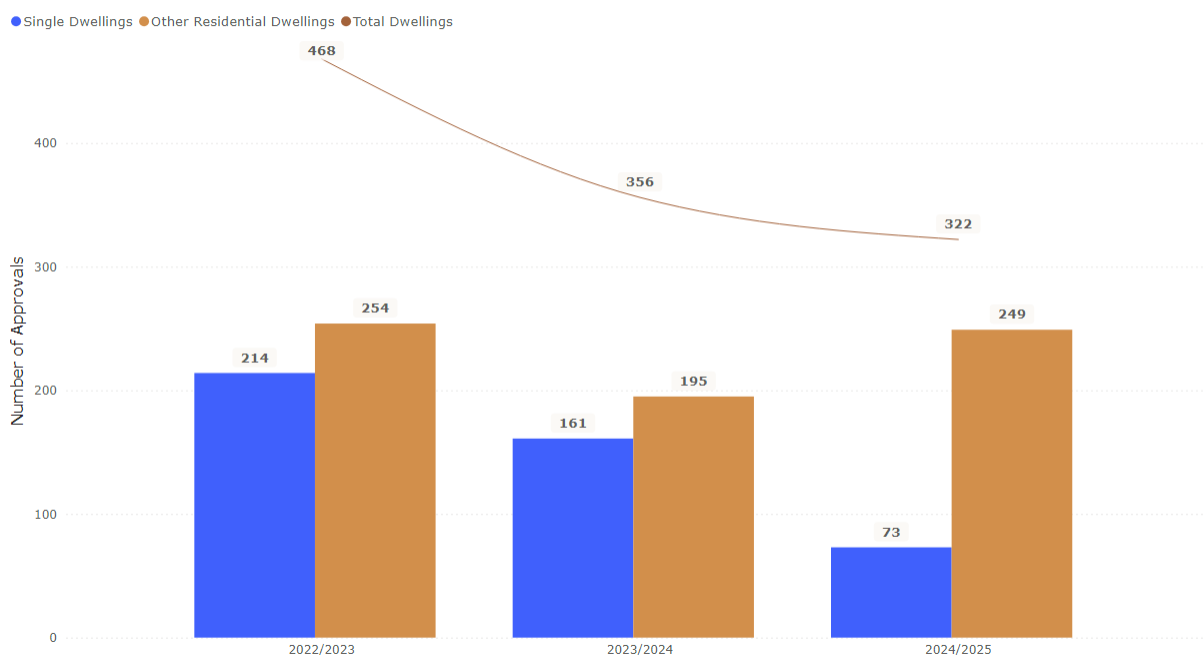
Dwelling and Other Dwelling by Month



Graph 1: Residential Approvals Summary – June to December 2024

A summary of residential approvals for financial years 2022/2023 and 2023/2024 are shown in **Graph 2**. The graph also includes the approval numbers for the financial year 2024/2025 to date.

Dwelling and Other Dwelling by Financial Year



Graph 2: Residential Approvals Summary – Comparison of Financial Years

These figures include Development Applications approved by Private Certifying Authorities (in the form of Complying Development Certificates).

(b) Approved Development Applications

Council approved 41 Development Applications in the month of December 2024. Council approved a total of 45 Development Applications in December the previous year.

In respect of the overall value of Development Applications approved, for the month of December in the 2023/2024 Financial Year the value was \$10,629,013. For the month of December for the current Financial Year, the value was \$18,558,959.

(c) Development Applications Under Assessment

As of 10 January 2025, a total of 75 Development Applications were under consideration. This includes the following new residential development:

- Single dwellings 11
- Dual occupancy 4 (8 units)
- Secondary dwellings 3
- Other residential development 3 (7 units)

In addition, the following Development Applications are under consideration:

Number	Proposal	Address	Value
D22-210	650 lot residential subdivision	24R Sheraton Road, Dubbo	\$32M
D23-140	Mixed Use Development (Health Services Facilities)	40 Cobbora Road, Dubbo	\$30M
D23-647	571 lot residential subdivision	13L Narromine Road, Dubbo	\$15M
D24 -360	Public Administration Building	130 Brisbane Street, Dubbo	\$29M
D24-420	Dubbo Residential Rehabilitation Centre	58 Spears Drive, Dubbo	\$27M
D24-507	Registered Club and Sporting Field	180 Boundary Road, Dubbo	\$39M
D24-542	Hotel Accommodation (change of use)	32-34 Church Street, Dubbo (Oliver House)	\$5M

4. Council League Table

The NSW State Government Department of Planning, Housing and Infrastructure (DPHI) has recently been providing development assessment data for all Local Government Areas. The data is obtained from the NSW Planning Portal and is updated monthly.

The Council League tables show:

- Average assessment days;
- Number of DAs assessed;
- Total development cost; and
- Lodgement days.

DPHI encourages all councils to lodge Development Applications within an average of:

- 14 days of submission between 1 July 2024 to 30 June 2025
- 7 days of submission from 1 July 2025 onwards.

DPHI encourages all councils to determine Development Applications whichever is the lesser of Council's previous financial year average (49 days), or within an average of:

- 115 days of lodgement between 1 July 2024 to 30 June 2025
- 105 days of lodgement between 1 July 2025 to 30 June 2026
- 95 days of lodgement between 1 July 2026 to 30 June 2027
- 85 days of lodgement from 1 July 2027 onwards.

The data displayed includes comparable inland regional cities:

Council League Table – Valid 31 December 2024

Regional Council	Average Assessment Days	DAs Assessed	Total Development Cost (million)	Lodgement Days
1. Dubbo	47	289	\$117.4	14
2. Armidale	49	90	\$26.3	9
3. Wagga Wagga	73	269	\$172.7	7
4. Bathurst	77	189	\$65.4	4
5. Orange	91	159	\$112.2	11
6. Albury	100	303	\$118.8	10
7. Tamworth	139	188	\$81.5	11

It should be noted that the next update of the Council League Table will include Council's approval of Development Application D22-528 for Concrete works at Sheraton Road, Dubbo. Based on the complexity and assessment period for this application, it is anticipated that the average assessment days may increase in the next report.



REPORT: Duke of Wellington Bridge - Flood Damage Repair Funding

DIVISION: Infrastructure
REPORT DATE: 18 December 2024
TRIM REFERENCE: ID24/2413

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Seek direction or decision Strategic project update 	
Issue	<ul style="list-style-type: none"> Council’s submission to Transport for NSW (TfNSW) seeking funding to repair the flood damaged Duke of Wellington Bridge and approach roads, including essential riverbank stabilisation, has been assessed and deemed ineligible. Without full financial assistance from State or Federal funding sources, the repairs cannot proceed. 	
Reasoning	<ul style="list-style-type: none"> TfNSW advise the scope of flood damage repair works at the bridge site includes components that are considered to be betterment, falling outside the guidelines for Natural Disaster funding. 	
Financial Implications	Budget Area	Infrastructure Delivery
	Funding Source	Not applicable
	Proposed Cost	Nil
	Ongoing Costs	Nil
Policy Implications	Policy Title	N/A
	Impact on Policy	There are no policy implications arising from this report.
Consultation	TfNSW	Verbal discussions and e-mails

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 principal 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: 2.1.1 Traffic management facilities enhance the safety and efficiency of the road network

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

RECOMMENDATION

- 1. That Council make formal representations to the NSW Minister for Regional Transport and Roads, seeking the Minister's support to provide funding for Council to undertake flood damage repairs to re-open the Duke of Wellington Bridge.**
- 2. That the Duke of Wellington Bridge remain open as a pedestrian bridge and the pedestrian pathway is monitored against further riverbank degradation, noting pedestrian access may be discontinued if riverbank conditions deteriorate.**

Luke Ryan
Director Infrastructure

RF
Manager Infrastructure
Delivery

BACKGROUND

In accordance with Council’s previous resolution (below), an application seeking natural disaster funding to repair flood damage to the Duke of Wellington Bridge, riverbank, road and stormwater assets was submitted to Transport for New South Wales (TfNSW) for their consideration under the Disaster Recovery Funding Arrangements (DRFA).

DRFA is Federal Government funding provided to State governments to share the cost of providing financial assistance to communities affected by a declared natural disaster event. DRFA is administered and delivered by TfNSW, to whom Council’s application was submitted in November 2023. TfNSW completed its review of Council’s application in December 2024.

Council’s application included a request for DRFA to fund the full scope of work required to enable Council’s road and bridge assets to be reopened to vehicle traffic.

The full scope of work includes:

- Significant repairs to approximately 200 metres of the Bell River riverbank, on which Council’s bridge, road and stormwater assets were constructed. These repairs include a river training structure.
- Minor bridge repairs to reinstate scour protection.
- Reconstruction of approximately 50 metres of Gobolion Street pavement and concrete kerb/gutter.
- Reconstruction of approximately 15 metres of stormwater pipes.

Council sought independent specialist advice and received a report in July 2023. The report advised it was not viable to reconstruct only the road, kerb and stormwater assets without undertaking the riverbank repairs.

The report also provided for high level estimate of costs to reinstate bridge and road access.

Item Description	Estimated Cost
River Training Structure Includes permanent erosion protection, river bed and river bank rehabilitation works	\$14,780,000
Gobolion Street Reconstruction Includes kerb, pavement, stormwater works and minor bridge repairs	\$220,000
Indirect Project Costs Includes project management and regulatory fees/charges	\$2,100,000
Contingency	\$4,500,000
TOTAL	\$21,600,000

Previous Resolutions of Council

IPE23/42 14 September 2023	<i>That Council target natural disaster funding to undertake reinstatement works on the Bell River riverbank, Duke of Wellington Bridge, Gobolion Street pavement and stormwater drainage.</i>
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REPORT

Council staff met with the TfNSW's Disaster Recovery Team on several occasions to discuss Council's funding application and the outcome of their review of the application.

TfNSW advised Council's application includes works that are ineligible for DRFA category 'B' funding. Specifically, ineligible works include the Bell River riverbank rehabilitation, river training structure, permanent erosion protection and river bed works. These ineligible works are classed as 'betterment' and not 'like for like' works, and as such, fall outside the DRFA category 'B' under which Council's application was assessed.

These ineligible works are a significant component of the overall estimated cost to reinstate the Duke of Wellington Bridge and road access.

Reconstruction of the bridge approach and Gobolion Street without undertaking the riverbank works is not a viable option. Continued scouring and erosion of the riverbank will place Gobolion Street and the bridge access at risk of further failure.

Current Site Conditions

The Duke of Wellington Bridge is open to pedestrian access across the river, via a temporary pedestrian pathway linking Gobolion Street to Herbert Street across the bridge deck.

The bridge is currently closed to vehicle traffic. Gobolion Street is closed to vehicles for approximately 120 metres in advance of the bridge. The damaged riverbank is fenced off to discourage public access.

Resourcing Implications

- The Duke of Wellington Bridge flood damage repair budget estimate of \$21.6M is currently unfunded, and outside of Council's financial capacity.
- Without full financial assistance from State and/or Federal funding sources the repairs cannot proceed.
- Council's funding application for the Duke of Wellington Bridge flood damage repairs has been assessed as ineligible by TfNSW under category 'B' of DRFA. This category provides for reconstruction of flood damaged essential public assets.

Option 1 – Unsuccessful Funding Application

- Council acknowledge and accept TfNSW assessment of the Duke of Wellington flood damage repair application.
- The Duke of Wellington Bridge remain a pedestrian only bridge. The pedestrian pathway is monitored against further riverbank degradation, noting pedestrian access may be discontinued if riverbank conditions deteriorate.
- Gobolion Street would remain closed to vehicles at the bridge approach.

Option 2 – Council Seek Ministerial Support to provide funding

- Council make representations to the State Minister for Regional Transport and Roads to discuss Council's application.
- In the first instance, seek ministerial support for approval of Council's DRFA funding application as submitted in November 2023, or other natural disaster recovery funding to repair and reopen the Duke of Wellington Bridge.



REPORT: Bulky Waste Trial Update Report

DIVISION: Development and Environment
REPORT DATE: 30 January 2025
TRIM REFERENCE: ID25/129

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Provide Update. 	
Issue	<ul style="list-style-type: none"> Bulky Waste Bookable Trial. 	
Reasoning	<ul style="list-style-type: none"> This report provides an update of the trial for the pre-booked annual Bulky Waste Collection Service. A further report be provided to Council for consideration on the results of the trial at the April 2025 Ordinary Meeting. 	
Financial Implications	Budget Area	Resource, Recovery and Efficiency – Domestic Collection
	Funding Source	General Council Budget
	Proposed Cost	\$440,000 (bulky waste trial) \$492,000 (annualised service)
	Ongoing Costs	\$440,000
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 principal themes and a number of objectives and strategies. This report is aligned to:

- Theme: 6 Environmental Sustainability
- CSP Objective: 6.2 We recognise, plan for and respond to the impacts of climate change
- Delivery Program Strategy: 6.2.3 Waste management processes reduce our environmental footprint and impact on the environment

RECOMMENDATION

- 1. That the report of the Waste Contract and Collection Coordinator dated 30 January 2025 be noted.**
- 2. That a further report be provided to Council for consideration on the results of the trial at the April 2025 Ordinary Meeting.**

Steven Jennings
Director Development and Environment

AP
Waste Contract and
Collection Coordinator

BACKGROUND

Previous Resolutions of Council

24 April 2024 CSC24/89	<ol style="list-style-type: none"><li data-bbox="443 347 1460 465">1. <i>That Council endorse the implementation of a 12-month trial period for transitioning to a pre-booked annual Bulky Waste Collection Service model.</i><li data-bbox="443 465 1460 665">2. <i>That an engagement and community consultation program be undertaken, including the development of a comprehensive Plan of Communications aimed at educating and informing the community about the transition, with the goal of implementing the trial starting from 1 July 2024.</i>
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Council at its Ordinary Meeting on 24 April 2024 endorsed the implementation of a 12-month trial of a pre-booked annual Bulky Waste Collection Service model. The 12-month trial formally commenced on 1 July 2024.

The trial has now been in operation for over six months, the purpose of this report is to provide an update on the results of the trial.

A final report on the trial will be presented at the April 2025 Council Meeting. This report will be presented prior to completion of the trial. However, this is because any decision will be time sensitive, as both scenarios require sufficient preparation to ensure a seamless transition by the new financial year.

Reverting to the old system requires securing annual booking slots, recruiting casual staff, arranging equipment rentals and organising the necessary communication to community.

REPORT

1. Bulky Waste Collection Service Trial

(a) Trial Service Principles

The service principles of the trial are as follows:

- Accessible and provide participation ease to all eligible residents (online and phone bookings).
- Support Council’s Net Zero Framework and the draft Waste Strategy.
- Provide the best overall value to community.

(b) Service Benefits

- Increase safety and service standards with fulltime staff to be utilised to provide continuity of service and increase safety standards.
- Financial cost forecast is for a decline in cost due to the reduction in representation and weather generating pollution.

- Reduce windblown pollution and visual aesthetics (streetscape presentation) by decreasing presentation periods (days on kerb prior to collection).
- Increase in landfill diversion with stronger governance around presentation and more time to manage the collection and segregation process.
- Increase in staff efficiency by utilising an online booking and management system.
- Decrease in illegal dumping and an increase in flexibility with the opportunity for eligible residents to present and utilise the service on a year-round basis.

(c) Trial Service Conditions

The trial has the following conditions:

- One service per annum for each urban residence who receive a kerbside collection service (either two or three bins);
- Service area zones (four in total) allocated weekly, Monday to Friday collection bookings;
- Public holidays, two weeks over Easter and Christmas as non-collection periods;
- Volume is one level box trailer load and/or two cubic metres per residence;
- Segregate materials into collection groups;
- Limit on mattresses (two) and car tyres (four) presented;
- Building materials, hazardous materials such as chemicals, poisons, oil, paint, batteries, asbestos and truck and tractor tyres are not included in the service; and
- Materials to be presented within 48 hours (two days) of collection booking (collection date selected when booking for clarity).

2. Initial Trial Results

The trial service operates on a four-week rotational schedule, offering residents 12 opportunities per year to dispose of bulky items.

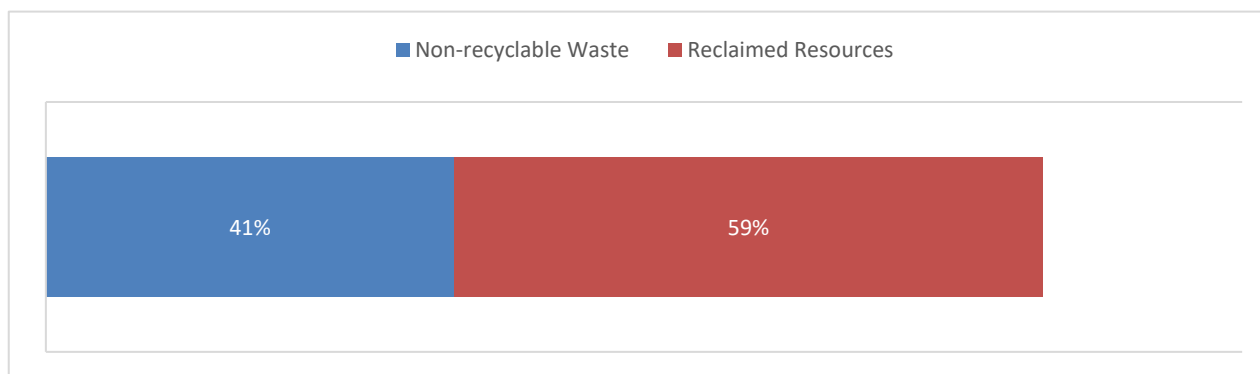
The trial service allows residents to select a collection week that suits them. Booking is also more flexible, with options available online, by phone, or in person at Council offices. To further enhance convenience, automated text message reminders have been introduced to notify residents of their upcoming collection.

To ensure accessibility for all eligible residents, retirement villages and housing complex managers have been contacted and provided with multiple pre-booked collection dates throughout the year. Additionally, ongoing engagement with real estate agents and property managers has supported stakeholder collaboration and ensured equitable access to the service.

During the initial six months of operation, some 1,631 collections have been completed as part of the service. The following table illustrates the geographical distribution of these collections:

	Bookings
Dubbo	1399
Wellington	140
Wongarbon	21
Montefiores	17
Brocklehurst	15
Eumungerie	8
Mumbil	8
Elong Elong	5
Geurie	3
Stuart Town	3
Terramungamine	3
Apsley	2
Wuuluman	2
Dripstone	1
Euchareena	1
Minore	1
Mogriguy	1
Mount Arthur	1

The more tailored approach of the new service has resulted in a significant diversion of 59% of collected items from landfill. Additionally, the increased availability of the service has enabled Council to better respond to and assist with the removal of illegally dumped rubbish across the region.



The use of dedicated vehicles has allowed for the installation of cameras, like all other waste collection vehicles. This enhances safety and reduces representation, a recurring issue that previously caused delays of several weeks in bulky waste collections. The new trial system has created three full-time positions and ensures greater service continuity, replacing the previous labour hire model, which was prone to safety incidents.

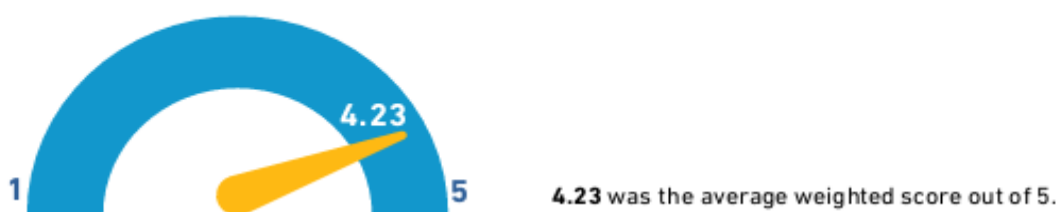
3. Consultation

All residents who utilised the service and completed a booking received a text message or email with a survey link, allowing them to provide feedback.

The survey, designed to assess community satisfaction, participation rates and gather general feedback, received 293 responses, resulting in a 17% booking-to-survey conversion rate.

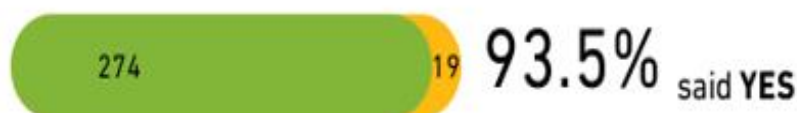
Survey feedback revealed that the majority of residents found the booking process easy to use.

Participants were asked to rate the 'ease of making a booking' out of 5 and we heard:



93.5% of participants preferred having multiple dates to choose from.

Participants were asked if having multiple dates to choose from was their preference when booking a bulky rubbish service and we heard:

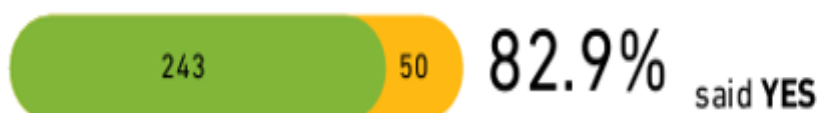


Of the 19 no responses, the following themes were provided:

- Availability of booking (8)
- Prefer annual collection (6)
- Range of negative experiences (4)

82.9% of participants would like to see a bookable collection continue past the trial.

Respondents were asked if they recommended Council continue to offer a bookable bulky waste service and we heard:



Of the 50 responses that indicated no, the following these were provided:

- Prefer an annual collection (22)

- Range of negative experiences (16)
- Range of negative perceptions (9)

4. Resourcing Implications

JR Richards, Council's Contractor, is undertaking collection and transport of the pre-booked annual Bulky Waste Collection services at a cost of \$61.19 per service with a minimum base charge of \$6,547.33 per week (107 services), with additional services that exceed 107 to be charged at a per service charge of \$61.19 per service.

The bulky waste collection trial has an overall annualised cost of \$440,000. The alternate annual collection service has an overall cost of \$492,000.