



AGENDA

ORDINARY COUNCIL MEETING

28 APRIL 2022

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

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

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- CCL22/102** **TEMPORARY TRAFFIC MANAGEMENT - SHERATON ROAD, DUBBO (ID22/659)** 120
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- CCL22/103** **COMMENTS AND MATTERS OF URGENCY (ID22/666)**

CONFIDENTIAL COUNCIL:

CCL22/104 DUBBO REGIONAL LIVESTOCK MARKETS - BUSINESS STRUCTURE REVIEW (ID22/476)

The Council had before it the report dated 16 March 2022 from the Director Culture and Economy regarding Dubbo Regional Livestock Markets - Business Structure Review.

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)).

CCL22/105 DUBBO GROUNDWATER SECURITY - ENGAGEMENT OF PTS GROUP BORING AND DRILLING CONTRACTORS FOR MACQUARIE RIVER UNDERBORE (ID22/704)

The Council had before it the report dated 12 April 2022 from the Manager Major Projects regarding Dubbo Groundwater Security - engagement of PTS Group Boring and Drilling Contractors for Macquarie River underbore.

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, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

CCL22/106 PROPOSED METHOD OF SALE AND PRICING OF LOT RELEASES AT KESWICK ESTATE - STAGE 5, RELEASE 2 (ID22/720)

The Council had before it the report dated 21 April 2022 from the Manager Property and Land Development regarding Proposed Method of Sale and Pricing of Lot Releases at Keswick Estate - Stage 5, Release 2.

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: commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).

**CCL22/107 TENDER FOR THE CONSTRUCTION OF KESWICK ESTATE
LANDSCAPING, STAGE 5 RELEASE 1 - NON-ACCEPTANCE OF ANY
TENDER (ID22/471)**

The Council had before it the report dated 1 April 2022 from the Property Development Officer regarding Tender For the Construction of Keswick Estate Landscaping, Stage 5 Release 1 - Non-Acceptance of any Tender.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).



Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 24 March 2022.

RECOMMENDATION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 24 March 2022, provided 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 - 24/03/2022 **Provided under separate cover**



DUBBO REGIONAL
COUNCIL

MAYORAL MINUTE: Chief Executive Officer's Performance Agreement

DIVISION: Executive Services
REPORT DATE: 22 April 2022
TRIM REFERENCE: ID22/722

To the Council
Ladies and Gentlemen

Office of the Mayor
Civic Administration Building
Church Street, Dubbo

The Local Government Act 1993 (the Act) requires Councils to appoint a General Manager, or Chief Executive Officer (CEO) and the Local Government (General) Regulation 2021 (the Regulation) provides a guide for councillors to refer to when considering the recruitment, appointment, re-appointment and oversight of the CEO. With both the Act and the Regulation at the fore, the Office of Local Government has released, under section 23A of the Act, the *Guidelines for the Appointment and Oversight of General Managers* (the Guidelines). Included in the Guidelines is a checklist to be referred to when considering conducting performance reviews of CEOs.

In accordance with the Guidelines, the CEO's performance must be reviewed at least annually against the agreed performance criteria for the position. For Council's CEO, Mr Murray Wood, these performance criteria are set out in the drafted Performance Agreement. As this documentation relates to a staff matter, and the framework is the intellectual property of Local Government NSW (LGNSW), it is regarded as confidential and not attached to this Minute.

The agreement has been prepared in consultation with all Councillors at a workshop held on 17 February 2022 facilitated by Mr Christian Morris of Local Government Management Solutions (LG Management Solutions), a subsidiary of LGNSW. LGNSW is the representative body for Councillors and Councils. They provide independent advice, and LG Management Solutions were engaged previously to undertake the recruitment for the CEO position.

As a key component of successful performance management, this agreement includes clearly defined and measurable performance indicators against which Mr Wood's performance can be measured, and includes goals that require delivery against the Community Strategic Plan (CSP), Resourcing Strategy, Delivery Program and Operational Plan.

The Performance Agreement includes, but is not limited to, the following performance targets:

- Outcomes of the service review program are implemented, and modelled efficiencies and benefits are realised;
- Delivery against Aboriginal Employment Strategy targets;
- Draft Budget (fees and charges) are prepared to support CSP outcomes;

- Revenue and expenditure are within budget, action is taken where concerns are identified;
- Alternative sources of funding to support the outcomes of the CSP are pursued;
- Monitor reports and other information provided by staff to Council and ensure Council decisions are actioned without undue delay;
- Ensure the organisation fully embraces the Council's commitment to engaging with the community, Western Alliance Councils and other regional Councils;
- Productive and enabling relationships with Government agencies of NSW and Australian Governments, industry bodies and community organisations;
- Senior staff structure review in July 2022 that includes appropriate consultation with the elected body;
- Senior staff and other relevant vacancies are filled in a timely manner;
- Cultural survey shows improvement in metrics regarding leadership and performance of Council;
- Alternative water supply options and enabling infrastructure are developed in preparation for future droughts and to cater for the expansion of urban areas and industry;
- Residential housing opportunity meets the current and projected needs of our communities and businesses. Deliverables include (but are not limited to):
 - A short term accommodation plan, accounting for impacts from development associated with the Central-West Orana Renewable Energy Zone, amongst other State Significant Developments, is developed for Wellington and Dubbo and considered by Council by November 2022;
 - The Structure Plan is finalised and adopted by Council by September 2022 for the North West urban expansion areas in Dubbo;
- The road asset management backlog is proactively addressed including:
 - Targeted investment by all levels of government in road renewal projects;
 - Opportunities are realised for private sector investment, such as renewable energy proponents;
 - A road renewal program is adopted as part of Delivery Program/Operational Plan and prioritisation is understood by community;
- Development, adoption and promotion of an investment prospectus for the LGA that is effective at attracting business investment by June 2022;
- Work with private and public sector employers to 'pitch' the Dubbo Regional LGA as a place for skilled workers to live and work. This includes domestic and international migration. Measures include:
 - Shared and effective marketing campaigns;
 - Effective and proven outcomes from lobbying of, and working with, NSW and Australian Government to meet industry and Council needs for skilled workers;
- Development and delivery of proactive community engagement on significant Council projects. This includes:
 - Empowering consultation that seeks community input into understanding issues and co-designing solutions;
 - No valid criticism that Council has not adequately consulted the community on significant projects and bodies of work;

- A dashboard of Council's performance against agreed targets in the Delivery Plan, Operational Plan and Budget is available for the public on digital platforms by August 2022; and
- All statutory and regulatory duties and responsibilities with the position are adequately addressed.

The annual review shall be held in November 2022 and shall be conducted by a Committee of Councillors. This Committee shall make recommendations to a confidential meeting of Council as it is a staff matter. It should be noted that November shall be the recurring annual review date throughout the term of the CEO contract period.

RECOMMENDATION

That the Mayor be authorised to execute the Chief Executive Officer's Performance Agreement.

Mathew Dickerson
Councillor

MD
Councillor

**Report of the Infrastructure, Planning and
Environment Committee - meeting 14**



**DUBBO REGIONAL
COUNCIL**

April 2022

AUTHOR:

**Administration Officer - Governance and
Internal Control**

REPORT DATE:

7 April 2022

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 14 April 2022.

RECOMMENDATION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 14 April 2022, be adopted.



**REPORT
INFRASTRUCTURE, PLANNING AND
ENVIRONMENT COMMITTEE
14 APRIL 2022**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer (D Frost), the Executive Manager Governance and Internal Control, the Governance Team Leader, the Communications Partner, the Director Culture and Economy, the Manager Dubbo Regional Airport, the Director Infrastructure, the Director Development and Environment (D Quigley), the Manager Growth Planning and the Director Liveability.

Councillor J Black assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.32 pm.

IPEC22/12 LEAVE OF ABSENCE (ID22/648)

A request for leave of absence was received from Councillor J Gough who was absent from the meeting due to personal reasons.

Moved by Councillor V Etheridge and seconded by Councillor M Wright

MOTION

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

CARRIED

IPEC22/13 CONFLICTS OF INTEREST (ID22/651)

There were no conflicts of interest declared.

IPEC22/14 LIQUID TRADE WASTE AND SEWERAGE AND TRADE WASTE DISCHARGE FACTOR POLICIES (ID22/17)

The Committee had before it the report dated 6 April 2022 from the Manager Water Supply and Sewerage regarding Liquid Trade Waste and Sewerage and Trade Waste Discharge Factor Policies.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

1. That the Draft Liquid Trade Waste Policy (Appendix 1) and Draft Sewage and Trade Waste Discharge Factor Policy (Appendix 2) be placed on public exhibition for a period of 28 days.
2. That a further report at the conclusion of the exhibition period be provided to Council for adoption of the policies.

CARRIED

IPEC22/15 WATER SUPPLY SERVICES POLICY REVIEW (ID22/205)

The Committee had before it the report dated 25 March 2022 from the Manager Water Supply and Sewerage regarding Water Supply Services Policy Review.

Moved by Councillor M Wright and seconded by Councillor P Wells

MOTION

That the Draft Water Supply Services Policy be adopted, noting that it replaces the following existing policies:

- Drawing Water from Fire Hydrants
- Drinking Water Quality
- Rural Water Supply
- Water Pipeline Easement
- Water Reticulation Gravity Pipeline materials
- Water Trunk Pipeline materials
- Work on live water mains
- Water Connection, Backflow Prevention and Pricing Policy.

CARRIED

IPEC22/16 BUILDING SUMMARY - MARCH 2022 (ID22/515)

The Committee had before it the report dated 31 March 2022 from the Director Development and Environment regarding Building Summary - March 2022.

Moved by Councillor M Dickerson and seconded by Councillor V Etheridge

MOTION

That the report of the Director Development and Environment, dated 31 March 2022, be noted.

CARRIED

IPEC22/17 RESULTS OF PUBLIC EXHIBITION - PLANNING PROPOSAL TO AMEND LAND USE ZONE AND MINIMUM LOT SIZE - 9R BELGRAVIA ROAD, DUBBO (ID22/499)

The Committee had before it the report dated 4 April 2022 from the Senior Growth Planner regarding Results of Public Exhibition - Planning Proposal to Amend Land Use Zone and Minimum Lot Size - 9R Belgravia Road, Dubbo.

The Committee was addressed by Mr A Napier regarding this item via audio-visual link.

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

MOTION

1. That the Planning Proposal (attached as Appendix 1), to rezone 9R Belgravia Road, Dubbo (Lot 5 DP817149) from RU1 Primary Production to R5 Large Lot Residential, and amend the Minimum Lot Size from 800 hectares to 10 hectares under the provisions of Dubbo Regional Local Environmental Plan 2022, be adopted by Council.
2. That Council request the NSW Parliamentary Counsel's Office to prepare the draft amendment to the Dubbo Regional Local Environmental Plan 2022 and provide Council with an Opinion that the Plan be made.
3. That Council request gazettal of the Plan following receipt of the Opinion from Parliamentary Counsel's Office.
4. That those who made a submission are sent an acknowledgement and advised of Council's determination in this matter.

CARRIED

The meeting closed at 5.42 pm.

.....
CHAIRPERSON



Report of the Culture and Community Committee - meeting 14 April 2022

AUTHOR: Administration Officer - Governance and
Internal Control
REPORT DATE: 7 April 2022

The Council had before it the report of the Culture and Community Committee meeting held 14 April 2022.

RECOMMENDATION

That the report of the Culture and Community Committee meeting held on 14 April 2022, be adopted.



DUBBO REGIONAL
COUNCIL

REPORT
CULTURE AND COMMUNITY COMMITTEE
14 APRIL 2022

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

ALSO IN ATTENDANCE:

The Chief Executive Officer (D Frost), the Executive Manager Governance and Internal Control, the Governance Team Leader, the Communications Partner, the Director Culture and Economy, the Manager Dubbo Regional Airport, the Director Infrastructure, the Director Development and Environment (D Quigley) and the Director Liveability.

Councillor M Dickerson assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.43 pm.

CCC22/12 LEAVE OF ABSENCE (ID22/649)

A request for leave of absence was received from Councillor J Gough who was absent from the meeting due to personal reasons.

Moved by Councillor D Mahon and seconded by Councillor P Wells

MOTION

That such request for Leave of Absence be accepted and Councillor J Gough be granted leave of absence from this meeting

CARRIED

CCC22/13 CONFLICTS OF INTEREST (ID22/652)

There were no conflicts of interest declared.

CCC22/14 WELLINGTON AERODROME AND RECREATION PARK - 12 MONTH REVIEW (ID22/509)

The Committee had before it the report dated 21 March 2022 from the Manager Dubbo Regional Airport regarding Wellington Aerodrome and Recreation Park - 12 Month Review.

Moved by Councillor R Ivey and seconded by Councillor V Etheridge

MOTION

1. That the information contained within this report, including financial impacts and corporate risk related to operation of the facility be noted.
2. That Council continue to manage the Wellington Aerodrome and Recreation Park as a multi-use facility in partnership with key user groups.
3. That Council consider the separate report regarding grant opportunities and funding strategies for renewal of the sealed runway at Wellington Aerodrome and Recreation Park.

CARRIED

CCC22/15 GRANT OPPORTUNITY - REGIONAL AIRPORTS PROGRAM – ROUND 3 (ID22/660)

The Committee had before it the report dated 4 April 2022 from the Manager Dubbo Regional Airport regarding Grant Opportunity - Regional Airports Program – Round 3.

Moved by Councillor R Ivey and seconded by Councillor S Chowdhury

MOTION

1. That the information contained in this report be noted, including asset conditions and financial position of Dubbo Regional Airport function.
2. That Council proceed with grant applications for Projects A and B.

CARRIED

The meeting closed at 5.53 pm.

.....
CHAIRPERSON



Report of the Corporate Services Committee - meeting 14 April 2022

AUTHOR: Administration Officer - Governance and
Internal Control
REPORT DATE: 7 April 2022

The Council had before it the report of the Corporate Services Committee meeting held 14 April 2022.

RECOMMENDATION

That the report of the Corporate Services Committee meeting held on 14 April 2022, be adopted.



REPORT
CORPORATE SERVICES COMMITTEE
14 APRIL 2022

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

ALSO IN ATTENDANCE:

The Chief Executive Officer (D Frost), the Executive Manager Governance and Internal Control, the Governance Team Leader, the Communications Partner, the Director Culture and Economy, the Manager Dubbo Regional Airport, the Director Infrastructure, the Director Development and Environment (D Quigley) and the Director Liveability.

Councillor D Mahon assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.53 pm.

CSC22/12 LEAVE OF ABSENCE (ID22/650)

A request for leave of absence was received from Councillor J Gough who was absent from the meeting due to personal reasons.

Moved by Councillor V Etheridge and seconded by Councillor R Ivey

MOTION

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

CARRIED

CSC22/13 CONFLICTS OF INTEREST (ID22/653)

The following conflicts of interest were declared:

- Clr J Black declared a non-pecuniary less that significant interest in item CSC22/15. The reason for such interest is that Councillor Black is employed by Berakah Christian Education where the purchase of land was finalised by the Chief Executive Officer under Power of Attorney prior to Councillor Black's election as a Councillor and that such interest would not influence his decision making.

**CSC22/14 QUARTERLY REPORT ON CODE OF CONDUCT COMPLAINT STATISTICS
(ID22/390)**

The Committee had before it the report dated 5 April 2022 from the Executive Manager Governance and Internal Control regarding Quarterly Report on Code of Conduct Complaint Statistics.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

That the information contained in the report of the Executive Manager Governance and Internal Control, dated 5 May 2022, be noted.

CARRIED

**CSC22/15 QUARTERLY REPORT ON DOCUMENTS EXECUTED UNDER POWER OF
ATTORNEY (ID22/644)**

The Committee had before it the report dated 4 April 2022 from the Governance Team Leader regarding Quarterly Report on Documents Executed Under Power of Attorney.

Moved by Councillor M Wright and seconded by Councillor V Etheridge

MOTION

That the information contained within the report of the Governance Team Leader, dated 4 April 2022, be noted.

CARRIED

**CSC22/16 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT -
MARCH 2022 (ID22/655)**

The Committee had before it the report dated 1 April 2022 from the Chief Financial Officer regarding Investment Under Section 625 of the Local Government Act - March 2022.

Moved by Councillor S Chowdhury and seconded by Councillor J Black

MOTION

That the information contained within the Investment under Section 625 of the Local Government Act report, dated 1 April 2022, be noted.

CARRIED

CSC22/17 NEW PROCUREMENT POLICY (ID22/654)

The Committee had before it the report dated 31 March 2022 from the Manager Procurement regarding New Procurement Policy.

Moved by Councillor P Wells and seconded by Councillor S Chowdhury

MOTION

That the Draft Procurement Policy, as attached at Appendix 1, be adopted.

Moved by Councillor M Dickerson and seconded by Councillor S Chowdhury

AMENDMENT

1. That the Draft Procurement Policy, as attached at Appendix 1, be adopted
2. That a definition be placed into the policy of what a local business is.
3. a. That the local business 10% provision be reduced to 5% and
 - b. the maximum \$50,000 cap be removed from the policy.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

The meeting closed at 6.04 pm.

.....
CHAIRPERSON



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Release of Residential Land

REPORT DATE: 11 April 2022

FILE: ID22/715

Council had before it a Notice of Motion dated 11 April 2022 from Councillor S Chowdhury regarding the Release of Residential Land as follows:

Dubbo Regional Council has significant land holding within the Keswick Estate.

Given the current pressure on the housing sector, Council should consider accelerating the release of land for residential housing at Keswick Estate.

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

That the CEO be requested to prepare a report for the June 2022 Council meeting, outlining current activity at Keswick Estate and implications of accelerating the current programmed release of land for residential Housing.

RECOMMENDATION

That the CEO be requested to prepare a report for the June 2022 Council meeting, outlining current activity at Keswick Estate and implications of accelerating the current programmed release of land for residential Housing.

Shibli Chowdhury
Councillor

SC
Councillor

APPENDICES:

1⇒ Signed Notice of Motion - Release of Residential Land - Cllr S Chowdhury

Provided under separate cover



NOTICE OF MOTION: Council Meetings to be Held in Wellington for the Remainder of the Council Term

REPORT DATE: 12 April 2022
FILE: ID22/714

Council had before it a Notice of Motion dated 12 April 2022 from Councillor R Ivey regarding the Council Meetings to be Held in Wellington for the Remainder of the Council Term as follows:

1. *That Council resolve to hold Ordinary Council meetings in Wellington on the following dates, commencing at 5.30 pm:*
 - 26 May 2022
 - 22 September 2022
 - 25 January 2023 (date to be confirmed)
 - 25 May 2023
 - 24 August 2023
2. *That the dates for subsequent meetings to be held in Wellington be determined in October 2023.*

RECOMMENDATION

1. **That Council resolve to hold Ordinary Council meetings in Wellington on the following dates, commencing at 5.30 pm:**
 - 26 May 2022
 - 22 September 2022
 - 25 January 2023 (date to be confirmed)
 - 25 May 2023
 - 24 August 2023
2. **That the dates for subsequent meetings to be held in Wellington be determined in October 2023.**

Richard Ivey
Councillor

RI
Councillor

APPENDICES:

1⇒ Signed Notice of Motion - Council Meetings to be Held in Wellington - Clr R Ivey

Provided under separate cover



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Use of Wellington Aerodrome and Recreation Park

REPORT DATE: 21 April 2022

FILE: ID22/721

Council had before it a Notice of Motion dated 21 April 2022 from Councillor R Ivey regarding the Use of Wellington Aerodrome and Recreation Park as follows:

That Council temporarily withhold permission for the Dubbo City Car Club (DRCC) to use the Wellington Aerodrome and Recreation Park for the purposes of holding drag meetings, pending resolution of the following:

- *An assessment of the actual cost of wear and tear on the airfield tarmac which results from the use of the facility for drag racing, be undertaken.*
- *Subsequent agreement being reached between Dubbo Regional Council (DRC) and the DCCC for a reasonable level of cost recovery to be paid by the DCCC to DRC in relation to that assessed wear and tear.*

RECOMMENDATION

That Council temporarily withhold permission for the Dubbo City Car Club (DRCC) to use the Wellington Aerodrome and Recreation Park for the purposes of holding drag meetings, pending resolution of the following:

- **An assessment of the actual cost of wear and tear on the airfield tarmac which results from the use of the facility for drag racing, be undertaken.**
- **Subsequent agreement being reached between Dubbo Regional Council (DRC) and the DCCC for a reasonable level of cost recovery to be paid by the DCCC to DRC in relation to that assessed wear and tear.**

Richard Ivey
Councillor

RI
Councillor

APPENDICES:

1⇒ Signed Notice of Motion - Use of Wellington
Aerodrome and Recreation Park - Clr R Ivey

Provided under separate cover



DUBBO REGIONAL
COUNCIL

REPORT: Mayoral Appointments and Meetings

DIVISION: Executive Services
REPORT DATE: 12 April 2022
TRIM REFERENCE: ID22/703

EXECUTIVE SUMMARY

Purpose	Provide review or update	
Issue	<ul style="list-style-type: none">Details of Mayoral appointments and meetings for the period 13 March 2022 through to 16 April 2022.	
Reasoning	<ul style="list-style-type: none">To ensure transparency of Mayoral appointments and meetings.	
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 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

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

RECOMMENDATION

That the information contained in the report be noted.

Murray Wood
Chief Executive Officer

MW
Chief Executive Officer

REPORT

Consultation

Details follow in the body of the report regarding all meetings and appointments of the Mayor for the given period. These meetings and appointments are representative of community, business, political and Council consultation.

Resourcing Implications

Nil

For the information of Councillors, the following details of mayoral appointments and attendances are provided:

Monday 14 March 2022

- Attended Radio interview with 2BS.
- Attended Radio interview with 2WEB.
- Attended along with Councillors Damien Mahon, Pam Wells and Deputy Mayor Councillor Richard Ivey, Council's Chief Executive Officer, Murray Wood and Director Culture and Economy Natasha Comber a morning tea with Captain Rick Roberts.
- Attended Radio interview with DC FM.
- Attended a meeting with Council's Chief Executive Officer, Murray Wood.
- Attended and met with students from Dubbo College South Campus to talk about leadership.
- Attended along with Council's Chief Executive Officer, Murray Wood, a meeting with Errin Williamson and Brittany Sultana from Dubbo Chamber of Commerce and Kerry McDermott and Michael Whiteside from Housing NSW.
- Submitted Mayoral Memo to the Daily Liberal.

Wednesday 16 March 2022

- Attended Radio interview with Triple M.
- Attended meeting with Theatre users.
- Attended meeting with School of Rural Health medical students.

Thursday 17 March 2022

- Attended Bring your Bills Day and Financial Resilience Expo.
- Attended along with Councillors, Josh Black, Lewis Burns, Vicki Etheridge, Jess Gough, Richard Ivey, Damien Mahon and Matt Wright, Council's Chief Executive Officer, Murray Wood a Bus Tour of Council's Wellington Facilities.

Friday 18 March 2022

- Attended along with Council's Chief Executive Officer, Murray Wood a Mining and Energy Related Councils NSW meeting in Orange.
- Attended Dubbo Greyhound Racing Club's Official Opening of the Tower.

Saturday 19 March 2022

- Attended Radio interview with 2MG.
- Attended Rural Fire Service Orana Team Medals Presentations.
- Attended along with Councillor Josh Black and Matt Wright the Dubbo Greyhound Racing Club's Country Classic Final.

Monday 21 March 2022

- Submitted Mayoral Memo to the Daily Liberal.

Thursday 24 March 2022

- *Deputy Mayor Councillor, Richard Ivey attended the Wellington Senior Citizens Club to deliver a cake to celebrate Senior Citizens week in lieu of the Mayor.*
- Attending Ordinary Council Meeting.

Sunday 27 March 2022

- Attended City of Dubbo International Fours Bowls Tournament medal presentation.

Monday 28 March 2022

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended along with Councillors and Council's Chief Executive Officer, Murray Wood a site visit of Boundary Road and Keswick Estate.
- Attended along with Deputy Mayor, Councillor Richard Ivey a meeting with Eric Smith from Compass Consulting Surveyors.
- Attended a Community Strategic Plan Stakeholder Meeting.
- Attended along with Councillors Jess Gough, Lewis Burns, Matt Wright, Pam Wells, Richard Ivey and Vicki Etheridge the Community Strategic Plan Consultation at Wellington Soldiers Club.
- Submitted Mayoral Memo to the Daily Liberal.

Tuesday 29 March 2022

- Attended along with Councillor's a Community Strategic Plan Consultation at the Rotunda, Macquarie Street.
- Attended along with Council's Chief Executive Officer, Murray Wood, Director Culture and Economy, Natasha Comber, Manager Economic Development and Marketing, Josie Howard a briefing from ARTC to Dubbo Regional Council on the Inland Rail Project.
- Attended radio interview with DCFM.
- Attended along with Council's Chief Executive Officer, Murray Wood, a follow up meeting with Dubbo Chamber of Commerce, Housing NSW and businesses of Church Street in regards to antisocial behaviour in Church Street.
- Attended along with Council's Chief Executive Officer, Murray Wood Council's Long Service and training award presentation.
- Attended along with Councillors Lewis Burns, Matt Wright, Shibli Chowdhury and Vicki Etheridge a Community Strategic Plan Consultation at Dubbo RSL.

Wednesday 30 March 2022

- *Councillor Shibli Chowdhury attended Walter T Seniors Group to deliver a cake to celebrate Senior Citizens week in lieu of the Mayor.*
- Attended radio interview with Triple M.
- Attended along with Council's Chief Executive Officer, Murray Wood, the Alliance of Western Councils Meeting in Gilgandra.
- Attended the Safe Men, Strong Families, Healing our Men, Healing our Communities Forum Dinner.

Thursday 31 March 2022

- Attend along with Council's Chief Executive Officer, Murray Wood, a meeting with Councillor Lewis Burns.
- Attending a meeting with WIN TV.
- Attended a meeting with Ann-Maree Chandler from Indidg Connect.
- Attending along with Deputy Mayor, Councillor Richard Ivey, Councils Chief Executive Office, Murray Wood, Director Culture and Economy Natasha Comber, Manager Dubbo Regional Airport, Jacki Parish a meeting to discuss Bodangora Airstrip.
- Attended Councillor Workshop.

Friday 1 April 2022

- Attended radio interview with 2DU.
- Attended along with Council's Chief Executive Officer a meeting in regards to Regional Cities New South Wales.

Saturday 1 April 2022

- Attended Community Strategic Plan event at Dubbo Farmers Markets.

Monday 4 April 2022

- Attended radio interview with Zoo FM.
- Attended a Meeting with Council's Chief Executive Officer, Murray Wood, Directors Development and Environment Stephen Wallace and Director Liveability John Watts a meeting with Steve Gooley.
- Attended and chaired Local Traffic Committee meeting.
- Attended Interview with the Daily Liberal.
- Attended meeting along with Council's Chief Executive Officer, Murray Wood and Councillors a meeting with John Walkom and associates.
- Submitted Mayoral Memo to the Daily Liberal.

Tuesday 5 April 2022

- Attended along with Council's Chief Executive Officer, Murray Wood and Member for Dubbo Dugald Saunders the Official Opening of 2 new netball Courts.
- Attended along with Council's Chief Executive Officer, Murray Wood the NSW Government Roundtable Meeting.
- Attended a meeting with IHRA.

Wednesday 6 April 2022

- Attended the Western Plains Science and Engineering Competition.
- Attended DEVIOUS Meeting.
- Attended a meeting with Megan Dixon and Brad Cam from Regional Development Australia Orana NSW.
- Attended Western Plains Science and Engineering Competition Dinner.

Friday 8 April 2022

- Attended radio interview with 2DU.
- Attended radio interview with Binjang Radio.

Monday 11 April 2022

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended radio interview with DCFM.
- Attended meeting with Mark Coulton.
- Submitted Mayoral Memo to the Daily Liberal.

Tuesday 12 April 2022

- Attended meeting with Councillor Pam Wells.
- Attended meeting with Dubbo Chamber of Commerce.
- Attended launch of Sister City Sound Walk.
- Visited Beryl Mortimer, widow of former Mayor Arthur Mortimer.

Wednesday 13 April 2022

- Attended Radio Interview with Triple M.
- Attended meeting with Councillor Shibli Chowdhury.
- Attended meeting with Councillor Josh Black.

Thursday 14 April 2022

- Attended radio interview with 2DU.
- Attended Dubbo Sustainability Meeting.
- Attended Council Committee Briefing.
- Attended Council Committee Meetings.

Friday 15 April 2022

- Attended official opening of Morris Register National Rally Event.
- Attended along with Deputy Mayor, Councillor Richard Ivey the official opening of the Easter Classic at Burrendong Dam.

Saturday 16 April 2022

- Attended Stuart Town Man from Iron Bark Festival.
- Visited Val Budgen in Wongarbon.



DUBBO REGIONAL
COUNCIL

REPORT: Additional Special Variation 2022/2023

DIVISION: Organisational Performance
REPORT DATE: 11 April 2022
TRIM REFERENCE: ID22/685

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Adopt funding
	Seek direction or decision	Fulfil legislated
	Strategic Project Update	requirement/Compliance
Issue	<ul style="list-style-type: none"> To inform Council of the recently released guidelines on an Additional Special Variation (ASV) process for 2022/2023 	
Reasoning	<ul style="list-style-type: none"> The Independent Pricing and Regulatory Tribunal (IPART) has advised that it will accept and process an additional round of 2022/2023 ASV applications from councils 	
Financial Implications	Budget Area	Rates and General Revenue
	Funding Source	Ordinary Rates
	Proposed Cost	\$0
	Ongoing Costs	\$0
Policy Implications	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

Theme: 4 Community Leadership
CSP Objective: 4.3 The resources of Council are appropriately managed
Delivery Program Strategy: 4.3.1 The organisation displays the elements of sound management and strategic planning

RECOMMENDATION

1. That Council apply for a permanent special variation under section 508(2) of the Local Government Act 1993.
2. That Council note the additional \$642,574 income that will be received if the special variation is approved.
3. That Council note the special variation is required as a financial need to improve

- Council's General Fund Operating Performance Ratio and for existing asset renewal.
4. That Council has considered the impact on ratepayers and the community in 2022/2023 and in future years if the special variation is approved and considers that it is reasonable.

Dean Frost
Director Organisational Performance

MH
Chief Financial Officer

REPORT

Consultation

- Councillors were consulted and discussed that the rate peg of 0.70% will reduce the level of funding available for the maintenance of essential assets and the provision of community services in future years

Resourcing Implications

- The rate peg of 0.70% will reduce the level of funding available for the maintenance of essential assets and the provision of community services in future years

On 8 March 2022 the Office of Local Government (OLG) released Council Circular 22-03 *Guidelines for Additional Special Variation (ASV) Process for 2022/2023*. The circular contained details on the guidelines for an ASV Process for 2022/2023. 22-07 *Guidelines for Additional Special Variation (ASV) Process for 2022/2023* was released on 6 April 2022 and the guidelines set out in this circular apply in place of, and supersede, the guidelines issued in Circular 22-03.

This matter has not previously been considered by the Council.

The Independent Pricing and Regulatory Tribunal (IPART) has advised that it will accept and process an additional round of 2022/2023 ASV applications from councils via Council circular 22-03.

The once off 2022/2023 ASV process appears to be a mechanism to allow councils that received a rate peg of less than 2.5% to apply for the difference between the rate peg they have been advised and a maximum rate peg of 2.5% for the 2022/2023 financial year. The application can be made on the basis of a once off or permanent increase.

The use of 2.5% is due to this being the recommended rate peg value that IPART advise councils to use for long term financial modelling. Councils that have applied for a special rate variation in the past, including Dubbo Regional Council, have used 2.5% for the rate peg to determine the level of funding that will be available in future years of their forecasts. As councils apply for special rate variations on the basis of financial need and/or asset renewal, a rate peg that is lower than 2.5% will reduce the level of funding available for the maintenance of essential assets and the provision of community services.

Given the uncertain economic climate in 2020, Dubbo Regional Council took a conservative approach and used a rate peg of 2.3% (including the population growth factor) in the adopted 2021-22 Long Term Financial Plan (LTFP). For the 2022/2023 financial year, Dubbo Regional Council's rate peg as advised by IPART is 0.7% and this is estimated to be approximately \$642,574 less than if the rate peg had been 2.3%. To provide some context, a 0.7% rate peg will provide around \$270,000 in additional funding for Council to maintain essential community infrastructure with a gross value of \$1.882 billion (being the infrastructure held in General Fund only) and the expected increase in 2022/2023 insurance and electricity costs alone will likely be double the rate peg amount, if not more.

From the information available to date, Council would appear to be eligible to apply.

The circulars advised the following key points:

- In late 2021, IPART announced the rate peg for the 2022/2023 financial year was set at an increase of between 0.7% and 5.0%.
- Special variations provide an opportunity for councils to vary general income by an amount greater than the annual rate peg. However IPART's normal period for special variation applications in relation to the 2022/2023 rate peg has now passed.
- The Office of Local Government and IPART recognise that, due to the delayed council elections and the determination of the 2022/2023 rate peg at a lower rate than councils had forecast, councils may not have had sufficient time to prepare special variation application within the normal timeframe.
- This may result in some councils not having sufficient funds to pay for required infrastructure and services.
- As such the NSW Government and IPART have agreed to a one-off ASV round for the 2022/2023 financial year only.
- This process is not intended to address applications from councils that require a special variation (above 2.5%) to achieve long term financial sustainability for reasons other than those set out in the criteria above, which should be addressed through the standard special variation process.
- Application forms, information papers, and submission have now been released on IPART's website.
- The ASV application process will be a simpler more targeted application process.
- IPART will not require councils to demonstrate community consultation outside of the processes outlined above. To demonstrate community consultation, IPART will consider the consultation undertaken through the Integrated Planning and Reporting (IP&R) process and consider the resolution to apply for an ASV meets the requirements outlined above.
- Under this ASV round of applications:
 - a. IPART will accept applications until 29 April 2022;
 - b. IPART will publish applications to enable community consultation for a period of at least three weeks; and
 - c. IPART will notify councils of its decision no later than 21 June 2022.




The circular advised that Council has the opportunity to apply for an ASV on the following terms:

- Where council is applying for:
 - a. a temporary or permanent single year special variation for 2022/2023 under section 508(2) of the Local Government Act 1993 (the Act); and
 - b. the percentage sought in the application is the lower of:
 - 2.5% (including population factor); or
 - the council's assumed 2022/2023 rate peg as exhibited in its 2021-22 Long Term Financial Plan (including population factor).

Councils will need to demonstrate that:

- Council’s 2021-22 IP&R documentation identifying that council budgeted for an income increase above the percentage specified for the council for 2022/2023 under section 506 of the Act; and
- Where councils are applying for a permanent special variation, in addition to the above information, the council’s 2021-22 IP&R documentation identifying that the council forecast an average Operating Performance Ratio (OPR) of 2% or lower over the next 5 years or, alternatively, evidence of need, for example, but not limited to, that the council needs to maintain a higher OPR so it can meet its capital funding requirements; and
- Council has resolved to apply for the special variation under section 508(2) of the Act and that the resolution clearly states:
 - a. whether the resolution is for a temporary or permanent special variation under section 508(2) of the Act; and
 - b. the additional income that council will receive if the special variation is approved; and
 - c. why the special variation is required; and
 - d. that the council has considered the impact on ratepayers and the community in 2022/2023 and, if permanent, in future years if the special variation is approved and considers that it is reasonable.

The risk of not considering applying for the ASV includes missing the opportunity to keep funding from rate revenue at the level determined in the adopted 2021/2022 long term financial plan and that the outlook for key financial indicators that are below the required benchmark will worsen. As recently advised to Council during the Councillor induction process, the General Fund key performance indicators are currently at unacceptable levels for the operating performance ratio and infrastructure ratios.

Performance Indicator	Trend	Comment
Operating Performance Ratio		Declining trend with poor operating result excluding capital grants
Unrestricted Current Ratio		Remains under industry average
Infrastructure Backlog Ratio		Unfavourable increasing trend, which nearly doubles over time due to above under investment in asset renewals

If the ASV process enables Council to retain rate revenue at the level contained in the forecast, this will allow Council to continue to invest in infrastructure at the levels determined by the 2021/2022 long term financial plan.

Separately, IPART has also agreed to undertake a broader review of its rate peg methodology, including the Local Government Cost Index, with outcomes from the review expected to shape rate peg determinations in future years. Details on these changes are not yet available.

Under this ASV round of applications:

- IPART will accept applications until 29 April 2022;
- IPART will publish applications to enable community consultation for a period of at least three weeks; and
- IPART will notify councils of its decision no later than 21 June 2022.



REPORT: Draft 2022/2023 Budget and Fees/Charges

DIVISION: Executive Services
REPORT DATE: 12 April 2022
TRIM REFERENCE: ID22/701

EXECUTIVE SUMMARY

Purpose	Seek endorsement Strategic Project Update Adopt funding	Provide review or update Fulfil legislated requirement/Compliance
Issue	<ul style="list-style-type: none"> The focus of this report is the 2022/2023 draft Budget and the forward budgets for 2023/2024, 2024/2025 and 2025/2026 	
Reasoning	<ul style="list-style-type: none"> Under the requirements of the Integrated Planning and Reporting framework as legislated by the NSW Government, Dubbo Regional Council is required to adopt the Delivery Program and Operational Plan 	
Financial Implications	Budget Area	Dubbo Regional Council
Policy Implications	Policy Title	There are no policy implications arising from this report
	Impact on Policy	There are no policy implications arising from this report

STRATEGIC DIRECTION

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

- Theme: 4 Community Leadership
- CSP Objective: 4.4 Statutory requirements are met and services are provided to the organisation in a cost-effective and timely manner
- Delivery Program Strategy: 4.4.1 The organisation meets all statutory requirements

RECOMMENDATION

1. That the 2022/2023 draft Dubbo Regional Council Budget (including Fees and Charges) and Forward Budgets for 2023/2024, 2024/2025 and 2025/2026 be adopted by Council for the purposes of public exhibition only.
2. That the 2022/2023 draft Dubbo Regional Council Budget (including Fees and

- Charges) and Forward Budgets for 2023/2024, 2024/2025 and 2025/2026 be placed on public exhibition from Monday, 2 May 2022 until 5 pm Monday, 30 May 2022.
3. That the 2022/2023 draft Macquarie Regional Library Budget (including Fees and Charges) and Forward Budgets for 2023/2024, 2024/2025 and 2025/2026 be adopted by Council for the purposes of public exhibition only.
 4. That the 2022/2023 draft Macquarie Regional Library Budget (including Fees and Charges) and Forward Budgets for 2023/2024, 2024/2025 and 2025/2026 be placed on public exhibition from Monday, 2 May 2022 until 5 pm Monday, 30 May 2022.
 5. That community and stakeholder engagement be undertaken in accordance with the community engagement principles included in this report.
 6. That the interest rate on overdue rates and charges be the maximum, as advised by the Minister for Local Government for the 2022/2023 year.
 7. That the annual pensioner rebates on both water and sewerage charges be maintained at \$100.00 each for the 2022/2023 financial year.
 8. That the annual pensioner rebate on the Domestic Waste Management Service Charge – Three Bin Service be maintained at \$52.00 for the 2022/2023 financial year.

Murray Wood
Chief Executive Officer

MW
Chief Executive Officer

DUBBO REGIONAL COUNCIL

Following the Local Government election in December 2021, Council is required to review and endorse the Community Strategic Plan before 30 June 2022. Council may endorse the existing plan, endorse amendments, or develop and endorse a new plan. Council must also establish a new Delivery Program following the election, and the Program must cover a period of three years.

In deciding on the final Operational Plan and Budget to be adopted (which will occur at the June 2022 Council meeting) Council must consider any public submissions that have been made concerning the draft Plan.

The focus of this report are the 2022/2023 draft Budgets and the forward budgets for 2023/2024, 2024/2025 and 2025/2026. In this regard, the documents are submitted to the April Ordinary Council Meeting for consideration prior to being placed on public exhibition for a period of not less than 28 days.

Council is required to submit two sets of budget documents;

- the first incorporating the Ordinary (General) Rates and the Stormwater Drainage Annual Charge proposal to increase by 0.70% in 2022/2023 in accordance with the rate pegging limit as determined by the Minister for Local Government as **Appendix 1**
- the second incorporating the Ordinary (General) Rates and the Stormwater Drainage Annual Charge proposal to increase by 2.30% in 2022/2023 in accordance with the additional special variation limit as determined by the Minister for Local Government as **Appendix 2**.

The main difference between the two scenarios is Council is estimated to receive over \$600K in additional of general rating income in 2022/2023 and over \$2.6M of general income over the four year period. This additional revenue is expected to be spent on essential roads and stormwater infrastructure renewals.

The draft Budgets as presented for 2022/2023 and forward budgets for 2023/2024, 2024/2025 and 2025/2026 are balanced.

There have been some challenges faced to get to a balanced budget for 2022/2023 and forward budgets for 2023/2024, 2024/2025 and 2025/2026, which have highlighted the importance of finding savings not only for the 2022/2023 budget year, but ongoing. There have been decreases in income received due to the ongoing impacts of COVID-19 on the fee income generated for the Airport, a decrease in income received from invested funds due to low interest rates and increased costs in numerous areas including fuel, materials, contractors and construction costs. There have also been significant increases in expenditure required including in areas such as \$2.2M per annum in employment costs, \$215K per annum in general insurances and \$150K in electricity and heating on top of the increases for general operational expenses of the organisation.

Given this position, it is important to highlight that Council is forecasting an operating loss for 2022/2023 and areas of Council have seen a reduction in levels of service to be able maintain a balanced budget, as outlined below:

Option 1 - rate pegging limit of 0.70%

CONSOLIDATED FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	167,496,559	160,652,210	171,805,139	169,313,905
Capital grant income	25,089,455	8,880,558	8,261,195	5,249,823
Operating Expenditure	146,515,012	148,974,488	151,979,995	153,638,306
Profit/(Loss) before capital grant income	(4,107,908)	2,797,164	11,563,949	10,425,776
Depreciation	44,799,721	44,799,721	44,799,721	44,799,721

GENERAL FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	119,554,460	115,174,553	124,366,735	120,324,690
Capital grant income	19,415,798	7,356,425	6,749,572	3,712,030
Operating Expenditure	111,963,713	114,113,318	116,898,170	118,229,558
Profit/(Loss) before capital grant income	(11,825,051)	(6,295,190)	718,993	(1,616,898)
Depreciation	34,903,005	34,903,005	34,903,005	34,903,005

WATER FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	27,842,860	24,609,461	25,652,509	26,478,073
Capital grant income	4,851,538	725,376	729,716	739,178
Operating Expenditure	20,425,951	20,673,459	20,790,801	20,953,476
Profit/(Loss) before capital grant income	2,565,371	3,210,626	4,131,992	4,785,419
Depreciation	5,312,956	5,312,956	5,312,956	5,312,956

SEWER FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	20,099,239	20,868,196	21,785,895	22,511,142
Capital grant income	822,119	798,757	781,907	798,615
Operating Expenditure	14,125,348	14,187,711	14,291,024	14,455,272
Profit/(Loss) before capital grant income	5,151,772	5,881,728	6,712,964	7,257,255
Depreciation	4,583,760	4,583,760	4,583,760	4,583,760

Option 2 - additional special variation limit of 2.30%

CONSOLIDATED FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	168,117,412	161,288,582	172,457,420	169,982,491
Capital grant income	25,089,455	8,880,558	8,261,195	5,249,823
Operating Expenditure	146,515,012	148,974,488	151,979,995	153,638,306
Profit/(Loss) before capital grant income	(3,487,055)	3,433,536	12,216,230	11,094,362
Depreciation	44,799,721	44,799,721	44,799,721	44,799,721

GENERAL FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	120,175,313	115,810,925	125,019,016	120,993,276
Capital grant income	19,415,798	7,356,425	6,749,572	3,712,030
Operating Expenditure	111,963,713	114,113,318	116,898,170	118,229,558
Profit/(Loss) before capital grant income	(11,204,198)	(5,658,818)	1,371,274	(948,312)
Depreciation	34,903,005	34,903,005	34,903,005	34,903,005

WATER FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	27,842,860	24,609,461	25,652,509	26,478,073
Capital grant income	4,851,538	725,376	729,716	739,178
Operating Expenditure	20,425,951	20,673,459	20,790,801	20,953,476
Profit/(Loss) before capital grant income	2,565,371	3,210,626	4,131,992	4,785,419
Depreciation	5,312,956	5,312,956	5,312,956	5,312,956

SEWER FUND	2022/2023	2023/2024	2024/2025	2025/2026
Income (including capital grants)	20,099,239	20,868,196	21,785,895	22,511,142
Capital grant income	822,119	798,757	781,907	798,615
Operating Expenditure	14,125,348	14,187,711	14,291,024	14,455,272
Profit/(Loss) before capital grant income	5,151,772	5,881,728	6,712,964	7,257,255
Depreciation	4,583,760	4,583,760	4,583,760	4,583,760

Forecast depreciation per major asset class and function is outlined below:

ASSET CLASS	2022/2023	2023/2024	2024/2025	2025/2026
Dubbo Regional Airport	1,497,217	1,497,217	1,497,217	1,497,217
Dubbo Regional Livestock Markets	1,284,899	1,284,899	1,284,899	1,284,899
Regional Theatre and Convention Centre	1,063,700	1,063,700	1,063,700	1,063,700
Waste Management - Domestic	277,943	277,943	277,943	277,943
Waste Management - Other	541,078	541,078	541,078	541,078
Fleet Service	2,665,124	2,665,124	2,665,124	2,665,124
Roads Network	15,565,989	15,565,989	15,565,989	15,565,989
Sewerage Services	4,583,760	4,583,760	4,583,760	4,583,760
Stormwater	2,096,185	2,096,185	2,096,185	2,096,185
Water Supply	5,312,956	5,312,956	5,312,956	5,312,956
Open Space	1,788,547	1,788,547	1,788,547	1,788,547
Recreation and Sporting	1,862,114	1,862,114	1,862,114	1,862,114
Other	6,260,209	6,260,209	6,260,209	6,260,209
TOTAL	44,799,721	44,799,721	44,799,721	44,799,721

It is estimated that Rates and General Revenue will contribute revenue over the next four financial years as follows:

Option 1 - rate pegging limit of 0.70%

2022/2023	2023/2024	2024/2025	2025/2026
\$53,509,773	\$56,251,313	\$56,058,051	\$56,474,407

Option 2 - additional special variation limit of 2.30%

2022/2023	2023/2024	2024/2025	2025/2026
\$54,104,705	\$56,861,116	\$56,683,099	\$57,115,079

The details of the rate structure for 2022/2023 is shown below and outlined in **Appendix 3**:

Option 1 - rate pegging limit of 0.70%

Ordinary Category / Sub-category	Rate	Ordinary Rate Sub-category Definition	Ad Valorem (or rate in \$) Amount	Minimum Amount
Residential Ordinary		Within the areas that are outside the defined Dubbo Urban, Firgrove, Richmond, Wellington, Village and Geurie areas	0.5366	\$547.80
Residential Dubbo Urban		Within the defined Dubbo Urban area	0.7759	\$720.70
Residential Firgrove		Within the defined Firgrove development	0.5684	\$704.50
Residential Richmond		Within the defined Richmond development	0.5684	\$704.50
Residential Wellington		Within the defined Wellington Urban area	1.8827	\$543.75
Residential Village		Within the defined Village areas of Ballimore, Brocklehurst, Eumungerie and Wongarbon	0.6095	\$568.95
Residential Geurie		Within the Village Geurie	0.6095	\$568.95
Business Ordinary		Within the Dubbo, Wellington areas that are outside the township of Wellington and the defined CBD, East Dubbo, Cobra St, Wellington Rd areas	1.0531	\$720.70
Business - Central Business District		Within the defined CBD area	2.6112	\$720.70
Business Wellington		Within the township of Wellington	2.6284	\$720.70
Business East Dubbo		Within the defined East Dubbo area	3.2018	\$720.70
Business Cobra Street		Within the defined Cobra Street bulky goods precinct	3.2018	\$720.70
Business Wellington Rd		Within the defined Wellington Road area	3.2018	\$720.70
Farmland Ordinary		All land which has been declared Farmland	0.4465	\$383.10
Mining Ordinary		All land which has been declared Mining	6.0000	\$568.95

Option 2 - additional special variation limit of 2.30%

Ordinary Category / Sub-category	Rate	Ordinary Rate Sub-category Definition	Ad Valorem (or rate in \$) Amount	Minimum Amount
Residential Ordinary		Within the areas that are outside the defined Dubbo Urban, Firgrove, Richmond, Wellington, Village and Geurie areas	0.5452	\$556.50
Residential Dubbo Urban		Within the defined Dubbo Urban area	0.7882	\$732.15
Residential Firgrove		Within the defined Firgrove development	0.5774	\$715.65
Residential Richmond		Within the defined Richmond development	0.5774	\$715.65
Residential Wellington		Within the defined Wellington Urban area	1.9126	\$552.40
Residential Village		Within the defined Village areas of Ballimore, Brocklehurst, Eumungerie and Wongarbron	0.6191	\$578.00
Residential Geurie		Within the Village Geurie	0.6191	\$578.00
Business Ordinary		Within the Dubbo, Wellington areas that are outside the township of Wellington and the defined CBD, East Dubbo, Cobra St, Wellington Rd areas	1.0698	\$732.15
Business - Central Business District		Within the defined CBD area	2.6527	\$732.15
Business Wellington		Within the township of Wellington	2.6701	\$732.15
Business East Dubbo		Within the defined East Dubbo area	3.2526	\$732.15
Business Cobra Street		Within the defined Cobra Street bulky goods precinct	3.2526	\$732.15
Business Wellington Rd		Within the defined Wellington Road area	3.2526	\$732.15
Farmland Ordinary		All land which has been declared Farmland	0.4537	\$389.20
Mining Ordinary		All land which has been declared Mining	6.0000	\$578.00

Annual Pensioner rebates on both water and sewer charges are proposed to be maintained at \$100.00 each in 2022/2023.

In regard to the water usage charge and fixed access charge for both residential and non-residential properties, it is proposed to increase both water usage charges and fixed access charges by 2.5% for 2022/2023 as part of having revised the Long Term Price Path as part of the 20 Year Financial Plan for the Water Fund. The increase in usage charges of 2.5% will be based on the existing Dubbo and Wellington pricing structures and accordingly are not harmonised. Residential water consumption charges are proposed to increase from \$2.17/kl to \$2.22/kl in 2022/2023 for former Dubbo City Council residents. In regard to Wellington residents, a tiered pricing structure continues with usage up to and including 300kl, increasing from \$2.36/kl to \$2.42/kl in 2022/2023.

Following the preparation of the Water Budget and revised 20 year financial plan, capital works totalling \$36.4M are proposed for Water Supply services over the four year period. It is proposed to utilise funds on hand to undertake the required capital works. Completion of the full capital works programme will, however, be subject to projected revenues being received over the next four years.

The 20 year Financial Plan for the Sewerage Services Function has been revised. It is proposed to undertake Capital Works totalling \$22.8M for Sewerage over the four years commencing 2022/2023 and it is proposed to utilise funds on hand to undertake the required capital works. The charge for these services is proposed to be increased in 2022/2023 and will be based on the existing Dubbo and Wellington pricing structures and accordingly are not harmonised. The Residential Sewer Charge is proposed to increase from \$815.50 to \$835.88 in 2022/2023 for the previous Dubbo City Council residents. The charge for residential sewer is proposed to increase from \$714.57 to \$732.43 in 2022/2023 for Wellington and Geurie residents whilst the sewer charge for Mumbil residents is proposed to increase from \$669.55 to \$686.29.

It is proposed to increase the Stormwater Drainage Annual Charge as this also forms part of Council's general rating income yield. This will see the charge increase in the Dubbo City area by 0.70% from \$100.74 to \$101.45 or by 2.30% to \$103.06 in 2022/2023.

The annual charge for Domestic Waste services for Dubbo Regional Council residents is proposed to increase 4.5% from \$411.00 to \$429.50 for the three bin service and \$335.00 to \$350.10 for the two bin service in 2022/2023. This charge covers the weekly kerbside waste collection service, the annual clean-up, the annual green waste clean-up service and the fortnightly recycling collection service. A pensioner rebate of \$52 per annum will be offered to eligible pensioner households receiving a three bin service. Recent recommendations made by IPART may see the annual charge for Domestic Waste services in future budget years be subject to a rate peg.

The Domestic Waste Management (Rural) charge which applies to rural properties with households located thereon is proposed to increase 4.5% from \$147.00 to \$153.60 for Dubbo and Wellington district properties. This charge is required to raise revenue to cover the cost of the provision of household waste transfer facilities in the rural area.

It is estimated that the business unit functions of Council will contribute the following amounts to Rates and General Revenue over the next four financial years:

- **Property and Land Development**

2022/2023	2023/2024	2024/2025	2025/2026
\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000

- **Dubbo City Regional Airport**

2022/2023	2023/2024	2024/2025	2025/2026
Nil	\$600,000	\$600,000	\$600,000

• **Dubbo Regional Livestock Markets**

2022/2023	2023/2024	2024/2025	2025/2026
\$461,250	\$472,782	\$484,602	\$496,714

In relation to the level of staffing resources, the draft budgets have been prepared based on a staff establishment of 517 full time equivalent staff along with an additional 23 full time equivalent staff at the Macquarie Regional Library. The staff establishment is as per the current Organisation Structure. The Budget has been prepared on the basis of providing for a 4% increase in employment costs. This includes award increases as well as some increases in rates of pay as staff move through the skill steps provided within the salary system. Advice has also been received from the Local Government Superannuation Scheme that additional employer contributions to the Retirement and Defined Benefits Scheme will be \$263,011 in 2022/2023. The Superannuation guarantee levy has been provided at a rate of 10.5% for the next year with an increase to 11% forecasted in 2023/2024, an increase to 11.5% forecasted in 2024/2025 and an increase to 12% forecasted in 2025/2026.

Revenues from interest on investments is forecast to amount to \$1.6M in 2022/2023.

The amounts budgeted for revenue and expenditure are exclusive of GST. The GST legislation (Division 38) provides that the supply of water, sewer, drainage and child care services are GST Free. In addition Division 81 provides that where a charge is an Australian tax or is a fee or charge related to a permission, they are excluded from GST. Other goods and services provided by the Council are subject to GST and this is included in the amount of fees and charges determined for 2022/2023.

A Fees and Charges document that details the base amount of each fee and charge, the GST amount if applicable and the actual amount that will be applied for each fee or charge is also provided.

There are no proposed external borrowings included within the draft 2022/2023 and forward budgets to 2025/2026. Outstanding borrowings together with the principal and interest repayments are forecast to be as follows:

Estimated Principal Repayments (Existing Borrowings)				
	2023	2024	2025	2026
General	\$2,324,242	\$2,386,836	\$2,559,095	\$1,614,855
Water	\$1,335,491	\$1,411,706	\$1,493,986	\$1,106,898
Sewer	\$2,323,961	\$2,431,597	\$1,410,175	\$343,133
Estimated Total Outstanding (Existing Borrowings)				
	2023	2024	2025	2026
General	\$11,170,795	\$8,783,959	\$6,224,864	\$4,610,009
Water	\$19,902,429	\$18,490,723	\$16,996,755	\$15,889,857
Sewer	\$8,793,220	\$6,361,623	\$4,951,430	\$4,608,297
Total	\$39,866,444	\$33,636,305	\$28,173,049	\$25,108,163

Council will apply a rate of interest on overdue rates and charges of 6.0% per annum, which is the maximum rate specified by the Minister for Local Government for 2022/2023.

Included within the draft 2022/2023 Budget and subsequent three years budgets to 2025/2026 is a capital works program. A list of these projects is attached to this report.

The details of major initiatives and projects are contained in the Budget, however, it is significant to note the following:

- The new capital project prioritisation module was successfully implemented in the current budget development cycle. The major projects for the key Infrastructure projects in 2022/2023 are:
 - Completion of replacing three existing timber bridges (Burrendong Bridge Number, Benelong Bridge and Molong Street Bridge)
 - Completion of Boothenna Road and DRLM Intersection Upgrade
 - Rural Road Upgrading - Burrendong Way - Safer Roads Program
 - Rural Road Upgrading - Ballimore Rd (Windora-Wongajong Rd)
 - Paving and Reconstruction of Paved Footpaths
 - Urban Road Upgrading – Wheelers Lane (Rail line to Myall St and Birch to Rail X)
 - Stormwater drainage extension - Bourke Street - Myall St to River St
 - Devils Hole Outfall Reconstruction
 - Wongarbon Drainage Scheme
 - Commencement of Hennessy Rd Detention Basin Construction
 - Finalisation of Troy Gully Sewerage Pump Station electrical switch board upgrade
 - Dubbo Sewer Treatment Plant Digestor
 - Non-potable Pipeline and Associated Reservoir and Pumps
 - Wellington Bore and Pipeline
 - Advanced Waste Water Treatment Plant
 - Groundwater Contingency
 - Airport Water Supply Upgrade
 - Lime Dosing Unit
 - Sedimentation Lagoon Wellington
 - Filter Upgrade JGWTP (C) and Additional UV Treatment
 - Geurie Treatment Plant Upgrade
 - Destination Dubbo International Ready
 - Wiradjuri Tourism Centre
 - Old Dubbo Gaol Plaza
 - Dubbo CBD Macquarie River Bank shared pathway
 - Lions Park West amenities replacement
 - Victoria Park no. 2 and no. 3 irrigation replacement
 - John McGrath sports lighting
 - Nita McGrath Netball Courts
 - New Animal Shelter
 - Parking Sensors
 - Dubbo Regional Airport Northern Apron Expansion
 - Dubbo Regional Theatre Stage Lighting

- Street Tree planting programs are proposed for the next four year period totalling \$376,000.
- Entry prices for the Aquatic Leisure Centre have been updated to return to the 2019/2020 financial year prices, in which the fees were drastically reduced without considering the ongoing financial impacts.
- In regard to Civic Activities, an allocation of \$17,850 has again been included in the draft 2022/2023 budget to enable the Chief Executive Officer/Mayor to support community groups or other organisations in defraying costs of various community activities or functions. Compulsory Councillor training has been budgeted for with approximately \$76,000 - \$81,000 being allocated per annum over the four years.
- An allocation of approximately \$1.04M has been provided in 2022/2023 toward the operation of the Macquarie Regional Library Alliance which comprises the Councils of Dubbo, Narromine and Warrumbungle Shire. Amounts of \$1.07M, \$1.12M and \$1.14M have been provided in the remaining 3 years of the budget as Council's Contribution. There has not been any additional amount allocated for library books above the required contribution to the Library.
- Funding for the Disability Access Infrastructure Replacement fund has ceased. Council resolved previously that funding of \$500K per annum was allocated over four years finishing in 2021/2022.
- An allocation of \$170,000 plus CPI has been provided in each year of the budget to allow Council's continued involvement in Aboriginal employment projects (\$45,000 per annum).
- The International Sister City activities is forecast to recommence in 2023/2024, while a domestic Newcastle oriented program is forecast to continue over the next four year period.

The budget function names are based on the current divisional organisational structure and will be updated in June 2022 once onboarding of senior staff and the realignment of functions and services in new divisions has occurred.

MACQUARIE REGIONAL LIBRARY

The Macquarie Regional Library (MRL) Service administers the library fees and charges on behalf of the three-member councils of Dubbo Regional Council, Warrumbungle Shire Council and Narromine Shire Council

The 2022/2023 draft Budgets and the forward budgets for 2023/2024, 2024/2025 and 2025/2026 are submitted to the April Ordinary Council Meeting for consideration prior to being placed on public exhibition for a period of not less than 28 days as **Appendix 4**.

The fees and charges recommended for adoption by the Dubbo Regional Council are forwarded to Warrumbungle Shire Council and Narromine Shire Council for inclusion, with their draft revenue policies, in their annual management plans for public display and subsequently formally adopted by each member Council.

PUBLIC EXHIBITION

In regard to the exhibition of the various Integrated Planning documents, it is advised that such documents will be on public exhibition for a period of 28 days commencing Monday, 2 May 2022 until 5 pm on Monday, May 30 2022. The exhibition period will be promoted via the following communications channels:

Online:

www.dubbo.nsw.gov.au

This website includes documents which are on public exhibition and also includes an opportunity to submit feedback online.

Public displays:

- Civic Administration Building in Dubbo
- Civic Administration Building in Wellington
- Dubbo Branch of the Macquarie Regional Library
- Wellington Branch of the Macquarie Regional Library

SUMMARY

I consider that the draft 2022/2023 Budget distributes the resources of the Council in accordance with priorities established for the provision of services to the community as identified in the Community Strategic Plan.

APPENDICES:

- | | |
|---|--------------------------------------|
| 1 ⇒ Option 1 Statement of Revenue Policy - Rate Pegging Limit of 0.70% | Provided under separate cover |
| 2 ⇒ Option 2 Statement of Revenue Policy - Additional Special Variation Limit of 2.30% | Provided under separate cover |
| 3 ⇒ Annual Statement of Revenue Policy | Provided under separate cover |
| 4 ⇒ Macquarie Regional Library Statement of Revenue Policy | Provided under separate cover |



REPORT: Draft 2022/2023 Delivery Program and Operational Plan

DIVISION: Development and Environment
REPORT DATE: 28 March 2022
TRIM REFERENCE: ID22/596

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Fulfil legislated requirement
Issue	<ul style="list-style-type: none"> Council is required to adopt a new Resourcing Strategy, Delivery Program and Operational Plan (for the 2022/2023 financial year before 30 June 2022). The draft Plans identify how the vision and aspirations from the Community Strategic Plan will be translated into activities undertaken by Council. This report seeks endorsement of the draft 2022/2023 Delivery Program and Operational Plan (attached in Appendix 1), draft Macquarie Regional Library 2022/2023 Operational Plan (attached in Appendix 2), draft Long Term Financial Plans (attached in Appendix 3 and Appendix 4) and draft Interim Workforce Management Plan (attached in Appendix 5). The draft Plans must be placed on public exhibition for at least 28 days, and submissions received must be considered by Council. 	
Reasoning	<ul style="list-style-type: none"> Integrated Planning and Reporting Framework pursuant to the Local Government Act 1993 	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Integrated Planning and Reporting
	Proposed Cost	\$15,000 for advertising
	Ongoing Costs	\$15,000 for advertising
Policy Implications	Impact on Policy	The Resourcing Strategy, Delivery Program and Operational Plan will identify the activities and projects Council will undertake during the 2022/2023 financial year.

STRATEGIC DIRECTION

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

This report is aligned to:

Theme: 4 Community Leadership
 CSP Objective: 4.3 The resources of Council are appropriately managed
 Delivery Program Strategy: 4.3.1 The organisation displays the elements of sound management and strategic planning

RECOMMENDATION

- 1. That the draft 2022/2023 Delivery Program and Operational Plan (attached in Appendix 1), draft Macquarie Regional Library 2022/2023 Operational Plan (attached in Appendix 2), draft Long Term Financial Plans (attached in Appendix 3 and Appendix 4) and draft Interim Workforce Management Plan (attached in Appendix 5) be adopted by Council for the purposes of public exhibition only.**
- 2. That the draft 2022/2023 Delivery Program and Operational Plan, draft Macquarie Regional Library 2022/2023 Operational Plan, draft Long Term Financial Plans and draft Interim Workforce Management Plan be placed on public exhibition from Monday, 2 May 2022 until 5 pm Monday, 30 May 2022.**
- 3. That community and stakeholder engagement be undertaken in accordance with the community engagement principles included in this report.**
- 4. That following completion of the public exhibition, a further report be presented to Council for consideration, addressing the outcomes of the public exhibition.**

Murray Wood
Chief Executive Officer

TH
Team Leader Growth
Planning Projects

BACKGROUND

1. Legislation

All Councils in NSW are required to use the Local Government Act 1993 and the Integrated Planning and Reporting (IP&R) Framework to guide short, medium and long-term planning. The IP&R Framework is based on comprehensive community engagement and aims to create a clear vision for the future and provides a roadmap for delivering **community** priorities in a sustainable manner.

The IP&R Framework consists of the following documents:

- The Resourcing Strategy identifies, in general terms, how Council will allocate resources to deliver the CSP objectives that it is responsible for.
- The Delivery Program details the principal activities Council will undertake in the adopted four year Councillor timeframe to implement the strategies established by the CSP.
- The Operational Plan is prepared as a sub-plan of the Delivery Program and details the activities and projects Council will undertake during the financial year to address the principal activities outlined in the Delivery Program.

The purpose of this report is to seek the approval of Council to place the various components of Council's Integrated Planning and Reporting Framework on public display to seek the views and perspectives of the community.

2. Previous resolutions of Council

24 February 2022	<i>In part</i> <ol style="list-style-type: none">1. That Council endorse the themes, objectives and strategies of the draft updated 2040 Community Strategic Plan for the purposes of community consultation.6. That a further report, including the draft Resourcing Strategy, Delivery Program and Operational Plan, be presented to Council for consideration.
24 March 2022	<i>In part</i> <ol style="list-style-type: none">1. That Council adopt the proposed Service Review program.

REPORT

1. Draft 2022/2023 Delivery Program and Operational Plan

Council is required to adopt the 2022/2023 Operational Plan before 30 June 2022. The Plan is required to identify the activities and projects Council will undertake during the financial year, 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).

Council's draft budget, fees and charges, and Statement of Revenue Policy, are the subject of a separate report for the consideration of Council.

The Delivery Program and Operational Plan are combined in a single document to make it easier to understand, easier to read and more straightforward for our community. The draft Plan is attached in **Appendix 1**.

The draft Plan includes the following:

- Business as usual activities have been incorporated.
- Activities that were completed during the 2021/2022 financial year and are no longer relevant have been removed.
- Activities that were deferred as a result of COVID-19 have been included where appropriate.
- Activities that were similar have been combined to make them more straightforward for our community.
- Activities from Mayoral Minutes and Notices of Motion have been included where appropriate.

2. Draft Macquarie Regional Library 2022/2023 Operational Plan

Council is required to adopt the Macquarie Regional Library 2022/2023 Operational Plan before 30 June 2022. The draft Plan aims to provide high quality library services to the Macquarie Regional Library Service communities. The draft Plan is attached in **Appendix 2**.

3. Draft Long Term Financial Plans

Council is required to update the Long Term Financial Plan annually when developing the Operational Plan. The overall objective of the Long Term Financial Plan is to express, in financial terms, the activities Council will undertake over the short, medium and long term, to provide a sound basis for strategic decision making, and guide the future strategies and actions of Council to ensure that it continues to operate in a manner that achieves financial sustainability.

Council has prepared two Long Term Financial Plans based on the following scenarios:

- Ordinary (General) Rates and the Stormwater Drainage Annual Charge proposal to increase by 0.70% in 2022/2023 in accordance with the rate pegging limit as determined by the Minister for Local Government (attached in **Appendix 3**).
- Ordinary (General) Rates and the Stormwater Drainage Annual Charge proposal to increase by 2.30% in 2022/2023 in accordance with the additional special variation limit as determined by the Minister for Local Government (attached in **Appendix 4**).

4. Draft Interim Workforce Management Plan

Council is required to update the Workforce Management Plan when developing the Delivery Program. The overall objective of the Workforce Management Plan is to identify and address the human resourcing requirements needed to implement the Delivery Program. It must incorporate recruitment and attraction strategies, plans for managing different generations, plans for retaining corporate knowledge, plans for increasing workplace diversity, and a statement of desired workplace culture.

This Plan has been prepared as an Interim Plan for the 2022/2023 Financial Year. Council adopted a new Senior Structure in March 2022. Following conclusion of the organisational review processes, a further detailed Workforce Management Plan will be prepared, which responds to the needs and perspectives associated with the efficient and effective planning of our workforce and importantly, ensuring our human resources and the perspectives of our Staff are a key component of the future success of our organisation.

The draft Plan is attached in **Appendix 5**.

5. Resourcing Implications

The resources required for advertising the draft documents are as follows:

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	15,000	15,000	15,000	15,000	15,000	15,000
c. Operating budget impact (a – b)	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	Regular Council budget					

Table 1. Ongoing Financial Implications

6. Planned Communications

The draft documents are required to be placed on public exhibition for a period of not less than 28 days. A further report detailing the results of public exhibition will be prepared for Council consideration at its June 2022 meeting.

Council will undertake community consultation in accordance with the below engagement principles. They aim to ensure the community and stakeholders are provided the opportunity to be involved in the process of reviewing the draft documents.

The engagement principles are as follows:

Communication principles

- Promote key messages about the purpose, aims and objectives of the documents;
- Deliver clear and consistent messages to the community and stakeholders; and
- Widely promote opportunities for the community to be involved and have their say.

Engagement principles

- Ensure the community and stakeholders are aware of their opportunities to provide feedback;
- Identify the key issues and priorities for the community and stakeholders;
- Provide an opportunity for Council and the community to work together to ensure priorities are being delivered for the Dubbo Regional Local Government Area; and
- Maximise participation of all stakeholders by using multiple communication platforms.

To achieve these objectives, the documents will be publicly notified in the following ways:

Channel	Date
Media Release	2 and 16 May
Social Media Post	2, 9, 16 and 23 May
Daily Liberal	2, 9, 16 and 23 May
Daily Liberal Council Column	4, 11, 18 and 25 May
Dubbo Photo News and Wellington Leader	5, 12, 19 and 26 May
Triple M	2 – 30 May
Zoo FM / 2DU	2 – 30 May
Binjang Radio	2 – 30 May
DCFM Radio	2 – 30 May
Council Website	2 – 30 May
Dubbo and Wellington Council Customer Experience Centres	2 – 30 May
Dubbo and Wellington Macquarie Regional Library Branches	2 – 30 May

The documents will be available for viewing at the Dubbo and Wellington Customer Experience Centres, Macquarie Regional Library – Dubbo and Wellington Branches, and through a dedicated consultation page on Council's website.

7. Preliminary results of community consultation for the Towards 2040 Community Strategic Plan

The draft Towards 2040 Community Strategic Plan was placed on public exhibition for five weeks from Wednesday, 2 March to Friday, 8 April 2022. A further report detailing the results of public exhibition will be prepared for Council consideration at its June 2022 meeting.

Preliminary results of the consultation have highlighted the following:

- The community was broadly supportive of the vision for the future, but had a range of valuable insights to improve the final vision statement.
- The community were concerned about the housing affordability and lack of diversity, with demand seen as greater than supply.
- The community wants infrastructure to receive the greatest portion of available funding, and major project timelines should be made public to ensure accountability and efficient project delivery.
- The community wants a strong and diverse the local economy.
- The community wants to increase environmental and economic resilience to ensure sustainable practices are embedded into future planning.
- The community wants greater First Nations involvement in all planning activities.
- The community wants Council to take a clearer and more pronounced position on its roles and responsibilities, with clearer and more frequent communication helping to close the feedback loop.

Overall results of both the Towards 2040 Community Strategic Plan consultation and the Delivery Program and Operational Plan, including Council Budget consultation activities will be provided to Councillors at the June 2022 Council meeting.

8. Timeframe

Key Date	Explanation
2 – 30 May 2022	Public exhibition of the Long Term Financial Plans, Workforce Management Plan, 2022/2023 Delivery Program and Operational Plan and Macquarie Regional Library 2022/2023 Delivery Program and Operational Plan.
23 June 2022	Council meeting to endorse the Towards 2040 CSP and adopt the Resourcing Strategy, Delivery Program and Operational Plan.

APPENDICES:

- | | |
|--|--------------------------------------|
| 1⇒ Draft 2022/2023 Delivery Program and Operational Plan | Provided under separate cover |
| 2⇒ Draft Macquarie Regional Library 2022/2023 Operational Plan | Provided under separate cover |
| 3⇒ Draft Long Term Financial Plan - Rate Peg Limit | Provided under separate cover |
| 4⇒ Draft Long Term Financial Plan - Special Rate Variation | Provided under separate cover |
| 5⇒ Draft Interim Workforce Management Plan | Provided under separate cover |



DUBBO REGIONAL
COUNCIL

REPORT: Results of Public Exhibition - Council Policy - Code of Meeting Practice

DIVISION: Executive Services
REPORT DATE: 11 April 2022
TRIM REFERENCE: ID22/467

EXECUTIVE SUMMARY

Purpose	Adopt a policy	Fulfil legislated requirement/Compliance
Issue	<ul style="list-style-type: none">The public exhibition period for the draft Council Policy – Code of Meeting Practice has concluded, with zero submissions received. The draft policy now ready for adoption.	
Reasoning	<ul style="list-style-type: none">This policy must be reviewed and adopted by Council within the first 12 months of a new Council Term.Section 360, Local Government Act 1993Local Government NSW – Model Code of Meeting Practice for Local Councils in NSW 2021	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	Code of Meeting Practice
	Impact on Policy	Revision of current policy

STRATEGIC DIRECTION

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

Theme: 4 Community Leadership
CSP Objective: 4.4 Statutory requirements are met and services are provided to the organisation in a cost-effective and timely manner
Delivery Program Strategy: 4.4.1 The organisation meets all statutory requirements

RECOMMENDATION

That the draft Council Policy – Code of Meeting Practice, as attached as Appendix 1 to this report, be adopted.

Abbey Rouse
Executive Manager Governance and Internal Control

AR
Executive Manager
Governance and Internal
Control

BACKGROUND

Previous Resolutions of Council

24 February 2022	<ol style="list-style-type: none">1. That the draft Council Policy, Code of Meeting Practice, as attached at Appendix 1, be endorsed for the purpose of public exhibition for a period of 42 days.2. That a further report be submitted to Council detailing results of public exhibition, for adoption of the final policy.
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Under section 360(3) of the Local Government Act, an elected body must revise and adopt this policy within 12 months of the start of the Council Term. Public consultation is mandatory for this Policy for significant changes, and the public exhibition period has now ended.

No submissions were received during the exhibition period.

REPORT

Consultation

- The Code of Meeting Practice is written in accordance with the Office of Local Government's Model Code of Meeting Practice for Councils in NSW 2021.
- A workshop was held with Councillors on 3 February 2022 to discuss proposed updates.
- As per section 361 of the Local Government Act, the draft Code of Meeting Practice was placed on Public Exhibition for a period of "not less than 28 days;" the public notice must also specify that Council will receive submissions on the policy for a period of "not less than 42 days." To ensure maximum opportunity, Council placed the Policy on Public Exhibition for 42 days to match the public submission period.
- There were no public submissions during this period.

Resourcing Implications

- Nil


Preferred Option

- No significant changes have been made to the policy as a result of public exhibition.
- Minor updates have been made to correct spelling, typographical and formatting errors.
- It is recommended that Council adopt the Code of meeting Practice, as attached at **Appendix 1**.

Planned Communications

- Once adopted, the Policy will be displayed on Council's website, in accordance with the Government Information (Public Access) Act.
- Relevant staff will be notified of the updated policy.
- Members of the public wishing to address Council at Council meetings of Standing Committee meetings will be notified of the capacity to present to Council via audio-visual link.

APPENDICES:

1  Final Draft - Council Policy - Code of Meeting Practice **Provided under separate cover**



REPORT: Australian Local Government Women's Association Conference 2022

DIVISION: Executive Services
REPORT DATE: 29 March 2022
TRIM REFERENCE: ID22/640

EXECUTIVE SUMMARY

Purpose	Seek direction or decision	Other: Select Representatives
Issue	<ul style="list-style-type: none"> The 2022 Australian Local Government Women's Association Conference is being held from 7 to 9 July 2022. Council must nominate representatives to the Conference. 	
Reasoning	<ul style="list-style-type: none"> Council's Payment of Expenses and Provision of Facilities to the Mayor and Councillors policy states that two representatives, with two alternative representatives, must be determined by Council to attend this conference. 	
Financial Implications	Budget Area	Governance and Internal Control
	Funding Source	Budgeted under Members' Expenses
	Proposed Cost	\$5,076
	Ongoing Costs	Approximately \$5,000 per annum from Members' Expenses
Policy Implications	Policy Title	Payment of Expenses and Provision of Facilities for the Mayor and Councillors
	Impact on Policy	This report and recommendations are in line with the policy.

STRATEGIC DIRECTION

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

Theme: 4 Community Leadership
 CSP Objective: 4.3 The resources of Council are appropriately managed
 Delivery Program Strategy: 4.3.5 Council strives for transparency and is an organisation that values two way communication with stakeholders and the broader community

RECOMMENDATION

- 1. That Council determine two representatives to attend the Australian Local Government Women's Association Conference.**
- 2. That two alternative representatives be determined by Council.**

Abbey Rouse
Executive Manager Governance and Internal Control

SW
Governance Team Leader

BACKGROUND

Australian Local Government Women’s Association (ALGWA) is the peak body for women in local government. It is a voluntary-run organisation that supports both employees and elected representatives.

The 2022 ALGWA NSW Annual Conference is being hosted by Fairfield City Council from 7 July 2022 to 9 July 2022.

The Chief Executive Officer, or nominee, is also encouraged to attend the conference.

REPORT

Consultation

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

Resourcing Implications

Item	Cost per delegate	Total Cost for 2 delegates
Registration (non-member) – including conference dinner and Gala event	\$1,538	\$5,076
Travel	\$400	\$800
Accommodation	\$600	\$1,200
Total	\$2,538	\$5,076

Table 1. Estimated budget

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
c. Operating budget impact (a – b)	-\$5,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-\$5,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	Allocated from Governance and Internal Control annual budget					

Table 2. Ongoing Financial Implications

Timeframe

Key Date	Explanation
30 April 2022	Early bird registrations close
7 July 2022 – 9 July 2022	ALGWA Conference

APPENDICES:

1 ➡ ALGWA Conference - 2022 Program **Provided under separate cover**



REPORT: Councillor Representatives to External Committees

DIVISION: Executive Services
REPORT DATE: 11 April 2022
TRIM REFERENCE: ID22/684

EXECUTIVE SUMMARY

Purpose	Seek direction or decision	
Issue	<ul style="list-style-type: none"> • The following community consultative committees have requested a Councillor representative: <ul style="list-style-type: none"> ○ Bondangora Wind Farm Community Consultative Committee ○ Burrendong Wind Farm Project Community Consultative Committee ○ Ungula Wind Farm Project Community Consultative Committee ○ The Dubbo Project Community Consultative • Tony McGrane Memorial Scholarship Committee, Charles Sturt University 	
Reasoning	<ul style="list-style-type: none"> • The above committees have requested Council representation 	
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 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

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

RECOMMENDATION

That Council determine one representative, and one alternative, for the following external committees:

- a. **Bondangora Wind Farm Community Consultative Committee**
- b. **Burrendong Wind Farm Project Community Consultative Committee**
- c. **Uungula Wind Farm Project Community Consultative Committee**
- d. **The Dubbo Project Community Consultative**
- e. **Tony McGrane Memorial Scholarship Committee.**

Abbey Rouse
Executive Manager Governance and Internal Control

SW
Governance Team Leader

BACKGROUND

Previous Resolutions of Council

10 March 2022 (Corporate Services Committee) – In Part	4. That the Renewables Committee be removed.
24 March 2022 (Ordinary Council)	

Previously, Council had an internally run Dubbo Regional Council Solar and Wind Farm Consultative Committee which met to discuss allocation of Community Benefit Funds and make recommendations to Council. As is reflected in the above resolution of Council, the preferred direction is for Council representatives to participate in external Community Consultative Committees (CCC); and for Council to resolve final determinations on funding based on discussions with CCCs.

REPORT

Consultation

Community Consultative Committees represent important avenues of communication between the local community and proponents regarding issues of concern to the local community. It is important that Council be represented on such committees to remain abreast of community concerns, key aspects of each project, and to bring Council's voice to the table.

The Bodangora Wind Farm is located approximately 15 km east of Wellington and comprises 33 General Electric wind turbines. This wind farm was developed by and continues to be operated by Iberdrola Australia. The Bodangora Wind Farm Community Consultative Committee (CCC) was established in 2012 and generally meets on a quarterly bases. Members include residents local to the wind farm. The Bodangora Wind Farm Community Fund allocates a minimum of \$50,000 of community funding each year until at least 2044. The Fund is administered by Dubbo Regional Council.

The Burrendong Wind Farm project is currently under project development by Epuron and proposes up to 105 wind turbines east of Lake Burrendong, and south-east of Wellington. The Burrendong Wind Farm Project CCC was established in 2021 and comprises community representatives, stakeholder representatives and a Midwestern Regional Council representative, as well as an independent chairperson.

Uungula Wind Farm Pty Ltd is owned by CWP Renewables, who propose to develop a wind farm of up to 97 turbines and a battery energy storage facility approximately 14 km east of Wellington. The Uungula CCC has been established to allow for a forum for open discussion between the community, Council and other stakeholders.

The Dubbo Project is a large in-ground polymetallic resource of rare earths, zirconium, niobium, hafnium, tantalum and yttrium. It is located near Toongi, 25 km south of Dubbo. The Dubbo Project CCC is also seeking a Council representative.

The Tony McGrane memorial Scholarship has been established in recognition of his long and distinguished record serving the communities of the Dubbo electorate. The scholarship assists regional students with the costs associated with attending the Charles Sturt University (CSU). To be eligible for the scholarship, students must be attending the Dubbo campus of CSU, and reside in the following local government areas: Boga, Bourke, Brewarrina, Cobar, Coonamble, Dubbo Regional, Gilgandra, Narromine, Parkes, Warrumbungles, Walgett or Warren.

Resourcing Implications

Nil

Options Considered

- Council will need to determine one representative, with one alternative, for each of the four CCCs and the Tony McGrane Memorial Scholarship Committee.

Planned Communications

- Once determined by Council, details of each representative will be communicated with the chairperson of each committee.
- Recommendations from CCCs regarding allocation of Community Benefit Funds will be reported to Council for determination as required.



REPORT: Housing in the Dubbo Regional Local Government Area

DIVISION: Development and Environment
REPORT DATE: 11 April 2022
TRIM REFERENCE: ID22/695

EXECUTIVE SUMMARY

Purpose	Addressing Council resolution	
Issue	<ul style="list-style-type: none"> The Dubbo Regional Local Government Area continues to experience significant increases in housing required as a result of the continued economic development and enhancement of both Dubbo and Wellington and the impacts of migration as a result of the COVID-19 Pandemic. Analysis continues to show that housing and rental prices in both Dubbo and Wellington are experiencing significant increases in need and as a result prices over time. Both Dubbo and Wellington continue to be 'affordable' however, we need to ensure all members of our community have access to housing. Dubbo has a current rental vacancy rate of 0.5% in April 2022, which highlights the difficulty faced by residents in finding property. Wellington is also experiencing similar rental vacancy rates on the back of activity in the Central West and Orana Renewable Energy Zone. Council has a number of activities and initiatives currently underway. However, we need to improve our information availability and to better promote residential development opportunities. This report recommends amongst other things that a Housing Roadmap be prepared to articulate to the community and stakeholders, Council's actions and initiatives in respect of housing. 	
Reasoning	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.	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Council budget
	Proposed Cost	\$5,000
	Ongoing Costs	\$0 additional costs

Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	Review process for the LEP moving forward

STRATEGIC DIRECTION

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

Theme: 1 Housing

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

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

Theme: 1 Housing

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

Delivery Program Strategy: 1.1.3 Urban renewal is encouraged in the Dubbo Central Business District to provide a variety of housing choice that makes efficient use of existing infrastructure and facilities

Theme: 1 Housing

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

Delivery Program Strategy: 1.1.2 Residential accommodation is designed to meet the needs of our ageing population

RECOMMENDATION

1. That Council notes the current status and composition of the Housing Markets in both Dubbo and Wellington and the issues around the current availability across the whole housing spectrum.
2. That a Housing Roadmap be developed to guide the undertaking of Council actions and initiatives in respect of housing and that a report in respect of the Housing Roadmap be provided to Council for consideration at the June 2022 Council meeting.
3. That the Housing Solutions contained in the report be noted and included in the Housing Roadmap for the consideration of Council.
4. That a further report be provided to Council in respect of the results of the Short Term Accommodation Plan.
5. That Council continue industry engagement and consultation through the Dubbo Housing Supply Reference Group and the NSW Government in respect of housing issues and the recommendations of the Regional Housing Taskforce.

Darryll Quigley
Director Development and Environment

SJ
Manager Growth Planning

BACKGROUND

Previous Resolutions of Council

27 January 2022	<ol style="list-style-type: none">1. That Council acknowledges the significance of the continued supply of affordable residential housing to our Region and the issues facing the timely supply of housing.2. That the CEO be requested to provide a report to the April 2022 ordinary meeting of council advising councillors on:<ol style="list-style-type: none">a. The actions and activities of the NSW State Government Housing Supply Taskforce.b. The actions Council is currently undertaking to address the supply of housing in Dubbo.c. The general state of the housing market in the Dubbo Local Government Area including an overview of activity of particular housing types and particularly shortages of certain housing types.d. The business strategy for the development and release of land at the Keswick Estate.e. Any Council led initiatives that could address any shortages of particular housing types.3. That staff coordinate a meeting with Councillors and stakeholders such as REINSW and the Builders Group.
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This report is provided in response to the Notice of Motion.

In respect of item 2(d), this report does not discuss the business strategy of Council for the Keswick Estate as this is a responsibility of another business unit of Council. The item was the subject of a recent Councillor Workshop and will be considered separately by Council.

It is considered that there is no single cause for the lack of housing availability in the Regions. The lack of housing availability is considered to be the result of a range of issues in the home ownership, private rental and public housing markets, all of which need to be addressed in a comprehensive and coordinated way.

Council's role in housing is the facilitator and regulator of housing in the Region. It is considered that we need to ensure our Policy settings, strategic planning, procedures and activities are suitable to ensure the Region can continue to realise the positive economic development opportunities available. In addition, we must also ensure that our actions and initiatives can cater for all members of the society and not leave anyone behind either on or outside of the housing spectrum.

REPORT

1. Consultation

It is considered that the delivery and availability of housing across the Region must be an effective partnership across a significant range of stakeholders, including (but not limited to) the following:

- Council;
- State and Federal Government;
- Building industry;
- Real Estate industry;
- Developers;
- Landowners;
- Development consultants; and
- Finance industry.

The Dubbo Housing Supply Reference Group was formed to operate as a mutual consultation Group to provide insights and industry feedback to assist our review of Housing Strategies, guide our future development and implementation of housing policy, housing initiatives and to road test certain perspectives and policies as they are developed.

The Reference Group is a long term consultation initiative that will importantly ensure that the strategic actions Council undertakes are informed early in the planning and decision making process, by industry knowledge, insights and experience.

The Group meets quarterly and has membership across the Dubbo Housing Industry.

In respect of item 3 of Council's resolution at its meeting on 22 January 2022, a meeting was held with members of REINSW, Dubbo Residential Builders Group, industry professionals and Councillors. The following issues were raised at the meeting:

- The need for better promotion of housing opportunities for Dubbo including information on: dual occupancy development; secondary dwellings; and general information around planning controls.
- The need for the business strategy of Council in respect of the Keswick Estate to be clarified and communicated to industry, especially at the current time with issues around land supply in Dubbo.
- A need for a variety of housing types and styles to be allowable at the Keswick Estate.
- The lack of affordable and social housing in Dubbo and especially the status of crisis accommodation.
- The status of the rental market and the affordability issues perspective tenants are experiencing.
- The need for further streamlined development assessment processes to ensure housing products are not further constrained.

- The need for Council to continue to examine innovative and other ways to facilitate housing.
- The status and number of existing buildings in Dubbo that could be re-purposed into short term and other residential accommodation.
- For Council to provide greater clarity and understanding to industry of what Council actions and initiatives are being undertaken and to ensure there is greater clarity for all players in the Housing Market.
- The extreme need for short term worker accommodation in Dubbo and the wider Region.

2. Housing Statistics

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,

a. Dubbo Region Demography

The demographic change of the Dubbo Regional Local Government Area is a key component of both understanding the actions within the Housing Market and also to ensure we can all continue to adequately plan for the current and future growth being experienced.

(i) Population

The Estimated Resident Population of the Dubbo Regional Local Government Area in 2017 was 52,133 persons. This population has increased to some 54,195 persons in 2021. This growth profile over time represents 2,062 persons or some 3.8%.

The household statistics for Dubbo at the 2016 Census show a relatively even split between households owning property outright, owing property by mortgage and renting, as follows:

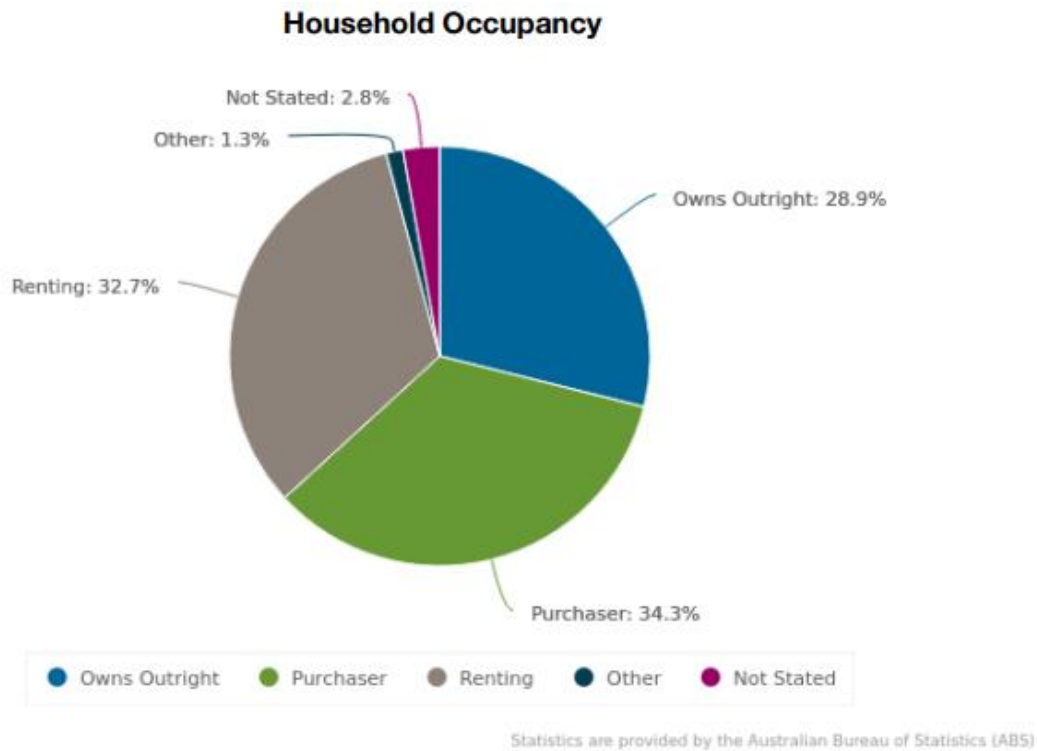


Figure 1. Dubbo Household Occupancy

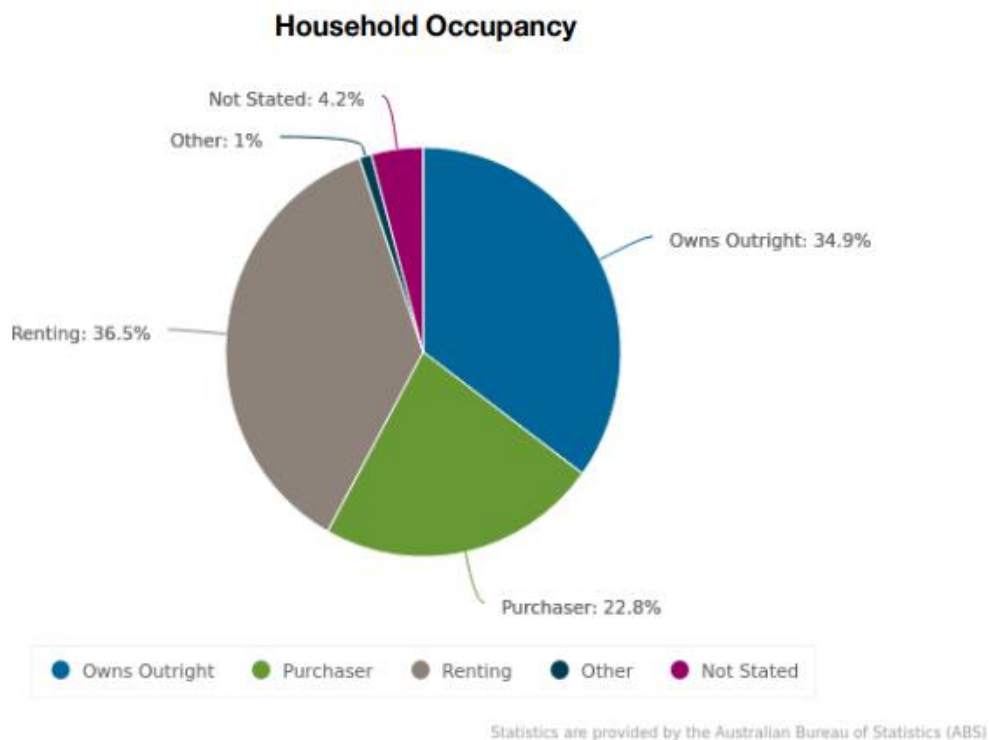


Figure 2. Wellington Household Occupancy

In Wellington, the statistics vary with a higher percentage renting and a lower percentage with a mortgage.

The Dubbo Household Structure is as follows:

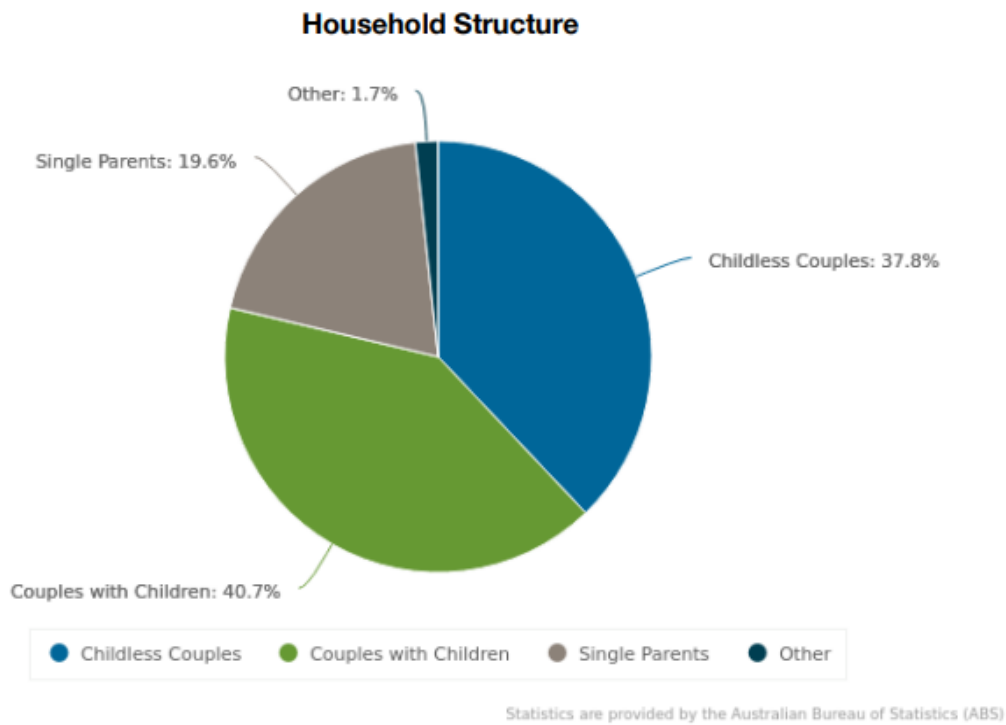


Figure 3. Dubbo Household Structure

In Wellington, the Household Structure differs with a significant increase in single parent households and a decrease in couples with children.

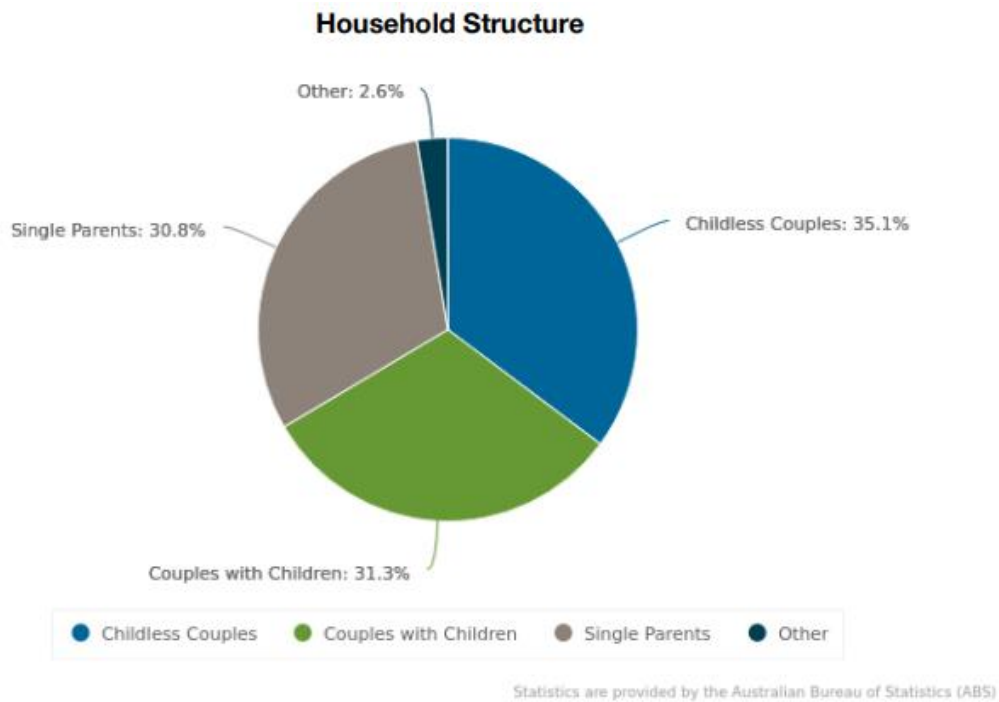


Figure 4. Wellington Household Structure

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 shows a considerable demand for smaller dwellings moving forward.

b. Dubbo Region Housing

From 2011 to 2016, 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 to 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, which is not meeting the needs of our community.

(i) 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).

(ii) Dwelling Size

Demographic analysis continues to show 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.

c. Dubbo Region Housing Market Statistics

(i) Dubbo

Data from Core Logic shows that the median house price in Dubbo between January 2021 and December 2021 has increased from \$385,000 to \$455,444 as shown in Figure 5 as below.

Recent Median Sale Prices (House)

Period	Dubbo	Dubbo Regional
	Median Price	Median Price
December 2021	\$455,444	n/a
November 2021	\$445,000	n/a
October 2021	\$435,000	n/a
September 2021	\$429,450	n/a
August 2021	\$420,000	n/a
July 2021	\$415,000	n/a
June 2021	\$406,000	n/a
May 2021	\$405,000	n/a
April 2021	\$399,500	n/a
March 2021	\$395,000	n/a
February 2021	\$390,000	n/a
January 2021	\$385,000	n/a

Statistics are calculated over a rolling 12 month period

Figure 5. Dubbo House Sales

Figure 6 shows the median unit price in Dubbo over the last 12 months to December 2021 increasing from \$270,000 to \$309,500.

Recent Median Sale Prices (Unit)

Period	Dubbo	Dubbo Regional
	Median Price	Median Price
December 2021	\$309,500	n/a
November 2021	\$310,000	n/a
October 2021	\$300,000	n/a
September 2021	\$287,500	n/a
August 2021	\$292,200	n/a
July 2021	\$280,000	n/a
June 2021	\$272,500	n/a
May 2021	\$270,000	n/a
April 2021	\$265,000	n/a
March 2021	\$277,500	n/a
February 2021	\$280,000	n/a
January 2021	\$270,000	n/a

Statistics are calculated over a rolling 12 month period

Figure 6. Dubbo Unit Sales

Figure 7 shows the median price of land in Dubbo increasing by 15.53% to \$199,000 over the last 12 months to December 2021.

Change in Median Price (Land)

Period	Dubbo	Dubbo Regional
	% Change	% Change
Dec 2021	15.53%	0%
Dec 2020	4.39%	0%
Dec 2019	-1.79%	0%
Dec 2018	-1.18%	0%
Dec 2017	3.52%	0%
Dec 2016	-0.47%	0%
Dec 2015	13.26%	0%
Dec 2014	21.41%	0%
Dec 2013	4.35%	0%
Dec 2012	-8%	0%

Statistics are calculated over a rolling 12 month period

Figure 7. Dubbo Land Price

Figure 8 as below shows the rental vacancy rates for Dubbo over time from 2005 to April 2022. The graph shows the current rental vacancy rate of 0.5% in April 2022, which highlights the difficulty faced by residents in finding property. Also, currently the weekly asking rents for units is \$317 and for all houses is \$458.

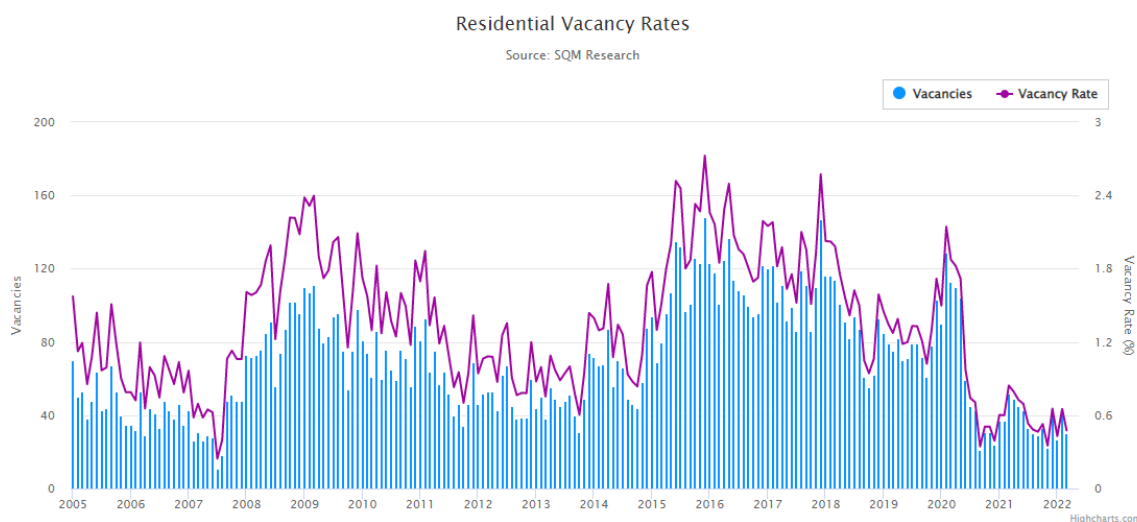


Figure 8. Dubbo Rental Vacany Rate

(ii) Wellington

Data from Core Logic shows that the median house price in Wellington between January 2021 and December 2021 has increased from \$177,000 to \$230,000 as shown in **Figure 9** as below.

Recent Median Sale Prices (House)

Period	Wellington	Dubbo Regional
	Median Price	Median Price
December 2021	\$230,000	n/a
November 2021	\$222,500	n/a
October 2021	\$207,500	n/a
September 2021	\$205,000	n/a
August 2021	\$191,250	n/a
July 2021	\$193,750	n/a
June 2021	\$195,000	n/a
May 2021	\$187,000	n/a
April 2021	\$180,000	n/a
March 2021	\$176,000	n/a
February 2021	\$179,000	n/a
January 2021	\$177,000	n/a

Statistics are calculated over a rolling 12 month period

Figure 9. Wellington House Sales

In respect of units in Wellington, the lack of stock is highlighted by the fact that in the 12 months to December 2021, only three units changed ownership in Wellington.

Land in Wellington has seen a significant increase in price between December 2020 and November 2021, with data showing the median price in this time increasing from \$28,000 to \$68,500. This is likely to be representative of the increase in development activity in

Wellington as a result of the Central West and Orana Renewable Energy Zone and the rise of Wellington as an attractive living location in the Region.

In respect of rental vacancy rates for Wellington, the data shows a rental vacancy rate of 2.3% in March 2022. The weekly asking rents for houses in April 2022 is \$497 and for units is \$235. Again, the housing rental asking rate is likely to be representative of the development pressures being experienced in Wellington as explained above.

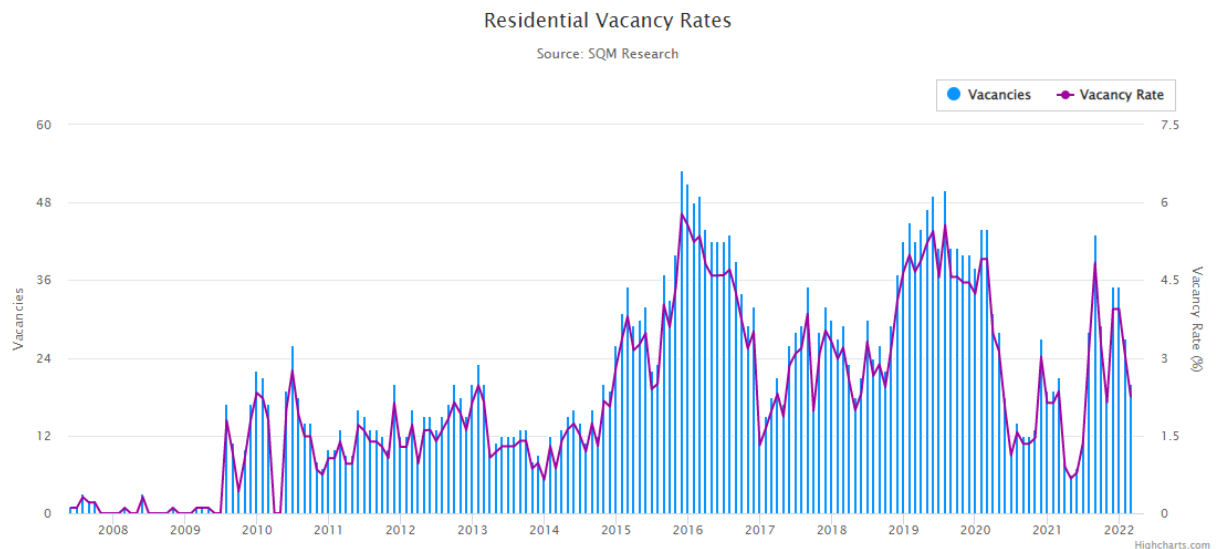


Figure 10. Wellington Residential Vacancy Rate

3. Actions and Initiatives of the NSW State Government

The NSW Government in July 2021 established a Regional Housing Taskforce in response to increasing pressures on the supply and affordability of housing in Regional NSW. The Taskforce was charged with investigating regional housing issues and the planning barriers people are experiencing in buying, renting and building a place to live in the regions. Council provided a submission to the Taskforce and met with the Chair and members of the Taskforce

An independent report reflecting the community's experiences of housing and the planning system in regional NSW was released by the NSW Government in October 2021. The Findings Report details feedback from consultation with more than 500 people, councils and representatives from community groups across regional NSW.

The report found that a combination of factors is putting more pressure on housing supply in regional NSW. The key issues raised in the findings report include:

- Greater prioritisation on the coordination and delivery of infrastructure to support new homes;
- A need for collaboration between all levels of Government, the housing development industry and the community to develop the right type of housing where people need it;

- Calls to speed up planning processes and reduce duplication, particularly where opportunities to provide housing are time-critical; and
- Demand for more affordable and diverse housing in line with changing demographics, jobs growth, natural disasters, and migration trends.

It is also understood that the State Government is undertaking the preparation of a Housing Strategy, which will incorporate the Dubbo Regional Local Government Area and the Narromine Local Government Area. It is further understood that this Strategy is aiming to examine issues not just related to straight housing availability but also issues in respect of the availability of trades, staffing and associated issues.

4. Housing Solutions

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.

The following section of the report details the activities Council is either currently progressing or is proposing to progress in respect of housing:

a. Council Strategic Planning

- (i) Infrastructure Contributions planning for future growth

Council has an existing Developer Contributions Framework for Dubbo, which includes the following:

- Section 94 Contributions Plan for Roads, Traffic Management and Car Parking;
- Section 94 Contributions Plan for Stormwater;
- Section 7.11 Contributions Plan for Open Space and Recreation Facilities;
- Section 7.11 Contributions Plan for South-East Stormwater; and
- Section 64 Developer Contributions Policy for Water and Sewer.

In respect of Wellington, the following Developer Contributions Framework is in place:

- Section 94A Developer Contributions Plans; and
- Developer Servicing Plan for Water and Sewer.

Emphasis has been placed on the preparation of a new Developer Contributions Plan for Urban Roads and a new Developer Servicing Plan for Water and Sewer Infrastructure for Dubbo.

Both of these Plans will facilitate the framework for the delivery of required infrastructure for Dubbo, especially within the residential growth areas in West Dubbo.

In respect of the Plans currently in place in Wellington, both Plans are currently operating efficiently and are not programmed for review at the current time.

(ii) Preparation of Council's new Comprehensive Local Environmental Plan

The new Dubbo Regional Local Environmental Plan 2022 was gazetted by the State Government and commenced operation on 25 March 2022. The Local Government Area now has a single Local Environmental Plan in place to guide and facilitate development across the LGA.

To ensure the Local Environmental Plan can continue to deliver the required lands for our future growth and development in addition to managing our natural environment, staff will commence a review process. A report in respect of the path forward for this review process, in addition to timing, steps involved and consultation regimes with stakeholders will be provided to Council for consideration at the May 2022 Council meeting.

(iii) Strategic planning activities in our Urban Release Areas

The Dubbo Local Environmental Plan 2022 contains a number of residential growth areas in West Dubbo. These areas were first included in Council's Urban Areas Development Strategy in 1996 and along with land in South-East Dubbo, will facilitate the future growth and development of the City over the next 30 years. Recent analysis has shown that these lands, in addition to lands in South-East Dubbo will provide in excess of some 11,000 residential allotments over this time.

The subject lands are provided in **Figure 11** as below:

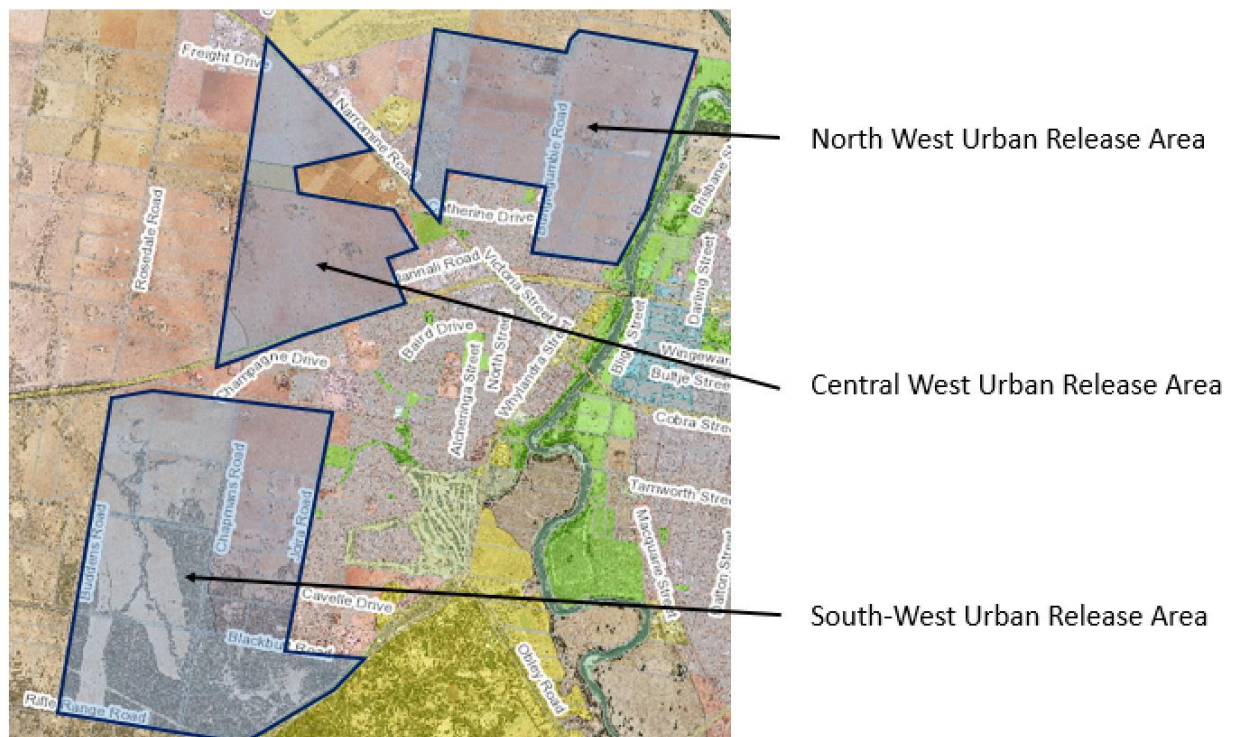


Figure 11. Dubbo Residential Areas

The first component of this significant package of strategic planning work is the preparation of Structure Plans for each of the three areas. The role of a Structure Plan is to guide the development of the area through development density, infrastructure planning, identification of constraints and to ensure we can provide liveable neighbourhoods into the future.

A key component in examining each of these areas is ensuring we can provide housing choice and flexibility to meet our housing requirements in the future through identifying a range of development densities.

(iv) Review of the Wellington Town Strategy to identify more residential development

It is considered that Wellington is not immune to the housing pressures currently being experienced in Dubbo and other regional centres. The general growth and development in Wellington is centred on factors regarding general affordability, the character and size of Wellington and the increasing development of the Central West and Orana Renewable Energy Zone.

Development of the Renewable Energy Zone has seen a significant increase in activity around Wellington, with the planning and development of large scale renewable energy projects. This currently includes the Bodangora Wind Farm and the Wellington Solar Farm. In addition, there are further projects in the planning and approvals phases.

At the present time, Wellington does not have significant future residential lands, which have been set aside for development. To further identify and investigate future residential growth areas for Wellington, a review of the Wellington Town Strategy is required to be undertaken. This review will examine the housing needs of Wellington over time and where this growth could be reasonably accommodated having regard to infrastructure provision, development constraints and community needs.

(v) Short Term Worker Accommodation Planning

The Local Government Area is experiencing a significant increase in economic activity, which is driving the need for the provision of short term worker accommodation in both Dubbo and Wellington. The drivers of this need for short term worker accommodation include the following:

- The development of renewable energy projects associated with the Central West and Orana Renewable Energy Zone;
- The designation by the NSW State Government for the Region being the first Critical Minerals Hub in the State. This also includes the development of the Australian Strategic Minerals project at Toongi;
- The development of the Inland Rail project, which is situated at Narromine;
- The needs of industry including Fletchers International Exports and other industries in the Region; and
- The need for accommodation for health and other key industry workers in the LGA.

It is understood that the State Government and other industry participants are currently examining various methodologies for the development of short term worker accommodation. However, Council is undertaking a consultancy project to understand the overall demand in the LGA moving forward, the models available for short term accommodation and to seek the financial modelling of a proposal for Dubbo and a proposal for Wellington. At the core of Council's objective for short term worker accommodation is to ensure any proposal leaves a lasting positive legacy for our community.

The results of this consultancy project will be provided to Council for consideration once the project has been finalised.

(vi) Review of the Dubbo Residential Areas Development Strategy

Following the undertaking of our strategic planning activities in the Dubbo residential growth areas, the next logical strategic planning task is to undertake a review of the Dubbo Residential Areas Development Strategy. The Strategy forms the major background analysis and review of the demands for housing in Dubbo and originally identified the residential expansion opportunities in West Dubbo and South-East Dubbo over time.

However, given the actions of the NSW State Government in respect of the preparation of a Housing Strategy for the Dubbo Regional and Narromine Local Government Areas, it is considered that any further review processes for the Dubbo Residential Areas Development Strategy at this time would be premature.

It is considered that the current Strategy is not 'holding back' development of the City and is suitable for our immediate needs.

b. Promotion of Housing Opportunities

(i) Industry Guidance Materials

A key issue that has been raised by Industry is the need for better and effective promotion of development opportunities and a review of Council's guidance material. This is particular in respect of residential development, including the following:

- The need for promotional material around Council's planning controls and their meaning, this is for secondary dwellings and dual occupancy development;
- The need for promotional material around where medium density residential development can be undertaken; and
- Residential subdivision requirements

Similar guidance materials will also be prepared for residential development in Wellington.

(ii) Information availability

Council is the holder of a significant amount of information around housing and housing delivery, which ranges from general population demographics, strategic planning information, land availability, pipelines, development application processing figures and timelines.

Although the strategic planning work identified in this report will have longer timeframes, it is also imperative that our community and our customers have access to information as to what projects are being undertaken, project milestones and timing.

It is recommended that a dashboard system be developed for inclusion on Council's website, which includes the following:

- Development data including trends and insights; and
- Strategic planning works program.

c. Council Led Initiatives

It is acknowledged that the range of housing issues and concerns in the Local Government Area must be addressed with a multi-faceted approach. This includes long term strategy and an examination of short term initiatives, which may increase the potential for further housing development to be undertaken.

In respect of short term initiatives, Staff are currently examining the following key initiatives:

- Development of a Policy for housing choice in Greenfields residential subdivisions. This Policy would provide explanation around the possible pathways towards the potential proponent led changes to planning controls in limited areas in Greenfield subdivisions. This may be in the form of lowering a minimum allotment size for the subdivision of land to provide a more affordable house and land product to market.
- Development of a Community Housing Policy, which will examine ways social housing can be incentivised to deliver further opportunities for development in the LGA.

d. Process Improvements

The systems and processes of Council, whilst operating in accordance with Legislation and Policy provided predominantly by the NSW State Government, are important steps in the development processes towards the delivery of housing. This also includes the facilitation of timely land release to market.

A key component of these systems and processes is the Subdivision process. This includes the processes Council employs in the phases between development approvals through to subdivision lot delivery. Council, as a component of our service review framework is undertaking a review of this process to ensure it can operate as efficiently and effectively as possible across the organisation and more importantly, ensure the customer experience is at the forefront of our operations.

Throughout Council's organisational planning processes, other components associated with the planning processes associated around housing delivery will also be the subject of the service review framework.

4. Resourcing Implications

The issues and initiatives discussed in this report are items Council is currently progressing in accordance with existing work schedules and financial constraints.

It is considered that the development and implementation of appropriate Guidance Material are items that can be developed within existing funding and staff time allocations.

However, the ongoing provision of an information dashboard system for Council's website and the development of a Housing Roadmap will have cost implications moving forward. The provision of an information dashboard system for Council's website is a component of an organisational project to increase information availability to our community. However, a

projected \$5,000 capital spend has been included in this report. The funds (if required) can be suitably sourced from the Growth Planning budget.

In respect of the development of a Housing Roadmap, it is considered that the costs associated with this component will only be in respect of the individual projects and initiatives included. At the current time, strategic projects and other initiatives have been considered in the budget allocations for the Growth Planning Branch. However, the availability of grant and other funding would enable strategic projects to progress at a quick speed.

Next Steps

This report has provided a snapshot of the current status of both the Dubbo and Wellington Housing Markets and explained the actions and initiatives, which are either underway or required to be undertaken to ensure Council continues to do what it can to assist the delivery of housing across our community.

To ensure we can continue to track our actions and initiatives to the community, it is proposed that a Housing Roadmap be developed. This Roadmap will include Council's initiatives and actions for housing from both short term perspective and also more long term strategic actions.

This report recommends that a Housing Roadmap be developed and a further report including the draft Roadmap be provided to Council for consideration at the June 2022 Council meeting.



REPORT: D21-818 - Dwelling - Lots 45, 46, 49, 50, 52, 138 & 213 DP 754287 & Lot 1 DP 1112666, 112L Dunedoo Road DUBBO

DIVISION: Development and Environment
REPORT DATE: 13 April 2022
TRIM REFERENCE: ID22/676

EXECUTIVE SUMMARY

Purpose	Provide planning approval
Issue	<ul style="list-style-type: none">• A dwelling was located on Lot 49 (adjacent to the proposed lot) however was destroyed by fire in 2015. Development consent is sought for a 'replacement' dwelling on Lot 45.• The subject land is located within the RU1 Primary Production Zone and has a minimum lot size of 800ha pursuant to Dubbo Local Environmental Plan 2011 (Dubbo LEP 2011).• The overall holding of the site has an area of 145 hectares and as such does not meet the minimum lot size for the erection of a dwelling.• The applicant has requested a Clause 4.6 variation to the minimum lot size to permit the dwelling.• As the variation to the minimum lot size contravenes a numerical standard by greater than 10%, Council cannot assume the Department of Planning, Industry and Environment Secretary's concurrence and the application cannot be determined by a delegate of Council.
Reasoning	<ul style="list-style-type: none">• A comprehensive planning assessment under Section 4.15 <i>Environmental Planning and Assessment Act 1979</i> has been undertaken including an assessment of Clause 4.6 Dubbo LEP 2011 and has been attached as Appendix 1.• This report will focus on the relevant matters relating to the Clause 4.6 request to vary a development standard. For more information in relation to the overall assessment of the Development Application reference should be made to Appendix 1.• The application has demonstrated consistency with Clause 4.6 Dubbo LEP 2011.• The proposed development is not inconsistent with the objectives of the RU1 zone.• Council's initial preference was for the replacement dwelling to be located on the site of the original dwelling (Lot 49).

	However, the submitted flood assessment demonstrates that the alternate site (Lot 45) is more suitable for residential purposes in relation to flooding impacts.	
Financial Implications	Budget Area	There are no budget implications arising from this report.
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	The proposal is consistent with the Dubbo Regional Local Environmental Plan.

STRATEGIC DIRECTION

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

- Theme: 1 Housing
- CSP Objective: 1.2 Residential development is well-designed
- Delivery Program Strategy: 1.2.1 A high level of residential amenity is achieved in all new development

RECOMMENDATION

1. That Development Application D21-818 – Dwelling, 112L Dunedoo Road Dubbo be approved, subject to the recommended conditions (Appendix 2).
2. That Council seek concurrence from the Secretary of the Department of Planning, Industry and Environment.
3. That Council grant the Chief Executive Officer delegation to issue development consent upon receipt of the Secretary of the Department of Planning Industry and Environment’s concurrence.

Darryll Quigley
Acting Director Development and Environment

TS
Senior Planner

BACKGROUND

Council is in receipt of a Development Application (D21-818) for a single storey dwelling, inground swimming pool and consolidation of land, being Lots 45, 46, 49, 50, 52, 138 & 213 DP 754287 and Lot 1 DP 1112666, 112L Dunedoo Road Dubbo.

The proposed development comprises a 645 m² single storey dwelling featuring four bedrooms, three bathrooms, open plan kitchen, living and dining area, office, rumpus room, laundry, outdoor entertaining area and inground swimming pool (4.4 m x 11.2 m).

The proposed development also seeks consent for the consolidation of the allotments resulting in an overall lot size of approximately 145 ha.

A dwelling was previously located on Lot 49, but was destroyed by fire approximately seven years ago. Council has no record of any development/approvals relating to the site. However, due to the age of the dwelling (destroyed by fire), it is conceded that the dwelling was legally constructed at a time when consent was not required for dwellings in rural areas.

Previously, D20-21 was lodged with Council seeking consent for a replacement dwelling on the land. D20-21 sought consent under Clause 4.6 to vary the minimum lot size to permit a dwelling to be constructed on the site of the original dwelling (Lot 49). Concurrence was subsequently granted by the Secretary (Planning, Industry and Environment) on 17 June 2020 (External Reference No. IRF20/2196, Council Reference No. ED20/98602).

The subject land has been sold with the new owner lodging the subject development application (D21-818). However, rather than being located on the lot on which the previous dwelling was located, the proposed dwelling is to be relocated to Lot 45 (see **Figure 1** below).

The subject site does not meet the minimum lot size, historically the land was not created for the purpose of a dwelling, and the original dwelling is no longer present on the site. Therefore, the proposed development is not consistent with *Clause 4.2C Erection of dwelling houses on land in certain rural ... zones* of the *Dubbo Local Environmental Plan 2011*.

As such, the applicant has lodged a *Clause 4.6 Exceptions to development standards* request, seeking a variation to the minimum lot size for the erection of a dwelling. In this regard, the minimum lot size of the subject land is 800 hectares and the overall area of the holding is approximately 145 ha, resulting in an approximate variation of 81.9%.

Site Characteristics

Locality

The subject land is located approximately 14 kms north east of the Dubbo CBD off Dunedoo Road on Deep Creek Road. The overall holding has an area of approximately 145 ha. For a locality map of the site see **Figure 1**.

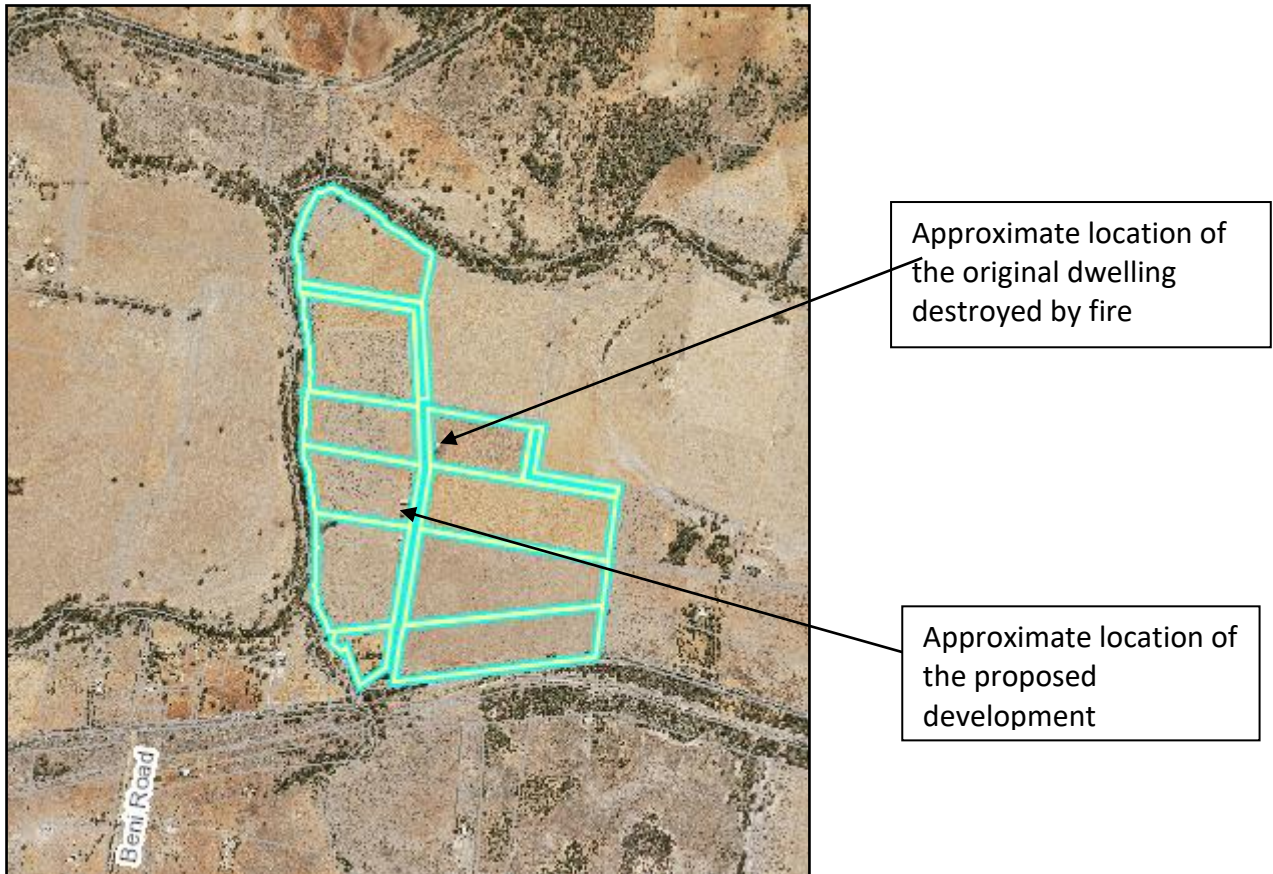


Figure 1: Site location Lots 45, 46, 49, 50, 52, 138 & 213 DP 754287 & Lot 1 DP 1112666, 112L Dunedoo Road DUBBO.

Slope

The subject land is generally flat with a gentle slope to the south west towards the Talbragar River.

Vegetation

Apart from the small amount of paddock trees, the site is relatively void of significant native vegetation due to its historical and current use for cropping.

Access

Access to the site is obtained via Deep Creek Road, an unsealed road with grassed table drains.

Drainage

Drainage would be managed onsite following existing contours.

Services

Storm water, water and sewerage will be managed onsite. Electricity is available to the site.

Adjoining uses

The land adjoins agricultural land uses to the north, south and east with the Talbragar River located to the west.

Previous Resolutions of Council

25 May 2020	<ol style="list-style-type: none">1. That Development Application D20-021 Part 1 – Dwelling, Deep Creek and Dunedoo Roads Dubbo be approved, subject to the conditional consent (as attached as Appendix 1 to the report of the Planner dated 6 May 2020).2. That Council seek concurrence from the Secretary of the Department of Planning, Industry and Environment.3. That Council grant the Chief Executive Officer delegation to issue development consent upon receipt of the Secretary of the Department of Planning Industry and Environment’s concurrence.
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REPORT

Consultation

- No external consultation including public notification was undertaken due to the low perceived impact of the proposed development.
- Internally, Council’s Building Services Branch, Environmental Control Branch and Infrastructure Division were consulted in relation to the relevant aspects of the development. No concerns were raised during the referral period subject to a number of recommended ‘conditions of consent’ which have been imposed accordingly (**Appendix 1**).

Resourcing Implications

- Nil

PLANNING ASSESSMENT Section 4.15(1)

- Environmental Planning Instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs);
- Draft Environmental Planning Instruments;
- Development Control Plans;
- Planning Agreements;
- Regulations;
- Environmental (natural and built), social and economic impacts;
- Suitability of the site;
- Submissions; and
- Public interest.

(a)(i) Environmental Planning Instruments

SEPP Resilience and Hazards 2021

Chapter 4 Remediation of Land

The proposed development involves a change in the use of the site (small portion) to a more sensitive land use from agricultural to residential and as such, the issue of contamination is relevant to the assessment of this development application.

The Preliminary Contamination Investigation dated 7 December 2021 concluded:

Vegetation cover on-site was 100% and was dominated by introduced pasture comprising rye grass. No surface staining or odours were detected on the building envelope. No evidence of mines, sheep dips, mixing sheds or contaminating industrial activities on the building envelope from the review of site history or site walkover. The use of agricultural pesticides and fertilisers over the area in the past is expected to be low. Soil disturbance identified on the building envelope in aerial imagery is attributed to the use of the area for stock feeding. The soil sampling program did not detect elevated levels of analysed metals. OCP were not detected in the samples. The levels of all substances evaluated were below the adopted thresholds for residential land-use with access to soil. The investigation area is suitable for the proposed residential land-use.

The report recommended that no further investigations were required.

SEPP (Building Sustainability Index: BASIX) 2004

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

A BASIX certificate has been submitted with this Application, Certificate No. 1242691S_04 dated 3 February 2022. This certificate has been noted by Council's Senior Building and Development Officer as being a valid and accurate document. The BASIX requirements and associated plans have been assessed and approved as meeting the objectives of the SEPP.

SEPP (Primary Production) 2021

Schedule 4 of the SEPP is applicable to the proposed development and is reproduced under Clause 5.16 of the Dubbo LEP 2011 below.

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

Dubbo Local Environmental Plan 2011

The Dubbo Regional Local Environmental Plan (LEP) 2022 was gazetted on 25 March 2022. The subject application was lodged prior to the gazettal and in accordance with Clause 1.8A of the Dubbo Regional LEP 2022, the applicable Plan being the Dubbo LEP 2011, is to be used to assess the application. It is noted however, that none of the amendments within the Dubbo Regional LEP 2022 specifically relate to the subject site. As such, the proposed amendments do not have any material impact upon the proposed development.

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

Clause 1.2 Aims of Plan

The proposed development is not contrary to the relevant aims of the Plan.

Clause 1.4 Definitions

The proposed development is identified under the Dubbo LEP 2011 as a dwelling house, which is defined as: "...a building containing only one dwelling."

Clause 2.2 Zoning of land to which Plan applies

The subject site is zoned RU1 Primary Production.

Clause 2.3 Zone objectives and Land Use Table

The proposed development is permitted with consent in the RU1 Primary Production zone. The proposed development is consistent with the following objectives of the zone:

- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To enable uses of an appropriate scale to facilitate the economic sustainability of primary production.*

The site of the proposed development is utilised for cropping and grazing and whilst the proposed development itself (dwelling and pool) will not result in the fragmentation or alienation of resource lands, the cumulative impact of the development may result in adverse impacts.

In this regard, the applicant has confirmed that the site of the original dwelling will be rehabilitated to be used for agricultural and grazing purposes which will reinstate approximately 2,000 m² to the natural resource base.

The proposed development will require a 20 m wide APZ which will prevent at least 2,000 m² of agricultural land being used for agricultural purposes (a modest area estimate when taking into consideration the size of the dwelling and pool, driveway, electrical infrastructure, effluent disposal system and other associated infrastructure). As such, the proposed development will result in a net zero loss of prime agricultural land.

The findings of the Flood Risk Management Report dated 2 March 2022 concluded that Lot 45 is less flood effected than the original location on Lot 49, hence the proposed dwelling relocation.

Whilst not contrary to the remaining objectives, such are not relevant to the proposed development.

Clause 4.2C Erection of dwelling houses on land in certain rural ... zones

The development proposes the erection of a dwelling on land within the RU1 Primary Production zone and as such, Clause 4.2C applies. The objectives of the Clause are as follows:

- (1)(a) to minimise unplanned rural residential development; and*

(1)(b) to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.

The proposed development seeks to replace a dwelling constructed on Lot 49 in the 1930's and subsequently destroyed by fire in 2015, with the replacement dwelling to be located on Lot 45. As detailed above, it is considered the proposed development is consistent with the objectives of the Clause even though the replacement dwelling is not to be located on the same allotment as the original dwelling (being approximately 360 metres south west of the original dwelling site).

Subclause (3) details Council must not grant consent for the erection of a *dwelling house* on land in a zone to which this clause applies and on which no *dwelling house* has been erected, unless the land is:

- (3)(a) a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or*
- (3)(b) a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or*
- (3)(c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.*

In this regard, the subject land does not meet the minimum lot size, historically the land was not created for the purpose of a dwelling, and the existing dwelling is no longer present on the site. As such, the proposed development is not consistent with Clause 4.2C of the Dubbo LEP 2011.

Additionally, subclause 4 states:

Despite subclause (3), development consent may be granted for the erection of a dwelling house on land to which this clause applies if:

- (4)(a) there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house, or*
- (4)(b) the land would have been a lot referred to in subclause (3) had it not been affected by:
 - (i) a minor realignment of its boundaries that did not create an additional lot, or*
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose.**

In cases when a dwelling house is demolished by fire, subclause (4)(a) operates as if 'existing use rights' applied and an owner given 12 months to reinstate the dwelling. However, as more than five years have passed since the dwelling was present on the site, subclause (4) is not relevant to the proposed development. As such, the proposal can only be considered under *Clause 4.6 Exemptions to development standards*.

Clause 4.6 Exemptions to development standards

As part of the proposed development, a Clause 4.6 variation to the minimum lot size standard (Clause 4.2C(3)(a)) has been sought. In this instance, the RU1 Primary Production zone has a minimum lot size of 800 ha, but the overall holding has an area of 145 ha resulting in an 81.9% variation.

Subclause (1) details the objectives of the Clause as follows:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development; and*
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

The applicant argues that in providing flexibility to the development standard, adverse impacts would not result. In this regard, it is argued the proposed development would be reinstating a residential use that was utilised on the site from the 1930s to 2015 and the proposed development remains consistent with the zone objectives.

The development standard being sought is not expressly excluded from the operation of Clause 4.6 and therefore subclause (2) is not relevant.

Subclause (3) states:

Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant has submitted a written request justifying the contravention of the development standard as required by addressing (a) and (b) above. In this regard, the applicant provides the following justification:

It is clear that the flexible application of development standards is permitted by Clause 4.6 subject to meeting several tests. With regards to the proposal in this Statement of Environmental Effects and Clause 4.2C, it is considered that:

- (a) It is not a development standard that is expressly excluded from the operation of Clause 4.6 (Subclause 2);*
- (b) That compliance with the development standard is unreasonable and unnecessary in the circumstances of the case (Subclause 3(a));*
- (c) That there are sufficient environmental planning grounds to justify contravening the development standard (Subclause 3(b));*
- (d) The proposed development will be in the public interest because it is consistent with the objectives of the particular development standard and the objectives for development within the zone in which the development is proposed to be carried out (Subclause 4(a)(ii));*

- (e) *That contravention of the development standard does not raise any matter of significance for State or regional environmental planning (Subclause 5(a)); and*
- (f) *It is not in the public interest to maintain the development standard (Subclause 5(b)).*

Additionally, in support of establishing the dwelling entitlement for the subject land, it is important to note several other planning matters that are relevant to the consideration of this proposal:

- (a) *A dwelling house (weatherboard construction, built in the 1930s) was located within the subject site (Lot 49 DP 754287) and was occupied until it was destroyed in a fire in 2015. The proposed dwelling house will be located on the adjacent land within the subject site (Lot 45 DP 754287) and will use the existing services that occupy the site.*
- (b) *The site has an area of 145 hectares which is predominantly used for agricultural purposes including grazing and cropping; therefore, the replacement of the dwelling house will support the agricultural use of the land.*
- (c) *There is an existing Development Application Consent (D2020-21 – dated 24 June 2020 and expires on 24 June 2025) from Dubbo Regional Council which allows the erection of a dwelling within the subject site.*

Furthermore we confirm:

- *The proposal does not conflict with the zone objectives;*
- *The proposal is generally consistent with the controls and intent of the controls, contained in the Dubbo Development Control Plan 2013 (below).*

Based on the above justification statement, we argue that the request for variation of the development standard (Clause 4.2C (3)(a)) meets the objectives of Clause 4.6 because it will produce a better outcome for and from the proposed dwelling development by allowing an appropriate degree of flexibility of the development standard due to unique nature and circumstances of this proposal. We have also demonstrated compliance with each of the relevant Subclauses of Clause 4.6.

Along with the above justification, the applicant has also considered the NSW Planning Department's 'Varying a development standard: A Guide' as required:

- 1. *What is the name of environmental planning instrument that applies to the land?***
Dubbo Local Environmental Plan 2011 (DLEP 2011).

- 2. *What is the zoning of the land?***

The subject site is located within the RU1 Primary Production zone in accordance with DLEP 2011.

- 3. *What are the objectives of the zone?***

The objectives of the RU1 Primary Production zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

- *To enable uses of an appropriate scale to facilitate the economic sustainability of primary production.*
 - *To enable function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses.*
- 4. What is the development standard being varied?**
Minimum allotment size, under DLEP 2011.
- 5. Under what clause is the development standard listed in the environmental planning instrument?**
The development standard listed in DLEP 2011 is Clause 4.2C (3)(a).
- 6. What are the objectives of the development standard?**
The objectives of Clause 4.2C are:
- *To minimise unplanned rural residential development,*
 - *To enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.*
- 7. What is the numeric value of the development standard in the environmental planning instrument?**
The minimum lot size in a RU1 Primary Production zone is 800 hectares.
- 8. What is the proposed numeric value of the development standard in your development application?**
The subject site has an area of 145 hectares.
- 9. What is the percentage variation (between your proposal and the environmental planning instrument)?**
The percentage variation is 81.875%.
- 10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?**
Strict compliance with the development standard is unreasonable and unnecessary in this case due to the following reasons:
- *There is an existing Development Application Consent (D2020-21 – dated 24 June 2020 and expires on 24 June 2025) from Dubbo Regional Council which allows the erection of a dwelling within the subject site.*
 - *A dwelling house (weatherboard construction, built in the 1930s) was located within the subject site (Lot 49 DP 754287) and was occupied until it was destroyed in a fire in 2015. The proposed dwelling house will be located on the adjacent land within the subject site (Lot 45 DP 754287) and will use the existing services that occupy the site.*
 - *The site has an area of 145 hectares which is predominantly used for agricultural purposes including grazing and cropping; therefore, the replacement of the dwelling house will support the agricultural use of the land.*

11. How would strict compliance hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act?

The objects set down in Section 5(a)(i) and (ii) are as follows (Current version – Section 1.3 Objects of Act):

to encourage:

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) the promotion and co-ordination of the orderly and economic use and development of land

Strict compliance with the standard would not hinder the attainment of the objects of section 5(a)(i) and (ii) of the Act, which are to encourage development that promotes the social and economic welfare of the community and a better environment, and to promote and coordinate orderly and economic use and development of land. Strict compliance with the development standard would not result in negative impacts to the amenity of adjoining sites or the public. In the case, the proposal satisfies the zone objectives and is compatible with the intended future and existing scale of development in the locality. The development as proposed is consistent with the provisions of orderly and economic development. Strict compliance with the standard is not required in order to achieve compliance with the objects.

12. Is the development standard a performance based control? Give details.

No. The development standard of minimum allotment size is a numerical control.

13. Would strict compliance with the standard, in your particular case, be unreasonable or unnecessary? Why?

In this particular case, strict compliance with the standard would be unreasonable or unnecessary for the following reasons:

- The proposal does not conflict with the zone objectives; therefore strict compliance with the standard is not required in order to achieve compliance with the objectives.*
- A dwelling house (weatherboard construction, built in the 1930s) was located within the subject site (Lot 49 DP 754287) and was occupied until it was destroyed in a fire in 2015. The proposed dwelling house will be located on the adjacent land within the subject site (Lot 45 DP 754287), and will use the existing services that occupy the site.*
- The site has an area of 145 hectares which is predominantly used for agricultural purposes including grazing and cropping; therefore, the replacement of the dwelling house will support the agricultural use of the land.*

14. Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.

The following environmental planning grounds further justify contravening the development standard:

- The proposal satisfies the objectives of RU1 Primary Production zoning.*
- Non-compliance with the standard does not contribute to any adverse environmental impacts.*
- The proposal is generally consistent with the controls and intent of the controls, contained in the Dubbo Development Control Plan 2013.*
- A dwelling house (weatherboard construction, built in the 1930s) was located within the subject site (Lot 49 DP 754287) and was occupied until it was destroyed in a fire in 2015. The proposed dwelling house will be located on the adjacent land within the subject site (Lot 45 DP 754287), and will use the existing services that occupy the site.*
- The site has an area of 145 hectares which is predominantly used for agricultural purposes including grazing and cropping; therefore, the replacement of the dwelling house will support the agricultural use of the land.*

It is considered the applicant's justification is satisfactory to recommend a variation to the minimum lot size development standard. Further, to prevent farm land fragmentation, a condition of consent will require the consolidation of all the allotments relating to this application prior to the issue of an Occupation Certificate for the dwelling.

As the proposed development seeks to vary a standard by more than 10%, the application shall be determined by Council, subject to the Secretary's concurrence.

Further the applicant has provided the following information in support of the Clause 4.6 variation, being the 'five part test' as considered in NSW Land & Environment proceedings and recommended as appropriate by Commissioner Preston:

1. *The objectives of the standard are achieved notwithstanding non-compliance with the standard.*

The subject land was created under historical subdivision arrangement and is under the minimum lot size prescribed by DLEP. Although the subject land is under the minimum lot size of 800 hectares (noting the substantial area), the proposed development would not impact the function of the property for agricultural purposes. In this instance, a previous dwelling was situated on the subject land since the 1930's. Although located on the adjoining parcel (however, under the same ownership as the greater land holding), the current position requires a smaller footprint, than the grounds of the original homestead. The application proposed to return the original homestead grounds to grazing land (and in part for cropping, where practicable). This provides a beneficial outcome of approximately 6000 m² returning to agricultural use. The proposed APZ has been reduced from a 50 m radius to a 20 m radius to reduce the footprint and sterilisation of agricultural land. To facilitate this, the proposed building will also incorporate bushfire construction standards under AS 3959. The reduction in land dedicated to an APZ reduces the footprint of the proposal by a further (approximately) 2000 m². Adverse impacts deriving from the current proposal are not anticipated. Contrary, there is a land gain for agricultural land use, which is a positive outcome.

Furthermore, the proposal is viewed as enabling the replacement of a dwelling house, whilst minimising unplanned rural-residential development.

2. *The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary.*

The relevant objective of the minimum lot size standard aims ‘to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands’. As referenced in Item 1 above, the post-development increase in land area available for agricultural production is a positive outcome and therefore is consistent with the objective of the clause.

3. *The underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable.*

The above request has demonstrated that the proposal would be protecting and enhancing the primary production capabilities of rural lands. The current position of the proposed dwelling, combined with a reduced APZ footprint and return of the original homestead surroundings to dedicated productive lands is a positive outcome. Notwithstanding the sought departure to the minimum lot size, the purpose of the objectives is not compromised by the noncompliance.

4. *The development standard has been virtually abandoned or destroyed by the Council’s own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.*

The development standard is enforced by Council and has not been abandoned. However, a variation subject to historical subdivision patterns and unique landholdings, merits consideration of whether strict compliance is considered to be unnecessary or unreasonable.

5. *The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.*

The zoning and minimum lot size of the land is considered to be true and accurate.

Clause 5.14 Siding Spring Observatory – maintaining dark sky

The proposed dwelling has been assessed as unlikely to adversely affect observing conditions at the Siding Spring Observatory, having regard to subclauses:

- 2(a) - the amount of light to be emitted;
- 2(b) - the cumulative impact of the light emissions with regard to the critical level; and
- 2(c) - outside light fittings (shielded light fittings).

Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more.

Clause 5.16 Subdivision of, or dwelling on, land in certain rural ... zones

The proposed development seeks to gain consent for the erection of a dwelling on land within the RU1 zone and as such, Clause 5.16 (4) is considered as follows:

- (a) *the existing uses and approved uses of land in the vicinity of the development;*
- (b) *whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development;*
- (c) *whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b); and*
- (d) *any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

The existing and approved uses of land in the vicinity of the development are predominantly agricultural with ancillary residential uses. As the proposed development is consistent with the surrounding existing and approved uses of the land it is considered unlikely to have a significant impact on the preferred land uses, being agriculture as the land would largely remain used for agricultural purposes.

Clause 5.21 Flood planning

Although Council has limited flood data depicting the impact of flood events in rural areas, the land is identified as being subject to flooding during the February 1955 flood event as shown in **Figure 2**.

This flood information is based on anecdotal evidence and the topography of the land in potentially flood affected areas. The proposed building is to be located within the flood affected area and as such, further information was requested.

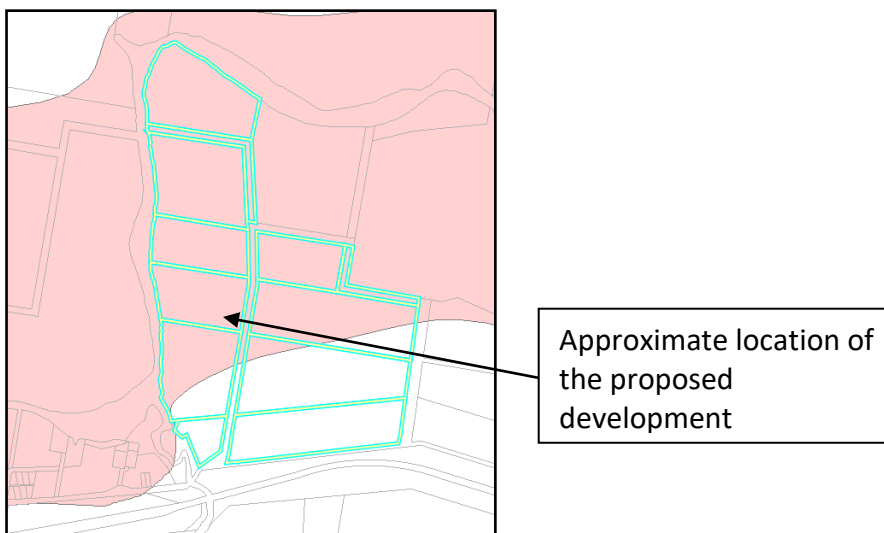


Figure 2: Extent of potential flood impact (pink) and the location of the proposed dwelling.

The applicant submitted a Flood Risk Management Report dated 2 March 2022. Council's Building Services Team Leader in the memo dated 28 March 2022 provided an assessment of the submitted report:

A flood study with modelling undertaken by Cardno (NSW) Pty Ltd has been prepared and submitted. Such flood study identifies the 1% AEP flood level for the subject site as being 277.6 m AHD. Thus the flood planning level (FPL) would 500 mm higher at 278.1 m AHD.

The habitable floor area of the proposed dwelling has been set to the FPL of 278.1 m AHD.

The flood study also assessed the egress route from the dwelling site to ascertain whether evacuation up to the 1% AEP flood event would be possible.

The Study's inundation map shows that the Golden Highway and the access road from the highway to approximately three-quarters of the way to the dwelling site, is not inundated by the 1% AEP flood event. With respect to the portion of the road that is inundated, the study identified four locations at which levels and velocities were assessed in detail – locations D1 to D4 (see **Figure 6** and **Diagram 1**). Of these locations, only D3 is relevant as it is next to the dwelling site and is the only point in the inundated section between the dwelling and the highway.

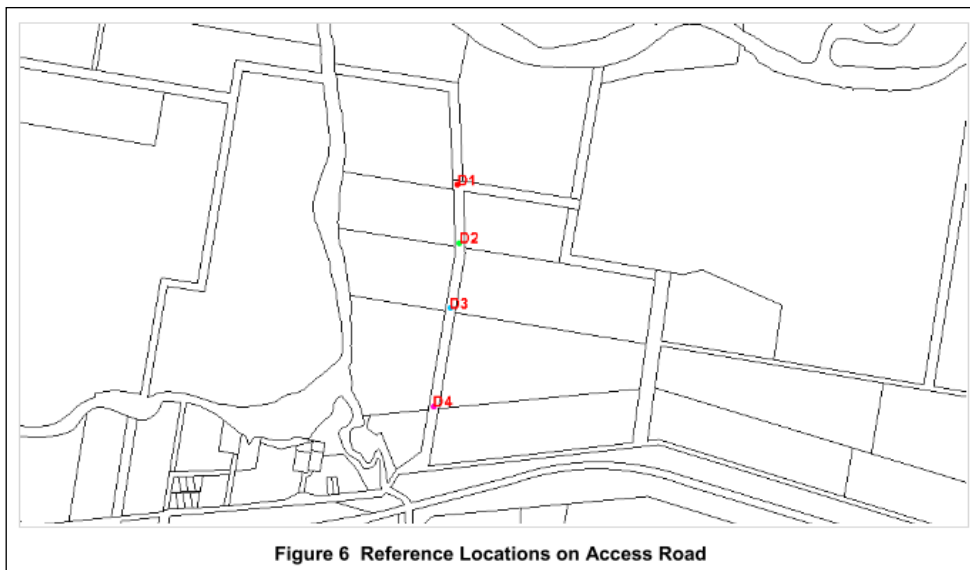
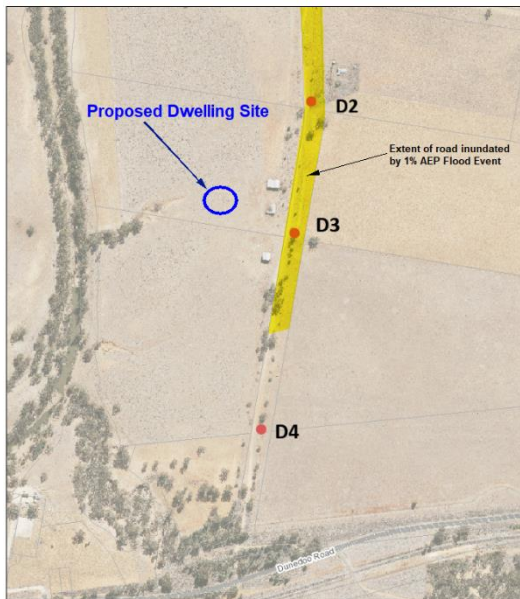


Figure 6 Reference Locations on Access Road

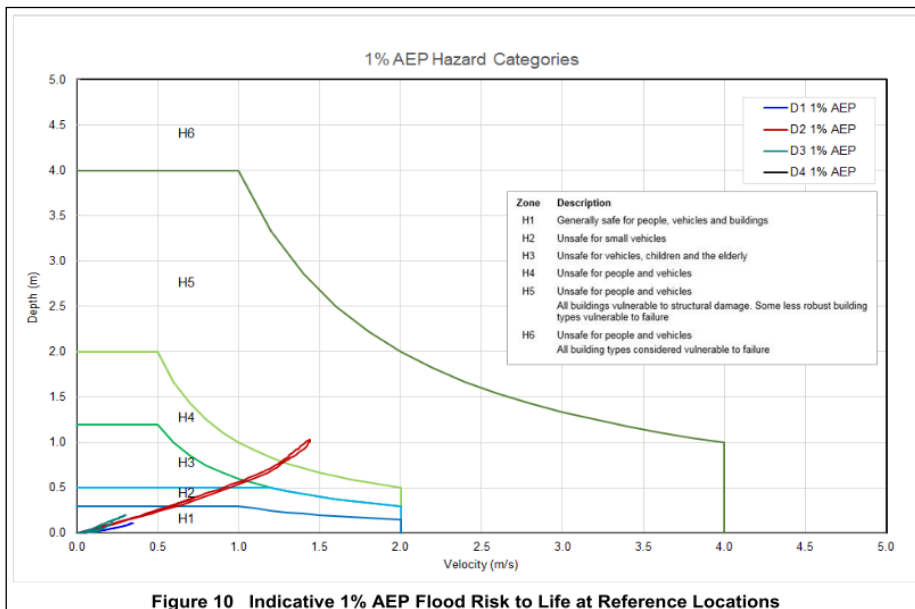
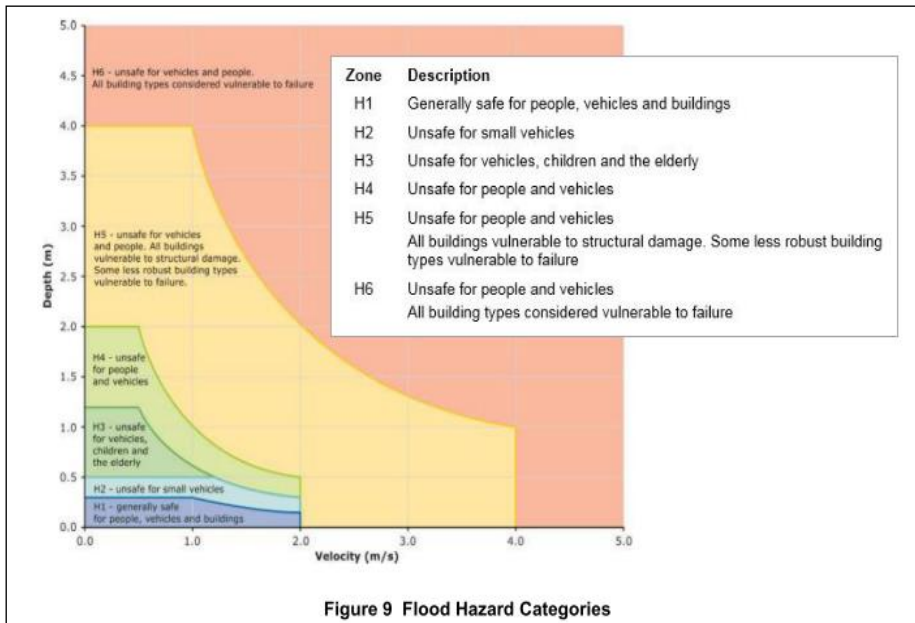


Left: Diagram 1

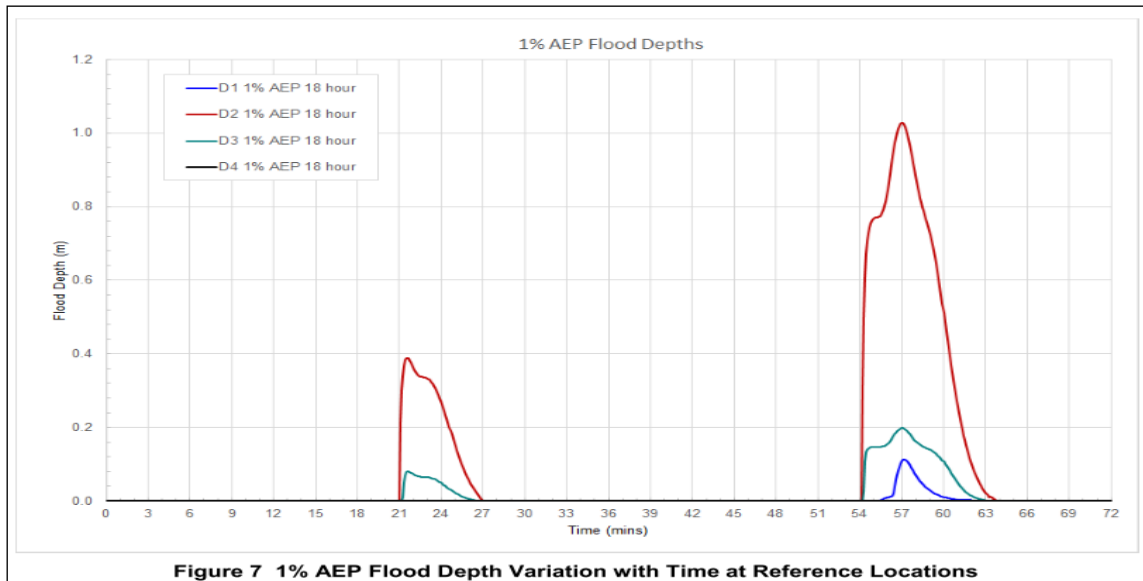
At D3 the depth of inundation by the 1% AEP is 200 mm at an estimated velocity of 0.30 m/s (see Table 3). The Study identifies that at the subject depth and velocity it would be classified as Zone H1 under the ARR2019 Book 6 Flood Hydraulics Chapter 7 Safety Design Criteria. Zone H1 is considered safe for small vehicles to traverse (see **Figure 9** and **Figure 10**).

Table 3 Peak Flood Depths and Velocities at Reference Locations

Location	1% AEP		PMF	
	Depth (m)	Velocity (m/s)	Depth (m)	Velocity (m/s)
D1	0.11	0.35	3.41	1.95
D2	1.03	1.44	4.69	2.17
D3	0.20	0.30	3.36	1.83
D4	0.00	0.00	2.65	0.86



Notwithstanding that the Study indicates that it would be safe for a passenger vehicle to traverse that portion of the access road whilst inundated by the 1% AEP flood event, it also indicates that the length of time of inundation would be relatively short i.e. only approximately ten minutes.



Summation

*The proposed dwelling development will result in an increase in the at-risk population on the floodplain but the dwelling site has an evacuation route the majority of which is above the 1% AEP flood level, and the remainder is traversable whilst inundated. Consequently, any adverse impact on emergency management resources will be minimal as the occupants will be able to self-evacuate. Further, it is not expected the development will have any accumulative affects by reason of its relatively small size, in terms of both footprint and cross-section. Consequently, the proposed dwelling development is considered to have a final hazard categorisation of **Low Hazard**.*

A condition of consent will detail that the FFL of the dwelling is to be no lower than 278.1 m AHD.

Clause 7.2 Natural resource - biodiversity

The subject site is included on the Natural Resource Biodiversity Map with high biodiversity. However, the proposed development is to be located on a separate allotment and approximately 600 m from the area of high biodiversity. As such, the proposed development will have no adverse impact on such area.

Clause 7.3 Earthworks

The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will placed on the consent.

Clause 7.4 Natural resources – riparian land and waterways

The subject land is included on the riparian land and waterways map with riparian vegetation. However, the proposed development is to be located on a separate allotment not impacted by riparian vegetation and approximately 900 m from such area. As such, the proposed development will have no adverse impact on such area.

Clause 7.5 Groundwater vulnerability

The land is included on the Natural Resource – Groundwater Vulnerability Map with high groundwater vulnerability. The proposed development is not likely to cause groundwater contamination nor will it likely have an effect on any groundwater dependent ecosystems. It is also considered not likely to have a cumulative impact on groundwater.

Clause 7.7 Airspace operations

The subject site is located within the Obstacle Limitation Surface Map at height 430 m AHD. The highest part of the site for the proposed development has a surface level of approximately 277.5 m AHD and with the development having a height of 6.5 m that equates to an overall height of 284.0 m AHD, 146 m below the surface map.

(a)(iii) Development control plans

Dubbo Development Control Plan 2013

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

Summary

The Applicant has sought development consent for a single storey dwelling, inground swimming pool and consolidation of land at Lots 45, 46, 49, 50, 52, 138 & 213 DP 754287 & Lot 1 DP 1112666, 112L Dunedoo Road Dubbo.

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

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

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

APPENDICES:

- | | | |
|------------|---|--------------------------------------|
| 1 ➡ | Planning Report - 112L Dunedoo Road Dubbo | Provided under separate cover |
| 2 ➡ | Conditions - 112L Dunedoo Road Dubbo | Provided under separate cover |



REPORT: Adoption of Eumungerie Flood Risk Management Plan

DIVISION: Infrastructure
REPORT DATE: 14 April 2022
TRIM REFERENCE: ID22/702

EXECUTIVE SUMMARY

Purpose	Adoption of Eumungerie Flood Risk Management Plan	
Issue	<ul style="list-style-type: none"> The Draft Eumungerie Flood Risk Management Plan has been finalised and was publically exhibited from March 7 to April 4 2022. A public information session concerning the Plan was also held in Eumungerie Hall on 30 April 2022. Seeking to adopt the Eumungerie Flood Risk Management Plan and the recommendations outlined in the report (Appendix 1). 	
Reasoning	<ul style="list-style-type: none"> Adopt recommendations outlined in the report including: <ul style="list-style-type: none"> Implementation of various land use planning measures. Implementation of building and development controls. Preparation of a local flood policy for Eumungerie. Development and implementation of a Flood Education Plan. Consideration of possible engineering solutions outlined in the plan to mitigate flooding. 	
Financial Implications	Budget Area	Stormwater Function
	Funding Source	Externally funded through 2016/2017 Floodplain Management Programme
	Proposed Cost	\$100,000
	Ongoing Costs	N/A
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

Theme: 2 Infrastructure

CSP Objective: 2.3 Infrastructure meets the current and future needs of our community

Delivery Program Strategy: 2.3.3 Council's urban drainage systems comply with legislation and meet the current and future needs of the community

RECOMMENDATION

That the Eumungerie Floodplain Risk Management Plan be adopted.

Steven Colliver
Director Infrastructure

CG
Manager Infrastructure
Strategy and Design

BACKGROUND

The NSW Government's Flood Prone Land Policy provides a framework for managing development on the floodplain. The primary objective of the Policy is to develop sustainable strategies for managing human occupation and use of the floodplain using risk management principles. Under the Policy, the management of flood liable land remains the responsibility of local government. The State Government subsidises flood mitigation works to alleviate existing problems and provides specialist technical advice to assist councils in the discharge of their floodplain management responsibilities.

In August 2017, Council received \$100,000 in grant funding under the Floodplain Grant Scheme to update the Eumungerie Flood Study and develop a Floodplain Risk Management Plan for the village. Council engaged WRM Water and Environment (WRM) in October 2018 to undertake this study on its behalf.

The new draft Flood Study was completed by WRM and publically exhibited for a period of four weeks in February 2020. The Study was then updated and finalised, taking into consideration all the comments received from the community of Eumungerie. The new Flood Study supersedes the 1993 Flood Study prepared by PPK Consultants.

Following the finalisation of the Flood Study, WRM Water and Environment prepared a draft Floodplain Risk Management Plan for Eumungerie. This Plan constitutes the third stage of the Floodplain Risk Management process to define and assess potential options to manage the flood risk. The draft Plan was reviewed by the Flood Plain Management Committee in July 2021 and was placed on public exhibition from 7 March to 4 April 2022. Letters were sent to all residents affected and a public information session held on 30 March 2022 at Eumungerie Hall.

REPORT

Consultation

The Floodplain Risk Management Committee reviewed and discussed the Plan in July 2021. The Committee resolved that the Plan should be reviewed by Council's Development and Environment Division.

The Plan was subsequently reviewed by Council's Development and Environment Division. Issues were raised concerning the planning controls proposed to manage cumulative filling for undeveloped lots within the floodplain of Eumungerie. The Infrastructure Strategy and Design branch worked with WRM to arrive at a solution that was considered reasonable by all parties involved.

The draft Floodplain Risk Management Plan for Eumungerie was placed on public exhibition for a period of four weeks from 7 March 2022 to 4 April 2022. Letters were sent to all residents affected and an online survey was prepared and placed on Council's website. An information session was also held on 30 March 2022 at the Eumungerie Hall. No formal submissions were received.

Resourcing Implications

Council was awarded \$100,000 under the Floodplain Grant Scheme with a funding ratio of 2:1. Council engaged WRM Water and Environment in October 2018 under competitive tender for the sum of \$117,000 excluding GST, with Council's commitment to the project totalling \$39,000.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	41,497	0	0	0	0	0
b. Operating expenses	30,155	0	0	0	0	0
c. Operating budget impact (a – b)	11,342	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	11,342	0	0	0	0	0
Does the proposal require ongoing funding?		No				
What is the source of this funding?		Grant funded through 2016/2017 Floodplain Management Programme.				

Table 1. Ongoing Financial Implications

Timeframe

Key Date	Explanation
9 May 2022	Submission of final Plan to Department of Planning Environment (DPE) and grant funding deadline.

Next Steps

- Final report and study materials submitted to DPE to close out the grant.

APPENDICES:

- 1 ➔ Eumungerie Floodplain Risk Management Study - Study and Plan **Provided under separate cover**



REPORT: Draft Geurie Flood Risk Management Plan for Public Exhibition

DIVISION: Infrastructure
REPORT DATE: 14 April 2022
TRIM REFERENCE: ID22/713

EXECUTIVE SUMMARY

Purpose	Seek endorsement for public exhibition	
Issue	<ul style="list-style-type: none"> The Draft Geurie Flood Risk Management Plan has been finalised and is now ready for public exhibition. The Plan includes recommendations for structural and non-structural flood mitigation options. Seeking endorsement to publically exhibit the Plan. 	
Reasoning	<ul style="list-style-type: none"> To seek feedback from the community about the findings of the Plan. 	
Financial Implications	Budget Area	Stormwater
	Funding Source	Externally funded through 2017/2018 Floodplain Management Programme
	Proposed Cost	\$70,000
	Ongoing Costs	N/A
Policy Implications	Policy Title	There are no policy implications arising from this Plan.

STRATEGIC DIRECTION

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

Theme: 2 Infrastructure

CSP Objective: 2.3 Infrastructure meets the current and future needs of our community

Delivery Program Strategy: 2.3.3 Council's urban drainage systems comply with legislation and meet the current and future needs of the community.

RECOMMENDATION

That the Geurie Floodplain Risk Management Plan be placed on public exhibition for four weeks in May/June 2022.

Steven Colliver
Director Infrastructure

CG
Manager Infrastructure
Strategy and Design

BACKGROUND

The NSW Government's Flood Prone Land Policy provides a framework for managing development on the floodplain. The primary objective of the Policy is to develop sustainable strategies for managing human occupation and use of the floodplain using risk management principles. Under the Policy, the management of flood liable land remains the responsibility of local government. The State Government subsidises flood mitigation works to alleviate existing problems and provides specialist technical advice to assist councils in the discharge of their floodplain management responsibilities.

In December 2017, Council was successful in receiving grant funding under the Floodplain Grant Scheme for the amount of \$70,000 with a funding ratio of 2:1 to update the Geurie Flood Study and develop a Floodplain Risk Management Plan for the Village. Council engaged Hydro Spatial Pty Ltd in July 2018 to undertake the study on its behalf.

The new draft Flood Study report was completed by Hydro Spatial and publically exhibited to the Geurie community in March 2020. A community drop-in session was also held in the Geurie General Store on 5 March 2020. The report was then updated and finalised, taking into consideration all the comments received from the community of Geurie.

Following the finalisation of the Flood Study, Hydro Spatial have prepared a draft Floodplain Risk Management Plan for Geurie (**Appendix 1**). This Plan constitutes the third stage of the Floodplain Risk Management process to define and assess potential options to manage the flood risk. The draft Plan was reviewed by the Flood Plain Management Committee in November 2021 and has now been finalised in preparation for public exhibition.

REPORT

Consultation

The Floodplain Risk Management Committee reviewed and discussed the Plan in November 2021. The Committee resolved that the Plan should be reviewed by Council's Development and Environment Division.

The Plan was subsequently reviewed by Council's Development and Environment Division and updated based on the comments received.

The draft Floodplain Risk Management Plan for Geurie is proposed to be placed on public exhibition for a period of four weeks from mid-May to mid-June. An online survey will be posted on the Council website and letters will be sent to all Geurie residents that are affected by the Flood Study. A community drop in session will also be performed towards the end of the public exhibition period. Public consultation will be coordinated by Council's Infrastructure Strategy and Design Branch with the assistance of the Corporate Image and Communications Branch.

Resourcing Implications

Council was awarded \$70,000 of grant funding under the Floodplain Grant Scheme with a funding ratio of 2:1. Council engaged Hydro Spatial in July 2018 under competitive tender for the amount of \$70,000 excluding GST, meaning Council's total commitment towards the project is \$23,333.

In previous years, a total of \$10,000 was received from the Floodplain Grant Scheme with expenses totalling \$32,189.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	7,333	29,334	0	0	0	0
b. Operating expenses	11,000	26,811	0	0	0	0
c. Operating budget impact (a – b)	-3,667	2,523	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-3,667	2,523	0	0	0	0
Does the proposal require ongoing funding?			No			
What is the source of this funding?			Grant funded through 2017/2018 Floodplain Management Programme			

Table 1. Ongoing Financial Implications

Timeframe

Key Dates	Explanation
End of April	Letters sent to Geurie residents.
End of April to mid-June 2022	Public exhibition of the Geurie Floodplain Risk Management Plan.
Mid-June	Community Drop-in Session.

Next Steps

- Comments from the community will be taken into consideration and the Floodplain Risk Management Plan finalised.
- The final Geurie Flood Study and Floodplain Risk Management Plan will be put before Council for consideration, seeking formal adoption.

APPENDICES:

1⇒ Geurie Floodplain Risk Management Study - Volume 1

Provided under separate cover

2⇒ Geurie Floodplain Risk Management Study - Volume 2

Provided under separate cover



DUBBO REGIONAL
COUNCIL

REPORT: Road Safety Improvements - Nanima Village Road, Wellington

DIVISION: Infrastructure

REPORT DATE: 4 April 2022

TRIM REFERENCE: ID22/658

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Provide review or update
Issue	<ul style="list-style-type: none"> Road safety concerns have been raised due to deficient signage and line marking on Nanima Village Road in Wellington. 	
Reasoning	<ul style="list-style-type: none"> Seeking concurrence with the proposed road safety improvements on Nanima Village Road, as it addresses the signage and line marking deficiency by bringing the signage and line marking up to standard. 	
Financial Implications	Budget Area	Traffic Management Function
	Funding Source	Traffic Improvements Vote – Signs and Lines
	Proposed Cost	\$5,000
	Ongoing Costs	\$50 per annum
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

- Theme: 2 Infrastructure
- CSP Objective: 2.2 Our road transportation network is safe, convenient and efficient
- Delivery Program Strategy: 2.2.1 Council promotes a high level of road safety to users
- Theme: 2 Infrastructure
- CSP Objective: 2.2 Our road transportation network is safe, convenient and efficient
- Delivery Program Strategy: 2.2.2 Council provides traffic management facilities to enhance the safety and efficiency of the road transport network

Theme:	2 Infrastructure
CSP Objective:	2.2 Our road transportation network is safe, convenient and efficient
Delivery Program Strategy:	2.2.3 Council's road network meets the transport needs of users in terms of traffic capacity, functionality and economic and social connectivity

RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

That Council approval be granted for the implementation of the proposed road safety improvements on Nanima Village Road in Wellington incorporating advanced 'Grid/One Lane' warning signs, 'Give Way' sign, directional signs for Wellington Waste Transfer Station, side intersection warning signs and line marking in accordance with Council Plan TM 7507.

LOCAL TRAFFIC COMMITTEE CONSIDERATION

This matter was considered by the Local Traffic Committee at its meeting held on Monday, 4 April 2022. The Committee had unanimous support in the adoption of the recommendation.

RECOMMENDATION

That Council approval be granted for the implementation of the proposed road safety improvements on Nanima Village Road in Wellington incorporating advanced 'Grid/One Lane' warning signs, 'Give Way' sign, directional signs for Wellington Waste Transfer Station, side intersection warning signs and line marking in accordance with Council Plan TM 7507.

Steven Colliver
Director Infrastructure

RQ
Safe Roads Engineer

BACKGROUND

Road safety concerns have been raised on Nanima Village Road in Wellington, especially at the location of the two cattle grids and at the access to the Wellington Waste Transfer Station.

REPORT

Consultation

Local Traffic Committee, including representatives from NSW Police, the Local State Member of Parliament, Transport for NSW and Council, will review and discuss the proposal put to the Committee.

Resourcing Implications

Council will provide the resources in terms of staff, signs and line marking to implement the road safety improvements in accordance with Council Plan TM 7507.

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	1,000	50
c. Operating budget impact (a – b)	0	0	0	0	-1,000	0
d. Capital Expenditure	5,000	0	0	0	0	0
e. Total net impact (c – d)	-5,000	0	0	0	-1,000	-50
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	Traffic Improvements Vote – Signs and Lines within the Traffic Management Function					

Table 1. Ongoing Financial Implications

Options Considered

Option 1 – Do Nothing. This option will not address the concerns raised by the residents of Nanima Village. A higher level of risk to road users will remain.

Option 2 – Address the signage and line marking deficiencies on Nanima Village Road by raising awareness of the two existing cattle grid locations and access to the Wellington Waste Transfer Station (**Appendix 1**).

Preferred Option

Option 2 is recommended as it addresses deficiencies in the existing signage and line marking on Nanima Village Road.

By implementing the proposed road safety improvements, the road safety conditions on Nanima Village Road will be improved for those accessing Nanima Village as those travelling to the Wellington Waste Transfer Station.

Next Steps

- Implement Council Plan TM 7507 after it has been approved by the Local Traffic Committee and Council.

APPENDICES:

1 ➡ Road Safety Improvements Plan - Nanima Village
Road - Wellington

**Provided under separate
cover**



REPORT: Temporary Traffic Management - Sheraton Road, Dubbo

DIVISION: Infrastructure
REPORT DATE: 4 April 2022
TRIM REFERENCE: ID22/659

EXECUTIVE SUMMARY

Purpose	Seek endorsement Urgent matter	Provide review or update
Issue	<ul style="list-style-type: none"> Traffic, mostly school related travelling south on Sheraton Road, uses the end of the southern end median to undertake a U-turn. This arrangement is an informal U-turn facility. This has been operating without much issue, as this part of Sheraton Road is utilised mostly by school traffic and the quarries located at the end of Sheraton Road, who are aware this informal arrangement. After the Boundary Road Sheraton Road roundabout starts operating, the existing arrangement is expected to cause road safety and traffic operation issues for drivers who are not familiar with the area. 	
Reasoning	<ul style="list-style-type: none"> Council has prepared a temporary traffic management plan, mainly to formalise a U-turn facility on Sheraton Road about 40 m south of the existing informal U-turn area. The Committee concur with the temporary traffic management plan proposed by Council on Sheraton Road south of the schools as it ensures that traffic will flow safely and efficiently considering the current constraints. 	
Financial Implications	Budget Area	Roads
	Funding Source	Backlog
	Proposed Cost	\$50,000
	Ongoing Costs	Nil, temporary arrangement.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

Theme: 2 Infrastructure

CSP Objective: 2.2 Our road transportation network is safe, convenient and efficient

Delivery Program Strategy:	2.2.1 Council promotes a high level of road safety to users
Theme:	2 Infrastructure
CSP Objective:	2.2 Our road transportation network is safe, convenient and efficient
Delivery Program Strategy:	2.2.2 Council provides traffic management facilities to enhance the safety and efficiency of the road transport network
Theme:	2 Infrastructure
CSP Objective:	2.2 Our road transportation network is safe, convenient and efficient
Delivery Program Strategy:	2.2.3 Council's road network meets the transport needs of users in terms of traffic capacity, functionality and economic and social connectivity

RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

That Council approval be granted for the implementation of the proposed temporary traffic management on Sheraton Road south of the schools, approximately 40 m south of the existing informal U-turn area, incorporating a formalised U-turn facility, 'No Stopping' zones, associated pavement widening, signs and line marking in accordance with Council plan TM 7503 (Appendix 1).

LOCAL TRAFFIC COMMITTEE CONSIDERATION

This matter was considered by the Local Traffic Committee at its meeting held on Monday, 4 April 2022. The Committee had unanimous support in the adoption of the recommendation.

RECOMMENDATION

That Council approval be granted for the implementation of the proposed temporary traffic management on Sheraton Road south of the schools, approximately 40 m south of the existing informal U-turn area, incorporating a formalised U-turn facility, 'No Stopping' zones, associated pavement widening, signs and line marking in accordance with Council plan TM 7503 (Appendix 1).

Steven Colliver
Director Infrastructure

RQ
Safe Roads Engineer

BACKGROUND

Traffic, mostly school related travelling south on Sheraton Road use the end of the southern end median undertake a U-turn. This arrangement is an informal U-turn facility. This has been operating without much issue, as this part of Sheraton Road is utilised mostly by school traffic and the quarries located at the end of Sheraton Road who are aware this informal arrangement. The only issue is that in the afternoon, for about 25 minutes between 2.55 pm and 3.20 pm, the area is congested due to the high demand of U-turning traffic and queueing traffic from the schools. After the Boundary Road Sheraton Road roundabout starts operating, the existing arrangement is expected to cause road safety and traffic operation issues for drivers who are not familiar with the area.

REPORT

Consultation

The Local Traffic Committee, including representatives from the NSW Police, the Local State Member of Parliament, Transport for NSW and Council, will review and discuss the proposal put to the Committee.

Resourcing Implications

Council will provide the resources in terms staff, traffic control, construction materials, signs and line marking to implement the temporary traffic management in accordance with Council plan TM 7503 (**Appendix 1**).

Project Details

The temporary traffic management proposed in this report consists of formalising a U-turn facility on the southbound approach of Sheraton Road approximately 40 m south of the existing informal U-turn area, 'No Stopping' zones and associated pavement widening and sign and line marking.

The proposed formalised U-turn facility has been shifted 40 m south of the existing informal U-turn area to ensure that the U-turn facility is located comfortably south of the queueing vehicles on the northbound approach of Sheraton Road.

This will ensure that the U-turning vehicles will be able to make the U-turn manoeuvre once they are able to determine a suitable gap to make the manoeuvre, rather than wait for the queue to move forward.

Shifting the proposed U-turn facility 40 m south of the existing informal U-turn area also requires pavement widening on the northbound approach of Sheraton Road. This will ensure that through-vehicles on the northbound approach are able to pass without being obstructed by the queueing vehicles.

'No Stopping' zones are proposed on both the northbound and southbound approach of Sheraton Road south of the proposed U-turn area to improve traffic flow.

Signs and line marking are proposed to delineate the proposed U-turn facility on the southbound approach, the through-lane on the southbound approach and the 'No Stopping' zones.

The main objective of the temporary traffic management arrangements proposed in this report are to ensure the following:

- Motorists travelling through the area are aware of the U-turn facility.
- Through-traffic on the northbound approach of Sheraton Road is not obstructed by queueing traffic.
- Traffic operates as safely and as efficiently as possible.

It is to be noted that a roundabout is to be constructed as part of the development of Keswick Estate on Sheraton Road further south of the proposed U-turn facility in the near future, subject to funding arrangements and housing demands. After operation of the proposed roundabout commences, the U-turn facility proposed in this report will be decommissioned, as motorists would then be able to use the roundabout to make the U-turn manoeuvre.

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	50,000	0	0	0	0	0
e. Total net impact (c – d)	-50,000	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	NA					

Table 1. Ongoing Financial Implications

Options Considered

- Option 1 – Do Nothing. Inefficiencies in traffic flow and operation will continue to create a high level of risk to road users including pedestrians and school children.
- Option 2 – Implement a temporary traffic management facility by constructing a formalised U-turn bay, requiring minimal works in terms of pavement widening and other construction works and in accordance with Council plan TM 7503 (**Appendix 1**). This is a quick and a cost effective solution and will manage traffic efficiently and safely.
- Option 3 – Construct a roundabout as part of the further development of Keswick Estate further south of the proposed U-turn facility in the near future. After operation of the roundabout commences, school traffic would be able to use the roundabout to make the U-turn manoeuvre.

Preferred Option

- Option 2 – Implement a temporary traffic management facility by constructing a formalised U-turn bay is recommended. This is a cost effective solution, as it will require minimal works in terms of pavement widening and other construction works. It will improve traffic safety on Sheraton Road for the interim period. It is proposed that this temporary traffic management facility be implemented to address issues during the morning and afternoon school drop-off/pick-up times (less than half an hour each morning and afternoon) under school zone speed limits.

Planned Communications

- Through media releases, Council will advise the community about the temporary traffic management for the interim period and the revised speed zone of the area, which will be 60 km/h down from the existing posted 100 km/h.

Timeframe

Key Date	Explanation
End of April 2022	Completion of Project

APPENDICES:

1⇒ Sheraton Road - Temporary Traffic Management -
TM 7503 - APPROVED - REV B

**Provided under separate
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