

Draft 2024/2025 Budget and Operational Plan - Submission Summary and Responses

Submitter Number	1
Submission topic	<ul style="list-style-type: none"> a) Wellington - Duke of Wellington Bridge and roads - repair of b) Wellington - Bell and Macquarie River junction - address erosion issues c) Wellington - Wellington Street Tree Master Plan - funds to implement d) Wellington - Shared pathways (Wellington walking track/cycleway (linking CBD (from cemetery) to Wellington Caves) - strategic planning and new infrastructure e) Wellington - Cameron Park amenities - increase on current service provision f) Wellington - shared pathways - Pioneer Park to Wellington Showground - completion and repair of infrastructure g) Wellington - Croquet green/grounds - dedicated space with amenities and suitable green/lawn h) Wellington - Wellington Aquatic Leisure Centre - Heated or indoor pool i) Wellington - Wellington Aquatic Leisure Centre - trees, tables and seats j) Wellington - Various locations (including tourism and hospitality locations) - provision of bike racks k) Wellington - Off-leash dog park - not Apex Oval as the location l) Wellington - Wellington Riverside reserves - repair of flood damage m) Wellington - Wellington Riverside reserves - repair and install of rubbish bin and litter prevention strategies n) Wellington - Wellington Riverside reserves - Walking trails o) Wellington - Wellington Riverside reserves - picnic tables p) Wellington - Weed control specific to St Johns Wart q) Wellington - Aged Care options, retirement villages and Nursing Homes - increase in care facilities r) Wellington - Community Safety - advocate for a 24-Hour Police Station s) Wellington - Drought Proof Strategies - implement t) Wellington - Environmental - Storm Water Pollution Traps (GPT) u) Wellington - Market Square - revival and upgrade v) Wellington - Bell Park - redevelopment into a Botanical Native Australian Plant and Flower Garden w) Wellington - Teamsters Park, Montefiores tennis courts and facilities - upgrade x) Wellington - Wellington Rhino replacement y) Wellington - Cameron Park lighting - Against the funding allocation and works z) Wellington - fees and charges (tourism facilities) - increase costs to tourists and not residents
Management Response	<ul style="list-style-type: none"> a) The Duke of Wellington Bridge flood damage repair budget estimate of \$21.6M is currently unfunded, and outside of Council's financial capacity. Without full financial assistance from State and/or Federal funding sources the repairs cannot proceed. Being a declared natural disaster, Council has applied for funding assistance to repair the bridge, road, kerb/gutter and stormwater assets damaged by previous flood events through the Disaster Recovery Funding Arrangements (DRFA). The application is currently being considered by State Government agencies. b) Riverbank erosion at the junction of the Bell and Macquarie Rivers was identified during assessment of potential damage to the Duke of Wellington Bridge and

other Council assets following flood events in 2022. Repairs to the riverbank erosion have been included in Councils application for financial assistance, currently being considered by State Government agencies. Without full financial assistance from state and/or Federal funding sources, riverbank erosion damage repairs cannot proceed.

- c) A Street Tree Master Plan has been adopted for Wellington. A priority planting list has been developed and will be implemented as funding is allocated or secured from external sources.
- d) The former Wellington Council prepared a Pedestrian and Access Mobility Plan (PAMP) to review the current condition of the footpath network which included Wellington, Geurie, Mumbil and Stuart Town.
The PAMP is a document that provides strategic direction on the need and location of new connecting pathways. The PAMP in its current form does not include a dedicated path from the Wellington CBD to the Wellington Caves. It is proposed to review both the Dubbo and Wellington PAMP's and have a Council wide PAMP which will identify the location of new paths where there is pedestrian demand.
- e) Refer to Report and outcome from Council meeting.
- f) Council is investigating options for funding for the renewal of the path from Pioneer Park to Brennans Way to make it more resilient to the elements and for ease of maintenance.
- g) There is no identified option for reprioritisation of funds or additional capital expenditure to meet this submission. Should Council determine an increase in funding to meet this submission to provide a dedicated space for the Wellington Croquet Club funds must be reallocated from somewhere else in the organisational budget.
- h) The Wellington Aquatic Leisure Centre has a heated Learn to Swim pool, as well as the 50-metre pool also being heated. An indoor pool at Wellington is not being considered at this point due to the high cost involved.
- i) Council will liaise with Belgravia Leisure to determine whether additional trees and seating can be made available. No funds have been identified in the budget or forward forecasts to provide these additional amenities.
- j) Council has not received feedback from the user group referred to in the submission.
- k) Council will be undertaking community consultation to identify the appropriate location for the leash free area and the facilities it will incorporate. It is envisaged that the leash free area will incorporate spaces for different sized dogs and activity levels, as well as facilities including drinking water. The Wellington leash-free area development is expected to be staged, with the fencing (including a double-gate system to help dog owners manage their dogs) occurring first.
- l) Council has secured over \$1.6 million in grant funding, plus contributed a further \$295,000 towards the repair and restoration of Pioneer Park. These funds have been used to renew the pedestrian bridge over the Bell River linking Cameron and Pioneer parks, installation of a new 750 metre concrete shared path linking the bridge to Showground Rd, the renewal of the internal road, the renewal of irrigation system and rehabilitation and restoration works along the Bell River. As part of the path network renewal a picnic setting is being installed at a picturesque location. As funds are secured additional work can be undertaken on restoration/rehabilitation works at Oxley Park.
- m) Response provided under l)
- n) Response provided under l)
- o) Response provided under l)

- p) The flowering time of St John's Wort coincides with several other summer weeds, such as Silver Leaf Nightshade, Coolatai Grass, and Blue Heliotrope. These weeds also need to be treated and are of equal or more importance in the case of Coolatai grass.
Council has allocated budget for biosecurity management, including weed control, but staffing this service presents a challenge. In the past, Council has utilized both Council staff and contractors for this work. It's important to note that much of the St John's Wort is on private land, and while Council assists with weed management through private property inspections, it is not responsible for physically controlling weeds on private lands.
Eradication of St John's Wort is not feasible or economical, as it is widespread in the Central West Local Land Services Region. Management of this weed primarily focuses on protecting uninfected land, treating small, isolated infestations, and controlling it on Council roadsides. Most roads in Dubbo and Wellington were sprayed last season, and Council aims to re-spray them this coming season.
- q) Council has a dedicated Community Development Officer for Seniors and People with Disability who connects with aged care services across the Local Government Area. Council's role is one of advocacy and with staff active participants and a contributor to the Interagency Group. Council also contributes through Council's Disability and Inclusion Action Plan. The provision of broader regional and state level services is the remit of State and Federal Government organisations.
- r) Council is developing a Community Safety and Crime Prevention Plan. Community engagement opportunities have been available and more information can be found on Council's YourSay website on the dedicated project page <https://yoursay.dubbo.nsw.gov.au/community-safety-and-crime-prevention-plan>
- s) Drought Resilience Plan commenced in early 2024. Community consultation occurred in May 2024 (including Wellington). Whilst this plan is focussed on resilience, community feedback may include strategies such as those in the submission.
- t) There are 19 gross pollutant traps located in Wellington that covers the vast majority of the Wellington township. There is no identified need or funding for more gross pollutant traps in Wellington.
- u) Market Square is under Native Title Claim.
- v) There is no budget identified to fund the development of the Bell Park Master Plan and no identified option for reprioritisation of service within the relevant function budget to meet this submission. If Council determines that a master plan for Bell Park is a priority, funds must be reallocated from elsewhere in the budget.
- w) Council has recently been advised of the successful grant application for the Teamsters Park Tennis Court and Playground Renewal to the value of \$521,059 from the NSW Governments 2023-24 Crown Reserves Improvement Fund. It is anticipated that this project will be completed within the 2024/2025 year.
- x) Community consultation commenced in 2023 and the community was given a number of options for the funds to be spent. The preference was for the renewal of the Sunken Garden to commence rather than the repair/new Rhino to be funded. Funds for the repair/new Rhino would be provided to the Sunken Garden project. The Rhino will not be replaced in Wellington.
- y) An audit identified current lighting in the Cameron Park system does not meet Australian Standard, or Safety by Design principles. Council has also received numerous letters of concern from residents regarding lighting in the park. Additionally, many of the poles are in poor condition through "concrete cancer" or by vandalism. Since 2016 Council has been progressively restoring and/or upgrading significant elements in the park. This has included the rotunda, the

	<p>Cenotaph and fountain. The upgrading of the pedestrian lighting will encourage users into the park that assists in increasing the level of passive surveillance to reduce antisocial behaviour.</p> <p>z) Most ticket types for admission and tours at the Wellington Caves and Old Dubbo Gaol have had significant increases as part of the 2024/2025 budget and fees and charges in comparison to previous years a minimum of 5% increase (average 10%) has been applied. Increases to the costs associated with service provision has been considered.</p>
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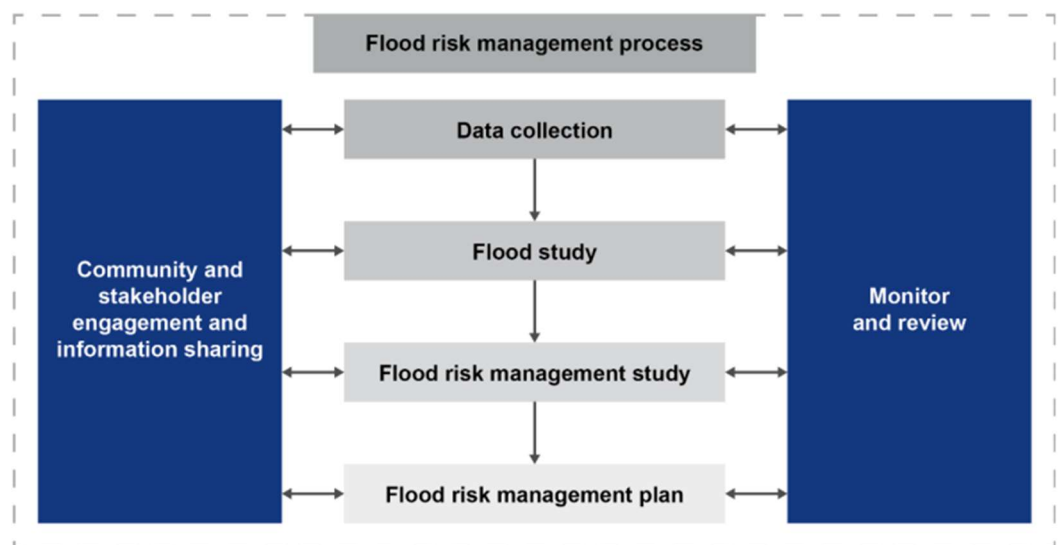
Submitter Number	2
Submission topic	<p>a) Wellington - Duke of Wellington Bridge and roads - repair of</p> <p>b) Wellington - Wellington Street Tree Master Plan - funds to implement</p> <p>c) Wellington - Shared pathways (Wellington walking track/cycleway (linking CBD (from cemetery) to Wellington Caves) - strategic planning and new infrastructure</p> <p>d) Wellington - Cameron Park amenities - increase on current service provision</p> <p>e) Wellington - shared pathways - Pioneer Park to Wellington Showground - completion and repair of infrastructure</p> <p>f) Wellington - Croquet green/grounds - dedicated space with amenities and suitable green/lawn</p> <p>g) Wellington - Wellington Aquatic Leisure Centre - Heated or indoor pool</p> <p>h) Wellington - Wellington Aquatic Leisure Centre - trees, tables and seats</p> <p>i) Wellington - Various locations (including tourism and hospitality locations) - provision of bike racks</p> <p>j) Wellington - Off-leash dog park - not Apex Oval as the location</p> <p>k) Wellington - Wellington Riverside reserves - repair of flood damage</p> <p>l) Wellington - Wellington Riverside reserves - repair and install of rubbish bin and litter prevention strategies</p> <p>m) Wellington - Wellington Riverside reserves - Walking trails</p> <p>n) Wellington - Wellington Riverside reserves - picnic tables</p> <p>o) Wellington - Cameron Park - beautification of garden beds</p> <p>p) Wellington - Wellington Showground - additional lighting</p> <p>q) Wellington - Wellington Showground - public art, murals</p> <p>r) Wellington - Various - Public art and street murals</p> <p>s) Wellington - Various - Electric Vehicle Car charging stations</p> <p>t) Wellington - Wellington Cemetery - flood-prevention planning and action</p> <p>u) Wellington - Wellington Cemetery amenities - upgrade/reopening</p> <p>v) LGA - Wellington - Wellington Riverside reserves and rubbish hot spots - provision of rubbish bins, picnic tables and litter prevention strategies</p> <p>w) LGA - Environmental - Development and implementation of Urban cooling strategy and Tree Preservation Order</p> <p>x) Wellington - Wellington Caves Complex - increased café offering</p> <p>y) Wellington - Weed control specific to St Johns Wart</p> <p>z) Wellington - Aged Care options, retirement villages and Nursing Homes - increase in care facilities</p> <p>aa) Wellington - Community Safety - advocate for a 24-Hour Police Station</p> <p>bb) Wellington - Drought Proof Strategies - implement</p> <p>cc) Wellington - Environmental - Storm Water Pollution Traps (GPT)</p> <p>dd) LGA - Transport/Roads - Additional overtaking lanes between Wellington, Geurie and Dubbo</p> <p>ee) Wellington - Market Square - revival and upgrade</p>

	<p>ff) Wellington - Bell Park - redevelopment into a Botanical Native Australian Plant and Flower Garden</p> <p>gg) Wellington - Various - Tree planting, tree replacement and entrance way beautification</p> <p>hh) Wellington - Wellington Rhino replacement</p> <p>ii) Wellington - Cameron Park lighting - Against the funding allocation and works</p> <p>jj) Wellington - fees and charges (tourism facilities) - increase costs to tourists and not residents</p>
Management Response	<p>a) Response provided under Submitter 1 a).</p> <p>b) Response provided under Submitter 1 c).</p> <p>c) Response provided under Submitter 1 d).</p> <p>d) Response provided under Submitter 1 e).</p> <p>e) Response provided under Submitter 1 f).</p> <p>f) Response provided under Submitter 1 g).</p> <p>g) Response provided under Submitter 1 h).</p> <p>h) Response provided under Submitter 1 i).</p> <p>i) Response provided under Submitter 1 j).</p> <p>j) Response provided under Submitter 1 k).</p> <p>k) Response provided under Submitter 1 l).</p> <p>l) Response provided under Submitter 1 l).</p> <p>m) Response provided under Submitter 1 l).</p> <p>n) Response provided under Submitter 1 l).</p> <p>o) As an outcome of the Wellington Rhino replacement survey, a concept plan and detailed costing is being undertaken for the sunken garden project. There has been an allocation of \$5,000 committed to the project, however, additional funding is being considered as part of the maintenance budget for Cameron Park. Council staff are currently working on a concept design of the sunken garden noting that there is a \$5,000 budget for this project. Council has an adopted Cameron Park Master plan which was developed in 2017 and outlines future development for the area, however this is no budget identified for the advancement of the master plan.</p> <p>p) Council is working through high-level land management classification and undertaking foundational work moving towards strategic asset management and future planning.</p> <p>q) Council is now in the process of implementing the Public arts Strategy. As part of this implementation, a priority public arts location audit will be undertaken, including community consultation, to determine priority areas across the Local Government Area. The Showground will be included as part of this audit.</p> <p>r) Response provided under Submitter 2 q)</p> <p>s) Council has installed four 22kW electric vehicle 'destination' charging stations at the Wellington Library and Wellington Caves with the support of the NSW Government's NSW Electric Vehicle Destination Charging Grant (Round 1). Feasibility and location suitability studies were undertaken as part of the grant application. 'Destination' charging generally encourages a longer dwell time, for example 1-3 hours, meaning more time for electric vehicle (EV) drivers to visit Wellington's cafes, pubs, retail stores and attractions. Further information can be found on Council's website at: https://www.dubbo.nsw.gov.au/Our-Region-Environment/Maps-Traffic-and-Transport/electric-vehicle-charging-stations</p>

- t) Council is aware of the issues raised in relation to the flooding of the Wellington Cemetery.

Council has approved the brief for the Wellington Flood Study which specifically includes the impacts on the Wellington Cemetery and the need for this to be considered in the works. This body of work is undertaken as part of the Floodplain Management Program administered by the Department of Planning and Environment.

There is a process to ensure that there is careful consideration of all factors when undertaking works within the floodplain and this is located in the Flood Risk Management Manual with the steps shown in the figure below.



This full process takes in the order of three to five years depending upon the complexity of the catchment area.

The development of a Floodplain Risk Management Plan will allow Council to make informed decisions on the level of protection to its assets, including the cemetery, within the floodplain and make sure that any works undertaken don't significantly cause an adverse outcome for other parts of the floodplain.

- u) Council is developing a cemetery master plan which will inform strategic plans for the cemeteries, including provision of amenities. It should be noted that Council at its April 2024 Ordinary Meeting resolved to bring forward the \$150,000 identified in year four to year two for the budget line Cemeteries – Amenities Block.
- v) Response provided under Submitter 1 l).
- w) Council has dedicated Operational Plan Actions (6.1.4.3, 6.1.4.1 and 6.2.1.3) as commitments to progressing;
- Significant Tree Register and Tree Removal – Amenity valuation
 - policy mechanism to reduce the urban heat effect
 - adoption of an urban forest tree canopy target
- x) A Wellington Caves Café expansion is not considered sustainable. The previous provision of this service level for food was not able to cover operating costs. There are no plans or budget allocation to bring this level of service back, although the option will continue to be looked at as visitation is grown.
- y) Response provided under Submitter 1 p).
- z) Response provided under Submitter 1 q).
- aa) Response provided under Submitter 1 r).

	<ul style="list-style-type: none"> bb) Response provided under Submitter 1 s). cc) Response provided under Submitter 1 t). dd) An overtaking lane is being developed by Transport for NSW on the eastbound lane between Geurie and Wellington. A Mayoral letter has been sent to the Minister raising community priorities that included overtaking lanes. ee) Response provided under Submitter 1 u). ff) Response provided under Submitter 1 v). gg) A Street Tree Master Plan has been adopted for Wellington. A priority planting list has been developed and will be implemented as funding is allocated or secured from external sources. hh) Response provided under Submitter 1 x). ii) Response provided under Submitter 1 y). jj) Response provided under Submitter 1 z).
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Submitter Number	3
Submission topic	<ul style="list-style-type: none"> a) Dubbo - South bridge crossing - Against feasibility study of additional bridge b) LGA - Environmental - Request to install more GPT c) LGA - Environmental - Bushcare program, more Council action (than volunteers), request to stop mowing over rubbish d) LGA - Riparian zone - Identify environmental assets, stop concrete path installation, bridges and housing developments e) Set a target for grants that relate to 6.3.3.1 - restoration of degraded environment f) Supportive of action 6.1.4.4 - Further develop the Tree Preservation Order
Management Response	<ul style="list-style-type: none"> a) At the Infrastructure, Planning and Environment Committee Meeting held on 14 September 2023, a report provided an update on the South Bridge Strategic Concepts. This report recommended that “a detailed business case be prepared for South Bridge alignment Option 2 and 3”. This was subsequently adopted at the Ordinary Council meeting held on 28 September 2023. The purpose of this is to undertake the feasibility of these options that have been identified in the Dubbo Transportation Strategy as a crossing over the Macquarie Wambuul River. b) There are 71 gross pollutant traps (GPT) located throughout the Dubbo Local Government Area with 52 in Dubbo and 19 in Wellington. The GPTs are located at the end of drainage lines to capture the pollutants within the stormwater drainage systems. If rubbish is dropped at the bank of the river, the GPTs do not capture this litter. There is no funding identified for more GPTs, however there is a budget allocation of \$115,000 for the emptying and maintenance of the existing GPTs. c) To further strengthen the Parks and Bushcare Program, we are undertaking a comprehensive review of the latest Volunteer Management Plan to ensure that this is undertaken in an appropriate way as volunteers and the work they undertake are important to both the community and individuals. d) Development occurs with consideration of the natural environment so that services such as paths, bridges and housing compliment the natural environment. Generally, river corridors are desired active transport locations and facilities are provided for the community to enjoy these natural areas. e) The number of suitable grants to which Council are eligible and, in a position to apply for are not predetermined; it is not reasonable to set a target for grants to apply for. f) Support for the action is noted.

Submitter Number	4
Submission topic	Wellington - Tip Shop - provision of
Management Response	Council is currently preparing Master Plans for both the Wellington and Whylandra Waste and Recycling Facilities (estimated date early 2024/2025). A major focal point of the Master Plans is to assess the site(s) ability to manage the Council's longer-term recycling and waste disposal requirements. Council recognises that security of landfill disposal is the foundation to an effective resource recovery strategy. Therefore, it is imperative that the planning and implementation of best practice landfill provides long term waste disposal for domestic and commercial communities. As part of the landfill services, Council has identified the importance and major role 'Tip shops/reuse shops' play in the Local Circular Economy and landfill diversion spheres. Therefore, both Wellington and Whylandra Waste and Recycling Facilities have included the provision to include a Tip shop/reuse shop' at both facilities.

Submitter Number	5
Submission topic	Wellington - Cameron Park amenities - increase on current service provision in addition to consideration of position and design concerns
Management Response	Noted.

Submitter Number	6
Submission topic	Geurie - Scabbing Flat Bridge - Replacement of bridge
Management Response	<p>Scabbing Flat Bridge is a Dare Truss bridge that was built in 1911 and is located on Arthurville Road south of Geurie and crosses the Macquarie River. The bridge is under the care and control of Transport for NSW (TfNSW) and the road is the responsibility of Council.</p> <p>There has been no rigour around the feasibility of a new bridge and at best is on a long-term horizon with several other bridges listed as a higher priority within the Local Government Area.</p> <p>There is currently a 16-tonne load limit on the bridge which has been in place since late 2023. TfNSW staff are working on solutions to address the condition of the bridge with a view of repair works to be undertaken to remove the load limit.</p> <p>No cost estimates have been undertaken for a replacement.</p> <p>As a guide the 108-metre-long bridge at Rawsonville Road that is being replaced by TfNSW has a budget allocation of \$18.9M, noting that a crossing of the Macquarie River will be longer and require land acquisitions. There are many unexplored aspects that can affect pricing such as the underlying material for piers, service locations, items of heritage significance and property acquisitions.</p>

Submitter Number	7
Submission topic	Dubbo - Multicultural Garden - support, funding for business case
Management Response	<p>Council have drafted the Operational Plan Action 5.6.2.2 Prepare and implement the Master Plan for the Multicultural Garden.</p> <p>\$11,000 will be carried over to the 2024/2025 budget for the ongoing development of the Master Plan.</p>

Submitter Number	8
Submission topic	Dubbo - Multicultural Garden - support
Management Response	See response to Submitter Number 7.

Submitter Number	9
Submission topic	Dubbo - Multicultural Garden - support
Management Response	See response to Submitter Number 7.

Submitter Number	10
Submission topic	Wellington - Cameron Park amenities - support for option D
Management Response	Noted.

Submitter Number	11
Submission topic	Wellington - Cameron Park amenities - support for option C
Management Response	Noted.

Submitter Number	12
Submission topic	Mumbil - Tarrawingee Road - sealing of 1.1km
Management Response	<p>Tarrawingee Road is listed in Councils 10-year Roads Strategy, for upgrading to bitumen seal in the 2029/2030 financial year. Council generally funds this type of project via government grants and as such the timeframes may change depending on the level of funding that Council is successful in obtaining.</p> <p>There are several higher priority locations competing for the limited available funding opportunities. These locations are listed for completion in earlier years, prior to the 2029/2030 year for Tarrawingee Road. Road works are being undertaken by Council on Burrendong Way, including close to Mumbil. These works are funded by a State Government grant which has been provided to Council for use specifically on Burrendong Way. The grant funding guidelines do not allow Council to use the funds on other un-approved projects like, for example, Tarrawingee Road.</p>

Submitter Number	13
Submission topic	Dubbo - Victoria Park Fountain - repaint of base
Management Response	<p>The work completed in May 2024 on the fountain was in response to repairs and maintenance works following vandalism of the fountain. The works were not part of larger restorative projects within the pond site and were funded from the maintenance budget. During the refurbishment of the pond and fountain the plinth was taken back to its base. During these works it was identified that previous paint colours included a blue similar to its current colour, and an orange colour.</p> <p>Council may at a later date and as part of broader park planning, consider a repaint of the base for aesthetic purposes. It is estimated that an allocation of \$8,500 would be required to complete the painting and that a repaint in a light grey or sandstone colour could be considered.</p>

Submitter Number	14
Submission topic	Wellington - Cameron Park amenities - support for option C
Management Response	Noted.

Submitter Number	15
Submission topic	Eumungerie - Playground, tables chairs (rest stop)
Management Response	Council is currently developing a playground strategy. The playground strategy will be submitted to Council for consideration. The playground strategy will help address over and under supply issues of playgrounds (recreational equity) within the Dubbo Regional Council local government area and provides a matrix of associated facilities that may or may not be included depending on its position within the playground hierarchy. Once adopted it will enable Council to pursue external funding to provide suitable playgrounds for the community.

Submitter Number	16
Submission topic	Elong Elong - Town water investigation/feasibility study
Management Response	<p>Elong Elong is primarily zoned RU1 Primary Production under the Dubbo Regional Local Environmental Plan 2022, was the same zone under the superseded Wellington Local Environmental Plan 2012, and was zoned 1 (a) (Rural) under the superseded Wellington Local Environmental Plan 1995. The Dubbo Regional LEP 2022 indicates that a dwelling house cannot be erected on land in the RU1 Zone, and on which no dwelling has been erected, unless:</p> <ul style="list-style-type: none"> • It is on a lot that is at least the minimum lot size area (in this case 400ha), or • The land is an existing holding <p>In association with work to be undertaken on Operational Plan Action 1.2.2.1 the feasibility for further development and the potential rezoning to allow for village urban development in Elong Elong will be considered.</p> <p>In addition, Council staff will continue to raise with Government options for the consideration of workers accommodation associated with the Central West – Orana Renewable Energy Zone in the Elong Elong locality.</p>

Submitter Number	17
Submission topic	<p>Dubbo - Housing</p> <ol style="list-style-type: none"> a) Council should consider incentivising development that increases density, including infrastructure charges and development application fees. b) The importance of the delivery of affordable housing to community c) Dubbo Regional Council can leverage land earmarked for development such as Keswick Estate and create mixed and inclusive tenure-blind communities
Management Response	<p>Housing is a significant issue that is recognised in the Towards 2040 Community Strategic Plan and by community as a key component of community wellbeing and a focus for the continued economic development of our Region.</p> <p>Council's role in housing supply involves ensuring robust strategic planning and the correct policy settings are in place that both encourage housing growth and can facilitate a mix of housing types for community. Council recognises the importance of</p>

	<p>ensuring our community can have access to a range of housing types and formats across a wide range of price points.</p> <p>a) The pure incentivisation of development through financial means, including development application fees and reduced Developer Contributions are not considered effective development incentives. This is because Council must be cognisant of the fact that reductions in Council fee structures would be required to be accounted for in other means and ultimately community would be impacted as financial sustainability would be reduced.</p> <p>It is considered that the key to facilitating and enabling development across a range of densities is upfront and timely strategic planning and the funding of key enabling infrastructure. Council, in respect of the North-West Urban Release Area has a grant application under the Regional Precincts and Partnership Program for \$34.74M for enabling infrastructure. Such grant opportunities are key to ensure we can see further housing delivered in a timely manner.</p> <p>b) As addressed above, Council understands the importance of ensuring community has access to a range of housing types and formats across a number of price points. This includes the importance of affordable housing.</p> <p>Council applied for funding under the Federal Government Housing Support Program – Stream 1 to prepare a Regional Housing Strategy, Affordable Housing Policy and R5 Large Lot Residential Strategy to support the provision of diverse and affordable housing in the region. Successful applications are likely to be announced in July 2024. If successful, these strategies will help define the existing and future requirements for the delivery of new, diverse and affordable well-located housing, and how it can be fast-tracked.</p> <p>Council is preparing a Planning Proposal for the North-West Urban Release Area that aims to encourage housing diversity and choice by introducing a range of low and medium density zones and dwelling density controls. This is anticipated to go on public exhibition in July 2024, and be finalised in early 2025.</p> <p>Council has entered into a Planning Agreement in relation to the Forest Glen Solar Farm, where Council will allocate \$200,000 per annum towards social housing development schemes to provide an innovative assistance solution to develop community housing in the Local Government Area. Council is in the process of preparing guidelines to govern administration of these funds, including eligibility criteria for applications, timeframes for expenditure, and advertisement of funds.</p> <p>c) Council in respect of the Keswick Estate is currently preparing a Master Plan for the undeveloped land in the area generally bound by Boundary Road and Sheraton Road. A key focus of this master planning process is to ensure a range of development densities and residential housing products can be developed in the future.</p>
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Submitter Number	18
Submission topic	Wellington - Off-leash dog park - suggested inclusions
Management Response	Response provided under Submitter 1.

Submitter Number	19
Submission topic	<ul style="list-style-type: none"> a) Dubbo - continue development and implementation of Regand Park Master Plan b) Dubbo - continued development of pathways
Management Response	<p>The Macquarie River (North and South Precincts) Master Plan is a 20-year aspirational plan and the implementation of it (in full or in part) is dependent on Council securing funds (either internal, external or through support from community groups). The adopted Master Plan should be considered a high-level document and to progress the plan detailed design of the different precincts identified in the plan need to be undertaken to assist in identifying budgets and support grant applications. This includes the “lakes” area identified. Council has continuing funding and opportunities to plant additional trees within areas identified in the Master Plan, and this will be undertaken dependent on seasonal conditions. It is expected that there will be opportunities for the community to assist with these planting opportunities.</p> <p>At present Council is continuing to progress the Event Precinct which formed part of the Macquarie River CBD Master Plan. This Event Precinct, at Ollie Robbins Oval, is designed to accommodate food vans for major events.</p> <p>Council will continue to involve all identified key stakeholders and the community in the implementation of the Macquarie River (North and South Precincts) Master Plan and the Macquarie River CBD Master Plan.</p>

Submitter Number	20 (other 1)
Submission topic	<p>Dubbo - Housing</p> <ul style="list-style-type: none"> a) There is not enough medium density zoned land in Dubbo to allow for the development of flats and units b) Land sales at the Council owned Keswick Estate are not meeting community expectations
Management Response	<ul style="list-style-type: none"> a) It is considered that this issue has been partially addressed in the response to submission 17 item (b) and item (c). <ul style="list-style-type: none"> The Dubbo Regional Local Environmental Plan 2022 allows for the development of a range of housing types and styles in both Dubbo and Wellington. Council has taken the policy approach of effectively increasing densities in greenfield areas, such as the North-West Urban Release Area, where open space, infrastructure and community facilities can be effectively planned for an increased population. This is considered as being the most effective way of delivering further opportunities for increased residential densities in a timely manner. b) It is considered that this issue has been partially addressed in response to submission 17 item c). In addition, Council is one of a number of residential land developers in Dubbo. It is considered that macroeconomic conditions currently impacting residential development are across. <ul style="list-style-type: none"> Council at its May Ordinary Meeting also resolved to lease 10 Ha of land at the Keswick Estate to Squadron Energy for the purposes of undertaking the future development of temporary workers accommodation in conjunction with development of the Spicers Creek Wind Farm. The identified area of the Keswick Estate is not planned for development for a number of years.