



AGENDA

CULTURE, ECONOMY AND CORPORATE COMMITTEE

14 SEPTEMBER 2020

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

The meeting is scheduled to commence at _____pm.

	Page
CEC20/36 INVESTMENTS UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - AUGUST 2020 (ID20/1084)	2
The Committee had before it the report dated 1 September 2020 from the Director Organisational Performance regarding Investments Under Section 625 of the Local Government Act - August 2020.	
CEC20/37 DUBBO REGIONAL LIVESTOCK MARKETS - FUTURE PLANNING (ID20/1059)	6
The Committee had before it the report dated 14 August 2020 from the Director Culture and Economy regarding Dubbo Regional Livestock Markets - Future Planning.	
CEC20/38 DEDICATION OF ROADS, BODANGORA - WELLINGTON NORTH SOLAR FARM (ID20/1017)	32
The Committee had before it the report dated 9 August 2020 from the Property Development Officer regarding Dedication of Roads, Bodangora - Wellington North Solar Farm.	



REPORT: Investments Under Section 625 of the Local Government Act - August 2020

AUTHOR: Director Organisational Performance
REPORT DATE: 1 September 2020
TRIM REFERENCE: ID20/1084

EXECUTIVE SUMMARY

As required by Clause 212 of the Local Government (General) Regulation 2005, set out below are the details of all monies that Council has invested under Section 625 of the Local Government Act as at 31 August 2020.

Investments, when placed, have been done so in accordance with the Local Government Act, Local Government Regulations and Council's Investment Policy and Strategy. Interest on investments for the month of August 2020 has been accounted for on an accrual basis. This report details investments and annualised returns for the month of August 2020.

FINANCIAL IMPLICATIONS

Interest earned on investments has been included within Council's 2020/2021 Operational Plan, with total income generated from the Investment Portfolio forecast to be in excess of \$3,500,000.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the information contained within the report of the Director Organisational Performance dated 1 September 2020, be noted.

Dean Frost
Director Organisational Performance

PORTFOLIO OVERVIEW as at 31/08/2020

The below table details Council's current investment portfolio:

Compliant	Bank Group	Term	Rating	Invested	Invested (%)	Limit (%)	Limit (\$)	Available
✓	Commonwealth Bank	Long	AA-	7,013,935.00	3.17	100.00	-	214,363,525.01
✓	NAB	Long	AA-	99,274,183.01	44.84	100.00	-	122,103,277.00
✓	Westpac	Long	AA-	49,500,000.00	22.36	100.00	-	171,877,460.01
✓	Suncorp	Long	A+	5,001,406.00	2.26	30.00	-	61,411,832.00
✓	Bendigo and Adelaide	Long	BBB+	12,500,000.00	5.65	10.00	-	9,637,746.00
✓	BOQ	Long	BBB+	22,072,500.00	9.97	10.00	-	65,246.00
✓	AMP Bank	Long	BBB+	21,000,000.00	9.49	10.00	-	1,137,746.00
✓	Australian Unity Bank	Long	BBB+	2,000,000.00	0.90	10.00	-	20,137,746.00
✓	Newcastle Permanent	Long	BBB	1,015,436.00	0.46	5.00	-	10,053,437.00
✓	Macquarie Credit Union	Long	Unrated	2,000,000.00	0.90	5.00	-	9,068,873.00
TOTALS				221,377,460.01	100.00			

[^] NAB is inclusive of Councils cash account.

[^] AMP is inclusive of Councils 31 day notice saver account.

INTEREST INCOME From: 01/08/2020 To: 31/08/2020

The below table details payments of interest paid to Council between 1 August 2020 and 31 August 2020:

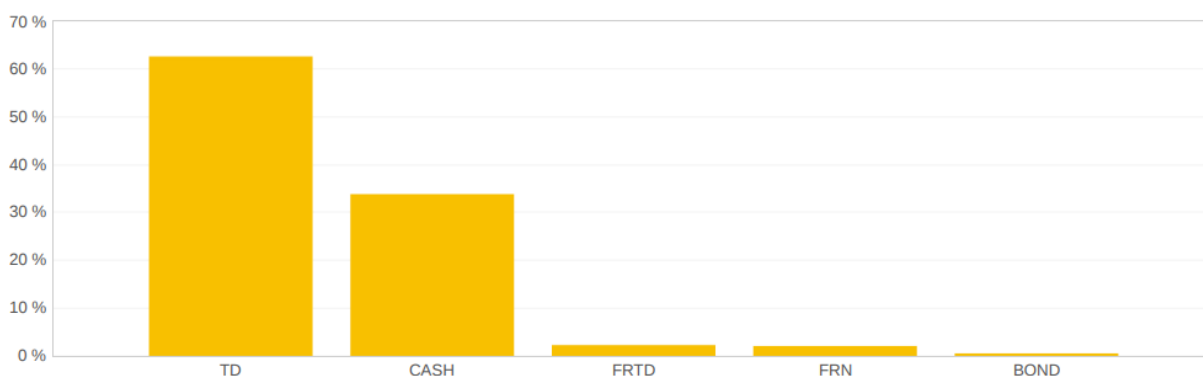
Issuer	Rating	Type	Alloc	Frequency	Value	Purchase	Maturity	Coupon Date	Type	Rate	Received
AMP Bank	BBB+	TD	WATER	At Maturity	5,000,000.00	25/02/2020	24/08/2020	24/08/2020	Maturity	1.8500	45,869.86
NAB	AA-	TD	GENERAL	Annual	5,000,000.00	23/01/2019	24/08/2020	24/08/2020	Maturity	2.8000	82,082.19
AMP Bank	BBB+	TD	SEWER	At Maturity	3,000,000.00	25/02/2020	31/08/2020	31/08/2020	Maturity	1.8500	28,586.30
Westpac	AA-	TD	GENERAL	Quarterly	2,500,000.00	06/02/2019	06/10/2020	06/08/2020	Periodic	2.7300	17,202.74
Commonwealth Bank	AA-	FRTD	GENERAL	Quarterly	500,000.00	09/05/2016	10/05/2021	10/08/2020	Periodic	1.1762	1,466.22
Westpac	AA-	TD	GENERAL	Quarterly	2,000,000.00	31/05/2017	31/05/2021	31/08/2020	Periodic	2.9000	14,936.99
Westpac	AA-	TD	GENERAL	Quarterly	2,000,000.00	31/05/2017	31/05/2022	31/08/2020	Periodic	3.0700	15,812.60
TOTALS					20,000,000.00						205,956.91

[^] Interest received consists of payments made to Council's allocated bank account and are exclusive of accruing interest.

INVESTMENT BY ASSET CLASS as at 31/08/2020

The following table details Councils investment holdings by investment type:

Code	Number of Trades	Invested	Invested (%)
TD	38	138,072,500.00	62.37
CASH	3	74,274,183.01	33.55
FRTD	3	4,500,000.00	2.03
FRN	3	4,024,734.00	1.82
BOND	1	506,043.00	0.23
TOTALS	46	221,377,460.01	100.0

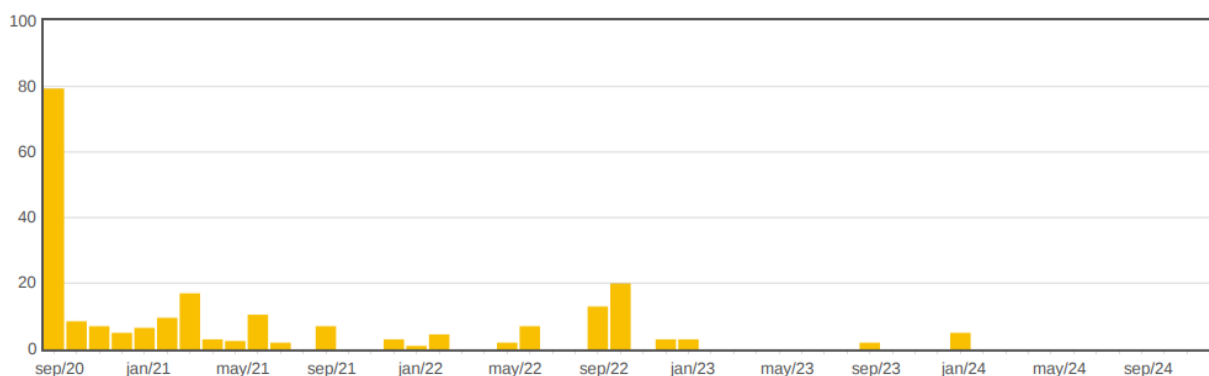


^Legend: TD = Term Deposit, FRTD = Floating Rate Term Deposit, FRN = floating Rate Note

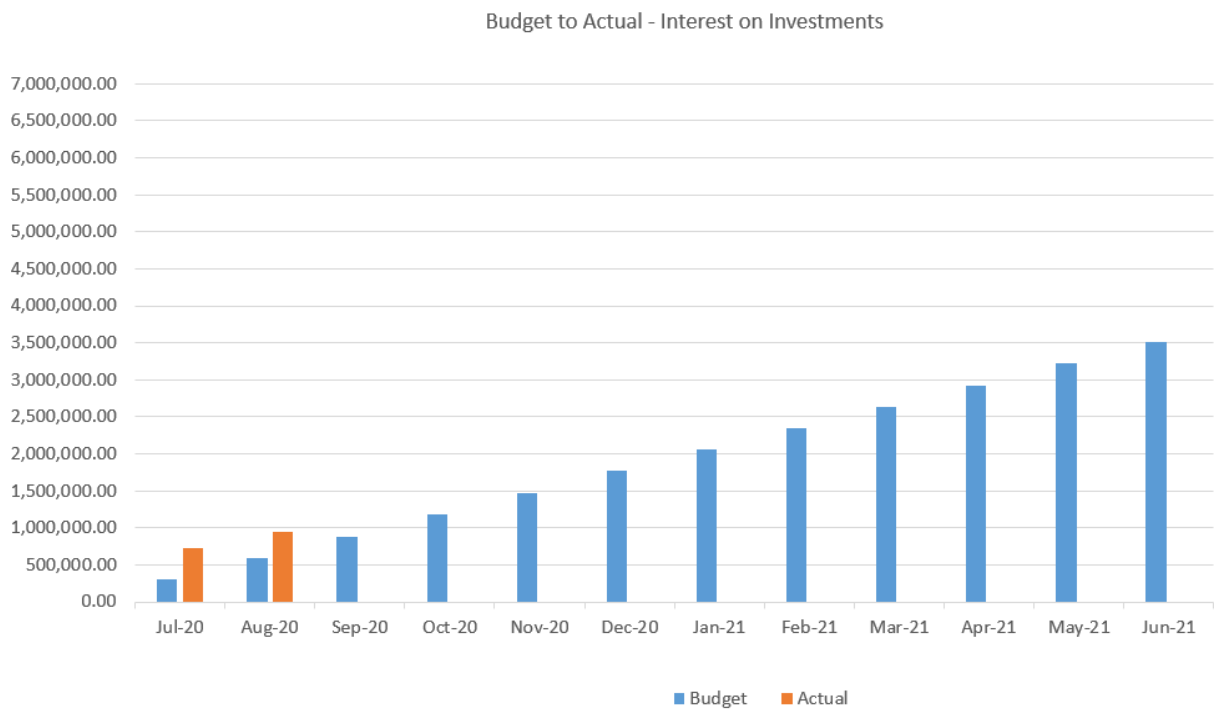
FUTURE MATURITY CASHFLOW as at 31/08/2020

The below table details the expected cash flow of future investment maturity:

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2020	-	-	-	-	-	-	-	-	79,274,183	8,501,406	7,000,000	5,000,000	99,775,589.01
2021	6,513,935	9,572,500	17,000,000	3,000,000	2,500,000	10,500,000	2,000,000	-	7,000,000	-	-	3,000,000	61,086,435.00
2022	1,015,436	4,500,000	-	-	2,000,000	7,000,000	-	-	13,000,000	20,000,000	-	3,000,000	50,515,436.00
2023	3,000,000	-	-	-	-	-	-	-	2,000,000	-	-	-	5,000,000.00
2024	5,000,000	-	-	-	-	-	-	-	-	-	-	-	5,000,000.00
TOTALS													221,377,460.01



BUDGET TO ACTUAL – INTEREST ON INVESTMENTS as at 31/08/2020



SUMMARY

Cash Account

Council outperformed the 11am Official Cash Rate market benchmark for 1 month annualised return of 0.25%, achieving a return of 0.65% for its At Call investments for the month of August 2020.

Investment Portfolio

Council outperformed the 1 month annualised Bloomberg AusBond Bank Bill Index of 0.11%, with an average return of 1.06% for its overall portfolio return



DUBBO REGIONAL
COUNCIL

REPORT: Dubbo Regional Livestock Markets - Future Planning

AUTHOR: Director Culture and Economy
REPORT DATE: 14 August 2020
TRIM REFERENCE: ID20/1059

EXECUTIVE SUMMARY

A workshop was held with key stakeholders of Dubbo Regional Livestock Markets on 21 July 2020. The workshop was designed to discuss future planning for the facility and provide opportunity for all stakeholder to raise issues and opportunities.

The workshop was professionally facilitated by Western Research Institute, and a final report is attached as **Appendix 1**.

As detailed in this report, key items discussed included creation of a saleyards committee or advisory panel, review of store cattle sales, review of transit stock management and operational maintenance communication.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

- 1. That the information contained within the report of the Director Culture and Economy dated 14 August 2020, be noted.**
- 2. That Council call for expressions of interest for the Dubbo Regional Livestock Markets Technical Advisory Panel based with membership comprising the Mayor (or nominee), and two (2) Councillors, the Chief Executive Officer, the Director Culture and Economy, the Manager Dubbo Regional Livestock Markets, the President and one (1) nominee of Dubbo Stock and Station Agents Pty Ltd, one (1) buyer representative, one (1) carrier representative, two (2) producer representatives, one (1) management representative from Fletchers International and one (1) representative from Local Land Services.**
- 3. That Council determine the two (2) Councillor Representatives for the Dubbo Regional Council Technical Advisory Panel.**
- 4. That Council continue to work with stakeholders to address recommendations arising from the future planning workshop and outlined in the consultant's report, Appendix 1.**

Natasha Comber

Director Culture and Economy

BACKGROUND

Council operates the Dubbo Regional Livestock Markets (DRLM). Sales are operated through license agreements with 12 Stock and Station Agents. Council engages with agents individually on singular operational issues, and through the Dubbo Stock and Station Agents (DSSA) for collective issues, strategic planning and business development matters. DRLM is a self-sustaining Council business operation, and annually returns funds to general rates and revenue.

Significant investment has been made at DRLM over the past five (5) years. \$13.85 M in upgrades and improvement projects completed include:

- 2020 - \$1.6 M truck wash
- 2019 - \$750K additional shade sails in cattle yards
- 2018-19 - \$100K fencing and grid upgrades
- 2018 - \$300K workshop
- 2017 - \$6.6 M cattle yards
- 2015- \$4.5 M sheep yards

In addition, Council has developed the concept plans for a road and entry upgrade valued at \$8 M and a new administration, café and amenities building. Further investment to support efficient operations at the DRLM over the past 12 months include a \$13,000 Wi-Fi investment and \$60,000 investment in scanning equipment as requested by the licensed agents.

As an essential service to the region, state and Australia, and a key contributor to the region's economy, collaborative and effective future planning is essential for DRLM. Western Research Institute (WRI) was commissioned by Council to facilitate a future planning workshop on 21 July 2020 with key stakeholders for strategic planning purposes. A report compiled by WRI is attached as **Appendix 1**.

Stakeholders invited to the workshop included:

- All Councillors
- All 12 agent principles
- Dubbo Stock and Station Agents
- Producer, transporter, buyers and stock feeders representatives – based on former Saleyards committee membership
- Local Land Services
- Council staff

A full list of invited stakeholder invites and attendees is listed on page 4 of the Final Report (Appendix 1).

Opportunity was taken at this meeting to present and discuss:

- Design/location of new administration, café and amenity facilities
- Livestreaming of sales
- Bootherba Road entrance upgrade
- Transit stock
- Store sale performance – opportunities and issues
- Operational review, including areas for operational improvement

REPORT

As identified in the Final Report (**Appendix 1**) a number of items were raised by stakeholders and discussed at the workshop.

A summary of the key items including background and consultant recommendations are listed below.

Key item 1: Establishment of DRLM Committee or Advisory Panel

Stakeholders discussed the importance of future planning and transparency regarding business operation of DRLM. Currently the Council communicate with stakeholders through individual project consultation, onsite, daily operational issue resolution and meetings with the DSSA.

Previously Council had a Saleyards Advisory Committee comprising the Mayor, four (4) Councillors, the General Manager, the Director Economic Development and Business, the Manager Saleyards and Showground, two (2) representatives nominated by Dubbo Stock and Station Agents Pty Ltd, one (1) representative nominated by buyers, one (1) representative nominated by carriers, one (1) representative nominated by sheep producers, one (1) representative nominated by cattle producers and Mr Roger Fletcher.

Workshop Report recommendation:

Council to consider reinstating the committee or stakeholder advisory panel to involve key stakeholders in future planning of the site and services. The panel attendance and outcome should be reviewed at 12 months to ensure it is providing value to Council and stakeholders 12 months to ensure is adding value.

Council resolved at the Council meeting held 24 August 2020, that a Dubbo Regional Livestock Markets Technical Advisory Panel be established.

It is proposed that the panel comprise of the Mayor (or nominee), and two (2) Councillors, the Chief Executive Officer, the Director Culture and Economy, the Manager Dubbo Regional Livestock Markets, the President and one (1) nominee of Dubbo Stock and Station Agents Pty Ltd, one (1) buyer representative, one (1) carrier representative, two (2) producer representatives, one (1) management representative from Fletchers International and one (1) representative from Local Land Services.

The role of the panel is to provide advice to the Chief Executive Officer on matters relating to the Dubbo Regional Livestock Markets. The panel's unique industry knowledge and skills will inform Council decision making to maximise the performance of DRLM for benefits of the community and stakeholders. The panel will also contribute to future improvement strategies and development activities for Council's final determination.

It is proposed that Council call for expressions of interest for six (6) member positions of the Dubbo Regional Livestock Markets Technical Advisory Panel. Council will seek nominations through online application forms via the Council website. Applications for the six (6) representative's positions will be reviewed by Council and a determination made based on the relevant experience, demonstrated skills and detailed reasons for making an application.

It is proposed that the one (1) nominee of Dubbo Stock and Station Agents Pty Ltd, in addition to the President be determined by the board of the Dubbo Stock and Station Agents and that advice be provided to Council.

It is also proposed that workshops be held as required with broader stakeholders to discuss issues, opportunities and future development of DRLM.

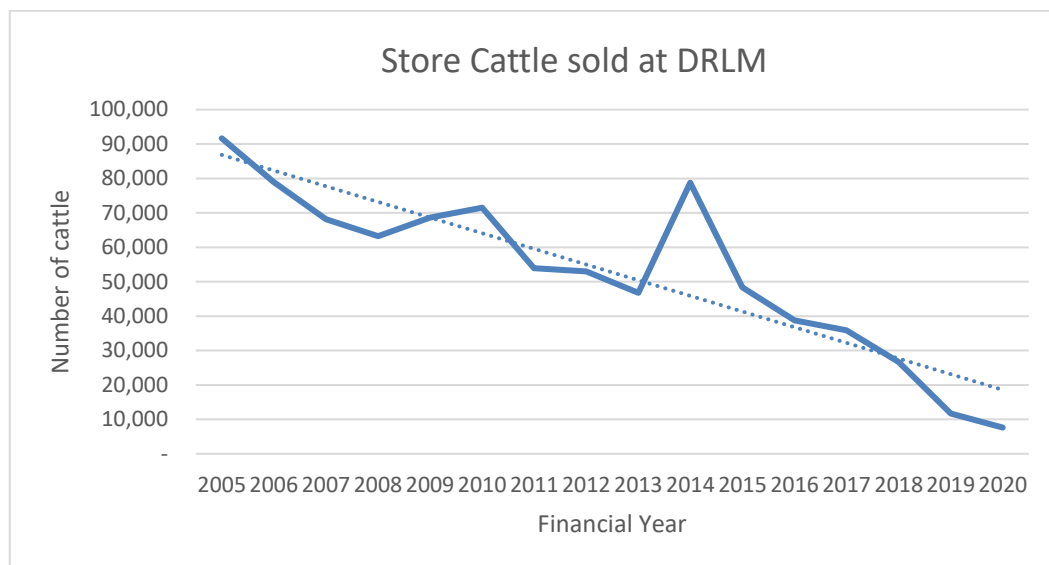
Key item 2: Store Sales

Traditionally, DRLM has hosted two combined agent store cattle sales, as Group A and Group B. These are generally held two to three times a month. Store sales are held in addition to the regular prime cattle sales with all agents involved, held weekly on a Thursday.

Currently all agents (12 agents) work together on a Monday for Sheep sales and Thursday for Prime cattle sales, however, Friday store cattle sales of which are run generally two (2) to three (3) times per month are run with three (3) agents as one group and nine (9) agents as part of the other group. Following relaxations of stage one COVID-19 restrictions, three (3) combined store cattle sales have been held with all 12 agents participating.

In recent years there has been increased lobbying to Council by multiple agents and users of DRLM for a single combined store cattle sale. It was evident at the workshop that there is strong support for this approach, and also strong resistance from some individual agents.

As demonstrated in graph below representing 15 years of data of store cattle sales, numbers have been declining. This decline is for a number of reasons including drought, online sales and increase of store stock being sold through regular prime sales. Whilst drought has impacted movements within the market, in the last 15 years there have been both positive and negative seasonal impacts. It could be reasonably suggested, that if store sales were operating successfully this graph would indicate more periodic increases that are evidenced with overall sale numbers (largely driven by the prime sales) as producers destocked as a result of the drought, and subsequently restocked as required. This long term, 15 year negative trend indicates the need for stakeholders to consider alternatives to the current store sale approach.



As described, the above graph indicates a trend over 15 years and continuous decline in numbers of store cattle sold at DRLM on designated (Group A and Group B) store sale sales. Note, these figures are not what has been yarded (listed/marketed by Agents for sale) but what transactions have actually occurred and therefore delivered a return to Council.

Over the past 12 months, Council has requested an agreed position from the DSSA in regards to this matter, unfortunately the DSSA were unable to provide Council with an agreed position in regards to the combining of store cattle sales. The workshop provided a platform for various stakeholders to present their views.

Views raised included:

- Impact of stock available for sale and reputational issues of having insufficient stock levels.
- A single agent (not Group A or Group B but a single agent request) store sale was moved to Dunedoo as it was not approved for Dubbo. (NOTE: Council advised the workshop that the single agent request was not supported by Council at the time due to COVID-19 risk management measures in place, furthermore there was no letter of support provided by the DSSA for this event).

- Agents have built their reputation and the reputation of the Dubbo Regional Livestock Markets on the back of quality store sales.
- Need to combine to hold one store sale so there is sufficient stock at each sale to continue to have the Markets recognised as a leading saleyards in NSW.
- Council need to ultimately make the decision and consider different views of impacts on reputation and license agreements to determine frequency and arrangements for store sales.

Workshop report recommendation:

DRLM Management to detail in report to Council a two stage strategy for store sales frequency. The first stage while stock levels are rebuilding and the second stage for when stock levels are back to typical levels

It is proposed that this two stage strategy be presented at the first meeting of the Dubbo Regional Livestock Markets Technical Advisory Panel meeting. Council will present a summary of stakeholder views and provide evidence of impacts of decisions for further consideration and for Council's final decision.

Key item 3: Transit stock

Given DRLM position at the cross roads of three (3) highways, many carriers see DRLM as an ideal position to rest stock. Agents utilise facility to distribute stock purchased from other centres, online and from private sales at no cost currently.

Transit stock cause concerns for a number of reasons including increased traffic, WHS, wear and tear on facility, chain of responsibility and biosecurity. In some cases stock are dropped a few days before sale and some stock can be left for weeks after sale which causes concerns for a number of reasons including maintenance costs, liability, animal welfare and capacity for all users. This utilisation is not in the spirit of the facility.

Currently, there are no charges in the 2020/2021 Fees and Charges for transit stock. Council attempted to introduce charges in 2016, however the operational complexity and pushback from stakeholders resulted in the fee being removed. As DRLM is effectively a 24 hour 7 day a week operation, the cost to administer management of transit stock is a factor.

Workshop report recommendation:

All stakeholders conceded it was time to implement charges and rules for managing stock in transit and that this needed to be supported by all stakeholders.

It is proposed that a DRLM transit policy be developed and presented to the Dubbo Regional Livestock Markets Technical Advisory Panel. This policy will be clear in its intent and that it applies to all users, including stock and station agents. This item should also be considered by the Advisory Panel in accordance with consideration of fees and charges for passed in stock as this is another example of activity with DRLM that is not being accounted for.

Key item 4: site maintenance management

Stakeholders raised the opportunity to improve communications of operational items.

Workshop report recommendation:

Numerous items have been proposed to increase and improve communication on operational issues or maintenance. This includes increased communication from Council regarding maintenance work undertaken so stakeholders are aware of how limited resources are being utilised. This will assist in increasing stakeholders understanding of the operational priorities for Council in the interest of safety, regulations and optimal site performance.

The Manager Dubbo Regional Livestock Markets will meet with President Dubbo Stock and Station Agents on a monthly basis to conduct a site walk though and discuss maintenance issues raised.

Key item 5: Online Selling

The industry is seeing more people selling online via various services and this is particularly evident in the store cattle sale space. A service provider indicated that the site has technical capability (Wi-Fi) to support.

Workshop report recommendation:

Consideration of online sales in COVID-19 impacted times where limitations of who can come on site to be undertaken. DSSA to provide formal advice to Council with regard to integration of online selling. Council to consider any future investment required to facilitate online integration of an online sales service. Council have formally requested the DSSA to provide advice on integration of online sales at DRLM.

SUMMARY

A planning workshop for Dubbo Regional Livestock Markets was professionally facilitated by Western Research Institute on 21 July 2020.

The workshop was attended by a number of key stakeholders, and key items discussed included creation of a Dubbo Regional Livestock Markets committee or panel, review of store cattle sales, review of transit stock management and operational maintenance communication.

It is proposed that Council continue to work with stakeholders to address recommendations arising from the future planning workshop.

Appendices:

- 1 [Dubbo Regional Livestock Markets - Future Planning Workshop - Final Report - July 2020](#)



FUTURE PLANNING WORKSHOP

Dubbo Regional Livestock Markets

Dubbo Regional Council

July 2020

FUTURE PLANNING WORKSHOP

WRI acknowledges the traditional custodians of the Country where we live and work. We pay our respects to Elders of past, present and future and acknowledge the connections and contribution to land, sea and community.

Aboriginal readers are warned that this publication may contain the names and images of some Aboriginal people who are deceased.

WRI thanks Dubbo Regional Council and participants in the strategic planning session for assistance in the preparation of the report.

Disclaimer

Any representation, statement, opinion or advice, expressed or implied, in this publication is made in good faith, but on the basis that the Western Research Institute (WRI) or its employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever, which has occurred or may occur in relation to that person taking (as the case may be) action in respect of any representation, statement or advice referred to above.

Contact Details

Address	16000	6333 4000	@WRI.org.au
Super St	Box 9374	: team@wri.org.au	@WRIorg
Dubbo NSW 2795	Dubbo NSW 2795	Website: www.wri.org.au	Western Research Institute Ltd

Prepared for Dubbo Regional Council – July 2020

20002 Dubbo Regional Council – Saleyards Facilitation – FINAL Saleyards report

DUBBO REGIONAL LIVESTOCK MARKETS

Introduction

Dubbo Regional Council commissioned the Western Research Institute (WRI) to facilitate a workshop with key stakeholders of the Dubbo Regional Livestock Markets seeking input for strategic planning purposes.

Council identified the following as key issues for discussion at the workshop:

- store cattle sales
- billing of cow and calf units
- passed in stock
- transit stock
- proposed new office/café/amenities
- 2020-21 Revenue Policy and Fees and Charges

Originally scheduled for March 2020, limitations on group gatherings under COVID-19 restrictions saw the workshop postponed until July 2020. The deferral caused a revision of some of the items above given the time that had elapsed. For example, Council had exhibited and adopted the fees and charges in the 2020-21 Revenue Policy and Fees and Charges by the time the workshop was held so this issue was not discussed given the fees and charges had been advertised and submissions sought prior to their adoption. The issues of billing of cow and calf units and passed in stock (apart from issues relating to passed in stock left on site post sales) were not specifically raised by stakeholders at the workshop.

COVID-19 restrictions were observed at the workshop with attendees completing a short survey at registration for self declaration by attendees of any symptoms of illness. The COVID-19 restrictions were also observed by the limiting of the number of attendees, ensuring participants were on the Council's invited list and the placement of chairs and tables to observe social distancing requirements as identified by the NSW Government.

Invitees and attendance

Council identified the list of invitees of key stakeholders for the workshop. Some attendees were invited in multiple capacities as listed below. 49 people were invited by Council across key stakeholders including:

49 invited participants
31 attendees

- all 12 agents
- Dubbo Stock and Station Agents Association (DSSA)
- representatives for producers, transporters, buyers and stock feeders
- Local Land Services
- council representatives and council staff
- presenters.

A strong turnout was achieved with 31 attendees participating in the workshop.

Council invited Barnson and Stocklive to present at the workshop. Barnson have been working with Council on options to redevelop the office, café and amenities at the Dubbo Regional Livestock Markets site and Stocklive presented on online stock sale trading.

FUTURE PLANNING WORKSHOP

Key stakeholders – invitees and attendees

Business Name	Invitee		Attended
Christie and Hood	Paul	Alchin	Yes
Peter Milling and Company	Graham	Anderson	Yes
Ray White Rural	David	Armitage	
Local Land Services - Senior Biosecurity Officer	Bronwyn	Burns	
P T Lord Dakin and Association	Paul	Dakin	Yes
Fletchers International	Roger	Fletcher	Yes
P T Lord Dakin and Associates Pty L:td	Mark	Garland	
Buyers Representative	Keith	Hammond	
Betts Transport Carriers Representative	Phillip	Hart	
Producers Representative	David	Kinsey	Yes
Carter Lindsay Weber	John	Lyndsay	
Local Land Services - District Vet	Sarah	Maher	Yes
P T Lord Dakin and Associates Pty L:td	Tony	Morcom	Yes
Saleyard Feeders	Michael	Nestor	Yes
C Olsen Agencies	Cleve	Olsen	Yes*
Barlow Peadon Schute Bell – also representing DSSA	Andrew	Peadon	Yes
Plasto and Company Livestock and Property	Ross	Plasto	Yes
DSSA	Rhani	Ryan	Yes
DSSA	Tim	Sampson	Yes
Schloeffel	Craig	Schloeffel	
Schloeffel	Brian	Schloeffel	Yes
Nutrien Livestock	John	Settree	
Sheep Producers Representative	Robert	Shanks	Yes
Elders Rural Services- also representing DSSA	Martin	Simmons	Yes
Richardson and Sinclair	Scott	Sinclair	Yes
Christie and Hood	Bill	Tatt	Yes
CPS Thomas Ballhausen Irvine Pty Ltd	Wesley	Thomas	
Nutrien Livestock	Peter	Thomas	Yes
Carter Lindsay Weber	Matthew	Weber	Yes
Christie and Hood	Timothy	Wiggins	
Local Land Services - Dubbo based Biosecurity Officer	Aaron	Wood	Yes

**Marg Smith attended on behalf of C Olsen Agencies*

DUBBO REGIONAL LIVESTOCK MARKETS

Dubbo Regional Council

Title	Invitee		Attended
Mayor	Ben	Shields	
Deputy Mayor	Stephen	Lawrence	
Councillor	Jane	Diffey	Yes
Councillor	Vicki	Etheridge	
Councillor	David	Grant	
Councillor	Dayne	Gumley	
Councillor	Greg	Mohr	
Councillor	Kevin	Parker	Yes
Councillor	John	Ryan	
CEO	Michael	McMahon	Yes
Director Culture and Economy	Natasha	Comber	Yes
Manager Dubbo Regional Livestock Markets	Ross	McCarthy	Yes
Executive Officer Culture and Economy	Zara	Jom	Yes

Presenters/facilitator

Organisation	Invitee		Attended
Barnson	Kirk	Gleeson	Yes
Stocklive Pty Ltd	Libby	Hufton	Yes
WRI CEO	Kathy	Woolley	Yes
WRI Administration officer	Heather	Waters	Yes

FUTURE PLANNING WORKSHOP

Workshop agenda

Agenda
Dubbo Regional
Livestock Markets -
future planning workshop

21 July 2020
9.00 -11.00 am

8.30 – 8.45 – Registration

9.00 Welcome – Dubbo Regional Council

9.05 – 9.15 Purpose of the Workshop - WRI

9.15– 9.25 Design for new facilities

9.25 – 9.35 Livestreaming sales

9.35 – 9.45 Coffee/tea break

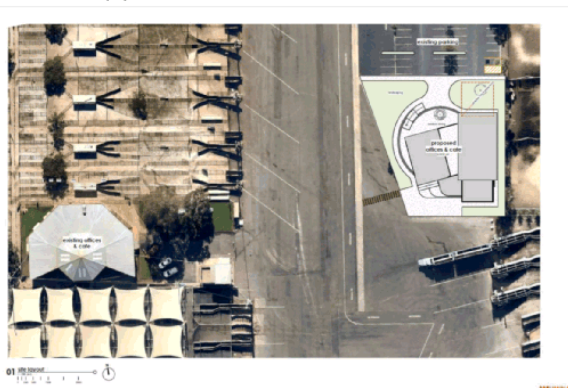
9.45 – 10.45 Future planning workshop

10.45 -11.00 – Summary and next steps



Summary of the presentation on the new facilities – Presented by Kirk Gleeson Barnson

- Preliminary designs only at this stage
- Originally looked at rebuilding on current foot print
- Seeking feedback from stakeholders – interest in taking tenancy in the new facilities to be established
- Has DSSA office space, Dubbo Regional Livestock Markets staff space, café, outdoors landscape areas, outdoor dining areas, staff kitchen facilities, amenities, Meat and Livestock Association office, meeting areas
- The central location allows for future expansion of the facility
- Current facility to be demolished and in time allow for extra parking and may allow for additional sheep yards.



DUBBO REGIONAL LIVESTOCK MARKETS

Summary of presentation of livestreaming sales – Presented by Libby Hufton Stocklive

- Registered bidders participate in sales in real time
- An online catalogue is created for each sale - includes images of stock online
- All bidders are confirmed by agents as agreeing to accept an invoice from the saleyards
- Agents review bidder lists to ensure all are approved
- Online sales work in conjunction with ongoing sales at saleyards
- Opens up market of potential buyers
- Allows more flexibility / exposure – particularly with COVID-19 restrictions
- Presenter advised Wi-Fi access on site tested and works well
- Stakeholders interested in cost of the services

Industry outlook

WRI provided a brief industry outlook with key points being:

- Meat Livestock Association¹ predicts the future market to be impacted by:
 - Low stock levels for an estimated further 2 years which will continue to impact the prices saleyards will achieve from stock sales
 - Store cattle prices will be driven by local demand
 - Finished cattle prices expected to be high
 - Sheep levels are at the lowest in over a century at an estimate 63.5 million head nationally
 - Impact of drought and fires continuing to impact on the sector
 - Asian Swine Flu may drive demand for other meats



Dubbo Regional Livestock Markets contributes an estimated \$75.6M to the region's economy and creates 320 full time equivalent jobs.²

¹ <https://www.mla.com.au/>

² Supplied by Dubbo Regional Council

FUTURE PLANNING WORKSHOP

A summary of the facility upgrades over the past 5 years was provided with infrastructure improvements of a cost of \$13.85M for major projects being completed including:

- 2020 - \$1.6m truck wash
- 2019 - \$750K additional shade sails in cattle yards
- 2018-19 - \$100K fencing and grid upgrades
- 2018 - \$300K workshop
- 2017 - \$6.6M cattle yards
- 2015- \$4.5M sheep yards

In addition, Council has developed the concept plans for an entry upgrade valued at \$8M.

Potential impact of online sales solutions

Farm Online National³ reported in April 2020 that in one week in April 2020, 30% of stock lots were purchased online.

One software vendor advertises they have 50,000 buyers registered.

Vendors have identified a significant increase in online sales activities in 2020, largely attributed to reactions to saleyards access limitations arising from COVID-19 restrictions.

Online sales tools have been concentrated in on site stud farm sales previously.

The Regional Livestock Exchange announced in March 2020 it will roll out an online sales tool across all of its sites.⁴

The industry is seeing more people selling online via various services and this is particularly evident in the store sale space.

³ <https://www.farmonline.com.au/story/6730416/online-store-sales-ramp-up-heralding-new-era-for-cattle-market/>

⁴ <https://www.theland.com.au/story/6695100/studs-turn-to-online-sales-amid-covid-19-restrictions/>

DUBBO REGIONAL LIVESTOCK MARKETS

Issues raised by stakeholders

To contribute to future planning for the Dubbo Regional Livestock Markets, three key questions were posed for stakeholders to consider:

- What works well now
- What could be improved
- What other sites have features that should be considered in future developments

The following tables reflect the issues raised by the stakeholders present at the workshop responding to these three questions.

Design for new facilities

Barnson presented concept drawings for the redevelopment of office accommodation, café and amenities. Key issues raised by participants were:

Issue	Comments
Office space for individual agents	<ul style="list-style-type: none"> • Design can be expanded • Costs to add to the design and rental agreements would need to be identified • Agents interested in renting space to advise
Future of the existing Octagon area	<ul style="list-style-type: none"> • Question of what will happen to the existing facilities – staff advised will be demolished
Technology on site	<ul style="list-style-type: none"> • Need for high level access to technical solutions for all uses at the site • Council has installed Wi-Fi at the site
Should be planning for site use over the next 20 years	<ul style="list-style-type: none"> • Identification that longer range planning is needed to ensure the Markets continue that considers future impacts (e.g. online sales) and market conditions • Site master plan to be considered to communicate priorities • Internal business strategy considers future growth and strategy

FUTURE PLANNING WORKSHOP

What works well

Issue	Comments
Acknowledgement of past developments and that future developments will need to be staged over time	<ul style="list-style-type: none"> Affordability of works have to be considered Identification that works on the site are self-funding from revenue raised from sales Acknowledgment that Council has secured funding for works and has matched/contributed funding for major projects over a number of years
Agents, buyers and sellers working well with the Council	<ul style="list-style-type: none"> Continued co-operation and collaboration essential for ongoing sustainability
Council ownership	<ul style="list-style-type: none"> Works well Continue as Council owned preferred by stakeholders Council identified that the current intent is to retain ownership
Remain adaptive to current market conditions	<ul style="list-style-type: none"> Need to continue to plan sales in response to market conditions – e.g. stock availability
Sales across pens works well	<ul style="list-style-type: none"> Ring selling not to be considered
Rivalry amongst agents is a strength	<ul style="list-style-type: none"> Separate stores sales have worked for 40 years Comments that it is necessary for agents to work together
Store agents have different role to those selling fat stock	<ul style="list-style-type: none"> Various agents have different views on sales structures and market impacts
Agents advertising sales	<ul style="list-style-type: none"> Promotion helps to maintain the awareness of the Dubbo Regional Livestock Markets
Location	<ul style="list-style-type: none"> Half way between Melbourne and Brisbane is a benefit 2 seasons Situation in industrial estate is good with low impact on neighbours
Is an effective price centre and creates demand	

DUBBO REGIONAL LIVESTOCK MARKETS

What could be improved

Issue	Comments
Technology upgrades	<ul style="list-style-type: none"> • Required now – details needed to define needs in addition to what has already been provided • Some issues with the hardware agents chose and its ability to connect to the infrastructure Council installed had occurred in the past • Review by Stocklive as part of site tour tested technology for suitability - indicated good coverage and was adequate to run sales software across the site
Northern side cattle yards – flow of stock on and off exit at 646	<ul style="list-style-type: none"> • Review required – short term need
Management of yards in wet weather	<ul style="list-style-type: none"> • Review required on identified spots – site inspections suggested • In 2017 \$6.6M upgrade to cattle facility including undercover drafting areas
Sheep yards – more improvements needed	<ul style="list-style-type: none"> • Agents doing “lots of work” to manage area at present • \$4.5M upgrade / expansion to sheep facility completed 2015
Reporting maintenance issues to Council	<ul style="list-style-type: none"> • Users to report maintenance issues to Council as they arise • Sale report weekly • Regular walkthroughs to inspect facilities
Reinstate advisory committee	<ul style="list-style-type: none"> • Committee was disbanded when Council was in administration following merger • Council has determined not to continue with committees • There had been a small number participating in the Committee when it was in place • Committee role in advising on options for future planning suggested • Needs commitment and attendance from stakeholders to be successful • Include financial information in reporting to Committee – showing re-investment by Council in the facilities
Animal Welfare	<ul style="list-style-type: none"> • Portable troughs already provided by Council • Agents responsible to ensure accessible water is provided for all animals, including calves
Current maintenance issues raised	<ul style="list-style-type: none"> • Southern crush • Cattle yard latches • Drain in sheep yards
Over drawing	<ul style="list-style-type: none"> • DSSA is responsible for the draw • This is an issue for DSSA and agents to address

FUTURE PLANNING WORKSHOP

Management of export stock	<ul style="list-style-type: none"> • Providence of stock • Costs of managing this issue raised • Risk of not managing to export sales raised as an issue
----------------------------	---

What could be added that works at other sites

Issue	Comments
Transit stock and related charges	<ul style="list-style-type: none"> • Council wrote to agents that there would be charges for transit stock in 2016 • Council determined subsequent to the letter not to charge following feedback- councils are required to revisit all fees and charges every year and exhibit them for comment so issue can be reviewed – fees can not be charged unless have been advertised and formally adopted by the elected representatives • Currently no charges in 2020-21 Fees and Charges for transit stock • General consensus that it is time to reassess and implement charges and rules for managing stock in transit – including: <ul style="list-style-type: none"> ○ how to manage those using the site when not actually selling stock at the most recent/next sale ○ stock over staying time limits after sales have occurred ○ use of yards to offload stock to break journeys to other locations when not planning on selling at the next sale • There are issues for Council not knowing what stock is on site, where stock has come from and who is removing stock • Support for transit charges being introduced was noted
Store sales	<ul style="list-style-type: none"> • Two combined agent store sales held recently discussed • Impact of stock available for sale and reputational issues of having insufficient stock levels was raised • Split support for combined store sales versus leaving as has been in past with multiple sales • One agent has taken store sales to Dunedoo (following cancellation/combination of store sales) – identified that Dubbo's limitations arising for COVID-19 regarding persons on site at sales contributed to the move – acknowledged there were restrictions at Dunedoo saleyards with police enforcing on site attendance • Agents have built their reputation and the reputation of the Dubbo Regional Livestock Markets on the back of quality store sales

DUBBO REGIONAL LIVESTOCK MARKETS

	<ul style="list-style-type: none">• Council to consider different views of impacts on reputation and licence agreements to determine frequency and arrangements for store sales• One agent identified the ongoing future of the store sales and the Dubbo Regional Livestock Markets is contingent on the agents all working together and combining to hold one store sale so there is sufficient stock at each sale to continue to have the Markets recognised as a leading saleyards in NSW.
Individual sheep scanning	<ul style="list-style-type: none">• Consider in future planning if electronic tags are legislated in NSW
Pre sale weighing	<ul style="list-style-type: none">• DSSA input needed to determine need for pre-sale weighing or continue with post weighing

FUTURE PLANNING WORKSHOP

Recommendations

1. **Advisory Committee/Panel**
 - a. Council to consider reinstating the committee or stakeholder advisory panel
 - b. Use committee/panel as way to involve key stakeholders in future planning of the site and services
 - c. If reinstated, review attendance and outcomes from committee/panel in 12 months to ensure is adding value

2. **New facilities**
 - a. Council to run an Expression of Interest process to assess level of agent interest in renting space in the new facility, how much space each agent would require and rental payment level they would be willing to pay so Council can assess cost implications of expanding the design
 - b. Council to assess the increase in floor space re capital costs to build the expanded facility
 - c. Council to provide feedback to agents interested in renting on the level of rental charges that would be expected if the facility was expanded to accommodate all who responded to the Expression of Interest process
 - d. Council to undertake a risk assessment if those expressing interest don't take up the space created for them in the new facility but the facility was expanded to accommodate them – possibly consider rental agreements pre build

3. **Ongoing site maintenance management**
 - a. Management of yards in wet weather – discussion between DSSA President and Dubbo Regional Livestock Markets Manager to establish issues
 - b. DSSA and Council to set up process for users and agents to report maintenance issues **as they arise** to DSSA to compile a list of maintenance issues – DSSA to note name and contact so comments can be followed up / clarified
 - c. DSSA President and Dubbo Regional Livestock Markets Manger to meet on monthly (unless urgent) basis to discuss maintenance issues raised by agents and users and do site walkthrough
 - d. Dubbo Regional Livestock Markets Manager to provide a monthly running table of maintenance works to DSSA
 - e. Dubbo Regional Livestock Markets Manger to determine where works are capital rather than maintenance works and consider capital items in budgeting processes
 - f. Council to provide advice on Wi-Fi capability to DSSA and identify if there are any limitations for DSSA operations in current services provided relating to the communications service

DUBBO REGIONAL LIVESTOCK MARKETS

4. Store sales

- a. Council to give consideration to concerns raised by multiple agents and DRLM Management regarding small store sale numbers and cancellations. These considerations should note that few stakeholders strongly oppose any joining of store sales dates while other strongly support joined sales dates.
- b. DSSA and Council to encourage all agents to return all sales to Dubbo Regional Livestock Markets to assist with keeping stock numbers high
- c. Dubbo Regional Livestock Markets Manager to provide a report to Council on current process of store sales and make recommendations for future management of stores sales
- d. DRLM Management to detail in report to Council a two stage strategy for store sales frequency:
 - i. The first stage while stock levels are rebuilding
 - ii. The second stage for when stock levels are back to typical levels

5. Transit stock

- a. Council to implement charging for all transit stock left on site - transit stock to be considered as **any** stock left on site, including:
 - i. stock passed in at a Dubbo sale
 - ii. stock not being sold at a Dubbo sale but using yards or other areas on site
- b. Council to review processes for managing transit stock and for how to ensure that removal of transit stock from site is by the appropriate persons
- c. Council to amend 2020-21 Fees and Charges adding transit fees and advertise and adopt changes as required under the Local Government Act
- d. Council to implement charging regime as a priority once fees established

6. Operational review

Manager Dubbo Regional Livestock Markets to consider the issues raised in the stakeholder comments on future operational planning purposes, including costing the resources and facilities needed, and include in the report to Council a review of:

- a. Individual sheep scanning
- b. Pre sale weighing
- c. Northern side cattle yards – flow of stock on and off exit at 646
- d. Management of yards in wet weather
- e. Drain in sheep yards
- f. Water troughs – particularly for calves (Dubbo Regional Livestock Markets Manager to follow up with DSSA as troughs are available for agents to use already)
- g. Southern crush
- h. Cattle yard latches
- i. Follow up with Roger Fletcher re issues relating to providence and management of export bound stock

FUTURE PLANNING WORKSHOP

7. Online selling feedback

- a. Consideration of online sales in COVID impacted times where limitations of who can come on site to be undertaken
- b. DSSA to provide formal advice to Council with regard to integration of online selling
- c. Council to consider any future investment required to facilitate online integration of an online sales service

8. **Long term planning** – update strategic plans for the Dubbo Regional Livestock Markets to cover a 20 year horizon

DUBBO REGIONAL LIVESTOCK MARKETS

CAPABILITY

Ms Kathy Woolley – Chief Executive Officer

GAICD, MIA, Change Management Qualification (AGSM), BComm Economics with merit (UWO), Public Participation Certificate (IAP²), Certificate IV Workplace training and assessment (TAFE)

Kathy joined the WRI team in February 2018 having previously worked on a variety of boards and senior management roles across sectors including media, health, education, regional development, government, event management, research and sales.

For a number of years Kathy also ran a consultancy specialising in services for not for profit entities, focusing on best practice techniques in management and governance.

With formal qualifications in change management, company directorship, community engagement, economics and training, and well developed skills in human resources, information technology, finance and economic development, Kathy offers a unique skill set to assist with most business needs.

She worked for 16 years in local government across three regional councils in NSW. Kathy held positions at the General Manager/Director level during these placements and had responsibility for finance, information technology, corporate strategic planning, economic development and tourism, communications and community engagement, internal audit, human resources, insurance, governance, legal services and management of property portfolios.

Kathy is a member of the Australian Institute of Internal Auditors and has developed internal audit and process improvement frameworks for a number of organisations.

Mr Chris Mullen – Research Officer

BEcon (UNE)

Chris is an Economics graduate from the University of New England and is currently undertaking a Master of Economics course. Chris has a great interest and passion for macroeconomics and microeconomics, policy analysis and regional development economics. Throughout his undergraduate degree Chris has gained skills in benefit cost analysis, business statistics and economic modelling. Having grown up on a property on the mid-north coast, Chris has a strong understanding of life in regional Australia and the issues rural communities face.

Ms Dale Curran – Executive Officer

BA (ANU)

Dale is responsible for all administrative processes at WRI including executive support, finance maintenance of policies. She also works on research tasks and in particular in the community consultation projects. Dale has worked in a variety of roles at WRI including Fieldwork Supervisor and Research Assistant. As a result, she provides a strong understanding of research processes to her variety of roles. Dale brings a high level of organisational skill and efficiency to her role as Executive Officer.

Ms Heather Waters - Administration Officer

Certificate III – Business (Australian College of Commerce and Management)

Heather brings strong skills in customer service from her experience working in the retail industry. Heather is passionate about building strong rural communities.



133 Piper Street BATHURST NSW 2795 ABN: 76 090 089 991
M | P O Box 9374 BATHURST NSW 2795 P | 02 6333 4000 E | team@wri.org.au

www.wri.org.au



DUBBO REGIONAL
COUNCIL

REPORT: Dedication of Roads, Bodangora - Wellington North Solar Farm

AUTHOR: Property Development Officer
REPORT DATE: 9 August 2020
TRIM REFERENCE: ID20/1017

EXECUTIVE SUMMARY

In 2018, AGL Pty Ltd, the original developer of the Wellington North Solar Farm at Bodangora, commenced discussions with Council for the closure and disposal of two road reserves which traversed their development site.

Council at its meeting held on 14 May 2018 considered a report in respect of a proposed road closure of unformed road off Cobbora Road North of Wellington and resolved:

- “1. That Council consent to an application being made by the owner of Lot 82 in DP 2987 (Anthony Inder) to close the road corridor adjoining the western boundary of this lot; and to close the road corridor adjoining the southern boundary of Lot 78 in DP 2987 for purpose of providing a site to establish a solar farm project.*
- 2. That Council note the closure of these two (2) roads is to be part of a proposal to consolidate Lots 77 to 82 in DP 2987 and the applicant proposes to lodge a Subdivision Application to include the creation of a Right of Way through the consolidated parcel and Lot 76 in DP 2987 to ensure legal access to Cobbora Road for both the proposed consolidated parcel and the residue holding east of the consolidated parcel.*
- 3. That it be noted that Council may be requested to approve solar farm construction works over the subject roads under Section 138 of the Roads Act, should the road closure and land disposal process take longer than the proposed commencement date of the solar farm construction.*
- 4. That any necessary documents be executed under the Chief Executive Officer’s Power of Attorney.”*

This resolution supported Council’s closure and disposal of the road reserves for the solar farm as proposed by AGL.

AGL’s Wellington North Solar Farm has now been sold to Lightsource BP (a subsidiary of British Petroleum Pty Ltd), and Lightsource BP have re-confirmed their requirement for the road reserves.

Lightsource BP’s immediate concern is that they gain Council’s formal consent for the use and development of the roads reserves. They require this to achieve their State Significant Development (SSD) approval from the NSW Department of Planning. The closure and disposal of the road reserves to them can be undertaken at a later date.

The legal status of the road reserves as historic 'private' roads prevents Council's consent being provided until such time as the road reserves are formally dedicated to the public as council public roads.

Council may dedicate the road reserves as council public roads pursuant to *'Roads Act 1993 Division 2 Resolution of doubts concerning status of certain roads'* (Clauses 16 and 17), following the giving of notice (28 days) to the current proprietor, no objection being received from them, and a notice being published in the NSW Government Gazette dedicating the land to the public as a road. The current proprietor is understood to be ANZ Bank (historically the Bank of Australasia).

Herein, it is recommended that the notification and dedication of the road reserves as Council Public Roads is undertaken by Council, and if no objection is received, that Council consents to Wellington North Solar Farms use and development of the future council public road reserves.

FINANCIAL IMPLICATIONS

All costs in relation to the road dedication and road closure process, including Council staff time, will be recovered from the applicant.

Upon the road being closed and vested in Council, the subject land be sold to the operator of the solar farm.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

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

Alex Noad

Property Development Officer

BACKGROUND

Wellington North Solar Farm (WNSF) is located 5km north of Wellington. It is a State Significant Development (SSD), currently under modified development assessment by the NSW Department of Planning. It is shown in **Figure 1** below in relation to surrounding state significant developments.

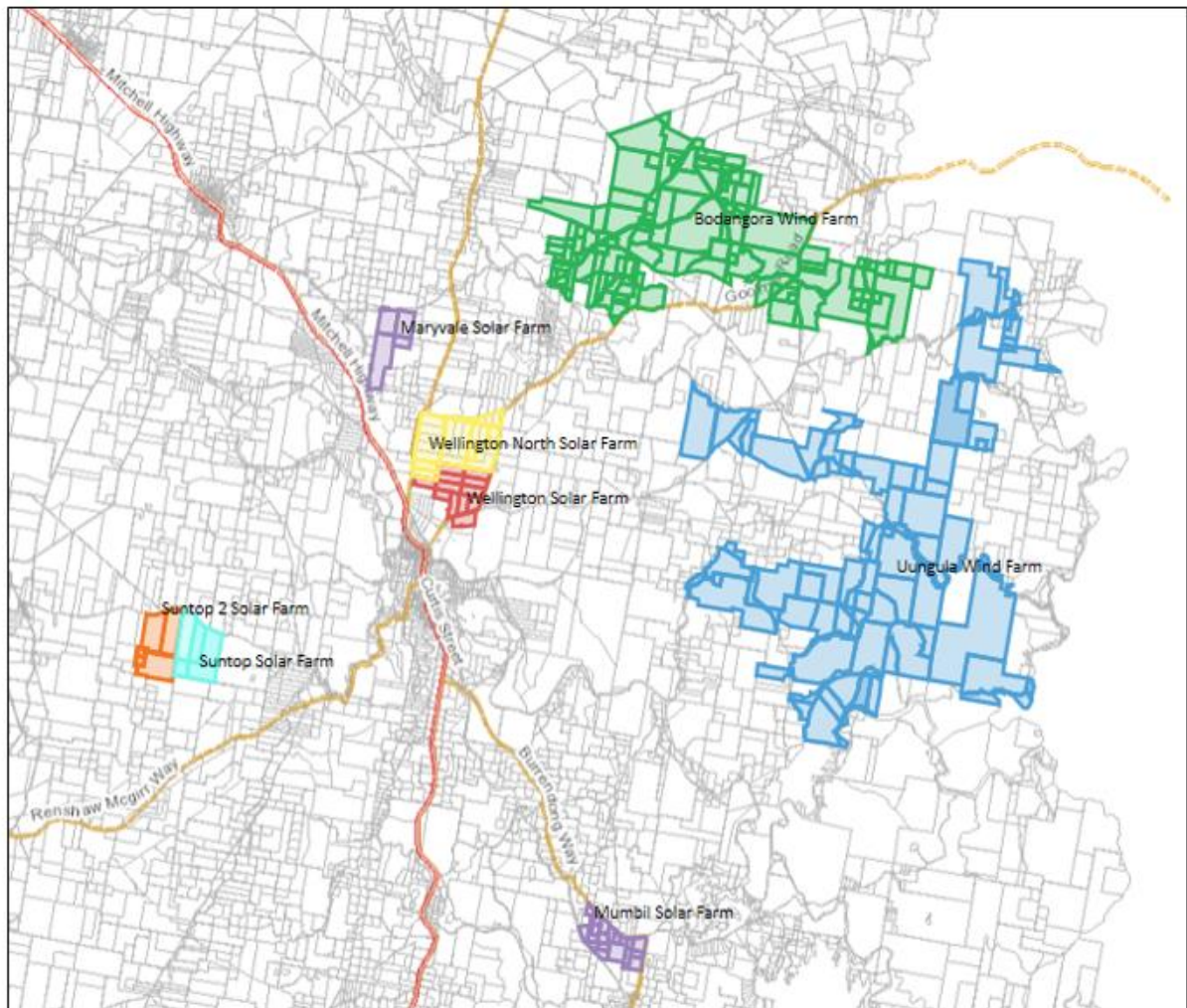


Figure 1: Locality Map showing Wellington North Solar Farm (originally AGL, now Lightsource BP) highlighted in yellow, adjoining Wellington Solar Farm (Lightsource BP).

REPORT

In 2018, AGL Pty Ltd, the original developer of the Wellington North Solar Farm (WNSF), commenced discussions with Council for the closure and disposal of two road reserves which traverse their development site. The site and the subject road reserves are shown in **Figures 2 and 3** below.

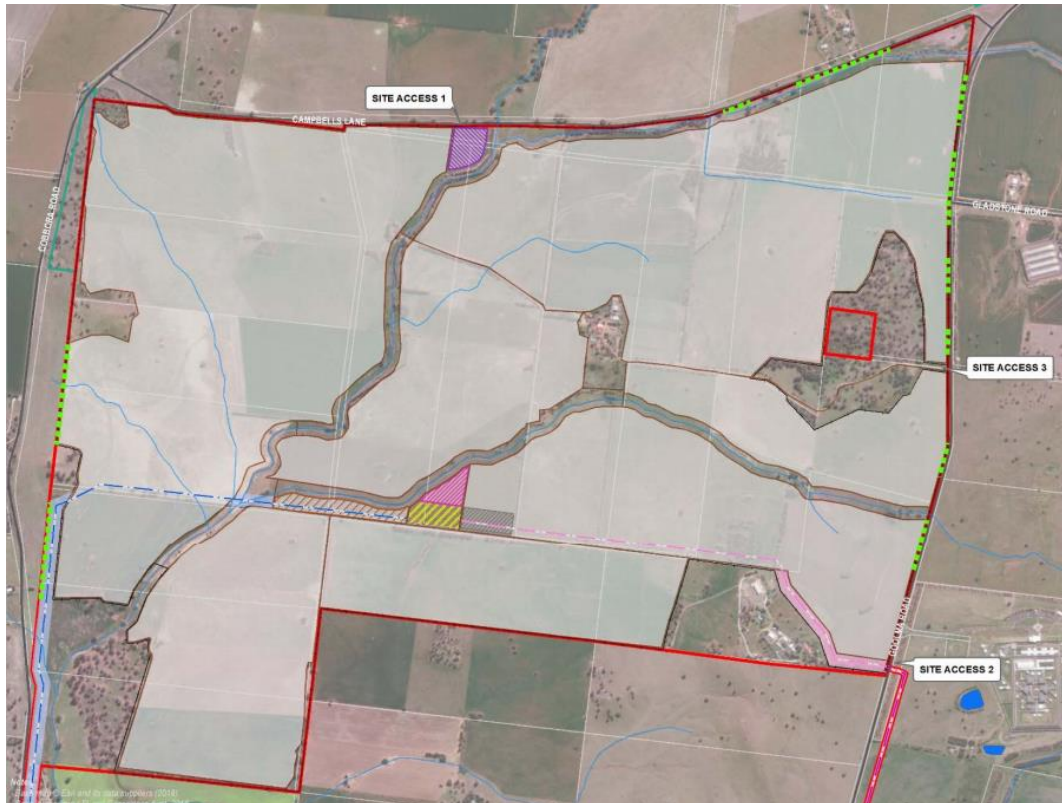


Figure 2: Wellington North Solar Farm – Indicative Layout

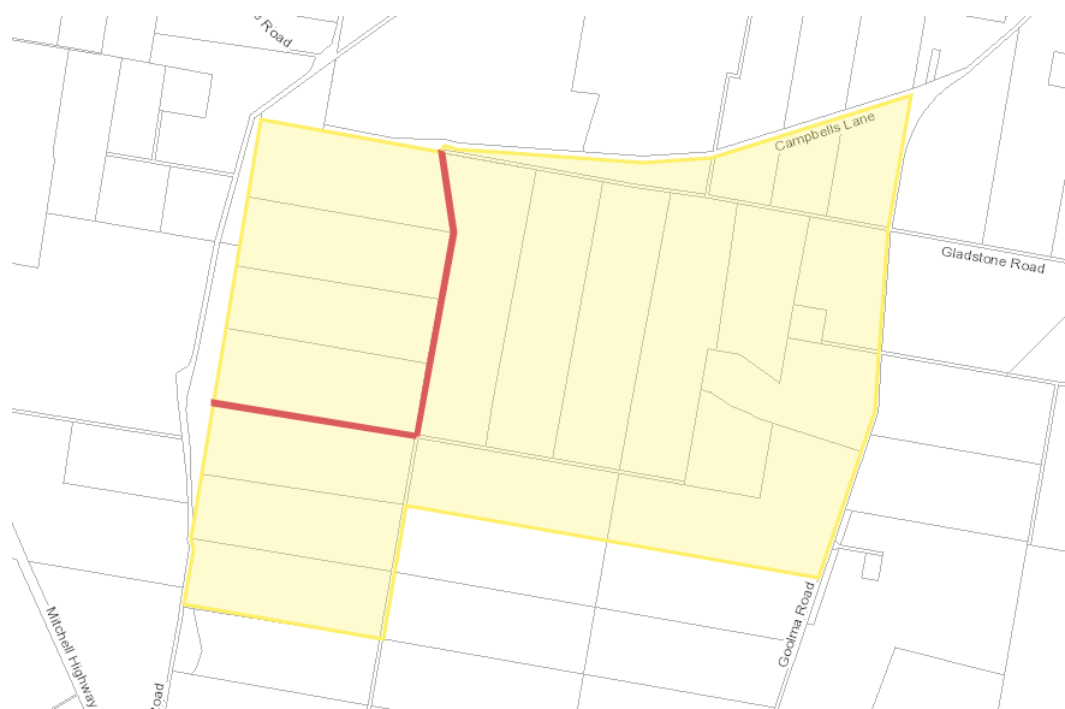


Figure 3: Subject 'Private' Road reserves outlines in red – Intended to be dedicated to the public as Council Public Road.

As originally proposed, the closure and disposal of the road reserves was to be to Mr Anthony and Penelope Inder, the owners of the farm on which the solar farm would be placed, for their subsequent sale and transfer to AGL Pty Ltd with Inder's property in due course.

Council at its meeting held on 14 May 2018 considered a report in respect of a proposed road closure of unformed road off Cobbora Road North of Wellington and resolved:

- "1. That Council consent to an application being made by the owner of Lot 82 in DP 2987 (Anthony Inder) to close the road corridor adjoining the western boundary of this lot; and to close the road corridor adjoining the southern boundary of Lot 78 in DP 2987 for purpose of providing a site to establish a solar farm project.*
- 2. That Council note the closure of these two (2) roads is to be part of a proposal to consolidate Lots 77 to 82 in DP 2987 and the applicant proposes to lodge a Subdivision Application to include the creation of a Right of Way through the consolidated parcel and Lot 76 in DP 2987 to ensure legal access to Cobbora Road for both the proposed consolidated parcel and the residue holding east of the consolidated parcel.*
- 3. That it be noted that Council may be requested to approve solar farm construction works over the subject roads under Section 138 of the Roads Act, should the road closure and land disposal process take longer than the proposed commencement date of the solar farm construction.*
- 4. That any necessary documents be executed under the Chief Executive Officer's Power of Attorney."*

AGL's Wellington North Solar Farm has now been sold to Lightsource BP (a subsidiary of British Petroleum Pty Ltd), and Lightsource BP have re-confirmed their requirement for the road reserves and Councils consent to be provided.

Lightsource BP's immediate concern is that they require Council's formal consent for the use and development of the roads reserves. They require this to achieve their State Significant Development (SSD) approval from the NSW Department of Planning. The closure and disposal of the road reserves to them can be undertaken in due course.

However, further investigation of the status of the road reserves has revealed that the roads are not Council's rather they are 'private' roads that were provided for in subdivision (Deposited Plan 2987) registered circa 1887. In such scenarios road reserves are comprised as residue in the subdivided certificate of title and remain in the name of the original subdivider, the Bank of Australasia. This is now understood to be the ANZ Bank.

Having established the legal status of the road reserves as 'private' roads, Council cannot grant consent to Lightsource BP for their use and development of the road reserves, until the road reserves are formally dedicated to the public as roads (council public roads).

Council may dedicate the road reserves as Council public roads pursuant to *'Roads Act 1993 Division 2 Resolution of doubts concerning status of certain roads'*, which provides for such scenarios. Council may do this following the giving of notice (28 days) to the current proprietor (Clause. 17), no objection being received, and a Gazette Notice being published in the NSW Government Gazette to dedicate the land as public road.

The effect of the dedication is that all private interests in the land would be extinguished and that Council would acquire a public road. Pursuant to *Clause 16(4)* of the *Roads Act* no compensation is payable to any person with respect to any loss or damage arising from such a dedication.

In this matter, it is appropriate for Council to pursue the dedication of the 'private' road reserves to the public as roads (council public roads), because it will enable council to fulfil its agreement with the developers of WNSF as previously resolved, and provide greater certainty for their closure and subsequent disposal to the solar farm in the future.

SUMMARY

Upon investigation, the legal status of the two road reserves required by the WNSF have been determined to be historic 'private' road reserves, for which the current proprietor is the ANZ Bank.

Accordingly, it is recommended that subject 'private' road reserves are dedicated to the public as roads (council public roads), pursuant to the relevant requirements of the *Roads Act 1993*, Division 2, Clauses 16 and 17.

Provided there is no objection from the current proprietor, dedicating the land to the public as roads will ensure that Council can fulfil its agreements with the developer to date, and provide greater certainty for the closure and disposal of the roads in the future.