

**MINUTES OF THE DUNEDOO COMMUNITY CONSULTATION MEETING HELD IN  
THE JUBILEE HALL ON MONDAY  
3 APRIL 2023 COMMENCING AT 5.30PM.**

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**PRESENT:** Cr Ambrose Doolan (Mayor), Cr Aniello Iannuzzi (Deputy Mayor), Cr Dale Hogden, Cr Carlton Kopke, Cr Jason Newton, Cr Zoe Holcombe, Roger Bailey (General Manager, GM), Lindsay Mason (Director Corporate and Community Services DCCS), Gary Murphy (Director Technical Services), Leeanne Ryan (Director Environment & Development Services), Ngaire Stevens (Manager Community Services MCC), Joanne Hadfield (Minutes), Georgia Shephard, Linden Ewin, David Brennan, Peter Colley, John Horne, Peter Colley, Belinda Fergusson, Winsome Rowbotham, Amy Large, David Bowman Wendy Hill, Emma Bowman, Ann Bowman, John Martin, Warren Bull, Jacqui Yeo, Stephen Yeo, Dianne Large, Alan Stanford, Julie Stanford, Julie Rowbotham, Pat Upston, Angela Copeland, David Copeland, Colin Dorman, Evelyn Finch, Margaret Yeo, Janette Johnston, Lloyd Graham, Mark Gallagher, David Smith, Cathy Gallagher, Ronald Bowman, and Glenn Chapman

**APOLOGIES:** Cr Kodi Brady, Cr Kathryn Rindfleish, Cr Denis Todd, Sue Stoddart

**INTRODUCTION:**

Cr Ambrose Doolan welcomed attendees to the meeting and thanked them for attending the meeting. Cr Doolan introduced the councillors in attendance, General Manager (GM), Director Corporate and Community Services (DCCS), Director Technical Services (DTS, Director Environment & Development Services (DEDS) and the Minute Taker and outlined how the meeting will be run.

Cr Doolan also advised the attendees of the meeting, the ABC was filming it, and if they did not want to be featured to speak directly to the ABC reporter.

**COUNCIL UPDATES AND INFORMATION**

**Agenda Item 17 Three Rivers Regional Retirement Village (TRRRC)**

The General Manager addressed the meeting advising that all legal action for the TRRRC project has now been settled with the contact with Boulos Constructions Pty Ltd terminated under the contact provisions 'for convenience'.

Discussions have been held with the Federal and State Governments – Dunedoo Renewal Project and they have agreed to provide funding to the amount of \$5.6 million which includes the balance of the original fund to build a maximum of 6 independent aged living units elsewhere in Dunedoo,

GM opened the meeting to questions and the following were asked and answered.

- Any compensation? *No comment can be given due to the terms of the settlement*
- What is the old site to be used for? *Possibly used for REZ, Energy Co*
- Moving of units, who made that decision. *Funding body made the decision, will form part of the funding deed.*
- What site is proposed for the new units? *No site selected as yet*
- Will there be consultation with the community? *Community wants greater input and participation. Mayor advised that there will be consultation with the community when it gets further into the process and before decision is made and any agreements signed.*
- Who is the governing body so that the community can approach them? *Department of Regional NSW.*

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- Instead of 24 units we are only going to get six? *Six will be the maximum at this stage.*
- How is the funding to be spent? *Will contribute to the demolition and rectifying of the current site. Cost estimated to be around \$1 million plus the building of the new units and possibly other projects*
- Who will be in charge of the old site and its prospective re development? *Public works will be in charge of the site and be the Project Manager. Council is required to own the land for 10 years, there is approximately 3 years to go.*
- How much is left over from the original funding? *Approximately 3.8million.*
- Change of Government – Any impact? – *Not at this stage*
- Demolition – how long before it begins? *Funding deed needs to be signed, no time to begin demolition determined. EOI will possibly be issued for materials at the site to be used by the community.*
- How do we trust council after this debacle? *Have a different team, we are doing our best. We are trying to work with Energy Co to ensure they leave a legacy for the community.*
- Queried Zoning around the town to allow potential subdivision? *Council has put a proposal to the Department of Planning and they will consult with the other state agencies.*
- Do you have a plan B? *Multiple organisations are being spoken to. We are working towards the Renewable Energy Zone and those associated with it.*

Mayors Comment – We can now move forward with the court case being finalised. In regard to the \$5.6 million, the State and Federal Government were originally going to walk away from it. Agencies were canvassed heavily by GM and his staff to keep the funding. The agencies do not want to be involved with that site at all except for giving some of the funding to remediate the TRRRC site. The site proposal with Energy Co to build manager's residences which can be use by the community in the future for independent living. Energy Co will be seeking indications from the community for the providers to improve social licence. It will be a huge challenge for the community over the next ten years.

## **COMMUNITY MATTERS**

### **1. NDIS/Aged Care (Georgia Shephard)**

MCC addressed Ms Shepard's comments on community members missing out on essential services because there is a lack of awareness of NDIS processes and supports. Warrumbungle Community Care (WCC) has a popup office in Dunedoo every fortnight where community members can drop in and get information. WCC has also held expos in the past, with the next one being on 7 September 2023 which brings NDIS and providers together to provide information to the community. Also an information centre was recently held in the Dunedoo Library.

### **2. NDIS, Health & Disability Services (Georgina Shephard)**

MCC addressed Ms Shephard question on opportunities to reduce unemployment rates in our electorate. Request for council to coordinate information sessions to enable jobseekers, support services and clients to establish and build stronger networks that can enhance support for NDIS, Aged Care and other eligible residents in our communities advising that Council would reach out and invite more providers to promote employment opportunities in the area. MCCS also

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advised that Council is actively seeking casual support workers across the Shire in WCC.

GM asked Ms Shephard if her questions had been answered and she stated no.

Further information was provided by Ms Shephard and it is noted that her husband is on the NDIS program and they are unable to access a support worker to assist with his needs.

**ACTION:** MCC to speak with Ms Shephard after the meeting to see what assistance we may be able to provide regarding services.

**3. Dunedoo Swimming Pool Blankets (Linda Ewin)**

Linda Ewin advised meeting that Dunedoo swimming pool blankets not being used due to council's inability to organise someone to take them off in the mornings.

DTS advised that there is a lack of staffing across all 6 pools and acknowledges it is not an ideal service level.

Linda Ewin asked if early swimmers could volunteer to remove pool blankets and if this could be put in place for the next pool season.

**ACTION:** DTS to investigate WHS implications if members of the public were to remove the pool blankets.

**4. Brooklyn Road Dunedoo (David Brennan)**

Mr Brennan addressed the meeting advising that Brooklyn Road has been closed for over 12 months, he has not been able to move stock and has been quarantined on the property. Has lost a staff member due to isolation and not being able to get off property. Mr Brennan is asking for access to get in and out of his property.

DTS advised that some work was done last year in Nov 22 \$5,000 and in 21/22 council completed \$33,450 worth of work. Road is listed for flood restoration work to the value of \$190k, but it is yet to be approved.

**5. Cleaning at Jubilee Hall for Connect 5 Sessions (John Horne)**

Mr Horne addressed the meeting to advise that the hall has been absolutely filthy for all but one Connect 5 play session so far this year. Sessions occur fortnightly & booked months in advance. Despite multiple complaints from the staff who run the sessions & the parents who attend, the cleaning has not been getting done. It certainly isn't appealing to have our young ones in such an environment.

DTS acknowledged on going issues with the cleaning of all facilities in Dunedoo. Contactor has been struggling to get staff but has been put on notice if things do not improve. There has also been a breakdown in communications between Council office staff and cleaners regarding upcoming bookings. This has been addressed and we believe the cleaning of the facilities has improved.

**6. TRRRC Site (John Horne)**

Addressed in first item of minutes

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**7. Lewis Road (Peter Colley)**

Mr Colley addressed meeting stating that nothing had been done for 10 years. Fourth time he has brought it up at a community consultation meeting. When is something going to be done?

DTS advised that in the last financial year \$19,000 of road maintenance was undertaken on the road. Records show that it has had maintenance in 2016 and 2019. The road is scheduled for maintenance every 3 years. Eight hundred and seventy two metres of the road and \$13,700 worth of repairs has been identified in the flood restoration works which is yet to be approved by the funding body.

**8. Rates (Peter Colley)**

Agenda item not addressed – Mr Colley did not speak to it.

**9. CEP Funding for 2022 (Belinda Fergusson) –** Could Council please explain the distribution of CEP Funding.

DEDS advised that a report went to the Council meeting in May 2022. Members of the Economic and Tourism Committee which has representatives from each town across the Shire put forward ideas for each of their communities. The Mayor made the final decision as to who received funding. Council believes it to be a one off funding arrangement.

**10. TRRRC (Belinda Fergusson) –** What have been the total legal costs of the Retirement Village. Is it more than the \$1,808,000 as reported in Minutes from 19/20 to present?

GM advised legal and expert costs were approximately \$3 million.

**11. Repairs to Dunedoo Sewerage Works (Linden Ewin) –**

DTS advised that the aerator in system broke down and has been sent away for repair. A replacement has been installed whilst it is being fixed. The aerator's job is to delete the odour. If any smell is detected please contact Council.

**COUNCIL UPDATES AND INFORMATION**

**13. Budget**

The Director Corporate and Community Services provided an update on the 2023-24 Budget.

- Staff are currently preparing the draft operating plan and budget
- Council will meet on 20 April 2023 to adopt the draft operating plan and budget
- The draft operating plan and budget will then go on public exhibition for 28 days, whereby the public can make submissions
- The final 2023/24 budget will be put to Council for adoption on 30 May 2023.
- The 2023/24 budget is heavily focussed on natural disaster recovery works on Council roads

**Question:** Does Council rely on funding to undertake road repairs?

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DCCS advised that the operating budget allocates maintenance for roads from the General Funding. Capital works on roads come from grant funding.

**14. Renewable Energy Zones**

The Director Environment and Development Services provided an update on the Central West Orana Renewable Energy Zone (REZ). Council continues to review the many EIS's and documents that are presented by Dept of Planning and EnergyCo, and have been actively lodging submissions as required. We are also attending meetings with REZ developers as required to discuss their projects. We remain concerned with the potential effects cumulative impacts from the REZ will have on our communities. Council currently has a draft Renewable Energy Benefit Policy on public exhibition open for comments

**15. Inland Rail.**

The Director Environment and Development Services provided an update on the Inland Rail project. The project connects Melbourne to Brisbane, will be located approx. 8kms from Baradine, with approx. 42kms of the rail line located within WSC. We are part of the N2N section, or the Narramine to Narrabri section. This section has now been approved by the State Government, and it is expected construction will commence in 24/25.

**16. Road / Natural Disaster Claims**

The Director Technical Services provided an update on Roads and the Natural Disaster Claims. Key points being:

- 3 natural disasters declared in the last 18 months; November 2021, August 2022 and September 2022
- Largest natural disaster claim in the history of Warrumbungle Shire history currently in the order of \$12m with more to come
- Previous natural disaster claim was in the order of \$700,000
- Council typically spends \$6m a year on roads maintenance and \$6m on capital. The value of the restoration works is more than a full year's budget
- A specialist company has been engaged to log the over 1800 defects across the network and submit them to Transport for New South Wales for funding approval
- Originally 9 geographically distinct work packages were prepared and submitted
- Of these 8 have been approved.
- Council cannot carry out the restoration works until funding approval has been granted
- Council has been able to carry out emergency works to make safe and restore access
- It is important to note that funding is only available to restore the roads to pre-disaster condition. The funding does not allow to replace a causeway with a culvert for example or to re-sheet a road
- Determination of the damage caused by the August and September natural disaster is still in progress
- The restoration works must be completed by 30 June 2024

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- Council does not have the staff and resources to carry out all of the works at once so Council has resolved to prioritise the high order (highly trafficked) roads first
- Council will also be issuing 3 tenders in the amount of \$500,000 each in order to get the work done
- In addition to the restoration works, Council has also been granted \$866,000 for pothole repairs and a further \$4.59m for repairs which have to be spent by the end of February 2024
- Key message is there is a lot of work, a lot of funding but little resources, plant and staff to do the works.

**17. TRRRC**

Item addressed at beginning of meeting

**GENERAL BUSINESS**

**18. Lawson Park and Pineridge Road – Stephen Yeo**

Stephen advised the meeting that he has been communicating with Council via letters regarding the condition of the road. Advised that he had received a letter advising it would be fixed by 30 June 2024 and that is was unacceptable. Lawson Park Road has damage to asphalt and is dangerous. Needs sign posting immediately before an accident occurs and needs to be fixed urgently. Both these roads have a school bus on them

DTS advised that the road had been inspected by Council and it had 240 metres of flood damage and is listed on the restoration works awaiting funding approval. DTS also explained the resolution of Council to prioritise the road repairs. High order (regional) roads will be fixed first, if there is a lower priority road nearby which has been identified for repair, it will be fixed while the resources are in the area.

DTS noted the comments about Lawson Park Rd and will arrange for it to be inspected.

Cr Doolan closed the meeting and thanked everyone for their attendance.

**There being no further business, meeting was closed 7.26pm.**