

MINUTES OF THE DUNEDOO COMMUNITY CONSULTATION MEETING HELD IN DUNEDOO JUBILEE HALL ON MONDAY 15 APRIL 2024 COMMENCING AT 5:30PM

PRESENT: Cr Ambrose Doolan (Mayor), Cr Kathy Rindfleish (Deputy Mayor), Cr Jason Newton, Cr Dale Hogden, Cr Denis Todd, Roger Bailey (General Manager, GM), Lindsay Mason (Director Corporate and Community Services, DCCS), Leeanne Ryan (Director Environment and Development Services, DEDES), Nicole Benson (Director Technical Services, DTS), Amanda Wherrett (PA to DCCS, Minutes), Ken McCullough, Jacqui Yeo, Warren Bull, David Smith, Cathy Bowman, Gawain Bowman, Winsome Rowbotham, Julie Rowbotham, Anna Howard, Peter Colley, Anne Bowman, Evelyn Finch, Linden Ewin, Linda Ewin, Mark Gallagher, Cathy Gallagher, Peter Rothwell, Angela Copeland, D Copeland, Sally Plunkett, Stephen Yeo, Emma Bowman Sally Edwards, Amy Large, John Marks, L & S Graham, Sue Stoddart, Nick Durkim, D Campbell, Kathryn Johnston, Ross Barnett, Julie Hickson, Pam Bowman, Brian Bowman, Alan Matlowe, Ann Humphrey, Ken Westerman, and Louise Johnson.

APOLOGIES: Cr Aniello Iannuzzi, Cr Zoe Holcombe, Cr Carlton Kopke, Jim Bowman, Mandy Bowman, Kate Bowman and Brett Yeo.

INTRODUCTION

Mayor Ambrose Doolan welcomed attendees to the meeting and introduced the councillors, General Manager (GM), Director Corporate and Community Services (DCCS), Director Environment and Development Services (DEDES), Director Technical Services (DTS), and PA to DCCS (Minute Taker).

MINUTES OF PREVIOUS MEETING Tuesday 7 November 2023

Nil.

BUSINESS ARISING

Nil.

COMMUNITY MATTERS

Sharon Nott's agenda items 1, 2 and 3 were deferred to a later part of the meeting due to Sharon Nott's absence from the meeting.

4. Resurfacing of Dunedoo Lions park playground. (Dr Sally Plunkett)

Dr Plunkett described potholes in the Dunedoo Lions park playground surface that were of a safety concern to children playing there. Pictures of the potholes in the playground area were provided to Council.

DTS advised the Dunedoo Lions park playground is included in the Local Roads and Community Infrastructure program Phase Four, and is scheduled for completion next financial year 2024/25. DTS further advised that due to the safety concerns reported, she will assess the playground for possible repairs.

ACTION: DTS to assess the Dunedoo Lions Park for possible maintenance work on potholes in the playground surface.

5. Baby change table in the Dunedoo Lions park public toilet. (Dr Sally Plunkett)

Action: DTS will assess the Dunedoo Lions park public toilet block for possible location and viability for installation of a baby change table.

6. Timeframe for the weight limit restrictions on the Digilah Road bridge. (Steven Yeo)

DTS advised the timeframe of weight restrictions on the Digilah Road bridge will be ongoing due to the bridge being currently subject to a Level 2 bridge inspection regarding structural issues. Likely to follow the level 2 inspection will be a Level 3 bridge inspection which will include assessing the approaches to the bridge and the pedestal bearings.

7. Condition of the All Weather Road detour. (Steven Yeo)

DTS advised that Council engineers have provided the All Weather Road as the detour road, and Council intends to monitor the condition of the road for the duration of the Digilah bridge project.

8. Dunedoo Old Hospital Talbragar River crossing - bridge load limits. (Angela Copeland)

Angela Copeland mentioned that the closure of the Talbragar River crossing road to B-Double trucks will have a significant impact to businesses going north of the bridge, as the alternate route is a large detour. Angela enquired when Level 3 inspections of the bridge are likely to happen, and can Council contact her directly regarding the timeframe when known.

ACTION: Angela Copeland to provide DTS with her contact details.

ACTION: DTS to contact Angela Copeland regarding the commencement of Level 3 bridge inspection of the Hospital Crossing culvert/'Talbragar River crossing road'.

9. All Weather Road grading. (Angela Copeland)

DTS advised that the road has been inspected and maintenance grading would be scheduled.

10. Update of building construction at the old hospital/TRRRC site. (David Copeland)

GM advised that the contractor engaged for the TRRRC site building removal commenced on 22 January 2024. 95 % of material was salvageable, and the rest went to waste. The project was completed on the 3 April 2024.

A community member asked who will own the proposed future dwellings on the TRRRC site.

GM advised that discussions regarding the TRRRC site proposed dwellings are still taking place, and furthermore, there will be a NSW Regional Planning meeting in two weeks' time where more information may become available.

Emma Bowman enquired if an agreement regarding the proposed TRRRC site proposed dwellings project has been signed yet.

GM advised that no agreement has yet been signed.

Emma Bowman enquired if the community will have input before the agreement is signed.

GM advised that there are difficulties around engaging community members during initial discussions due to a confidentiality arrangement. Council are currently assessing the feasibility and costs, and once this stage is complete then consultation with the community will be possible.

Amy Large enquired if Council would be managing the TRRRC construction project again.

GM advised that the conditions of a proposed rebuild on the site will require a third party to manage building construction.

A community member enquired if EnergyCo staff could be housed elsewhere other than the TRRRC site proposed dwellings project.

GM advised that the conditions of the funding provided by EnergyCo for that project is that the EnergyCo staff can reside there.

Angela Copeland enquired what land could be available for any future housing construction projects that could be used for essential workers for the community.

DEDS advised that future housing projects would require a Local Environmental Plan (LEP) review and involves a discussion with the NSW Government Department of Planning.

Sally Dent's agenda items 11, 12, 13, and 14 were deferred to a later part of the meeting due to Sally Dent's absence from the meeting.

Further, it was requested that DEDS provide the agenda Item 24 Renewable Energy Zone (REZ) update at this part of the meeting.

24. Renewable Energy Zone (REZ).

DEDS provided an update on the REZ and associated projects, key items discussed were:

- Planning and approval stages for the EnergyCo and REZ developers continues to progress.
- EnergyCo are expecting to receive approval for the transmission line by mid-2024, and feeding power down the line by 2028.
- Council continues to meet with REZ Developers as required, and lodge submissions on the various planning documents that are released for each development.
- Discussions around the draft Voluntary Planning Agreement (VPA) preparations continue, with key terms agreed on and resolved for Spicer's Creek Wind Farm and Valley of the Winds Wind Farm. This sees an agreement for quantum to be paid at 1.5% of the Capital Investment Value (CIV) for Spicer's Creek, and \$1,050 per Megawatt for Valley of the Winds.
- Council continues to proactively work through relevant matters relating to the REZ as required.
- Copies of Council's submissions and REZ information is located on Council's website.

**15. Update on EnergyCo development plans concerning the TRRRC site.
(David Bowman)**

This question was discussed previously in the meeting.

**16. Update on EnergyCo development plans concerning the Dunedoo and
Coolah water supplies. (David Bowman)**

DEDS advised that Council have submitted objections to EnergyCo regarding development plans to use Dunedoo and Coolah water supplies, however there has been no response as yet.

**17. Update on EnergyCo development plans concerning usage of Council's
waste management and sewerage facilities. (David Bowman)**

DEDS advised that Council continue to submit objections to EnergyCo regarding their possible usage of Council waste facilities and sewerage facility capabilities.

**18. Progress update on the Planning Agreements between Council and the
proponents for the Valley of the Wind and Spicers Creek wind farms.
(Emma Bowman)**

DEDS advised the key terms of the Planning Agreement have been discussed, however the final Planning Agreement document is not yet drafted.

Emma Bowman enquired about when the Planning Agreement document is drafted will the draft then be placed on public exhibition.

DEDS confirmed that is correct.

**19. Explanation of the approval/assessment process of the proposed Lawson
Park Road 5MW solar project. (Emma Bowman)**

DEDS advised that the Lawson Park Road 5MW Solar Farm project was valued just under the Local Development threshold of \$5Million without GST, but with GST was valued greater than \$5Million, on that basis Council resolved to refer the DA to the Western Regional Planning Panel for determination.

A community member enquired as to whether Council approved the Lawson Park Road 5MW solar project development.

DEDS advised that Council has not made this determination, and Council may submit a recommendation only for approval or refusal.

A community member enquired as to whether Council sought legal advice in relation to the development proposal.

DEDS advised that seeking legal advice is not required as assessment of DA's was standard Council practice.

**20. Update on the funding received by Council from EnergyCo to date, and
what the funding will be used for. (Emma Bowman)**

DEDS advised that currently Council have received \$250,000 from EnergyCo for the first year, which has currently been spent. In addition, Council has accrued further costs totaling \$260,000.

A community member enquired whether more money will be given to Council in March 2025.

DEDS advised that there is no signed funding agreement between Council and EnergyCo at this stage.

21. Council policy regarding land rating changes for renewable energy infrastructure. (Emma Bowman)

Emma Bowman enquired about land rating charges for properties that hosted renewable energy infrastructure, and whether or not Council had a policy on this.

DCCS advised Council does not have a policy on land rating for farms under REZ development. The land rating depends on the footprint of the developments on farming land, and whether the predominant use is farmland or business, DCCS advised that rates are determined by the Local Government Act (LGA) NSW 1993.

22. Use of the OL Milling Park for Anzac and Remembrance Day services. (Pam Bowman)

Pam Bowman mentioned the RSL were charged a bond and it took months to have the bond returned.

DTS advised according to Council Bond related policy and procedures, community members can apply to have some fees waived. DTS further advised that if community members need assistance with applying for bond fee waivers to contact Council and assistance will be provided.

ACTION: Pam Bowman to provide contact details to DTS when assistance is required with fee waiver application forms.

23. Update on the TRRRC site (Pam Bowman)

This question was discussed previously in the meeting.

The following agenda items 11, 12, 13 and 14 were raised at this part of the meeting, on behalf of Sally Dent due to Sally's absence from the meeting.

11. Bond fees for the Dunedoo Westpac meeting room. (Sally Dent)

DTS advised that Sally Dent was going to contact DTS to discuss what help Sally required, however Sally didn't make contact. DTS further advised of the option to apply for one bond that covers a 12-month period, which may make booking the Dunedoo Westpac meeting room easier in future.

12. Update on the TRRRC site. (Sally Dent)

This question was discussed previously in the meeting.

13. OL Milling park watering. (Sally Dent)

DEDS advised that Milling Park receives regular watering, following Council's own water restrictions, however the ground there is clay, and won't absorb a lot of water.

14. Proposed Electric Vehicle (EV) charge fees. (Sally Dent)

Sally Dent's enquiry was regarding the proposed funding for Electric Vehicle charging stations.

DEDS advised there is an outstanding resolution that has not yet be actioned by staff due to other pressing priorities.

The following agenda items 1, 2 and 3 were raised on behalf of Sharon Nott due to Sharon's absence from the meeting.

1. Revising of Council venue bond fees. (Sharon Nott)

DTS advised that Council's current requirements are that all users pay bond charges even if fees are waived. Any changes of the bond fees would be at the discretion of the Council.

2. Keeping Dunedoo park green. (Sharon Nott)

DTS advised that Council schedule watering activity in the Dunedoo park with eight irrigation stations used over four days, and this is a manual operation.

3. Recycling bins for Dunedoo park BBQ area. (Sharon Nott)

DTS advised that recycling has previously been trialed, however it was not carried forward due to continual contamination of recyclables. Subject to the availability of resources, another recycling trial may be revisited in the future.

A community member enquired about replacing the existing bin cabinets in Dunedoo.

DTS advised that Council will be replacing some existing bin cabinets in Dunedoo with ones left over from a previous project. There is no timeframe for this project as yet.

A community member enquired if Council could investigate the condition of seating in Milling Park.

ACTION: DTS to assess the condition of the seating in Milling Park for possible maintenance work.

COUNCIL UPDATES AND INFORMATION

25. Roads Restoration Program.

DTS provided an update on the roads and the Natural Disaster Recovery program. Key points were:

Three tenders were advertised in late 2023 for Natural Disaster Restoration Works associated with the AGRN 987 event. All tenders have now closed. The order of works to follow is: Sandy Creek Road, Lambing Hill Road, Dapper Road, Diehm Road, Danabar Road, Upper Laheys Creek Road, Lincoln Road and then Brooklyn Road.

The Oxley/ Goolhi Region Tender 3 closed in November 2023, and Council's consultants BEC are in discussion with TfNSW to finalise and approve contracts for road works, including: Albert Wright Road, Ameys Road, Apricot Lane, Bakers Lane, Balmoral Road, Bellings Road, Borah Creek Road, Goolhi Road, Keeches Road, McEvoy's Road, Quaker Tommy Road, Rayak Road, Reddens Road, Schumacks Road, and Yaminbah Road.

A community member commended Council's Supervisor of Urban Services Dunedoo, David Smith, for his good work maintaining the Dunedoo park grounds and keeping the toilets tidy and clean.

26. Public Gates and Cattle Grids on Public Roads Policy.

DTS advised that Council has revised and updated the Public Gates and Cattle Grids on Public Roads Policy. The draft policy will be on public exhibition to allow the community to provide feedback.

A further Council item was added to this part of the meeting.

27. Operational Plan and Budget

DCCS advised that the Council Operational Plan and Budget is now on public exhibition and can be found on the Council website.

GENERAL BUSINESS

28. Correct spelling of Birriwa

A community member mentioned the correct spelling of the town name of Birriwa.

29. Eradication of feral cats.

A community member enquired if Council has a policy relating to the eradication of feral cats.

DEDS advised that Council currently has no policy relating to feral cat eradication, however, Council have cat traps that are available for hire.

30. Dunedoo pool amenities project timeframe.

A community member enquired what the timeframe is for the completion of the Dunedoo pool amenities.

DTS advised that a Development Application (DA) has been lodged and is waiting to be assessed. This DA is to be conducted externally for this Council project. Once the DA is approved the existing amenities will be demolished to make way for new amenities.

31. Disposal of feral cat remains.

A community member asked how to dispose of a feral cat's deceased remains.

DEDS advised that the current process for feral cat eradication is to: trap the cat, take the cat to a vet to be identified as feral or domestic by scanning for a microchip, if the cat is deemed feral the vet will euthanise the cat and then contact Council for burial of the deceased animal.

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Mayor Ambrose Doolan thanked everyone for attending, and declared the meeting closed.

There being no further business, meeting was closed 7.16pm.