URBAN RELEASE OFF NARROMINE ROAD, DUBBO

Preliminary Market Potential

Prepared for Bathla Group
November 2022

LOCATION IQ

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INTRODUCTION

This report presents a preliminary market assessment of the potential for retail and supporting non-retail floorspace to be provided at the Narromine Urban Release Area (NURA) as part of a new residential estate. The site is situated on the fringe of the Dubbo urban area, adjacent to the Dubbo regional airport.

This report has been prepared in accordance with instructions received from Bathla Group and is structured and presented in **six (6)** sections as follows:

- **Section 1** provides an overview of the regional and local context of the NURA subject site. A summary of the NURA masterplan is also included.
- **Section 2** details the trade area that is likely to be served by the retail and complementary non-retail uses at the NURA site, including current and projected population and retail spending levels over the period to 2041. A review of the likely socio-economic profile of the future trade area population is also provided.
- **Section 3** considers the competitive environment which a supermarket facility at the NURA subject site would operate.
- **Section 4** details comparable sample supermarket based developments and their corresponding tenant mix.
- **Section 5** discusses the retail and complementary non-retail facilities that could be incorporated as part of the NURA subject site.
- **Section 6** assesses the potential for a portion of the Light Industrial IN2 land at NURA to be rezoned to Business Development B5.

EXECUTIVE SUMMARY

The key points to note from this report regarding the market potential for retail and other uses at the future NURA subject site include the following:

i. Bathla has secured an interest in 270 hectares of land for a mix of residential and industrial zoned land in Dubbo. It is anticipated that around 5,000 – 5,500 residents will ultimately be accommodated across the masterplan. The northern portion of the masterplan that fronts onto Narromine Road is zoned as industrial land. The residential component is situated on the southern portion of the site. At capacity, the subject site is planned to provide between 1,650 and 1,750 dwellings over a 20 year time frame.

ii. The defined trade area likely to be served by the NURA subject site and generally extends 3 – 10 km around the subject site.

iii. The NURA site main trade area population is projected to ultimately comprise some 19,290 persons by 2041. This represents projected growth of 2.5% per annum over the forecast period. The combined primary sectors, of most relevance to NURA subject site will ultimately comprise 18,500 persons including 10,160 persons by 2026.

iv. The total retail expenditure level of the main trade area population is currently $167.9 million and projected to increase to $322.3 million by 2041.

v. Total supportable development would be in the order of 6,000 sq.m by 2036-41 (refer Table 1.1). A range of other uses such as a service station, and drive-thru facility are likely to be supportable, but some tenants would only be supportable with exposure main road exposure.

vi. The ultimate composition of the NURA site is summarised under two stages, as follows (refer Table 1):

Medium term (2031)

- **Supermarket (1,500 sq.m):** a small supermarket would be supportable, with final size to be dictated by operator demand and requirements.
- **Retail Specialty Floorspace (800 – 1,000 sq.m):** a modest and convenience-focused provision of tenants.

- **Non-retail Floorspace**: approximately around 700 sq.m of non-retail floorspace (GLA) is considered supportable.

Medium-long term (2036 - 2041)

- **Supermarket (3,000 sq.m):** a larger supermarket is likely to be supportable at the subject site over the longer term, from around 2036. The ability to expand the store at this time would require prior planning for the future expansion requirements.
- **Retail Specialty Floorspace (1,000 – 1,400 sq.m):** a moderate and still convenience-focused provision of tenants.
- **Non-retail Floorspace**: approximately around 1,600 sq.m of non-retail floorspace (GLA) is considered supportable.

vii. The first stage of the NURA centre would most likely be supportable from when at least 1,000 homes have been constructed (and are occupied) within the subject estate. This would equate to some 3,000 additional persons. This is anticipated to occur around 2031.

viii. The ultimate development would be around 6,000 sq.m, anchored by a full line supermarket and speciality shops totalling 1,000 to 1,400 sq.m if the centre was developed prior to a centre in the North-West Urban Release Area. Childcare, gym and medical would also be supportable at that time. Stage two is likely to be supportable when around 7,000 residents are in the combined primary sectors.

ix. Any centre that is developed first at NURA, will play an important role in servicing the North-West Urban Release growth area, particularly until a time when that growth area can support its own centre. Consequently, one centre will likely be larger than the other, with the ability to include a full-line supermarket of over 2,500 sq.m.

x. At less than 6,000 sq.m, the subject centre would be a Local Centre serving the convenience needs of combined primary sector residents. At least one of NURA or North-West Urban Release Area centres will have the capacity to accommodate a supermarket of up to 3,000 sq.m. A centre of this size would be much smaller than the Dubbo CBD and Orana Mall which will continue to serve the non-food requirements of trade area residents.

xi. A neighbourhood centre in the North-West Urban Release Area will be developed once a sufficient population exists in that release area. With over 10,000 future residents, it will be able support a centre over time of at least 3,000 sq.m., serving the convenience needs of its immediate population.

xii. There is economic potential to convert some Light Industrial IN2 land to Business Development B5 land without any implications for the efficient supply of IN2 land.

TABLE 1.1. TENANT RECOMMENDATIONS

Category	Short-medium Term 2031		Long Term 2036 - 2041	
	Tenants (no.)	Total GLA	Tenants (no.)	Total GLA
Supermarket	1	1,500	1	3,000
Food Retail	3	300	4	400
Food Catering	3	300	3	400
Apparel	-	-	-	-
Household Goods	-	-	-	-
General Retail	1	200	2	200
Leisure	1	100	1	100
Retail Services	1	100	2	200
Total Retail	**10**	**2,500**	**13**	**4,300**
• Supermarket	1	1,500	1	3,000
• Retail Specialty Space	9	1,000	12	1,300
Childcare Centre	-	-	1	250
Fast Food Driv Thru*	-	-	1	200
Service Station*	1	250	1	250
Medical	1	250	2	500
Health & Wellness	-	-	1	200
Other Non-retail	1	200	1	200
Total Non-retail	**3**	**700**	**7**	**1,600**
Total Precinct	**13**	**3,200**	**20**	**5,900**

** Should be provided with main road exposure*

1 LOCATION AND PLANNED DEVELOPMENT

This section provides an overview of the regional and local context of the NURA site.

1.1. Local Context and Proposed Development

i. Bathla Group are proposing the development of a new residential suburb at NURA located 3.4 km east of Dubbo Central Business Area (CBA). Dubbo is a major regional service centre and is a commercial, industrial, and administrative hub for the NSW Central West. Dubbo is some 305 km north-west of the Sydney Central Business District (CBD) - refer to map 1.1.

ii. The population of Dubbo is currently estimated at 54,843 persons as at 2021 and is projected to increase to 66,341 persons by 2041. NURA is one of the planned urban growth areas within Dubbo, with a current focus for residential development at Dubbo East.

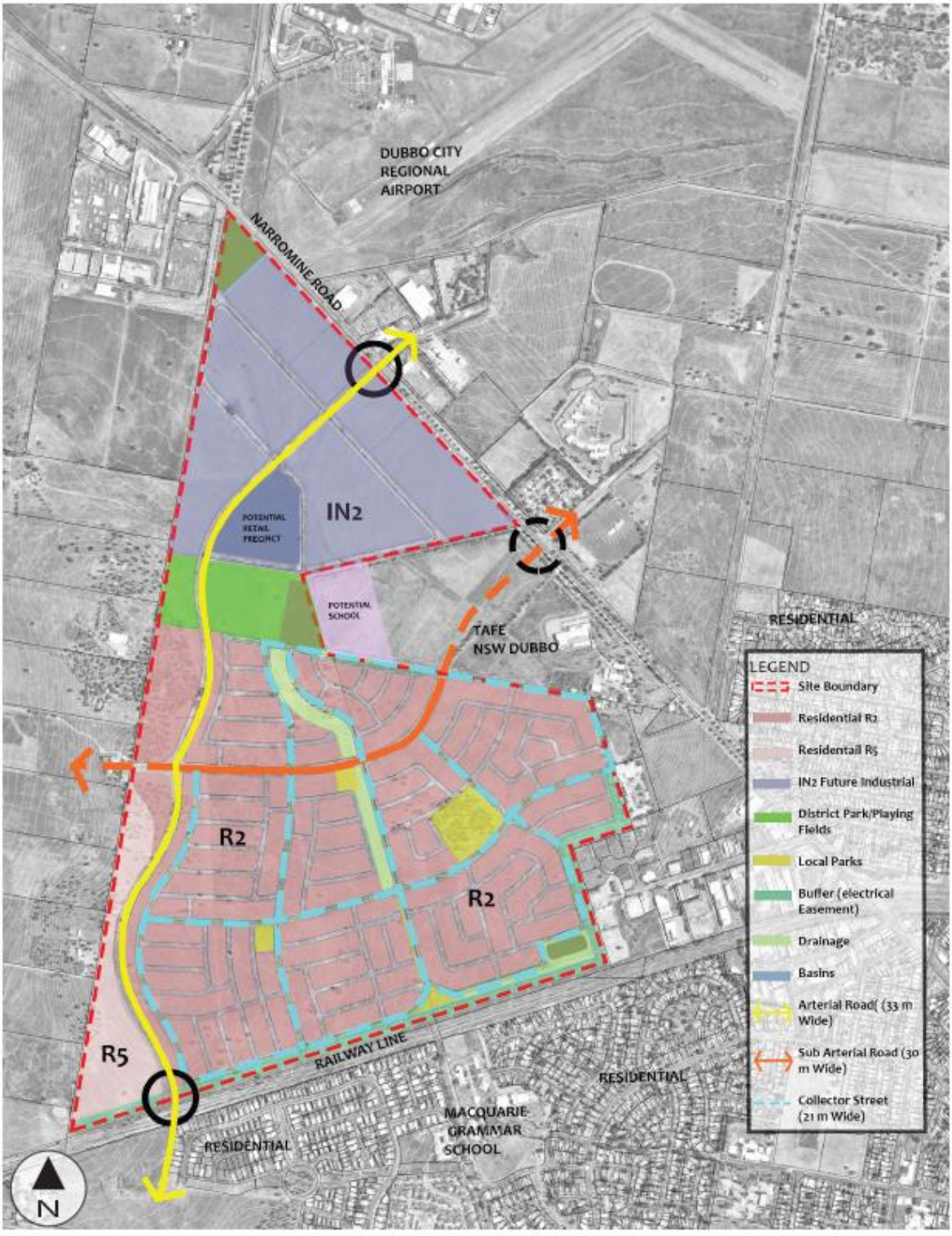
iii. The NURA is located south west of the Michell Highway (also known as Narromine Road). The southern part of the Mitchell Highway forms part of the National Highway A32 corridor, which stretches from Sydney to Adelaide via Dubbo and Broken Hill. Dubbo City is located at the intersection of Newell, Mitchell, and Golden Highways.

iv. The suburb of NURA is currently planned for development south west of Narromine Road and is the focus of this report (refer figure 1.1). It is anticipated that between 1,650 – 1,750 dwellings (5,000 to 5,500 residents) will ultimately be accommodated within the proposed masterplan across the 270 hectares of residential and industrial zoned land.

v. The remainder of this report assesses the ultimate potential for retail and non-retail facilities as part of a local centre within the suburb, including the preferred location for such facility.

MAP 1.1. NURA REGIONAL CONTEXT

FIGURE 1.1. NURA STRUCTURE PLAN



STRUCTURE PLAN

2 TRADE AREA ANALYSIS

This section of the report provides a review of the trade area likely to be served by a retail centre at the NURA site, including current and projected population and retail spending levels over the period to 2041. A review of the socio-economic profile is also provided.

2.1. Trade Area Definition

i. The trade area for the NURA subject site area has been defined taking into consideration the following key factors:

- The provision of competitive retail facilities throughout the surrounding area.
- Regional and local accessibility.
- The pattern of urban development throughout the region.
- Significant physical barriers including future barriers.

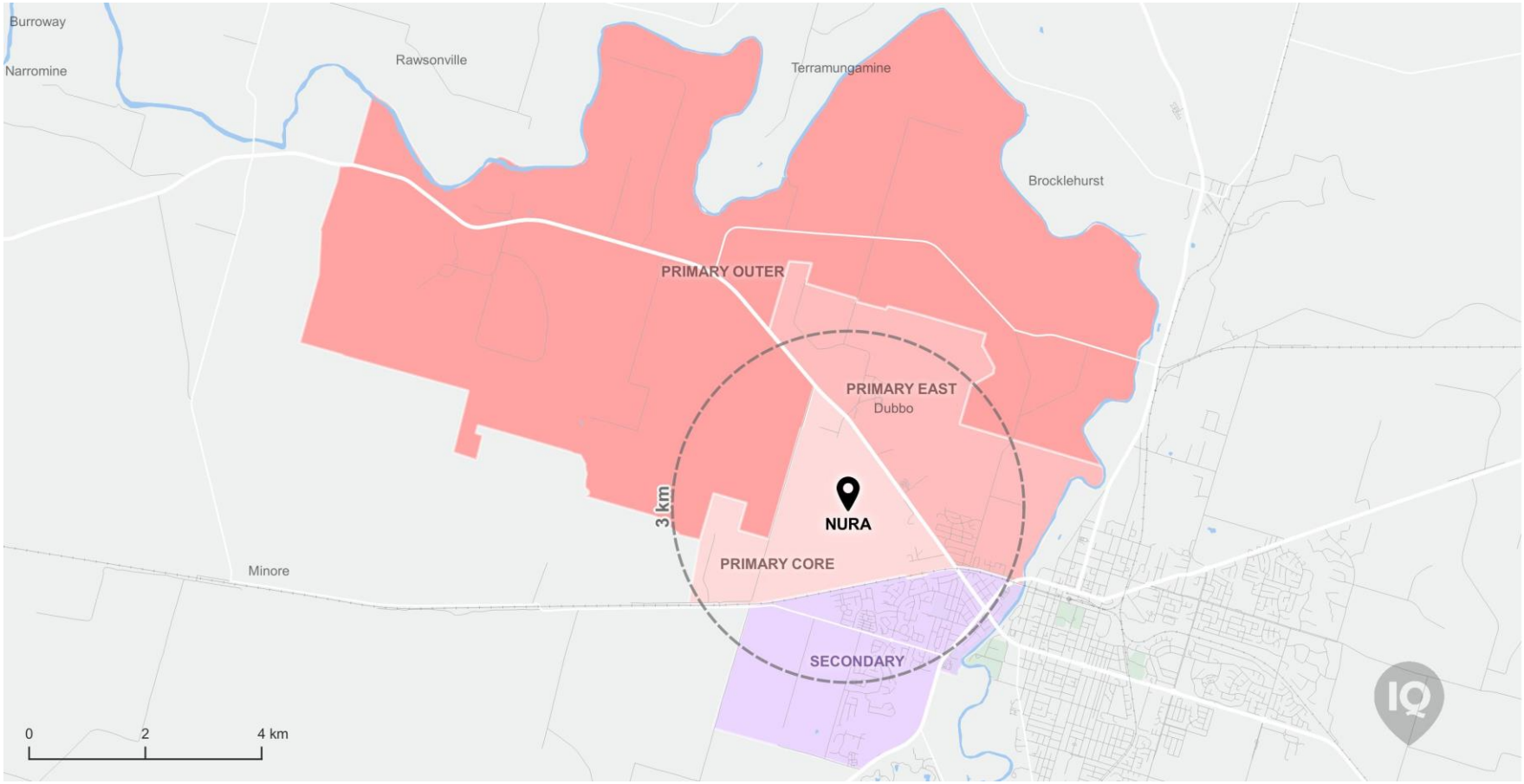
ii. Map 2.1 illustrates the defined trade area likely to be served by the NURA subject site broken into four sectors including three primary sectors and one secondary sector:

- A **primary core** sector comprising the proposed NURA development.
- A **primary east** sector encompassing the North-West Urban Release Area which is currently on exhibition.
- **A primary outer** sector, including the rural areas to the north and north-west of the site, who would pass the subject site before accessing facilities in the Dubbo CBA.
- A **secondary** sector incorporating West Dubbo, Delroy Park, and Grangewood, bounded to the north by the railway line and east by the Macquarie River and Peak Hill Road. The sector is also limited by the extent of the urban area to the south and west.

iii. Currently, the railway line separates the primary and secondary sectors and there is no access across the railway line. In the future it is assumed that there will be some road connection between the two sectors although this connection is still to be finalised.

iv. The main trade area generally extends 3 – 10 km around the subject site. The combination of the primary and secondary sectors is defined as the NURA main trade area and will be referred to as for the remainder of the report.

MAP 2.1. NURA MAIN TRADE AREA AND SUBURBS



2.2. Trade Area Population

i. Table 2.1 details the main trade area current and projected population levels by sector. This information is sourced from information provided by the Bathla Group on the expected development yield of the masterplan.

ii. The NURA main trade area population is estimated at 10,430 (2021), with 2,570 persons in the primary sector. Over the period to 2041, the main trade area population is projected to increase to 19,290 including 10,160 persons in the combined primary sectors. The main trade area is projected to grow at an average of 2.5%-3.0%, per year over the forecast period.

iii. An ultimate population is also detailed based on planned development – 27,750 persons, including 5,500 persons in the primary core sector and 12,000 persons in the primary east sector.

iv. Residential development within the main trade area will be driven primarily by the subject proposal in the primary core sector, which is assumed to yield between 1,650 – 1,750 dwellings over the periods 2026 - 2041.

v. It is also relevant to note that the primary east sector includes the designated North-West Urban Release Area, on the eastern side of Narromine Road and also illustrated on Map 2.1. This area is indicated to house over 10,000 persons over the next 30 years or more. For the purpose of this report, it is assumed that the NURA is developed before the North-West Urban Release Area, with the North-West Urban Release Area to start development around 2030.

vi. The primary sector population, therefore, is projected to ultimately comprise some 10,160 persons by 2041. This represents projected growth of around 400 persons per annum over the forecast period (2021 - 2041).

vii. It is important to note that timing around the recommendations provided within this report assume population growth occurs as outlined in Table 2.1. If residential development occurs at a slower rate than is indicated, population growth, and consequently projected timing for the recommended retail and commercial uses, would be impacted.

TABLE 2.1. MAIN TRADE AREA POPULATION, 2011 – 2041

Population	Actual			Forecast				*Ultimate*
	2011	2016	2021	2026	2031	2036	2041	*Capacity*
Primary Sectors								
• Core	23	3	0	900	2,475	3,975	5,225	*5,500*
• East	1,342	1,716	2,009	2,259	2,634	3,234	4,084	*12,000*
• Outer	580	609	648	698	748	798	848	*1,000*
Total Primary	1,945	2,328	2,657	3,857	5,857	8,007	10,157	*18,500*
Secondary sector	6,104	7,087	8,182	8,682	8,932	9,032	9,132	*9,250*
Main Trade Area	**8,049**	**9,415**	**10,839**	**12,539**	**14,789**	**17,039**	**19,289**	***27,750***

Average Annual Change (No.)	Actual		Forecast			
	2011-16	2016-21	2021-26	2026-31	2031-36	2036-41
Primary Sectors						
• Core	-4	-1	180	315	300	250
• East	75	59	50	75	120	170
• Outer	6	8	10	10	10	10
Total Primary	77	66	240	400	430	430
Secondary Sectors						
Secondary sector	197	219	100	50	20	20
Main Trade Area	**273**	**285**	**340**	**450**	**450**	**450**

Average Annual Change (%)	Actual		Forecast			
	2011-16	2016-21	2021-26	2026-31	2031-36	2036-41
Primary Sectors						
• Core	-33.5%	-100.0%	49.5%	22.4%	9.9%	5.6%
• East	5.0%	3.2%	2.3%	3.1%	4.2%	4.8%
• Outer	1.0%	1.2%	1.5%	1.4%	1.3%	1.2%
Total Primary	3.7%	2.7%	7.4%	8.7%	6.5%	4.9%
Secondary sector	3.0%	2.9%	1.2%	0.6%	0.2%	0.2%
Main Trade Area	**3.2%**	**2.9%**	**2.9%**	**3.4%**	**2.9%**	**2.5%**
Rest of NSW	*0.7%*	*0.9%*	*0.7%*	*0.7%*	*0.4%*	*0.3%*
Australian Average	*1.6%*	*1.2%*	*1.3%*	*1.3%*	*1.2%*	*1.1%*

All figures as at June and based on 2021 SA1 boundary definition.
Sources : ABS; NSW DPIE

2.3. Socio-economic Profile

i. Table 2.2 summarises the socio-economic profile of the NURA main trade area (MTA) population by sector, compared with the non-metropolitan NSW and Australian benchmarks. This information is based on the 2021 Census of Population and Housing.

ii. Key characteristics of the socio-economic profile of the NURA main trade area include:

- Average household income levels across the main trade area are significantly higher than the non-metropolitan NSW benchmark, attributed to the secondary sector.
- The average age of main trade area residents at 37.3 years is younger than the Non-metropolitan NSW (42.2 years) and Australian (39.8 years) benchmarks.
- The average household size at 2.6 persons is higher than both benchmarks. New residential estates in outer suburban areas are likely to have larger household sizes as estates cater towards a family market.
- The proportion of Australian born residents across the main trade area, at 90.2% higher than the non-metropolitan NSW average (88.5%).
- The household structure of the main trade area predominately comprises of couples with children characterised by a younger family market.

iii. In summary, residents of the main trade area are generally characterised as being affluent, predominately Australian-born families who would likely associate strongly with convenience-based facilities.

iv. Future residents of the primary core and primary east sectors are likely to exhibit a socioeconomic profile similar to the secondary sector catchment, comprising young affluent families.

v. Table 2.3 summarises the changes in the socio-economic profile of the main trade area population over the 2011 – 2021 Census period. As shown, both average per capita and household income levels within the main trade area increased faster than the non-metropolitan NSW average.

TABLE 2.2. NURA MTA SOCIO-ECONOMIC PROFILE, 2021 CENSUS

Characteristic	Primary Sector	Secondary Sector	Main TA	Rest of NSW Average	Australia Average
People					
Age Distribution (% of Pop'n)					
Aged 0-14	25.8%	21.8%	22.8%	17.6%	18.0%
Aged 15-19	5.9%	5.8%	5.8%	5.7%	5.7%
Aged 20-29	14.6%	13.7%	14.0%	11.2%	13.3%
Aged 30-39	15.0%	14.0%	14.3%	11.8%	14.6%
Aged 40-49	10.7%	11.3%	11.1%	11.7%	13.0%
Aged 50-59	10.2%	10.1%	10.1%	12.9%	12.5%
Aged 60+	17.7%	23.3%	22.0%	29.1%	23.0%
Average Age	34.4	38.2	37.3	42.2	39.5
Birthplace (% of Pop'n)					
Australian	93.4%	89.2%	90.2%	88.5%	72.0%
Overseas	6.6%	10.8%	9.8%	11.5%	28.0%
• Asia	3.3%	5.9%	5.2%	2.8%	12.1%
• Europe	1.5%	2.0%	1.9%	4.8%	7.2%
• Other	1.8%	2.9%	2.7%	3.9%	8.7%
Family					
Average Household Size	2.8	2.5	2.6	2.4	2.5
Family Type (% of Pop'n)					
Couple with dep't children	46.3%	41.8%	43.0%	38.4%	44.2%
Couple with non-dep't child.	6.0%	5.5%	5.6%	7.4%	7.7%
Couple without children	19.0%	23.9%	22.6%	27.1%	23.8%
Single with dep't child.	14.9%	12.5%	13.1%	9.6%	8.6%
Single with non-dep't child.	4.7%	4.2%	4.3%	4.3%	4.0%
Other family	1.2%	1.1%	1.1%	0.9%	1.0%
Lone person	7.9%	10.9%	10.2%	12.3%	10.8%
Employment					
Income Levels					
Average Per Capita Income	$50,313	$54,151	$53,264	$49,683	$55,301
Per Capita Income Variation	1.3%	9.0%	7.2%	n.a.	n.a.
Average Household Income	$99,361	$104,301	$103,158	$95,175	$109,594
Household Income Variation	4.4%	9.6%	8.4%	n.a.	n.a.
Housing					
Tenure Type (% of Dwellings)					
Owned	74.2%	63.6%	66.0%	70.9%	67.4%
Rented	24.8%	31.8%	30.2%	26.9%	30.8%
Other Tenure Type	1.0%	4.7%	3.8%	2.2%	1.8%
Dwelling Type (% of Dwellings)					
House	98.3%	83.3%	86.7%	82.8%	72.6%
Semi-detached	0.9%	10.3%	8.1%	9.9%	12.6%
Apartment	0.0%	6.1%	4.7%	6.3%	14.2%
Other Dwelling Type	0.9%	0.3%	0.4%	1.0%	0.5%
Dwelling Occupancy (% of Dwellings)					
Occupied Dwellings	94.2%	93.8%	93.9%	88.8%	89.9%
Unoccupied Dwellings	5.8%	6.2%	6.1%	11.2%	10.1%

Sources: ABS Census of Population and Housing 2021

TABLE 2.3. NURA MTA SOCIO-ECONOMIC PROFILE CHANGES, 2011-2021

Characteristic	Dubbo North Main Trade Area			Change (%)			Rest of NSW			Change (%)		
	2011	*2016*	*2021*	*2011-16*	*2016-21*	*2011-21*	*2011*	*2016*	*2021*	*2011-16*	*2016-21*	*2011-21*
People												
Average Age	35.1	36.4	37.3	0.7%	0.5%	0.6%	40.1	41.6	42.2	0.7%	0.3%	0.5%
Birthplace (% of Pop'n)												
Australian	94.7%	92.7%	90.2%	-2.0%	-2.5%	-4.5%	88.6%	89.3%	88.5%	0.8%	-0.8%	-0.1%
Overseas	5.3%	7.3%	9.8%	2.0%	2.5%	4.5%	11.4%	10.7%	11.5%	-0.8%	0.8%	0.1%
• Asia	0.8%	3.2%	5.2%	2.4%	2.0%	4.4%	1.6%	2.1%	2.8%	0.5%	0.7%	1.2%
• Europe	1.5%	1.5%	1.9%	0.0%	0.3%	0.3%	6.1%	5.2%	4.8%	-0.9%	-0.4%	-1.3%
• Other	2.9%	2.6%	2.7%	-0.3%	0.1%	-0.2%	3.8%	3.4%	3.9%	-0.4%	0.5%	0.1%
Family												
Average Household Size	2.7	2.6	2.6	-0.8%	0.3%	-0.2%	2.4	2.4	2.4	-0.5%	0.1%	-0.2%
Family Type (% of Pop'n)												
Couple with dep't children	42.9%	42.9%	43.0%	0.1%	0.0%	0.1%	40.7%	39.4%	38.4%	-1.3%	-1.0%	-2.3%
Couple with non-dep't child.	5.7%	5.7%	5.6%	0.0%	0.0%	0.0%	7.0%	7.4%	7.4%	0.4%	0.0%	0.5%
Couple without children	23.0%	23.4%	22.6%	0.4%	-0.7%	-0.4%	25.7%	26.1%	27.1%	0.3%	1.1%	1.4%
Single with dep't child.	15.4%	13.8%	13.1%	-1.6%	-0.6%	-2.2%	10.6%	10.2%	9.6%	-0.4%	-0.5%	-1.0%
Single with non-dep't child.	3.4%	3.6%	4.3%	0.2%	0.7%	0.9%	3.5%	4.0%	4.3%	0.5%	0.2%	0.8%
Other family	0.8%	1.0%	1.1%	0.2%	0.1%	0.3%	0.9%	0.9%	0.9%	0.0%	0.0%	0.0%
Lone person	8.8%	9.6%	10.2%	0.8%	0.6%	1.4%	11.7%	12.1%	12.3%	0.4%	0.2%	0.6%
Employment												
Income Levels												
Average Per Capita Income	$36,351	$43,900	$53,264	3.8%	3.9%	3.9%	$35,013	$41,203	$49,683	3.3%	3.8%	3.6%
Per Capita Income Variation	3.8%	6.5%	7.2%	2.7%	0.7%	3.4%	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Average Household Income	$69,245	$83,267	$103,158	3.8%	4.4%	4.1%	$66,798	$78,375	$95,175	3.2%	4.0%	3.6%
Household Income Variation	3.7%	6.2%	8.4%	2.6%	2.1%	4.7%	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Source: ABS Census of Population and Housing 2011, 2016 & 2021

2.4. Trade Area Retail Expenditure Capacity

i. The estimated retail expenditure capacity of the total trade area population is based on information sourced from MDS Market Data Systems. MDS utilises a detailed micro-simulation model of household expenditure behaviour for all residents of Australia.

ii. Table 2.3 outlines the retail expenditure levels generated by the main trade area population while Table 2.4 provides a breakdown of this information by key commodity category. The total retail expenditure level of the main trade area population is currently $167.9 million and projected to increase to $322.3 million by 2041. All figures presented in this report are in constant dollars and include GST.

iii. The main trade area retail spending projected growth rate takes into account the following:

- Real growth in retail spending per capita of 0.0% is assumed over the period to 2023, reflecting the impact of the COVID-19 pandemic on the economy. From 2024 real growth per capita is assumed at 0.5% annually for food retail and 1.0% for non-food retail over the period to 2036.
- Main trade area population which is projected to be 19,290 by 2041 representing an average annual growth of 2.5%-3.0%.

TABLE 2.4. TRADE AREA RETAIL EXPENDITURE, 2022 – 2041

Y/E June	Primary Sectors				Secondary Sector	Main TA
	Core	East	Outer	Total		
2022	0.0	27.5	11.1	38.6	129.3	167.9
2023	3.0	28.2	11.3	42.4	130.9	173.3
2024	4.5	29.0	11.5	45.1	133.4	178.5
2025	6.8	29.9	11.8	48.5	136.0	184.5
2026	10.2	30.9	12.1	53.1	138.7	191.8
2027	13.9	32.0	12.3	58.2	141.0	199.2
2028	17.2	33.3	12.6	63.1	142.9	206.0
2029	21.2	34.7	12.9	68.8	144.8	213.6
2030	26.2	36.1	13.2	75.5	146.8	222.2
2031	32.4	37.5	13.5	83.4	148.7	232.2
2032	37.9	39.2	13.8	90.9	150.5	241.4
2033	41.9	41.2	14.1	97.2	152.0	249.2
2034	46.4	43.2	14.4	104.0	153.5	257.5
2035	51.4	45.4	14.7	111.4	155.0	266.4
2036	56.9	47.6	15.0	119.4	156.6	276.0
2037	61.7	50.1	15.3	127.1	158.1	285.2
2038	65.7	52.9	15.6	134.1	159.7	293.8
2039	69.9	55.8	15.9	141.6	161.3	302.9
2040	74.3	58.9	16.2	149.5	162.9	312.4
2041	79.1	62.2	16.6	157.8	164.5	322.3
Expenditure Growth						
2022-26	10.2	3.4	1.0	14.5	9.4	23.9
2026-31	22.2	6.7	1.4	30.3	10.0	40.3
2031-36	24.5	10.0	1.5	36.0	7.8	43.9
2036-41	22.2	14.6	1.6	38.4	8.0	46.3
2022-41	79.1	34.7	5.4	119.2	35.2	154.4
Average Annual Growth Rate						
2022-26	0.0%	2.9%	2.1%	8.3%	1.8%	3.4%
2026-31	26.1%	4.0%	2.2%	9.4%	1.4%	3.9%
2031-36	11.9%	4.9%	2.1%	7.4%	1.0%	3.5%
2036-41	6.8%	5.5%	2.0%	5.7%	1.0%	3.2%
2022-41	0.0%	4.4%	2.1%	7.7%	1.3%	3.5%

**Constant 2021/22 dollars & including GST*

Source : MarketInfo

TABLE 2.5. MTA RETAIL EXPENDITURE BY KEY COMMODITY GROUP, 2022 – 2041

Y/E June	Food & Liquor	Food Catering	Apparel	H'hold Goods	Leisure	General Retail	Retail Services
2022	78.8	19.7	15.4	29.9	6.7	12.8	4.6
2023	81.4	20.3	15.9	30.9	6.9	13.2	4.7
2024	83.7	20.9	16.4	31.9	7.1	13.6	4.9
2025	86.4	21.7	17.0	33.0	7.4	14.1	5.0
2026	89.6	22.6	17.6	34.4	7.7	14.7	5.2
2027	92.9	23.5	18.3	35.8	8.0	15.2	5.4
2028	95.9	24.4	18.9	37.1	8.3	15.8	5.6
2029	99.3	25.3	19.6	38.5	8.6	16.4	5.8
2030	103.2	26.4	20.4	40.2	8.9	17.1	6.1
2031	107.7	27.6	21.2	42.0	9.3	17.9	6.3
2032	111.8	28.8	22.1	43.8	9.7	18.6	6.6
2033	115.3	29.7	22.8	45.3	10.0	19.2	6.8
2034	118.9	30.8	23.5	46.9	10.4	19.9	7.1
2035	122.8	31.9	24.4	48.6	10.7	20.7	7.3
2036	127.1	33.1	25.2	50.5	11.1	21.4	7.6
2037	131.1	34.3	26.1	52.3	11.5	22.2	7.8
2038	134.8	35.4	26.9	53.9	11.9	22.9	8.1
2039	138.7	36.6	27.7	55.7	12.2	23.6	8.3
2040	142.8	37.8	28.6	57.6	12.6	24.4	8.6
2041	147.0	39.1	29.5	59.5	13.1	25.3	8.9
Expenditure Growth							
2022-26	10.8	2.9	2.2	4.5	1.0	1.9	0.7
2026-31	18.1	5.0	3.6	7.6	1.6	3.2	1.1
2031-36	19.4	5.5	4.0	8.4	1.8	3.6	1.2
2036-41	20.0	6.0	4.3	9.1	1.9	3.8	1.3
2022-41	68.3	19.4	14.0	29.6	6.3	12.5	4.3
Average Annual Growth Rate							
2022-26	3.3%	3.5%	3.3%	3.5%	3.4%	3.5%	3.4%
2026-31	3.7%	4.1%	3.8%	4.1%	3.9%	4.1%	3.9%
2031-36	3.4%	3.7%	3.5%	3.7%	3.6%	3.7%	3.6%
2036-41	3.0%	3.4%	3.2%	3.4%	3.2%	3.3%	3.2%
2022-41	3.3%	3.7%	3.5%	3.7%	3.6%	3.7%	3.5%

**Constant 2021/22 dollars & including GST*

Source : MarketInfo

3 COMPETITIVE ENVIRONMENT

This section of the report provides a summary of the existing and proposed competitive developments within the area surrounding the NURA main trade area (refer Table 3.1 and Map 3.1).

3.1. Existing Retail Hierarchy

i. The Employment Lands Strategy for Dubbo Regional Council is dated 2 July 2019. Section 4 of that report outlines a commercial centre's hierarchy as follows:

- A **Principal Centre** being the Central Business District (CBD) which comprises of over 35,000 square metres of retail floor space, as well as a wide range of commercial, visitor, social, civic, cultural, tourist and entertainment facilities. The total provision of floor space would be well in excess of 60,000 square metres.

  The largest component is Dubbo Square, a sub-regional shopping centre provided along Macquarie Street in the CBD. The centre spans 12,700 sq.m anchored by a Coles supermarket of 3,700 sq.m and a Kmart (5,500 sq.m) discount department store.

- A **Major Centre, subregional** being Orana Mall. This is the second order centre for Dubbo and is the largest enclosed shopping centre in Dubbo. The sub-regional centre provides an aggregate retail floorspace of 23,700 sq.m, anchored by a Big W (8,000 sq.m), and Woolworths (4,100 sq.m). Notable tenants also include three mini-majors traders JB Hi-Fi Home, The Reject Shop, and Cotton On, along with 72 specialty retailers. According to Big Guns 2021 (Shopping Centre News), the shopping centre achieves sales in the order of $208 million.

- **Local centres/neighbourhoods** are the third order centres. They are small-scale centres that provide a variety of retail uses and are more convenient alternatives for day-to-day shopping convenience. The most relevant local centre is Delroy as discussed in the following subsection. In relation to the subject site, some of the smaller local centres include Victoria Street, West Dubbo where there is a small IGA food store of around 600 square metres.

- **Specialised Activity Centres** such as the airport, health, wellbeing and education precincts which include clusters of similar industries which benefit from each other through shared synergies and infrastructure.

- **Commercial employment clusters** which accommodate a range of industries including bulky goods retailing and business activities which are either directly along or easily accessible from major transport routes. In terms of commercial clusters there are two commercial clusters in and around West Dubbo including Cobbora Street and Victoria Street.

- **Rural centres**.

ii. The proposal at the subject site would effectively comprise a local centre/neighbourhood as exists in other parts of Dubbo, to service the new growth area.

3.2. Supermarket Based Centres

i. Supermarkets are typically defined in planning documents and courts as "grocery and dry goods stores of at least 500 sq.m, with smaller stores classified as foodstore."

ii. Further, a full-line supermarket is at least 2,500 sq.m in size and a major full-line supermarket that serves the weekly food and grocery needs of local residents is around 3,200 – 4,000 sq.m in size. These large format stores are generally operated by major chains such as Woolworths or Coles.

iii. The nearest existing supermarket from the subject site is provided along Victoria Street 2.4 km to the south-east located within the secondary sector. The free-standing IGA at West Dubbo is approximately 600 sq.m in size, providing 22 at-grade car spaces.

iv. The nearest major convenience centre to the subject site is Riverdale Shopping Centre 3.5 km to the south-east provided along Macquarie Street in the CBD. The centre offers 6,100 sq.m of retail floorspace anchored by a Woolworths supermarket of 2,700 sq.m in the Dubbo CBD.

v. Delroy Park Shopping Centre provides 4,900 sq.m of total retail floorspace which is based on a full-line Woolworths supermarket of 2,900 sq.m. The neighbourhood shopping centre is situated 3.7 km north of NURA site, in the secondary sector, on the corner of Minore Road and Baird Drive.

3.3. Future Competition

i. There are no relevant competitive developments within the main trade area.

ii. The Dubbo Employment Lands Strategy at Section 14.3.9 identifies that the North-West Urban Release Area recognises that the area will see approximately 2,600 dwellings developed over the next 30 years with an estimated population catchment of 7,500 people. Given the trend of smaller supermarkets to be located on residential fringe areas to provide convenient shopping, the anticipated population catchment would likely warrant a neighbourhood centre to be provided in the North-West Urban Release Area. A 3 hectare site, centrally within the North-West Urban Release Area has been

identified in the precinct plan of the exhibition documents for a potential neighbourhood shopping centre. Any neighbourhood shopping centre would only be of a scale which would service residential development in the precinct and limited servicing of adjacent development in the immediate locality

iii. Given the overall growth within Dubbo, it is very likely that both urban release areas of NURA and the North-West Urban Release Area will proceed in the next 20 years, although additional growth will still occur post that time. Each will be able to support its own retail centre once sufficient population has occurred in the immediate release areas themselves. As indicated previously in Table 2.1, the ultimate population in the combined primary sectors will be in excess of 18,500 persons, supportive of two centres in each of the growth areas.

iv. The centre that is developed first, will play an important role in servicing the other growth area, particularly until a time when the other growth area can support its own centre. Consequently, one centre will likely be larger than the other, with the ability to include a full-line supermarket of over 2,500 sq.m.

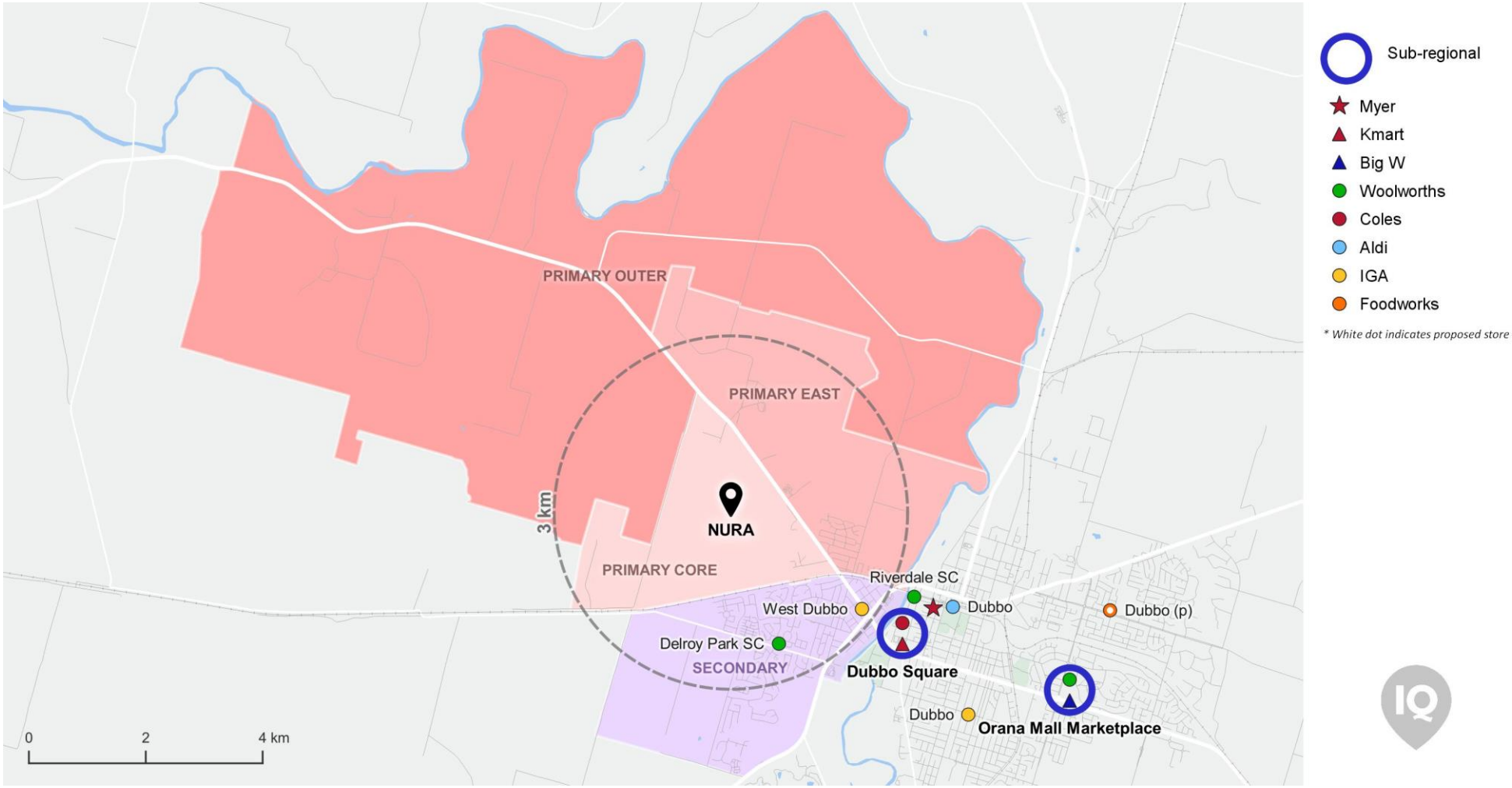
v. Beyond the main trade area, at 102-108 Macquarie Street a commercial development has been approved with ground level retail. For the purposes of this report a supermarket is not assumed to be incorporated within the development.

TABLE 3.1. COMPETITION

Centre	Shopfront GLA (sq.m)	Anchor Tenants	Dist. From Site (km)
Within The Main Trade Area			
Secondary Sector			
Delroy Park Square	4,900	Woolworths (2,900)	3.7
Other	600	IGA (600)	2.4
Beyond The Main Trade Area			
Dubbo CBA	33,700		3.2
• Dubbo Square	12,700	Kmart (5,500), Coles (3,700)	
• Riverdale SC	6,100	Woolworths (2,700)	
• Other	14,900	Myer (7,000), Aldi (1,900), IGA (950)	
Orana Mall Marketplace	23,700	Big W (8,000), Woolworths (4,100)	6.5

Source: Australian Shopping Centre Council Database

MAP 3.1. NURA MAIN TRADE AREA AND COMPETITION



4 COMPARABLE EXAMPLES

This section provides a summary of uses provided at other similar sized towns in New South Wales with recently developed supermarkets.

4.1. Sample Locations

i. To review the typical uses at comparable towns in New South Wales, the following locations have been selected based on recent supermarket developments on the outskirts of major towns.

- North Orange, Orange
- Calala, Tamworth
- Delroy Park, Dubbo
- Kooringal, Wagga Wagga
- Glenfield Park, Wagga Wagga
- Lighthouse Plaza, Port Macquarie
- Lakes Innes, Port Macquarie

ii. Table 4.1 shows the relevant study area population for each site within a 3 km radius as well as the key socio-economic characteristics.

4.2. Summary Findings

i. Key findings conclude the following:

- The overall size of the centre is typically around 5,000 to 6,000 square metres.
- In total, the average number of speciality shops is 10 with the majority in the food and liquor and food catering floorspace.
- The larger the population within a 3 km radius the larger the supermarket size. Full-line supermarkets (more than 3,000 sq.m) serve a population in excess of 14,000 persons.
- The level of retail and non-retail floorspace is positively correlated with the overall size of the centre and major tenant.
- Medical facilities were provided at a number of the centres as well as gyms.

- While there are no childcare centres provided as part of the centre across the sample, numerous centres sit adjacent to a childcare centre.
- Mini-majors are not commonly provided in non-metropolitan neighbourhood centres.

TABLE 4.1. COMPARABLE TOWNS

	North Orange	Calala	Delroy Park	Glenfield Park	Port Macquarie	Port Macquarie	Sample Average
3 Km Radius Population (2016)	16,889	10,057	12,225	24,388	18,291	14,039	15,982
Traditional Retail							
Shopping Centre	North Orange SC		Delroy Park SC	Southcity SC	Lighthouse Plaza	Lake Innes Village	**n.a.**
Supermarket Brand	WOW	IGA	WOW	Coles	Coles	Coles	**n.a.**
Supermarket GLA (sq.m)	**3,500**	**1,600**	**2,900**	**3,800**	**3,000**	**3,400**	**2,033**
Mini-major				1			**1**
Food & Liquor	3	2	3	4	1	4	**3**
Food Catering	9	2	3	5	2	7	**5**
Apparel					1		**1**
Leisure							**n.a.**
General Retail	1	1	2	2	2	2	**2**
Retail Services	1	1		1	2		**1**
Non-retail shops			4	1	1	3	**2**
Other Uses							
Childcare							
Medical			•			•	
Gym			•				
Post Office			•				

Source: Location IQ Database (based on desktop survey)

4.3. Key Findings

i. Based on a review of the comparable sites, key conclusions would be as follows:

Traditional Retail

- Critical success factors for traditional retail floorspace within master planned precincts and communities include:
    - **Location**: excellent local and regional accessibility based on location along or near a major entry to suburb.
    - **Quantum and Composition:** larger precincts typically include in-excess of 4,000 sq.m of retail floorspace within the main retail component/shopping centre. This generally comprises a full-line supermarket and specialty shops.
    - **Convenience:** retail precincts should be designed with convenience in mind with at-grade parking, particularly in light of supermarkets being a highly frequented facility for catchment area residents.
    - **Lack of Competition:** generally, spatial separation of major full-line supermarkets is recommended for Local Town Centre sites.

Other Non-retail

- Successful neighbourhood shopping centres within master planned communities generally include, or are located in close proximity to the following non-retail uses:
    - **Gyms**, with 24-hour gyms generally preferred.
    - **Childcare facilities**. Proximity to schools and retail precincts is often preferred.
    - **Medium density housing** is provided in the area surrounding the majority of successful neighbourhood shopping centres.
    - At least one **Primary School** should be included nearby.
    - **PAD sites** typically enjoy frontage to the major arterial routes. These include fast food and petrol stations.

5 FLOORSPACE PROVISION RECOMMENDATIONS

This section of the report assesses the potential for retail and non-retail floorspace to be provided at NURA Site.

5.1. Supermarket Floorspace Potential

i. A supermarket would be the largest retail tenant to be provided within the NURA subject site.

ii. There is currently one full-line supermarket provided within the main trade area namely the Woolworths at Delroy Park. One smaller IGA supermarket of 600 sq.m is also provided within the secondary sector.

iii. Typically, a full line supermarket of over 3,000 square metres is typically provided for every 8,000 to 9,000 persons in Australia. The primary sector population would be close to this level post 2036. Table 5.1 presents an analysis of supportable supermarket floorspace within the trade area over the period 2021 to 2041 and at ultimate capacity, on the following basis:

- Applying the average provision in non-metropolitan NSW (410 sq.m per 1,000 persons)
- Allows for 75% of the supportable floorspace to be retained in the trade area. The remaining 25% would be directed to facilities at Orana and Dubbo Central Business Area.

iv. Over time, there is potential for a supermarket of over 2,500 to 3,000 square metres in the trade area by 2036, however, timing for such facility will only occur once there is around 7,000 persons in the combined primary sectors. A second supermarket of up to 2,500 sq.m. will also be supportable at ultimate capacity with over 18,500 persons in the combined primary sector (over 6,690 sq.m of supermarket floorspace in total).

v. As noted previously, the two designated centres in the NURA and North-West Urban Release Area will be supportable. The centre that is developed first will play an important role in serving the other release area, until that release area population can support its own facilities. The first centre developed will, therefore, likely be larger than the second centre, with a larger supermarket

vi. Consequently, in the short-term, a smaller supermarket of 1,500 square metres will be supportable, by around 2031. A larger supermarket is possible, depending on growth and timing of NURA as compared with the North-West Urban Release Area.

TABLE 5.1. SUPERMARKET FLOORSPACE PROVISION

Metric	Benchmark	Existing 2021	Projected 2021	2026	2031	2036	2041	Ult. Capacity
Population								
Primary Sector		2,657	2,657	3,857	5,857	8,007	10,157	18,500
Supportable Smkt* Floorspace	*Non-metro NSW*	*Existing*						
Primary Sector	410 sq.m per 1,000 persons	0	1,089	1,581	2,401	3,283	4,164	7,585
-supportable floorspace	(@ 75% of total)	0	817	1,186	1,801	2,462	3,123	5,689

**Supermarkets > 500 sq.m*

5.2. Retail Specialty Potential

i. It is observed throughout the Australian retail environment that those shopping centres with a larger provision of major and mini-major tenant floorspace typically support a larger provision of retail specialty floorspace as the major tenants act as key customer attractors with the specialty shops feeding off the customer flows generated by the larger tenants.

ii. For the subject site, the indicative recommended retail specialty floorspace would be in the order of 800 – 1000 sq.m across some eight to ten shops. The recommended retail floorspace provision could indicatively include:

- Food Retail: one food retail tenants could be provided, such as a bakery/butcher/deli. Liquor is often incorporated as part of the supermarket.
- Food Catering: around 300 - 400 sq.m food catering floorspace, including cafes, takeaway food stores and possible a small restaurant that also does takeaway.
- Apparel and Household Goods: No/limited apparel and household goods floorspace should be provided.
- Leisure and General Retail: Around 300 sq.m of leisure and general floorspace could be provided, including tenants such as a pharmacy, newsagent, small discount variety store, and/or florist.
- Retail Services: Limited retail services should be considered such examples include a beautician, dry cleaners, key cutters/shoe repairs or possibly an optometrist.

5.3. Medical Centre Potential

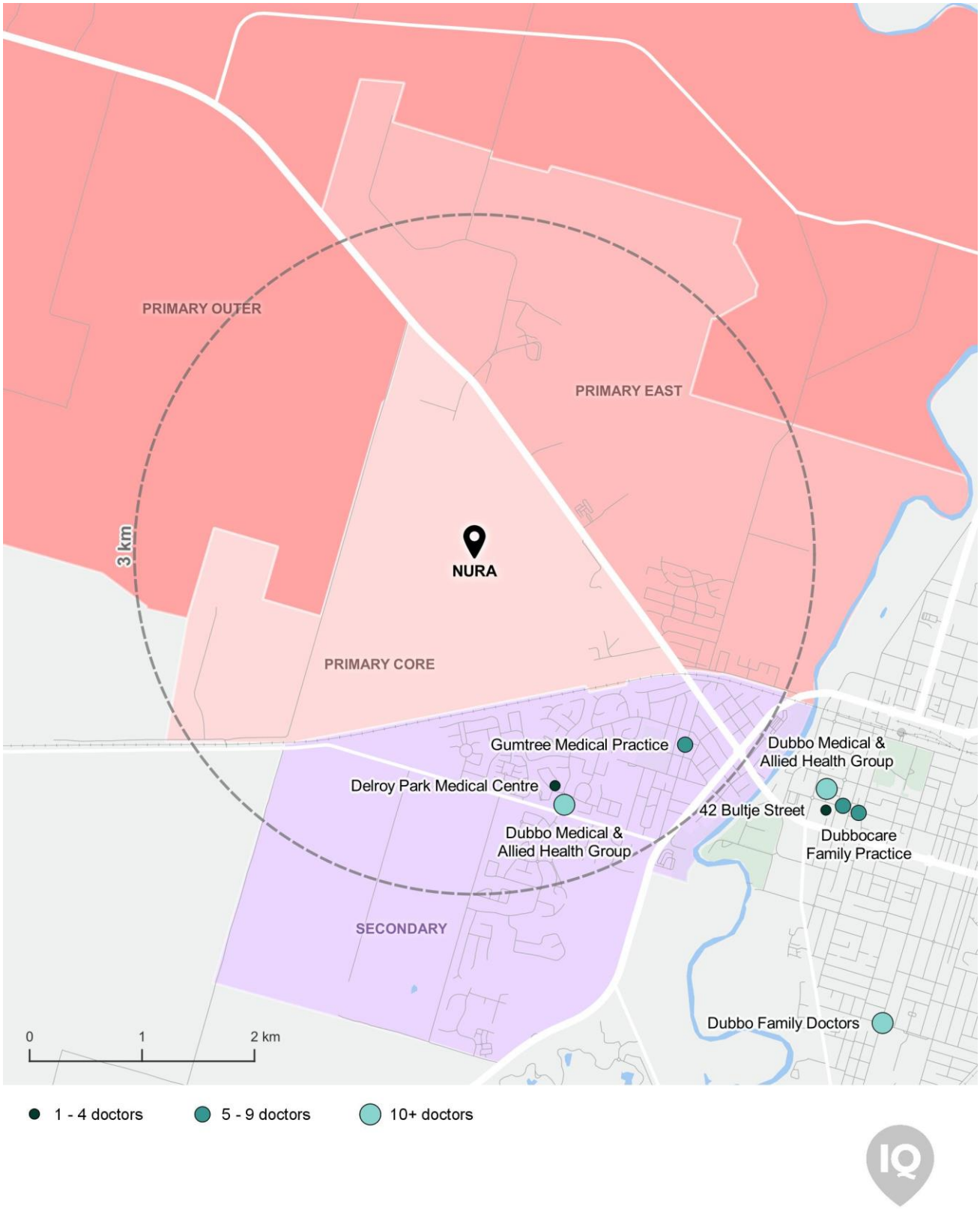
i. ‘Medical centre’ is a term used for a collection of medical services provided at the same site, typically including General Practitioners (GPs) and other services such as a pharmacist, pathology specialists, and the like.

ii. At present, there are no medical centres located in the primary sector. There are three medical centres in the secondary sector the largest medical centre is provided by Dubbo Medical & Allied Health Group at Delroy Park Shopping Centre, in combination 19 GPs are provided across the main trade area.

iii. Typically, 12.8 GPs are provided for every 10,000 residents in Australia. By 2026, some 15.5 GPs will be demanded within the main trade area by 2026, including some five GPs in the primary sector. By 2041, the primary sector will support 12-13 doctors. Consequently, medical centres should be planned for as part of the main commercial/retail precinct.

iv. Successful medical centres and facilities are typically situated within high profile locations, either along main roads or within proximity to a retail and/or commercial centre. This location enables facilities to receive maximum exposure to passing traffic, but more importantly, are easily recognisable and accessible for the surrounding population.

MAP 5.1. NURA MAIN TRADE AREA AND MEDICAL CENTRE



5.4. Gym/Fitness Centre Potential

i. There are many different sizes and forms of gyms provided throughout Australia as follows:

- National brands such as Virgin Active and Fitness First operate large-sized gyms of around 1,000 sq.m and serve a catchment of approximately 50,000 – 70,000 persons.
- Smaller format gyms are typically around 200 sq.m in size serve a catchment of around 10,000 persons.

ii. Map 5.2 illustrates the existing provision of gyms and fitness facilities throughout the surrounding region. There are currently two fitness facilities provided within the main trade area.

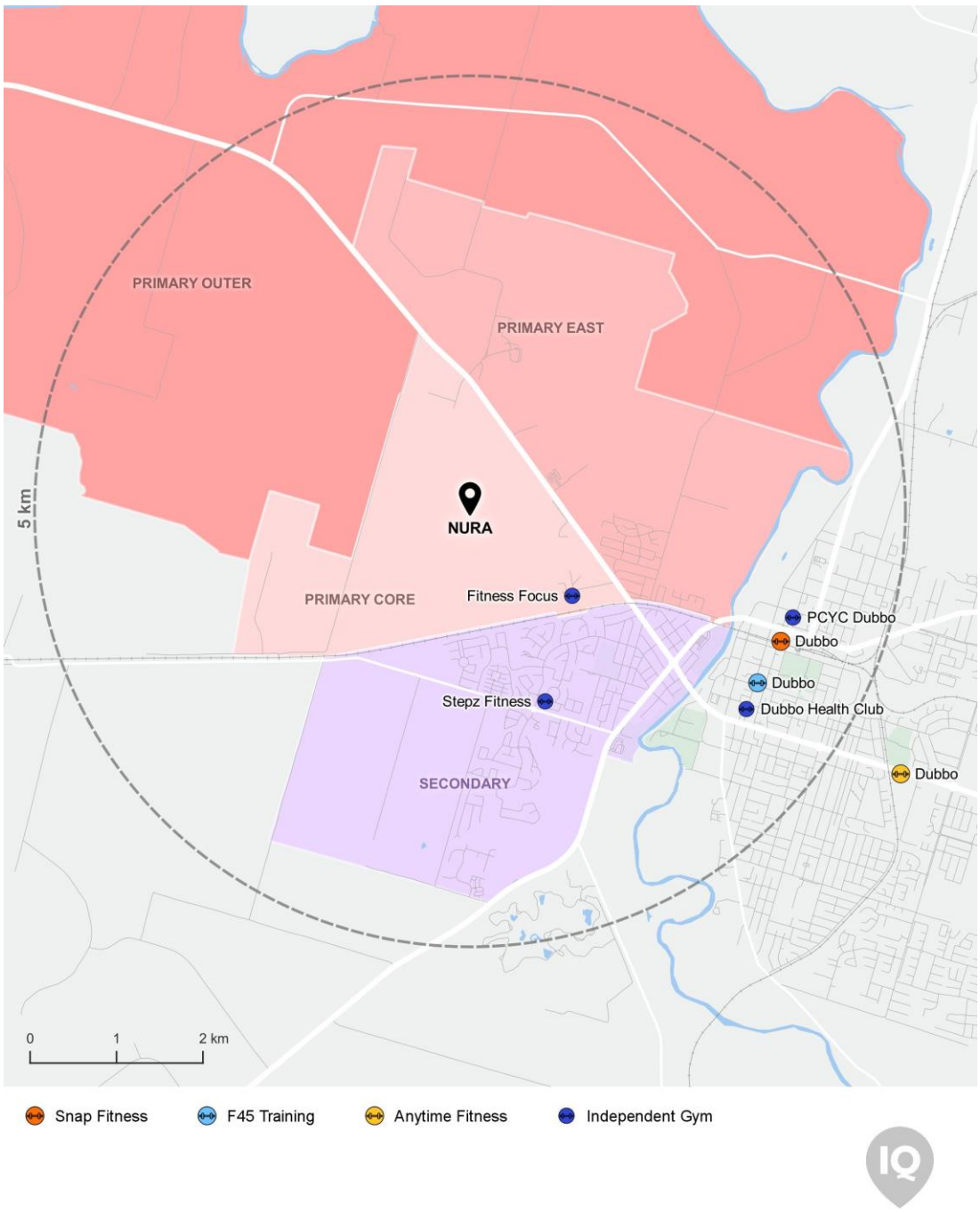
iii. The nearest gym Fitness Focus is provided directly adjacent to the subject site along Jannali Road. The gym operates limited hours over the week.

iv. Stepz Fitness located within the secondary sector at Delroy Park Shopping Centre operates 24 hours.

v. Given the ultimate population within main trade area of 27,750, 3-4 gyms will be supportable, including 2-3 over the period to 2041.

vi. A gym may have limited potential at the subject site and should be considered if tenant demand is experienced.

MAP 5.2. NURA MAIN TRADE AREA AND GYMS



5.5. Childcare Centre Potential

i. There are a range of early childhood education and care services available to Australian children, including childcare centres (long day care), family day care, outside school hours care and occasional care. Childcare centres are the largest component of the childhood education & care services market, making up 58%.

ii. Childcare centres provide care for children under school age (up to 6 years of age) within facilities built (or adapted) for early childhood education and care services. Childcare centres can offer all-day or part-time care and can be operated by private operators, community, and non-profit organisations.

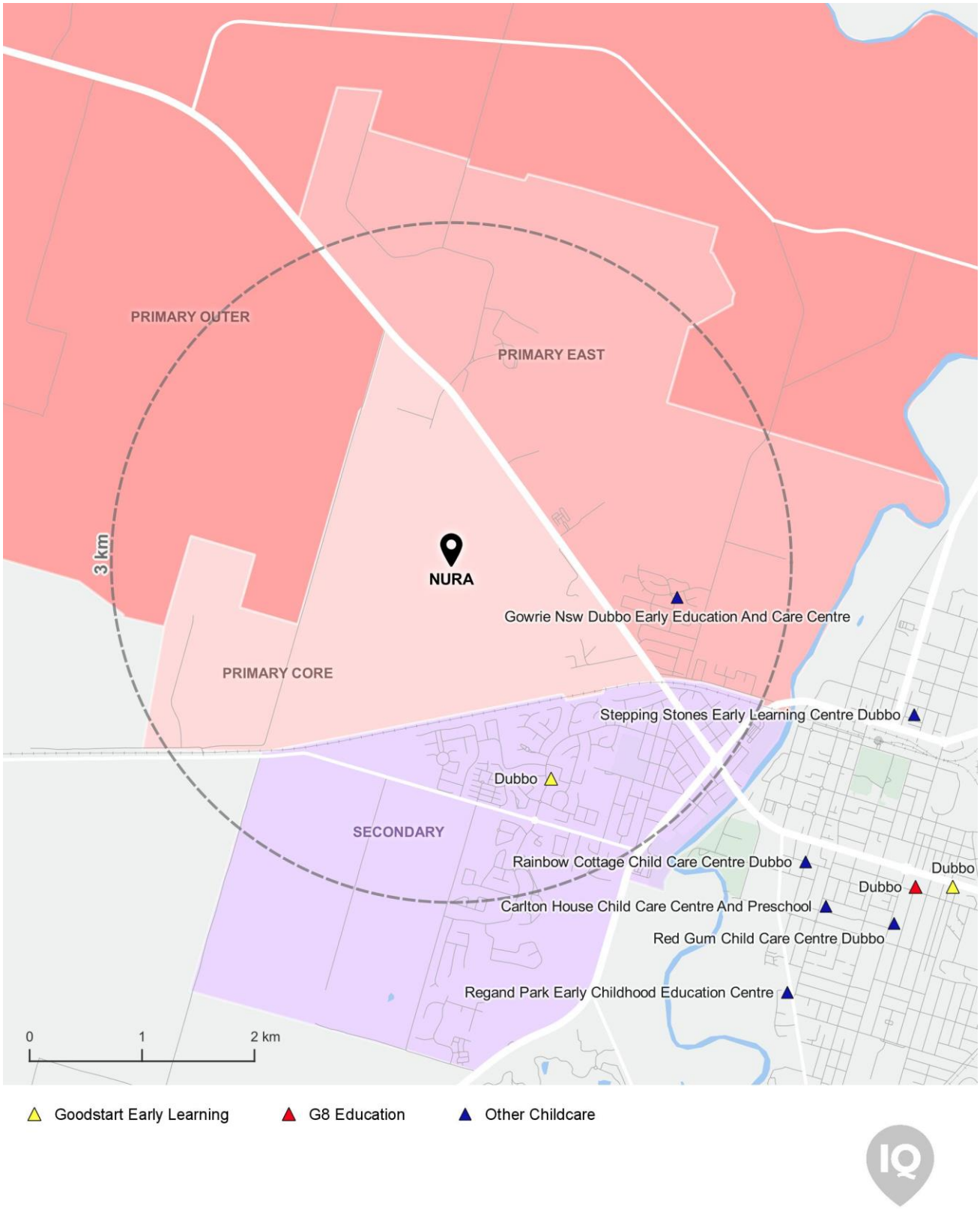
iii. Map 5.3 illustrates the location of childcare centres currently provided in the surrounding area, with two childcare centres currently provided within NURA main trade area.

iv. Assuming the average capacity of childcare centres in the regional NSW (83 places per centre), typically, one childcare centre is provided for every 2,700 people. The primary sector population would be in excess of 5,800 persons by 2031, which is likely the earliest an additional childcare centre would be supportable. A third childcare centre would be supportable by 2041, with further facilities ultimately supportable with further population growth post-2041.

v. Childcare centres can vary in size with a range from 250 sq.m up to in-excess of 1,000 sq.m, (not including play areas and car parking).

vi. A childcare facility is likely to increase visitation to the retail centre, with parents picking up their daily or weekly shopping items when collecting their children from childcare. A childcare facility therefore should form part of the overall development with the potential second one close to any educational facilities.

MAP 5.3. NURA MTA AND CHILDCARE CENTRES



5.6. Total Centre Potential

i. The supportable level of floorspace at the subject site is outlined in Table 5.2, with development likely over two stages. The stage one development would be supportable by around 2031 and be in the order of 3,000 sq.m anchored by a supermarket of 1,500 sq.m.

ii. The first stage of the NURA centre would most likely be supportable from when at least 1,000 homes have been constructed (and are occupied) within the subject estate. This would equate to some 3,000 additional persons. This is anticipated to occur around 2031. The key components are outlined in Table 5.1 and include:

- A small format supermarket which is assumed to be 1,500 sq.m
- Approximately 800 – 1,000 sq.m of retail specialty space
- A small medical centre

iii. The ultimate development would be around 6,000 sq.m, anchored by a full line supermarket and speciality shops totalling 1,000 to 1,400 sq.m if the centre was developed prior to a centre in the North-West Urban Release Area. Childcare, gym and medical would also be supportable at that time. Stage two is likely to be supportable when around 7,000 residents are in the combined primary sectors.

iv. The above recommendations are subject to tenant demand. Development should only be pursed if tenant pre-commitments can be secured.

TABLE 5.2. INDICATIVE NURA SITE FLOORSPACE RECOMMENDATIONS

Use	Floorspace (Sq.m)	
	Stage 1 (2031)	Stage 2 (2036-41)
Within Centre		
Supermarket	1,500	3,000
Retail Specialty Shops	800 - 1000	1,000 -1,400
Non-retail (Bank, Real Estate Agent etc)	200	200
Medical Centre	250	500
Childcare Centre*	n.a.	250
Gym	n.a.	200
Freestanding - should be provided with main road exposure		
Fast Food Drive Thru	n.a.	200
Service Station	250	250
Total	**3,000 - 3,200**	**5,600 - 6,000**

** Denotes Indoor Area Only*

5.7. Centre Location

i. For a retail centre to be developed early in the estate, it would require exposure to all traffic entering and exiting the estate.

ii. The structure plan is conveniently located along Narromine Road north west of Dubbo City, adjacent to TAFE NSW Dubbo and Dubbo City Regional Airport.

iii. Longer term, a more centralised location may be more appropriate for a retail centre, however, this would mean that a centre would be developed at a later stage. A centrally located development would still require most residential traffic to bypass the site, and also be co-located with facilities such as primary school, parks, childcare centre and other community facilities to create a destination for local residents.

iv. The proposed structure plan indicated a retail precinct through the industrial area to the north and near parks/school. This is proposed to be the only entry into the estate from Narromine Road and should provide exposure and accessibility for the proposed retail facilities.

v. Ultimately, the key for any retail centre is that effectively, residents should be able to access the centre or bypass the centre before they are able to access other centres outside the trade area or in the secondary sector.

vi. In terms of land size, typically a ratio of floorspace to land space is 30%, such that a 6,000 sq.m centre would typically require around 20,000 sq.m or two hectares of land.

5.8. Implications for the Centres Hierarchy

i. The recommended centre as part of NURA will not have any implications for the Centres Hierarchy due to the following:

- A first stage of up to 3,000 sq.m., which would service the NURA itself. This sized centre has no implications for the hierarchy of centres
- At less than 6,000 sq.m, the subject centre would be a Local Centre serving the convenience needs of combined primary sector residents. At least one of NURA or North-West Urban Release Area centres will have the capacity to accommodate a supermarket of up to 3,000 sq.m. A centre of this size would be much small than the Dubbo CBD and Orana Mall which will continue to serve the non-food requirements of trade area residents.
- A neighbourhood centre in the North-West Urban Release Area will be developed once a sufficient population exists in that release area. With over 10,000 future residents, it will be able support a

centre over time of at least 3,000 sq.m., serving the convenience needs of its immediate population.

6 INDUSTRIAL LAND

This section presents an analysis of the supply and demand of Business Development (B5) and Light Industrial (IN2) zoned land within the Dubbo Local Government Area (LGA). It is specifically aimed at assessing the implications of rezoning some of the IN2 land along Narromine Road in NURA to B5.

6.1. Employment Lands Strategy

i. Figure 6.2 outlines the Employment Lands in Dubbo LGA, including industrial land.

ii. The subject site is located in close proximity to the Airport Precinct. Section 14.8 of the Dubbo Employment Lands Strategy outlines the rationale for the future development of the Airport Precinct. Figure 6.2 illustrates the airport precinct's lands including light industrial, heavy industrial and infrastructure being the airport itself.

iii. Relevantly, there is a recommendation for B5 business land to be allowable in the southern portion of the existing IN2 light industrial on the western side of the Mitchell Highway. The analysis in this section of this report supports the change.

iv. Further, the employment lands strategy on page 79 indicates the following:

> *The B5 Business Development zone allows a variety of permissible uses which would support and service the West Dubbo population catchment, nearby industrial zones and Dubbo City Regional Airport. The B5 Business Development zone is flexible in allowing a mixture of large format commercial uses including bulky goods, warehouse and distribution centres as well as a range of light industrial uses including industrial training facilities, freight transport, passenger, transport and truck depots. This provides a good mixture of uses given its location adjacent to the Mitchell Highway.*
>
> *Analysis in Part 2 of this report has shown that to meet the required industrial land supply demand in 2031, 53 to 80 hectares of industrial zoned land should be available for development. As there is currently 724 hectares of vacant/ undeveloped industrial zoned land within the former Dubbo City Council area, there is an ample supply of industrial zoned land available to cater for future demands.*

It is desirable for bulky goods uses to be consolidated and clustered together into defined areas. The land as shown below, is considered suitable as it provides one large parcel rather than creating several smaller pieces of land. This rezoning would also have minimal impact on the supply of industrial zoned land or jobs, particularly noting that the current Dubbo Local Environmental Plan 2011 permits several light industrial uses within the B5 Business Development zone.

v. Clearly there is a substantial amount of industrial land throughout Dubbo which will not be utilised over an extended period. The potential rezoning of land to B5 in this airport precinct including on the Bathla Group land would be an economic sensible outcome as discussed in the following subsections.

vi. The remainder of section assesses the provision of light industrial land supply and demand, and not just total industrial land.

FIGURE 6.1. DUBBO INDUSTRIAL LANDS

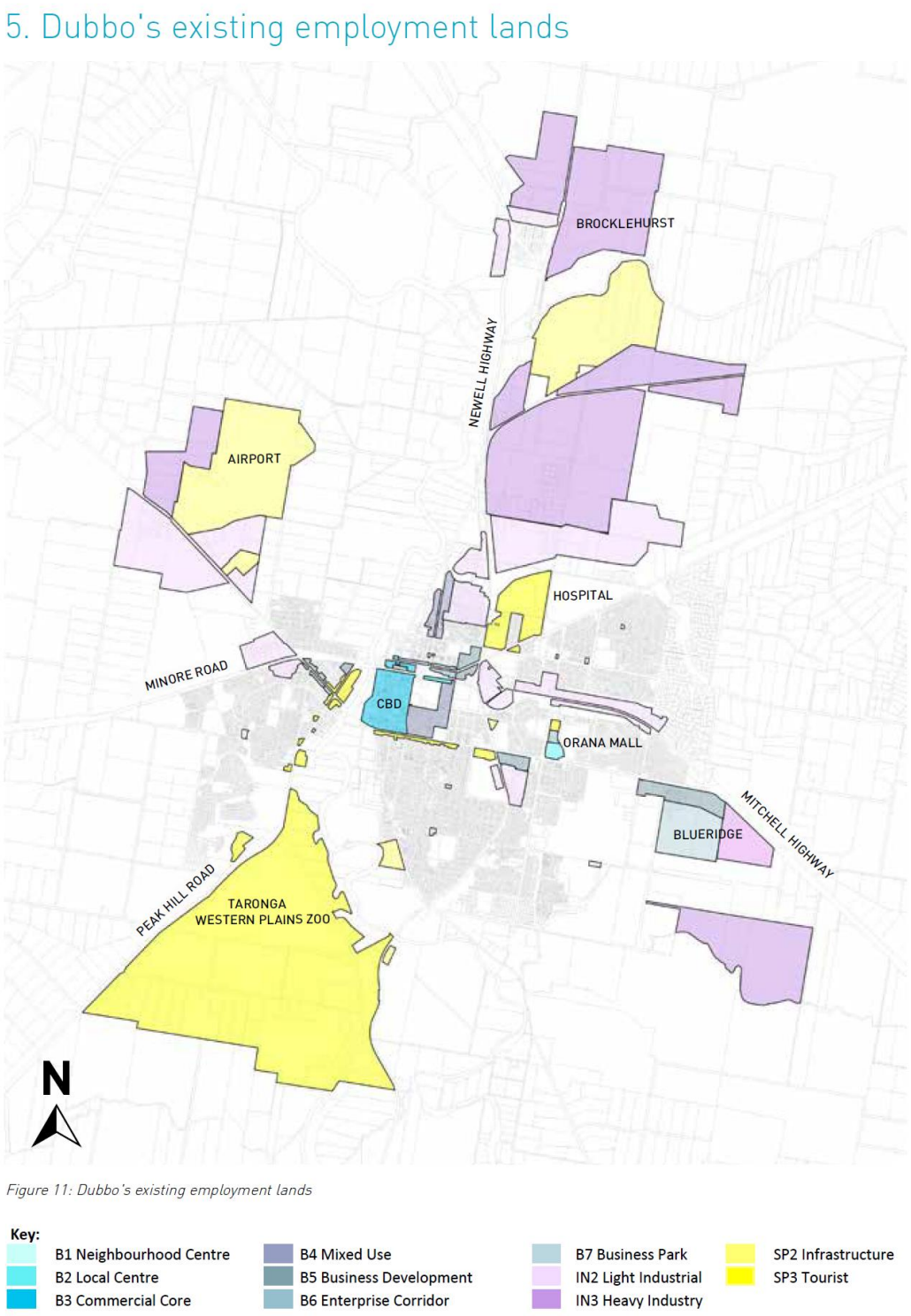
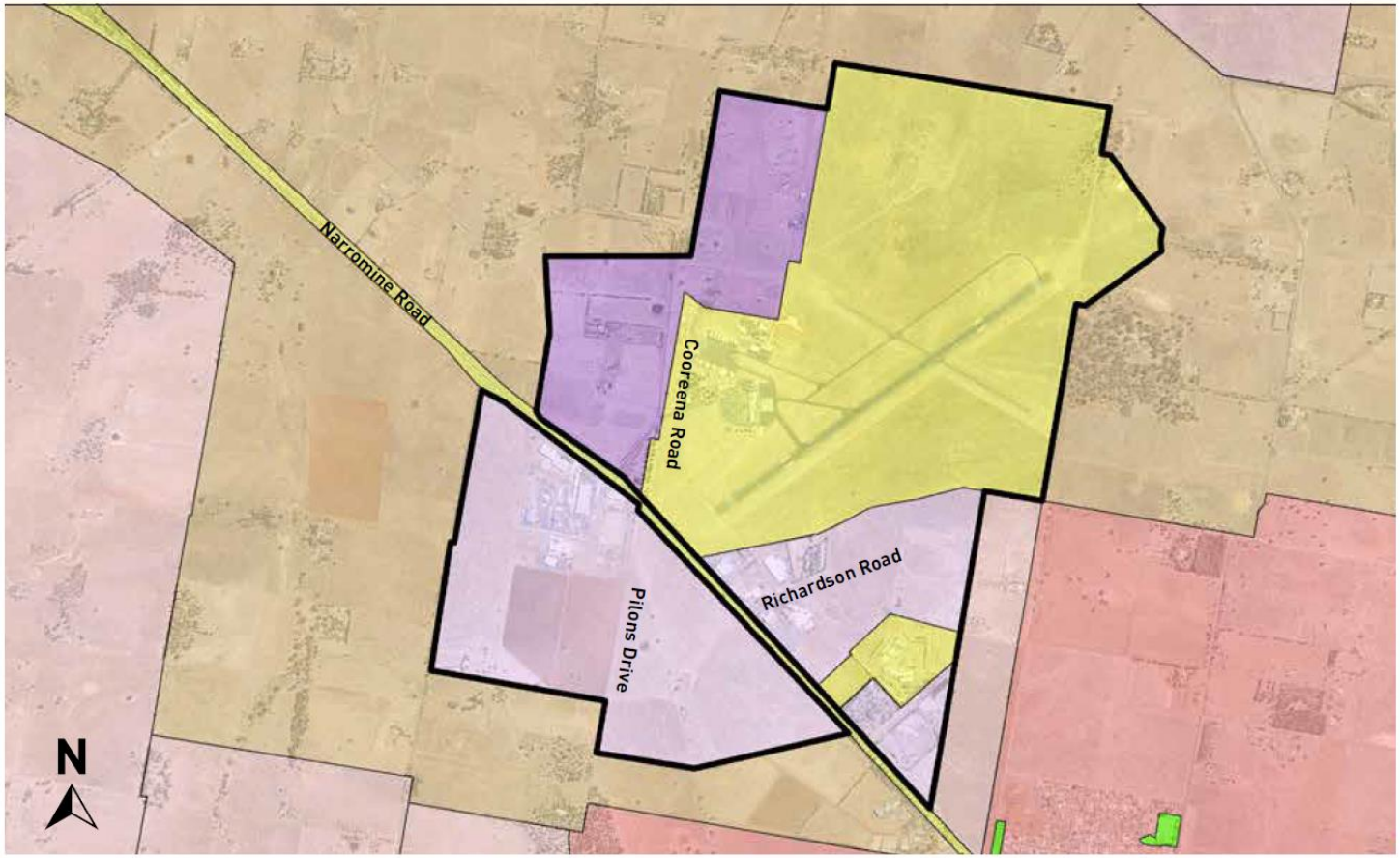


Figure 11: Dubbo's existing employment lands

FIGURE 6.2. AIRPORT PRECINCT



Precinct Map 17: Airport Precinct

Key:

- Outline of Precinct
- RU1 Primary Production
- R2 Low Density Residential
- R5 Large Lot Residential
- IN2 Light Industry
- IN3 Heavy Industry
- SP2 Infrastructure
- RE1 Public Recreation

6.2. Allowable Uses

i. Table 6.1 summarises the allowable uses within the IN2 and B5 zones, with key differences including:

- The B5 zone allows for business premises, centre-based childcare facilities, food and drink premises, health services facilities, home industries, office premises, research station, respite day care centres, restaurants or cafés, specialised retail premises.
- On the other hand, IN2 land includes crematoriums, mortuaries and waste or resource transfer stations.

ii. B5 zoned land, therefore, includes a range of uses which is aimed at and would be more compatible with a residential population in and around the B5 land. As will be outlined in the following analysis, there is no B5 land around Dubbo North, however, at the same time there is no immediate resident population currently.

iii. With the development of the Bathla Group land for up to 1,750 homes and 5,000-5,500 residents and other nearby release areas, there would be a substantial population within and around the existing IN2 land at Dubbo North in the future. It would be appropriate to include a provision of B5 land to this location.

TABLE 6.1. B5 & IN2 USES

Use	Zone	
	IN2	B5
Agricultural produce industries	✓	✓
Boat building and repair facility	✓	✓
Business premises	✗	✓
Centre-based child care facilities;	✗	✓
Community facilities	✓	✓
Crematorium	✓	✗
Data centre	✓	✓
Depots;	✓	✓
Early education and care facility	✓	✓
Educational Establishment	✓	✓
Food and drink premises	✗	✓
Freight transport facility	✓	✓
Funeral homes	✓	✓
Garden centres	✓	✓
Hardware and building supplies	✓	✓
Health consulting rooms	✓	✓
Highway service facility	✓	✓
Health Services Facilities	✗	✓
Hospitals	✓	✓
Home industries	✗	✓
Industrial Retail Outlet	✓	✓
Industrial training facilities	✓	✓
Information and education facility	✓	✓
Kiosk	✓	✓
Landscaping material supplies	✓	✓
Light industries;	✓	✓
Liquid fuel depots;	✓	✓
Local distribution premises	✓	✓
Medical centres	✓	✓
Mortuaries	✓	✗
Neighbourhood shops	✓	✓
Office premises	✗	✓
Oyster aquaculture;	✓	✓
Passenger transport facilities	✓	✓
Places of public worship;	✓	✓
Plant nurseries;	✓	✓
Research station	✗	✓
Respite day care centres	✗	✓
Restaurants or cafes;	✗	✓
Rural supplies	✓	✓
Specialised retail premises	✗	✓
Service Station	✓	✓
Signage	✓	✓
Storage premises	✓	✓
Take away food and drink premises	✓	✓
Tank-based aquaculture	✓	✓
Timber yards	✓	✓
Transport Depot	✓	✓
Truck depot	✓	✓
Vehicle body repair workshop	✓	✓
Vehicle repair station	✓	✓
Vehicle sales or hire premises	✓	✓
Vetinary Hospital	✓	✓
Warehouse or distribution centres	✓	✓
Waste or resource transfer stations	✓	✗
Water reticulation systems	✓	✓
Wholesale supplies	✓	✓

6.3. Zoned Land

i. Map 6.1 illustrates the location of B5 and IN2 land throughout Dubbo. Table 6.2 summarises the total provision of B5 and IN2 land including as to whether it is vacant or occupied. Maps 6.2 to 6.5 detail vacant land by sub-area.

ii. Overall, the provision of IN2 land is substantially higher than B5 land at 7.2 million square metres as compared with 0.6 million square metres.

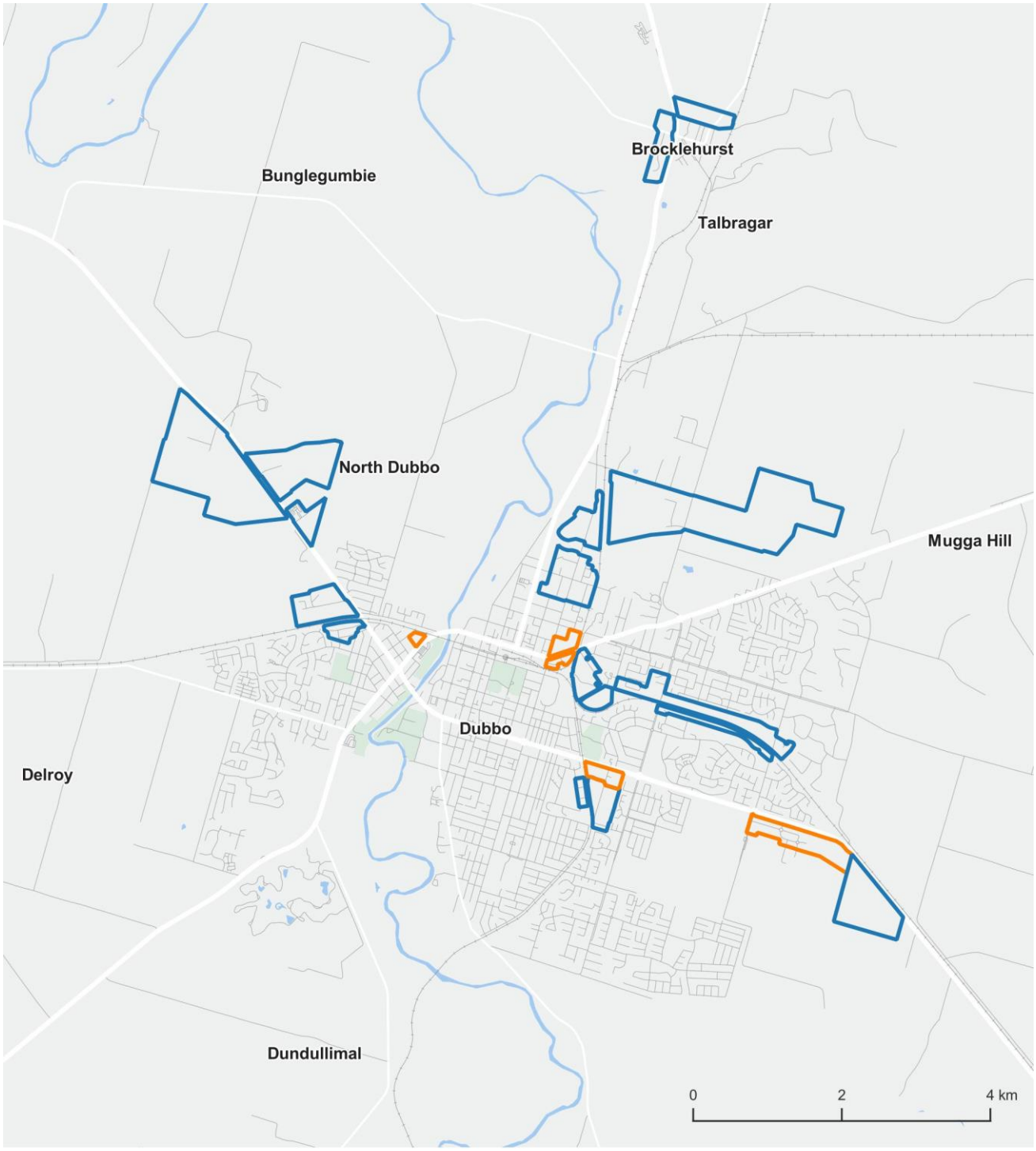
iii. In terms of vacancy levels, around 39% of B5 land is vacant and 53% of a much larger pool of IN2 land is vacant. Consequently, the conversion of a small amount of IN2 land to B5 has minimal, if any, consequence on the overall availability of IN2 land throughout Dubbo LGA.

iv. Relevantly, given the extensive supply of vacant IN2 land, at more than existing occupied IN2 land throughout Dubbo LGA, there would appear to be many, many years of industrial zone land available. A review of aerial imagery over the past 10 years indicates that around 1.5 hectares (15,000 sq.m) of IN2 land is occupied each year in Dubbo LGA. Based on existing vacant land, there is over 200 years supply.

TABLE 6.2. B5 & IN2 LAND DUBBO LGA

	Land (000 Sq.m)		
Status	**IN2**	**B5**	**Total**
Occupied	3,368	344	3,712
Vacant	3,818	216	4,035
Total	**7,186**	**560**	**7,746**
% Vacant	*53%*	*39%*	*52%*

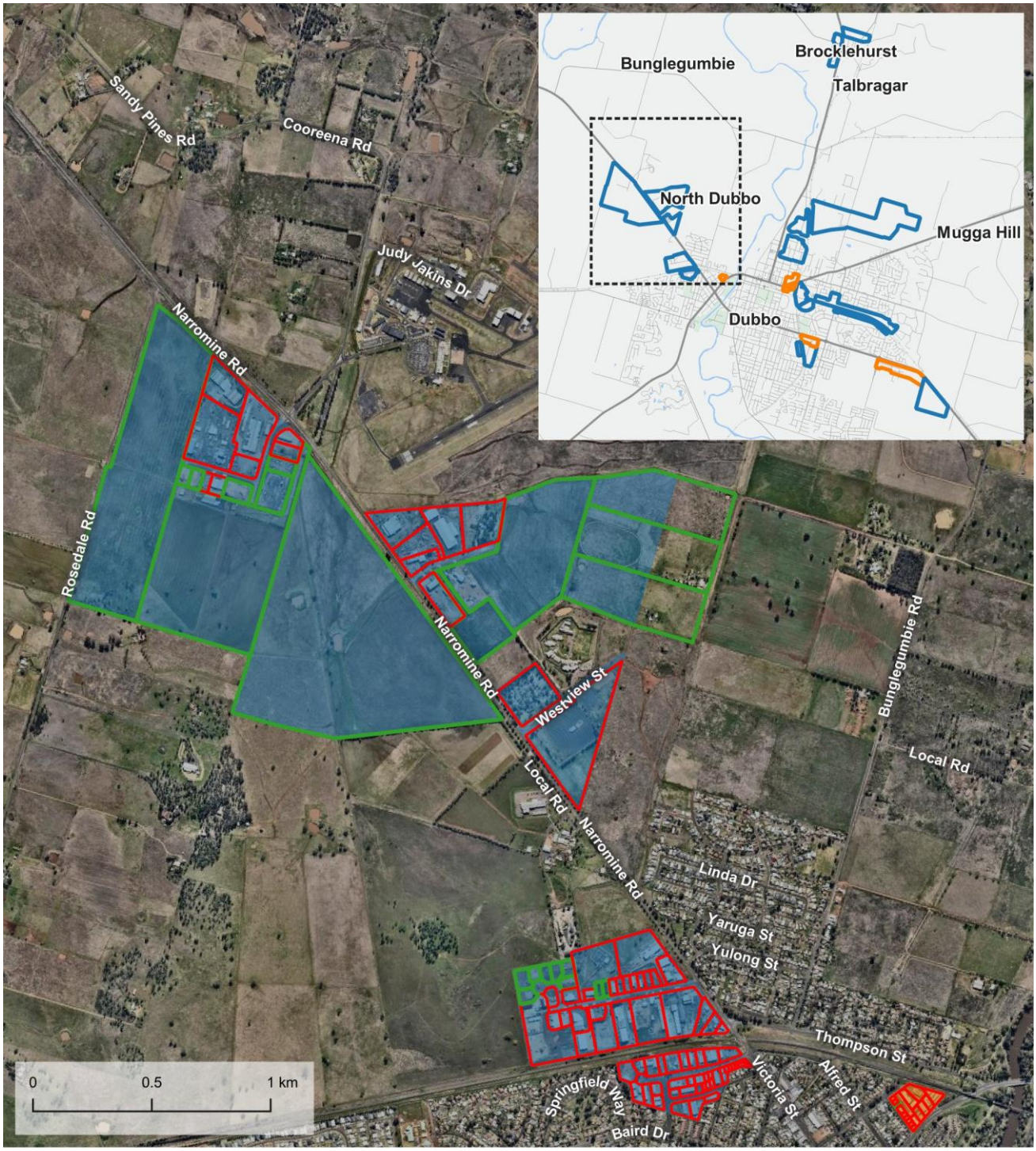
MAP 6.1. DUBBO B5 & IN2 LAND



Land Zoning

- B5 Business Development
- IN2 Light Industrial

MAP 6.2. DUBBO B5 & IN2 LAND VACANT LAND ANALYSIS



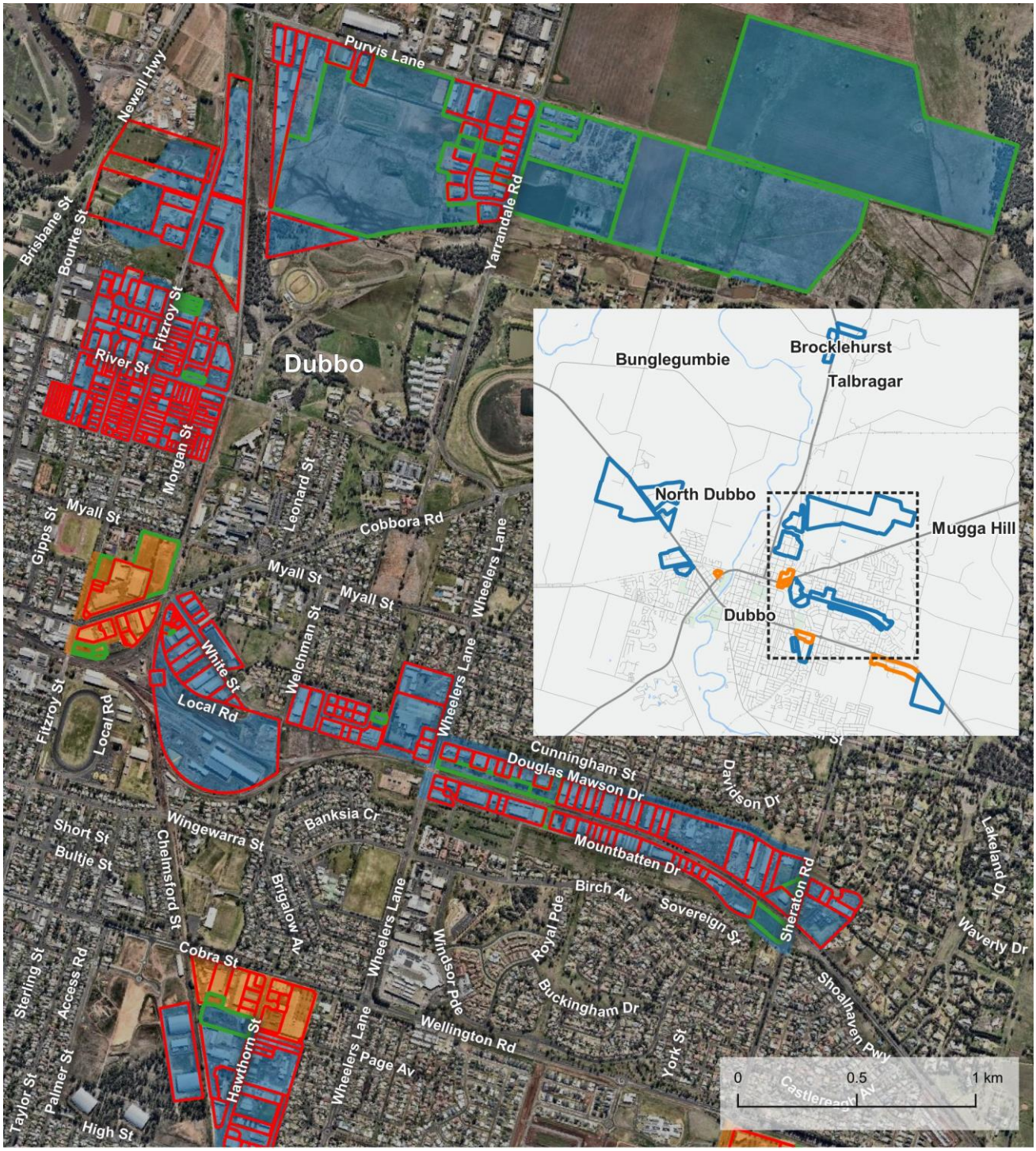
Land Zoning

- B5 Business Development
- IN2 Light Industrial

Status

- Occupied
- Vacant

MAP 6.3. DUBBO B5 & IN2 LAND VACANT LAND ANALYSIS (CONT.)



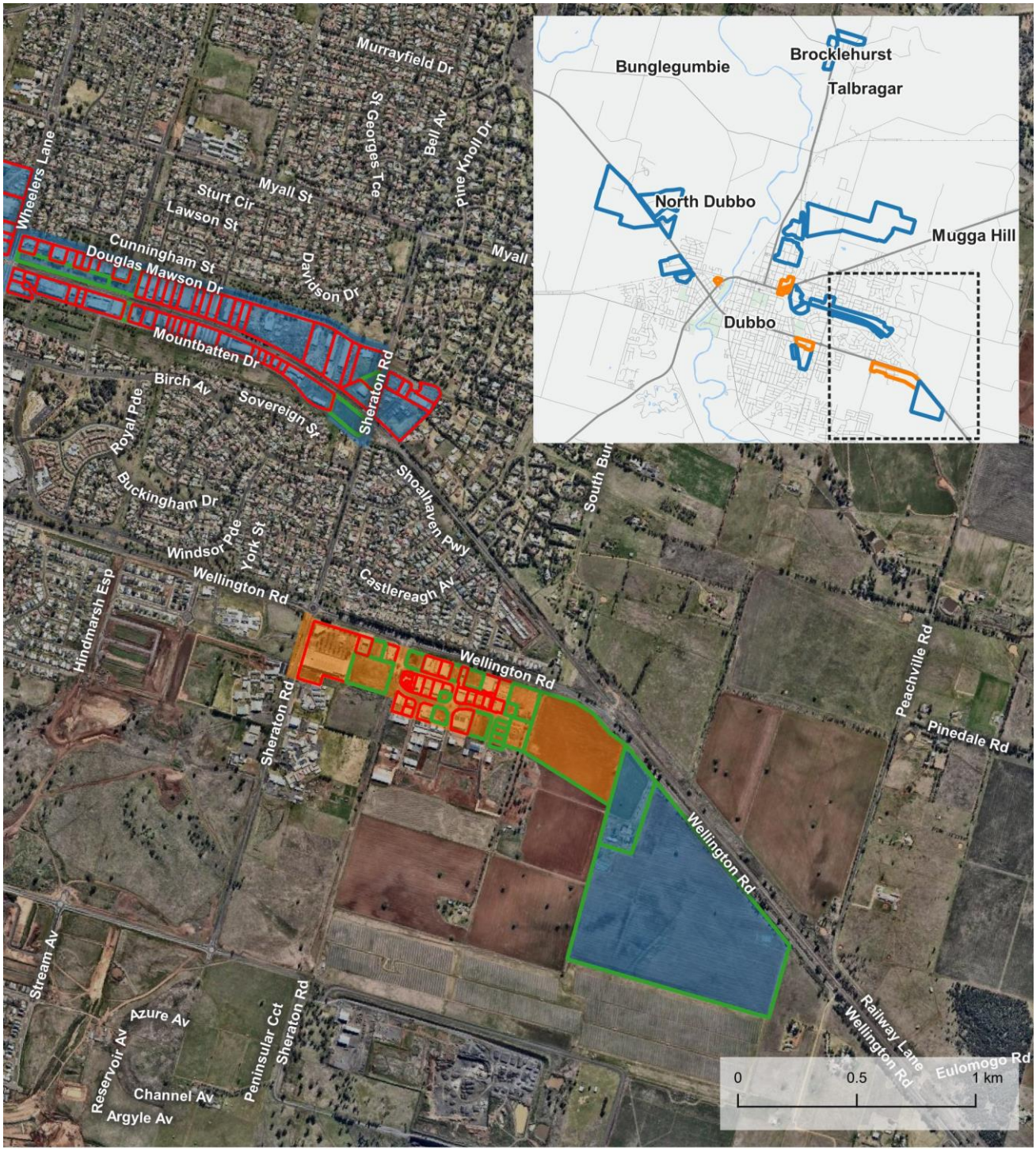
Land Zoning

- B5 Business Development
- IN2 Light Industrial

Status

- Occupied
- Vacant

MAP 6.4. DUBBO B5 & IN2 LAND VACANT LAND ANALYSIS (CONT.)



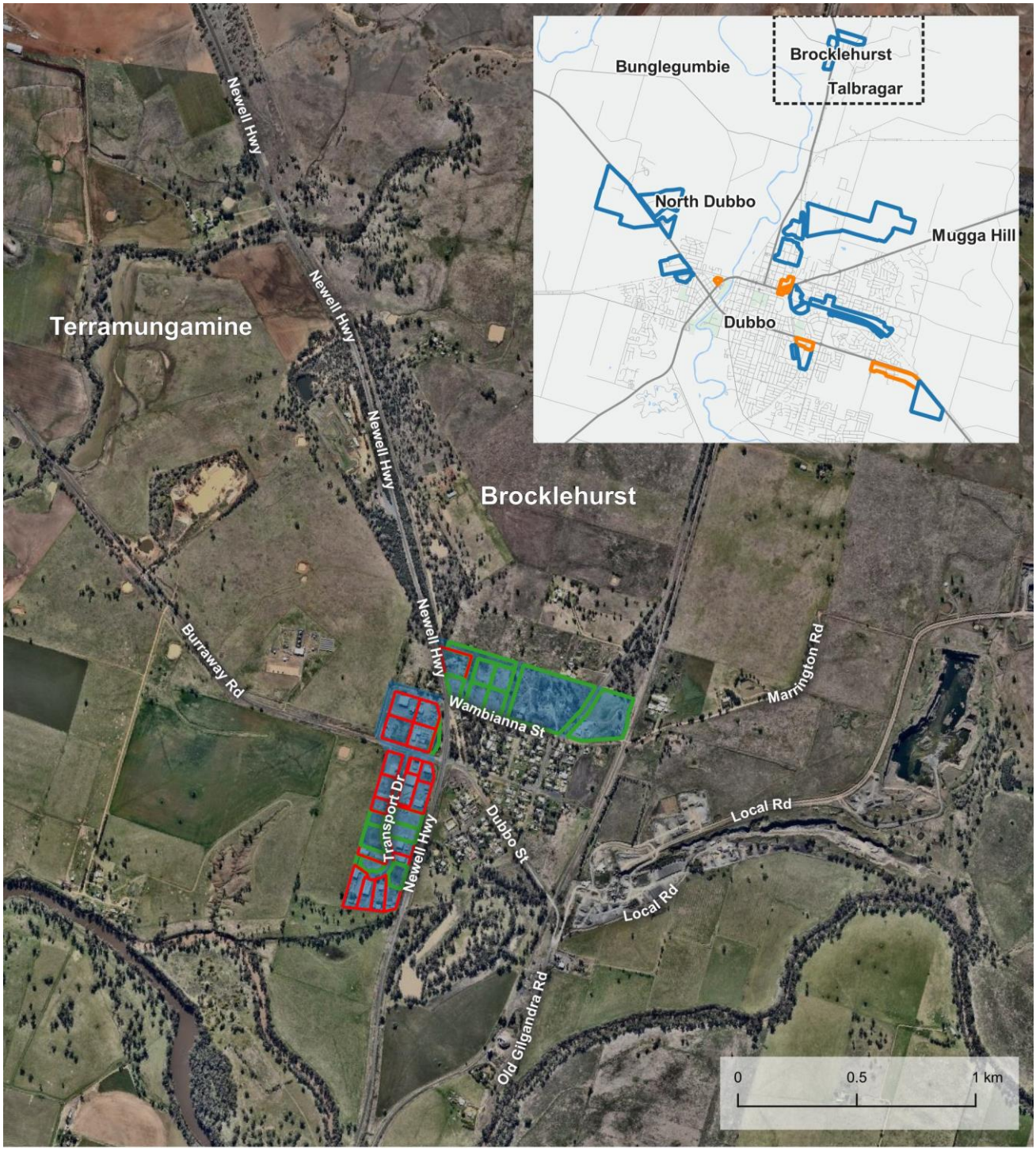
Land Zoning

- B5 Business Development
- IN2 Light Industrial

Status

- Occupied
- Vacant

MAP 6.5. DUBBO B5 & IN2 LAND VACANT LAND ANALYSIS (CONT.)



6.4. Mix of Zoned Land

i. The B5 and IN2 land is generally located on the outskirts of Dubbo to the north, north-west and south-east of the City Centre. Relevantly, given the range of similar uses generally allowable on the land, B5 land is often located in close proximity to or adjoining IN2 land. Relevantly, none of the land to the north-west in the existing Dubbo North area is zoned B5.

ii. Again, with future residential now planned at Dubbo North on the Bathla Group land, it is logical and economically sensible to zone some of this land B5.

6.5. Conclusions

i. Overall, there is a substantial amount of vacant IN2 land throughout the Dubbo LGA. B5 land is more closely associated with uses that would serve a residential population. The approval of the Bathla Group development will result in an increased population in and around the existing IN2 land. The conversion of a portion of this land to B5, to allow a range of uses which are effectively the same as IN2 land but including a range of additional uses would serve future residents of this and nearby release areas. The rezoning would have no impact on the ongoing efficient provision of IN2 land more broadly throughout Dubbo LGA.

ii. More relevantly, the range of additional uses allowed on B5 as compared to IN2 land will be required by the population. These uses would either locate in the B5 land or elsewhere within the proposed Dubbo North residential development area (future centre zone). The location of the proposed B5 land is not such that it would be attractive to uses which would serve a Dubbo-wide area but more focused at serving a localised area (Dubbo North).

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