



Dubbo North-West

Planning Proposal R23-006

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Executive Summary

Introduction

This report has been prepared by Mecone Group Pty Limited (Mecone) on behalf of Dubbo Regional Council (DRC), in support of a Planning Proposal to amend Dubbo Regional Local Environmental Plan 2022 (DRLEP) to facilitate the development of land located in the North-West Urban Release Area (NWURA).

The NWURA is a 375-hectare Precinct on the north western edge of the urban area of Dubbo, within the Dubbo Regional Local Government Area (LGA). The NWURA is identified in Figure 1 below, bounded by the Macquarie River and Central Business District (CBD) to the east, the Dubbo Regional Airport to the west, existing low density residential development to the south, and agricultural land to the north. The NWURA is identified as a growth area in the Central West and Orana Regional Plan 2041 and the Dubbo Regional Local Strategic Planning Statement (LSPS).

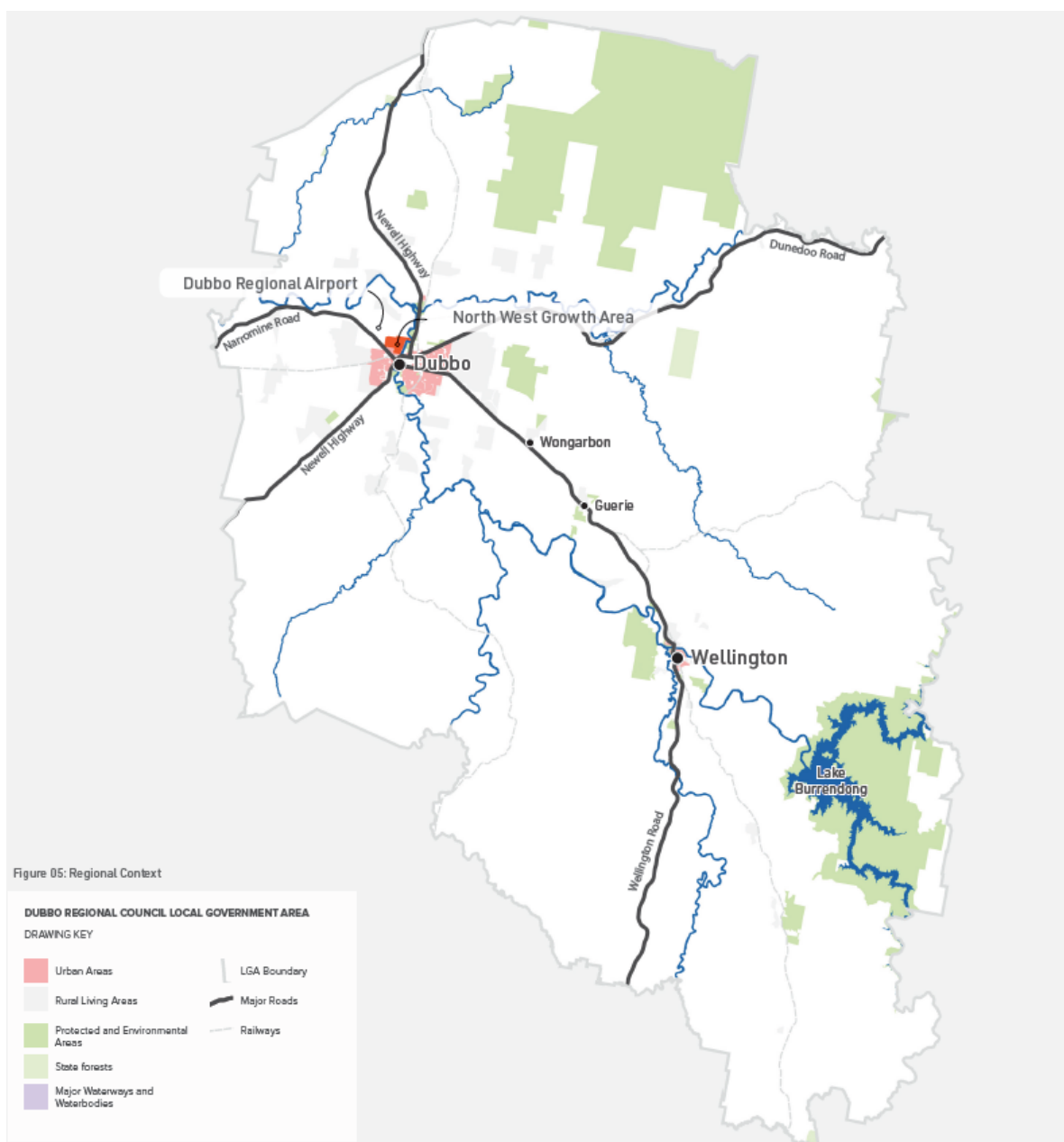


Figure 1 - Dubbo's Regional Context, Source: North-West Urban Release Area Development Control Plan – Master Plan

North-West Urban Release Area (NWURA) Precinct

The NWURA is predominantly zoned R2 Low Density Residential, with a portion zoned R5 Large Lot Residential on the western edge and a parcel of land zoned RU2 Rural Landscape to the north. The land is largely vacant and comprises areas of residual agriculture and grass land. Previous activities within the area include agriculture, the Bunglegumbie Sewerage Treatment Plant and the Dubbo City Animal Shelter. The site generally slopes from the west to the Macquarie River.

The land to which this Planning Proposal applies (the NWURA Precinct) is shown in Figure 2. The Precinct comprises 34 lots and includes majority of land in the NWURA as well as two directly adjoining parcels of land, i.e. Lot 1 DP653795 (already reflects the zoning and minimum lot size controls of the existing NWURA) and also Part Lot 87 DP753233 (21L Bunglegumbie Road, Dubbo). Land in the Precinct is owned by Council and multiple private landowners.

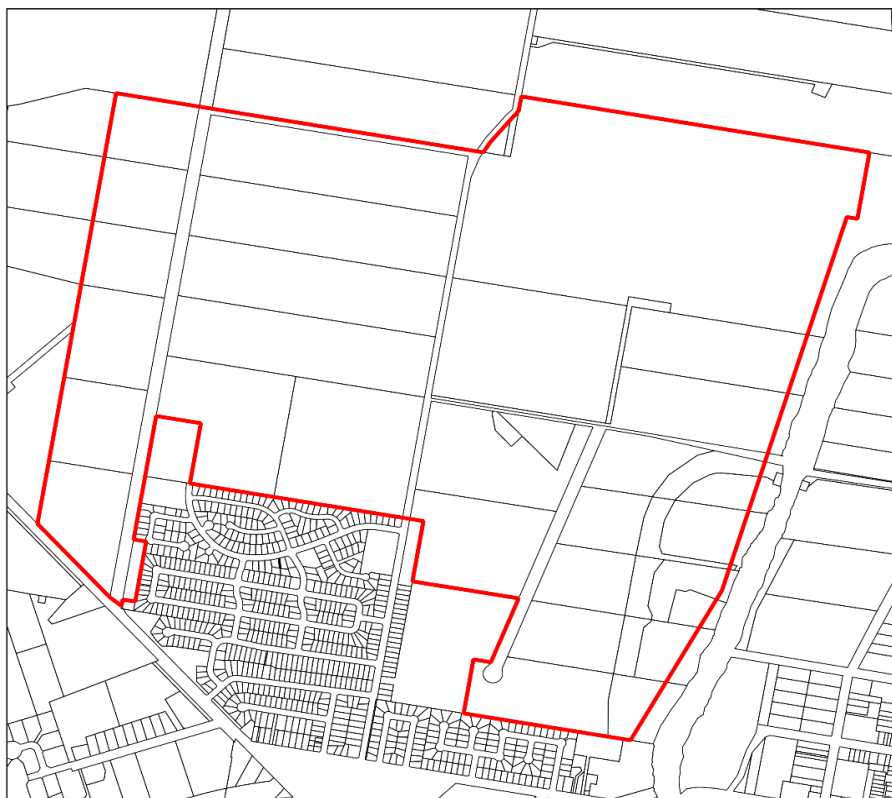


Figure 2 - Land to which this Planning Proposal applies, Source: Mecone (2023)

North-West Urban Release Area Master Plan

A Master Plan for the NWURA was adopted by Dubbo Regional Council on 26 October 2023. This Plan seeks to guide the development of the area to deliver a unique residential precinct that differs from current regional expectations. The Master Plan is the guiding document for the Planning Proposal and consist of the following key elements:

- a diversity of residential typologies and a village heart/town centre with a mix of co-located uses.
- an open space network along the Macquarie River and connected green spaces throughout the Precinct, with a 'green loop' of active transport links connecting to key precincts across Dubbo.
- a transport and movement hierarchy that provides connectivity to Dubbo CBD via a new River Street Bridge, and supports an internal public transport loop in addition to a pedestrian and cycle network.
- Opportunities to implement quality urban design and embed artwork reflecting local stories in the village streetscape and open space network.

Intent and Objectives of the Planning Proposal

The primary objective of this Planning Proposal is to amend Dubbo Regional Local Environmental Plan 2022 to achieve the transformative vision outlined in the Master Plan and contribute to the City's capacity to accommodate a growing population over the next 20 years.

The intent of the Planning Proposal is to achieve the following outcomes:

- Create capacity for approximately 5,500 dwellings.
- Encourage housing diversity and choice.
- Make provision for a future local centre with co-located retail, commercial and community uses.
- Contribute to the regional open space network through regional open space along the Macquarie River and a connected network of local open spaces.
- Safeguard culturally significant landscapes along the Macquarie River.

The proposed amendments to Dubbo Regional Local Environmental Plan 2022 are to:

- Rezone the land in the Precinct from R2 Low Density Residential and R5 Large Lot Residential to areas of R1 General Residential and R2 Low Density Residential to allow for a mix of housing typologies and densities, RE1 Public Recreation for open space, E1 Local Centre and SP2 Infrastructure to reserve land for school site and major roads, and rezone part lot 87 DP753233 (21L Bunglegumbie Road, Dubbo) from RU2 Rural Landscape to R2 Low Density Residential.
- Introduce a range of minimum lot sizes across the Precinct to deliver housing choice and increase the dwelling capacity.
- Introduce a dwelling density control for the Precinct to ensure the built form outcomes are achieved, effectively utilise public infrastructure and land resources and meet the demand for regional housing.
- Introduce a Gross Floor Area restriction for the local centre to maintain the commercial centre hierarchy and prevent the commercial performance of Dubbo CBD being undermined by development in the local centre.
- Update the property description associated with the heritage item "Mount Olive" (I78) to reflect the address following a recent subdivision.
- Identify land to be reserved for acquisition of vital infrastructure, including open space and key roads.

Strategic Merit

The Planning Proposal demonstrates that there is strategic merit to support the proposed amendments.

The population of the LGA is growing and this is forecast to continue. Together with the major investment projects attracting new workers to the region, this will increase demand for new dwellings in the LGA. Vacancy rates are low and median house prices are rising, with a sustained increase from December 2019 to June 2023.

Over 20% of the population is aged over 60 years and this proportion is projected to be 24% of the population in 2041. Providing a range of diverse range of housing options is important to meet the needs of workers and the growing population.

The Planning Proposal aligns with and promotes several key strategic planning priorities of Council and the State Government identified within various State, Regional, and local policies, and strategies, including:

- Central West and Orana Regional Plan 2041,
- Dubbo Regional Local Strategic Planning Statement,
- Dubbo Towards 2040 Community Strategic Plan,
- Dubbo Regional Employment Lands Strategy 2019,
- Dubbo Transportation Strategy 2020,
- North-West Urban Release Area – Development Control Plan – Master Plan, and
- State Environmental Planning Policies and Ministerial Directions.

Site-specific Merit

The Planning Proposal has site-specific merit as there are no major adverse environmental impacts resulting from the proposal. The site location is within 1.5km of the Dubbo CBD and other residential development. The area is already serviced by drinking water and wastewater infrastructure.

Matters concerning built form and massing, bushfire prone land, contamination, Dubbo Regional Airport, ecology, flooding, heritage, open space, salinity, and traffic have been assessed in preparation of the proposal. Any potential impact from the proposal, are able to be managed and mitigated with appropriate measures as outlined in this proposal.

Land within the 1% AEP is proposed to be zoned RE1 Public Recreation to manage flood risk. The 'Mount Olive' heritage item will continue to be heritage listed and protected. The location of Dubbo Regional Airport to the west of the site does not constrain future development. In addition, development of the Precinct is not likely to impact operations of the Airport.

The scale of future development is not envisaged to result in environmental impacts that cannot be managed through the development application process. This includes further consideration of:

- Aboriginal cultural heritage items and Aboriginal Heritage Impact Permits on land where development is proposed
- Management strategies for salinity
- Contamination
- Ecology

The proposed village centre and employment opportunities will stimulate economic growth in Dubbo's North West Region. This can facilitate a greater work-life balance for the future residents and provide convenient nearby services and facilities to meet the needs of residents. Promoting compatible uses such as education, age care, health, and commerce within the village can create a place of diversity and resilience and support intergenerational learning and care within the community.

The open space network will comprise 22.6% of the Precinct, with each dwelling within 400 metres of open space. The regional open space located adjacent to the Macquarie River will include community facilities such as BBQ facilities, sport fields, amenities and playground equipment that will improve the social amenity of the North- West Urban Release Area.

Conclusion

The proposed development of the North-West Urban Release Area Precinct will be a catalyst for major positive change in the Dubbo LGA, delivering significant residential opportunities within a master planned area in proximity to Dubbo's CBD. This Planning Proposal will particularly enable an increased and diverse housing supply in the LGA and also contribute to growth in the broader region.

Introduction

This report has been prepared by Mecone Group Pty Limited (Mecone) on behalf of Dubbo Regional Council (DRC), in support of a Planning Proposal to amend *Dubbo Regional Local Environmental Plan 2022* (DRLEP) to facilitate development of land located in the North-West Urban Release Area.

North-West Urban Release Area

The North-West Urban Release Area (URA) is a URA identified in the Dubbo Regional LEP 2022. It is located to the north west of the Dubbo CBD, immediately west of the Macquarie River corridor and to the north of the Mitchell Highway. Dubbo Regional Airport is less than a kilometre northwest of the Precinct. The area is bounded by existing low density residential development to the south.

The Precinct is located approximately 1.5km from Dubbo City Centre and is accessed by Bunglegumbie Road which runs through the centre of the Precinct.

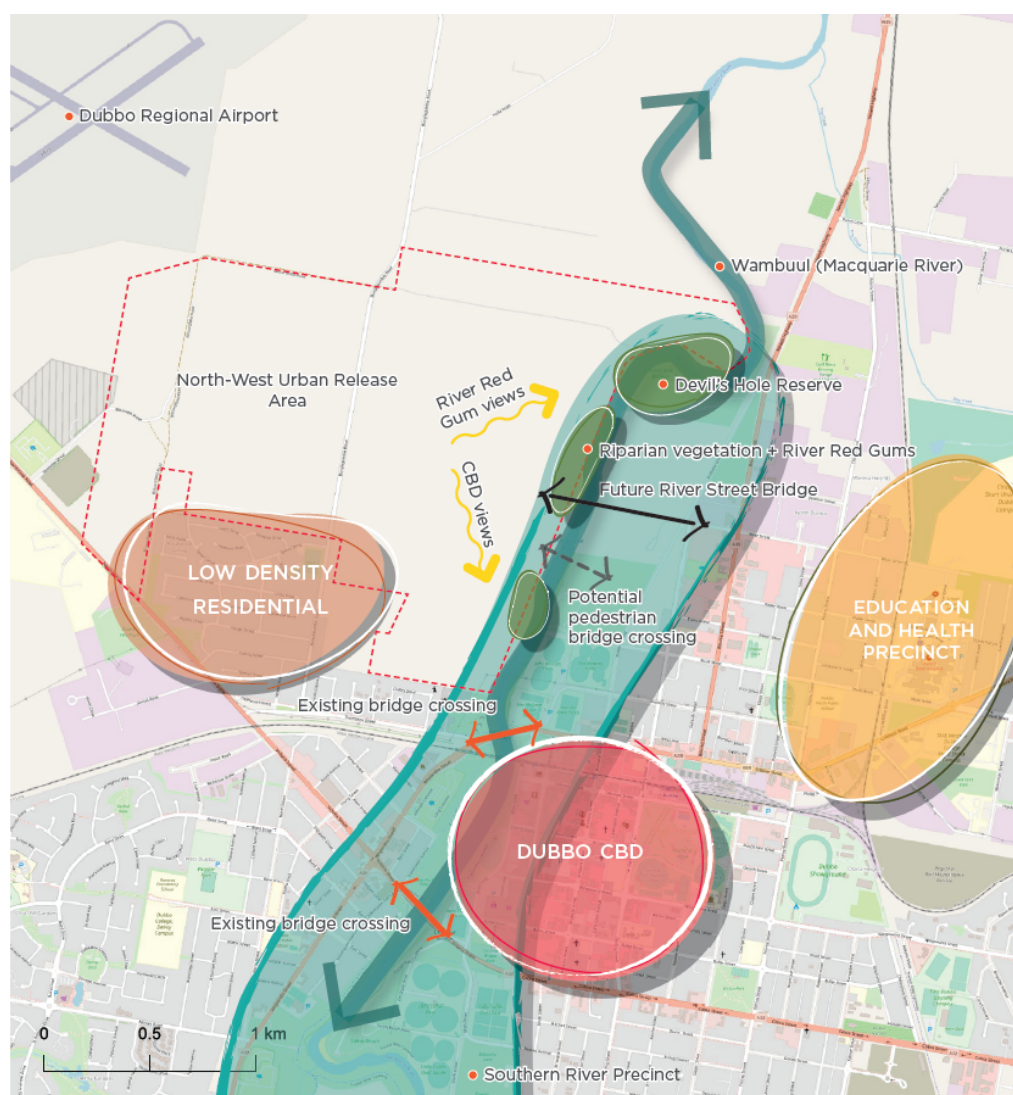


Figure 3 – North-West Urban Release Area's Local Context, Source: North-West Urban Release Area Development Control Plan – Master Plan

The Urban Release Area covers approximately 375 ha of land. The land is predominantly zoned R2 Low Density Residential with a portion zoned R5 Large Lot Residential on the western edge. Land in the Precinct largely vacant and comprises areas of residual agriculture and grassland. The land was previously mainly used for

agricultural purposes. The former Bunglegumbie Sewerage Treatment Plant was located in the Precinct. The Dubbo City Animal Shelter was also located in the Precinct.

Land in the Precinct is owned by Council and a range of private landholders. The North-West Urban Release Area Precinct comprises 34 lots:

Table 1 - Land Application Property Details

Lot and DP	Approximate Land Area	Address
1. 10/250606	1.95H	20R Bunglegumbie Road Dubbo
2. 7/250606	11.47H	9R Bunglegumbie Road Dubbo
3. 53/753233	8.09H	8R Narromine Road Dubbo
4. 16/242992	12.00H	14R Blizzardfield Road Dubbo
5. 15/242992	12.46H	12R Blizzardfield Road Dubbo
6. 1/1206861	90.32H	20R Bunglegumbie Road Dubbo
7. 2/1206861	16.29H	19L Bunglegumbie Road Dubbo
8. 32/1219695	1.65H	6R Bunglegumbie Road Dubbo
9. 582/595112	16.28H	9L Bunglegumbie Road Dubbo
10. 59/753233	16.19H	14L Bunglegumbie Road Dubbo
11. 60/753233	16.19H	19L Bunglegumbie Road Dubbo
12. 2/958250	11.50H	20R Bunglegumbie Road Dubbo
13. 1/217195	1.01H	20R Bunglegumbie Road Dubbo
14. 2/802180	4873.00m ²	20R Bunglegumbie Road Dubbo
15. 23/1285243	1.30H	Undefined
16. 16/1285243	8.33H	Undefined
17. 25/1285243	1.73H	Undefined
18. 18/1285243	8.00H	20R Bunglegumbie Road Dubbo
19. 26/1285243	2.48H	Undefined
20. 133/753233	8.09H	5R Westview Street Dubbo
21. 8/753233	7.31H	Undefined
22. Part Lot 87/753233	0.41H	21L Bunglegumbie Road Dubbo
23. 3/217195	21.51H	20R Bunglegumbie Road Dubbo
24. 1/958250	23.35H	20R Bunglegumbie Road Dubbo
25. 1/653795	2782.00m ²	Undefined
26. 581/595112	13.46H	17L Blizzardfield Road Dubbo
27. 52/1282381	3.86H	6R Bunglegumbie Road Dubbo
28. 1/802180	11.53H	20R Bunglegumbie Road Dubbo
29. 62/753233	16.19H	19L Bunglegumbie Road Dubbo
30. 14/242992	11.31H	10R Blizzardfield Road Dubbo
31. 15/1285243	9.92H	6R Bunglegumbie Road Dubbo
32. 24/1285243	1.41H	Undefined
33. 17/1285243	9.74H	20R Bunglegumbie Road Dubbo
34. 51/1282381	8.51H	6R Bunglegumbie Road Dubbo

Local Housing Needs

The LGA is experiencing population growth, which is forecast to continue and result in an increase in population of between 10,000 and 12,000 people to 2052. Together with smaller household sizes, this will result in demand for between 5,800 and 7,700 new dwellings. Major project investments such as the Central-West Orana Renewable Energy Zone, Critical Minerals Hub and other projects have, and will continue to increase demand for short-term worker accommodation.

Most new homes have been detached dwellings in the Urban Release Areas. However, this does not meet the needs of all population groups. Just over 20% of the population is aged over 60 years and this proportion is projected to 24% of the population in 2041. As people age, their housing needs change. Providing a range of diverse range of housing options is important to meet the needs of workers, the ageing population and new migrants.

North-West Urban Release Area Master Plan

The North-West Urban Release Area Master Plan was adopted by Dubbo Regional Council on 23 March 2023. The Master Plan seeks to:

- promote a range of housing forms and welcoming streetscapes
- ensure that the area is ecologically and economically sustainable
- support walkability and the protection of the natural landscape
- respect the culture of the Traditional Owners of the land
- set the standard for an inclusive, sustainable, culturally respectful, unique, and connected village.

Key elements of the Master Plan are:

- A 'green loop' which connects the Precinct to key areas within Dubbo e.g. Dubbo CBD, the Education and Health Precinct, Macquarie River open spaces via active transport paths.
- An open space network along the Macquarie River and connected green spaces and public parks in the Precinct. The open space network means that residents will be able to access green space within 400 metres of their homes. The Macquarie River Parklands are an expansion of the Dubbo regional open space network and will offer passive and active recreation uses. In the long term, the River Red Gum forest in the riparian flood plain will be enhanced, restored and rehabilitated.
- A diversity of residential typologies and a 'village heart' (town centre), with a mix of co-located uses such as commercial and retail uses, a future education facility, medical services and aged care.
- A transport and movement hierarchy that provides connectivity to Dubbo CBD via the new River Street bridge and supports an internal bus loop and pedestrian and cycle network.
- Opportunities to embed artwork reflecting local stories within the village streetscape and connected art trails through the open space network.

The Master Plan aims to create opportunities for housing diversity and choice through a range of housing typologies and price points. This includes detached dwellings, dual occupancy, attached dwellings, secondary dwellings, seniors housing and co-living and shop-top housing and apartments in the village centre. Ageing in place will be possible through a range of homes and their proximity to open space, retail, employment and connections to the CBD. This will create a diverse and integrated village with potential for approximately 5,500 new dwellings. It is intended that further details of housing types and controls will be provided in Stage 2 of the Development Control Plan (DCP) for the Precinct.

The Master Plan and potential range of housing types envisioned for the Precinct are shown below:



LOW RISE / LOW DENSITY HOUSING



LOW RISE/MEDIUM DENSITY HOUSING TYPOLOGIES



MEDIUM DENSITY - 15 X 23.5M LOTS



MEDIUM DENSITY - 8.5 X 35M LOTS



MEDIUM DENSITY - 7.5 X 25.0M LOTS



APARTMENTS AND VILLAGE CENTRE



Figure 4 – Master Plan and potential range of dwelling typologies, Source: North-West Urban Release Area Development Control Plan – Master Plan

About this Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning and Environment's Local Environmental Plan Making Guidelines (August 2023).

This section is structured as follows:

- Part 1 – A statement of the objectives and intended outcomes
- Part 2 – An explanation of the proposed provisions
- Part 3 – Justification of strategic and site-specific merit, outcomes, and the process for implementation
- Part 4 – Mapping
- Part 5 – Details of community consultation that is to be undertaken on the Planning Proposal
- Part 6 – Project timeline

Part 1 Objectives and Intended Outcomes

The primary objective of this Planning Proposal is to amend the Dubbo Regional Local Environmental Plan 2022 to achieve the transformative vision outlined in the Master Plan for the North-West Urban Release Area and provide further opportunities to accommodate a growing population over the next 20 to 30 years. The intent of the Planning Proposal is to achieve the following outcomes:

- create capacity for approximately 5,500 dwellings
- encourage housing diversity and choice
- make provision for a future local centre with co-located retail, commercial and community uses
- contribute to the regional open space network through regional open space along the Macquarie River and a connected network of local open spaces
- safeguard significant landscapes along the Macquarie River.

Part 2 Explanation of Provisions

This Planning Proposal seeks to amend specific provisions of Dubbo Regional Local Environmental Plan 2022 and introduce a new provision relating to dwelling densities.

2.1 Zoning

The Planning Proposal seeks to amend the Land Zoning Map as it applies to the North-West Urban Release Area, in accordance with the adopted Master Plan and the need to increase the dwelling capacity in the area. The proposal includes rezoning the land to:

- R1 General Residential (129.4 ha) to allow a mix of housing typologies and densities within the URA
- R2 Low Density Residential (76.8 ha) to allow low density housing on the edges of the URA
- RE1 Public Recreation (96.0 ha) to provide open space that is reflected from the Master Plan
- E1 Local Centre (4.76 ha) for a highly integrated mixed density local centre
- SP2 Infrastructure (6.1 ha) to reserve land for a school site (27.3 ha) and major roads.

The Planning Proposal also proposes to rezone a 0.41 ha land to the east of Bunglegumbie Road (i.e. part lot 87 DP753233; 21L Bunglegumbie Road, Dubbo) from RU2 Rural Landscape to R2 Low Density Residential. Whilst this particular site is zoned RU2 Rural Landscape under the DRLEP 2022, this is a triangular parcel dissected from the larger parcel of the lot by Bunglegumbie Road. Given that this parcel is already fragmented on account of its size, shape and location, it is considered suitable to be rezoned to R2 Low Density, particularly because it directly adjoins existing R2 Low Density Residential land in the North-West Urban Release Area to the south. The larger parcel of the lot will remain zoned RU2 Rural Landscape.

2.2 Minimum Lot Size

The proposal seeks to amend the Minimum Lot Size Map as it applies to the North-West Urban Release Area in-line with the adopted Master Plan, recognising the need to increase dwelling capacity and deliver diverse housing choices in the area.

The following is a summary of the key minimum lot size changes proposed:

- apply a minimum lot size of 175 sqm to 32.1 ha of land proposed to be zoned R1 General Residential
- apply a minimum lot size of 300 sqm to 97.3 ha of land proposed to be zoned R1 General Residential
- apply a minimum lot size of 450 sqm to 24.8 ha of land proposed to be zoned R2 Low Density Residential

- apply a minimum lot size of 600 sqm to 52.0 ha of land proposed to be zoned R2 Low Density Residential
- remove the minimum lot size from land not zoned R1 or R2.

The Planning Proposal will also amend the Minimum Lot size of an approximately 0.41 ha parcel of land adjoining the NWURA (i.e. part lot 87 DP753233) from 100 ha to 600 sqm. Whilst this particular site has a 100Ha minimum lot size control under the DRLEP 2022, the actual site area of this lot is approximately 18.28Ha, contained within two parcels of land. This includes a smaller parcel to the west of Bunglegumbie Road (approximately 0.41 ha) directly adjoining North-West Urban Release Area, and a larger parcel (approximately 17.7ha), segregated from the North-West Urban Release Area by Bunglegumbie Road to its eastern boundary. It is therefore considered that the smaller parcel of the lot is suitable to contain the existing 600 sqm minimum lot size that already applies to adjoining lots directly to its south and east.

2.3 Dwelling Density

The introduction of a dwelling density control for the North-West Urban Release Area is proposed through the inclusion of a new clause and map in the Dubbo Regional Local Environmental Plan (DRLEP) 2022. The objectives of the proposed clause are to:

- ensure that housing diversity and the built form outcomes in the North-West Urban Release Area Master Plan are achieved.
- ensure the efficient use of public infrastructure and land resources.
- contribute to meeting the demand for regional housing.

The proposed clause is to require the minimum dwelling density indicated on the proposed Dwelling Density Map. The minimum dwelling yields based on the dwelling density controls are provided in Table 2.

Table 2 - Minimum Dwelling Yield, Source: Mecone

Land Zone	Minimum Lot Size	Area Ha	Minimum Density (Dw/Ha)	Dwelling Yield
R1	175	32.1	45	1,443
R1	300	97.3	30	2,919
R2	450	24.8	17.5	434
R2	600	52.0	12.5	650
Total Minimum Dwellings				5,446

The minimum dwelling density requirements are set slightly higher than the potential minimum lot size yield. This will require a diversity of housing products to be delivered to meet the requirement.

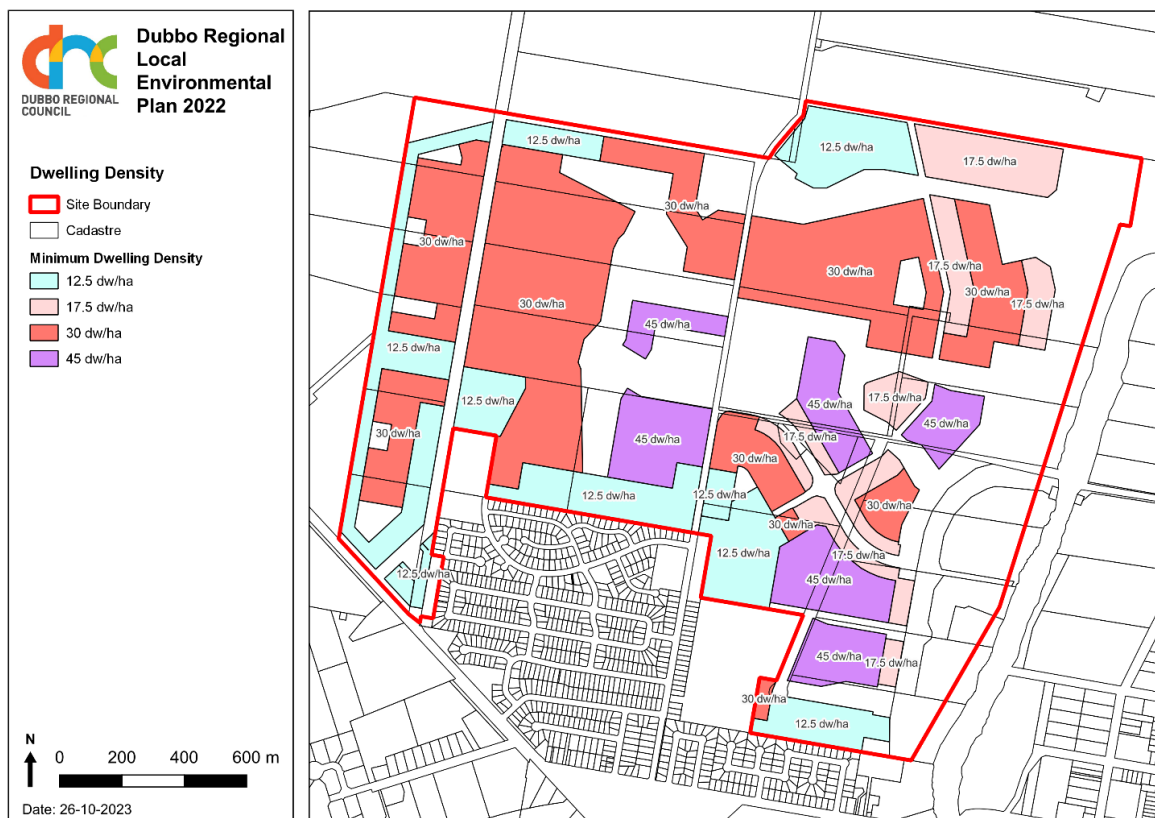


Figure 5 - Proposed Dwelling Density Mapping, Source: Mecone

2.4 Gross Floor Area control

The introduction of a gross floor area control for the local centre is proposed to manage the level of commercial floor space provided in the URA and potential impacts on the Dubbo CBD.

A provision similar to Clause 7.12 Shops on certain land in Zone E1 under the DRLEP 2022 is proposed, where the objective of the proposed clause will be 'to maintain the commercial centres hierarchy of Dubbo by encouraging retail development of an appropriate scale in neighbourhood centres'. The clause will:

- Limit the total gross floor area of retail purposes in the local centre to 8,000 sqm.
- Require the consent authority, in deciding whether to grant development consent to shops with a gross floor area of 500 sqm or greater to consider the economic impact of the development and be satisfied that the development is consistent with the commercial centres hierarchy of Dubbo.

2.5 Land Reservation Application

The proposal seeks to identify land to be reserved for acquisition for infrastructure such as open space, key roads and schools in the North-West Urban Release Area. Dubbo Regional Council are the acquisition Authority for all indefinite land, with the exception of the future School site.

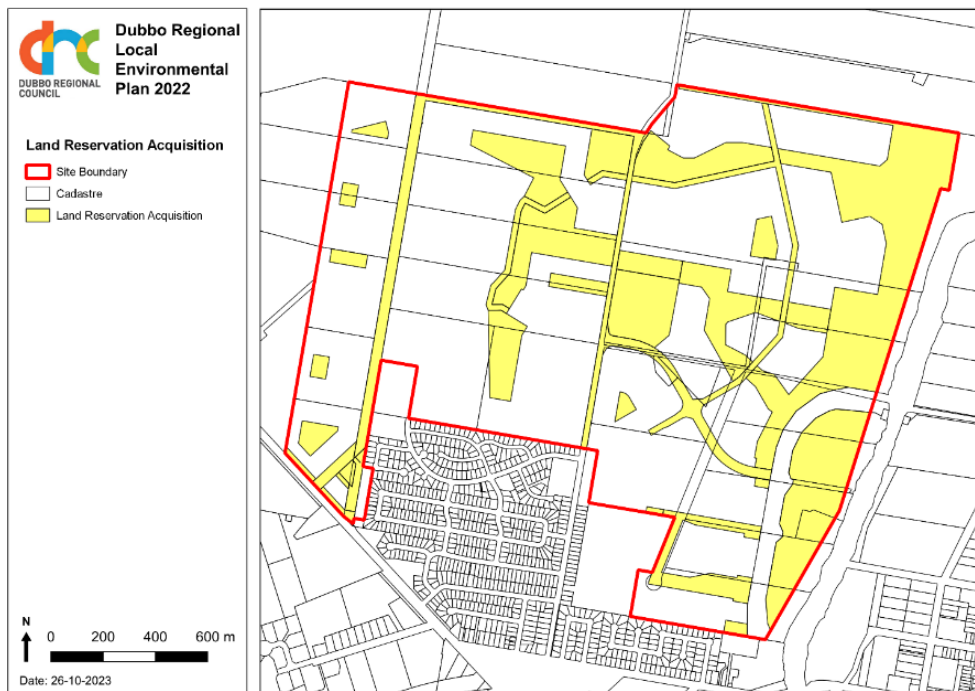


Figure 6 - Proposed Land Reservation Application, Source: Mecone

2.6 Heritage

An amendment to the Heritage Map and Schedule 5 is proposed for the Heritage Item “Mount Olive” (I78) at 6R Bunglegumbie Road, Dubbo. The property description for the item is currently identified in Schedule 5 as Lot 31 DP1219695 and Lot 32 DP1219695.

Lot 31 has been subdivided into three lots as part of the Newell Highway Upgrade project. This proposed amendment is to remove the reference to Lot 31 and any of the results resulting from its subdivision. Although this reduces the curtilage of the heritage item, a Statement of Heritage Impact was prepared as part of the Newell Highway Upgrade - New Dubbo Bridge project by Transport for NSW in 2019. This statement addressed the subdivision of the lot on which the heritage item is located, noting that “the proposal (the new bridge and road corridor) will impact the curtilage of Mount Olive but will not impact on the items which are identified in the Dubbo LEP (2010) as making a primary or secondary contribution to its heritage significance.”

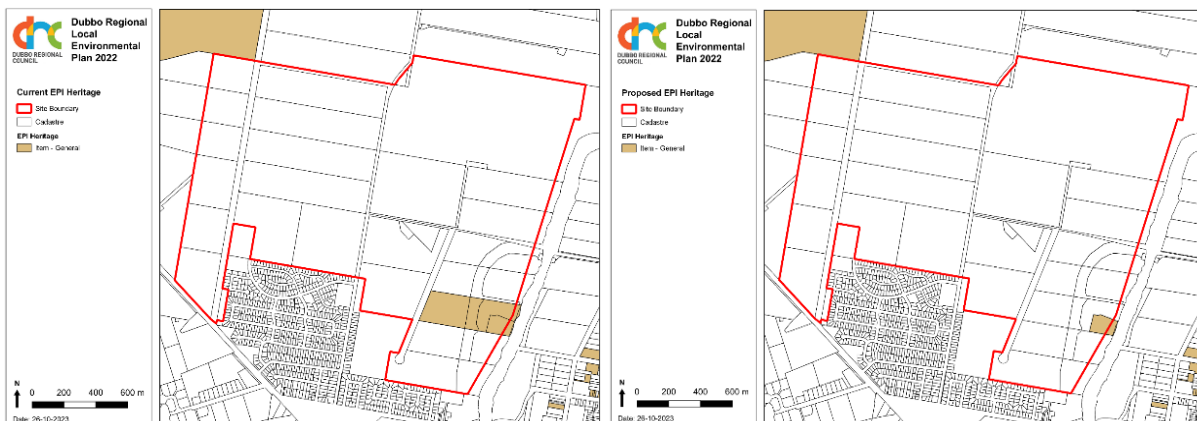


Figure 7 - Existing (left) and Proposed (right) Heritage Mapping, Source: Mecone

Part 3 Justification of Strategic and Site-Specific Merit

The Planning Proposal is considered to be consistent with the strategic planning framework for Dubbo, particularly the Dubbo Regional LSPS, which identifies the North-West Urban Release Area for future housing. Since the LSPS was prepared, housing has also emerged as a key planning, social and economic issue across Australia and is affecting regional Australian centres such as Dubbo. This includes a shortage of housing, challenges to affordability and a lack of appropriate and diverse housing forms to accommodate a range of household types and their needs. This Planning Proposal responds to this circumstance and will create capacity for approximately 5,500 dwellings and encourage a diversity of housing forms and at a variety of price points.

The Planning Proposal demonstrates strategic merit when assessed under the following strategies, policies and guidelines (as outlined in Section B of this report):

- Central West and Orana Regional Plan 2040
- Dubbo Regional Council – Local Strategic Planning Statement
- Dubbo Regional Council – Towards 2040 Community Strategic Plan
- Dubbo Employment Lands Strategy 2019 and Dubbo Transportation Strategy 2020
- Ministerial Directions and State Environmental Planning Policies.

The site-specific merits of the North-West Urban Release Area have been assessed against a range of environmental, social and economic considerations as discussed in Section C. This assessment has indicated that there is merit to development as a residential precinct.

Population and Dwelling Growth and Projections

The 2021 Census showed that 54,922 people reside in the Local Government Area (LGA). 40,578 people reside in Dubbo's urban area which makes up approximately 74.9% of the LGA's population. Dubbo's urban population has grown by approximately 4,500 people between 2016 and 2021.

While the number of households has increased, the average household size has declined. ABS data shows that household size in Australia has fallen from an average of 4.5 people per household in 1911 to around 2.5 by 2021. In the 2021 Census, Dubbo Regional Council had an average household size of 2.5 people. If the average household size in Dubbo follows the national trend, more dwellings will be required to meet demand.

Major project investments including the Central-West Orana Renewable Energy Zone, the Critical Minerals Hub, and other health, government, and industry projects have also caused an increase in demand for workers' accommodation. A research report on Short-Term Worker Accommodation conducted by Consultants Delos Delta found that Dubbo faces a major challenge in housing shortfall and without any intervention, worker demand will spike between 2025-2030 due to the low amount of short-term accommodation supply. In relation to the North-West Urban Release Area, the report recommended an update to land release plans to increase housing supply. This proposal includes a range of smaller lot sizes in the North-West Urban Release Area.

Demographic change

The 2021 Census found that 21% of the population was aged over 60 years. Projections by the Department of Planning and Environment indicates that this proportion is projected to be 24% of the population in 2041. As people age, their housing needs change. Older people may prefer smaller homes with smaller gardens that require less maintenance. Older people may also prefer to locate closer to shops, services and community facilities so they can continue to access these activities despite changes to their mobility.

Recent Development Activity and Housing Typologies

Over the 2022-2023 financial year, the Australian Bureau of Statistics Building Approvals dataset found that 394 new dwellings were built in Dubbo Regional LGA. In comparison to similar regions and cities, more dwellings were built in Dubbo than in Bathurst, Coffs Harbour, Orange, Tamworth, and Wagga Wagga in the same financial year. Dubbo Regional Council has had high volumes of residential development activity to the southwest and southeast of Dubbo as indicated in Figure 8.

Analysis by Mecone has found that the dominant forms of housing that have been built in the Urban Release Areas since 2021 are detached dwellings (seen in the light purple) followed by attached dwellings (seen in lime). This indicates that detached dwellings the most delivered residential built form.

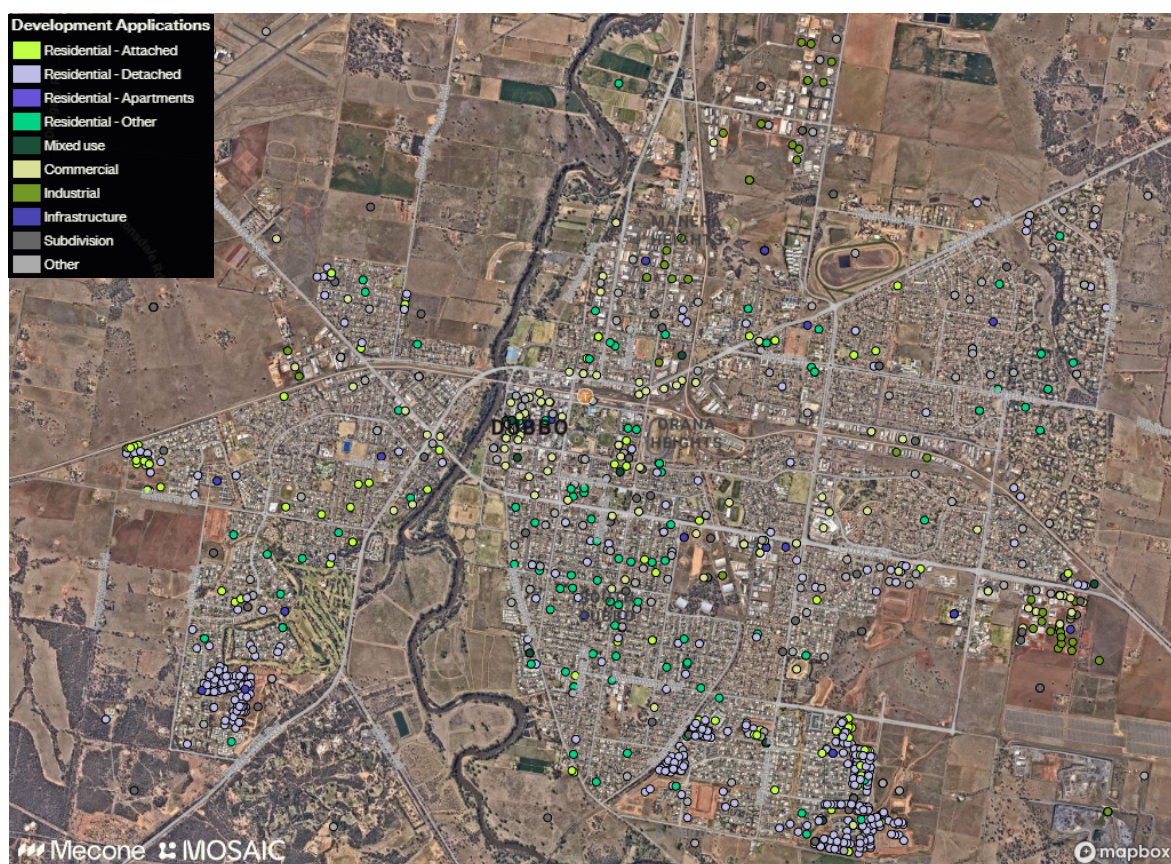


Figure 8 - Recent development activity in Dubbo, Source: Mecone Mosaic

Section A - Need for the Planning Proposal

Question 1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

North-West Urban Release Area Master Plan - Development Control Plan

The Planning Proposal has arisen from the North-West Urban Release Area Master Plan - Development Control Plan adopted by Dubbo Regional Council on 26 October 2023. The Master Plan seeks to:

- promote a range of housing forms and welcoming streetscapes
- ensure that the area is ecologically and economically sustainable
- support walkability, connectivity and the protection of the natural landscape
- respect the culture of the Traditional Owners of the land
- act as 'Village' to the Dubbo CBD located across the river.

Dubbo Regional Local Strategic Planning Statement

The Dubbo Regional Local Strategic Planning Statement (LSPS) plans for the economic, social and environmental land use needs of the Dubbo community over the next 20 years. The LSPS sets land use planning priorities to ensure that development is appropriate for the local context. Housing is one of the five planning themes identified in the LSPS. The LSPS recognises that across Dubbo there is considerable land available for the development of approximately 7,000 houses. This includes urban renewal opportunities within and in proximity to the Central Business District and new residential development areas. The LSPS identifies the North-West URA as one of the three Dubbo URAs. Action 12.3 of the LSPS is to 'Prepare a Structure Plan for the North-West Urban Release Area'.

Question 2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and outcomes identified in the North-West Urban Release Area Master Plan. The current LEP zoning, and development standards do not align to the identified objectives and outcomes. A site-specific planning proposal allows for the redevelopment of the Precinct and how it integrates with surrounding area to be contemplated in detail.

Section B – Relationship to the Strategic Planning Framework

Question 3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 was published in December 2022 and aims for the region to have a prosperous economy that is home to more than 325,000 people. Dubbo services a catchment in excess of 120,000 people and capitalises on education, tourism, manufacturing, mining, and renewable energy. Dubbo benefits from a collaborative approach to planning with a focus on high quality and sustainable urban design and integrated land use, transport, infrastructure, open space and recreation planning and delivery. The expanded population and workforce in Dubbo will be supported by local housing choice and services.

In relation to the North-West Precinct, local planning in Dubbo is to focus on facilitating residential growth to ensure significant economic development opportunities are realised and the improvement of public open space, pedestrian, and cycle networks to and along the Macquarie River Corridor.

The Planning Proposal is consistent with the relevant key objectives in the Central West and Orana Regional Plan 2041 as demonstrated in the table below.

Table 5 - Central West & Orana Regional Plan 2041

Direction	Actions	Response
Part 2 – A sustainable and resilient place		
Objective 6: Support connected and Healthy Communities	Strategy 6.2 – Strategic planning and local plans should consider opportunities to ensure new residential areas provide sufficient public and open space and link to existing pedestrian and cycle networks.	22.6% of the subject site will be dedicated to support, link and create new pedestrian and cycle networks across the proposed residential area. The Planning Proposal aims to rezone residential land for open space and will provide regional, district and local open spaces. These open spaces could help to connect the North-West Urban Release Area to the 30km Outer Dubbo Green Loop. Furthermore, the provision of open space has been strategically located across the subject area to ensure that residential land use is within a 400 metre walkability radius.

Objective 7: Plan for resilient places and communities	<p>Strategy 7.1 – Reducing the level of vulnerability and risk for communities will involve early consideration of natural hazards and avoidance and mitigation for both existing and new development areas. To achieve this strategic and local planning must design communities that:</p> <ul style="list-style-type: none"> • provide interactive public and open spaces to enhance a sense of place and social cohesion to enable communities to withstand and adapt to climate change and respond to natural hazard events; and • integrate, protect, and deliver green infrastructure networks at the precinct and landscape scales to help avoid new hazards such as the urban heat island effect. 	<p>Consistent. A regional park has been placed as a buffer between Macquarie River and the planned residential area to protect the future community from the risk of flooding and to ensure the site is adaptable to the impacts of climate change.</p> <p>Stormwater pipes will use the network of green spaces to filter, retain and direct stormwater catchment before reaching the river. This will create an effective network of green and blue infrastructure that will help the local environment be resilient to new hazards.</p>
Objective 9: Ensure site selection and design embraces and respects the region's landscapes, character, and cultural heritage	<p>Strategy 9.1 – Strategic and local planning will strengthen the amenity in centres across the region by:</p> <ul style="list-style-type: none"> • identifying and protecting scenic and cultural landscapes • providing guidance for new development to ensure that views of scenic and cultural landscapes, particularly views from the public realm, are protected, elevating the importance of design quality and design excellence and • reflecting local built form, heritage, and character in new and intensified housing areas. 	<p>Consistent. Sensitive Aboriginal sites and the River Red Gums that line the Macquarie River will be located within land proposed to be zoned RE1 Public Recreation.</p> <p>The Heritage Item “Mount Olive” is identified on the Heritage Map and in Schedule 5 of the LEP. This will continue to be protected as an integral part of the open space along the Macquarie River.</p>
	<p>Strategy 9.3 – Use strategic planning and local plans to consider opportunities to apply the seven urban design strategies for regional NSW when planning for:</p> <ul style="list-style-type: none"> • public space in centres, including main streets, • development in both existing and new neighbourhoods. 	<p>The vision, key outcomes and principles of the Master Plan integrate the main elements of the urban design strategies in planning for the URA, as outlined below:</p> <ol style="list-style-type: none"> 1. Engage with the history and culture of places – A walk on country with local Indigenous stakeholders was completed by the Master Plan Design team (organised by a land owner) and had considerations on aspects of culture, land and processes. 2. A strong connection with country – The Master Plan proposes an art strategy that is embedded with a connected local story. 3. Revitalise main streets and town centres – Not applicable as the Planning Proposal relates to a new release rather than Dubbo's CBD. The potential population growth in this Precinct could help to increase activity in Dubbo's CBD. 4. Prioritise connectivity, walkability and cycling opportunities – the Master Plan proposes an active transport network that enhances

		<p>connectivity and ensures that open space is within 400 metres of any dwelling in the North-West Urban Release Area.</p> <ol style="list-style-type: none"> 5. Balance urban growth – The North-West Urban Release Area is located in close proximity to the CBD, the Airport and the Education and Health Precinct. A local centre is also proposed which supports a balanced and consolidated approach to new development in the area. 6. Increase options for diverse and healthy living with a range of lot sizes. 7. Respond to climatic conditions and their impacts – regional open space that expands the Macquarie River Parklands is proposed to ensure that no sensitive uses are built on flood prone land.
	<p>Strategy 9.4 – Identify, conserve, and enhance Aboriginal and non-Aboriginal cultural heritage values through strategic planning and local plans by:</p> <ul style="list-style-type: none"> • engaging Traditional Owners and the community early in the planning process to understand cultural and heritage values. • working with Traditional Owners to deliver strategic adaptation plans and pilot actions to mitigate climate change impacts on Aboriginal cultural heritage. • undertaking heritage studies to inform conservation and value add opportunities; adaptively re-using heritage items and heritage interpretation and; • managing and monitoring the cumulative impact of development on the heritage values and character of places. 	<p>A Walk on Country with local Indigenous Stakeholders took place on 5 March 2023, during the community engagement phase of the Master Plan. This provided cultural insight to the land, water, and surrounds. The considerations and feedback provided has been embedded into both the design outcome and process.</p> <p>The outcomes from the Walk on Country included:</p> <ul style="list-style-type: none"> • Find ways to showcase the Wiradjuri language within the project. • Consider Indigenous land management practices to help restore the land and seek out ways to have local people involved throughout the life of the project. • To be guided by First Nations peoples when considering planting and materials on the project. • To be guided by First Nations Peoples in respect to the protection and care of significant vegetation, landscapes, and artefacts. <p>A high level Aboriginal cultural heritage constraints overview of the URA has been prepared. This highlighted the clustering of known Aboriginal cultural heritage items near the Macquarie River on land proposed to be zoned RE1 Public Recreation.</p>
Part 3 – People, centres, housing, and communities		
Objective 11: Strengthen Bathurst, Dubbo, and Orange as innovative and progressive regional cities	Strategy 11.1 – Use economic development and local housing strategies to reinforce the regional-scale functions of each regional city by ensuring there is sufficient capacity to meet ongoing housing and employment needs.	Consistent. The proposal will help to deliver capacity to meet ongoing housing needs in Dubbo and contribute to the accommodation needs of key workers moving into the area.
Objective 12: Sustain a network of healthy and prosperous centres	Strategy 12.2 – Use local strategic planning and local plans to strengthen commercial cores.	Consistent. The proposal will reinforce the beneficial housing and employment relationships due to the location of the land placed within proximity to Dubbo's CBD, Education and Health

		Precinct and the Dubbo Regional Airport. A village centre is also proposed within the Precinct.
	Strategy 12.4 – Use strategic planning and local plans to strengthen connectivity within centres.	Consistent. One of the Master Plan's core sustainability principles is that the area is walkable, cyclable, and accessible. An indicative internal bus loop will allow for future public transport provision and promotes sustainable travel modes. The site will dispersal natural and built form amenity across the subject area to allow residents to be within 400 metres to green space and key neighbourhood elements.
Objective 13: Provide well located housing options to meet demand.	Strategy 13.1 – To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should: <ul style="list-style-type: none"> • respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities; • consider how proposed release areas could interact with longer term residential Precincts; • provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure; • Identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth. 	<p>Consistent. The proposal responds to environmental considerations with the extension of regional open space located along the Macquarie River and through stormwater management as a response to the impacts of overland flow, the urban heat island effect, and other natural hazards. A new village centre and a school is proposed to be located within the centre of the Precinct which will generate local employment and boost the local economy. This proposal will allow for additional housing capacity for the Region. The proposal will be staged to ensure that housing supply is adequate in accordance with demand. Stage 1 has been identified in the adopted Development Control Plan with future stages to be determined at a later stage.</p> <p>A draft infrastructure contributions plan is being prepared by Council which identifies new infrastructure required to develop the proposed site and will deliver a pipeline of housing.</p>
Objective 14: Plan for diverse, affordable, resilient, and inclusive housing	Strategy 14.1 – To improve housing diversity, strategic and local planning should allow a diversity of housing including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on land free from hazards	A mix of lot sizes and a dwelling density control are proposed to ensure diversity of housing products. Diverse and specialised housing types with good access to services are proposed in the village centre.
	Strategy 14.2 – Plan for a range of sustainable housing choices in strategic planning and local plans including: a diversity of housing types and lot sizes, through appropriate development standards, including: <ul style="list-style-type: none"> • minimum lot sizes, minimum frontage, and floor space ratio; • housing that is more appropriate for seniors, including low-care accommodation; • considering development incentives or reduced contributions to boost construction of secondary dwellings; 	<p>Consistent. The proposal will provide a diversity of housing typologies from low rise to apartment sized developments. The Master Plan will support approximately 5,500 new dwellings within the Precinct.</p> <p>Different housing typologies, from detached dwellings to shop top housing, are indicated in the master plan to increase housing diversity in Dubbo and will be facilitate through a mix of lot sizes and dwelling densities.</p>

	<ul style="list-style-type: none"> • innovative solutions for older people, multigenerational families, group housing, people with special needs or people from different cultural backgrounds and; • sustainable housing solutions that can reduce costs and environmental impacts of household operations. 	
Objective 16: Provide accommodation options for seasonal, temporary, and key workers	<p>Strategy 16.1 – Strategic and statutory planning should consider:</p> <ul style="list-style-type: none"> • the provision of housing for workers by employers, including state agencies, by providing flexible controls, the capacity of existing and planned infrastructure to service accommodation for workers and; • provision for workers' accommodation sites such as caravan parks, manufactured home estates, tiny homes, and manufactured homes on land in or adjoining existing centres, new development areas and publicly owned land. 	Consistent.
Objective 17: Coordinate smart and resilient utility infrastructure	<p>Strategy 17.1 – Use strategic and local planning to maximise the cost-effective and efficient use of new or existing infrastructure by:</p> <ul style="list-style-type: none"> • establishing whether land can be efficiently and feasibly serviced; providing attractive modal alternatives to private vehicle transport including public transport services as well as integrated walking and cycling networks; • installation of a fibre-ready pit and pipe network that allows for Fibre to The Premises broadband service in accordance with the Australian Government's National Broadband Network (NBN) and; • identification of appropriate sites and capacity to provide for water security, wastewater service capacity, electricity supply, and emergency services. 	<p>Consistent. A draft servicing strategy to accommodate the increased density is being developed.</p> <p>Public transportation services can be provided in future with the Master Plan providing indicative locations for potential bus stops and integrated walking and cycling networks are ensured with open space is provided within a 400-metre catchment to all residential development.</p>
Part 4 – Prosperity, productivity, and innovation		
Objective 20: Protect and leverage the existing and future road, rail and air transport networks and infrastructure	<p>Strategy 20.1 – Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • minimise the negative impacts of freight movements and deliveries on urban amenity, 	Consistent.

	<p>particularly with proposed town and heavy vehicle bypass and distributor roads;</p> <ul style="list-style-type: none"> • identify and address bypass-related impacts and opportunities for centres and employment precincts; • identify future heavy vehicle and town bypass and associated road corridors and the reservation of this land for future use at the appropriate time to minimise the encroachment of incompatible land uses and; • manage the road traffic and safety impacts associated with major employment development and precincts on the local and state road network. 	
	<p>Strategy 20.2 – Support the operation and future land use potential of regional airports and aerodromes through strategic planning and local plans which should consider opportunities to:</p> <ul style="list-style-type: none"> • limit the encroachment of incompatible development and; • ensure operations are not compromised by development that penetrates the Obstacle Limitation Surface. 	<p>Consistent. The proposal is consistent with the Dubbo Regional Airport Master Plan 2019-2040. This Planning Proposal does not encroach on the airport operations and the proposed building heights do not penetrate the Obstacle Limitation Surface.</p>
<p>Objective 23: Supporting Aboriginal aspirations through land use planning</p>	<p>Strategy 23.1 – Strategic and statutory planning should be informed by and aim to:</p> <ul style="list-style-type: none"> • build delivery capacity for LALCs by reflecting Aboriginal aspirations, supported by strategic merit; • improve the identification and conservation of environmental and Aboriginal cultural heritage values and; • embed cultural knowledge and values in land use planning decisions. 	<p>Consistent. Cultural knowledge and value have been embedded in land use planning decision-making. Local Indigenous stakeholders were consulted during the master planning phase through a walk on Country which provided cultural insight into the land, water, and surrounds.</p> <p>Council has presented and discussed proposals for the Precinct at the Dubbo Local Aboriginal Land Council (LALC) Board Meeting in December 2022. Council also formally requested feedback on the draft North-West Precinct Plan (October 2022) and the draft Development Control Plan for the North-West Urban Release Area (July 2023). No written feedback has been received. Proponent-led consultation with the LALC in January 2023 was undertaken regarding the North-West Urban Release Area. Feedback focused on the need for more art, Wi-Fi access, management of land and waterways and the need for future development to be culturally appropriate.</p>

Question 4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Dubbo Regional Council Local Strategic Planning Statement (LSPS)

The LSPS identifies the North-West URA as one of the three Dubbo URAs. The Planning Proposal is consistent with the relevant planning priorities in the Dubbo Regional Council LSPS as demonstrated in the table below.

Table 6 - Dubbo Regional Local Strategic Planning Statement

Direction	Actions	Response
Part 2 – A sustainable and resilient place		
Planning Priority 1: Plan for the delivery of infrastructure to support growth	Action 1.8 – Review Council’s strategies and plans to ensure active cycling and pedestrian networks are provided and linked across urban areas.	Consistent. The Precinct will connect to a 30km green loop that will connect residents to the Airport, Education Precinct, CBD, Macquarie River, Dubbo Zoo, and other residential areas within Dubbo.
	Action 9.2 – Review the LEP provisions to facilitate greater housing choice in R1 and R2 zones particularly where located near services and open space.	Consistent. A range of lot sizes from are proposed to encourage housing diversity that caters to the different demographics and changing needs of the community. The proposed R1 and R2 zones in this Planning Proposal can facilitate greater housing choice as all future dwellings will be within 400 metres of public open space.
Planning Priority 9: Provide diversity and housing choice to cater for the needs of the community	Action 9.4 – Investigate opportunities to rezone land close to town centres and the Dubbo Base Hospital in order to accommodate residential demand for students, workers and visitors.	Consistent. The North-West Urban Release Area is located within close proximity to the Dubbo CBD and the urban area.
	Action 10.1 – Review the LEPs residential zone provisions to assess potential development opportunities for increased innovative affordable housing types.	Consistent. The Planning Proposal seeks to rezone land to enable housing diversity and choice through a mix of land use zones, range of minimum lot sizes and dwelling densities. A range of housing types will be promoted including, detached dwellings; dual occupancies; attached dwellings; secondary dwellings; seniors housing and co-living and; shop top housing and apartments.
Planning Priority 10: Improve the affordability of housing	Action 10.2 – Maintain local housing character through best practice design outcomes.	Consistent.
	Action 10.3 – Investigate and manage increased opportunity for dual occupancies and multi-dwelling housing to meet affordable housing requirements in established neighbourhoods, close to services.	Consistent.
	Action 12.2 – New urban releases are supported by and aligned with local and regional strategic plans.	Consistent.
Planning Priority 12: Create sustainable and well-designed neighbourhoods	Action 12.3 – Prepare a Structure Plan for the North-West Urban Release Area.	Consistent.
	Action 14.2 – Expand the Green Web by: Prioritise	Consistent. The Planning Proposal will connect the North-West Urban Release Area to Dubbo’s 30km outer green

	missing links and future urban release.	ring which will enable residents and visitors to move around the city independent of major road networks.
Planning Priority 14: Create high quality open space	Action 15.5 – New development within the Macquarie, Talbragar and Bell rivers floodplains will be designed to not place the community at risk from flood impact.	Consistent.
Planning Priority 15: Protect areas of high environmental value and significance	Action 16.4 – Council will ensure that development is minimised in areas containing high biodiversity values.	Consistent. High Biodiversity values are identified along the Macquarie River. Development in this area will be minimised with the extension of the open space uses in this area in the future.
Planning Priority 16: Recognise, protect, and celebrate heritage	Action 17.3 – Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate.	Consistent. Cultural knowledge and value have been embedded in land use planning for the Precinct. Local Indigenous stakeholders were consulted during the master planning phase through a walk on Country which provided cultural insight to the land, water, and surrounds.
Planning Priority 17: Acknowledge and embrace Aboriginal culture	Action 19.2 – Implement and integrate water sensitive urban design principles into all development works and asset management.	Consistent.
Planning Priority 19: Create an energy, water, and waste efficient city	Action 19.3 – Encourage stormwater management and re-use.	Consistent. Stormwater management and re-use is encouraged using a network of green spaces to filter, retain and direct stormwater catchment before reaching the river.
	Action 19.4 – Encourage development which aligns with the United Nations Sustainable Development Goals.	Consistent. Development within the Precinct will utilise design principles that align with the United Nations Sustainable Development Goals.

Towards 2040 Community Strategic Plan

The Planning Proposal is consistent with the relevant objectives in the Towards 2040 Community Strategic Plan as demonstrated in the table below. The following objectives are applicable to this Planning Proposal.

Table 7 - Towards 2040 Community Strategic Plan

Direction	Relevant Actions	Response
Theme 1: Housing		
Objective 1.1: Housing meets the current and future needs of our community	Strategy 1.1.1 – A variety of housing types and densities are located close to appropriate services and facilities	Consistent.
Objective 1.2: An adequate supply of land is located close to community services and facilities	Strategy 1.2.1 – Land is suitably zoned, sized and located to facilitate a variety of housing types and densities	Consistent.
Theme 2: Infrastructure		
Objective 2.1: The road transportation network is safe, convenient, and efficient	Strategy 2.1.2 – The road network meets the needs of the community in terms of traffic capacity, functionality, and economic and social connectivity	Consistent.

Objective 2.2: Infrastructure meets the current and future needs of our community	Strategy 2.2.1 – Water and sewer infrastructure and services meet the needs of the community	Consistent.
Objective 2.3: Transportation systems support connections within and outside the region	Strategy 2.3.2 – A network of cycleways and pedestrian facilities is provided and maintained	Consistent.
Theme 5: Liveability		
Objective 5.2: Our First Nations communities and cultures are celebrated and enhanced	Strategy 5.2.3 – Items, areas, and places of First Nations cultural heritage significance are protected and conserved	Consistent.
Objective 5.3: Our community has access to a full range of educational opportunities	Strategy 5.3.1 – Access to a variety of high quality education facilities, opportunities and choice is available	Consistent. The Planning Proposal identifies land in the Precinct to be investigated for an education facility. Council will continue to liaise with School Infrastructure NSW.
Objective 5.5: Our community has access to a diverse range of recreational opportunities	Strategy 5.5.1 – Passive and active open space is located to maximise access and use by the community	Consistent.
Theme 6: Environmental Sustainability		
Objective 6.3: Land use management sustains and improves the built and natural environment	Strategy 6.3.3 – Endangered ecological communities, threatened species, habitats and environmental assets are protected	Consistent.
	Strategy 6.4.1 – People and property are protected from fire related incidents	Consistent.
Objective 6.4: We plan for and mitigate the impacts of natural events and disasters	Strategy 6.4.2 – Development does not place the community at risk from flood impacts	Consistent.

Dubbo Employment Lands Strategy 2019

The Dubbo Employment Lands Strategy 2019 aims to ensure there is an appropriate level of commercial, industrial, institutional and tourist zoned land in the future to best meet the long-term requirements of Dubbo and the region. In relation to the North-West Urban Release Area, the strategy suggested further investigations as to whether the centre should be zoned E1 Local Centre or MU1 Mixed Use.

Table 8 - Dubbo Employment Lands Strategy 2019

Precinct Guidance	Council Comment	Response
North-West Urban Release Area Neighbourhood Centre	Investigate provision of a neighbourhood centre zone in the North-West urban release area.	The Planning Proposal seeks to rezone the proposed village centre to E1 Local Centre.
North-West Urban Release Area Mixed Use zone	Investigate a mixed-use zone in the North-West urban release area.	This Planning Proposal does not seek to rezone the village centre to mixed use upon investigation.

Dubbo Transportation Strategy 2020

The Dubbo Transportation Strategy 2020 aims to mitigate current transport issues whilst maintaining a good quality of life as Dubbo will need to accommodate 100,000 people by 2055. The Planning Proposal is consistent with the goals of the Transportation Strategy.

Question 5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable state and regional studies or strategies to this Planning Proposal.

Question 6. Is the Planning Proposal consistent with applicable SEPPs?

Yes, as outlined below:

Table 10 - State Environmental Planning Policies

State Environmental Planning Policy	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent	The Precinct is not identified as a strategic conservation area or includes land to be avoided. The SEPP does not prevent the development of the proposed additional permitted uses in the Precinct. A Biodiversity report for the precinct is also being prepared at this stage for NSW DPE's review.
SEPP (Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal will not impact the application of the SEPP.
SEPP (Housing) 2021	Consistent	The Planning Proposal will support the delivery of a diversity of housing types permissible through the application of the SEPP, including affordable housing, boarding houses, supportive accommodation, secondary dwellings, group homes, co-living housing, and seniors housing.
SEPP (Industry and Employment) 2021	Not applicable	Not applicable
SEPP No 65 – Design Quality of Residential Apartment Development	Consistent	The SEPP is applicable to developments that are three or more storeys and contain at least four dwellings. Residential flat buildings are proposed to be in the Village centre and will require compliance with the Apartment Design Guide during the Development Application stage.
SEPP (Planning Systems) 2021	Not applicable	The Planning Proposal does not include state or regionally significant development.
SEPP (Precincts – Central River City) 2021	Not applicable	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	Not applicable
SEPP (Precincts – Regional) 2021	Not applicable	Not applicable
SEPP (Precinct – Western Parkland City) 2021	Not applicable	Not applicable
SEPP (Primary Production) 2021	Not applicable	Not applicable
SEPP (Resilience and Hazards) 2021	Consistent	A Preliminary Site Impact Statement has been prepared for the precinct, and a Contamination Report is currently being prepared for NSW DPE's review. Future development stages will continue to consider if any remediation is required.
SEPP (Resources and Energy) 2021	Consistent	The Planning Proposal will not create additional uses that fall within the definition of mining, petroleum production or extractive industries.
SEPP (Sustainable Buildings) 2021	Consistent	The Planning Proposal does not impact application of the SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent	The Planning Proposal is consistent with the SEPP.

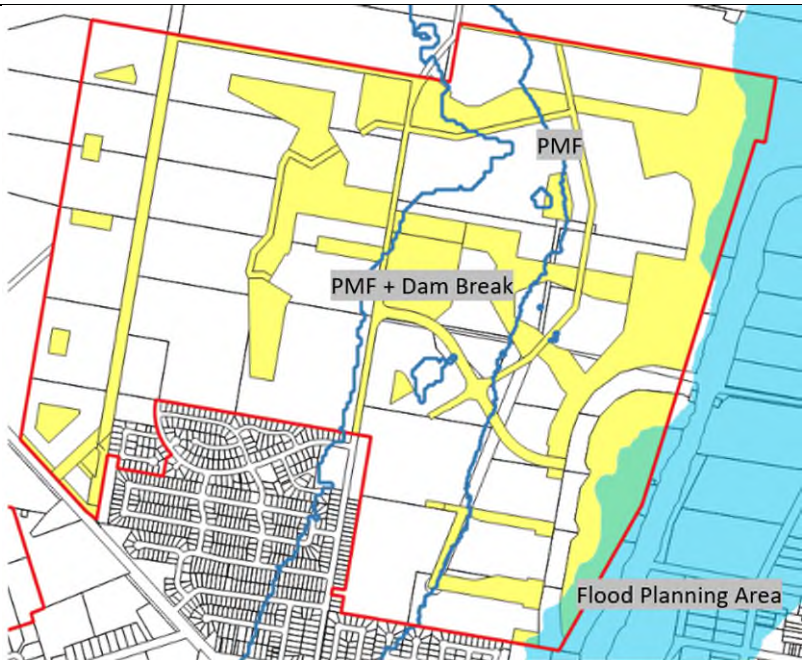
Question 7. Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The Planning Proposal's consistency has been considered under all relevant Ministerial Directions as outlined in the table below.

Table 11 - Ministerial Directions

Clause	Applicable Directions	Consistency
1.1	Implementation of Regional Plans	The Planning Proposal is consistent with the directions, objectives and planning priorities identified in the Central West and Orana Regional Plan.
1.3	Approval and Referral Requirements	The proposal does not include consultation, referral, or concurrence provisions, nor clarifies any development as designated development.
1.4	Site Specific Provisions	The Planning Proposal does not propose any unnecessarily restrictive site-specific planning controls.
3.1	Conservation Zones	The Planning Proposal does not contain or propose any conservation zones.
3.2	Heritage Conservation	Consistent. The Planning Proposal will clarify the location of the "Mount Olive" local Heritage Item in Schedule 5 and on the Heritage Map. Areas with Aboriginal cultural heritage are mainly located in the south-east of the Precinct and will be zoned RE1 Public Recreation.
3.6	Strategic Conservation Planning	Council is currently undertaking a Biodiversity study for the precinct. Council will also endeavour to comply with this direction at all stages of development.
4.1	Flooding	<p>A compilation of Flood Studies on the Macquarie River was prepared by Cardno in 2019 which noted some flood risk to the North-West Urban Release Area. The area that is subject to the 1% AEP flood risk is located along the Macquarie River, i.e. to the eastern boundary of the subject site. The Planning Proposal does not seek to undertake any residential development on this land.</p> <p>The Planning Proposal intends to rezone this flood prone area from R2 Low Density Residential to RE1 Public Open Space, providing a buffer from the Macquarie River to any residential development. This will protect the future community from the risk of flooding and ensure the site is adaptable to the impacts of climate change.</p> <p>Council is also currently working on preparing a Flood Impact Risk Assessment for NSW DPE's further review.</p>
4.4	Remediation of Contaminated Land	<p>A Preliminary Site Impact Statement has been prepared for the precinct.</p> <p>A Preliminary Contamination Report is also currently being prepared for NSW DPE's review. It is considered the Planning Proposal can proceed with further assessment required at future stages of development.</p>
5.1	Integrating Land Use and Transport	<p>The Planning Proposal is consistent with the following objectives under this direction:</p> <ul style="list-style-type: none"> (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. <p>This is because the adopted DCP- Master Plan prepared in support of the Planning Proposal provides opportunities for a bus network to be extended through the precinct, as well as the incorporation of active transport, with walking and cycling paths throughout the precinct. It is expected that the allowance for an internal bus loop (as shown in the North-West Urban Release Area Development Control Plan – Masterplan) will provide a public transport</p>

		<p>route within walkable distance for all residents. This promotes sustainable travel modes and access to the proposed village centre, as well as the Dubbo CBD and the broader region.</p> <p>Higher order road sections including parts of River Street West servicing the proposed village centre will also incorporate a wide shared path with tree canopy where possible, facilitating active transport for residents commuting to and from the village centre. Key routes like this are anticipated to contain streetscape furniture and pedestrian lighting to encourage maximum pedestrian usage.</p> <p>The Planning Proposal also involves rezoning land from R2 Low Density to RE1 Public Recreation which envisages that residents in the precinct will have non-car dependent access to open space and recreation areas. The Masterplan for the precinct particularly highlights that “the dispersal of natural and built form amenity throughout the site means that residents are able to access green space and key neighbourhood elements within 400m of their front door, enabling accessibility and walkability”.</p> <p>The Planning Proposal also supports efficient movement of freight, including via Bunglegumby Road, which is an arterial road along the proposed village centre, providing the primary north-south vehicular connection through the site, and River Street West which will provide an east-west connection towards Mitchell Highway and the Dubbo CBD.</p> <p>The new River Street bridge will also provide an efficient and flood free connection across the Macquarie River directly into the CBD and to the education and health precincts. These roads will enable efficient freight movements to and through the precinct.</p>
5.2	Reserving Land for Public Purposes	<p>The Planning Proposal will reserve land for public recreation, an educational facility and roads as shown on the map below (coloured yellow). The proposed school site for reservation is for investigation only and will only be acquired if agreed by School Infrastructure NSW.</p> <p>Land reservation for the purposes of building road sections will directly service the development in the URA.</p> <p>The area reserved for public recreation will be significant for higher densities anticipated in the precinct as residents will have access to an open space and/or green corridor within 400m walking distance.</p> <p>Land within the 1% AEP is proposed to be zoned RE1 Public Recreation to manage flood risk (shown in the light blue colour below, on the eastern edge of the precinct). The darker blue lines through north-south indicates PMF and dam break scenarios.</p>

		
5.3	Development Near Regulated Airports and Defence Airfields	<p>The Site is located near Dubbo Regional Airport. The Dubbo Regional Airport Masterplan 2019 – 2040 prepared by Rehbein Airport Consulting anticipates growth in flight movements and includes a development concept for expansion of the airport infrastructure to support this growth. This expansion is mainly on the western side of the airport, away from the URA.</p> <p>The Master Plan for the North-West URA was also referred to the Manager, Dubbo Regional Airport for comments which were considered as part of the DCP- Master Plan consultation process.</p> <p>The URA is outside of the ANEF 20 and the height of development anticipated within the URA is below the OLS for the airport. The proposed built form will not impact the capacity or operations of the airport. Some forms of development permissible in the R2 and R1 zones may be noise sensitive. It is considered that appropriate mitigation measures can be resolved at development application stage. The adopted Development Control Plan Stage 1 provides development controls in this. Section 3.2 of the Stage 1 DCP (Development near the Dubbo Regional Airport) also ensures that future development does not impact the safety and ongoing efficiency of the Dubbo Regional Airport.</p>
6.1	Residential Zones	<p>The proposal supports the delivery of approximately 5,500 dwellings by including varying lot sizes and densities to encourage diversity in housing, in alignment with the adopted Master Plan.</p> <p>The proposed zoning and minimum lots sizes (which vary between 175m² and 600m²) are intended to encourage a diversity of dwelling types from low rise/low density through to more dense developments including apartments in the local centre.</p> <p>The proposed dwelling density control will ensure the efficient use of public infrastructure and promote diverse housing products. The dwelling density control will ensure a diversity in housing products varying in size, and price.</p> <p>The proposed RE1 zoning restricts residential development on land with environmental values. Together with the proposed zoning, this will also assist</p>

		with minimising the impact of residential development on important environments e.g., the Macquarie River.
7.1	Business and Industrial Zones	<p>The planning proposal intends to rezone land to E1 Local Centre and create potential for new employment uses. The Dubbo Employment Lands Strategy 2019 highlights the importance of the Dubbo CBD as the primary commercial area within the commercial centres hierarchy and also identifies the North-West area as a residential growth area which is expected to see continued development and growth over the next 30 years.</p> <p>The Planning Proposal responds to the finding of the Commercial Needs Assessment (prepared for the purposes of this Planning Proposal by Consultants HillPDA) by including a Gross Floor Area control to manage the level of commercial floor space provided in the URA and minimise any potential impacts on the Dubbo CBD, so supporting the ongoing viability of existing centres.</p> <p>The proposal does not reduce the extent of employment land zoned E4 General Industrial to the west of the URA. The additional residents in the URA may however support growth of employment activities and the use of this land.</p>
9.1 9.2	Rural Zones Rural Lands	<p>The Planning Proposal predominantly applies to existing residential zoned land. However, a small 0.41ha parcel of land that is currently zoned RU2 Rural Landscape located to the north of the precinct (and directly adjoining residential land within the precinct) is proposed to be included in the URA and rezoned to R2 Low Density Residential under this Planning Proposal. This can enable potential development on the parcel of land in the future (although dependent on future infrastructure and services being available). It is considered that the parcel is currently restricted given its current zone and location. This parcel is also currently dissected from the larger adjoining RU2 zoned parcel to its west by Bunglegumbie Road. It is considered that rezoning this area is therefore suitable given this parcel's relative size, shape and position directly adjoining the existing NWURA.</p> <p>Furthermore, rezoning this parcel of land does not impede the protection of agricultural land to the northwest of the parcel, which will remain rural.</p>

Section C – Environmental, Social and Economic Impacts

Question 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

There are several Endangered Ecological Communities (EEC) and Plant Community Types (PCT) in the Precinct. A Biodiversity report outlining constraints is currently being prepared by Consultants AccessEP to understand the minimum buffer areas required for any future development. The report will indicate the extent these EECs and PCTs will need to be protected and reserved. The report will outline the biodiversity values present on the site and demonstrate how they can be managed as part of future development to ensure that they will not be adversely affected because of the proposal.

The Master Plan for the Precinct has been prepared having regards to broad ecological consultants. It is considered that the Planning Proposal can be furthered with detailed consultation to be undertaken with the State Government Department of Planning Environment.

Question 9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

Matters concerning built form and massing, bushfire prone land, contamination, Dubbo Regional Airport, ecology, flooding, heritage, open space, salinity, and traffic have been assessed in consideration of the proposal. It is considered that there is unlikely to be significant impacts that cannot be adequately mitigated. There are no adverse environmental impacts resulting from the proposal, rather as demonstrated below any impacts can and will be appropriately managed.

Bushfire Prone Land

The Dubbo draft Bushfire Prone Land Map identifies the entirety of the Precinct as Bushfire Prone Land. This predominately includes Vegetation Category 3 as grasslands. Despite this, it is considered that bushfire is not an impediment to the Planning Proposal and bushfire considerations will be required at the future planning stages of any proposed subdivision and development in the Precinct.

Contamination

There is potential contamination of land in the Precinct, including from the former Bunglegumbie Treatment Plant and Dubbo City Animal Shelter. Whilst the former treatment plant has been demolished, complete remediation works are yet to take place.

A Site Investigation report has been prepared for the precinct, indicating constraints, and a further Preliminary Contamination Report is currently being prepared for the NSW DPE's review. It is considered that any contamination risks can be assessed during future development stages, and/or as a Gateway Determination condition, to ensure that this will not impact future development in the Precinct.

Ecology

An ecological constraints and opportunities report has been prepared by Access EP to outline the biodiversity values present on the Site and to demonstrate how they can be managed in its future development. The following biodiversity values were identified in the Precinct:

The scale of the North-West Precinct is quite large and contains a number of variously sized remnant patches of native vegetation. These patches are mapped in the Central West/Lachlan vegetation mapping and include the following Plant Community Types (PCT's):

- PCT 45 Plains Grass grassland in the NSW South Western Slopes Bioregion
- PCT 70 White Cypress Pine woodland on sandy loam in Central West NSW
- PCT 76 Western Grey Box tall grassy woodland on alluvium in the NSW South Western Slopes Bioregion
- PCT 78 River Red Gum riparian tall woodland in the Brigalow Belt South Bioregion
- PCT 81 Western Grey Box – Cypress Pine shrub/grass tall woodland in the Brigalow Belt South Bioregion
- PCT 88 Pilliga Box – White Cypress Pine – Buloke shrubby woodland in the Brigalow Belt South Bioregion
- PCT 248 Mixed Box Eucalyptus woodland on alluvium Central West NSW
- PCT 267 White Box – White Cypress Pine – Western Grey Box woodland in the NSW South Western Slopes Bioregion
- PCT 511 Queensland Blue Grass, Redleg Grass, Rats Tail Grass in the Brigalow Belt South Bioregion

Of the PCTs 76, 81, 267, 511 and possibly 248 are, or may be, components of listed Endangered Ecological Communities or may contain threatened plant species. Unless otherwise excluded from assessment under the Biodiversity Offset Scheme (BOS), any vegetation clearing proposed in the NWURA must be assessed, and impacts avoided or minimised through redesign, and then any unavoidable impacts must be mitigated.

Flooding

A compilation of Flood Studies on the Macquarie River prepared by Cardno in 2019 identify a minor flood risk to the North-West Urban Release Area. The area that is subject to the 1% AEP flood risk is located along the Macquarie River to the eastern boundary of the site. This land area is proposed to be zoned for public recreation and can therefore be concluded that no future development is impacted by this constraint. Rezoning to public recreation zone also provides a buffer from the Macquarie River to proposed residential zones in the precinct.

In addition to the above, Council selected two extreme flood cases to be modelled, this includes the Probable Maximum Flood (PMF) and the PMF with Burrendong Dam failure. These scenarios give an indication of the potential impact of probable maximum flood in the Macquarie River and on substantial areas of Dubbo as well as the adverse impacts of failure of Burrendong Dam under extreme weather conditions. These impacts can however be mitigated and will be considered further at future development application stages.

Council is also undertaking a *Flood Impact And Risk Assessment (FIRA)* for the North-West Precinct for further consideration by the NSW DPE.

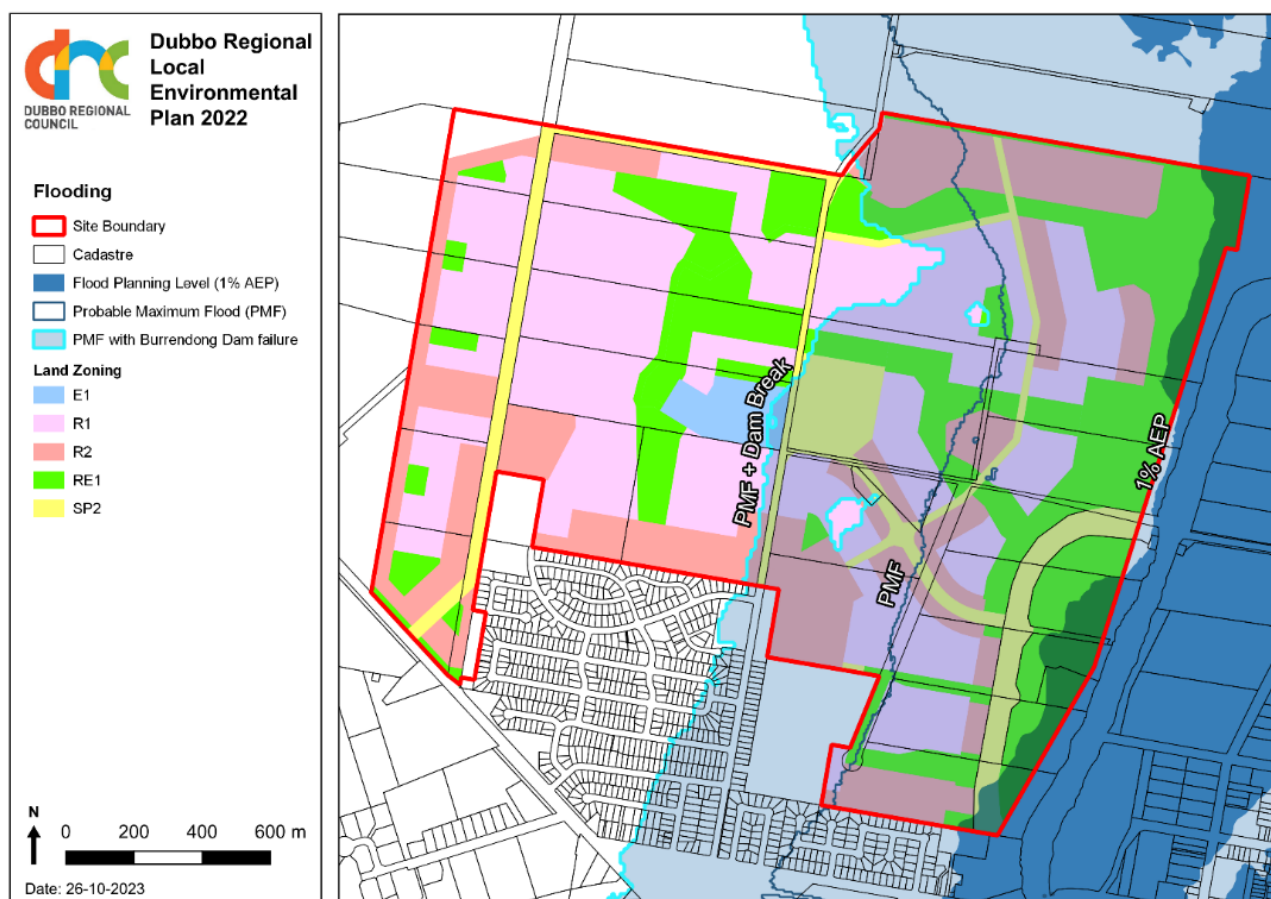


Figure 10 – PMF and AEP 1 in 100 Year Flood Map for North-West Urban Release Area

Heritage – Aboriginal

A high level Aboriginal cultural heritage constraints overview of the North-West Urban Release Area was prepared by AREA Environmental & Heritage Consultants.

Further archaeological work is required to inform an Aboriginal Heritage Impact Permit (AHIP) prior to any development taking place. Gateway assessment of the Planning Proposal may require further information to be prepared in respect of Indigenous Heritage.

Heritage -- European

Heritage Item has been identified as Mount Olive and is listed on the Dubbo Regional Local Environmental Plan 2022. Mount Olive is one of the earliest houses in the Dubbo Area and is a rare example of period architecture from the 1860s.

As part of this the property description associated with the Heritage Item “Mount Olive” (I78) will be updated to reflect the recent subdivision of land.

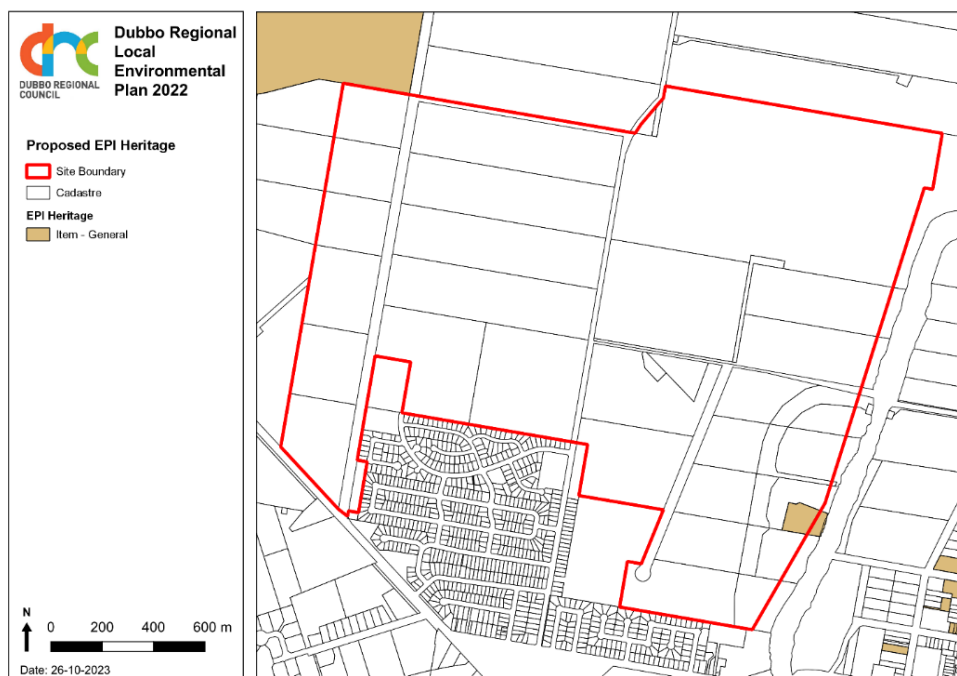


Figure 11 - European Heritage in the North-West Urban Release Area, Source: Mecone

Salinity

The North-West Urban Release Area is identified across two Hydrogeological Landscapes (HGL). A HGL provides a structure for how salinity manifests it itself in a particular area and how different types of salinity are expressed in each landscape. The impact of salinity in these HGLs in presented in Table 12.

Table 12 - Hydrogeological Landscapes for the Western Central West Catchment, Source: Hydrogeological Landscapes for the Western Central West Catchment (n.d.), NSW Office of Environment and Heritage

Western Central West Catchment				
HGL	Land Salinity	Salt Export	Water Quality Impact	Overall Hazard
Macquarie Alluvium	Low	Moderate	Low	Moderate likelihood/ Significant potential impact
West Dubbo (Dubbo Basalt)	Low	Moderate	Low	Moderate likelihood/ Limited potential impact

The West Dubbo HGL has a Medium level of salinity hazard with Moderate Land impact, Salt load export impact and impact on water quality. At the same time the West Dubbo landscape is currently an important source of fresh water from runoff. This fresh water is important as a dilution source for 9 of 26 urban contaminants moving downstream of Dubbo but also generates a salt load via this runoff which is then redistributed through the catchment.

The Macquarie Alluvium HGL is also a Medium salinity hazard landscape with Low Land impact and impact on water quality and Medium Salt load export impacts. The Macquarie Alluvium is a landscape which provides important base level flows to the Macquarie River and also receives and stores mobilised salts through surface

runoff. The combination of these two HGL's in the Precinct ensures there is a medium level of risk in future developments across this landscape from dryland salinity and that, similarly, future development poses a medium level of salinity risk to groundwater and surface water sources.

The Precinct is mapped as having high vulnerability to groundwater contamination, due to the relatively high hydraulic conductivity of the alluvial sediments and the shallow riparian linked aquifer underlying the site. This assessment relates to non-saline contamination, contamination from pollutants, PFAS etc. Top-down contamination is possible on a site where the surface soil layer has a high hydraulic conductivity. This is further justification for accurate and appropriately detailed contaminated land assessments, and salinity and groundwater assessments supporting any future development proposal.

In summary, although salinity proposes a risk hazard within the Precinct, this hazard can be reduced with appropriate management strategies, which are implemented at Development Application stage. The risk from salinity is not considered to be an impediment to the proposed land uses.

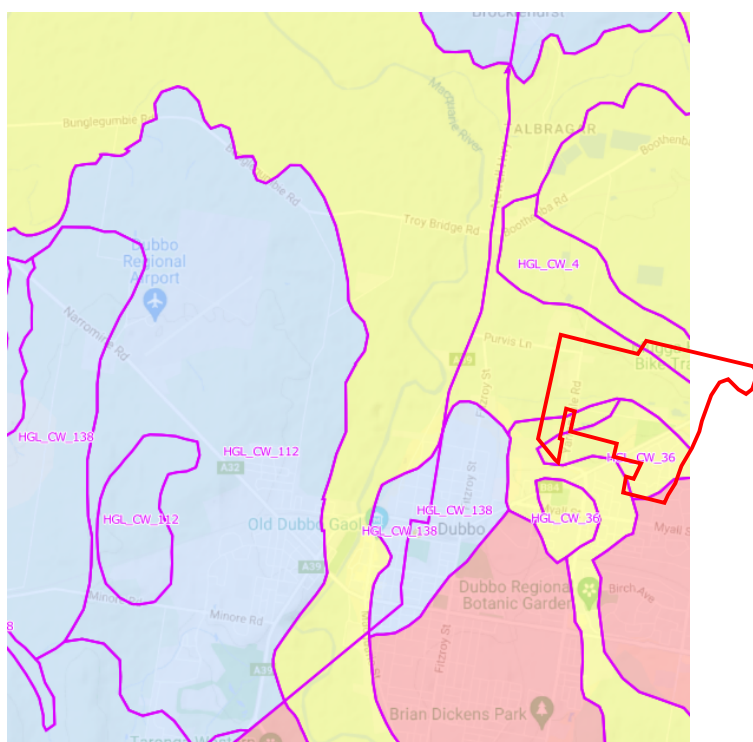


Figure 12 - Hydrogeological Landscapes (Light Blue shade- West Dubbo HGL; and Yellow- Macquarie Alluvium and Site outlined in Red), Source: Hydrogeological landscapes (2013), NSW Government eSPADE

Dubbo Regional Airport

The Precinct is located directly adjacent to the Dubbo Regional Airport, 4R Cooreena Road (Mitchell Highway). A Master Plan for Dubbo City Regional Airport was prepared by Rehbein Airport Consulting. The Master Plan for the Airport includes an assessment of any impacts from aircraft noise on residential development, in addition to safeguarding airspace for the approach and departure of both the Main Runway and Cross Runway.

The aircraft noise mapping included in the Master Plan provides an assessment of the future noise profile of the Airport based on an ultimate runway length of 2,350 metres and use by larger aircraft types. The Precinct falls outside the 20 ANEF contour and accordingly any residential development does not require any future amelioration measures. It is therefore considered that the location of Dubbo Regional Airport in relation to the Precinct is not a significant constraint to future development.

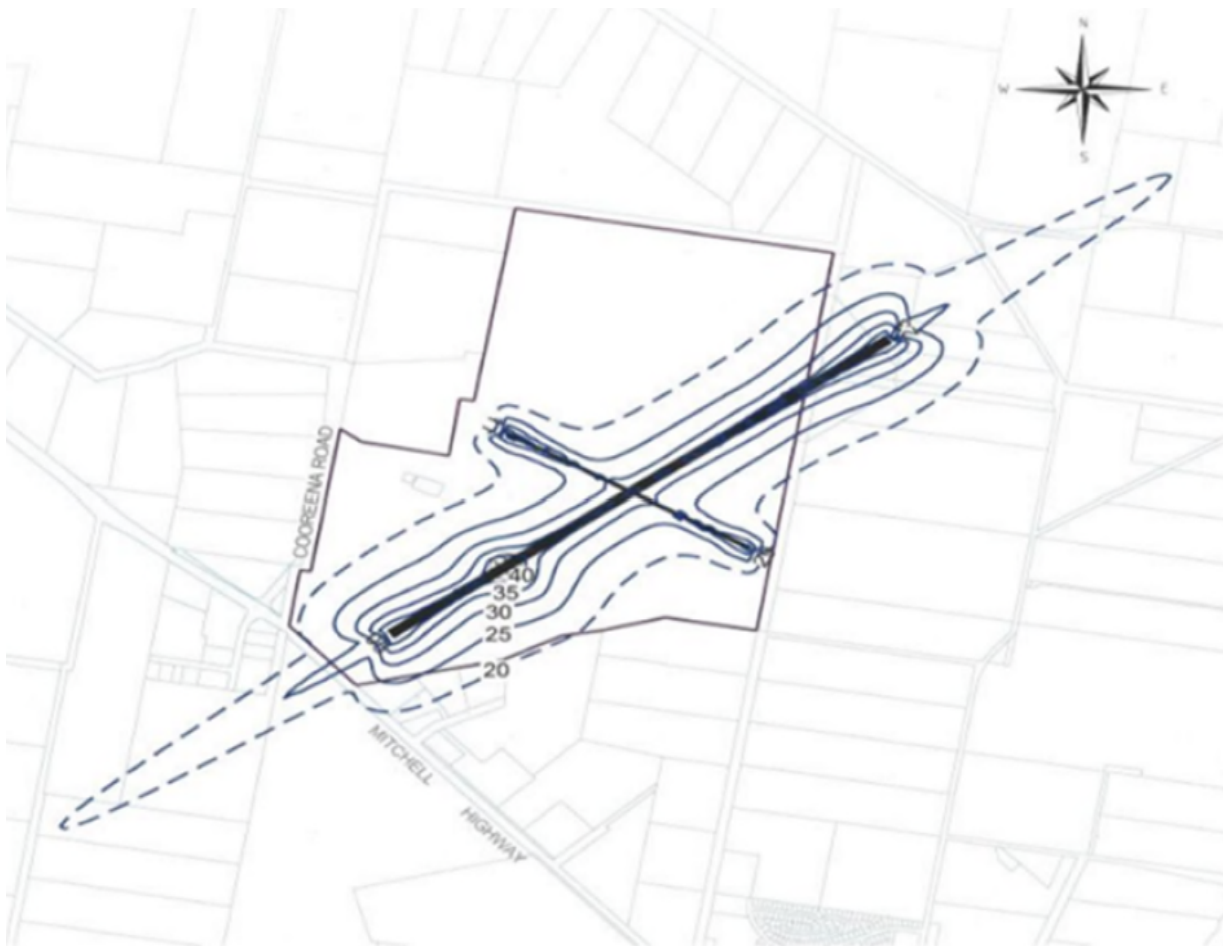


Figure 13 - Dubbo Regional Airport Noise Contours, Source: North-West Urban Release Area Precinct Plan

Energy Efficiency and Water Sensitive Design

The adopted Development Control Plan Stage 1 requires that any Water Cycle Management Strategy for future development must demonstrate energy efficient stormwater management, in addition to performance measures that consider solar access, prevailing weather and cross ventilation. Council will continue to implement energy efficient and water sensitive design processes, including through future Development Control Plan/s for the URA.

Enhancing Dubbo as a Smart City

Council developed the *Smart Region Strategy* in 2022 to guide the adoption of technology, data, and innovation as the Dubbo Region pursues greater prosperity, connection, wellbeing, and sustainability. It is anticipated that residents in the North-West URA will benefit from Council's ongoing implementation of the Strategy. Similarly, future works in the precinct will continue to encompass various principles stated in the Strategy, including various community engagement opportunities. Council's Yoursay Page already enabled the community to view and comment on the Master Plan and DCP in detail, at their own pace, allowing greater transparency and ease of use through a digital medium.

Question 10. Has the Planning Proposal adequately addressed any social and economic effects?

Open Space

The Precinct proposes 22.6% of the subject site to be dedicated to open space. The location of these open spaces is dispersed across the Urban Release Area to ensure these key spaces are located within 400 metres of any residential dwelling. This will ensure that the Precinct is walkable, cyclable, and accessible. The regional open space located adjacent to the Macquarie River is an expansive extension of the planned regional open

space network known as the Macquarie River Parklands. Community facilities such as BBQ facilities, sport fields and amenities that facilitate sport use, playground equipment are examples of infrastructure that will improve the social amenity of the Precinct.



Figure 14- Walkability and Open Space, Source: North-West Urban Release Area Development Control Plan – Master Plan

Housing affordability

Council does not have an adopted social and/or affordable housing strategy. Council has lodged an application under the Regional Housing Strategic Planning Fund for the preparation of an affordable and social housing strategy for the Region. The outcome of this grant is currently unknown at the time of writing.

Council is acutely aware of the need and demand for a range of residential housing opportunities at a number of price points in the Housing Market. Council undertakes regular consultation activities with stakeholders, including the Dubbo Housing Supply Reference Group. The North-West Residential Urban Release Area has been designed to provide flexibility in residential product provision and variety and provide products in this price bracket.

Economic Impact and Assessment

The establishment of a Village Centre and employment generating uses will stimulate and support economic growth in Dubbo's North-West Region. This shift would facilitate a work-life balance for future residents (between 12,500 to 15,000 people) but also respond to the need of local job creation and reduce the distances that worker commute. The centre will also provide opportunities to attract convenient services and facilities to meet the needs of residents.

The Commercial Needs Assessment, prepared by Consultations Hill PDA provides a baseline needs assessment on the required floor space and uses required for the village centre as the North-West Urban Release Area continues to develop. This assessment determined that the village centre is ideally located to accommodate the size and demand capacity/potential of the proposed land uses, given its proximity to key growth areas such as Dubbo Regional Airport, Dubbo CBD and Dubbo Education and Health Precinct.

The village centre in the North-West Urban Release Area is located at the centre of the site in the north western corner of River Street West and Bunglegumbie Road. A school site is proposed in the north eastern corner of

the intersection. This will provide positive social effects to the future population of the Precinct and will gather compatible uses such as education, age care, health, and commerce within a village centre to promote intergenerational learning and care within the community.

Indicative retail and commercial floor space recommendations have been provided in the table below. To manage the potential risk of oversupply of retail/commercial space, a 8,000sqm cap on Gross Floor Area for retail premises in the village centre is proposed.

Table 13 - Indicative floorspace recommendation for the Village Centre, Source: Hill PDA

Indicative floorspace recommendation for the Village Centre					
Use	Floorspace GLA (sqm)				
	Low growth 2033	Medium growth Stage 1 (2031)	Medium growth Stage 2 (2036+)	High Growth Stage 1 (2031)	High Growth Stage 2 2036+)
Supermarket	600 – 800sqm	Up to 2,000sqm	3,000sqm to 4,000sqm	Up to 3,200sqm	Full-line supermarket 3,200sqm and 2nd supermarket up to 2,000sqm
Specialty Retail	600 – 800sqm	Up to 2,000sqm	Up to 2,500sqm	Up to 2,000sqm	Up to 4,000sqm
Non-retail stores	100sqm	Up to 300sqm	Up to 500sqm	Up to 400sqm	Up to 600sqm
General private medical practice (possible)	-	One general practice up to 300sqm	Two general practices totalling around 600sqm	One general practice up to 300sqm	Two to three general practices totalling around 600-900sqm
Gym (possible)	-	-	Up to 300sqm	-	Up to 300sqm
Childcare centre (possible and desirable)	-	One childcare centre of around 300sqm (internal area)			
Total	~1,500sqm	~5,000sqm	~8,000sqm	~6,000sqm	~11,500sqm
Land Requirements	Up to 1 Ha (Additional land should be retained to enable the centre to expand once the population has established)	2- 3 Ha	3 – 4 Ha	3 – 4 Ha	4 – 5 Ha

The Master Plan shows a range of potential uses within the village centre, including an aged care facility, a village square, a medical centre, educational facilities and retail uses, such as a local bakery, as shown in Figure 15.



Figure 15 - Proposed Village Centre Site, Source: North-West Urban Release Area Development Control Plan – Master Plan

Section D – Infrastructure

Question 11. Is there adequate public infrastructure for the Planning Proposal?

The Precinct will provide adequate public infrastructure including public utilities and servicing to cater for future development.

Council is currently preparing a comprehensive review of water and sewer servicing strategies, with Consultants HunterH2O engaged to develop a new water and sewer model for the LGA. This model will form the basis of the future servicing strategy and is expected to be complete by the end of 2023. It is considered that there is expandable capacity of water and sewer infrastructure services to meet the needs of the community. Ongoing work by HunterH2O will determine future servicing to support future development on the site. The Dubbo North-West Urban Release Area Precinct Plan also provides guidance on utility servicing for the Precinct.

Water

Dubbo's existing service reservoirs are strategically located on high ground to supply water to all areas of growth out to, and beyond, 2036. The Precinct is served by the Bourke Hill reservoir. In terms of reservoir storage capacity, it will be necessary within the 25-year planning horizon under consideration to construct extra reservoirs in West Dubbo. A new reservoir is proposed to be built at Bourke Hill, with the ultimate

requirements to be determined by the Infrastructure Servicing and Development Strategy, under development.

Sewer

The existing sewerage system is capable of servicing initial residential development undertaken in the Precinct with relatively minor augmentation. However, to realise overall development of the Precinct, development of a trunk sewerage main will be required to service the ultimate development densities in West Dubbo by 2051. These ultimate requirements will be determined by the Infrastructure Servicing and Development Strategy, under development.

Stormwater

In broad terms, stormwater drainage provision can be adequately accommodated with the Precinct draining effectively towards the Macquarie River and the Newell Highway Bypass project providing stormwater infrastructure to accommodate development of the Precinct. However, issues in respect of stormwater quantity and quality will be required to be further considered by Council in future planning stages of the Precinct. This includes the need for a centralised stormwater infrastructure.

Electricity

Electrical supply upgrades will be undertaken where required however it is understood there is sufficient capacity to accommodate the initial stages of future development. Further engagement with Essential Energy is expected as part of public consultation.

Telecommunications

Dubbo is part of NBN Co's rollout of Fibre to the Premise (FTTP) and it is expected that future urban areas of Dubbo will have access to ultra-high speed internet. This rollout is ongoing.

Roads

Key roads for efficient connectivity have been shown in the North-West Urban Release Area Master Plan and will be accounted for in a draft contributions plan that is currently being prepared by Council. Transport for NSW are delivering the Newell Highway Upgrade (state road), which includes the New Dubbo Bridge project, that runs through to the east of the Precinct.

Section E – State and Commonwealth Interests

Question 12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?

Preliminary consultation has been undertaken with School Infrastructure NSW (SINSW), Department of Planning and Environment (DPE) and the NSW Rural Fire Service (RFS). Further consultation with the relevant agencies is anticipated to be undertaken post-Gateway Determination.

Table 14 – State Agency Comments

Agency	Issues raised
SINSW	SINSW has updated its original analysis of the cumulative scale of demand from three West Dubbo URAs and have advised that an additional school site will likely be required (in the NW URA) to service future long-term population projected for the North-West URA. Identify School site as "Investigation site for educational facilities –subject to further review".
Biodiversity, Conservation	BCS has made recommendations and feedback was provided under four primary areas of interest which included:

and Science Director (DPE)	<ul style="list-style-type: none"> • Future development of the subject area should be considered under a single development application. • An on-ground investigation of plant community types and potential threatened species will help to simplify future development assessment. • Elements of the DCP provisions relating to native vegetation and the Open Space Network are unclear. • Follow-up advice to Council regarding potential flood impacts is required.
Local and Regional Planning (DPE)	<p>General guidance was provided on planning controls, site specific issues and infrastructure required for the Precinct.</p> <ul style="list-style-type: none"> • Land use zoning, minimum lot size and development controls <ul style="list-style-type: none"> ○ Justification for residential land use zones ○ Proposed Neighbourhood centre ○ Minimum Lot Size recommendations for R2 Low Density Residential ranging from 450m²—750m² and R1 General Residential zone ranging from 250m²—450m². ○ Development Control Plan ○ Planning Pathways • Site specific considerations <ul style="list-style-type: none"> ○ Flooding, Bushfire Hazard, Heritage, Potential Contamination, Vegetation, Salinity and Groundwater • Infrastructure delivery <ul style="list-style-type: none"> ○ Engagement with Transport for NSW and School Infrastructure NSW is needed. ○ General feedback on Developer Contributions and if Council were to establish Voluntary Planning Agreements with developers.
Crown Lands (DPE)	No objections to the proposed land use zones as no impact to Crown land has been identified.
NSW Government Architect (DPE)	General advice in support of walkability principles and is not a review of Dubbo Regional Council's proposed DCP.
Urban Design Team (DPE)	<p>The proposal has detailed many aspects of the development. However, some issues/questions may require further consideration, as outlined below:</p> <ul style="list-style-type: none"> • Need clarity on the affordable housing target for the Precinct. • Adjustments to the proposed road network might need to be made to align with lot boundaries and ownership. • Provide a reference design scheme for the neighbourhood centre, to cross check the yields and determine if they align with Council's target and objectives for the Precinct. • Further consideration is required for the size and location of open spaces. • Clarification on whether the Open Space Master Plan will be integrated into the North- West Urban Release Area. • Consideration for R1 zoning should be considered given it allows for a variety of housing options. • Further engagement in the community is recommended to gather feedback from residents on their desired housing preferences and aspirations. • Some block lengths are excessively long and would require them to be reoriented to improve urban mobility. • The Dubbo Transportation Strategy has only planned to accommodate a capacity of 2,550 new dwellings. A reassessment will be needed if the site were to accommodate more than 5,500 dwellings.
NSW RFS	RFS supports the directions, however subject to future consultation with the NSW RFS for Local Environmental Plans, Master Plans, and Planning Proposals.

Part 4 Mapping

Proposed Urban Release Areas Map

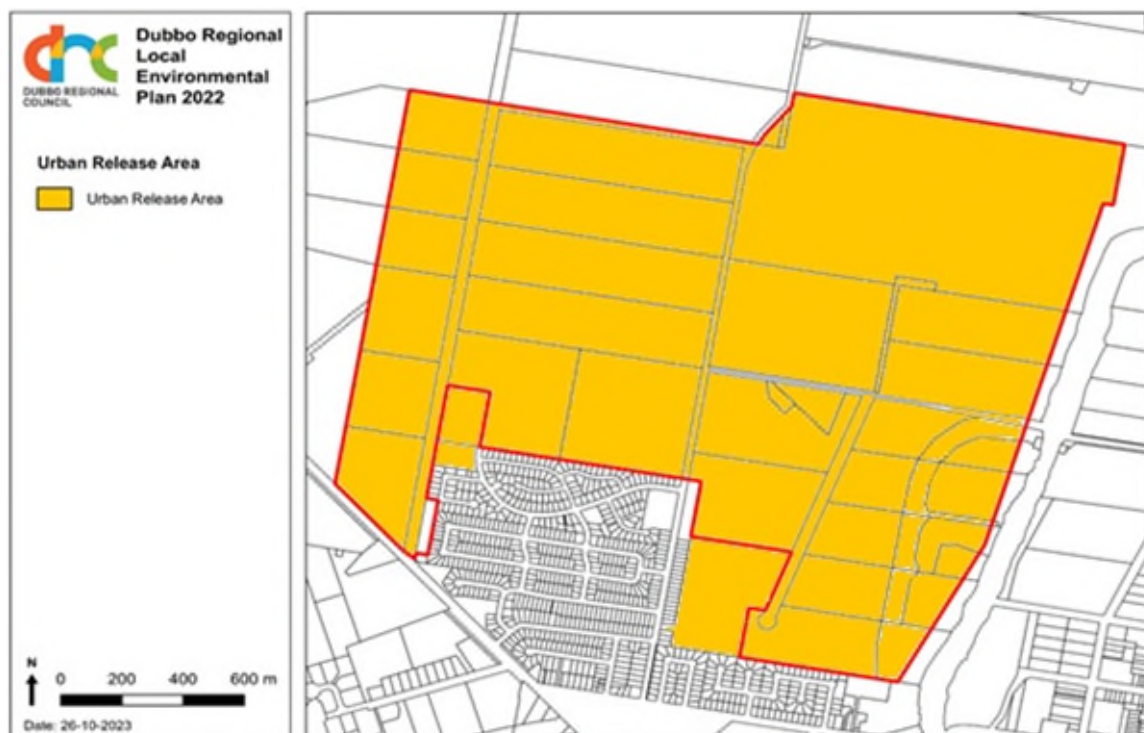


Figure 16 – Proposed Urban Release Areas Map (updated application area)

Land Zoning

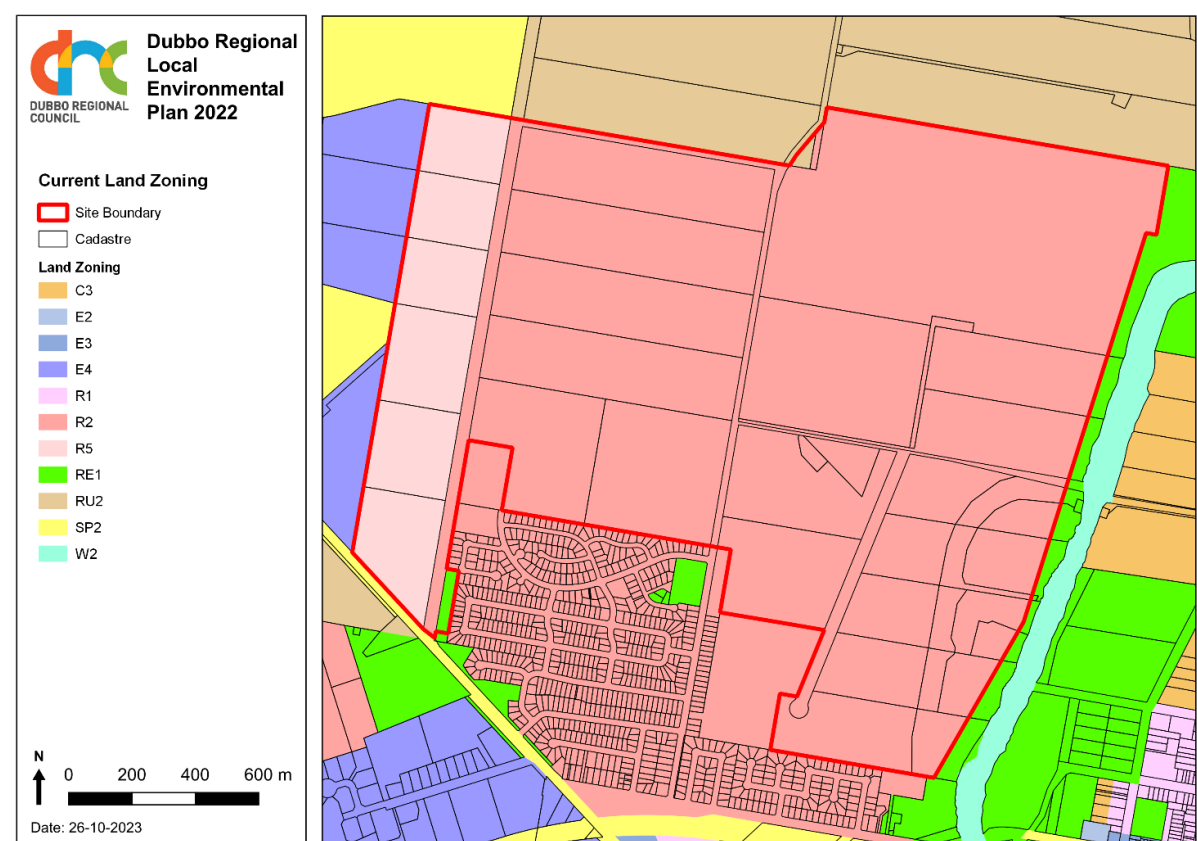


Figure 17 - Existing Land Zoning Map, Source: Mecone

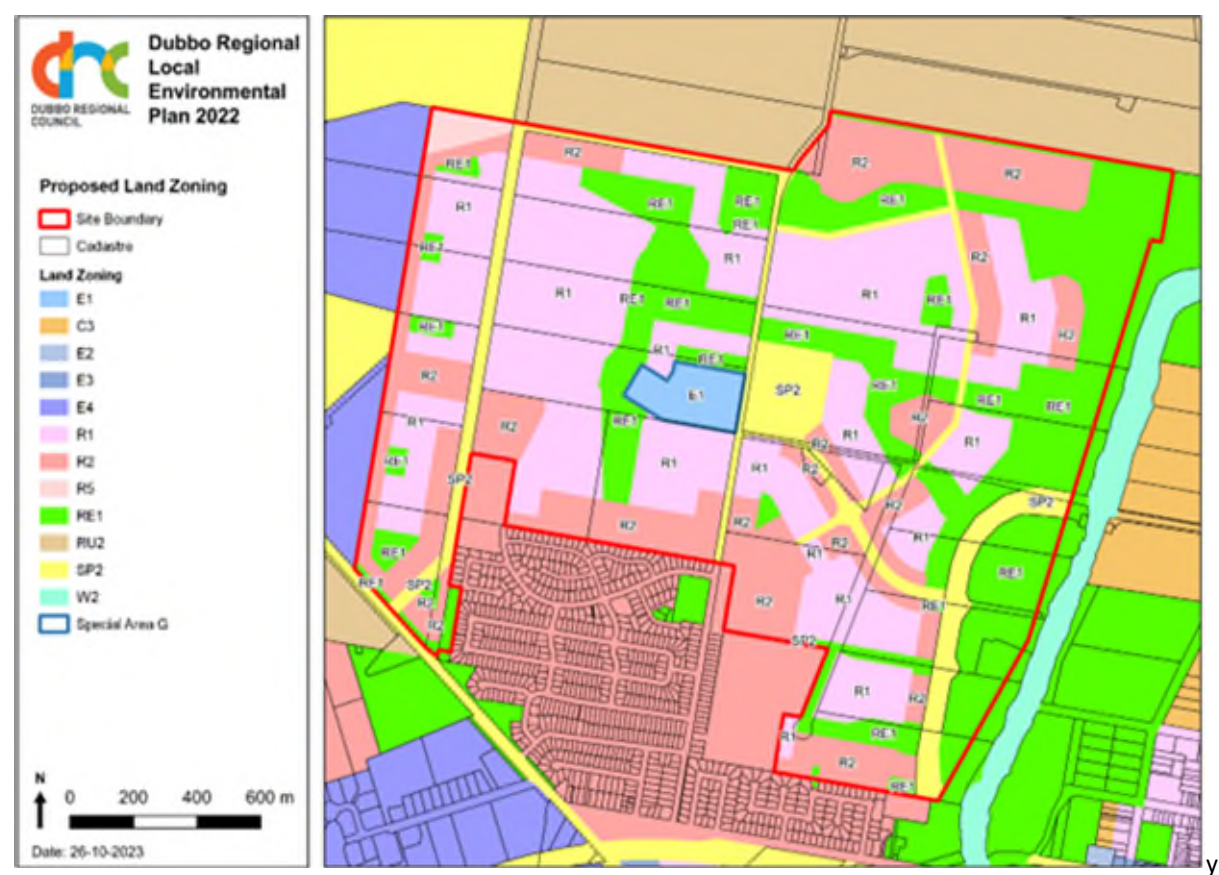


Figure 18 - Proposed Land Zoning Map, Source: Mecone

Minimum Lot Size

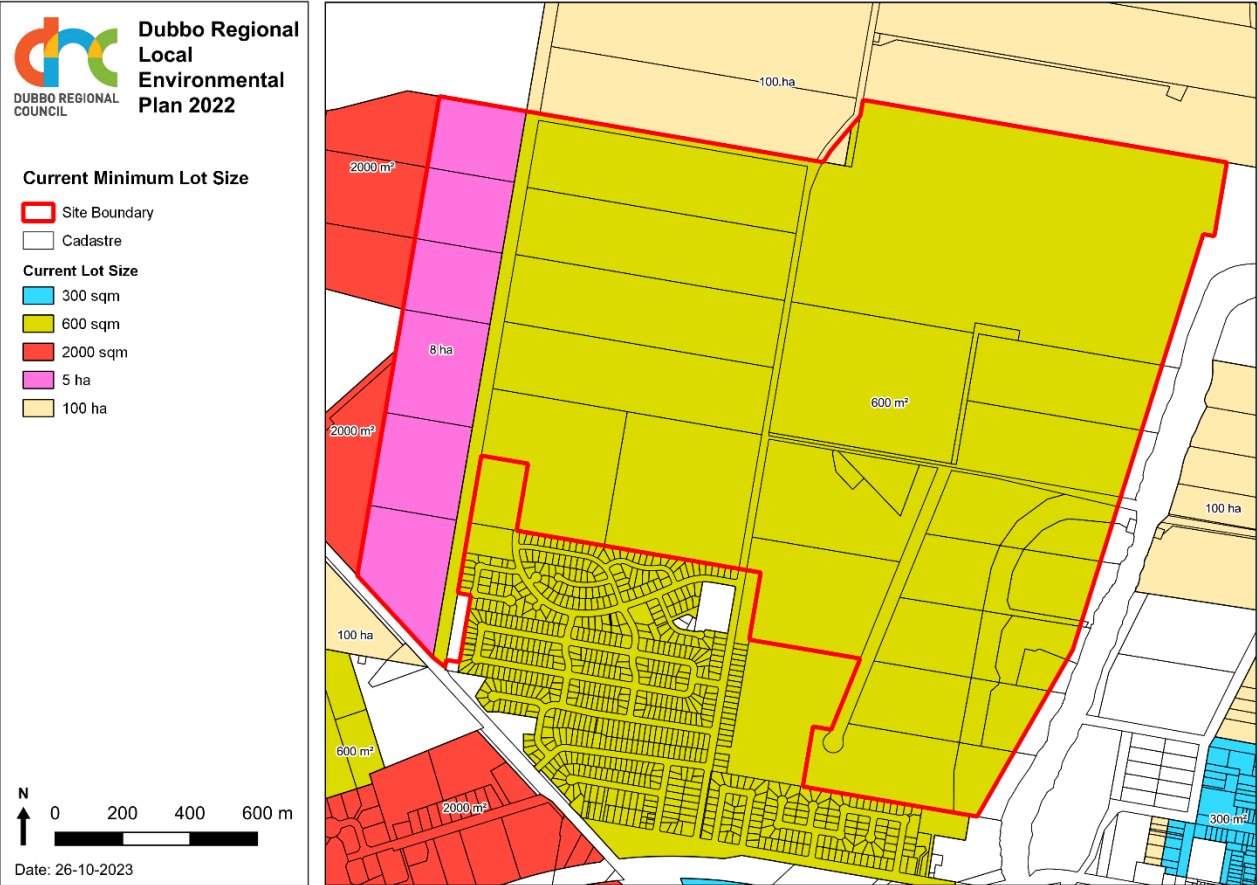


Figure 19 - Existing Minimum Lot Size Map, Source: Mecone

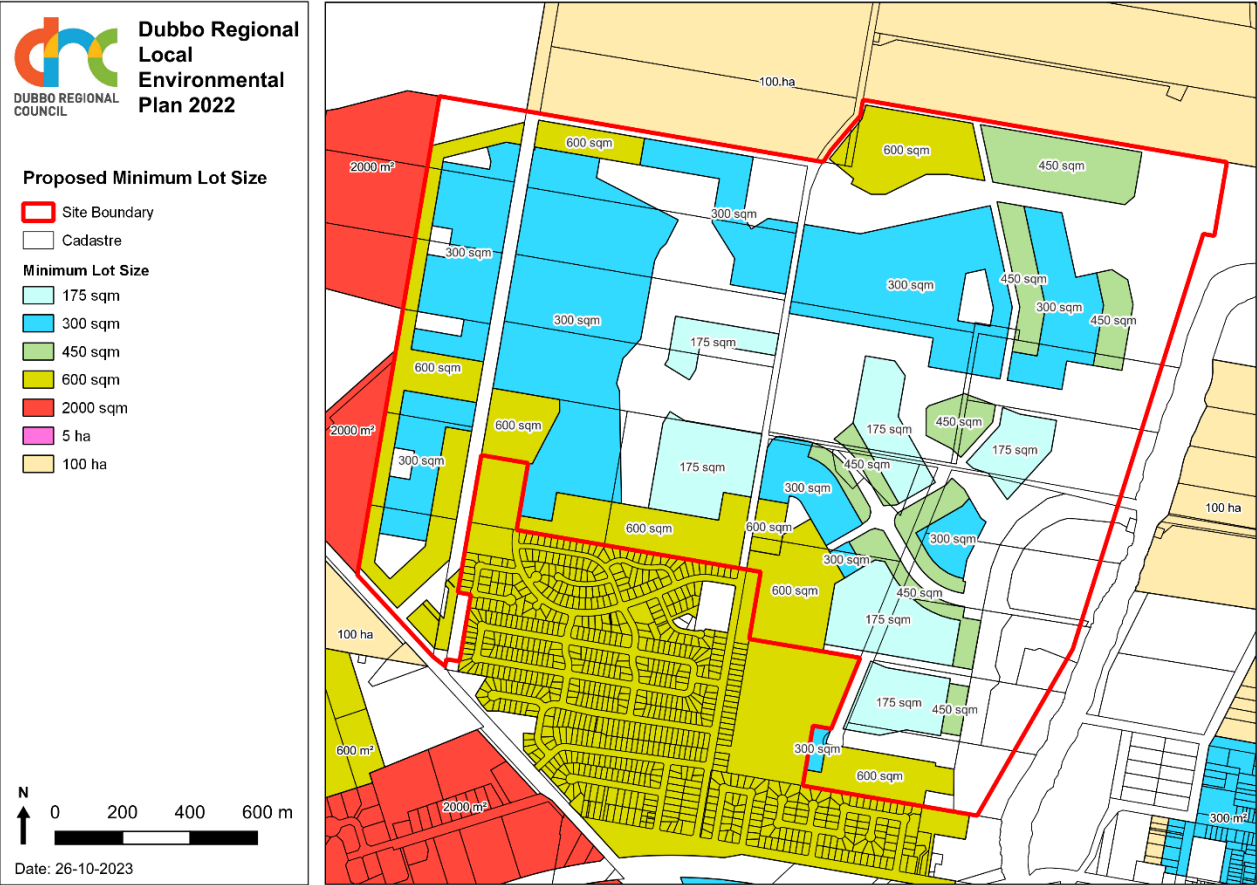


Figure 20 - Proposed Minimum Lot Size Map, Source: Mecone

Dwelling Density

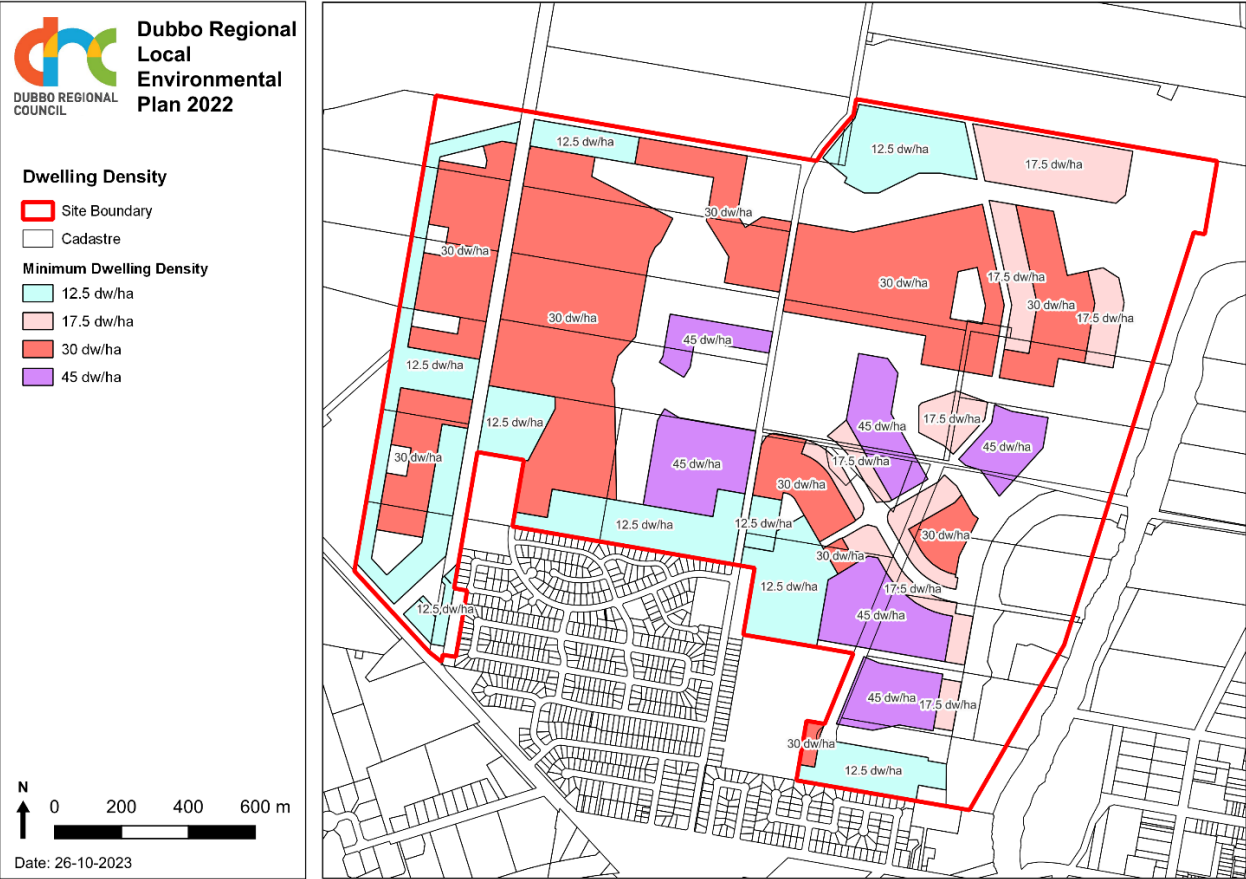


Figure 21 – Proposed Dwelling Density Map, Source: Mecone

Land Reservation Application

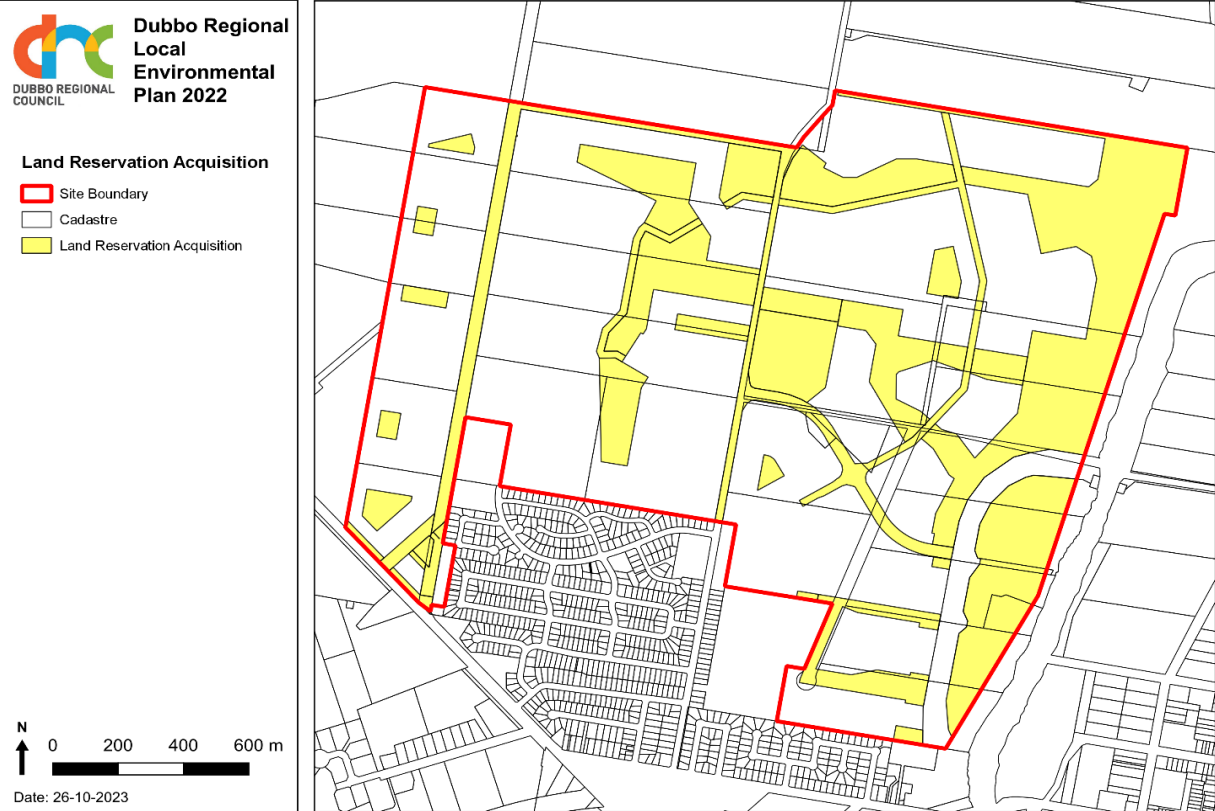


Figure 22 - Proposed Land Reservation Acquisition Map, Source: Mecone

Heritage

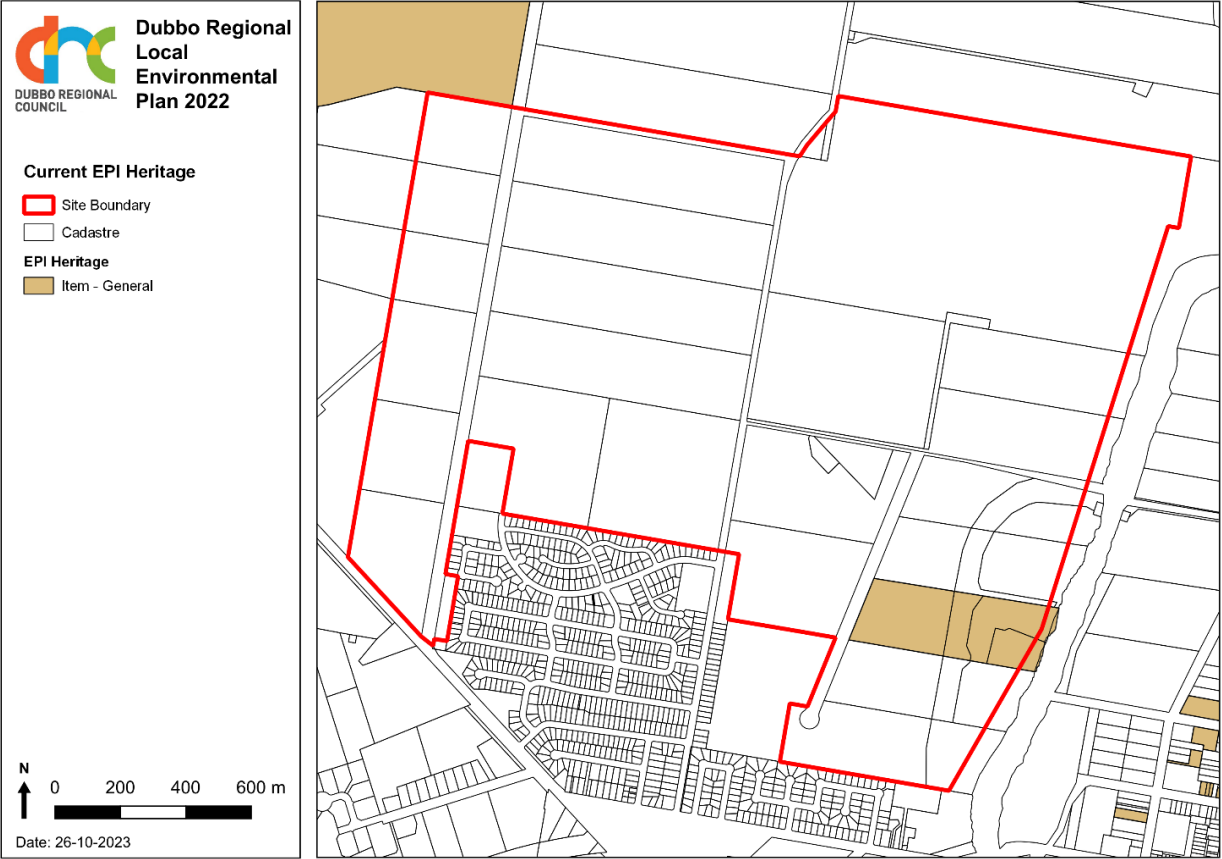


Figure 23 - Existing Heritage Map, Source: Mecone

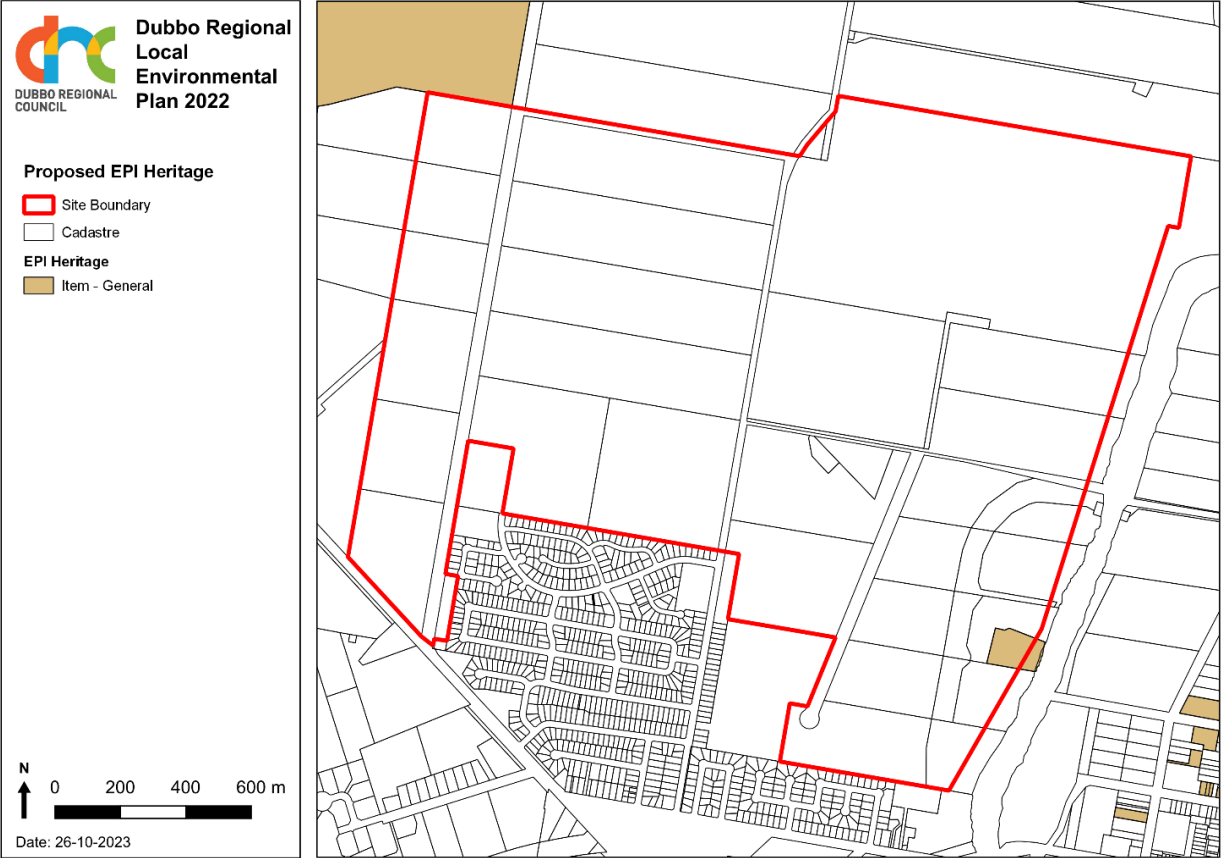


Figure 24 - Proposed Heritage Map, Source: Mecone

Part 5 Community Consultation

Community consultation will occur in accordance with the requirements of the Gateway Determination. The Planning Proposal will be on public exhibition for a minimum of 28 days, and it will be notified in the following ways:

- NSW Planning Portal
- Council's Customer Experience Centres – Dubbo and Wellington
- Macquarie Regional Library - Dubbo and Wellington branches
- Council's website
- Local newspapers
- Email to development stakeholders.

Council will also undertake consultation with a number of State agencies, including:

- Department of Planning – Biodiversity
- Department of Planning – Flooding and Water
- Department of Planning – Groundwater
- NSW Rural Fire Service
- Transport for NSW
- CASA
- Heritage NSW
- School Infrastructure NSW
- WaterNSW
- Environmental Protection Authority
- State Emergency Service
- Jemena and Essential Energy.

Council will also consult with any other agency specifically required to be consulted under a Gateway Determination from the NSW DPE.

Part 6 Project Timeline

The below estimated timeline provides a mechanism to monitor and resource the various steps required to progress the Planning Proposal:

Table 15 - Project Timeline

Key date	Explanation
23 November 2023	Consideration by Council
November-December 2023	Submission for Gateway Determination
January 2024	Gateway Determination
February – March 2024	Public exhibition period
March – April 2024	Consideration of submissions
April – May 2024	Post-exhibition review and additional studies
June 2024	Preparation of revised Planning Proposal
July 2024	Consideration by Council
July 2024	Submission to the Department for finalisation
September 2024	Making of the LEP amendment

Conclusion

The Planning Proposal has been prepared to amend the Dubbo Regional LEP 2022 to allow for diverse housing, increase the dwelling capacity and to enable the development of a village centre.

The Planning Proposal has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979
- the NSW Department of Planning and Environment's Local Environmental Plan Making Guidelines (September 2022)
- relevant Section 9.1 Ministerial Directions.

The Planning Proposal demonstrates that it has site-specific and strategic merit to enable an amendment to the Dubbo Regional LEP 2022. Specifically, the Planning Proposal demonstrates that:

- it is consistent with the Central West and Orana Regional Plan 2041 and the Dubbo Regional Local Strategic Planning Statement.
- it is consistent with relevant Ministerial Directions and relevant State Environmental Planning Policies.
- It is unlikely that there are no constraints on the Site that can't be managed that would prevent future development under the proposed land use zones.

The Planning Proposal will result in the following positive outcomes for the Dubbo region:

- create capacity for approximately 5,500 dwellings.
- enable a diversity in the type, scale, and density of housing to address demand and affordability in the Dubbo region and to decrease the upward pressure on property.
- recognise the Precincts unique characteristics by incentivising development in the R1 General Residential and E1 Local Centre zone through flexibility in the design, scale, and density of the built form.
- provide open space opportunities for residents and visitors.

The Planning Proposal acts as a catalyst for major positive change for the North-West Urban Release Area that will deliver significant residential and commercial opportunities in a strategically located site bounded by the Macquarie River, Dubbo CBD, existing residential development, a Rural Landscape buffer zone and Dubbo Regional Airport.