



LOCAL STRATEGIC PLANNING STATEMENT

JUNE 2020

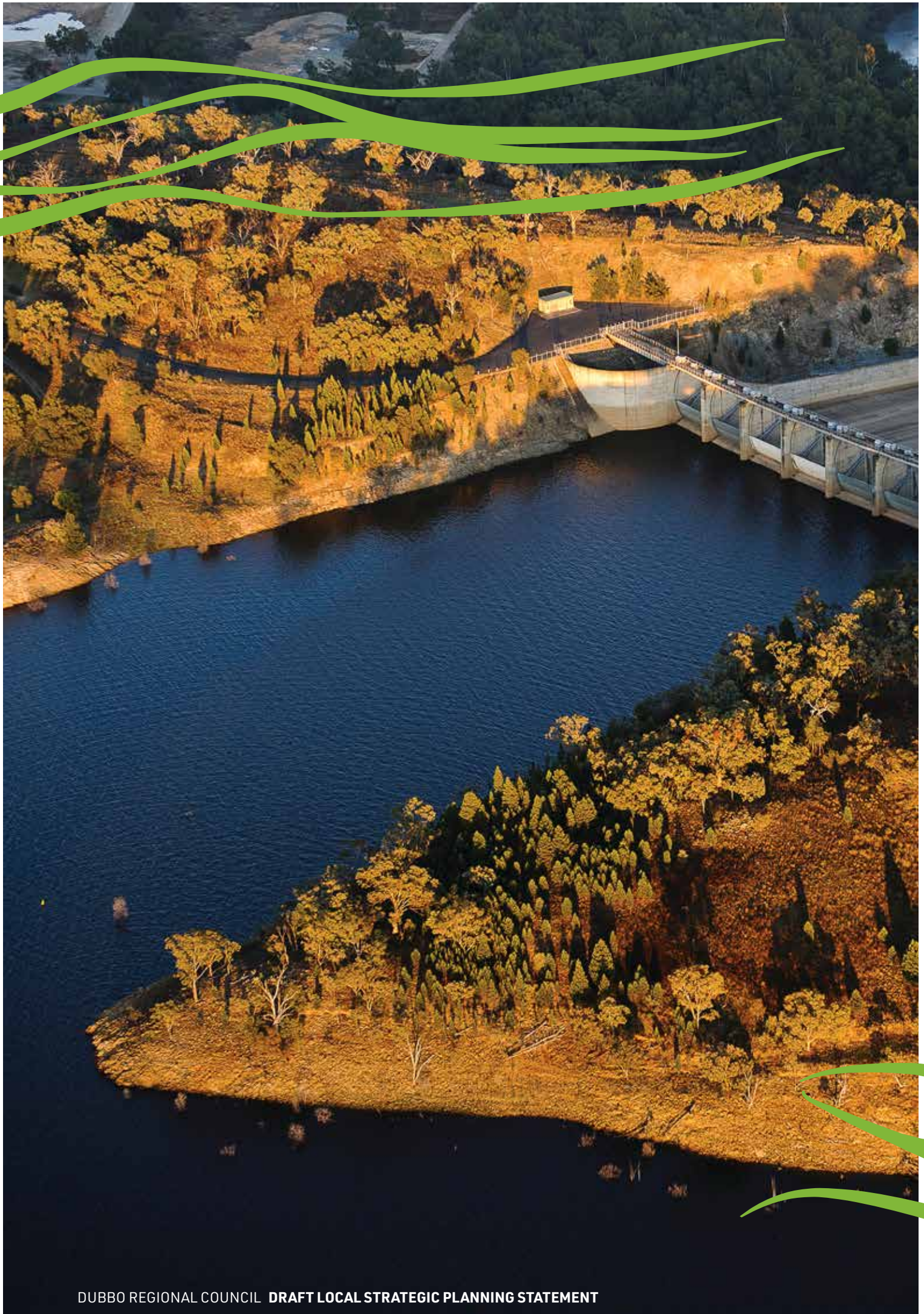


ACKNOWLEDGMENT OF COUNTRY

Dubbo Regional Council wish to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. Council pay respect to the Elders both past, present and emerging of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present.

Dubbo Regional Council acknowledges the Dubbo Aboriginal Community Working Party as the representative body for the Dubbo Aboriginal Community. It is also recorded that the Dubbo Aboriginal Community Working Party has membership from many different Aboriginal Nations and Language Groups.





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1 ABOUT THE PLAN

The Dubbo Local Strategic Planning Statement (LSPS) plans for the economic, social and environmental land use needs of the community over the next 20 years.

It sets land use planning priorities to ensure that our Local Government Area (LGA) can thrive both now and in the future, and that future

development is appropriate for our local context. It is our plan aimed at ensuring our people have a great city, towns and villages in which to live, work and play; that businesses and visitors have a great place to invest and experience; and that we continue to work towards our vision articulated in the 2040 Community Strategic Plan:

“In 2040 we will celebrate our quality of life, the opportunities available for us to grow. We will take advantage of technological innovation to become a smart city while protecting our natural environment, and being recognised as the inland capital of regional NSW.”



The LSPS has an important relationship with the 2040 Community Strategic Plan (CSP). The CSP details strategic priorities identified by the community and Council. The LSPS is focused on land use planning. It both consolidates a range of initiatives that are already being undertaken and are planned to be undertaken in the next 20 years.

The LSPS is closely linked to Council’s Local Environmental Plans (Dubbo and Wellington LEPs) and Development Control Plans (DCPs). This LSPS will be used to inform updates and amendments to these and other key Council documents that relate to land use planning.

ALIGNMENT WITH STRATEGIC PLANS

The LSPS responds to a number of key strategic documents produced by the NSW State Government and Council, including:

- Central West and Orana Regional Plan 2036
- Dubbo Regional Council Economic Profile 2019
- Employment Lands Strategy 2019
- 2040 Community Strategic Plan
- Dubbo Urban Areas Development Strategy 1996 (Reviewed 2013)
- Dubbo Rural Areas Development Strategy 1995 (Reviewed 2015)
- Wellington Settlement Strategy 2012
- Central Orana Regional Economic Development Strategy 2018 - 2022

The LSPS integrates with the 2040 Community Strategic Plan which has a similar but broader role in setting out how Council will work to meet the needs of its community. The planning priorities, strategic directions and actions in the LSPS provide the basis for decisions about how we will use our land resources and assets to achieve our community’s broader goals.



Figure 1 2040 Community Strategic Plan

The LSPS consists of 20 Planning Priorities organised under five themes. Each Planning Priority includes a number of key actions which provide context and direction for land use decision making in the LGA.

The purpose of the LSPS is to:

- provide a 20-year land use vision for the Dubbo Regional LGA
- outline the characteristics that make our area unique
- identify shared values to be enhanced or maintained

- direct how future growth and change will be managed
- prioritise changes to planning rules in a comprehensive LEP (combining the Wellington and Dubbo LEPs) and Council’s DCPs
- implement the Region Plan as relevant to the LGA
- identify where further detailed strategic planning may be needed.

The LSPS responds to regional planning initiatives and to what you, our community, has told us is important for the future of our region.

This LSPS has been prepared in accordance with clause 3.9 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) which requires a LSPS to include or identify the following:

- a) the basis for strategic planning in the area, having regard to economic, social and environmental matters,
- b) the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993,
- c) the actions required to achieve those planning priorities
- d) the basis on which the council is to monitor and report on the implementation of those actions.





2 CONTEXT

The Dubbo Local Government Area (LGA) is located within the Central West and Orana region of NSW and currently has a population of over 52,000 people. The Dubbo Regional LGA includes the city of Dubbo, the town of Wellington and the villages of Geurie, Wongarbron, Stuart Town, Mumbil, Ballimore, Elong Elong and Eumungerie. The LGA comprises an area of 7,536km² and occupies part of the central western plains of NSW.

The Dubbo Regional LGA was proclaimed by the NSW Government on 12 May 2016 as an amalgamation of the former Dubbo City Council and Wellington Shire Council.

DUBBO CITY

Dubbo is one of the largest inland regional cities in NSW and sits at the intersection of major road, rail and air routes. It services a catchment area of over 120,000 people from within the region and in the adjoining Far West region. A broad range of industries reinforce its role as a regional city, supported by educational, professional, government and retail services. Dubbo's economic strength lies heavily in the diversity of employment areas and industries that reinforce its role as a vibrant regional service centre of Western NSW.

Dubbo is expected to be the place of highest growth as the major urban centre for the Orana region. Geographically located in the heart of NSW, Dubbo is well serviced by road, rail and air transport. The main industries in the Dubbo Regional LGA are health, retail, education, government services, tourism, manufacturing, construction, agriculture, business services and transport. The region is also well positioned as a growing mining services centre with mining and exploration projects, both established and emerging, across the surrounding region.

The NSW State Plan acknowledges Dubbo as a key strategic centre and the Local Government Area (LGA) as a place with a strong community spirit, a key centre for economic activity including business and industry, a centre for education and servicing of a significant percentage of the population.

TOWN OF WELLINGTON

The town of Wellington was proclaimed in 1846 making it the second township established west of the Blue Mountains in New South Wales. The town has a rich history with a gold rush in 1875 which led to the construction of many historic buildings within the town centre. Wellington is still known for its substantial heritage nature.

Burrendong Dam was completed in 1967, the dam was a major project which provided significant economic opportunities for Wellington. Burrendong Dam is now the major water collector for Dubbo and many other towns.

Wellington sits in a geographically unique position with three (3) regional centres within an hour's drive. Orange and Mudgee are approximately half an hour and Dubbo approximately 45 minutes. This unique location affords Wellington a number of opportunities for continued growth in the next 20 years.

The former Wellington Local Government Area had a population of 8,655 people in the 2016 census. The Wellington Town Centre services the population and is the heart of Wellington. The town centre provides a variety of business, retail, social, community, cultural, recreational and other activities and opportunities for residents, business, visitors and highway traffic.

The township of Wellington has growing tourist activities with three (3) main attractions in close proximity to the town.

- The Wellington caves became a reserve area in 1884, since then the Wellington Caves have continued to attract a significant number of visitors to the area. In 2019, a new \$4.2 million Wellington Caves Visitor Experience Centre was officially opened to the public.
- Burrendong Dam provides a distinctive tourist attraction in the central west for boating and fishing experiences.
- Mount Arthur to the west of Wellington provides passive recreation areas for walking, biking and camping activities.

OPPORTUNITIES

Dubbo City

- Dubbo is a major centre in regional NSW, providing a range of services to a catchment of over 120,000 people.
- Strategic location in the centre of NSW – Dubbo is located at the junction of the Golden, Newell and Mitchell highways.
- Connections offered by the Dubbo City Regional Airport to Sydney, Brisbane, Melbourne and Newcastle.
- The Main Western Rail Line provides connections for both passengers and freight to Sydney and beyond.
- The region may have the benefit of being within close proximity to the Brisbane to Melbourne Inland Rail.
- Dubbo has one of the highest take-up rates for solar energy provision in Australia
- Dubbo is the location for several regional sporting events

Town of Wellington

- Geographically strategic location within a short drive from two (2) regional cities, Orange and Dubbo.
- Strong tourist industry which can be further enhanced.
- Encourage Wellington's distinctive community character with an emphasis on cultural arts.
- A substantial number of heritage items that can be used to generate tourism opportunities.
- The State Governments Renewable Energy Zone Pilot which may generate significant number of construction jobs.

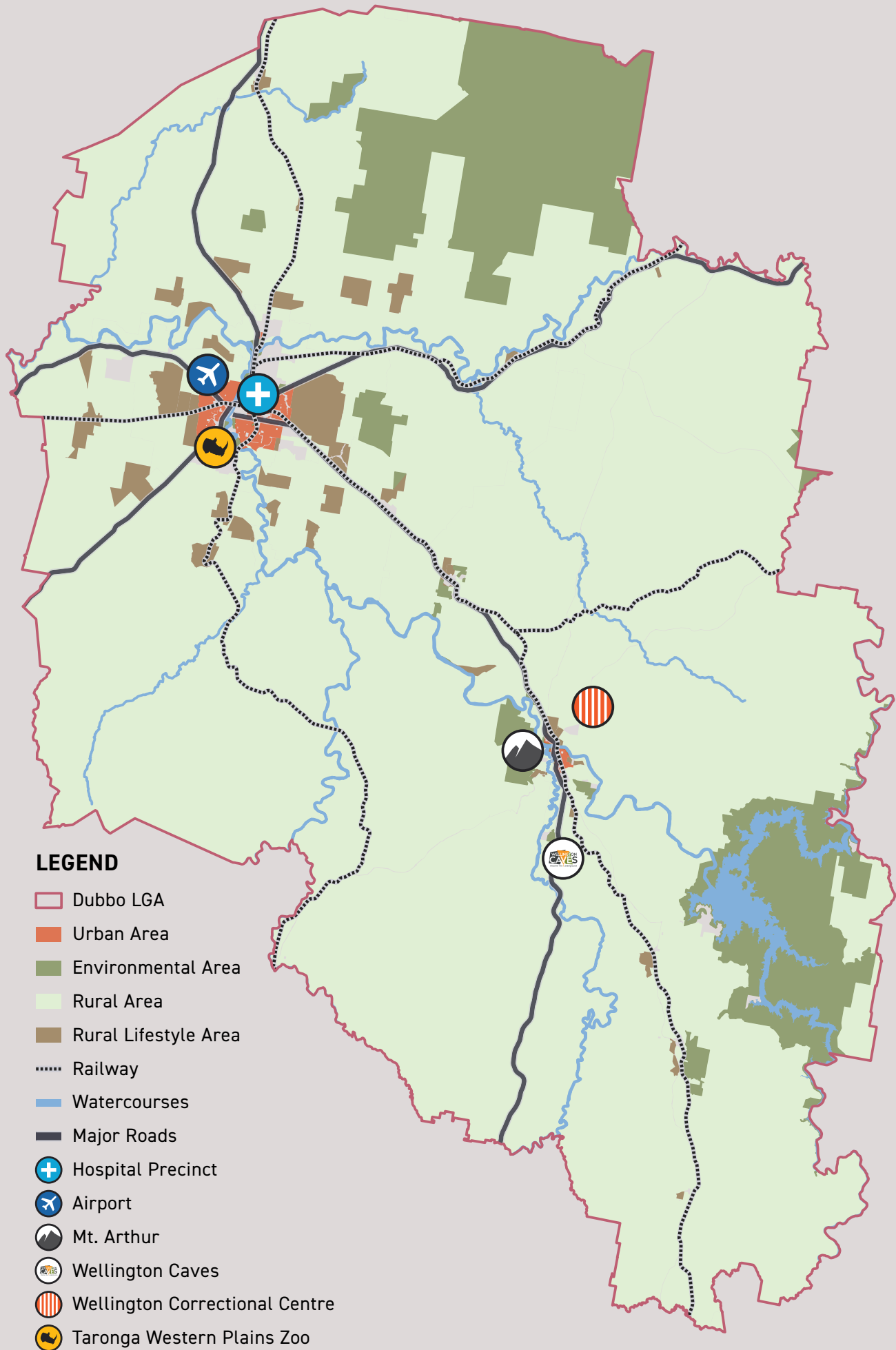


Figure 2 Regional Context Map

Table 1 Alignment of LSPS with the Central West and Orana Regional Plan

| LSPS Themes | Regional Plan Goals | Regional Plan Directions | Regional Plan Priorities for Dubbo LGA |
|-----------------------|--|--|---|
| Economy | Goal 1 The most diverse regional economy in NSW | <ul style="list-style-type: none"> • Protect the region’s diverse and productive Agricultural land • Grow the agribusiness sector and supply chains • Develop manufacturing and food processing sectors • Promote and diversify regional tourism markets • Expand educations and training opportunities • Sustainably manage mineral resources • Increase renewable energy generation • Promote business and industrial activities in employment lands • Sustainably manage water resources for economic opportunities • Plan for greater land use compatibility | <p>Continue to protect agricultural land from encroachment from residential development.</p> <p>Support the growth and development of Dubbo as a mining services centre for the Orana and Western NSW.</p> <p>Continue to grow tertiary education offerings to attract young people, while supporting established sectors in professional, government and retail services.</p> <p>Support the growing tourism industry in Dubbo and Wellington to create diverse and sustainable businesses that provide local jobs, and to recognise unique tourist assets.</p> <p>Continue to grow and develop agribusiness, transport and logistics and recognise the importance of these sectors to the regional, State and national economy.</p> |
| Sustainability | Goal 2 A stronger, healthier environment and diverse heritage | <ul style="list-style-type: none"> • Protect and manage environmental assets | <p>Maintain the health of the Macquarie and Bell rivers and recognise their importance to the environment and tourism</p> |

| LSPS Themes | Regional Plan Goals | Regional Plan Directions | Regional Plan Priorities for Dubbo LGA |
|-----------------------|--|--|---|
| Infrastructure | Goal 3 Quality freight, transport and infrastructure networks | <ul style="list-style-type: none"> • Improve freight connections to markets and global gateways | <p>Plan for the infrastructure needs of an expanding population including the Newell and Golden Highways and their relationship with continued economic development</p> <p>Support the ongoing growth and development of Dubbo City Regional Airport.</p> |
| Housing | Goal 4 Dynamic, vibrant and healthy communities | <ul style="list-style-type: none"> • Increase housing diversity and choice | <p>Meet housing needs by ensuring the availability of affordable housing types and formats including for seniors and people with a disability.</p> |
| Liveability | Goal 4 Dynamic, vibrant and healthy communities | <ul style="list-style-type: none"> • Manage growth and change in regional cities and strategic and local centres • Build resilience of towns and villages • Improve access to health and aged care services • Deliver healthy built environments and better urban design | <p>Establish the regional city of Dubbo as a centre of excellence for health care, social assistance and community services to support people within and beyond the region.</p> |

3



3 CONSULTATION

This draft LSPS has been developed based on a range of consultation exercises undertaken by Council. This included the 2040 Community Strategic Plan in addition to other targeted consultation undertaken during the preparation of recent land use strategy reviews, including the Dubbo Employment Lands Strategy. Consultation and engagement methods undertaken by Council (to date) have included:

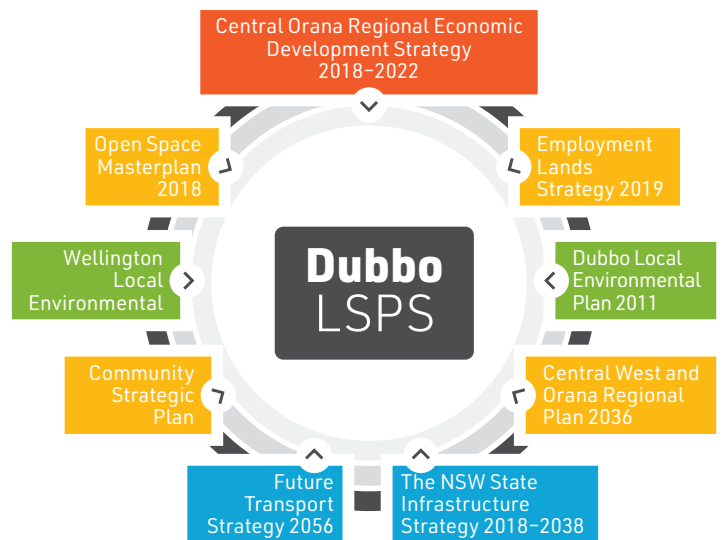
- online surveys,
- pop-up engagement activities providing comments and feedback on various projects
- a large number of one-on-one interviews with State Government departments and agencies and key business stakeholders
- formal submissions (including those from State Government departments and agencies)
- series of community workshops and focus groups during the community plan process in 2018
- councillor workshops
- staff workshops.

These engagement processes have reached a large variety of our community, which has assisted in forming Council's direction.

Council's approach to consultation built on and tested the results of the engagement undertaken in developing the CSP and concentrated on issues and themes outlined in the following strategic documents.

Several significant themes emerged from these consultation exercises:

- increase in the density of development in the Dubbo CBD
- Provision of more opportunities for dwellings in the rural areas
- improving housing choice and affordability
- clearer articulation of planning controls
- Strategic Planning delivery of public open space.



The outcomes of the consultation activities have been utilised to add depth, insight and value to this LSPS for our region, which both aligns with the Regional Plan and reflects the desired future character of the region, city, towns, villages and rural areas.

In particular, the feedback received has been used to inform our long-term objectives for the region including:

- a vision for the future of our city as the inland capital of NSW
- retain our local character and identity that we value
- how we will manage growth and change over time
- create housing choice and affordability
- building resilience to climate change
- creating new job opportunities
- smart cities
- commitment to sustainability
- promote the importance of agriculture to the regional economy
- identify locations for future transport and infrastructure
- access to health and education.

4



4 OUR VISION

“In 2040 we will celebrate our quality of life, the opportunities available for us to grow as a community. We will take advantage of technological innovation to become a smart city while protecting our natural environment and being recognised as the inland capital of regional NSW.”



The vision for Dubbo, as a key strategic centre, is to be a place with a strong community spirit, a key centre for economic activity including business and industry, and a centre for education and the servicing of a significant population.

This LSPS looks forward 20 years to identify what is needed to build a strong Local Government Area and how this can be delivered. Together as a community we have a combined strength and focus which will ensure the LGA continues to prosper, provide an excellent and affordable quality of life for residents and visitors, whilst striving to continue to be a best practice local government model for regional Australia.

Metropolitan and regional cities are where most Australians live and where most economic output is produced. As our economy continues to transition and our knowledge-based industries grow, so too do cities. The Smart Cities Plan sets out the Australian Governments vision for cities and plans for maximising their potential.

To respond to this growth, and take advantage of tomorrow's economic opportunities, we need to rethink the way our cities are planned, built and managed today, as economic growth and transition can present challenges. It can place pressure on housing affordability, access to local jobs and the natural environment, as well as increasing congestion and traffic.

Dubbo will aim to drive the use of energy efficient technologies, focusing on innovation, in order to develop resilience and adapt in the face of increasing climate pressures.

COMMUNITY VISION

The community, through the feedback to Council, have included a number of visions for the future across a variety of important themes, identified below through preparation of the 2040 Community Strategic Plan:

- Provide for housing choice and housing affordability to meet the needs of our community
- Achieve ongoing economic prosperity through a diverse employment base and a visitor economy that makes use of our tourism assets
- Key infrastructure and services are provided to further enhance the quality of life of our community and to maintain economic growth
- A united and cohesive council that provides leadership to our community
- We have access to a range of community, cultural and open space facilities and areas
- We value our unique environment and ensure its protected for future generations.

2040 ASPIRATIONS

Our future aspirations for growth are identified below:

- The region capitalises on every opportunity to grow and achieve an overall population of 100,000
- We are home to the 'Silicon Plains' where our strategic location, our transport linkages, land availability and access to world class telecommunications systems provide unmatched capability for high technology industries
- Our hard and social infrastructure supports our population growth and allows for the development of a diverse regional economy
- Dubbo and Wellington are 'smart cities' that capitalise on future technological advantages in the way we travel, communicate, work, live and respond to change
- The region is a centre for educational excellence that provides a diverse range of opportunities that support our industry and business capabilities and economic growth of the region.

LOCAL STRENGTHS AND ADVANTAGES

- Dubbo is a major service centre for regional NSW
- Strategic location in the centre of NSW – Dubbo is located at the junction of the Golden, Newell and Mitchell highways.
- Connections offered by the Dubbo City Regional Airport to Brisbane, Melbourne, Sydney and Newcastle
- The Main Western Rail Line provides connections for both passengers and freight to Sydney and beyond.
- The region in the future, will have the benefit of being within close proximity to the Brisbane to Melbourne Inland Rail.
- Dubbo has one of the highest take-up rates for solar energy provision in Australia.
- Dubbo is located in the State Governments Regional Energy Zone.

SMART CITIES

The Smart Cities Plan developed by the Australian Government sets out the vision for Australia's cities, and a plan for maximising their potential. It includes three pillars: *Smart Investment*, *Smart Policy* and *Smart Technology*.

To succeed in the 21st Century economy our cities need to be productive and accessible, but they also need to be liveable with a clear focus on serving their citizens. Great cities attract, retain and develop increasingly mobile talent and organisations, encouraging them to innovate, create jobs and support growth.

Many regional cities are currently suffering from low or negative growth, as jobs lost in the manufacturing sector, or more recently the resources and energy sectors, are not replaced quickly enough.

As a regional city, Dubbo needs to plan for the future, maximising our city's unique advantages and supporting long term growth. The Smart Cities Plan provides a platform for long term investment and coordinated planning to help Australian cities reach their full potential. Smart investment that enables partnerships between governments and the private sector will deliver better infrastructure sooner, and within budget constraints.

In order to do this, we aim to be progressive and sustainable, working together with integrity, to achieve the priorities and actions identified in Section 5 of this LSPS.

WHO WILL THE DUBBO REGION BE IN 2040?

In 2040 the population of the Dubbo Regional LGA is expected to grow to 63,717 people, with 53,741 in Dubbo and 9,976 in Wellington. This represents an overall population increase of 12,288 people, 12,089 of which will be over 65 years old. Hence, we need to plan for an ageing population. This also includes the provision of affordable housing and ensuring the region has adequate health, hospital and supporting services in place.

In 2040 there will be 17,929 young people below the age of 19. This is against the demographic trend across Australia of a declining fertility rate. There is an opportunity to leverage this growth and continue to deliver services and facilities that address both the needs of an older population and at the same time continue to focus on the development of the region as a great place for families.

Population growth needs to be sustainably planned to ensure there is a supply of adequately-zoned and serviced land and to ensure school enrolments, health care, social support networks and employment are available.

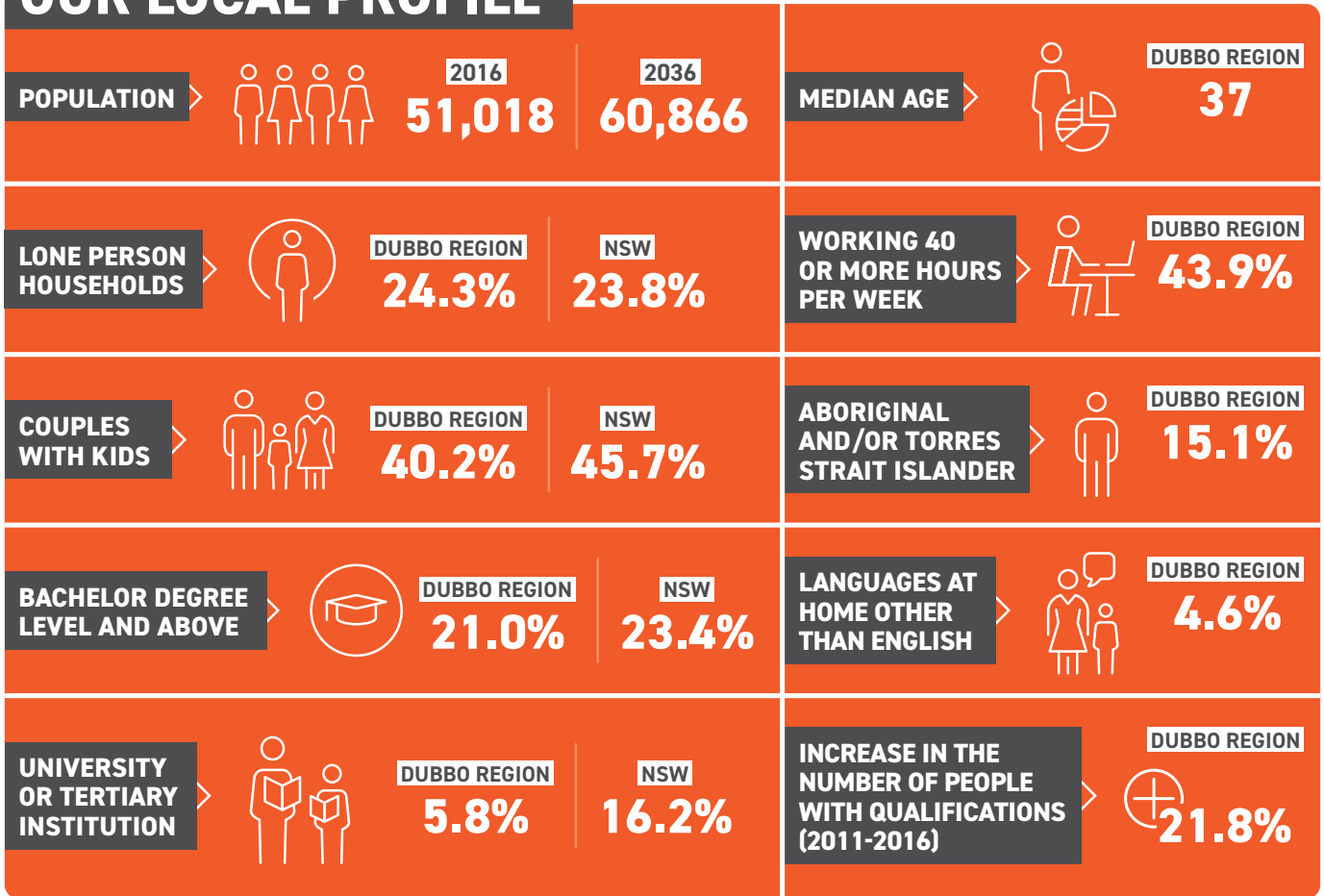
Employment in Dubbo is projected to increase to 27,635 jobs in 2031, an increase of 7,924 or 29% compared to 2016. Key industries of growth include health care and social assistance, agriculture, public administration and safety, construction and wholesale trade. These key growth industries have correlation with Dubbo's projected population growth, an aging demographic trend, and its role as a service centre for the Orana region.

Over time, the focus of the region's economy has shifted to include robust service, health and education sectors. This is reflective of the role the LGA now plays in servicing a significant percentage of western NSW.

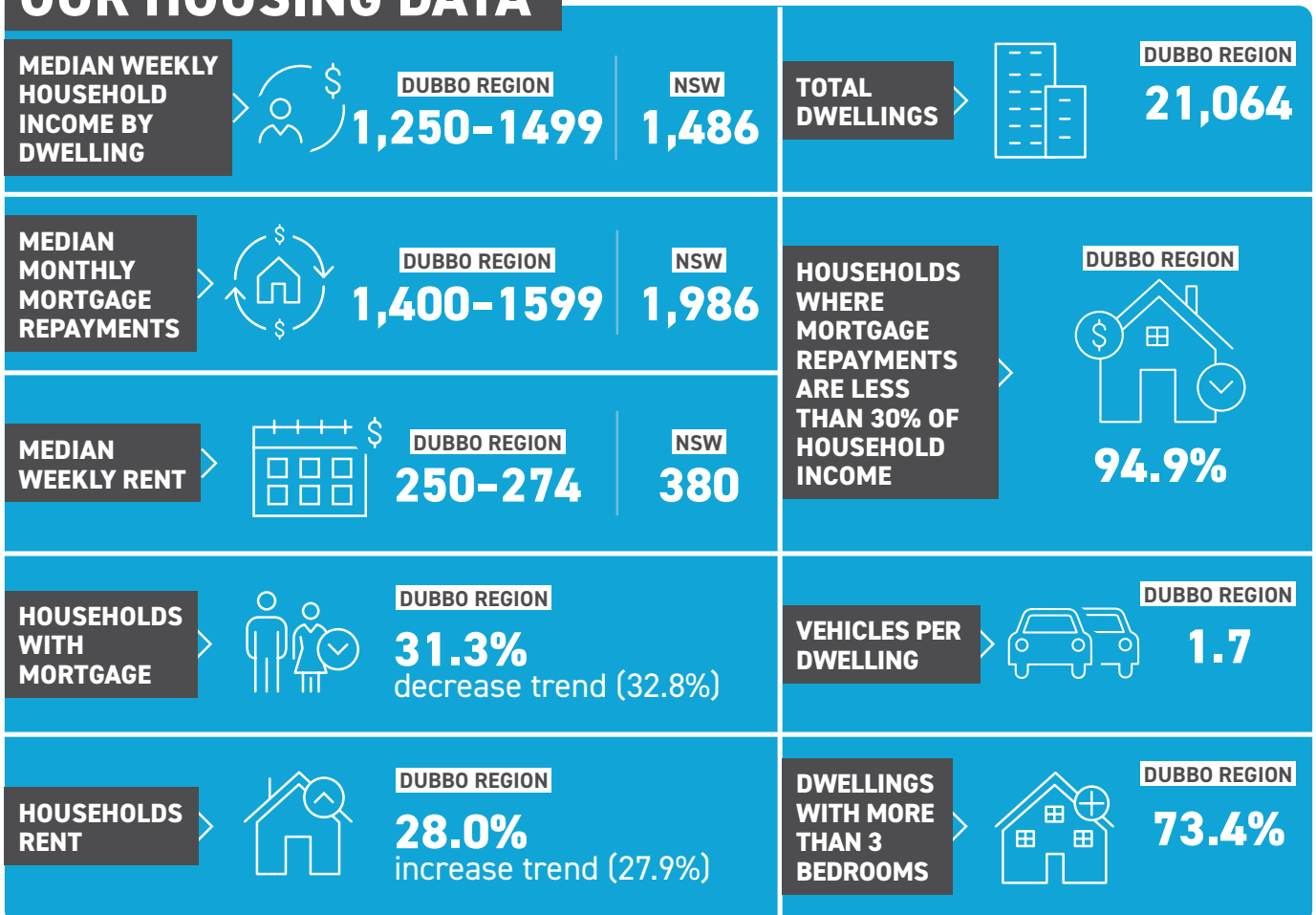
Dubbo has considerable tourism assets which drive the visitor economy and attract large numbers of both domestic and overseas tourists, including Taronga Western Plains Zoo, Wellington Caves and the Old Dubbo Gaol. The importance of tourism to the region can be highlighted by the 606,000 domestic day visitors, 555,000 domestic overnight visitors and the 10,000 international visitors in 2017.

The health of the Bell, Macquarie and Talbragar rivers and associated environments is an important issue for the community. In addition, the continued conservation of our natural environment and the further education of our community in the importance of environmental issues will ensure we sustainably manage our environment for future generations.

OUR LOCAL PROFILE



OUR HOUSING DATA



OUR LOCAL ECONOMY

UNEMPLOYMENT RATE



DUBBO REGION

3.5%

NSW

4.99%

LARGEST EMPLOYER



Health Care and Social Assistance with **3777 jobs**

GROSS REGIONAL PRODUCT IN 2017



\$3.415 Billion

this represents 0.6% of New South Wales

CAR TRANSPORT TO WORK



82.9%

THE LARGEST NUMBER OF BUSINESS



Agriculture, Forestry & Fishing sector

has **1182** registered business followed by the construction sector with **906**

DUBBO REGION ECONOMY IS ESTIMATED AT



\$6.624 billion construction accounts is the largest contributor at **\$1.057**

OUR WORKPLACE

PREDOMINATELY IN THE 15 TO 34 AGE GROUP



37.6%

LABOUR FORCE (YE SEP-18)



5,127

REGISTERED BUSINESS (JUNE 2018)



26,810

NON-EMPLOYING BUSINESS (JUNE 2018)



60.1%

OUR ENVIRONMENT

WATER CATCHMENT



Dubbo Region covers **2 water catchments** predominantly Macquarie water catchment and the Castlereagh catchment

PLANTS AND ANIMALS



11 threatened flora species
58 threatened fauna species

VEGETATION



7 endangered ecological communities

RAINFALL



584mm annually, with a dominant summer pattern

MAJOR WATERWAYS



Burrendong Dam water level is at 1.6% (January 2020). The water from Burrendong dam is used for environmental watering of the Macquarie river and Macquarie

Marsh to maintain the health of these environment. Macquarie Marsh is a Ramsar wetland home to many types of flora and fauna.

LAND COMPOSITION



19,778

hectares
of land in
residential zones



2,134

hectares
of land zoned in
industrial zones



2,041

hectares
of land zoned as
open space



63,3888

hectares
of land currently
zoned rural



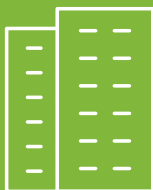
2,114

hectares
zoned as
natural waterway



6,488

hectares
of land in
infrastructure zones



338

hectares
of land in
business zones



35,558

hectares
environmental
management zone



51,016

hectares
national parks and
nature reserves



5



5 PLANNING THEMES AND PRIORITIES

| Theme | Priorities |
|-----------------------|--|
| Infrastructure | <ul style="list-style-type: none"> • Planning Priority 1: Plan for the delivery of infrastructure to support growth • Planning Priority 2: Promote and provide digital Infrastructure • Planning Priority 3: Promote renewable energy generation |
| Economy | <ul style="list-style-type: none"> • Planning Priority 4: Reinforce the town centres of Wellington and Dubbo • Planning Priority 5: Protect and enhance our agricultural industries and agribusiness • Planning Priority 6: Continue to support the Dubbo Special Health and Education precinct • Planning Priority 7: Continue to support and grow our tourism industry • Planning Priority 8: Ensure supply of employment generating land |
| Housing | <ul style="list-style-type: none"> • Planning Priority 9: Provide diversity and housing choice to cater for the needs of the community • Planning Priority 10: Improve the affordability of housing • Planning Priority 11: Provide for growth in villages • Planning Priority 12: Create sustainable and well-designed neighbourhoods • Planning Priority 13: Manage R5 zoned land |
| Liveability | <ul style="list-style-type: none"> • Planning Priority 14: Create high quality open space • Planning Priority 15: Protect areas of high environmental value and significance • Planning Priority 16: Recognise, protect and celebrate heritage • Planning Priority 17 Acknowledge and embrace Aboriginal culture |
| Sustainability | <ul style="list-style-type: none"> • Planning Priority 18: Develop resilience to climate change • Planning Priority 19: Create an energy, water and waste efficient city • Planning Priority 20: Protect and enhance rural lands |

DUBBO

As one of the largest inland cities in NSW and the geographic centre of the Central West and Orana Region, Dubbo services a catchment area in excess of 120,000 people from both within the region and western NSW. Dubbo's broad industry base reinforces its role as a regional city, supported by extensive educational, health, professional, government and retail sectors and supports a diverse agricultural sector.

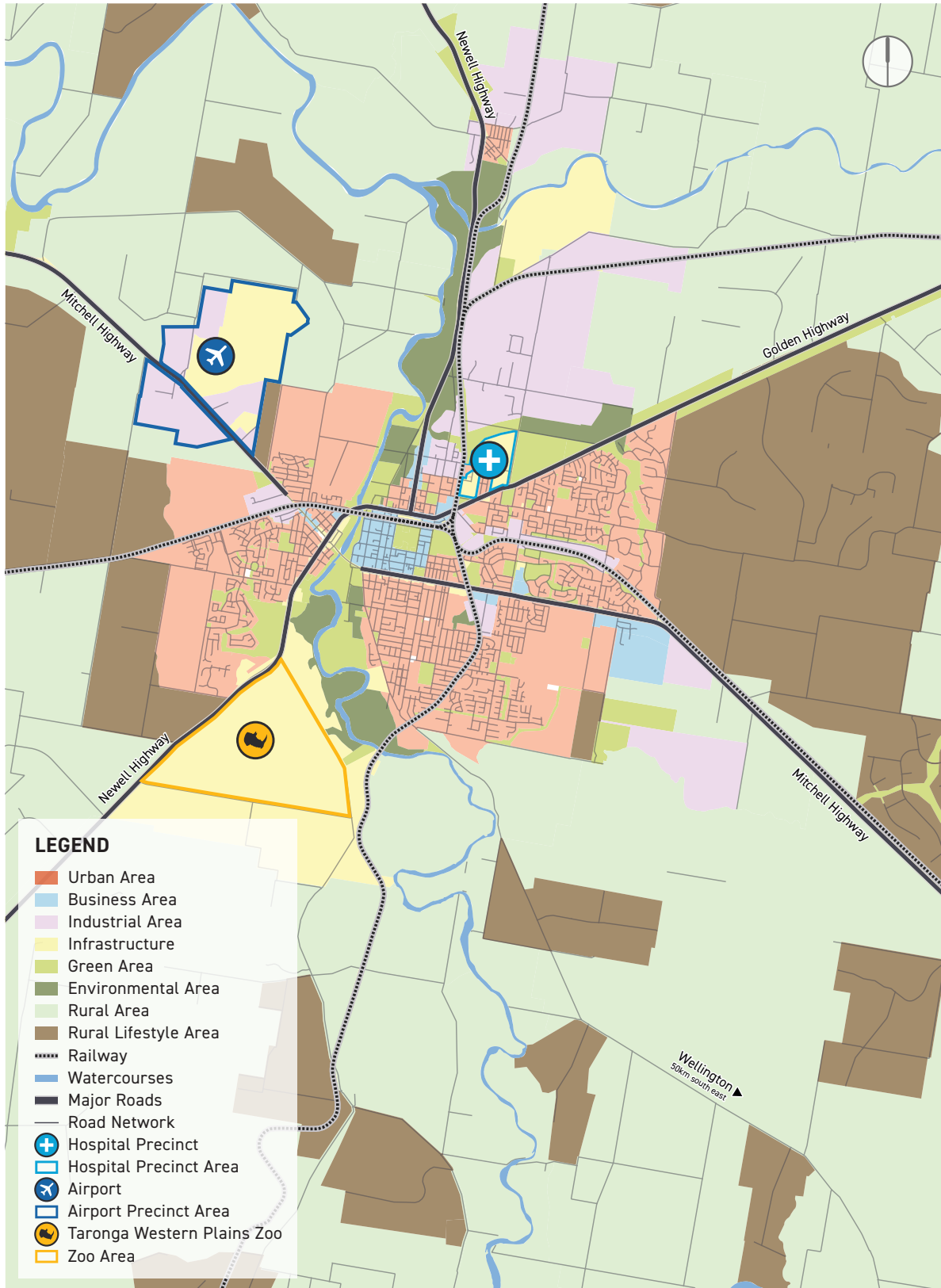


Figure 2 Dubbo

WELLINGTON

Located at the foot of Mount Arthur between the Macquarie and Bell Rivers and traversed by the Great Western Highway, Wellington supports a diverse array of economic activities. Undulating topography and fertile soils support cropping, cattle, wool and lamb production. The area has recently seen an increase in the development of wind and solar farms as a result of its location to the Transgrid network.

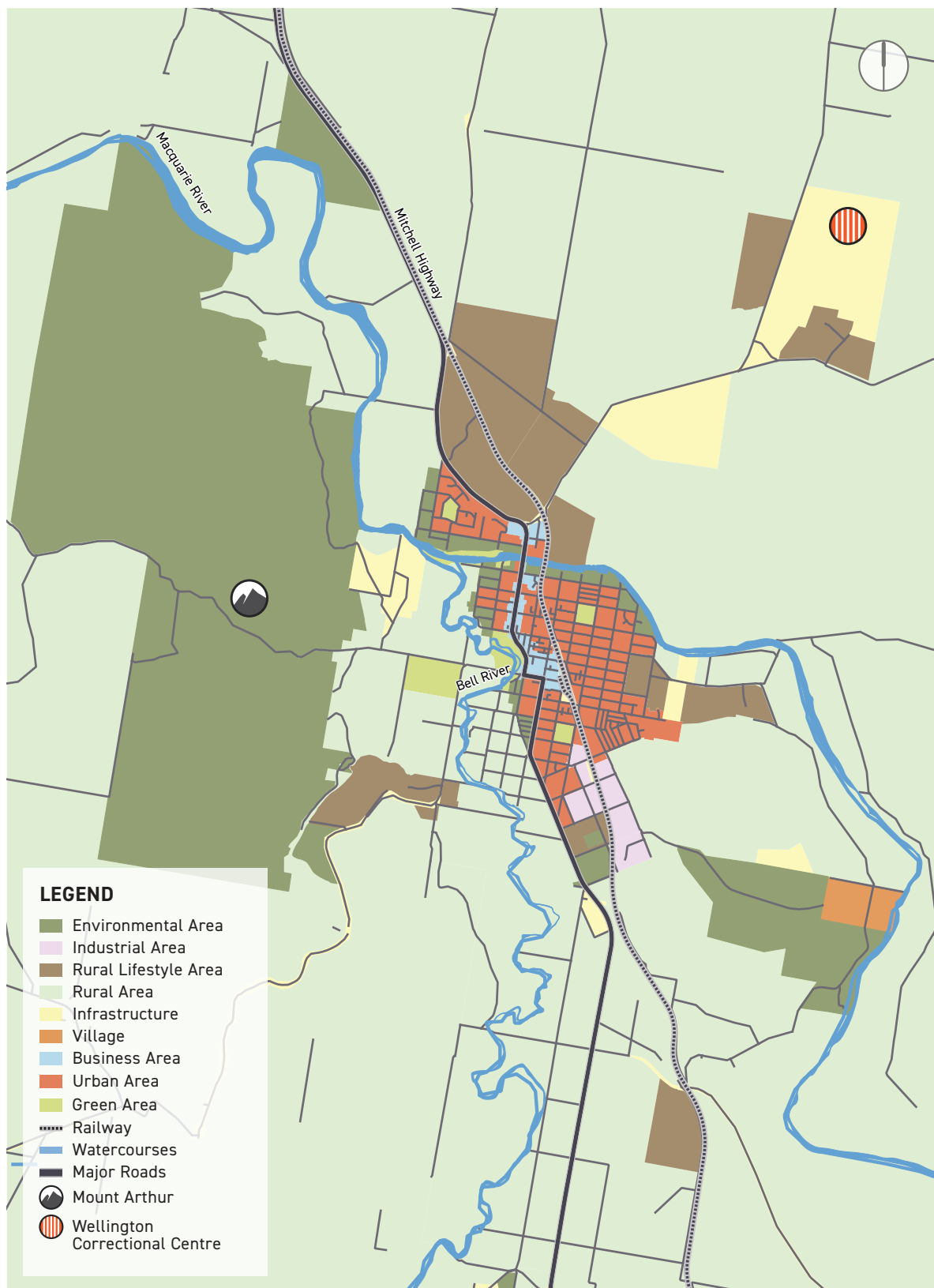


Figure 3 Wellington

VILLAGES AND DISTRICTS

GEURIE

Geurie is a village of around 755 people (ABS 2016) located between Dubbo (29km) and Wellington (21km) on the Mitchell highway and Dubbo-Orange railway. Geurie residents can enjoy a village lifestyle while commuting to work or studying in a larger town.

The majority of Geurie is zoned RU5 Village. Land to the north and south of the village is zoned R5 Large Lot Residential. Flooding affects land to the south east (Wellington side). Geurie is also susceptible to bushfire risk and groundwater vulnerability. Areas of vegetated land near Geurie

are zoned E2 Environmental Conservation and E3 Environmental Management. The remaining land near the village is zoned RU1 Primary production.

Geurie is serviced with reticulated water and sewer, with the Sewerage Treatment Plant located south of the village. Water is transferred from Dubbo via pipeline.

Lot sizes in Geurie currently vary from 1,000 – 2,000m² in the RU5 zone and between 1ha and 4ha in the R5 zone. Surrounding minimum lot sizes vary from 400ha to 2,000ha. The town contains 14 items of local heritage significance.

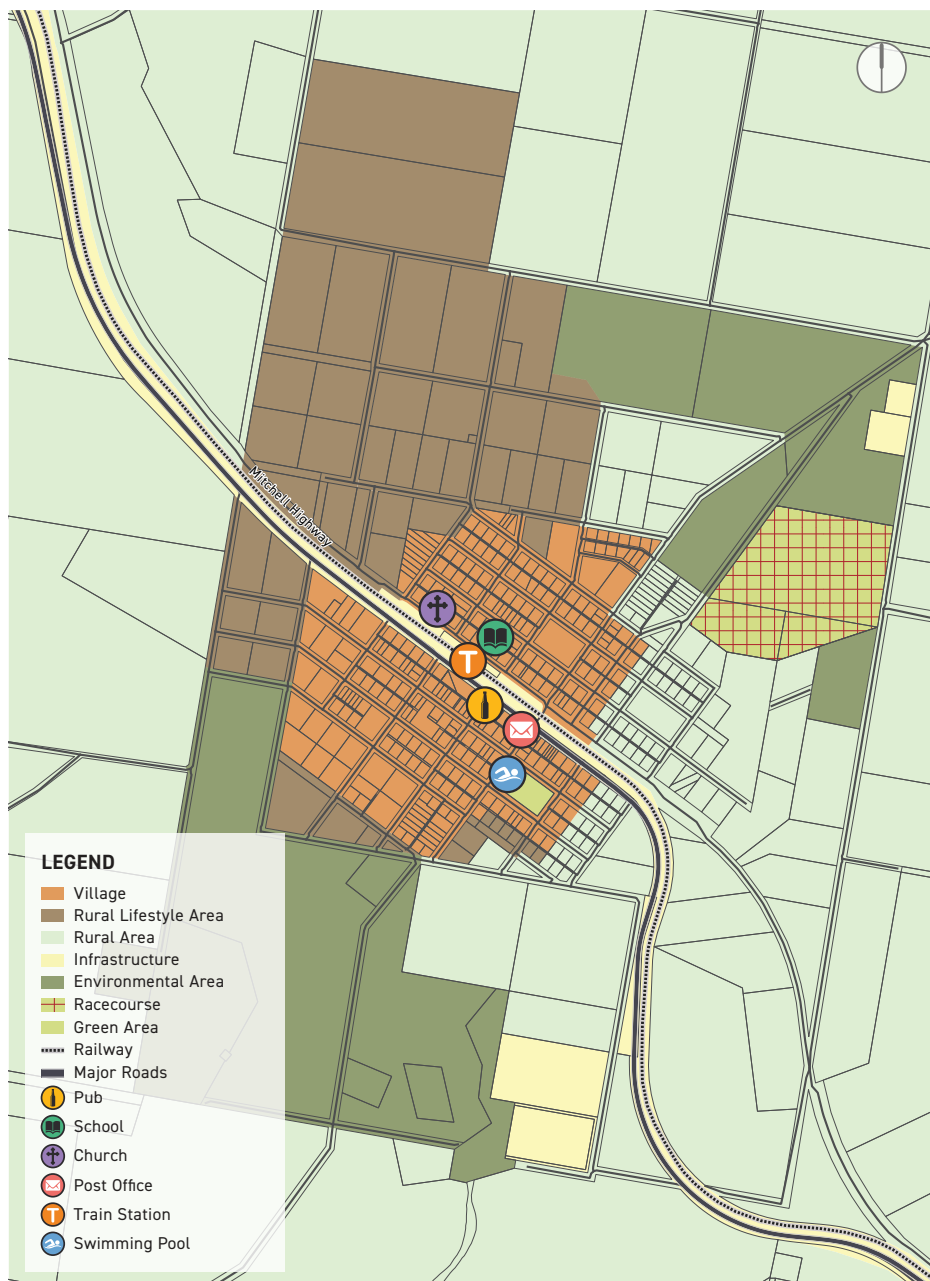


Figure 4 Geurie

STUART TOWN

Stuart Town is located 34km south east of Wellington via Burrendong Way and is a small service centre (235 people in 2016) surrounded by broadacre grazing properties and orchards. The town is also within commuting distance to Orange, 70km away.

The town comprises a post office, a School of Arts building, an Open Air Museum and hotel. Stuart Town is famous as the town formerly known as Ironbark in the AB Paterson poem 'The Man from Ironbark'. The area also supports a strong arts community.

Stuart Town has a zoned village centre (RU5). Surrounding land is zoned R5 Large Lot Residential,

RU1 Primary production and E3 Environmental Management.

Applicable lot sizes currently within the village itself are 4,000m². Surrounding minimum lot sizes vary from 7,000m² for the R5 zone, 400ha in the RU1 zone and 2,000ha in the E3 zone. The town contains fourteen items of local heritage significance. There are ten items of local heritage within the village boundaries.

Land to the east is bushfire prone, but not the village itself. The village is not flood prone or subject to groundwater vulnerability. The east of the village contains biodiversity areas.

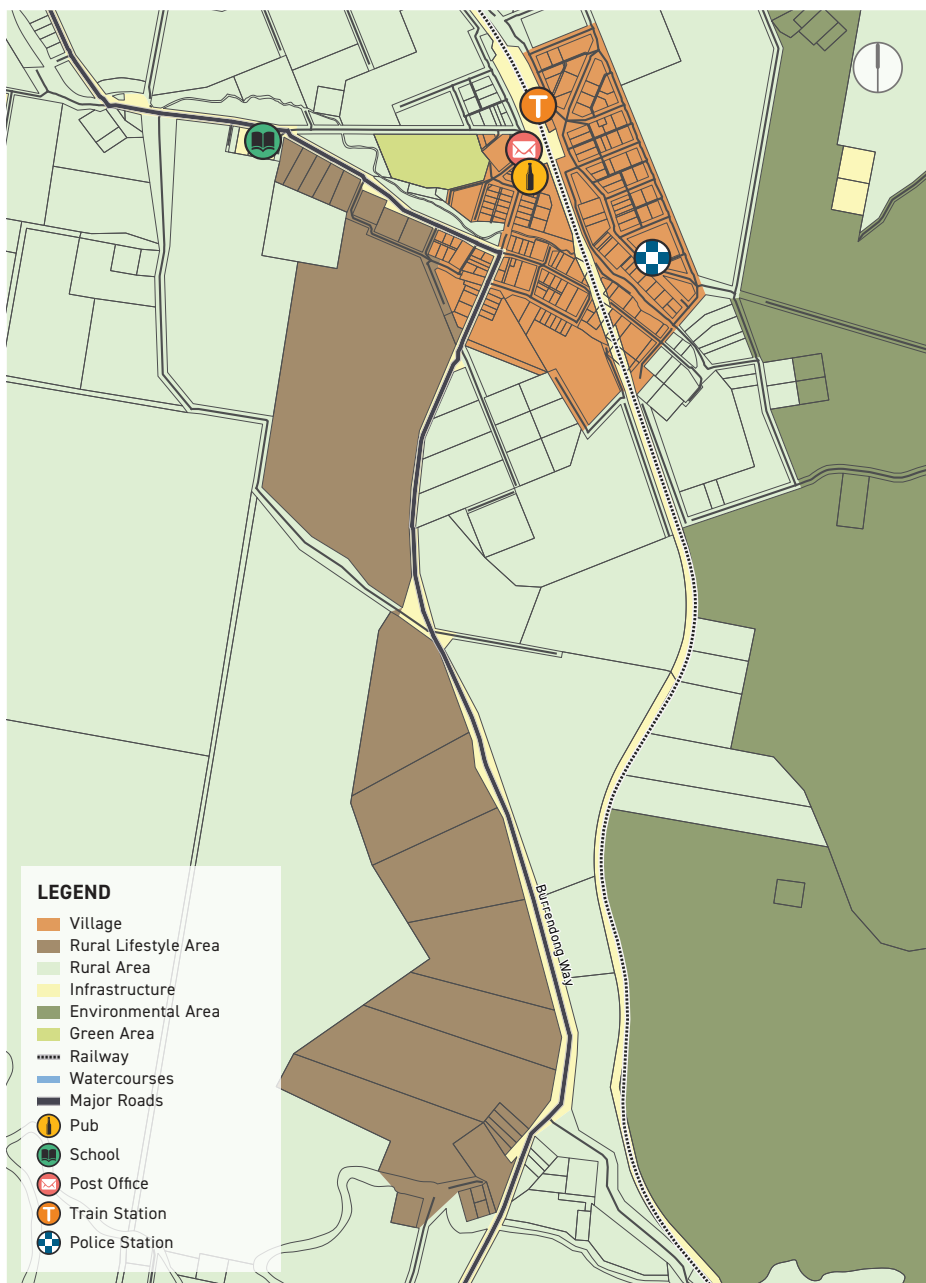


Figure 5 Stuart Town

MUMBIL

Mumbil is a village of 291 people (2016 ABS Census), and is zoned village centre (RU5). Surrounding land is zoned R5 Large Lot Residential, and RU1 Primary production.

Applicable lot sizes within the village itself are currently 4,000m². Surrounding minimum lot sizes vary from 1 – 400ha. The town does not contain any items of heritage significance. Mumbil was settled in 1879 with the arrival of the Main Western Railway,

and further developed in the late 1940's to house the workforce involved in the construction of nearby Burrendong Dam, 10km away.

Mumbil is not considered to be flood prone, nor is it a bushfire prone area, however it is subject to groundwater vulnerability. There are also biodiversity areas surrounding the village, and beyond, broadacre farms.

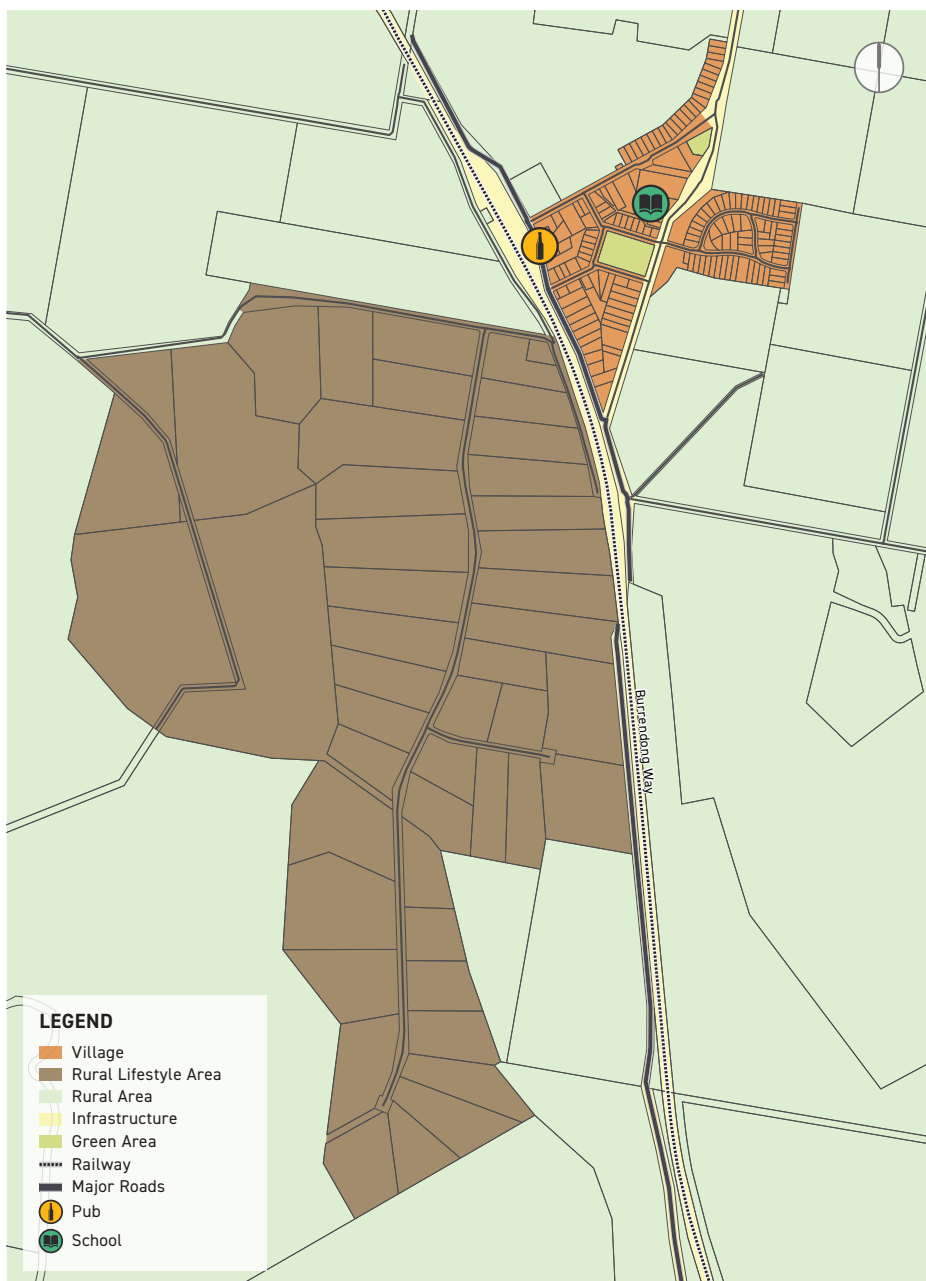


Figure 6 Mumbil

BALLIMORE

Ballimore is a settlement of 197 people (2016 ABS Census) and is zoned village centre (RU5). Surrounding land is zoned R5 Large Lot Residential and RU1 Primary production. Ballimore is located on the Talbragar River and is south of the Goonoo Forest. The village is adjacent to the Golden Highway and Merrygoen railway line. Ballimore is 31km to the east Dubbo.

Ballimore has a hotel, public school, town hall, rail siding and grain handling facilities, recreation

facilities and an informal village layout. Ballimore provides basic services for the local farming community.

Ballimore has lot sizes currently varying from 2,000m² to 250ha within the village itself. Surrounding minimum lot sizes are 800ha. The town contains four items of local heritage significance.

Ballimore is bushfire prone and also contains a substantial area of terrestrial biodiversity.

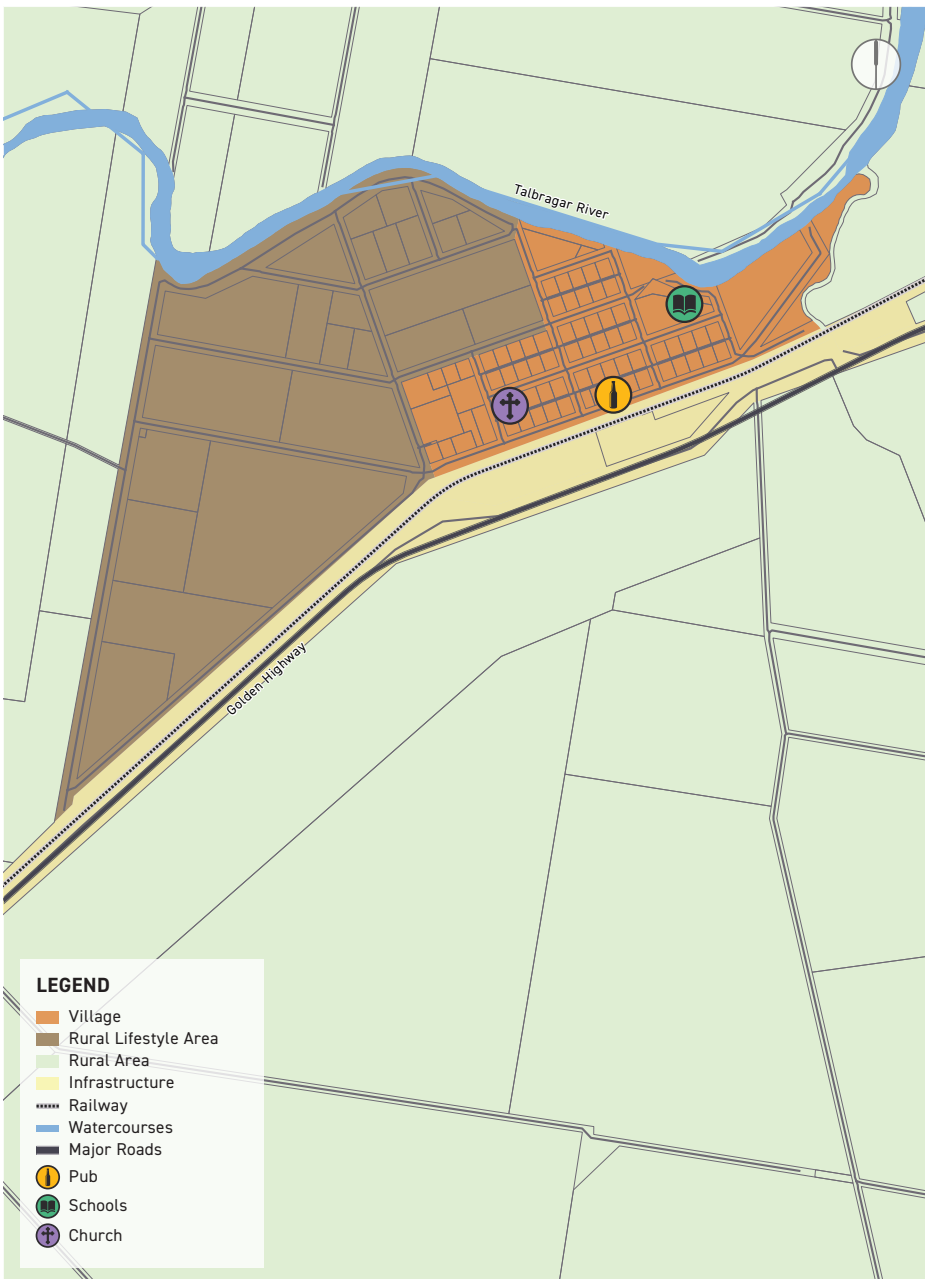


Figure 7 Ballimore

EUMUNGERIE

Eumungerie is located near the Newell highway 38km north of Dubbo and 39km from Gilgandra. Eumungerie has a zoned village centre (RU5). The village had 304 people in 2016 (ABS).

There is a primary school, post office, grain handling facility on the Dubbo-Coonamble railway line and convenience store. Surrounding land is zoned R5 Large Lot Residential and RU1 Primary production.

Applicable lot sizes currently vary from 2,000m² to 100ha within the village itself. Surrounding minimum lot sizes are 800ha. The town contains five items of local heritage significance.

The village is considered to be bushfire prone and the northern part of the village is susceptible to flooding. Biodiversity areas surround the village.

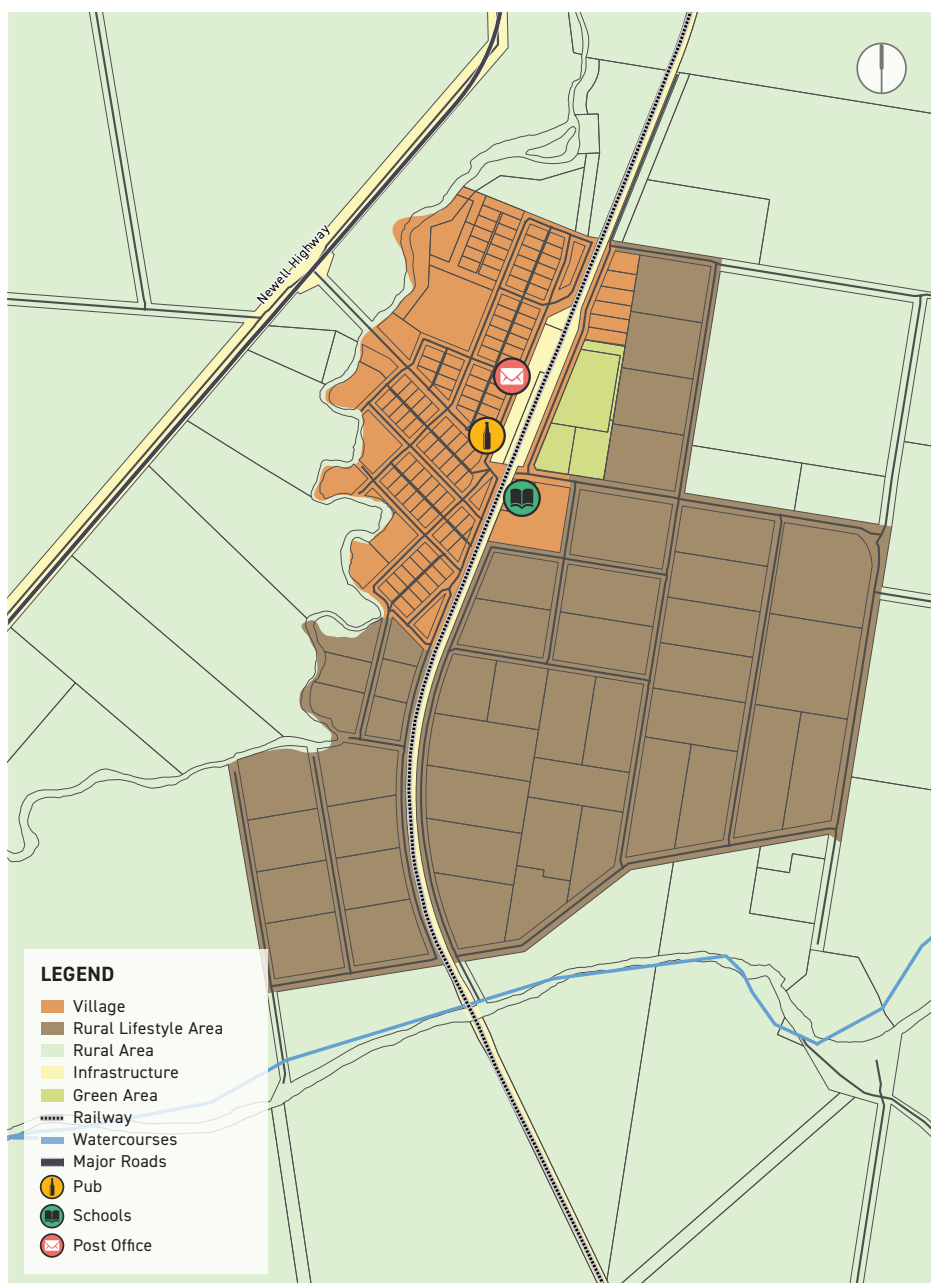


Figure 8 Eumungerie

WONGARBON

Wongarbron is a village 18km east of Dubbo on the Mitchell Highway. At the ABS 2016 Census there were 608 people in the village. Wongarbron Nature Reserve is located to the north east of the village.

Wongarbron has a hotel, post office, art gallery, shop and grain handling silo on the Main Western railway. Wongarbron services a productive farming area and is an alternative low-density housing choice due to its easy commute to Dubbo.

Wongarbron has a zoned village centre (RU5). Surrounding land is zoned R5 Large Lot Residential and RU1 Primary production. Applicable lot sizes currently vary from 2,000m² to 10ha within the village itself. Surrounding minimum lot sizes are 800ha. There are eight local heritage items within the village centre.

The village is considered to be bushfire prone and there are some areas of high biodiversity value to the north of the village.

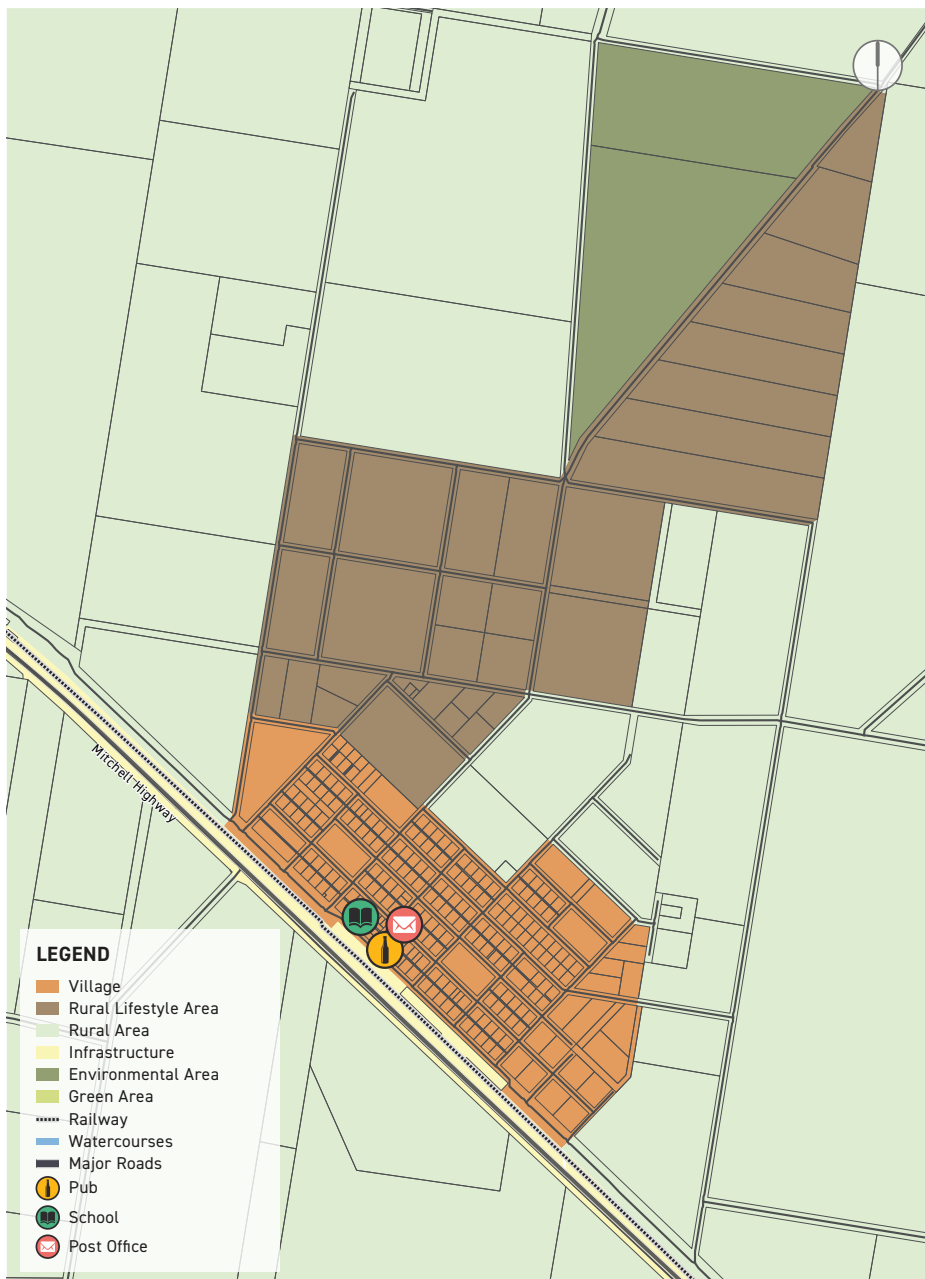


Figure 9 Wongarbron

BROCKLEHURST

Brocklehurst is a district of Dubbo located 10km north of the city between the Newell highway and Dubbo-Coonamble railway. The population of Brocklehurst in 2016 was 361 people. Land to the north and west of Brocklehurst is zoned IN2 Light Industry and supports a number of businesses including freight, heavy transport servicing, light industrial manufacturing and a transportable home manufacturer.

Brocklehurst village is zoned R2 Low Density,

with a 600m² minimum lot size. The IN2 land has a 2000m² minimum lot size. Land immediately south of Brocklehurst is compromised by its location on the Talbragar-Macquarie floodplain and Dubbo's waste water treatment plant and heavy industrial area. A large blue metal quarry is located to the east of the village. Brocklehurst does not have any other services due to its location near Dubbo, where residents work, shop and attend school.

Brocklehurst is not flood prone or bushfire prone.

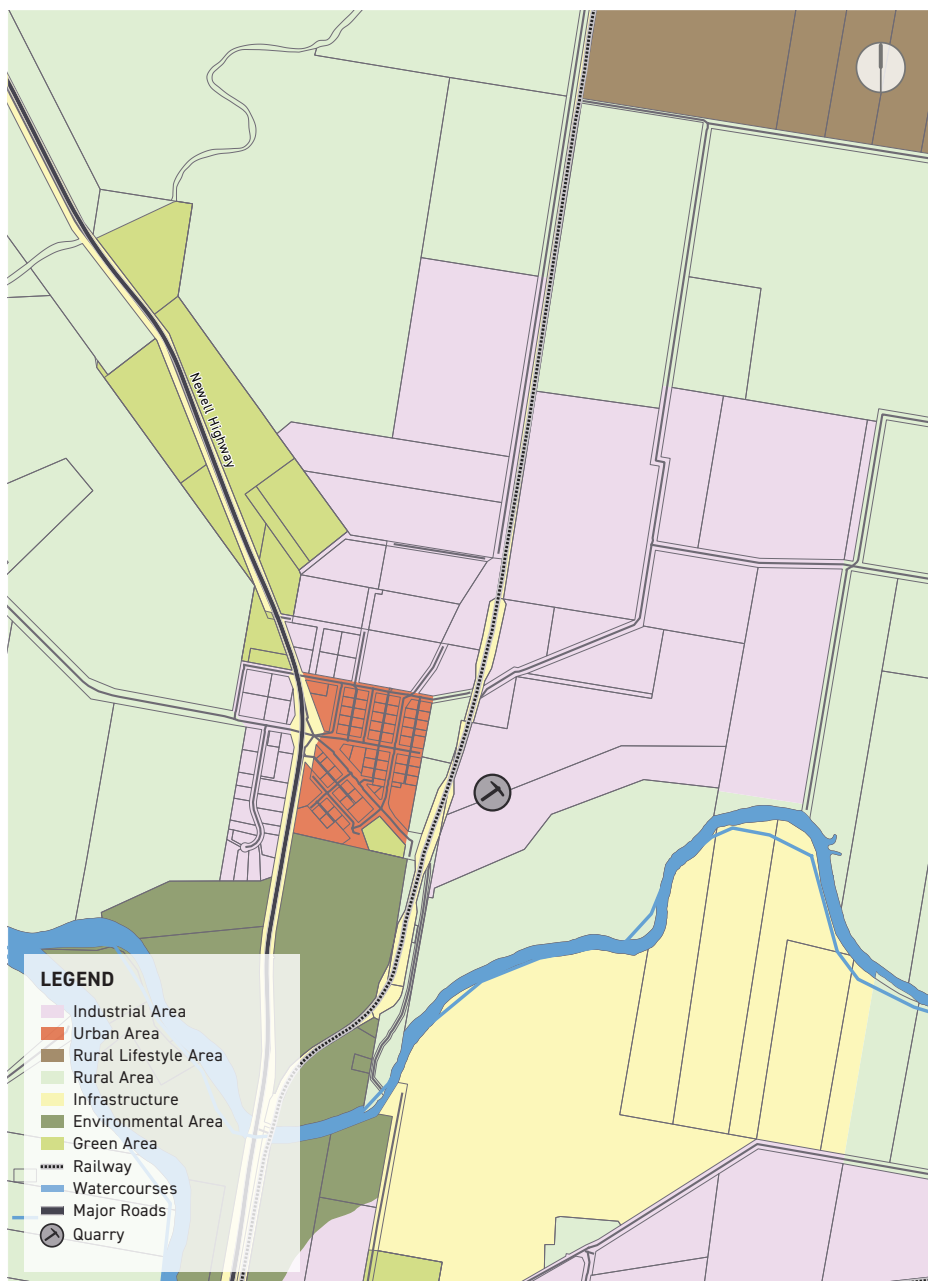


Figure 10 Brocklehurst



INFRASTRUCTURE

Investment in infrastructure is critical to the success of any city or region. Key infrastructure and services need to be provided to further enhance the quality of life of our community, maintain and attract economic growth. Infrastructure requirements include:

- Provision and upkeep of local, state and national road network
- Rail passenger and bus passenger facilities
- Freight facilities
- Reliable energy supply
- Continued operation of the Dubbo City Regional Airport and Bodangora Airstrip
- Provision of reticulated water, sewer and stormwater infrastructure
- Local pedestrian and bicycle routes

Transport infrastructure in the form of local roads, state and national highways are essential to the ongoing economic prosperity and function of Dubbo. Our community benefits from our geographical location at the centre of NSW with Dubbo at the junction of the Newell, Mitchell and Golden highways. Road transport is the dominant form of passenger and freight movement into and out of the LGA. Freight is moved by road and rail, connecting to Sydney, Brisbane and Melbourne, with access to the Parkes National Logistics Hub. The Melbourne to Brisbane Inland rail corridor is located at Narromine 40km west of Dubbo along the Dubbo-Cobar railway.

The LGA has daily flights to Sydney, Melbourne, Brisbane, Canberra and Newcastle from the Dubbo City Regional Airport and there is access to the Bodangora Airstrip which provides general aviation facilities to the Wellington community. There is a daily rail passenger service to Sydney.

At neighbourhood level, local pedestrian, bus and cycle facilities, sewer and water supply, digital network, carparking in the CBD, stormwater drainage, waste and recycling facilities and a street lighting system deliver a safe, efficient and healthy environment for our community.

Reliable digital telecommunications services are essential for current and future populations, institutions and businesses across the LGA. Digital hubs are a way of connecting remote communities to Dubbo and Wellington and beyond. Improved access to health advice, employment and education opportunities are provided through a reliable and widely available digital network.

Reticulated water and sewer are critical infrastructure. The source of water supply and

capacity of wastewater treatment plants ultimately determine the size and extent of the Dubbo and Wellington urban areas and the nature of the industries they could support. New industries such as agricultural value adding and manufacturing need a reliable and consistent water supply. In a climate such as the central west, it is important that Council reviews wastewater treatment opportunities to increase the amount of water available to industry and other non-potable uses.

While Dubbo Regional Council has a water and sewer upgrade program that supports the location of projected new urban growth, it is important to use initiatives to reduce the costs of provision and usage of water. Council should consider introducing water wise design principles in the public realm and recreation areas, for example.

New residential growth in towns and villages needs to be supported by reticulated water and sewer as well as a range of other urban services. Council can realise increased efficiencies in servicing provision through modifying street layouts and/or permitting slightly increased housing densities in appropriate locations while retaining local character.

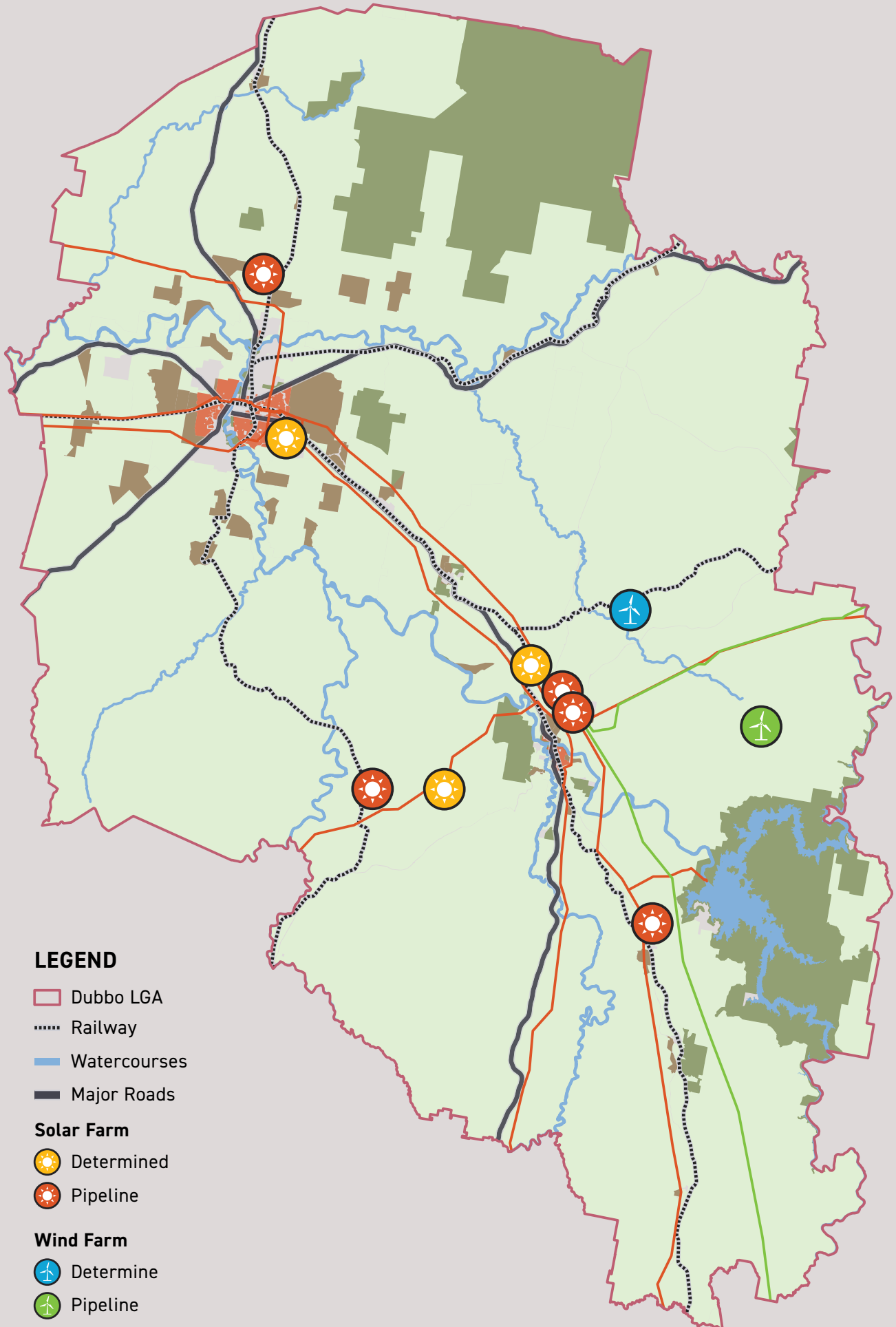
The provision and maintenance of all infrastructure is a key priority for Council and the community in Dubbo, Wellington and the villages.

Access to reliable electricity is essential for development. Growth in renewable energy generation in recent times has been transformative for a range of industries and communities. The NSW Government has committed to the 2015 Paris Agreement to reduce greenhouse gas emissions and as such, play a facilitative role in the development of new renewable energy facilities. The Dubbo Regional LGA has one of the highest take up rates for solar energy development in Australia.

Renewable energy will play a key part in Dubbo's sustainable future, particularly as the Queensland-NSW Interconnector transmission lines are constructed, facilitating energy transfer to the north and south of the LGA¹. State significant scale renewable energy projects (electricity generating works) are a form of primary production and are generally located in rural zones with access to the transmission grid. The State Government has issued guidelines² to assist proponents and Councils in the location of new state significant solar facilities.

1 NSW Government, 2018, NSW Transmission Infrastructure Strategy

2 NSW Government, 2018, Large-Scale Solar Energy Guideline for State Significant Development



LEGEND







-  Dubbo LGA
-  Railway
-  Watercourses
-  Major Roads
- Solar Farm**
 -  Determined
 -  Pipeline
- Wind Farm**
 -  Determine
 -  Pipeline

Figure 11 Renewable energy projects within the LGA

PLANNING PRIORITY 1:

Plan for the delivery of infrastructure to support growth

RATIONALE

Dubbo will benefit from new local and state-wide infrastructure, unlocking new opportunities for jobs close to home.

Transport

Better transport connections and networks will enable ease of movement around the LGA. A key aim of Council is to ensure that the road network meets the transport needs of users in terms of traffic capacity, functionality and economic and social connectivity.

We should need to look to the future, planning for alternative modes of transport, including local buses electric vehicles and providing a network of cycleways and pedestrian facilities to enable a high level of active transport.

Water and Sewer

Council is the local water and sewer authority and the efficient delivery of infrastructure is a key factor in the timing and feasibility of development.

Water security will continue to be an important factor in realising the population growth of the City of Dubbo.

Funding Infrastructure

Local infrastructure is funded through Local Contributions Plan and Development Servicing Plans. These plans identify infrastructure need and cost based on growth and provide a means of funding as individual development occurs. Maintaining up to date infrastructure funding plans and policies to support growth is essential.

ACTIONS

- 1.1 Determine the suitability and provision of local road infrastructure to support growth by reviewing the condition and capability of the road network to support the growing freight sector, increase connectivity and to accommodate opportunities for new industry.
- 1.2 Prepare a Road Transportation Strategy to maximise transport efficiency and safety and promote economic opportunities in the right place.
- 1.3 Review Council's Development Contributions Framework (Section 7.11 & 7.12) concerning local road infrastructure needs for current and future communities.
- 1.4 Ensure state transportation infrastructure and services are maintained and enhanced through continued advocacy and communication with government.
- 1.5 Ensure water security for urban areas.
- 1.6 Review the LEPs to ensure key road, rail and air transport facilities are protected from encroachment of incompatible development.
- 1.7 Review the LEPs and collaborate with providers for increased access to alternative transportation options, including electric vehicles and charging facilities and autonomous vehicles.
- 1.8 Review Council's strategies and plans to ensure active cycling and pedestrian networks are provided and linked across urban areas.
- 1.9 Review of Councils Development Servicing Plans for Dubbo water and sewer infrastructure.
- 1.10 Council will work with Transport NSW to consider the need for additional Heavy Vehicle rest areas along major freight corridors.

PLANNING PRIORITY 2: Promote and provide digital infrastructure

RATIONALE

In planning for the future and as part of our vision to be an innovative city, we consider the need for universal access to digital infrastructure as essential. Digital infrastructure harnesses new technologies to deliver better outcomes for the community and Council, such as using data to manage assets, resources, services and provide efficiencies for the community. This is known as being a 'SMART' city.

ACTIONS

- 2.1 Prepare a Smart Cities Strategy to identify Dubbo's smart direction which includes digital infrastructure requirements.
- 2.2 Review the digital infrastructure requirements of major industries and institutions and provide advocacy for improved and expanded access.
- 2.3 Review digital services in villages and prepare a plan to provide improved digital communications services to rural areas and the villages.

PLANNING PRIORITY 3: Promote renewable energy generation

RATIONALE

Dubbo is located in a State Renewable Energy Zone Pilot for the Central West as a reflection of the significant investment in renewable energy in the region. State Renewable energy generation, however, needs to be managed to minimise impacts on local amenity while accessing the transmission grid.

Renewable energy developments, particularly solar electricity generating developments can result in a temporary sterilisation of agricultural land.

ACTIONS

- 3.1 Work together with neighbouring councils on cross-boundary issues concerning electricity generation and transmission.
- 3.2 Collaborate with State agencies and key landowners to deliver key infrastructure projects.
- 3.3 Utilise the Department's Large-Scale Energy Guideline to advise proponents on the optimum location of new renewable industries.
- 3.4 Investigate and implement VPAs with state significant scale development to mitigate impacts on local services and facilities.
- 3.5 Monitor the sterilisation of productive agricultural land as a result of renewable energy development, with an objective of minimising sterilisation.
- 3.6 Council will work with State Government and private industry in the delivery of the Central West Renewable Energy Zone Pilot.

ECONOMY

The Dubbo Region is a major service centre with a strong economy based on primary production, agribusiness, construction, retail, manufacturing, health, education, transport and government services. This is also reflective of the role Dubbo plays in servicing a significant percentage of western NSW.

The strategic location of the LGA in the centre of NSW and the major infrastructure and transport links enhance the diverse economy. Over time, the economy has broadened across tourism, renewable energy and specialised regional government services.

The Taronga Western Plains Zoo, Wellington Caves and the Old Dubbo Gaol are prime tourist attractions which drive the visitor economy and attract significant numbers of both domestic and overseas tourists. The LGA is also the gateway to Far West NSW, being a major stop over for tourists heading to inland Australia. Tourism is important to the region, highlighted by the 606,000 domestic day visitors, 555,000 domestic overnight visitors and the 10,000 international visitors in 2017³.

Major employers in the LGA are government services such as health, administration, corrections and education, and local industries such as agriculture and agricultural value adding, construction and retail.

Western NSW Local Health District operates the Dubbo Base and Wellington Hospitals which provide the community with a range of acute and sub-acute care. Lourdes Hospital and Dubbo Private Hospital are located in the Dubbo health precinct and provide a range of complementary health care services. Western NSW Health has partnered with Council and Charles Sturt University to develop a Health, Education and Wellbeing Masterplan for the Dubbo Base Hospital precinct. The Masterplan will plan for new co-located growth in education and health facilities and ancillary services for the region.

The NSW Government also operates a Youth Justice centre in Dubbo and the Macquarie Correctional Centre at Wellington. Both the health and corrections facilities offer local employment opportunities across a range of occupations such as health, education, services and corrections.

Agriculture in the Dubbo region is based around broadacre livestock production, cropping, irrigated cotton and more intensive horticulture and animal production. Agribusiness is a significant player in the Dubbo Region, being the location of large animal and grains processing facilities, food manufacturing, storage and freight infrastructure, regional saleyards and a wide range of ancillary services such as reproduction technology, corporate, financial, advisory and rural supplies⁴. The Macquarie and Bell River floodplains support a range of intensive activities including irrigation of high value crops. High security surface and groundwater is used for perennial horticulture, viticulture and cotton when water is available.

In terms of future opportunities, Dubbo Regional Council is well placed to capitalise on drivers of change, with an established agricultural base and processing sector, freight and logistics infrastructure, strong retail and tourism servicing a large catchment, local labour force and education capacity.

Council has a role in providing leadership in the region to both protect and promote economic development opportunities across the range of industries. We need to build on opportunities which already exist, and plan for opportunities to come, in order to retain the younger generation who currently demonstrate a tendency to relocate from Dubbo in search of employment opportunities.

Council will also partner with existing business, industry and providers to ensure our workforce has the appropriate range of skills and experience to meet industry demands.

3 Dubbo Community Strategic Plan, https://www.dubbo.nsw.gov.au/ArticleDocuments/290/Appendix%202%20-%20DRC%20Community%20Strategic%20Plan%202018_DP.pdf.aspx

4 RMCG, 2015, Central West and Orana Agricultural Industry Report, DPE, <https://www.planning.nsw.gov.au/-/media/Files/DPE/Reports/central-west-and-orana-agricultural-industry-report-2016-01.pdf?la=en>

PLANNING PRIORITY 4: Reinforce the town centres of Wellington and Dubbo

RATIONALE

It is important for Dubbo and the Central West that the Central Business District continues to remain the focus for businesses, arts, retail, community services, housing choice, passive recreation and tourism. Equally, the Wellington town centre is a central service hub that provides an attractive built and natural environment for locals and visitors.

By strengthening the centres, the whole community will benefit: more activity and a higher quality experience. The development of precinct plans for Dubbo and Wellington centres will give Council advice on building vitality, retaining character and growing opportunity.

ACTIONS

- 4.1 Review and update planning controls for the Dubbo CBD following preparation of an economic analysis on matters such as:
 - Additional floor space
 - Development Control Standards
 - Provision of car parking
 - Actions around maintaining the commercial core as the focus for the location of new business, retail and administrative investment.
 - Measures to facilitate medium density housing into the CBD
 - Heritage protection and enhancement,
 - Any extension of commercial zones into surrounding areas to ensure the primacy of the CBD.
- 4.2 Review and update planning controls for the Wellington Town Centre, aligned to the Wellington Town Centre Plan and Master Plan on matters such as:
 - Public realm
 - reducing size of town centre
 - pedestrian pathway upgrades
 - activation activities
 - Development control standards
- 4.3 Work with NSW State Government to ensure that the Dubbo CBD will be supported by long term new growth and infrastructure investment.
- 4.4 Ensure the Dubbo Central Business District and Wellington Town Centre are supported by commercial activation programs and activities.

PLANNING PRIORITY 5:

Protect and enhance our agricultural industries and agribusiness

RATIONALE

The Dubbo region's agricultural industries are critical to complementary business sectors of value-adding agribusiness, tourism and the visitor economy.

The range of agricultural industries located in the LGA service local needs as well as outlying and adjoining areas. These specialist services are part of an extensive value chain across advisory, technological, transport, equipment supply and servicing sectors.

The ongoing protection of the land, resources and infrastructure that supports agriculture is essential to the growth of the industry.

ACTIONS

- 5.1 Support the growth and development of the agricultural sector through the LEP, by implementing Actions 1.2, 1.3 and 1.4 of the Central West and Orana Regional Plan 2036:
 - Reviewing the LEP provisions to ensure rural land use zones facilitate primary production including agriculture and intensive agriculture and value adding industries without impacts from unrelated and incompatible development.
 - Ensure intensive agricultural industries have appropriate buffers and biosecurity.
- 5.2 Grow the agribusiness sector and supply chains by implementing CWORP Actions 2.1, 2.2 and 2.3:
 - Reviewing LEP provisions to ensure agribusiness can diversify within industry defined parameters.
 - Prepare or review local planning strategies to provide for the protection of rural land and agricultural supply chains and prevent the encroachment of incompatible land uses or fragmentation of agricultural lands.
 - Using LEP provisions to protect existing and proposed supply chain infrastructure from land use conflict and encroachment of incompatible land uses, particularly in industrial zones and land adjoining major transport routes.
- 5.3 Promote value adding by implementing CWORP Actions 3.1, 3.2 and 3.3:
 - Directing new major value adding development and infrastructure to existing serviced and accessible industrial zones.
 - Use the DPIE Large Scale Solar Energy Guideline to assist proponents in site selection.
- 5.4 Review Council's Rural areas Development Strategy every five (5) years

PLANNING PRIORITY 6: **Continue to support the Dubbo Health, Education and Well-being precinct**

RATIONALE

The necessary infrastructure and high-level planning controls to support expansion of the Health, Education and Well-being precinct is provided as a priority for the Dubbo Region.

There is an opportunity to work with DPC and DPIE to deliver a pre-determined planning and land use controls that enable development to be fast-tracked.

Securing commitment for master planning and staging of infrastructure delivery will contribute to a strategic merit case for providing a streamlined planning approval process.

ACTIONS

- 6.1 Continue to provide support for the development of a Master Plan for the Dubbo Health, Education and Wellbeing Masterplan.
- 6.2 Review best practice examples of facilitation of health and education precincts.
- 6.3 Review the LEPs provisions on land near the health and education precinct to ensure ability to expand, intensify and support the precinct.
- 6.4 Provide advocacy for improved traffic and pedestrian access to the Dubbo Base Hospital.
- 6.5 Investigate the adoption of a Precinct status to provide streamlined planning controls for the area.

PLANNING PRIORITY 7: **Continue to support and grow our tourism industry**

RATIONALE

The region hosts the key tourist facilities of the Taronga Western Plains Zoo, Wellington Caves and the Old Dubbo Gaol. The region is also known for sporting, arts, farm and event-based tourism. Tourism is extremely important to the region and therefore should continue to be promoted.

ACTIONS

- 7.1 Implement the internationally ready tourism development strategy aligned with the NSW Destination Network to promoted and expanded tourism in the LGA.
- 7.2 Align with the CWORP Actions 4.1, 4.4 and 4.6 in exploring how diverse and unique tourism opportunities should be explored, developed and supported in Council's LEPs
- 7.3 Explore opportunities for Aboriginal and heritage tourism.
- 7.4 Investigate the development of events-based tourism around existing facilities such as Taronga Park Zoo, Morris Park, Burrendong Lake, Dubbo Showground (equestrian), Brocklehurst Lincoln County raceway, waterways based (canoeing, kayaking), Wellington Caves, Mount Arthur and Wellington Race Course.
- 7.5 Leverage from tourism opportunities and events in other LGAs such as Parkes, Warrumbungle, Cabonne and Orange.

PLANNING PRIORITY 8:

Ensure supply of employment generating land

RATIONALE

There are opportunities for long term growth and investment across many industries within the Dubbo region. Realising these opportunities will be key to the LGA's economic future.

Having a ready supply of land identified for employment and industrial land uses in both Dubbo and Wellington will send a message to the market that our region is open for business.

ACTIONS

- 8.1 Implement and progress the recommendation as contained within the Employment Lands Strategy 2019.
- 8.2 Review potential areas for expansion of employment generating development leveraging from existing precincts, proposed infrastructure investment such as Inland Rail.
- 8.3 Undertake a study into developing a renewable energy storage and supply facility for the region.



Figure 12 Dubbo Health, Education and Wellbeing Precinct proposed zoning structure (Employment Lands Strategy 2019)

HOUSING

Across Dubbo and Wellington, considerable land is available for the development of housing, which could provide in excess of approximately 10,000 dwellings. This includes approximately 7,000 in Dubbo and 3,000 in Wellington. There is also a large amount of residential development opportunities available across the villages in the LGA. Urban renewal initiatives including medium density opportunities are encouraged in the Dubbo Central Business District and within a reasonable proximity of the Dubbo Central Business District to cater for key workers, students and visitors.

Access to reasonably priced housing in the Dubbo Regional LGA is viewed by the community as a significant benefit of living in the region. However, there is a need to cater for shifting demographic trends, and respond to increased demand for smaller lots and dwelling sizes to ease rental and mortgage stress, particularly for families, lone person households, seniors, students, workers and those in need of housing.

PLANNING PRIORITY 9:

Provide diversity and housing choice to cater for the needs of the community

RATIONALE

While the Dubbo Region is growing, we are also facing demand for smaller housing and lot sizes to cater for changing needs within the population. Therefore, we need to plan for a diversity of housing choice to cater for an aging population, increasing numbers of single person households and lower income households.

In order to support the region's growth we need to plan for new homes in locations that are close to jobs, transport, education and services and supported by appropriate infrastructure. Providing greater housing choice will help to improve housing affordability, which is important to try and decrease the number of households experiencing mortgage or rental stress. A variety of housing types and densities will also help to create more walkable, vibrant and accessible neighbourhoods and achieve better sustainability outcomes for Dubbo.

ACTIONS

- 9.1 Undertaken a review of the Dubbo Residential Areas Development Strategy, as part of a five (5) year cycle, to investigate opportunities to improve housing diversity, availability and affordability as well as provide recommendations about how we can best respond to housing demands.
- 9.2 Review the LEP provisions to facilitate greater housing choice in R1 and R2 zones particularly where located near services and open space.
- 9.3 Maintain local character of residential areas by protecting heritage, permitting an appropriate residential mix of densities and remove potentially incompatible development from R1 and R2 zone land use tables.
- 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.
- 9.5 Actively encourage urban renewal in the Dubbo CBD and other areas with access to employment, commercial, etc. to provide a variety of housing choice that makes efficient use of existing infrastructure and facilities.

PLANNING PRIORITY 10: Improve the affordability of housing

RATIONALE

All sectors of society require options for affordable housing, particularly in response to changing demographic trends for smaller households, an ageing population and demand for affordable housing. Due to the changing family structures which are housed in the region, there is an extreme level of importance placed on ensuring there is adequate housing choice and variety to suit varied family structures. Housing choice provides families with the ability to have an appropriately sized, located and priced dwelling to satisfy their needs. New social housing should be designed to integrate and support existing residential areas.

ACTIONS

- 10.1 Review the LEPs residential zone provisions to assess potential development opportunities for increased innovative affordable housing types.
- 10.2 Maintain local housing character through best practice design outcomes.
- 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.
- 10.4 Direct new seniors housing to high amenity, serviced, accessible locations within Dubbo and Wellington urban boundaries.
- 10.5 Develop an affordable housing policy to incentivise new housing provision social housing providers.
- 10.6 Review Voluntary Planning Agreement (VPA) options to include provision of affordable rental housing contributions in planning proposals for increased residential development.

PLANNING PRIORITY 11: Provide for growth in villages

RATIONALE

Dubbo Regional Council's villages offer a highly demanded lifestyle and housing choice. It is essential that any new housing opportunities in villages remain within urban boundaries and do not impact on primary production or environmentally significant land.

The preparation of a housing study will need to assess the supply and demand for rural village lifestyle development along with the opportunity to extend basic services. Dubbo Regional Council will promote opportunities for large lot residential development within the village environment, maintaining existing distinct communities with sense of place and identity.

ACTIONS

- 11.1 In the preparation of a review of the Dubbo Residential Areas Strategy, as part of a five (5) year cycle, assess the supply of land zoned village and the status in terms of servicing and potential for rural land use conflict.
- 11.2 Prepare the blueprints for villages in order to facilitate sustainable growth.
- 11.3 Assess the potential to extend services to existing villages to provide water and sewer.
- 11.4 All village developments must be self-sufficient in terms of water, drainage and sewerage.
- 11.5 Village growth areas are to be aligned to the rural areas development strategy and the direction of the Rural Issues Paper.

PLANNING PRIORITY 12: Create sustainable and well- designed neighbourhoods

RATIONALE

The design of neighbourhoods reflects best practice sustainable form and function, and promotes connectivity and social cohesion.

Planning in urban release areas should consider:

- Providing a range of lot sizes to cater for the different demographics and changing needs of the community and to encourage diversity
- Planning for new housing with high accessibility to pedestrian, cycling and transport links.
- Provide active transport options in new residential areas.
- Prepare local design guidelines for housing that mitigates and adapts to climate change impacts.
- Limit urban sprawl by directing new residential development to established residential zones and urban expansion areas.
- Ensure functional open space is provided for increased housing and population growth.

ACTIONS

- 12.1 Review Development Control Plan requirements and standards for all urban areas as part of the comprehensive DCP
- 12.2 New urban releases are supported by and aligned with local and regional strategic plans.
- 12.3 Prepare a Structure Plan for the North West Urban Release Area
- 12.4 Prepare a Structure Plan for the South West Urban Release Area
- 12.5 Review the Biodiversity offset opportunities within the South West Urban Release Area
- 12.6 Review of Dubbo and Wellington Heritage Studies, including consideration of State listed items.

PLANNING PRIORITY 13: Manage R5 zoned land

RATIONALE

Rural lifestyle housing is one of many housing choices available in Dubbo Regional Council. There are numerous R5 Large Lot Residential zoned areas with a range of services. Some of these localities are located in productive rural areas and have potential to adversely impact on primary production.

ACTIONS

- 13.1 Review the LEPs zone boundaries, land use tables and subdivision minima to ensure rural lifestyle development is contained within existing zoned areas or highlights areas contained in the Rural Issues Paper 2019 and does not have the potential to adversely impact on the primary production potential of rural land.
- 13.2 In the preparation of a review of the Dubbo Residential Areas Strategy, assess the supply of land zoned large lot development and status in terms of servicing and potential for rural land use conflict.
- 13.3 The review of the Dubbo Rural Areas Development Strategy is undertaken every five years and is aligned to the rural issues paper and the investigation areas for large lot living contained within.

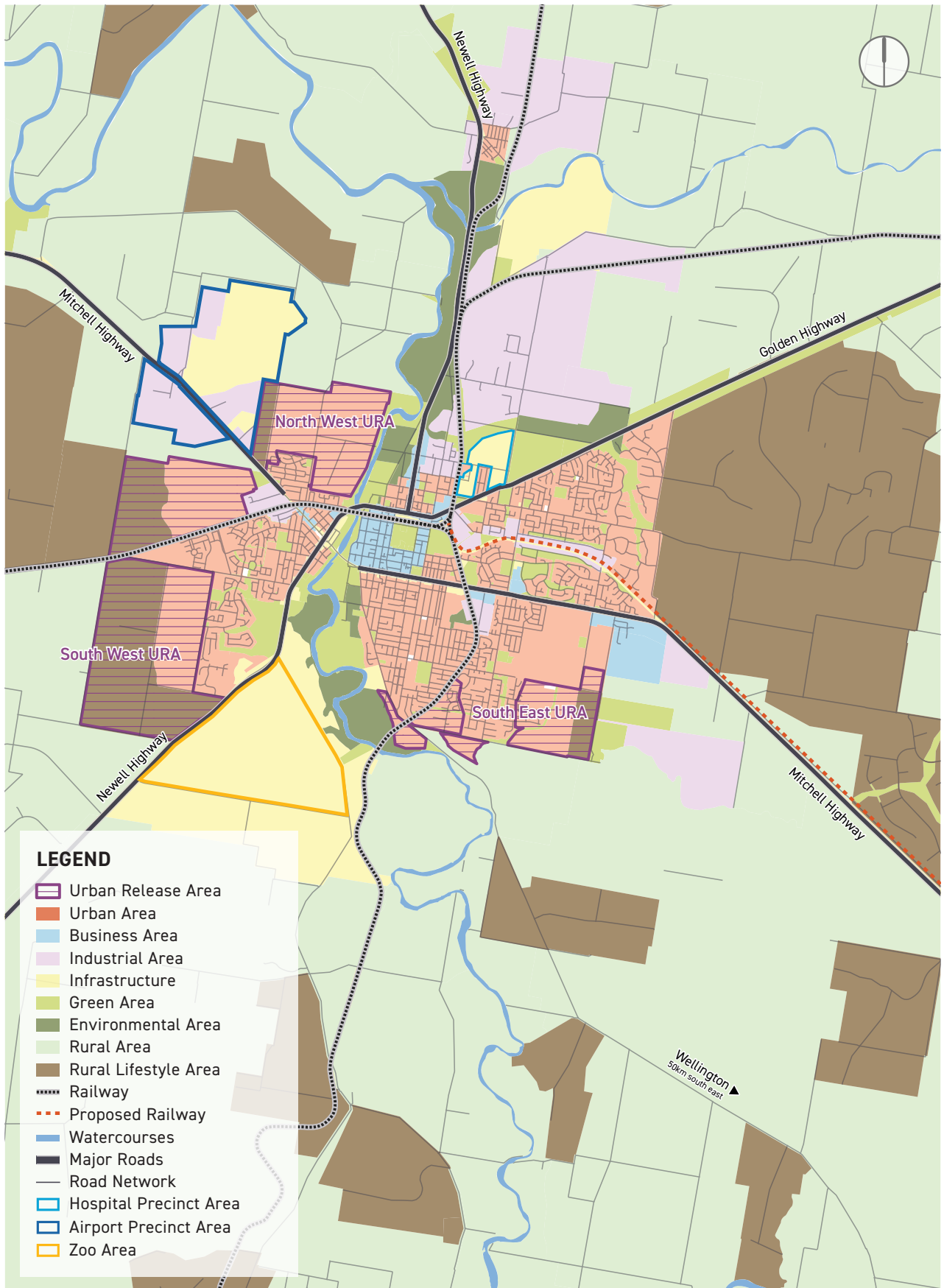


Figure 13 Dubbo Urban Release Areas

LIVEABILITY

The liveability of our community is underpinned by a number of key elements that include access to health care, education, community protection, access to recreation and open space areas, an understanding of our past in terms of Aboriginal and European heritage, public health and safety and the sustainable enjoyment of our natural environment.

Crime and safety is viewed by the community as a significant issue for the future of the region. This includes the 24-hour availability of police services in Wellington and the provision and maintenance of the safety camera system in Dubbo and Wellington. There is a need for all levels of government to address issues of crime.

Liveability is about creating and maintaining a high-quality lifestyle. This requires infrastructure and services that meet people's needs and create the provision of a range of housing choices, community and recreation, and social infrastructure.

Council is committed to ensuring the LGA is an attractive, welcoming and healthy place to live for current and future communities. Dubbo will be accessible and inclusive, welcoming cultural diversity and fostering recreational opportunities.

PLANNING PRIORITY 14: Create high quality open space

RATIONALE

A key priority for the community is access to parks and recreation. Dubbo and Wellington have key positions as the connection to interdependent villages within the LGA and across the central west. This provides a focus for internal growth as well as tourism.

Uniting destinations with open space will build safer places and encourage diversification of use. Creating a regional recreation and open space network includes the connection to schools, building liveability into the network.

Green infrastructure or the Green Grid can ensure communities have a liveable environment, with clean air and water, for generations to come and is emerging as a viable way to help cities adapt to increased heat.

Integration of environmental needs into an open space framework will set a program approach for resilience to change.

ACTIONS

14.1 Prepare a Unified Open space strategy for land in the former Wellington LGA and maintain the Dubbo Strategic Open Space Master Plan.

14.2 Expand the Green Web by:

- Design network loops to incorporate schools and education facilities.
- Emphasise connectivity through a strengthening of the 'Park Streets' concept to create an active transport network that is a comprehensive network of pedestrian/ cycle connections between residential areas, town centres and recreation facilities.
- Review unallocated or surplus council and Transport NSW land useful to support destinations and open space linkages.
- Develop a master plan for all new district and regional parks and sport parks before any development take place.
- Prioritise missing links and future urban release.

14.3 Develop a Green Web Management Plan.

14.4 Ensure all public spaces are suited to the local climate and environment to reduce urban heat and enhance biodiversity.

14.5 Investigate alterations to contributions planning and seek alternative funding mechanisms to deliver high-quality open space and facilities.

PLANNING PRIORITY 15: **Protect areas of high environmental value and significance**

RATIONALE

The Dubbo LGA contains substantial areas of terrestrial biodiversity. Natural assets such as these should be protected, preserved and managed for future generations.

The health of the Bell, Macquarie and Talbragar rivers and associated environments is an important issue for the community. In addition, the continued conservation of our unique, natural environment and the further education of our community in the importance of environmental issues will ensure we sustainably manage our environment.

ACTIONS

- 15.1 Council will investigate the value of preparing a strategic conservation plan to identify keys areas of high environmental value.
- 15.2 Ensure any use of natural areas for the purpose of establishing recreation facilities be subject to survey and assessment of the level of impact on ecological values. Recreation will be limited on any areas that are critically endangered.
- 15.3 Council will review and update its LEP and DCP to reflect its biodiversity assets and to protect sensitive environments
- 15.4 Master Plans for the Macquarie, Talbragar and Bell Rivers will be prepared and maintained
- 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.

PLANNING PRIORITY 16: **Recognise, protect and celebrate our heritage**

RATIONALE

The region is rich in heritage and it makes a positive contribution to the character of our towns and villages. Our communities value heritage, especially in Wellington and the rural villages. Tangible connections to our past are valued by the community and should be retained and enhanced.

Items of environmental heritage can sometimes been seen as a liability. Council will work closely with owners and communities to realise the potential of existing heritage buildings, particularly in town and village centres.

ACTIONS

- 16.1 Review and update heritage provisions in the LEP.
- 16.2 Prepare plain English information in respect of heritage and heritage items.
- 16.3 Conserve heritage items through their adaptive re-use.
- 16.4 Council will ensure that development is minimised in areas containing high biodiversity values.

PLANNING PRIORITY 17: **Acknowledge and embrace** **Aboriginal culture**

RATIONALE

Dubbo recognises Aboriginal people as custodians of the land and recognises the significance of their spiritual and cultural connection to the land. Many places of significance to the unique spiritual and cultural connection to the land remain today.

We want to establish a clear understanding of our past in terms of Aboriginal heritage.

ACTIONS

- 17.1 Encourage events that provide for activities that foster cultural and recreational opportunities and community interaction.
- 17.2 Incorporate community and cultural spaces within the Dubbo and Wellington town centres.
- 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.
- 17.4 Council will support the delivery and promotion of the Wiradjuri Cultural Centre in Wellington and the Dubbo Wiradjuri Tourism Centre.

SUSTAINABILITY

Development needs to be sustainably planned to ensure that there is a supply of adequately zoned and serviced land and to ensure school enrolments, healthcare, social support networks and employment are available. We need to sustainably manage our environment for future generations.

Council acknowledges the risks posed by climate change and is committed to playing its part in

mitigating climate change and adapting to our changing environment, particularly through implementing measures to reduce the urban heat island effect.

The Dubbo Regional LGA has one of the highest take up rates for solar energy provision in Australia and we envisage that renewable energy will play a key part in Dubbo's sustainable future.

PLANNING PRIORITY 18: Develop resilience to climate change

RATIONALE

Like all regional communities Dubbo is feeling the heat of climate change. Future climate scenarios project that the region will continue to warm by 0.7°C during the near future (2020 – 2039) and by 2.1 °C in the far future (2060 – 2079).

Hotter temperatures, longer heatwaves and an overall more variable climate is forecast to increase periods of drought and periods of high rainfall. Consequently, the community will face tougher daily conditions. The increased number of hot days is predicted to impact health, infrastructure and our environment.

Built up areas are mostly paved, concrete or roofs, experience temperatures many degrees higher than areas cooled by tree canopy and vegetating. Increasing canopy cover is a key opportunity, especially in established suburbs that are more likely to house vulnerable residents.

Therefore, the urgency for providing urban green infrastructure is increasing. Research suggests the principal task for Councils is to overcome traditional practices and to accept green infrastructure as an emerging but permanent urban feature to help offset this warming trend through increased shading of the urban environment.

ACTIONS

- 18.1 Promote and support investment in renewable energy opportunities, including the Central West Renewable Energy Zone Pilot
- 18.2 Council will develop an urban greening strategy to assist in combating the urban heat island effect
- 18.3 Develop a Resilience Action Plan for areas recognised as susceptible to isolation or risk to property from floods or bushfire.
- 18.4 Plant drought and fire-resistant vegetation species as buffers
- 18.5 Amend the LEP zones to restrict development in areas of high bushfire risk and flood prone areas
- 18.6 Council to prepare and implement a water Management Plan

PLANNING PRIORITY 19:

Create an energy, water and waste efficient city

RATIONALE

Energy Consumption

Energy use is a key source of CO₂ emissions with the built form making a significant contribution to consumption. Council, as an organisation is a large user of energy and has long been committed to reducing energy use through initiatives such as the installation of solar panels.

Renewable energy is a growth industry as we need to reduce reliance on non-renewable energy sources. Council will look for opportunities to reduce reliance on non-renewable energy. If Council can achieve self-sufficiency with renewable energy generation, there may be an opportunity to become a major player in energy supply.

Water Management

Protecting water catchments and sustaining high quality and dependable water supplies is essential for the wellbeing of both the community and the environment. This has to be managed so water is available for agriculture and aquaculture, and to meet the increasing demands of communities and industry.

Extreme water shortages and reliability of supply need to be managed if Dubbo Regional Council is to remain competitive and sustainable. New strategies for water use are required to support new growth.

Council will work to create a water sensitive city. We need to maximise water resources and increase water security to respond to increasing temperatures and heatwaves. This involves improved irrigation, water re-use and capture measures within open spaces areas and implementing and integrating Water Sensitive Urban Design into all developments.

Waste Management

As a community we have an impact on the surrounding environment through our use and management of natural resources, particularly the amount of waste we generate. Moving forward we need to think differently about how we manage our waste.

Council is committed to pursuing waste outcomes that are safe, efficient and cost effective. We need to continue to take every opportunity to reduce the volume of waste material going to landfill.

ACTIONS

- 19.1 Investigate options for renewable energy self-sufficiency using Council owned land and assets.
- 19.2 Implement and integrate water sensitive urban design principles into all development works and asset management
- 19.3 Encourage stormwater management and re-use
- 19.4 Encourage development which aligns with the United Nations Sustainable Development Goals
- 19.5 Encourage low-carbon and green energy initiatives in future development such as adaptive building designs, precinct-level car parking strategies and energy-efficient, water-efficient and energy generating precinct design.
- 19.6 Review the LEP and DCP to suitably address sustainability and sustainable waste outcomes

PLANNING PRIORITY 20: Protect and enhance rural lands

RATIONALE

Rural lands are an integral part of the Dubbo Regional Council LGA, supporting agriculture and other forms of primary production: mining, energy generation and forestry.

Productive agriculture requires ready access to water resources, high quality soils and suitable climates. While the total area of available rural land is large, comparatively few locations have access to all these characteristics. This is one of the Dubbo Region's point of difference.

The sustained growth of the agricultural sector, including intensive agriculture, depends on the availability of rural land without encroachment from incompatible development such as rural lifestyle particularly closer to Dubbo and Wellington. The protection of agricultural land from fragmentation and encroachment of urban development is a key objective of the Central West and Orana Regional Plan.

Council is committed to supporting the development of new agricultural industries. We want to ensure that rural land and the jobs it provides are protected and enhanced.

Rural land should be protected until there is a strong justification for development which cannot be met by existing zoned land.

ACTIONS

- 1.1 Continue to review the Dubbo Rural Areas Development Strategy every five years to ensure land use standards reflect the needs of productive agriculture as guided by the CWO RP and can support the growth of the agricultural industry.
- 1.2 Review the LEP to give effect to the Rural Areas Development Strategy.
- 1.3 Review the Dubbo and Wellington LEPs to assess potential rural land use conflict from incompatible development and implement and maintain representative minimum lot sizes for agricultural dwellings.
- 1.4 Consider implementing an education program to manage the expectations of rural lifestyle residents in rural zones.



6



6 IMPLEMENTATION, MONITORING AND REPORTING

IMPLEMENTATION

The LSPS will communicate the long-term land use strategy for Dubbo Regional LGA over a 20-year planning horizon. To realise this vision, a series of amendments to other Council plans which provide the delivery framework for Council's strategic planning may be required. Proposals to change zoning and planning controls will be tested against the priorities and policies of this Statement. These plans and their functions are described below:

TIMEFRAMES

Proposed timings for the actions located within the planning priorities sections are as follows:

Short: 0-4 years

Medium: 4-10 years

Long: 10+ years

ONGOING

Short: These actions address some of our community's greatest priorities and establish the strategic work required to be completed to guide our future City.

Medium: These actions will be investigated for inclusion in the following Delivery Program between 2025 - 2030. Some of these actions can only be implemented once we have completed some of the immediate actions, but also require more time to complete.

Long: It is intended that these actions will be delivered from 2030 and beyond. There are currently no actions identified within the LSPS for the long term, however it is anticipated that there will be a number of these actions to come from the outcomes of work to be delivered in the immediate category.

Ongoing: These actions do not have a specified timeframe as we will be working to achieve them continuously and over the long term and they do not have a set 'end date'. The majority of these actions are generally where Council will be working in partnership with others.

| TYPE | ACTION | |
|----------------|--------|--|
| INFRASTRUCTURE | | |
| Medium | 1.1 | Determine the suitability and provision of local road infrastructure to support growth by reviewing the condition and capability of the road network to support the growing freight sector, increase connectivity and to accommodate opportunities for new industry. |
| Short | 1.2 | Prepare a Road Transportation Strategy to maximise transport efficiency and safety and promote economic opportunities in the right place. |
| Short | 1.3 | Review Council's Development Contributions Framework (Section 7.11 & 7.12) concerning local road infrastructure needs for current and future communities. |
| Ongoing | 1.4 | Ensure state transportation infrastructure and services are maintained and enhanced through continued advocacy and communication with government. |
| Ongoing | 1.5 | Ensure water security for urban areas. |
| Medium | 1.6 | Review the LEPs to ensure key road, rail and air transport facilities are protected from encroachment of incompatible development. |
| Medium | 1.7 | Review the LEPs and collaborate with providers for increased access to alternative transportation options, including electric vehicles and charging facilities and autonomous vehicles. |
| Medium | 1.8 | Review Council's strategies and plans to ensure active cycling and pedestrian networks are provided and linked across urban areas. |
| Short | 1.9 | Review of Councils Development Servicing Plans for Dubbo water and sewer infrastructure. |
| Medium | 1.10 | Council will work with TfNSW to consider the need and location of an additional heavy vehicle rest areas along major freight corridors'. |
| Short | 2.1 | Prepare a Smart Cities Strategy to identify Dubbo's smart direction which includes digital infrastructure requirements. |
| Medium | 2.2 | Review the digital infrastructure requirements of major industries and institutions and provide advocacy for improved and expanded access. |
| Medium | 2.3 | Review digital services in villages and prepare a plan to provide improved digital communications services to rural areas and the villages |
| Short | 3.1 | Work together with neighbouring councils on cross-boundary issues concerning electricity generation and transmission. |
| Ongoing | 3.2 | Collaborate with State agencies and key landowners to deliver key infrastructure projects. |
| Ongoing | 3.3 | Utilise the Department's Large-Scale Energy Guideline to advise proponents on the optimum location of new renewable industries. |
| Ongoing | 3.4 | Investigate and implement VPAs with state significant scale development to mitigate impacts on local services and facilities. |
| Ongoing | 3.5 | Monitor the sterilisation of productive agricultural land as a result of renewable energy development, with an objective of minimising sterilisation |
| Ongoing | 3.6 | Council to work with the State Government and private industry in the delivery of the Central West Renewable Energy Zone. |

| TYPE | ACTION | |
|---------|--------|--|
| ECONOMY | | |
| Short | 4.1 | <p>Review and update planning controls for the Dubbo CBD following preparation of a economic analysis on matter such as:</p> <ul style="list-style-type: none"> • Additional floor space • Development Control Standards • Provision of car parking • Measures to facilitate medium density housing into the CBD • Heritage protection and enhancement, • Any extension of commercial zones into surrounding areas to ensure the primacy of the CBD. |
| Medium | 4.2 | <p>Review and update planning controls for the Wellington Town Centre, aligned to the Wellington Town Centre Plan and Master Plan on matters such as:</p> <ul style="list-style-type: none"> • public realm • reducing size of town centre • pedestrian pathway upgrades • activation activities • development control standards |
| Ongoing | 4.3 | Work with NSW State Government to ensure that the Dubbo CBD will be supported by long term new growth and infrastructure investment. |
| Ongoing | 4.4 | Ensure the Dubbo Central Business District and Wellington Town Centre are supported by commercial activation programs and activities. |
| Ongoing | 5.1 | <p>Support the growth and development of the agricultural sector through the LEP, by implementing Actions 1.2, 1.3 and 1.4 of the Central West and Orana Regional Plan 2036:</p> <ul style="list-style-type: none"> • Reviewing the LEP provisions to ensure rural land use zones facilitate primary production including agriculture and intensive agriculture and value adding industries without impacts from unrelated and incompatible development. • Ensure intensive agricultural industries have appropriate buffers and biosecurity |
| Ongoing | 5.2 | <p>Grow the agribusiness sector and supply chains by implementing CWORP Actions 2.1, 2.2 and 2.3:</p> <ul style="list-style-type: none"> • Reviewing LEP provisions to ensure agribusiness can diversify within industry defined parameters. • Prepare or review local planning strategies to provide for the protection of rural land and agricultural supply chains and prevent the encroachment of incompatible land uses or fragmentation of agricultural lands. • Using LEP provisions to protect existing and proposed supply chain infrastructure from land use conflict and encroachment of incompatible land uses, particularly in industrial zones and land adjoining major transport routes. |
| Ongoing | 5.3 | <p>Promote value adding by implementing CWORP Actions 3.1, 3.2 and 3.3:</p> <ul style="list-style-type: none"> • Directing new major value adding development and infrastructure to existing serviced and accessible industrial zones. • Use the DPIE Large Scale Solar Energy Guideline to assist proponents in site selection. |

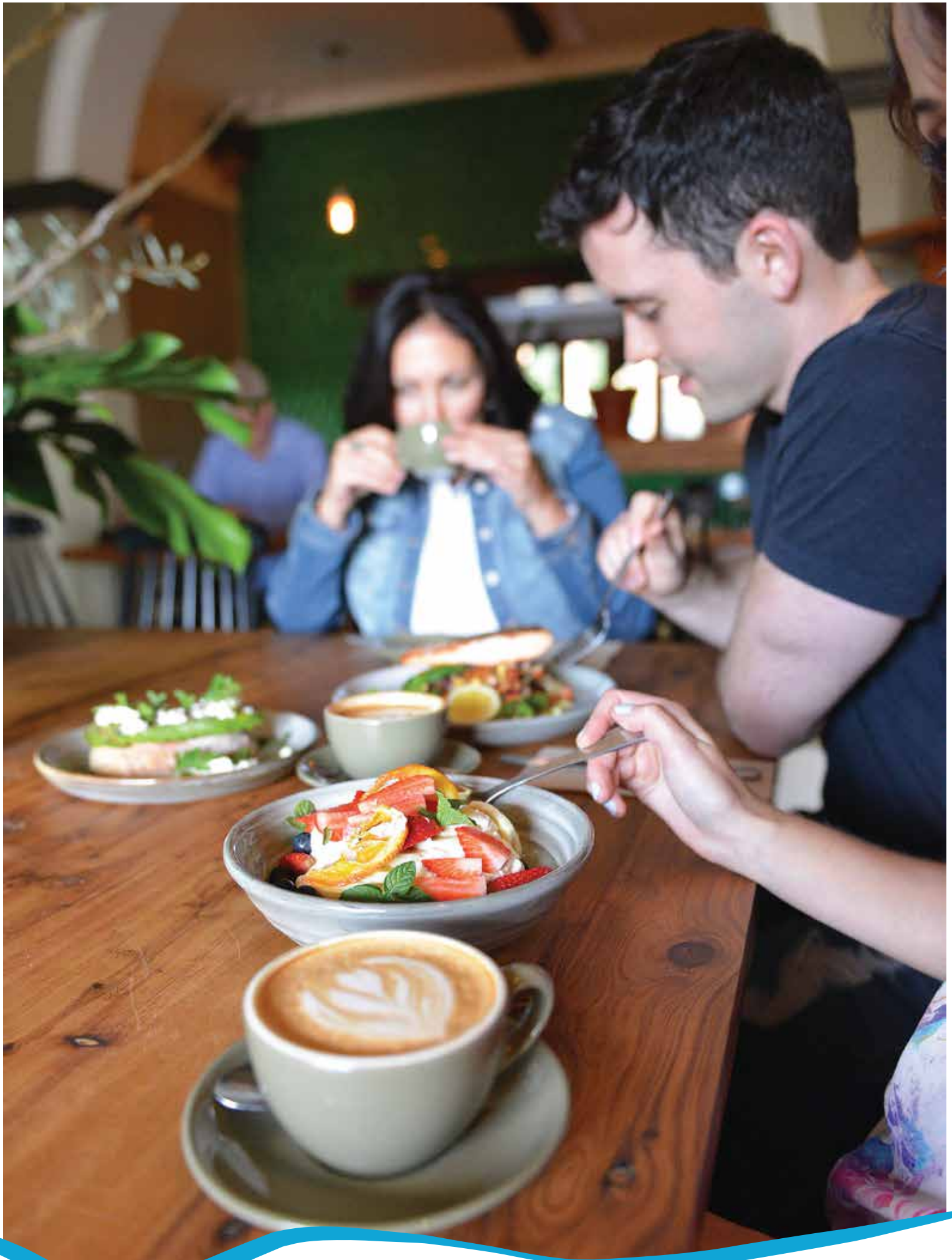
| TYPE | ACTION | |
|---------|--------|---|
| Medium | 5.4 | Review Council's Rural areas Development Strategy every five (5) years |
| Ongoing | 6.1 | Continue to provide support for the development of a Master Plan for the Dubbo Health, Education and Wellbeing Masterplan. |
| Short | 6.2 | Review best practice examples of facilitation of health and education precincts. |
| Short | 6.3 | Review the LEPs provisions on land near the health and education precinct to ensure ability to expand, intensify and support the precinct. |
| Short | 6.4 | Provide advocacy for improved traffic and pedestrian access to the Dubbo Base Hospital. |
| Ongoing | 6.5 | Investigate the adoption of a Precinct status to provide streamlined planning controls for the area. |
| Ongoing | 7.1 | Implement the internationally ready tourism development strategy aligned with the NSW Destination Network to promoted and expanded tourism in the LGA. |
| Short | 7.2 | Align with the CWORP Actions 4.1, 4.4 and 4.6 in exploring how diverse and unique tourism opportunities should be explored, developed and supported in Council's LEPs. |
| Short | 7.3 | Explore opportunities for Aboriginal and heritage tourism. |
| Ongoing | 7.4 | Investigate the development of events-based tourism around existing facilities such as Taronga Park Zoo, Morris Park, Burrendong Lake, Dubbo Showground (equestrian), Brocklehurst Lincoln County raceway, waterways based (canoeing, kayaking), Wellington Caves, Mount Arthur and Wellington Race Course. |
| Ongoing | 7.5 | Leverage from tourism opportunities and events in other LGAs such as Parkes, Warrumbungle, Cabonne and Orange. |
| Short | 8.1 | Implement and progress the recommendation as contained within the Employment Lands Strategy 2019. |
| Short | 8.2 | Review potential areas for expansion of employment generating development leveraging from existing precincts, proposed infrastructure investment such as Inland Rail. |
| Medium | 8.3 | Undertake a study into developing a renewable energy storage and supply facility for the region. |

| TYPE | ACTION | |
|---------|--------|---|
| HOUSING | | |
| Short | 9.1 | Undertaken a review of the Dubbo Residential Areas Development Strategy, as part of a five year cycle, to investigate opportunities to improve housing diversity, availability and affordability as well as provide recommendations about how we can best respond to housing demands. |
| Short | 9.2 | Review the LEP provisions to facilitate greater housing choice in R1 and R2 zones particularly where located near services and open space. |
| Ongoing | 9.3 | Maintain local character of residential areas by protecting heritage, permitting an appropriate residential mix of densities and remove potentially incompatible development from R1 and R2 zone land use tables. |
| Short | 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. |
| Ongoing | 9.5 | Actively encourage urban renewal in the Dubbo CBD and other areas with access to employment, commercial, etc. to provide a variety of housing choice that makes efficient use of existing infrastructure and facilities. |
| Short | 10.1 | Review the LEPs residential zone provisions to assess potential development opportunities for increased innovative affordable housing types. |
| Ongoing | 10.2 | Maintain local housing character through best practice design outcomes. |
| Short | 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. |
| Ongoing | 10.4 | Direct new seniors housing to high amenity, serviced, accessible locations within Dubbo and Wellington urban boundaries. |
| Short | 10.5 | Develop an affordable housing policy to incentivise new housing provision by social housing providers. |
| Short | 10.6 | Review Voluntary Planning Agreement (VPA) options to include provision of affordable rental housing contributions in planning proposals for increased residential development. |
| Short | 11.1 | In the preparation of a review of the Dubbo Residential Areas Strategy, as part of a five year cycle, assess the supply of land zoned village and the status in terms of servicing and potential for rural land use conflict. |
| Medium | 11.2 | Prepare the blueprints for villages in order to facilitate sustainable growth. |
| Short | 11.3 | Assess the potential to extend services to existing villages to provide water and sewer. |
| Long | 11.4 | All village developments must be self-sufficient in terms of water, drainage and sewerage. |
| Medium | 11.5 | Village growth areas are to be aligned to the rural areas development strategy and the direction of the Rural Issues Paper. |

| TYPE | ACTION | |
|---------|--------|---|
| Short | 12.1 | Review Development Control Plan requirements and standards for all urban areas as part of the comprehensive DCP |
| Ongoing | 12.2 | New urban releases are supported by and aligned with local and regional strategic plans. |
| Short | 12.3 | Prepare a Structure Plan for the North West Urban Release Area. |
| Short | 12.4 | Prepare a Structure Plan for the South West Urban Release Area. |
| Short | 12.5 | Review the Biodiversity offset opportunities within the South West Urban Release Area. |
| Short | 12.6 | Review of Dubbo and Wellington Heritage Studies including consideration of State Heritage Items. |
| Short | 13.1 | Review the LEPs zone boundaries, land use tables and subdivision minima to ensure rural lifestyle development is contained within existing zoned areas or highlights areas contained in the Rural Issues Paper 2019 and does not have the potential to adversely impact on the primary production potential of rural land. |
| Short | 13.2 | In the preparation of a review of the Dubbo Residential Areas Strategy, assess the supply of land zoned large lot development and status in terms of servicing and potential for rural land use conflict. |
| Short | 13.3 | The review of the Dubbo Rural Areas Development Strategy is undertaken every five years and is aligned to the rural issues paper and the investigation areas for large lot living contained within. |
| Medium | 14.1 | Prepare a Unified Open space strategy for land in the former Wellington LGA and maintain the Dubbo Strategic Open Space Master Plan. |
| Medium | 14.2 | Expand the Green Web by: <ul style="list-style-type: none"> • Design network loops to incorporate schools and education facilities. • Emphasise connectivity through a strengthening of the 'Park Streets' concept to create an active transport network that is a comprehensive network of pedestrian/ cycle connections between residential areas, town centres and recreation facilities. • Review unallocated or surplus council and TfNSW land useful to support destinations and open space linkages. • Develop a master plan for all new district and regional parks and sport parks before any development take place. • Prioritise missing links and future urban release |
| Medium | 14.3 | Develop a Green Web Management Plan. |
| Ongoing | 14.4 | Ensure all public spaces are suited to the local climate and environment to reduce urban heat and enhance biodiversity. |
| Short | 14.5 | Investigate alterations to contributions planning and seek alternative funding mechanisms to deliver high-quality open space and facilities. |

| TYPE | ACTION | |
|-------------|--------|--|
| LIVEABILITY | | |
| Short | 15.1 | Council will investigate the value of preparing a strategic conservation plan to identify keys areas of high environmental value. |
| Ongoing | 15.2 | Council will ensure that development is minimized in areas containing high biodiversity values. |
| Short | 15.3 | Council will review and update its LEP and DCP to reflect its biodiversity assets and to protect sensitive environments. |
| Medium | 15.4 | Master aPlans for the Macquarie, Talbragar and Bell Rivers will be prepared and Maintained. |
| Ongoing | 15.5 | New development within the Macquarie, Talbragar and Bell rivers flood-plains will be designed to not place the community at risk from flood impact. |
| Medium | 16.1 | Review and update heritage provisions in the LEP. |
| Short | 16.2 | Prepare plain English information in respect of heritage and heritage items. |
| Ongoing | 16.3 | Conserve heritage items through their adaptive re-use. |
| Ongoing | 17.1 | Encourage events that provide for activities that foster cultural and recreational opportunities and community interaction. |
| Medium | 17.2 | Incorporate community and cultural spaces within the Dubbo and Wellington town centres. |
| Short | 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. |
| Ongoing | 17.4 | Council will support the delivery and promotion of the Wiradjuri Cultural Centre in Wellington and the Dubbo Wiradjuri Tourism Centre. |

| TYPE | ACTION | |
|----------------|--------|--|
| SUSTAINABILITY | | |
| Ongoing | 18.1 | Promote and support investment in renewable energy opportunities including the Central West Renewable Energy Zone Pilot. |
| Medium | 18.2 | Council will develop an urban greening strategy to assist in combating the urban heat island effect. |
| Medium | 18.3 | Develop a Resilience Action Plan for areas recognised as susceptible to isolation or risk to property from floods or bushfire. |
| Long | 18.4 | Plant drought and fire-resistant vegetation species as buffers. |
| Medium | 18.5 | Amend the LEP zones to restrict development in areas of high bushfire risk and flood prone areas. |
| Short | 18.6 | Council to prepare and implement a water management plan. |
| Medium | 19.1 | Investigate options for renewable energy self-sufficiency using Council owned land and assets. |
| Ongoing | 19.2 | Implement and integrate water sensitive urban design principles into all development works and asset management. |
| Ongoing | 19.3 | Encourage stormwater management and re-use. |
| Ongoing | 19.4 | Encourage development which aligns with the United Nations Sustainable Development Goals |
| Ongoing | 19.5 | Encourage low-carbon and green energy initiatives in future development such as adaptive building designs, precinct-level car parking strategies and energy-efficient, water-efficient and energy generating precinct design. |
| Medium | 19.6 | Review the LEP and DCP to suitably address sustainability and sustainable waste outcomes. |
| Medium | 20.1 | Continue to review the Dubbo Rural Areas Development Strategy every five years to ensure land use standards reflect the needs of productive agriculture as guided by the CWO RP and can support the growth of the agricultural industry. |
| Short | 20.2 | Review the LEP to give effect to the Rural Areas Development Strategy. |
| Short | 20.3 | Review the Dubbo and Wellington LEPs to assess potential rural land use conflict from incompatible development and implement and maintain representative minimum lot sizes for agricultural dwellings. |
| Short | 20.4 | Consider implementing an education program to manage the expectations of rural lifestyle residents in rural zones. |



LOCAL ENVIRONMENTAL PLAN (LEP)

The principal planning instrument made under the EP&A Act for a Council. An LEP guides decisions on development through zoning and controls, which provide a framework for the way land can be used. The LEP is the main tool for implementing the LSPS and sets land use zones, permitted land uses, development capacity and other key matters. At the moment, two LEPs apply in Dubbo Regional Council, Dubbo LEP 2011 and Wellington LEP 2012. A new LEP will be developed for the amalgamated LGA that reflects the communities' vision.

DEVELOPMENT CONTROL PLAN

A DCP provides detailed planning and design guidelines for development in Dubbo Regional Council.

DEVELOPMENT CONTRIBUTIONS

A contribution made by a developer towards the infrastructure needed to support the development. A contribution can be monetary, land or work provided in relation to development to provide the local facilities, infrastructure or amenity that supports or services development. Council has the power to collect contributions from developers via a Local Infrastructure Contributions Plan.

LEP AMENDMENTS

Proposed developments which align with the strategic planning direction in the LSPS may require changes to development controls or land use zoning before a development application can be submitted. In this case, an amendment to the LEP would be required.

Amendments to the LEP are prepared as planning proposals made in accordance with section 3.4 of the EP&A Act 1979. Planning proposals to amend the LEP may either be prepared by Council or by applicants. Alignment with the strategic direction of the LSPS will be a significant consideration when determining whether an LEP amendment should proceed.

More information on amendments to the LEP can be found in DPIE's *'A Guide to Preparing Planning Proposals'*.

MONITORING AND REVIEW

Council will monitor, review and report on its LSPS to ensure that its planning priorities are being achieved.

Council will use the existing Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993 for the purpose of monitoring implementation of the LSPS.

Council will commence its first full review of the LSPS in 2024 and again every four years to align the review period with Council's overarching community strategic planning and IP&R under the LG Act.

Regular reviews will ensure that the LSPS reflects the vision the community has for future of the Dubbo Region LGA and is aligned to the latest trends and information available about the environment and the community's social and economic needs.

FUNDING AND INVESTMENT

The LSPS will play an important role in Council's resourcing strategy, with preparation of strategies and studies required by this plan funded in the 4 years delivery program and annual operational plan.

STRATEGIC PLANNING IMPLEMENTATION ADVISORY

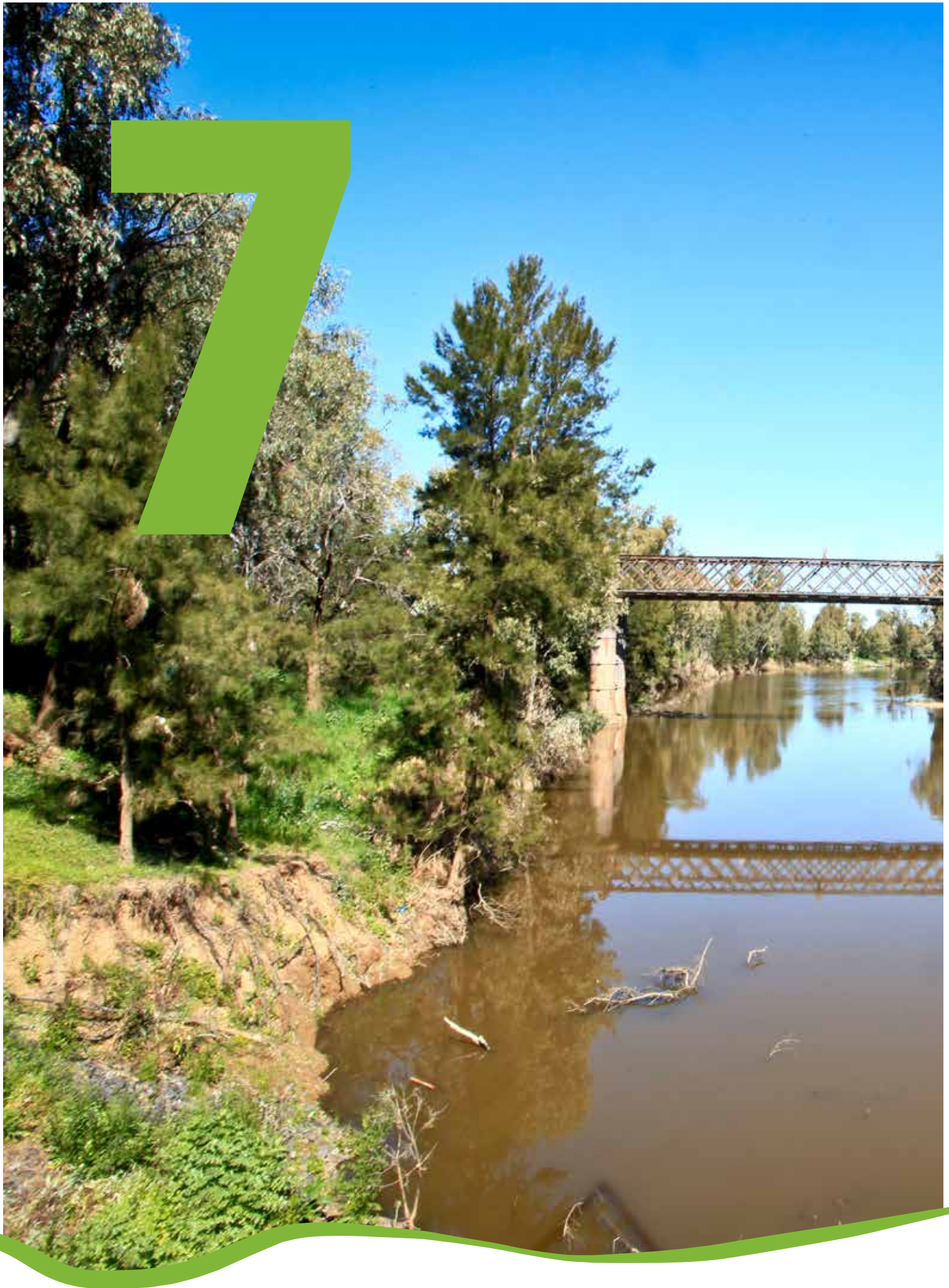
A whole of organisation approach will be required to ensure that Council is able to deliver the vision and priorities identified in this LSPS. Council is currently considering options for how best to ensure outcomes are achieved.

GOVERNANCE ARRANGEMENTS

Existing governance arrangements will be utilised to support effective approaches to cross boundary issues. The need to work effectively with other councils in the region recognises the wider role that Council's strategic planning and decision-making plays in achieving the objectives of the Central West and Orana Regional Plan 2036. It also recognises the potential impact that strategically important decisions taken by Council regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS may have on the plans of neighbouring councils.

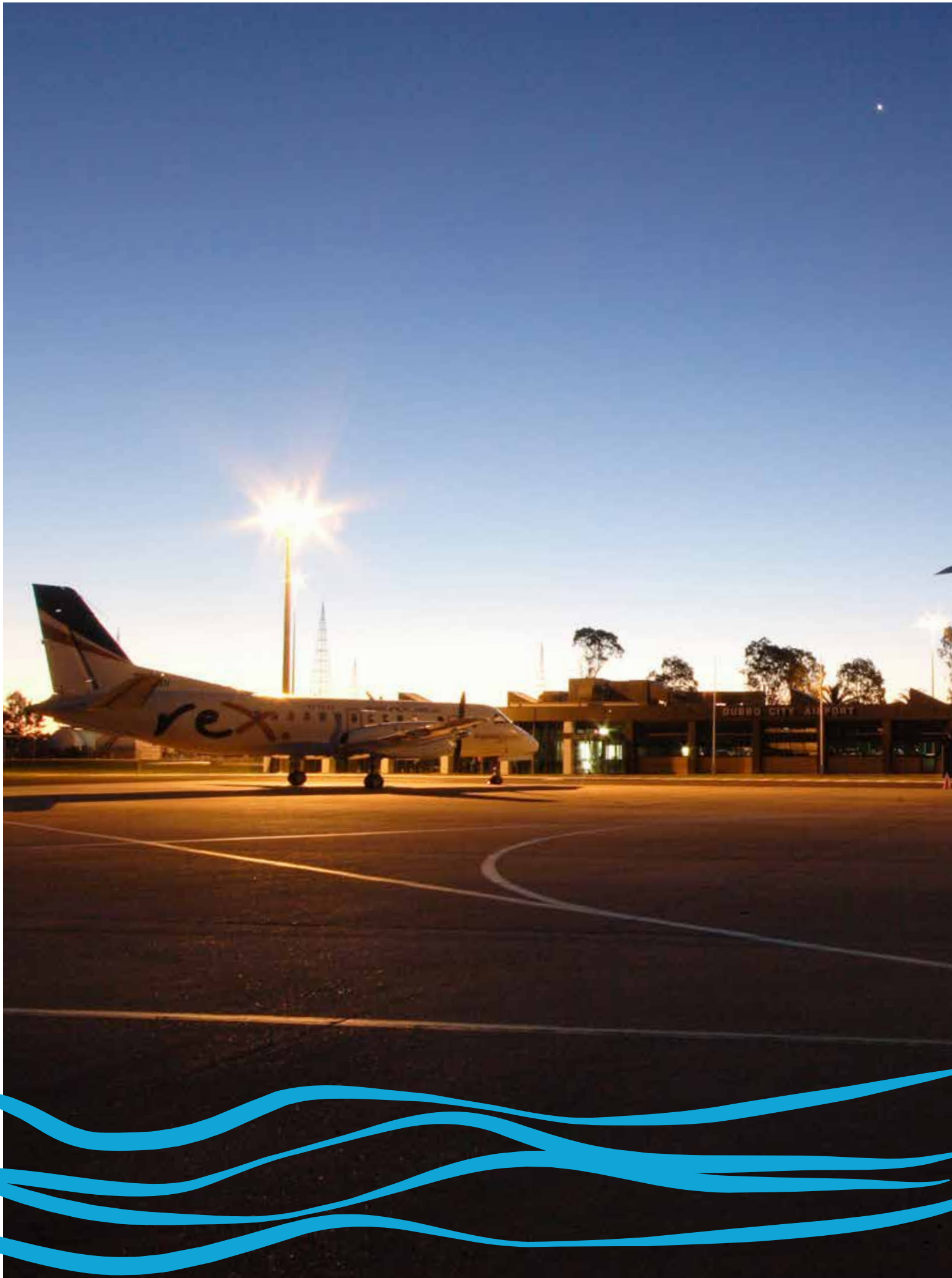
These valued cross boundary partnerships will also support council to realise its vision by driving efficiencies in accessing government funding, attracting inward investment and accessing a wider field of expertise.

The LSPS also provides a framework for the coordinated action of many other partners in delivery. Council will continue to work hard to establish effective partnerships with State government agencies and other organisations to support the realisation of the plan.



7 GLOSSARY

| Term | Meaning in this LSPS |
|--|---|
| Actions | Steps Dubbo will take to help realise the vision and priorities described in the LSPS |
| Affordable Housing contribution Scheme | A scheme facilitated under a State Policy (SEPP 70) that enables Council to require dedication of dwellings or money to be rented as affordable housing. |
| Affordable Housing | Housing which is made available for rent to qualifying applicants at below market rates. Providers of affordable housing often are private not-for profit organisations. Affordable housing is often provided to accommodate key workers. |
| Central Business District | The core of the City of Dubbo and Wellington town centre, characterised by strongly commercial land uses, but often also being a major contributor to the identity of the city or town. |
| Community Strategic Plan (CSP) | The plan for the Dubbo Regional Council, by the people of Dubbo Regional Council, identifying the main priorities and aspirations of the community, and providing a clear set of strategies to achieve this vision for the future. It is the product of extensive consultation and reflects the community's views on what they want Dubbo Regional Council to be like in ten to twenty years' time. |
| Development contribution | A contribution made by a developer towards the infrastructure needed to support the development. |
| Development Control Plan (DCP) | Provides detailed planning and design guidelines for development in Dubbo Regional Council. |
| Floor Space Ratio (FSR) | The ratio of a building's floor space to the area of the land parcel |
| Employment Lands | Lands identified or zoned for industrial or business or similar purposes, but not residential purposes. |
| Environmental Planning and Assessment Act 1979 (EP&A Act) | This is the main piece of legislation for land use planning throughout NSW. It is under the authority of the NSW Government and sets out the legal requirements for the preparation and implementation of planning documents such as the Local Strategic Planning Statement and the Local Environmental Plan. |
| Policies | The position or principle of Council in relation to land use and infrastructure planning change, in order to realise the vision and priorities described in the Local Strategic Planning Statement. |
| CWO Regional Plan | The Central West and Orana Regional Plan 2036 created by the Department of Planning and Environment in 2017 including the Dubbo Regional Council and surrounding LGAs. This Local Strategic Planning Statement gives effect to and assists the implementation of the CWO Regional Plan. |
| Structure Pan | A map showing key infrastructure, land uses and location across Dubbo Regional Council or within a particular precinct. These can be general overviews or specific to an issue (such as transport networks or open space). Future structure plans show Council's future vision for Dubbo Regional Council or a precinct in map format. |
| Urban heat island effect | The phenomenon where highly urbanised areas experience elevated temperatures as a result of a high proportion of hard, dark surfaces, a lack of tree canopy and the creation of waste heat as a by product of energy consumption. |
| Vision/Vision Statements | An articulation of Council's desire for the future, which aims to reflect how the community wants Dubbo Regional Council to look, feel and function. |
| Voluntary Planning Agreement (VPA) | An agreement made between a developer and a council which permits a greater amount of development than the LEP controls allow in exchange for community benefits such as additional infrastructure or services. |
| Water Sensitive Urban Design (WSUD) | A design philosophy that closely integrates the management of water in the plans for new space. Common WSUD initiatives include stormwater capture and reuse and detention basins. |





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