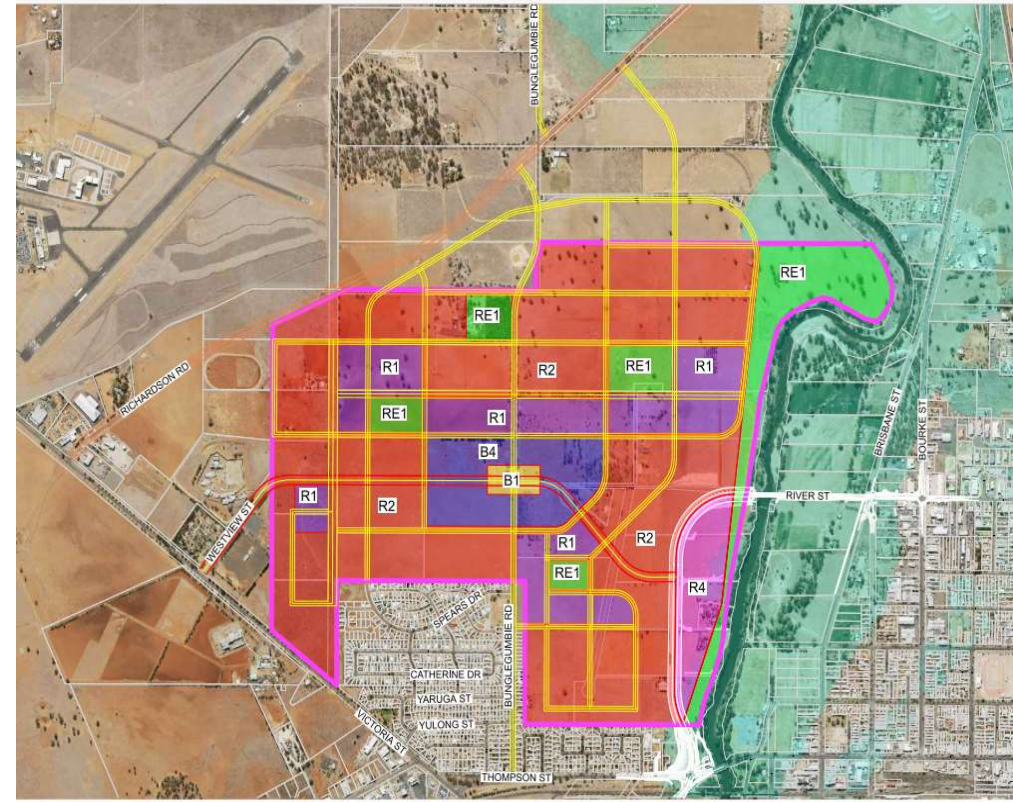


# Draft North-West Dubbo Precinct Plan



# Housing Roadmap and Urban Release Areas



DUBBO REGIONAL COUNCIL

Housing Roadmap  
Dubbo Region

June 2022

1 | Page

Central West  
335 Ha

South West  
640 Ha

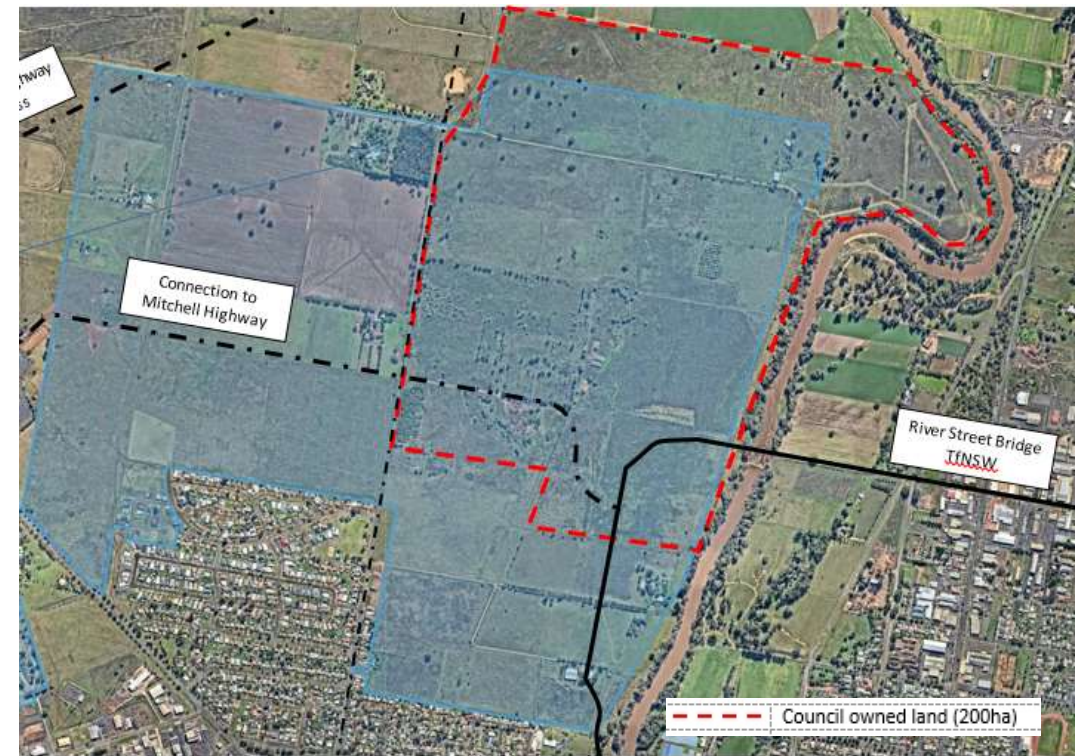
North West  
375 Ha



**Dubbo Regional Housing Roadmap** outlined future work program for residential growth areas in West Dubbo, known as 'Urban Release Areas' (URAs)

# North West Urban Release Area in context

- Strategically Ideal location - approximately 375ha
- Recognised in Council's Strategies since 1996 as an important growth area for Dubbo
- Strong interest from landowners and developers in the area



# North-West Precinct Plan

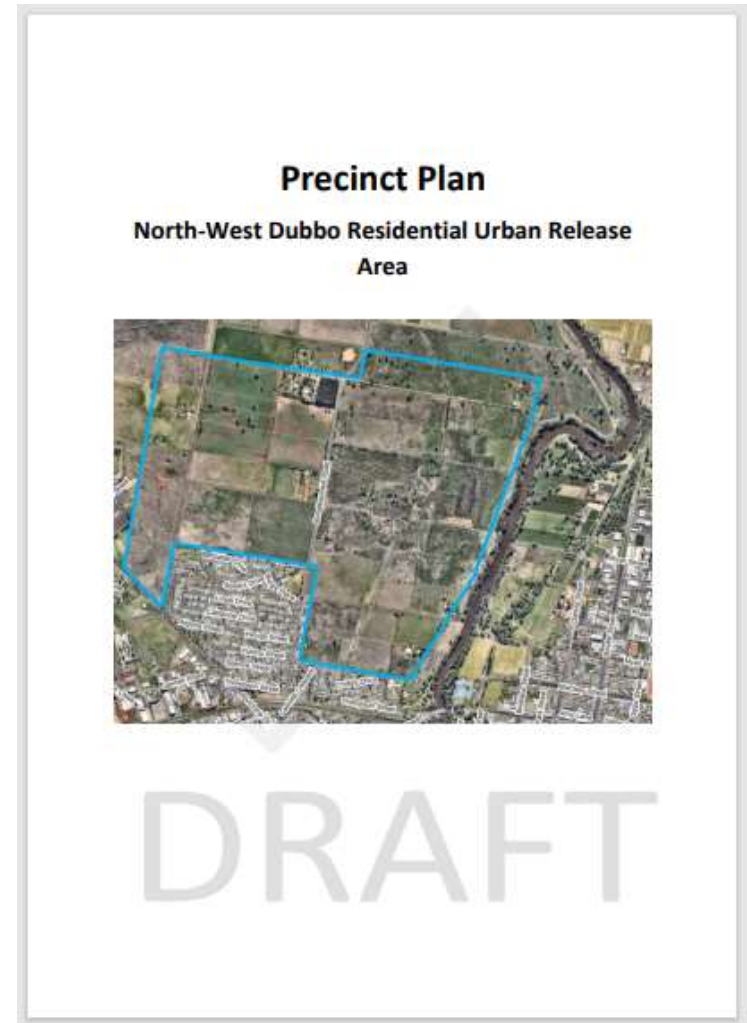
The draft Precinct Plan:

- identifies the vision, strategic growth principles, future character and urban form for the future growth
- guides overall development of the North-West Urban Release Area over the next 30 years
- includes a Structure Plan, showing potential land zones

## Potential Development Scenarios

Low – 5,000 dwellings, population 12,500

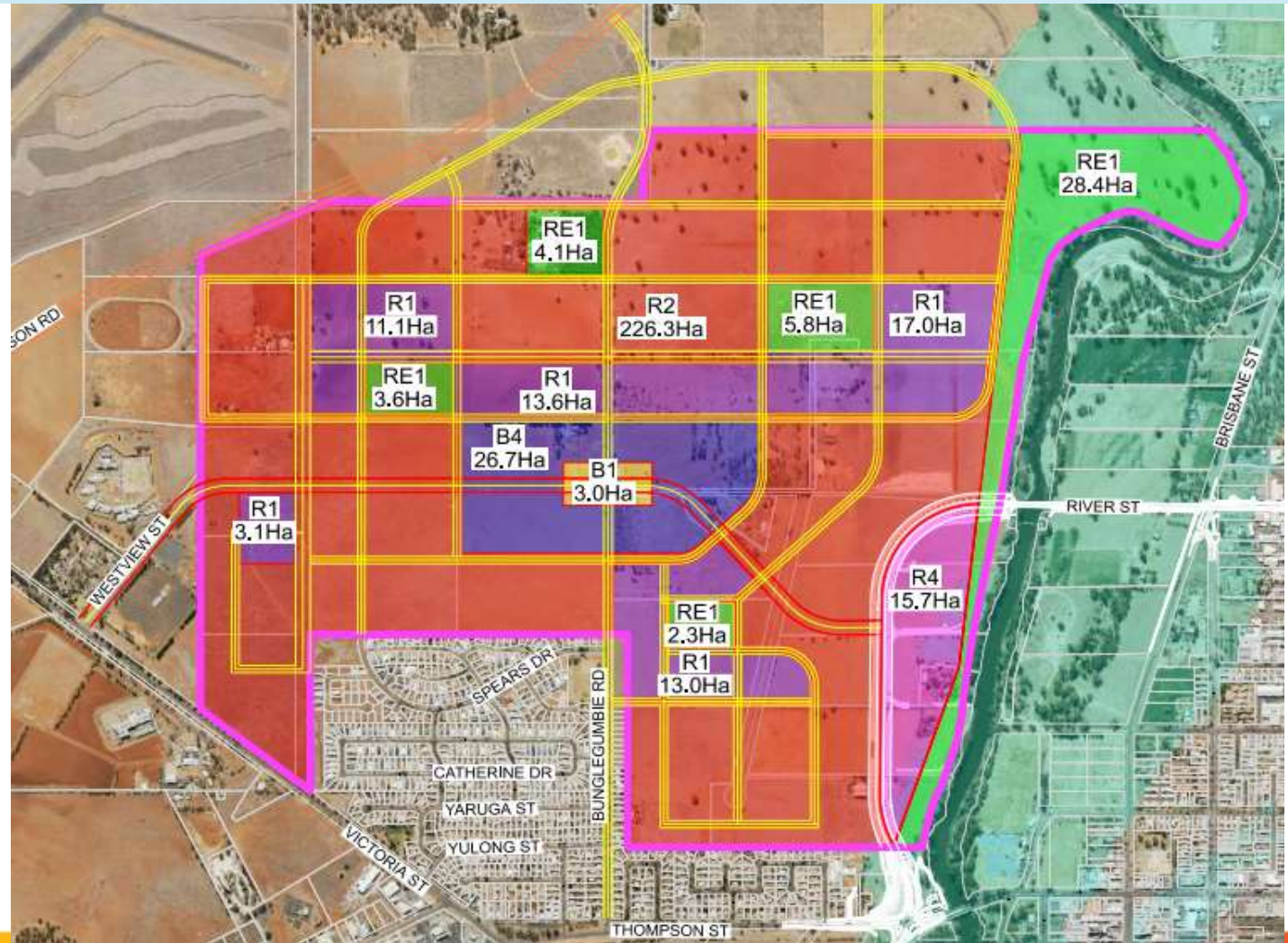
High – 6,000 dwellings, population 15,000



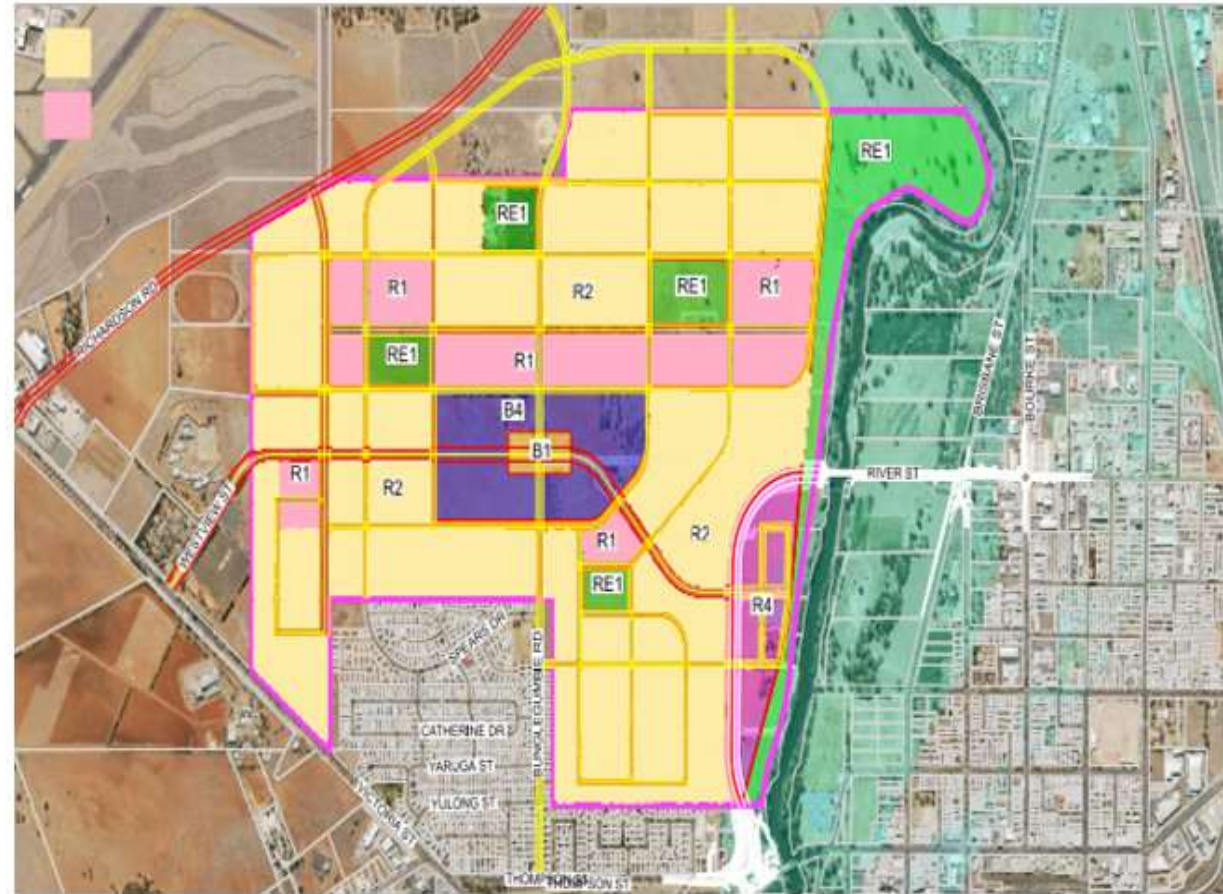
# North-West Structure Plan

The following zones are proposed in the draft Plan:

- R1 General Residential;
- R2 Low Density Residential;
- R4 High Density Residential;
- B1 Neighbourhood Centre;
- B4 Mixed Use; and
- RE1 Public Recreation



# Densities and a range of development types

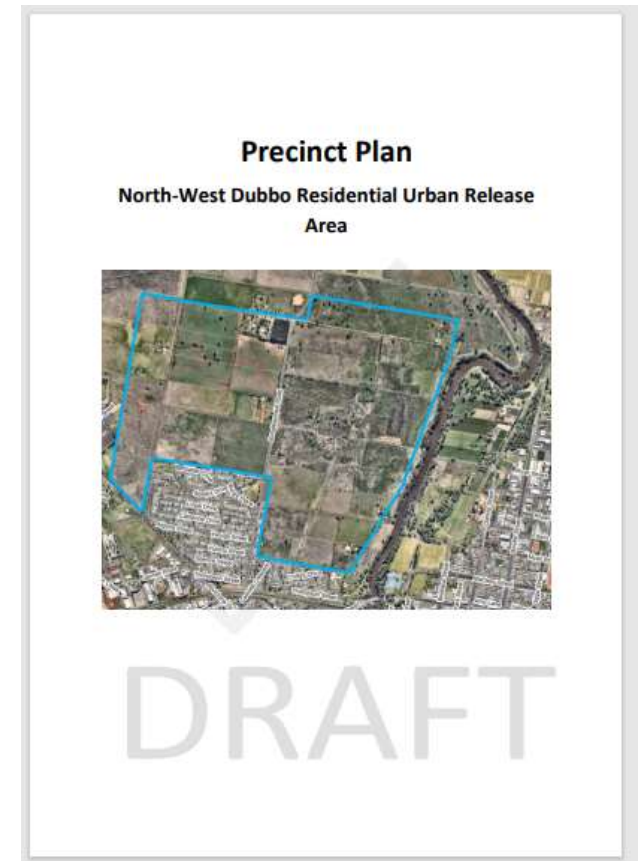


450m<sup>2</sup>-700/750m<sup>2</sup> with 9m maximum building height 250m<sup>2</sup> 450m<sup>2</sup> with 9m maximum building height

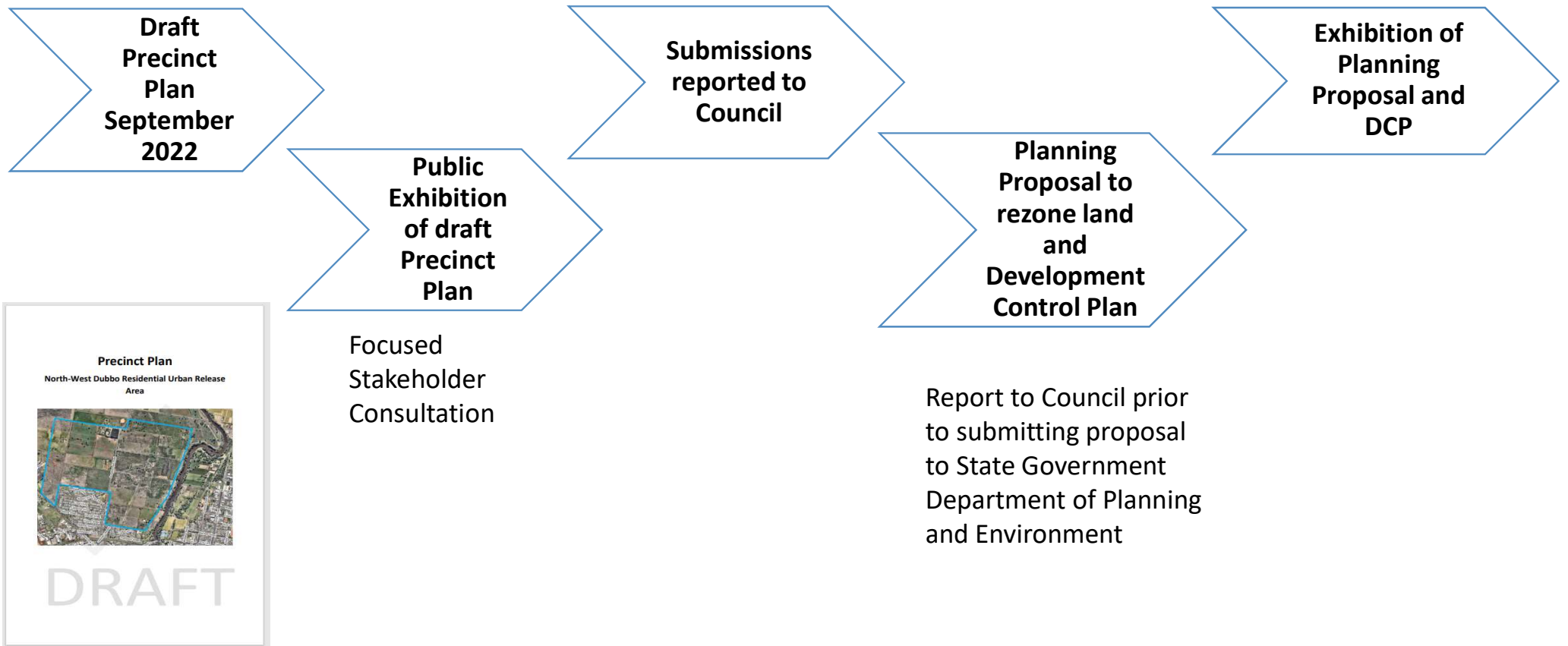


# Upcoming Consultation

- Focused Stakeholder Consultation
  - Council will consult with individual land owners in the Precinct
  - Wider community consultation
  - Ongoing consultation with various State Agencies
- Draft Precinct Plan will be on public exhibition for minimum 28 days. Public exhibition will include:
  - Letters to adjoining neighbours
  - Advertised online – Council website, social media platforms
  - Advertised on the Daily Liberal Newspaper
  - Exhibition package placed at Council’s Customer Experience Centres and Macquarie Regional Library
- Results of consultation will be reported to Council and changes made as required



# Next Steps



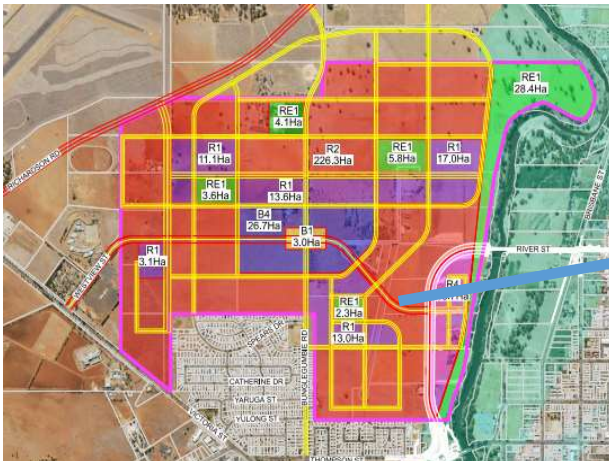


# River Street West

Key east/west connection,  
connecting Newell Highway Bypass  
with Mitchell Highway  
(through Westview Street)

River Street West connection will  
service a future neighbourhood  
shopping area

Council seeking to apply for State  
Government Accelerated  
Infrastructure Fund Round 3



# Grant Application for River Street West

The Accelerated Infrastructure Fund requires a 25% contribution from Council

Stage 1 of River Street West has been costed at \$12.3 million. This means that Council contribution will need to be \$3,075,000

Stage 1 on Council owned land – as site must be owned (or committed for acquisition) to be eligible

