



AGENDA

ORDINARY COUNCIL MEETING

26 AUGUST 2025

MEMBERSHIP: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

The meeting is scheduled to commence at 5:30 PM.

PRAYER:

O God, Grant that by the knowledge of thy will, all we may resolve shall work together for good, we pray through Jesus Christ our Lord. Amen!

ACKNOWLEDGEMENT OF COUNTRY:

"I would like to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. I would also like to pay respect to the Elders past and present of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present".

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CCL25/200 LEAVE OF ABSENCE (ID25/461)

CCL25/201 CONFLICTS OF INTEREST (ID25/462)

In accordance with their Oath/Affirmation under the Act, and Council's Code of Conduct, Councillors must disclose the nature of any pecuniary or non-pecuniary interest which may arise during the meeting, and manage such interests accordingly.

CCL25/202 PUBLIC FORUM (ID25/1424)

CCL25/203 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 22 JULY 2025 (ID25/1622)

Confirmation of the minutes of the Ordinary Council meeting held on 22 July 2025.

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INFORMATION ONLY MATTERS:

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CCL25/205	MAYORAL EXPENSES - JULY 2025 (ID25/1623)	33
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CCL25/206	INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - JULY 2025 (ID25/1568)	36
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CCL25/207	REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 12 AUGUST 2025 (ID25/1650)	56
	The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 12 August 2025.	
CCL25/208	REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 12 AUGUST 2025 (ID25/1648)	62
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CCL25/209	REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 12 AUGUST 2025 (ID25/1649)	68
	The Council had before it the report of the Corporate Services Committee meeting held 12 August 2025.	

NOTICES OF MOTION:

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| CCL25/210 | RENEWABLE ENERGY PROJECTS (ID25/1621)
Council had before it a Notice of Motion dated 11 August 2025 from Councillor P Toynton regarding the Renewable Energy Projects. | 76 |
| CCL25/211 | COUNCIL'S ROLE IN GRANTS (ID25/1654)
Council had before it a Notice of Motion dated 18 August 2025 from Councillor K Richardson regarding the Council's Role in Grants. | 78 |
| CCL25/212 | COUNCIL RESPONSES TO RENEWABLE ENERGY PROJECTS (ID25/1655)
Council had before it a Notice of Motion dated 18 August 2025 from Mayor J Black regarding the Council Responses to Renewable Energy Projects. | 80 |

NOTICES OF RESCISSION:

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| CCL25/213 | AUSTRALIA DAY EVENTS - DUBBO AND WELLINGTON (ID25/1619)
Council had before it a Notice of Motion of Rescission dated 8 August 2025 from Councillors P Toynton, S Chowdhury and L Butler. | 82 |
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REPORTS FROM STAFF:

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| CCL25/214 | DRAFT DUBBO REGIONAL HOUSING STRATEGY (ID25/702)
The Council had before it the report dated 29 July 2025 from the Manager Growth Planning regarding Draft Dubbo Regional Housing Strategy. | 84 |
| CCL25/215 | ACTION PLAN REVIEW CUSTOMER EXPERIENCE STRATEGY 2021-2027 (ID25/1395)
The Council had before it the report dated 14 July 2025 from the Manager Customer Experience and Engagement regarding Action Plan Review Customer Experience Strategy 2021-2027. | 373 |

- CCL25/216 RENAMING OF LOCAL TRAFFIC COMMITTEE TO LOCAL TRAFFIC FORUM DUE TO DELEGATION CHANGES (ID25/1629)** 412
- The Council had before it the report dated 13 August 2025 from the Governance Team Leader regarding Renaming of Local Traffic Committee to Local Traffic Forum due to Delegation changes.

QUESTIONS ON NOTICE:

- CCL25/217 WELLINGTON REZ TRAINING CENTRE - PROGRESS AND LOCAL BENEFITS (ID25/1632)** 447
- The Council had before it the report dated 14 August 2025 responding to a Question on Notice from Councillor S Chowdhury.

- CCL25/218 OPERATING LOSSES OF THE DRC AQUATIC LEISURE CENTRES (ID25/1659)** 449
- The Council had before it the report dated 18 August 2025 repsonding to a Question on Notice from Councillor M Dickerson.

- CCL25/219 WOOD HEATERS IN NEW RESIDENTIAL DEVELOPMENTS (ID25/1660)** 452
- The Council will reveive a verbal update responding to a Question on Notice from Councillor M Dickerson.

- CCL25/220 COMMENTS AND MATTERS OF URGENCY (ID25/1425)**

CONFIDENTIAL

- CCL25/221 TENDER - VICTORIA PARK AMENITY BLOCK, DESIGN AND CONSTRUCT (ID25/1664)**
- The Council had before it the report dated 18 August 2025 from the Manager Recreation and Open Spaces regarding Tender - Victoria Park Amenity Block, Design and Construct.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CCL25/222 SOLAR CAR PARK WITH BATTERY & EV CHARGING TENDER - DUBBO REGIONAL AIRPORT (ID25/1633)

The Council had before it the report dated 14 August 2025 from the Manager Airport Strategy and Operations regarding Solar Car Park with Battery & EV Charging Tender - Dubbo Regional Airport.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

CCL25/223 OUTCOME OF SIMPLIFIED TENDER FOR REAL ESTATE AGENCY SERVICES FOR THE SALE OF UNSOLD LOTS AT KESWICK ESTATE, STAGE 5 RELEASE 2 (ID25/1415)

The Council had before it the report dated 21 July 2025 from the Manager Property and Land Development regarding Outcome of Simplified Tender for Real Estate Agency Services for the Sale of Unsold Lots at Keswick Estate, Stage 5 Release 2.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

CCL25/224 UPDATE TO PROPOSED SALE OF, AND CREATION OF EASEMENT OVER, LOT 131 ON DP1277458 (ID25/392)

The Council had before it the report dated 13 March 2025 from the Property and Land Officer regarding Update to Proposed Sale of, and Creation of Easement Over, Lot 131 on DP1277458.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CCL25/225 PEOPLE CULTURE AND SAFETY QUARTERLY METRICS REPORT (ID25/1561)

The Council had before it the report dated 31 July 2025 from the Manager People Culture and Safety regarding People Culture and Safety Quarterly Metrics Report.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a)).

CCL25/226 CODE OF CONDUCT MATTER (ID25/1570)

The Council had before it the report dated 4 August 2025 from the Manager Corporate Governance regarding Code of Conduct Matter.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: alleged contraventions of any code of conduct requirements applicable under Section 440 (Section 10A(2)(i)).



Confirmation of Minutes - Ordinary Council Meeting - 22 July 2025

The Council had before it the report of the Ordinary Council meeting held on 22 July 2025.

RECOMMENDATION

That the minutes of the Dubbo Regional Council Ordinary Council meeting held on 22 July 2025 (as attached) be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

APPENDICES:

- 1 [↓](#) Minutes - Ordinary Council Meeting - 22 July 2025



REPORT ORDINARY COUNCIL MEETING 22 JULY 2025

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

ALSO IN ATTENDANCE:

The Director Organisational Performance, the Manager Corporate Governance, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Communications Partner, the IT Support Team Leader, the IT Infrastructure Specialist, the Director Development and Environment, the Senior Strategic Planner, the Manager Growth Planning, the Team Leader Growth Planning Projects, the Director Infrastructure, the Manager Fleet and Depot Services, the Director Community, Culture and Places, the Manager Performing Arts and Events, the Manager Arts and Culture and the Manager People, Culture and Safety.

Councillor J Black assumed the Chair of the meeting.

The prayer was delivered by Councillor L Butler and a Welcome to Country was delivered by Councillor P Wells.

The proceedings of the meeting commenced at 5:31 PM.

CCL25/170 LEAVE OF ABSENCE (ID25/459)

A request for leave of absence was received from Councillor K Richardson and Councillor M Wright who were absent from the meeting due to personal reasons.

Moved by Councillor J Cowley and seconded by Councillor A Ryan.

MOTION

That such request for Leave of Absence be accepted and Councillor K Richardson and Councillor M Wright be granted leave of absence from this meeting.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT**CCL25/171 CONFLICTS OF INTEREST (ID25/460)**

The following conflicts of interest were declared:

Councillor P Toynton - CCL25/199 – Saxa Road/Comobella Crossing Replacement Project – Land Acquisition.

CCL25/172 PUBLIC FORUM (ID25/1402)

The Council reports having met with the following persons during Public Forum:

- Alex Conneely – Worker Retention Payment – on behalf of the United Services Union.
- Amanda Peppernell – Rates
- Michelle Tomkins – CCL25/181 – Scabbing Flat Bridge
- Jane Menzies – Rivercare Group and the Greening Strategy
- Jacob Perry – Bridges, Regional Roads and Rates

CCL25/173 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING HELD 24 JUNE 2025 (ID25/1278)

The Council had before it the report of the Dubbo Regional Council Ordinary Council meeting held on 24 June 2025.

Moved by Councillor S Chowdhury and seconded by Councillor J Cowley.

MOTION

That the minutes of the Dubbo Regional Council Ordinary Council meeting held on 24 June 2025 (as attached) be taken as read, confirmed as correct minutes and signed by the Mayor and Chief Executive Officer.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

INFORMATION ONLY MATTERS:**CCL25/174 MAYORAL APPOINTMENTS AND MEETINGS (ID25/1313)**

The Council had before it the report dated 2 July 2025 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

Moved by Councillor J Black and seconded by Councillor J Cowley.

MOTION

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT

That the information contained within the report be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/175 MAYORAL EXPENSES - JUNE 2025 (ID25/1314)

The Council had before it the report dated 3 July 2025 from the Chief Executive Officer regarding Mayoral Expenses - June 2025.

Moved by Councillor J Black and seconded by Councillor P Wells.

MOTION

That the information contained within the report be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/176 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - JUNE 2025 (ID25/1363)

The Council had before it the report dated 12 June 2025 from the Revenue Accountant regarding Investment Under Section 625 of the Local Government Act - May 2025.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells.

MOTION

That the information contained within the Investment under Section 625 of the Local Government Act Report be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

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REPORT

**CCL25/177 MONTHLY REPORTING SNAPSHOT FOR COUNCILLORS - JUNE 2025
(ID25/1325)**

The Council had before it the report dated 4 July 2025 from the Corporate Strategy Performance Coordinator regarding Monthly Reporting Snapshot for Councillors - June 2025.

Moved by Councillor P Wells and seconded by Councillor S Chowdhury.

MOTION

That the information contained within the report of the Corporate Strategy and Performance Coordinator, dated 4 July 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

MATTERS CONSIDERED BY COMMITTEES:**CCL25/178 REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT
COMMITTEE - MEETING 8 JULY 2025 (ID25/1386)**

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 8 July 2025.

Moved by Councillor L Butler and seconded by Councillor S Chowdhury.

MOTION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 8 July 2025, be adopted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

**CCL25/179 REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 8 JULY
2025 (ID25/1387)**

The Council had before it the report of the Culture and Community Committee meeting held 8 July 2025 save and except item CCC25/32 with such matter being dealt with separately.

Moved by Councillor P Wells and seconded by Councillor M Dickerson.

ORDINARY COUNCIL MEETING - 22 JULY 2025

REPORT

MOTION

That the report of the Culture and Community Committee meeting held on 8 July 2025, be adopted, save and except item CCC25/32 with such matter being dealt with separately.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCC25/32 2025/2026 AQUATIC LEISURE CENTRE FEES AND CHARGES AND SEASON LENGTH (ID25/766)

The Committee had before it the report dated 23 June 2025 from the Manager Recreation and Open Spaces regarding 2025/2026 Aquatic Leisure Centre Fees and Charges and Season Length.

Moved by Councillor R Ivey and seconded by Councillor M Wright.

MOTION

1. That Council determine the Aquatic Leisure Centre Fees and Charges be increased by 2.4% for the 2025/2026 season to align with CPI.
2. That Council approve the current season lengths for Dubbo Aquatic Leisure Centre (33 weeks), Wellington Aquatic Centre (31 weeks) and Geurie Pool (18 weeks).
3. Council note that the season lengths may be extended at Belgravia Leisure's discretion dependent on prevailing weather conditions and training requirements for National / State Swimming Championships.

LOST

For: Councillors M Dickerson, R Ivey, and M Wright.

Against: Councillor J Black, L Butler, J Cowley, K Richardson, P Toynton and P Wells.

Moved by Councillor P Toynton and Seconded by Councillor K Richardson.

AMENDMENT

1. That Council determine there be no increase to the Aquatic Leisure Centre Fees and Charges for the 2025/2026 season.
2. That Council approve the current season lengths for Dubbo Aquatic Leisure Centre (33 weeks), Wellington Aquatic Centre (31 weeks) and Geurie Pool (18 weeks).
3. Council note that the season lengths may be extended at Belgravia Leisure's discretion dependent on prevailing weather conditions and training requirements for National / State Swimming Championships.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, A Ryan, P Toynton and P Wells.

Against: Councillor M Dickerson

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT**CCL25/180 REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 8 JULY 2025
(ID25/1388)**

The Council had before it the report of the Corporate Services Committee meeting held 8 July 2025.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells.

MOTION

That the report of the Corporate Services Committee meeting held on 8 July 2025, be adopted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

NOTICES OF MOTION:**CCL25/181 SCABBING FLAT BRIDGE (ID25/1351)**

Council had before it a Notice of Motion dated 8 July 2025 from Councillor P Toynton regarding the Scabbing Flat Bridge as follows:

That the CEO write to the Minister for Regional Transport and Minister for Roads, and the Regional Director West in Transport for NSW to fund repair works to the impacted local and regional road network.

Moved by Councillor P Toynton and seconded by Councillor J Cowley.

MOTION

That the CEO write to the Minister for Regional Transport and Minister for Roads, and the Regional Director West in Transport for NSW to fund repair works to the impacted local and regional road network.

Moved by Councillor R Ivey and seconded by Councillor A Ryan.

AMENDMENT

That the CEO write to the Minister for Regional Transport and Minister for Roads, and the Regional Director West in Transport for NSW to fund repair works to the impacted local and regional road network, which are a result of prolonged load limits and closures of Scabbing Flat Bridge.

CARRIED

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REPORT

The amendment on being put to the meeting was carried.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

**CCL25/182 FORMATION OF DUBBO REGIONAL INDOOR SPORTS HUB AND PCYC
WORKING PARTY (ID25/1394)**

Council had before it a Notice of Motion dated 14 July 2025 from Mayor J Black regarding the Formation of Dubbo Regional Indoor Sports Hub and PCYC Working Party as follows:

That Dubbo Regional Council:

1. Notes the disappointing decision of the Minns NSW Government not to return funds to the Dubbo Regional Indoor Sports Hub & PCYC in the NSW Budget of 24 June 2025.
2. That Council forms a Working Party of relevant and interested stakeholders to continue to work to realise funding for the Dubbo Regional Indoor Sports Hub & PCYC.

Moved by Councillor J Black and seconded by Councillor P Wells.

MOTION

That Dubbo Regional Council:

1. Notes the disappointing decision of the Minns NSW Government not to return funds to the Dubbo Regional Indoor Sports Hub and PCYC in the NSW Budget of 24 June 2025.
2. That Council forms a Working Party of relevant and interested stakeholders to continue to work to realise funding for the Dubbo Regional Indoor Sports Hub and PCYC.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, A Ryan, P Toynton and P Wells.

Against: Councillors M Dickerson and R Ivey.

CCL25/183 AUSTRALIA DAY CEREMONY 2026 - WELLINGTON AND DUBBO (ID25/933)

Council had before it a Notice of Motion dated 14 May 2025 from Councillor R Ivey regarding the Australia Day Ceremony 2026 - Wellington and Dubbo as follows:

That 2026 Australia Day Ceremonies for Wellington and Dubbo be held as follows:

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1. Wellington: late afternoon/evening of Sunday 25 January 2026 in Cameron Park, or in the case of inclement weather, in the Wellington Civic Centre.
2. Dubbo: in the morning of Monday 26 January 2026 in Victoria Park, or in the case of inclement weather, in the Dubbo Civic Centre.

RECOMMENDATION

That 2026 Australia Day Ceremonies for Wellington and Dubbo be held as follows:

1. Wellington: late afternoon/evening of Sunday 25 January 2026 in Cameron Park, or in the case of inclement weather, in the Wellington Civic Centre.
2. Dubbo: in the morning of Monday 26 January 2026 in Victoria Park, or in the case of inclement weather, in the Dubbo Civic Centre.

Councillor R Ivey withdrew his Notice of Motion under Clause 3.10 of the Code of Meeting Practice, as the selection of dates for Australia Day Ceremonies will likely form part of the debate for the following item CCL25/184.

REPORTS FROM STAFF:

CCL25/184 PUBLIC CONSULTATION - AUSTRALIA DAY EVENTS - DUBBO AND WELLINGTON (ID25/1144)

The Council had before it the report dated 12 June 2025 from the Events and Partnerships Team Leader regarding Public Consultation - Australia Day Events - Dubbo and Wellington.

RECOMMENDATION

That:

1. Option A: Both ceremonies to be held outdoors on Sunday 25 January 2026 (Dubbo morning, Wellington Afternoon)

Or

Option B: Both ceremonies to be held outdoors on Monday 26 January 2026 (Dubbo morning, Wellington Afternoon)

Or

Option C: Wellington ceremony to be held outdoors on afternoon Sunday 25 January; and the Dubbo ceremony held outdoors on morning Monday 26 January 2026.

2. That both ceremonies include live entertainment; children's activities; cultural

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performances; market stalls and a free BBQ.

Moved by Councillor M Dickerson and seconded by Councillor S Chowdhury.

MOTION

That the information within the report be noted.

CARRIED

Moved by Councillor R Ivey and seconded by Councillor A Ryan.

AMENDMENT

1. That the information within the report be noted.
2. That the Ceremony and Events for Wellington be held in Cameron Park, or in the case of inclement weather, in the Wellington Civic Centre, on Sunday 25 January 2026, starting at 6:30pm, with activities similar to previous years.

CARRIED

For: Councillors J Black, J Cowley, M Dickerson, R Ivey, A Ryan, and P Wells.

Against: Councillors L Butler, S Chowdhury and P Toynton.

Moved by Councillor S Chowdhury and seconded by Councillor P Toynton.

AMENDMENT

1. That the information with the report be noted.
2. That the Ceremony and Events for Wellington be held in Cameron Park, or in the case of inclement weather, in the Wellington Civic Centre, on Sunday 25 January 2026, starting at 6:320pm, with activities similar to previous years.
3. That the Ceremony and Events for Dubbo be held in Victoria Park, or in the case of inclement weather, in the Dubbo Civic Centre, on 26 January 2026, starting at 8am, with live entertainment, children's activities, cultural performances, market stalls and a free barbeque.

LOST

For: Councillors L Butler, S Chowdhury and P Toynton.

Against: Councillors J Black, J Cowley, M Dickerson, R Ivey, A Ryan and P Wells.

Moved by Councillor P Wells and seconded by Councillor J Cowley.

AMENDMENT

1. That the information with the report be noted.
2. That the Ceremony and Events for Wellington be held in Cameron Park, or in the case of inclement weather, in the Wellington Civic Centre, on Sunday 25 January

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2026, starting at 6:320pm, with activities similar to previous years.

3. That the Ceremony and Events for Dubbo be held in Victoria Park, or in the case of inclement weather in the Dubbo Civic Centre, on Sunday 25 January 2026, starting at 8am, with various activities and including working with the Dubbo Rotunda Markets.

CARRIED

For: Councillors J Black, J Cowley, M Dickerson, R Ivey, A Ryan, and P Wells.

Against: Councillors L Butler, S Chowdhury and P Toynton.

The amendments on being put to the meeting were carried.

CARRIED

The amendments then became the motion and on being put to the meeting were carried.

CARRIED

For: Councillors J Black, J Cowley, M Dickerson, R Ivey, A Ryan, and P Wells.

Against: Councillors L Butler, S Chowdhury and P Toynton.

CCL25/185 DRAFT PLANNING AGREEMENT VPA24-001 - CONCRETE WORKS - 19L AND 20L SHERATON ROAD, DUBBO - RESULT OF EXHIBITION (ID25/1226)

The Council had before it the report dated 24 June 2025 from the Environmental Systems Planner regarding Draft Planning Agreement VPA24-001 - Concrete Works - 19L and 20L Sheraton Road, Dubbo - Result of Exhibition.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells.

MOTION

1. That Council enter into a Planning Agreement (attached in Appendix 1) with Regional Hardrock Pty Ltd or a Council approved associated entity.
2. That all documentation in relation to this matter be executed under Power of Attorney.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/186 2025 DUBBO STAMPEDE RUNNING FESTIVAL - TEMPORARY ROAD CLOSURE (ID25/1355)

The Council had before it the report dated 9 July 2025 from the Infrastructure Strategy Team Leader regarding 2025 Dubbo Stampede Running Festival - Temporary Road Closure.

Moved by Councillor J Cowley and seconded by Councillor A Ryan.

MOTION

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1. That the application of the Dubbo Running Festival Committee Incorporated be approved to undertake the 2025 Dubbo Stampede Running Event on Sunday, 7 September 2025, on condition of the NSW Police, Transport for NSW (TfNSW) and subject to the following conditions of Dubbo Regional Council (Council):
 - a. The submitted Traffic Guidance Scheme (TGS) is implemented to manage traffic along the 2025 Dubbo Stampede course route. The applicant is responsible for the provision of all traffic control, with all traffic advisory signs to be placed in accordance with an approved TGS.
 - b. The additional Traffic Guidance Schemes to be prepared by WILS Traffic Management for traffic control on Tamworth Street and Bligh Street are provided to Dubbo Regional Council and NSW Police at least one month prior to the event date.
 - c. Traffic controllers and trained course marshals are to be provided at locations identified in the submitted TGS and Event Management Plan. Restricted access beyond road closures is granted only for emergency and authorised vehicles. All traffic controllers are appropriately qualified and are specifically authorised for the event.
 - d. Council's Insurance Officer must sight a copy of the current Public Liability Insurance Policy, for a minimum amount of \$20 million, on which Dubbo Regional Council, TfNSW and NSW Police are specifically noted to be indemnified against any action resulting from the event.
 - e. The applicant is responsible for a letterbox drop for all affected residents to advise of the event, to occur two weeks prior to the event date
 - f. The applicant is responsible for all costs associated with public notification and advice to the residents within affected roads.
 - g. All costs associated with implementing these event conditions are to be met by the event organiser.
 - h. That in the event of the Tamworth Street footbridge being closed due to flooding; the 'Contingency Road Closures Plan' as detailed in the Traffic and Event Management Plan shall be invoked. No additional road closures are required to facilitate the contingency plan.
 - i. The applicant to submit to Council all the appropriate documentation required, accepting the above terms and conditions, before final approval will be granted

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/187 PROPOSED 'NO STOPPING' ZONE - JUDY JAKINS DRIVE DUBBO (ID25/1356)

The Council had before it the report dated 9 July 2025 from the Traffic Engineer regarding Proposed 'No Stopping' Zone - Judy Jakins Drive Dubbo.

Moved by Councillor J Cowley and seconded by Councillor S Chowdhury.

ORDINARY COUNCIL MEETING - 22 JULY 2025

REPORT

MOTION

That Council approval be granted for the installation of 'No Stopping' signs on Judy Jakins Drive which will allow unobstructed access for the fire trucks. Plans are detailed on Council's Plan No TM 7644 (Appendix 1).

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/188 DRAFT NORTH-WEST URBAN RELEASE AREA RESIDENTIAL DEVELOPMENT CONTROL PLAN (ID25/751)

The Council had before it the report dated 12 June 2025 from the Senior Growth Planner regarding Draft North-West Urban Release Area Residential Development Control Plan.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells.

MOTION

- 1. That the draft North-West Urban Release Area Residential Development Control Plan be adopted for the purpose of public exhibition only.**
- 2. That the draft North-West Urban Release Area Residential Development Control Plan be placed on public exhibition for a period of not less than 28 days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.**
- 3. That minor administrative amendments to the Development Control Plan be made prior to exhibition if required.**
- 4. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/189 HERITAGE PROVISIONS ON BRIDGES (ID25/1015)

The Council had before it the report dated 10 June 2025 from the Director Infrastructure regarding Heritage Provisions on Bridges.

Moved by Councillor P Toynton and seconded by Councillor S Chowdhury.

MOTION

- 1. That the information in the report be noted.**
- 2. That the Mayor write to the Minister for Roads and Minister for Regional Transport**

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT

**and the Minister for Heritage supporting the replacement of the Scabbing Flat
Bridge with a new concrete bridge.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynnton and P Wells.

Against: Nil

**CCL25/190 SPARC GRANT ASSESSMENT REPORT ADDITIONAL INFORMATION -
MARRADHALI ABORIGINAL CORPORATION (ID25/1345)**

The Council had before it the report dated 8 July 2025 from the Cultural Development Coordinator regarding SPARC Grant Assessment Report additional information - Marradhali Aboriginal Corporation.

Moved by Councillor P Wells and seconded by Councillor J Cowley.

MOTION

That Marradhali Aboriginal Corporation be allocated \$5900 in funding under the SPARC Support Grant Program 2024/2025.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynnton and P Wells.

Against: Nil

**CCL25/191 FINANCIAL ASSISTANCE POLICY - RESULTS OF PUBLIC EXHIBITION AND
COMMUNITY FUNDING PROGRAM (ID25/1152)**

The Council had before it the report dated 3 July 2025 from the Corporate Strategy Performance Coordinator regarding Financial Assistance Policy - Results of Public Exhibition and Community Funding Program.

Moved by Councillor L Butler and seconded by Councillor R Ivey.

AMENDMENT

1. That the information contained within the report in relation to the Community Funding Program be noted.
2. That the draft Council Policy – Financial Assistance, attached at Appendix 2, be adopted.
3. That the Community Funding Program – Applicant Handbook, attached at Appendix 3, be endorsed by Council and be made available to community on Council's website.
4. That an active communications plan be undertaken to ensure that former and prospective applicants are aware of the Community Funding Program.
5. That the baseline eligibility criteria is amended to "My project is not illegal, immoral or discriminatory".

ORDINARY COUNCIL MEETING - 22 JULY 2025

REPORT

LOST

For: Councillors J Black, L Butler, R Ivey and P Toynton**Against:** Councillors S Chowdhury, J Cowley, M Dickerson, A Ryan and P Wells.

Moved by Councillor S Chowdhury and seconded by Councillor J Cowley.

MOTION

1. That the information contained within the report in relation to the Community Funding Program be noted.
2. That the draft Council Policy – Financial Assistance, attached at Appendix 2, be adopted.
3. That the Community Funding Program – Applicant Handbook, attached at Appendix 3, be endorsed by Council and be made available to community on Council's website.
4. That an active communications plan be undertaken to ensure that former and prospective applicants are aware of the Community Funding Program.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.**Against:** Nil**CCL25/192 LOCAL GOVERNMENT NSW - 2025 ANNUAL CONFERENCE (ID25/1311)**

The Council had before it the report dated 1 July 2025 from the Manager Corporate Governance regarding Local Government NSW - 2025 Annual Conference.

Moved by Councillor P Toynton and seconded by Councillor P Wells.

MOTION

1. That Councillor A Ryan, P Toynton and P Wells be nominated, alongside the Mayor, to act as voting delegates at the Local Government NSW Annual Conference 2025.
2. That Council advise Local Government NSW who the voting delegates for motions and the board elections are, by no later than close of business Friday 7 November 2025.
3. That the nominated delegates represent Council at the Local Government NSW Annual Conference 2025.
4. That Councillors L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson and M Wright attend the Local Government NSW Annual Conference 2025 as non-voting delegates

LOST

For: Councillors J Black, A Ryan and P Toynton.**Against:** Councillors L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey and P Wells.

Moved by Councillor S Chowdhury and seconded by Councillor M Dickerson.

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT**MOTION**

1. That Councillors S Chowdhury, A Ryan and P Wells be nominated alongside the Mayor, to act as voting delegates at the Local Government NSW Annual Conference 2025.
2. That Council advise Local Government NSW who the voting delegates for motions and the board elections are, by no later than close of business Friday 7 November 2025.
3. That the nominated delegates represent Council at the Local Government NSW Annual Conference 2025.
4. That Councillors L Butler, J Cowley, M Dickerson, R Ivey, K Richardson, P Toynton and M Wright attend the Local Government NSW Annual Conference 2025 as non-voting delegates.

CARRIED

For: Councillors S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan and P Wells.
Against: Councillor J Black, L Butler and P Toynton.

**CCL25/193 AUDIT, RISK AND IMPROVEMENT COMMITTEE - REVIEW AND RECRUITMENT
(ID25/1349)**

The Council had before it the report dated 8 July 2025 from the Manager Corporate Governance regarding Audit, Risk and Improvement Committee - Review and Recruitment.

Moved by Councillor P Toynton and seconded by Councillor S Chowdhury.

MOTION

1. That the Audit, Risk and Improvement Committee Charter, as attached as Appendix 1 be adopted.
2. That the Audit, Risk and Improvement Committee Terms of Reference, as attached at Appendix 2 be adopted.
3. That expressions of interest be sought for the independent positions on Council's Audit, Risk and Improvement Committee for a two-year term, being the Chair and two independent Members.
4. That Figure 1 contains incorrect information and further information regarding fees for ARIC Members will be reported to Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.
Against: Nil

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT**CCL25/194 REDUCTION OF DRLM DESTROY AND DISPOSAL FEES 2025/2026 (ID25/1331)**

The Council had before it the report dated 7 July 2025 from the Manager Dubbo Regional Livestock Markets regarding Reduction of DRLM Destroy and Disposal Fees 2025/2026.

Moved by Councillor P Toynton and seconded by Councillor S Chowdhury.

MOTION

That Council reinstate Financial year 2024/2025 Destroy and Disposal fees for small & large animals to

- **Small stock – per head (Note: fee includes waste (tip) charge of \$34.00) \$49.00**
- **Large stock – per head (Note: fee includes waste (tip) charge of \$85.00) \$150.00**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/195 ROAD OPENING - UNNAMED ROADS OFF BULJTE AND GIPPS STREET, DUBBO (ID25/349)

The Council had before it the report dated 4 March 2025 from the Property Services Team Leader regarding Road Opening - Unnamed roads off Buljte and Gipps Street, Dubbo.

Moved by Councillor J Cowley and seconded by Councillor P Toynton.

MOTION

1. **That the unnamed roads, as identified in the body of this report, be dedicated as road reserve.**
2. **That Council consent to publish notices of the road dedications, for the unnamed roads as noted in no. 1 (above), in the NSW Government Gazette.**
3. **That all documentation in relation to this matter be executed under Power of Attorney.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, P Toynton and P Wells.

Against: Nil

CCL25/196 NON-GOVERNMENT SOCIAL SERVICES (ID25/1350)

The Council had before it the Question on Notice dated 9 July 2025 from Councillor P Toynton.

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT**CCL25/197 COMMENTS AND MATTERS OF URGENCY (ID25/1279)**

There were no matters recorded under this clause.

CONFIDENTIAL

In accordance with Section 9(2A) Local Government Act 1993, in the opinion of the Chief Executive Officer, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a Confidential Session of the Council meeting closed to the press and public.

The items listed come within the following provisions of the Act:

CCL25/198 – Quotation for the Supply and Delivery of One 200 Horsepower Four-Wheel Drive Tractor- the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CCL25/199 – Saxa Road/Comobella Crossing Replacement Project – Land Acquisition - the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(a)).

There were no submissions as to whether the meeting should be closed for this item.

At this juncture it was moved by Councillor S Chowdhury and seconded by Councillor L Butler that the Council resolves into closed session, the time being 8:30pm.

The open session resumed at 8:42pm.

The Resolutions of the Closed session of Council were displayed on the screen on recommencement of live stream.

CCL25/198 QUOTATION FOR SUPPLY AND DELIVERY OF ONE 200 HORSEPOWER FOUR-WHEEL DRIVE TRACTOR (ID25/1228)

The Council had before it the report dated 25 June 2025 from the Manager Fleet and Depot Services regarding Quotation for Supply and Delivery of One 200 Horsepower Four-Wheel Drive Tractor.

Moved by Councillor S Chowdhury and seconded by Councillor L Butler.

MOTION

The Council recommends that members of the press and public be excluded from the

ORDINARY COUNCIL MEETING - 22 JULY 2025

REPORT

meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor M Dickerson and seconded by Councillor P Toynton

MOTION

1. That Council engage Hutcheon and Pearce Pty Ltd for the supply of one John Deere 6M200 tractor for a total amount of \$280,000 (excluding GST).
2. That plant number 223 be sold via NASCO Auctions.
3. That all documentation in relation to this matter be executed under Power of Attorney.
4. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan and P Toynton.

Against: Nil

Councillor L Butler left the meeting, the time being 8:31pm and did not vote for this item.

Councillor L Butler returned to the meeting the time being 8:32pm

Councillor P Wells left the meeting, the time being 8:31pm and not vote or this item.

Councillor P Wells returned to the meeting the time being 8:32pm.

CCL25/199 SAXA ROAD/ COMOBELLA CROSSING REPLACEMENT PROJECT - LAND ACQUISITION (ID25/1326)

The Council had before it the report dated 7 July 2025 from the Property and Land Officer regarding Saxa Road/ Comobella Crossing Replacement Project - Land Acquisition.

Moved by Councillor S Chowdhury and seconded by Councillor L Butler.

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a)).

CARRIED

Moved by Councillor M Dickerson and seconded by Councillor S Chowdhury

MOTION

1. That Council approve an application to the Office of Local Government (OLG) to

ORDINARY COUNCIL MEETING - 22 JULY 2025
REPORT

compulsorily acquire the whole of Lot 9 DP 754327 (Land) for the purposes as detailed in this report pursuant to s177 and s178 of the *Roads Act 1993 (NSW)* as described in the body of this report; and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

2. That upon acquisition, Council's interests are classified as operational in accordance with Chapter 6, Part 2 of the *Local Government Act 1993* and the property be dedicated as public road reserve.
3. That Council approve the making of an application to the Minister for Local Government to issue a Proposed Acquisition Notice under the *Land Acquisition (Just Terms Compensation) Act 1991* for Council to compulsorily acquire the Land noted in Recommendation 1 (above).
4. That Council make an application to the Governor of NSW for the publication of an Acquisition Notice in the NSW Government Gazette under the *Land Acquisition (Just Terms Compensation) Act 1991* for Council to compulsorily acquire the Land noted in Recommendation 1 (above).
5. That Council delegate to the Chief Executive Officer, the power to negotiate actual and reasonable costs subject to budget limitations.
6. That Council delegate to the Chief Executive Officer, the power to negotiate, finalise, and execute any applications, notices, documents and compensation claims required to be executed as part of the process for Council to compulsorily acquire Lot 9 DP 754327.
7. That all documentation in relation to this matter be executed under Power of Attorney.
8. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, S Chowdhury, J Cowley, M Dickerson, R Ivey, A Ryan, and P Wells.

Against: Councillors L Butler and P Toynton.

Councillor P Toynton declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor P Toynton spoke with the owners of the property in questions before the item was put on the Agenda of Council. However nothing was discussed that would affect Councillor P Toynton's decision making.

The meeting closed at 8:43pm.

.....
CHAIRPERSON



REPORT: Mayoral Appointments and Meetings

DIVISION: Chief Executive Officer
REPORT DATE: 5 August 2025
TRIM REFERENCE: ID25/1573

EXECUTIVE SUMMARY

Purpose	• Provide review or update	
Issue	• Details of Mayoral appointments and meetings for the period 7 July 2025 through to 10 August 2025.	
Reasoning	• To ensure transparency of Mayoral appointments and meetings.	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principle themes and a number of strategies and outcomes. This report is aligned to:

Theme: 3 Working Together for the Region

CSP Objective: 3.1 Our Council is open, fair, and accountable in its decision-making.

Delivery Program Strategy: 3.1.5 Operate with transparency, accountability, and integrity in all governance and decision-making processes.

RECOMMENDATION

That the information contained within the report be noted.

MW
Chief Executive Officer

REPORT

Consultation

Details follow in the body of the report regarding all meetings and appointments of the Mayor for the given period. These meetings and appointments are representative of community, business, political and Council consultation.

Resourcing Implications

Nil

For the information of Councillors, the following details of mayoral appointments and attendances are provided:

Monday, 7 July 2025

- Attended radio interview with 2BS.
- Attended radio interview with Zoo FM.
- Attended the NAIDOC March and Flag Raising Ceremony.
- Attended the NAIDOC celebrations in Victoria Park, Dubbo.
- Submitted Mayoral column to the Wellington and District Leader.

Tuesday, 8 July 2025

- Attended the John Moriarty Football NAIDOC Event at Barden Park Dubbo.
- Attended to open and address the Disability Inclusive Emergency Planning Forum.
- Attended the Infrastructure Planning and Environment, Culture and Community and Corporate Services Standing Committee briefing.
- Attended the Infrastructure Planning and Environment, Culture and Community and Corporate Services Standing Committee meetings.

Wednesday, 9 July 2025

- Attended radio interview with 2WEB.
- Attended radio interview with DC FM.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with Member for Dubbo, Dugald Saunders MP.
- Attended the Dubbo Local Aboriginal Land Council Community NAIDOC Day at Talbragar Reserve Dubbo.
- Attended a Country Mayors Association DAMA Meeting via videoconference.

Thursday, 10 July 2025

- Attended a Country Mayors Association Executive Meeting via videoconference.

Friday, 11 July 2025

- Attended radio interview with 2DU.
- Attended the SPARC and Event Assistance Cheque Presentation to recipients.
- Attended radio interview with 2BS.
- Attended the Uniting NAIDOC Day celebrations at the Dubbo Showground.
- Attended and donated blood for Local Government Week blood drive.

Saturday, 12 July 2025

- Attended the Orana Team NSW RFS – Orana Medals Presentation.
- Attended the Inaugurate ORUMA M-Cube Dubbo Event.

Monday, 14 July 2025

- Attended radio interview with 2BS.
- Submitted Mayoral column to the Wellington and District Leader.
- Attended a meeting with Council's Chief Executive Officer, Murray Wood.
- Attended an interview with Hamish Southwell from Prime 7 News.
- Recorded a video for Local Government Week.
- Attended radio interview with ABC Western Plains.
- Attended the Villages Committee meeting.

Tuesday, 15 July 2025

- Attended radio interview with ABC.
- Attended a meeting with Mark Mudford from the Dubbo Business Chamber.
- Attended a Council hosted community meeting on the Hampton Park Solar Farm.

Wednesday, 16 July 2025

- Attended radio interview with 2WEB.
- Attended the Baptist Care Kintyre Living Village Expansion Sod Turn Event.
- Attended the Wellington Town Committee meeting.

Thursday, 17 July 2025

- Attended an interview with the Daily Liberal.
- Attended the Macquarie Rotary Dubbo Changeover Dinner.

Friday, 18 July 2025

- Attended radio interview with 2DU.
- Attended a Country Mayors Association DAMA meeting via videoconference.
- Attended a Smoking Ceremony at the Dubbo Regional Theatre.

Monday, 21 July 2025

- Attended radio interview with 2BS.
- Attended radio interview with Zoo FM.
- Submitted Mayoral column to the Wellington and District Leader.
- Attended radio interview with Triple M.
- Recorded a video for On the Road at the Whylandra Waste Facility.
- Attended a Country Mayors Association DAMA meeting via videoconference.
- Attended a Dubbo Minokamo Exchange Student session.

Tuesday, 22 July 2025

- Attended radio interview with ABC Western Plains.
- Attended an online meeting with Georgia Fisher from WIN News.
- Attended the Vinnies Community Sleepout Photo promotion at Old Dubbo Gaol.
- Attended the Council Meeting Briefing.
- Attended the Ordinary Council Meeting.

Wednesday, 23 July 2025

- Attended radio interview with Triple M.
- Attended radio interview with 2WEB.
- Attended radio interview with DC FM.
- Attended a meeting with Alex Conneely.
- Attended interview with Hamish Southwell from Prime 7 News.
- Attended a DAMA Project Working Group meeting via videoconference.
- Attended a Reconciliation Action Plan Reference Group meeting.

Thursday, 24 July 2025

- Attended the Orana Mid-Western Police District Awards Presentation Ceremony.
- Attended a photo opportunity – Library and Information Week.
- Attended a Dubbo Men's Shed Event.
- Attended the Alliance of Western Councils Dinner in Gilgandra.

Friday, 25 July 2025

- Attended radio interview with 2DU.
- Attended an Alliance of Western Councils Meeting in Gilgandra.
- Attended a meeting with Tara Searle.

Monday, 28 July 2025

- Attended radio interview with 2BS.
- Submitted Mayoral column to the Wellington and District Leader.

- Attended radio interview with Triple M.

Tuesday, 29 July 2025

- Attended radio interview with ABC.
- Attended and met the Minokamo Exchange Group on their arrival at the Airport.
- Attended radio interview with 2BS.
- Attended the Multicultural NSW Strategic Plan Consultation at the Western Plains Culture Centre.

Wednesday, 30 July 2025

- Attended radio interview with 2WEB.
- Attended a meeting with Wellington Information and Neighbourhood Service.
- Attended the Dare to be Aware at the Dubbo Showground.
- Attended a welcome for the Minokamo Exchange Group.
- Attended a briefing for community on Planning System and how it relates to Boree Solar Farm Proposal at Geurie.

Thursday, 31 July 2025

- Attended a re-shoot for Local Government Week video.

Friday, 1 August 2025

- Attended radio interview with 2DU.
- Attended the Minokamo Exchange Group Welcome dinner.

Saturday, 2 August 2025

- Attended an interview for the Student Vet visit and met with students.

Monday, 4 August 2025

- Attended radio interview with 2BS.
- Attended radio interview with Zoo FM.
- Submitted Mayoral column to the Wellington and District Leader.
- Recorded a sponsor video for the Rhino Awards.
- Attended a meeting with Richard Perno.
- Attended the Multicultural Advisory Committee meeting.

Tuesday, 5 August 2025

- Attended a meeting with Maria Sutton.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with Ashley Boshier and Diane Minns from Homes NSW.

Wednesday, 6 August 2025

- Attended radio interview with 2WEB.
- Attended a Country Mayors Association DAMA meeting.
- Attended along with Council's Chief Executive Officer, Murray Wood a Regional Cities NSW Delegation meeting.
 - Met with the Hon. Chris Minns MP – NSW Premier
 - Met with Office of the Minister for Planning and Department of Planning, Housing and Infrastructure – Gino Mandarino, Deputy Chief of Staff to the Hon. Paul Scully MP.

Thursday, 7 August 2025

- Attended Regional Cities NSW Board Meeting in Sydney.
 - Met with the Hon. Tara Moriarty MLC – Minister for Agriculture, Minister for Regional NSW and Minister for Western NSW.
- *The Deputy Mayor, Councillor Phillip Toynton attended the Royal Freemason Benevolent Institution Aged Care Village – Aged Care Appreciation morning tea in lieu of the Mayor.*
- *Councillor Richard Ivey attended the Groundbreaking ceremony for Wellington 1 Battery Energy Storage System in lieu of the Mayor.*
- Attended a Country Mayors Association workshop with Minister for Climate, Minister for Energy, Minister for the Environment and Minister for Heritage, the Hon. Penny Sharpe, MLC.
- Attended a Country Mayors Associations dinner with former Prime Minister, the Hon. Tony Abbott AC.

Friday, 8 August 2025

- Attended radio interview with 2DU.
- Attended the Country Mayors Association meeting in Sydney.
- *Councillor Pam Wells attended the Dubbo Nepalese Community – Teej Mela 2025 in lieu of the Mayor.*
- Attended the Dubbo Nepalese Community – Teej Mela 2025 Event from 8.30pm on returning from Sydney.



REPORT: Mayoral Expenses - July 2025

DIVISION: Chief Executive Officer
REPORT DATE: 11 August 2025
TRIM REFERENCE: ID25/1623

EXECUTIVE SUMMARY

Purpose	• Provide review or update	
Issue	• Details of Mayoral expenses for the period 1 July through to 31 July 2025.	
Reasoning	• To ensure transparency of Mayoral expenditure.	
Financial Implications	Budget Area	Corporate Governance
	Funding Source	Members Expenses
Policy Implications	Policy Title	Payment of Expenses and Provision of Facilities for the Mayor and Councillors.

STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principle themes and a number of strategies and outcomes. This report is aligned to:

Theme: 3 Working Together for the Region
CSP Objective: 3.1 Our Council is open, fair, and accountable in its decision-making.
Delivery Program Strategy: 3.1.5 Operate with transparency, accountability, and integrity in all governance and decision-making processes.

RECOMMENDATION

That the information contained within the report be noted.

Jane Bassingthwaighe
Director Organisational Performance

MW
Chief Executive Officer

BACKGROUND

The Payment of Expenses and Provision of Facilities for the Mayor and Councillors policy is prepared in accordance with the *Local Government Act 1993* (the Act) and *Local Government Regulation (General) Regulation 2021* (The Regulation) and complies with the Office of Local Government's Guidelines for the payment of expenses and provision of facilities for the Mayor and Councillors in NSW.

This policy enables the reasonable and appropriate reimbursement of expenses and provision of facilities to Councillors to help them undertake their civic duties. It ensures accountability and transparency.

The policy sets out the maximum amounts Council will pay for specific expenses and facilities. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

- Local Government Act 1993, Sections 252 and 253
- Local Government (General) Regulation 2021, sections 217 and 403
- Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW, 2009

REPORT

The Payment of Expenses and Provision of Facilities for the Mayor and Councillors was last adopted by council on 25 February 2025.

Council will report the mayor's expenditure monthly for notation. Attached as **appendix 1** is the expenditure for the month.

APPENDICES:

- [1](#) Mayoral Expenses - July 2025

Councillor Josh Black - Mayoral Monthly Expenditure Report 2025-2026

Account Description	Annual Allocation for Mayor	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	YTD
Travel and Subsistence (NSW/Interstate)	\$ 18,000.00	\$ 118.38												\$ 118.38
Conferences	\$ 1,405.64													\$ -
Phone/Data Charges	\$ 197.00	\$ 16.36												\$ 16.36
Professional Development	\$ 3,000.00													\$ -
Fleet Vehicle Hire Charges*	\$ 14,813.52	\$ 1,234.46												\$ 1,234.46

* The Mayor is provided with a vehicle in accordance with the Payment of Expenses and Provision of Facilities for the Mayor and Councillors Policy.

Note (1) all amounts shown are GST exclusive.

Note (2) General expenses are reported in the month in which they occur.



INFORMATION ONLY MATTERS: Investment Under Section 625 of the Local Government Act - July 2025

DIVISION: Organisational Performance
REPORT DATE: 11 August 2025
TRIM REFERENCE: ID25/1568

EXECUTIVE SUMMARY

Purpose	• Provide review or update • Fulfil legislated requirement/Compliance	
Issue	• Investment under Section 625 of the <i>Local Government Act 1993</i>.	
Reasoning	• Section 212 of the Local Government (General) Regulation 2021. • Section 625 of the Local Government Act 1993. • Council's Investment Policy and Strategy.	
Financial Implications	Budget Area	Organisational Performance
	Funding Source	Interest Earned on Investment
Policy Implications	Policy Title	Investment Policy 2025
	Impact on Policy	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 3 Working Together for the Region

CSP Objective: 3.1 Our Council is open, fair, and accountable in its decision-making.

Delivery Program Strategy: 3.1.4 Maximise revenue opportunities from grants and other funding sources to enhance services for the community.

RECOMMENDATION

That the information contained within the Investment under Section 625 of the Local Government Act Report be noted.

Jane Bassingthwaighte
Director Organisational Performance

BM
Revenue Accountant

BACKGROUND

As required by Section 212 of the *Local Government (General) Regulation 2021*, this report contains the details of all monies that Council has invested under Section 625 of the *Local Government Act 1993* dated as at the last day of the reporting month.

In accordance with the *Investment Ministerial Order* dated 12 January 2011, Dubbo Regional Council (Council) may only invest money (on the basis that all investments must be denominated in Australian Dollars) in the following forms of investment:

- a. any public funds or securities issued by or guaranteed by the Commonwealth, any State of the Commonwealth or a Territory;
- b. any debentures or securities issued by a council (within the meaning of the *Local Government Act 1993* (NSW));
- c. interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit taking institution (as defined in the *Banking Act 1959* (Cwth)), but excluding subordinated debt obligations;
- d. any bill of exchange which has a maturity date of not more the 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- e. A deposit with the New South Wales Treasury Corporation or investment in an Hour-Glass investment facility of the New South Wales Treasury Corporation.

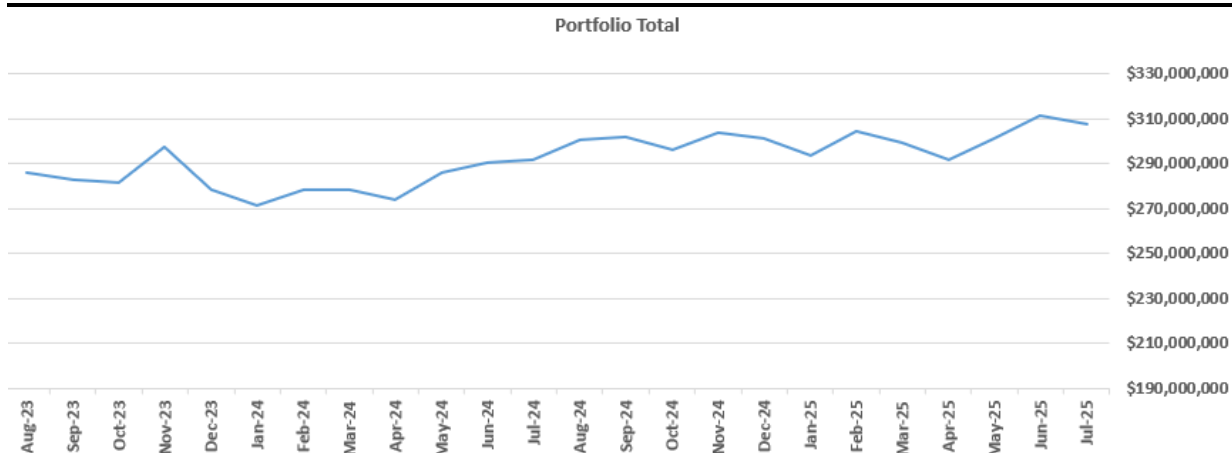
Investments, when placed, have been done so in accordance with the *Local Government Act*, *Local Government (General) Regulations 2021* and Council's Investment Policy and Strategy. Interest on investment has been accounted for on an accrual basis. This report details investments and annualised returns for the reporting month. Attachment 1 provides more detailed information on Council's investment portfolio for this period.

Note: As per Council's Investment Policy - Hour-Glass Investments is the former name of New South Wales Treasury Corporation (NSW TCorp) including the TCorp Investment Management arm which manages the TCorpIM funds.

REPORT

Portfolio Overview

As of 31 July 2025, Council had a total investment Portfolio Face Value of \$307,673,297.25. This is inclusive of Council's Cash at bank consisting of General Funds, Sewer Funds, Water Funds, and restricted Grant Funding. Arlo Advisory Pty Ltd have provided a Capital Value of \$307,661,541.25 Council's Total Investment Portfolio.



Portfolio Fund Breakdown - Face Value

Portfolio Breakdown – Current Month			
Fund	Total Amount Invested	PFA Bank Account Balance	Total
General	\$125,000,000.00	\$24,315,604.60	\$149,315,604.60
Water	\$58,000,000.00	\$8,019,482.01	\$66,019,482.01
Sewer	\$80,000,000.00	\$12,338,210.64	\$92,338,210.64
Total	\$263,000,000.00	\$44,673,297.25	\$307,673,297.25

Portfolio Breakdown – Previous Month			
Fund	Total Amount Invested	PFA Bank Account Balance	Total
General	\$125,000,000.00	\$24,503,177.51	\$149,503,177.51
Water	\$60,000,000.00	\$8,169,775.33	\$68,169,775.33
Sewer	\$82,000,000.00	\$11,485,653.44	\$93,485,653.44
Total	\$267,000,000.00	\$44,158,606.28	\$311,158,606.28

Key Movements

Investment Activity during the month was as follows:

- Investment Maturities – funds returned to Council:

ADI	Instrument	Amount	Funded by
National Australia Bank	Term Deposit	\$5,000,000.00	General
National Australia Bank	Term Deposit	\$12,000,000.00	General
National Australia Bank	Term Deposit	\$5,000,000.00	Sewer
National Australia Bank	Term Deposit	\$4,000,000.00	General
Westpac Bank	Term Deposit	\$5,000,000.00	Water

- New Investments Purchased – funds paid out by Council:

ADI	Instrument	Amount	Funded by
Westpac Bank	Term Deposit	\$5,000,000.00	General
ING Bank Ltd	Term Deposit	\$5,000,000.00	General
ING Bank Ltd	Term Deposit	\$6,000,000.00	General
ING Bank Ltd	Term Deposit	\$3,000,000.00	Sewer
ING Bank Ltd	Term Deposit	\$3,000,000.00	General
ING Bank Ltd	Term Deposit	\$3,000,000.00	Water
ING Bank Ltd	Term Deposit	\$2,000,000.00	General

Notable Bank Account activity during the month was as follows:

- Notable Extraordinary Income – funds received by Council of an extraordinary nature:

During the month of July there was no notable extraordinary income.

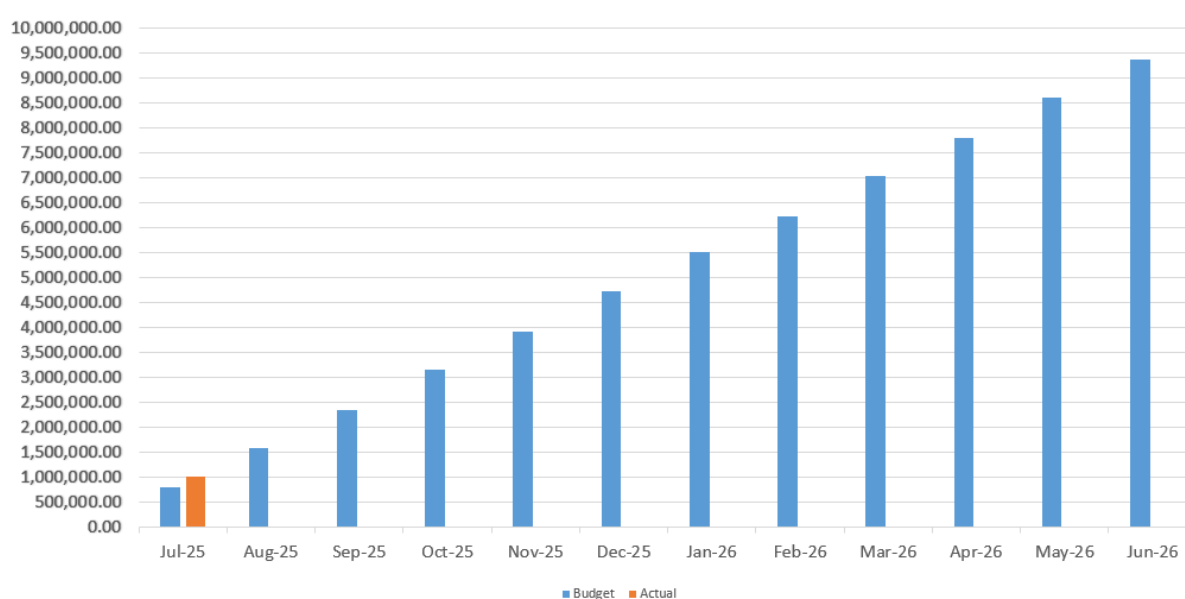
- Notable Expenditure – funds paid out by Council:

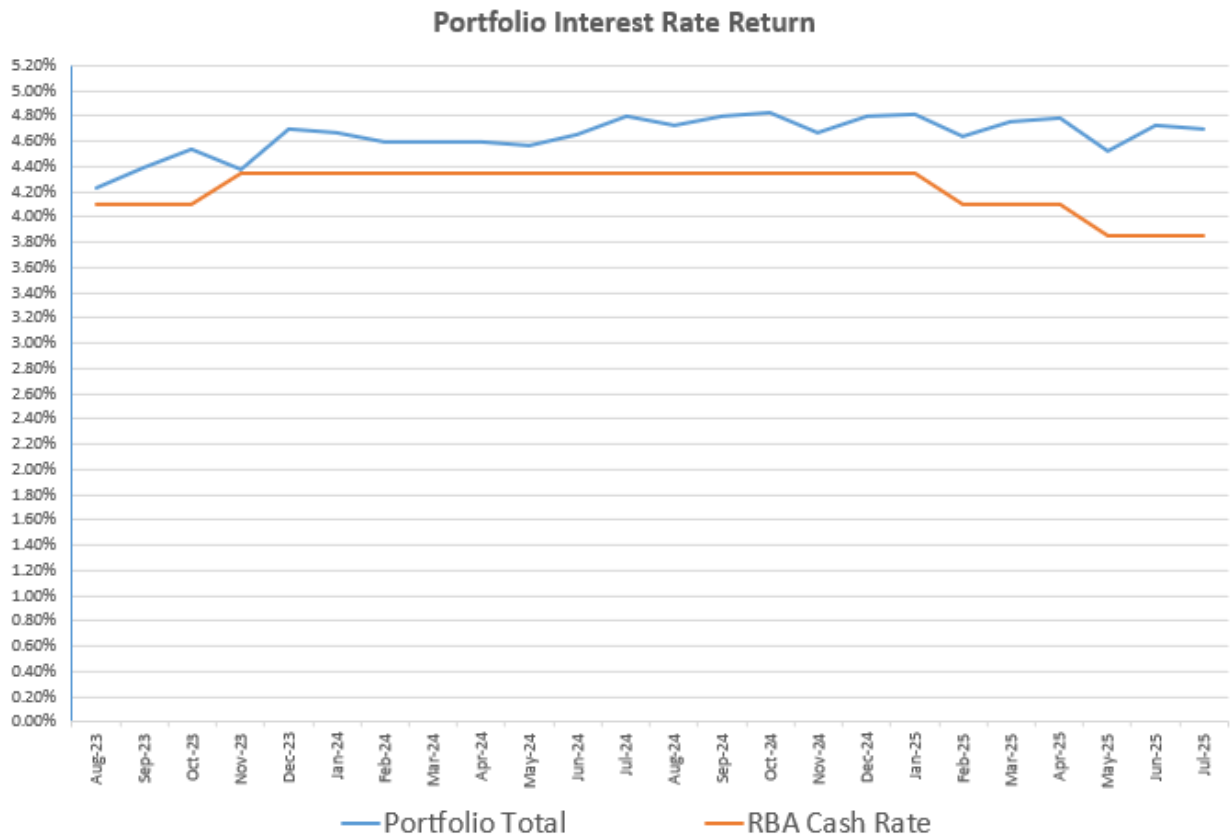
During the month of July there was no notable extraordinary expenditure.

Investment Interest Overview:

Interest earned on investments has been included within Council's 2025/2026 Operational Plan, with total income generated from the Investment Portfolio forecast to be in excess of \$9,367,444.00.

Budget to Actual - Interest on Investments





Council has investments totalling \$8,000,000.00 Face Value which were invested with fixed interest rates below the current Official Cash Rate of 3.85%. These investments were invested with interest rates ranging from 1.70% to 3.25% that will mature after 30 June 2026. These investments were placed with competitive interest rates at the time the investments were made.

Summary

Cash Account

Council outperformed the 11.00 am Official Cash Rate market benchmark for one month return of 3.85%, achieving a return of 4.25% for its At Call investments.

Investment Portfolio

Council outperformed the twelve-month Bloomberg AusBond Bank Bill Performance Index of 4.31%, with an average return of 4.70% for its overall portfolio return.

Consultation

Arlo Advisory Pty Ltd provides investment advisory services to Council on investment related decisions.

Resourcing Implications

The management of Council's investment portfolio is a primary activity of a staff member within Council's Financial Operations branch.

APPENDICES:

- 1 [!\[\]\(e662c6fdc679f154c0e75d901761d894_img.jpg\)](#) Investment Report - Arlo Advisory Pty Ltd - July 2025 - Attachment



Monthly Investment Report



July 2025

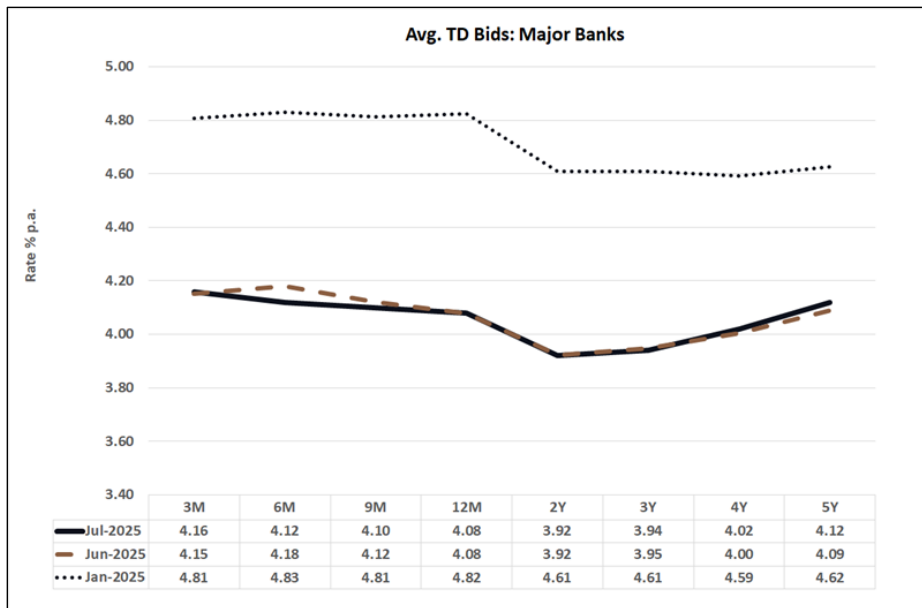
Arlo Advisory Pty Ltd
ABN: 55 668 191 795
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AFSL 246 638
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Market Update Summary

Global equity markets continue to set all-time highs in July. Despite the ongoing uncertainty surrounding the tariff wars, inflation appears to be trending lower, unemployment remains low, and with interest rates expected to ease further, this is providing support to global growth.

In the deposit market, over July, across the curve (short and long-end), the average deposit rates offered by the domestic major banks remained relatively flat compared to the previous month (June) after the RBA unexpectedly kept official interest rates unchanged. The market continues to price in additional rate cuts over the next few months and if delivered, this should see the deposit curve drop further.



Source: Imperium Markets

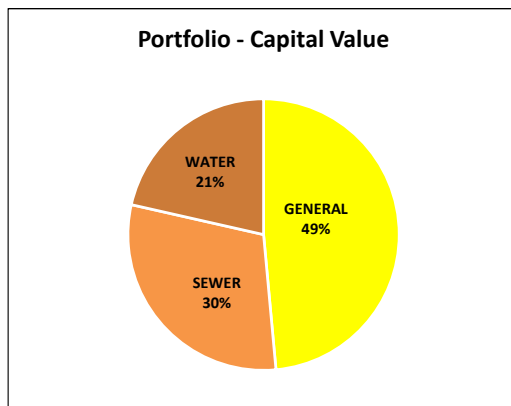
With additional rate cuts and a global economic downturn priced in over the next 6-12 months, investors should consider diversifying and taking an 'insurance policy' against a potentially lower rate environment by investing across 1-5 year fixed deposits and locking in rates close to or above 4% p.a. (small allocation only).



Dubbo Regional Council's Portfolio & Compliance

Portfolio Allocation

The majority of the portfolio is directed to General Funds (~49%). The remainder of the portfolio is held in Sewer (~30%) and Water Funds (~21%), which is ideal for slightly longer-term investments.

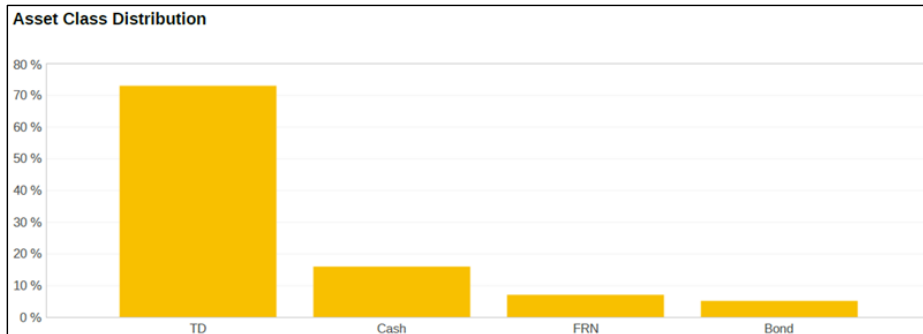


Allocation	Capital Value	% Total Value
GENERAL	\$149,339,002	48.54%
SEWER	\$92,301,442	30.00%
WATER	\$66,021,097	21.46%
Total	\$307,661,541	100.00%



Asset Allocation

The majority of the portfolio is directed to term deposits (~74%). The remainder of the portfolio is held in senior FRNs (~7%), fixed bonds (~5%) and overnight cash accounts (~14%).



Senior FRNs are currently considered 'expensive' on a historical basis but new issuances should continue to be considered on a case by case scenario. In the interim, staggering a mix of fixed deposits between 12 months to 5 years remains a more optimal strategy to maximise returns over a longer-term cycle.

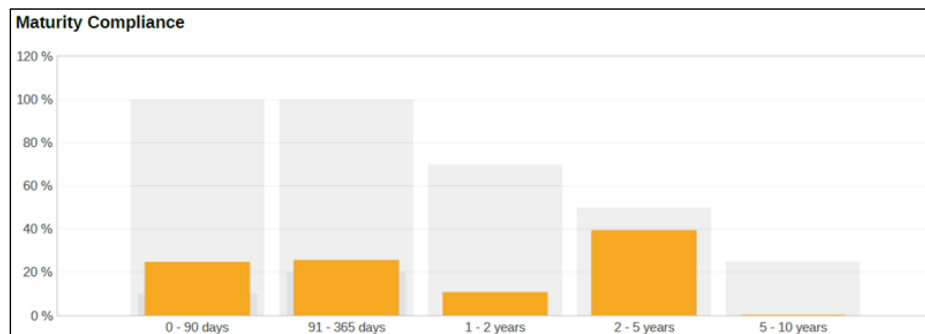
With additional interest rate cuts and a global economic downturn being priced in 2025, investors can choose to allocate a small proportion of longer-term funds and undertake an insurance policy against additional rate cuts by investing across 1-5 year fixed deposits, locking in and targeting yields above 4% p.a. Should inflation be within the RBA's target band of 2-3% over the longer-term, returns around 4% p.a. or higher should outperform benchmark.



Term to Maturity

The investment portfolio remains diversified from a maturity perspective with assets maturing out to 5 years. We recommend surplus funds excess to liquidity requirements be allocated to fixed term deposits across 1-5 year horizons, as well as any attractive primary FRNs between 3-5 years (refer to respective sections below).

Compliant	Horizon	Capital Value	% Total Value	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 – 3 months	\$72,681,169	23.62%	10%	100%	\$234,980,372
✓	3 – 12 months	\$79,515,912	25.85%	20%	100%	\$228,145,629
✓	1 – 2 years	\$32,964,460	10.71%	0%	70%	\$182,398,619
✓	2 – 5 years	\$122,500,000	39.82%	0%	50%	\$31,330,771
✓	5 – 10 years	\$0	0.00%	0%	25%	\$76,915,385
		\$307,661,541	100.00%			



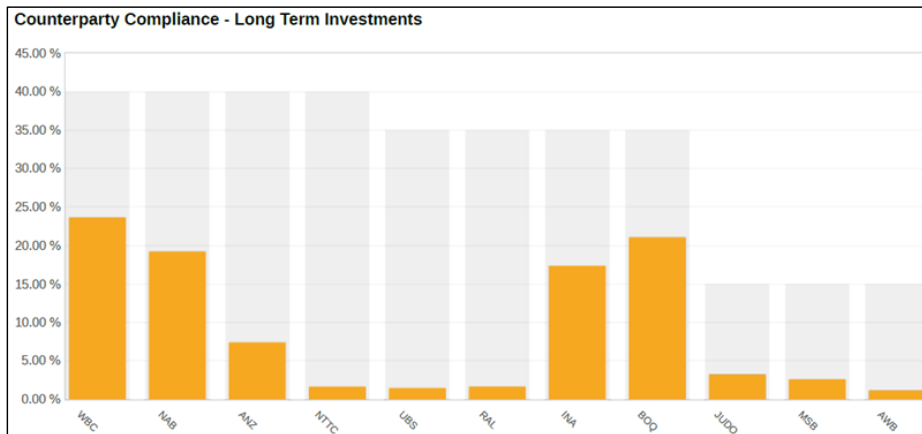


Counterparty

As at the end of July 2025, Council was within Policy limits with every single ADI. Overall, the portfolio is well diversified, with the majority considered investment grade (rated BBB- or higher).

Compliant	Issuer	Rating	Capital Value^	% Total Value	Max. Limit (%)	Available (\$)
✓	ANZ (Suncorp) Covered	AAA	\$4,964,460	1.61%	100%	\$302,697,081
✓	ANZ	AA-	\$18,000,000	5.85%	40%	\$105,064,617
✓	NAB	AA-	\$55,673,297	18.10%	40%	\$67,391,319
✓	Northern Territory	AA-	\$5,000,000	1.63%	40%	\$118,064,617
✓	WBC	AA-	\$73,500,000	23.89%	40%	\$49,564,617
✓	Rabobank Aus.	A+	\$5,009,425	1.63%	35%	\$102,672,114
✓	UBS AG	A+	\$4,498,772	1.46%	35%	\$103,182,768
✓	ING Bank Australia	A	\$54,000,000	17.55%	35%	\$53,681,539
✓	BoQ	A-	\$65,501,615	21.29%	35%	\$42,179,924
✓	Auswide	BBB	\$3,506,101	1.14%	15%	\$42,643,131
✓	Judo	BBB	\$10,000,000	3.25%	15%	\$36,149,231
✓	MyState	BBB	\$8,007,872	2.60%	15%	\$38,141,359
			\$307,661,541	100.00%		

^Note valuations of Council's securities on the Imperium Markets platform are marked-to-market and priced on a daily basis from an independent third party provider.



On 31st July 2024, ANZ's takeover of Suncorp Bank was formalised, and ratings agency S&P upgraded Suncorp's long-term credit rating to that of its parent company immediately (now rated AA-). Investor's exposure to Suncorp is now reflected under the parent company being ANZ.

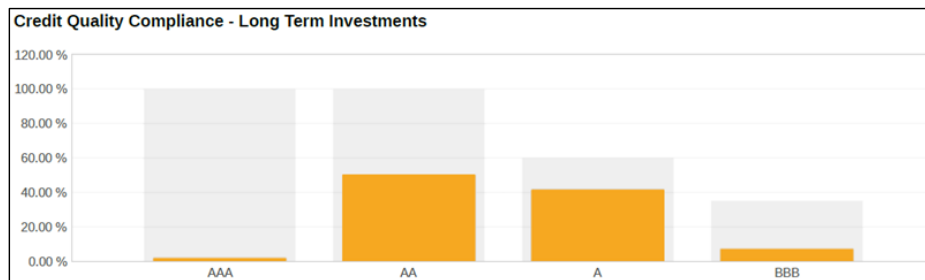


Credit Quality

The portfolio remains well diversified from a credit ratings perspective with the portfolio spread across the investment grade spectrum. All aggregate ratings categories are within the Policy limits.

Compliant	Credit Rating	Capital Value^	% Total Value	Max Limit*	Available
✓	AAA Category	\$4,964,460	1.61%	100%	\$302,697,081
✓	AA Category	\$152,173,297	49.46%	100%	\$155,488,244
✓	A Category	\$129,009,812	41.93%	60%	\$55,587,113
✓	BBB Category	\$21,513,973	6.99%	35%	\$86,167,567
✓	Unrated ADI	\$0	0.00%	10%	\$30,766,154
		\$307,661,541	100.00%		

[^]Note valuations of Council's securities on the Imperium Markets platform are marked-to-market and priced on a daily basis from an independent third-party provider.





Performance

Council's performance for the month ending July 2025 (excluding cash accounts) is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.32%	0.96%	1.95%	0.32%	4.16%
AusBond Bank Bill Index	0.30%	0.97%	2.02%	0.30%	4.31%
T/D Portfolio	0.40%	1.20%	2.40%	0.40%	4.97%
FRN Portfolio	0.41%	1.20%	2.39%	0.41%	4.89%
Bond Portfolio	0.35%	0.86%	1.55%	0.35%	2.80%
Council's Total Portfolio[^]	0.40%	1.17%	2.32%	0.40%	4.70%
Relative (to Bank Bills)	0.10%	0.20%	0.30%	0.10%	0.39%

[^]Council's total portfolio returns excludes Council's cash account holdings.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	3.85%	3.85%	3.97%	3.85%	4.16%
AusBond Bank Bill Index	3.60%	3.89%	4.11%	3.60%	4.31%
T/D Portfolio	4.79%	4.85%	4.90%	4.79%	4.97%
FRN Portfolio	4.92%	4.86%	4.88%	4.92%	4.89%
Bond Portfolio	4.24%	3.47%	3.14%	4.24%	2.80%
Council's Total Portfolio[^]	4.77%	4.72%	4.73%	4.77%	4.70%
Relative (to Bank Bills)	1.17%	0.84%	0.62%	1.17%	0.39%

[^]Council's total portfolio returns excludes Council's cash account holdings.

For the month of July 2025, the portfolio (excluding cash) provided a solid return of +0.40% (actual) or +4.77% p.a. (annualised), outperforming the benchmark AusBond Bank Bill Index return of +0.30% (actual) or +3.60% p.a. (annualised).



Portfolio Valuation as at 31/07/2025

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
NAB	AA-	TD	GENERAL	At Maturity	02/08/2024	04/08/2025	5.2000	2,000,000.00	2,000,000.00	103,715.07	8,832.88
Suncorp Bank	AA-	TD	WATER	Annual	13/02/2024	13/08/2025	5.1100	5,000,000.00	5,000,000.00	118,300.00	21,700.00
NAB	AA-	TD	GENERAL	Annual	26/07/2024	15/08/2025	5.3000	2,000,000.00	2,000,000.00	1,161.64	1,161.64
NAB	AA-	TD	WATER	At Maturity	10/09/2024	10/09/2025	4.9000	2,000,000.00	2,000,000.00	87,260.27	8,323.29
NAB	AA-	TD	GENERAL	Annual	24/05/2024	24/09/2025	5.2000	5,000,000.00	5,000,000.00	47,726.03	22,082.19
MyState Bank	BBB	FRN	GENERAL	Quarterly	13/10/2022	13/10/2025	5.0168	8,007,872.00	8,000,000.00	19,792.31	19,792.31
Westpac	AA-	TD	WATER	Quarterly	26/07/2024	27/10/2025	5.1500	2,000,000.00	2,000,000.00	1,128.77	1,128.77
Westpac	AA-	TD	SEWER	Quarterly	26/07/2024	27/10/2025	5.1500	2,000,000.00	2,000,000.00	1,128.77	1,128.77
Auswide Bank	BBB	FRN	GENERAL	Quarterly	07/11/2022	07/11/2025	5.3291	3,506,100.50	3,500,000.00	43,946.82	15,841.30
JUDO BANK	BBB	TD	WATER	At Maturity	14/06/2024	16/12/2025	5.1300	4,000,000.00	4,000,000.00	232,185.21	17,427.95
JUDO BANK	BBB	TD	SEWER	At Maturity	14/06/2024	16/12/2025	5.1300	3,000,000.00	3,000,000.00	174,138.90	13,070.96
Westpac	AA-	TD	WATER	Quarterly	08/07/2024	08/01/2026	5.2000	2,000,000.00	2,000,000.00	6,838.36	6,838.36
Westpac	AA-	TD	GENERAL	Quarterly	08/07/2024	08/01/2026	5.2000	4,000,000.00	4,000,000.00	13,676.71	13,676.71
Westpac	AA-	TD	SEWER	Quarterly	08/07/2024	08/01/2026	5.2000	2,000,000.00	2,000,000.00	6,838.36	6,838.36
BOQ	A-	TD	GENERAL	Annual	02/08/2024	02/02/2026	4.8000	5,500,000.00	5,500,000.00	263,276.71	22,421.92
UBS AG	A+	FRN	SEWER	Quarterly	26/02/2021	26/02/2026	4.2095	4,498,771.50	4,500,000.00	34,771.62	16,088.36
Westpac	AA-	TD	GENERAL	Semi-Annual	28/02/2025	16/03/2026	4.6500	6,000,000.00	6,000,000.00	117,715.07	23,695.89
Westpac	AA-	TD	SEWER	Semi-Annual	28/02/2025	16/03/2026	4.6500	3,000,000.00	3,000,000.00	58,857.53	11,847.95
Westpac	AA-	TD	GENERAL	Semi-Annual	03/03/2025	15/04/2026	4.5700	2,000,000.00	2,000,000.00	37,812.05	7,762.74





Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
Westpac	AA-	TD	SEWER	Semi-Annual	03/03/2025	15/04/2026	4.5700	2,000,000.00	2,000,000.00	37,812.05	7,762.74
Westpac	AA-	TD	WATER	Semi-Annual	28/02/2025	22/04/2026	4.6500	3,000,000.00	3,000,000.00	58,857.53	11,847.95
BOQ	A-	FRN	WATER	Quarterly	06/05/2021	06/05/2026	4.4768	5,001,615.00	5,000,000.00	53,353.64	19,011.07
Rabobank Australia Branch	A+	BOND	GENERAL	Semi-Annual	12/05/2021	12/05/2026	4.2500	5,009,425.00	5,000,000.00	47,157.53	18,047.95
BOQ	A-	TD	WATER	At Maturity	05/03/2025	10/06/2026	4.6700	2,000,000.00	2,000,000.00	38,127.67	7,932.60
Westpac	AA-	TD	GENERAL	Semi-Annual	17/03/2025	17/06/2026	4.5700	3,000,000.00	3,000,000.00	51,459.45	11,644.11
Suncorp Bank	AA-	TD	GENERAL	At Maturity	30/06/2025	23/06/2026	4.1200	5,000,000.00	5,000,000.00	18,060.27	17,495.89
Westpac	AA-	TD	GENERAL	Semi-Annual	04/07/2025	06/07/2026	4.1000	5,000,000.00	5,000,000.00	15,726.03	15,726.03
Westpac	AA-	TD	WATER	Semi-Annual	17/03/2025	16/07/2026	4.5700	4,000,000.00	4,000,000.00	68,612.60	15,525.48
Westpac	AA-	TD	SEWER	Semi-Annual	17/03/2025	23/07/2026	4.5700	6,000,000.00	6,000,000.00	102,918.90	23,288.22
Suncorp Bank	AAA	BOND	SEWER	Semi-Annual	24/08/2021	24/08/2026	3.2500	4,964,460.00	5,000,000.00	70,342.47	13,801.37
JUDO BANK	BBB	TD	SEWER	Annual	16/09/2021	16/09/2026	1.7000	3,000,000.00	3,000,000.00	44,572.60	4,331.51
BOQ	A-	TD	GENERAL	Annual	21/09/2022	21/09/2026	4.7600	5,000,000.00	5,000,000.00	203,441.10	20,213.70
BOQ	A-	TD	SEWER	Annual	03/12/2024	11/12/2026	4.8500	5,000,000.00	5,000,000.00	160,116.44	20,595.89
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	16/06/2025	16/06/2027	4.0000	2,000,000.00	2,000,000.00	10,082.19	6,794.52
Suncorp Bank	AA-	TD	GENERAL	Annual	30/06/2025	23/06/2027	3.8800	5,000,000.00	5,000,000.00	17,008.22	16,476.71
ING Bank (Australia) Ltd	A	TD	GENERAL	Semi-Annual	04/07/2025	05/07/2027	3.9700	5,000,000.00	5,000,000.00	15,227.40	15,227.40
ING Bank (Australia) Ltd	A	TD	SEWER	Semi-Annual	04/07/2025	05/07/2027	3.9700	3,000,000.00	3,000,000.00	9,136.44	9,136.44



Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
BOQ	A-	TD	SEWER	Annual	23/09/2022	23/09/2027	4.9100	4,000,000.00	4,000,000.00	167,881.64	16,680.55
BOQ	A-	TD	SEWER	Annual	03/03/2023	03/03/2028	5.1500	3,000,000.00	3,000,000.00	63,916.44	13,121.92
BOQ	A-	TD	GENERAL	Annual	03/03/2023	03/03/2028	5.1500	2,000,000.00	2,000,000.00	42,610.96	8,747.95
BOQ	A-	TD	WATER	Annual	03/03/2023	03/03/2028	5.1500	2,000,000.00	2,000,000.00	42,610.96	8,747.95
BOQ	A-	TD	GENERAL	Annual	22/05/2024	23/05/2028	5.0000	2,000,000.00	2,000,000.00	19,452.05	8,493.15
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	16/06/2025	16/06/2028	4.0800	7,000,000.00	7,000,000.00	35,993.42	24,256.44
Suncorp Bank	AA-	TD	WATER	Annual	30/06/2025	23/06/2028	3.9200	3,000,000.00	3,000,000.00	10,310.14	9,987.95
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	04/07/2025	04/07/2028	4.0400	6,000,000.00	6,000,000.00	18,595.07	18,595.07
Northern Territory Treasury	AA-	BOND	GENERAL	Semi-Annual	30/08/2024	15/12/2028	4.8000	5,000,000.00	5,000,000.00	150,575.34	20,383.56
Westpac	AA-	TD	SEWER	Quarterly	30/04/2024	30/04/2029	5.1700	4,000,000.00	4,000,000.00	1,133.15	1,133.15
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	16/06/2025	18/06/2029	4.2400	6,000,000.00	6,000,000.00	32,061.37	21,606.58
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	16/06/2025	18/06/2029	4.2200	5,000,000.00	5,000,000.00	26,591.78	17,920.55
ING Bank (Australia) Ltd	A	TD	WATER	Annual	16/06/2025	18/06/2029	4.2400	4,000,000.00	4,000,000.00	21,374.25	14,404.38
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	18/07/2025	18/07/2029	4.3100	3,000,000.00	3,000,000.00	4,959.45	4,959.45
BOQ	A-	TD	GENERAL	Annual	02/08/2024	02/08/2029	4.7500	4,000,000.00	4,000,000.00	189,479.45	16,136.99
Westpac	AA-	TD	GENERAL	Quarterly	14/08/2024	14/08/2029	4.5000	4,000,000.00	4,000,000.00	38,958.90	15,287.67
Westpac	AA-	TD	WATER	Quarterly	04/10/2024	04/10/2029	4.5600	3,000,000.00	3,000,000.00	10,494.25	10,494.25

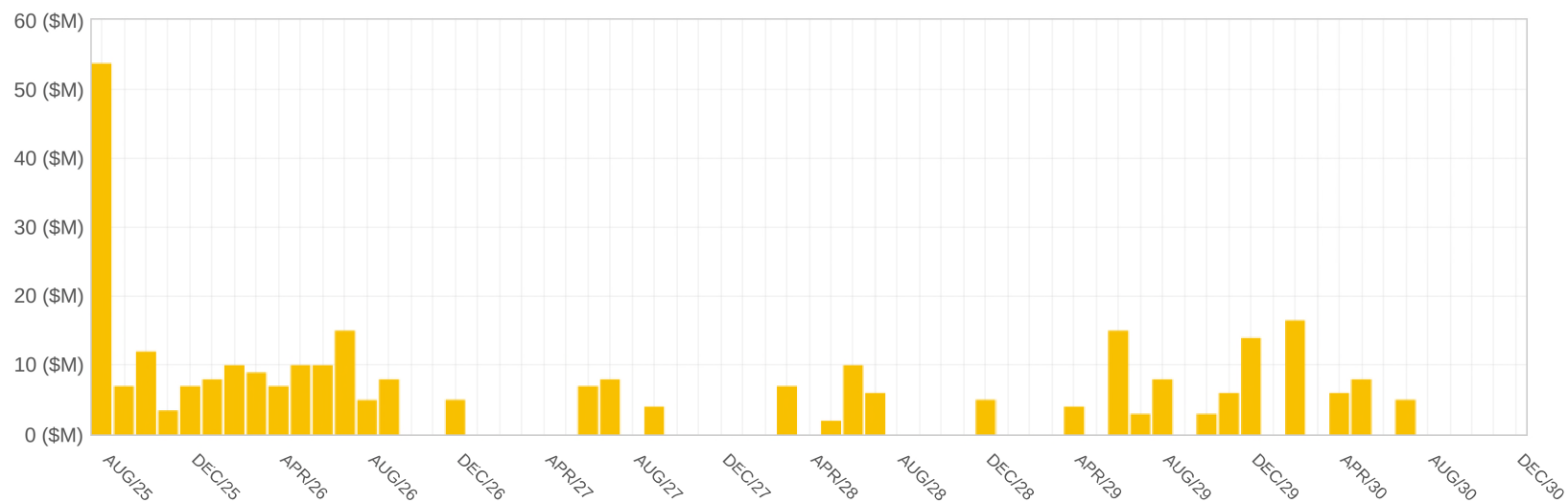


Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
BOQ	A-	TD	SEWER	Annual	27/11/2024	27/11/2029	5.0700	6,000,000.00	6,000,000.00	205,855.89	25,836.16
BOQ	A-	TD	WATER	Annual	29/11/2024	06/12/2029	5.0500	2,000,000.00	2,000,000.00	67,794.52	8,578.08
BOQ	A-	TD	SEWER	Annual	29/11/2024	06/12/2029	5.0500	7,000,000.00	7,000,000.00	237,280.82	30,023.29
BOQ	A-	TD	WATER	Annual	03/12/2024	11/12/2029	5.0000	5,000,000.00	5,000,000.00	165,068.49	21,232.88
Westpac	AA-	TD	SEWER	Semi-Annual	05/02/2025	05/02/2030	4.7500	1,500,000.00	1,500,000.00	34,551.37	6,051.37
Westpac	AA-	TD	GENERAL	Semi-Annual	12/02/2025	14/02/2030	4.8000	5,000,000.00	5,000,000.00	111,780.82	20,383.56
Westpac	AA-	TD	GENERAL	Semi-Annual	12/02/2025	14/02/2030	4.8000	5,000,000.00	5,000,000.00	111,780.82	20,383.56
Westpac	AA-	TD	WATER	Semi-Annual	18/02/2025	18/02/2030	4.7600	2,000,000.00	2,000,000.00	42,774.79	8,085.48
Westpac	AA-	TD	GENERAL	Semi-Annual	18/02/2025	18/02/2030	4.7600	3,000,000.00	3,000,000.00	64,162.19	12,128.22
BOQ	A-	TD	GENERAL	Annual	10/04/2025	10/04/2030	4.4500	6,000,000.00	6,000,000.00	82,660.27	22,676.71
ING Bank (Australia) Ltd	A	TD	WATER	Annual	07/05/2025	07/05/2030	4.3200	5,000,000.00	5,000,000.00	50,893.15	18,345.21
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	22/05/2025	22/05/2030	4.6200	3,000,000.00	3,000,000.00	26,960.55	11,771.51
ING Bank (Australia) Ltd	A	TD	WATER	Annual	25/07/2025	25/07/2030	4.4900	3,000,000.00	3,000,000.00	2,583.29	2,583.29
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	25/07/2025	25/07/2030	4.4900	2,000,000.00	2,000,000.00	1,722.19	1,722.19
NAB	AA-	CASH	SEWER	Monthly	31/07/2025	31/07/2025	4.2500	12,338,210.64	12,338,210.64	1,436.64	1,436.64
NAB	AA-	CASH	WATER	Monthly	31/07/2025	31/07/2025	4.2500	8,019,482.01	8,019,482.01	933.78	933.78
NAB	AA-	CASH	GENERAL	Monthly	31/07/2025	31/07/2025	4.2500	24,315,604.60	24,315,604.60	2,831.27	2,831.27
TOTALS								307,661,541.25	307,673,297.25	4,480,352.25	940,480.61

Maturity Cash Flow as at 31/07/2025

Year	Jan (\$)	Feb (\$)	Mar (\$)	Apr (\$)	May (\$)	Jun (\$)	Jul (\$)	Aug (\$)	Sep (\$)	Oct (\$)	Nov (\$)	Dec (\$)	Total (\$)
2025	-	-	-	-	-	-	-	53,673,297	7,000,000	12,007,872	3,506,100	7,000,000	83,187,269.75
2026	8,000,000	9,998,771	9,000,000	7,000,000	10,011,040	10,000,000	15,000,000	4,964,460	8,000,000	-	-	5,000,000	86,974,271.50
2027	-	-	-	-	-	7,000,000	8,000,000	-	4,000,000	-	-	-	19,000,000.00
2028	-	-	7,000,000	-	2,000,000	10,000,000	6,000,000	-	-	-	-	5,000,000	30,000,000.00
2029	-	-	-	4,000,000	-	15,000,000	3,000,000	8,000,000	-	3,000,000	6,000,000	14,000,000	53,000,000.00
2030	-	16,500,000	-	6,000,000	8,000,000	-	5,000,000	-	-	-	-	-	35,500,000.00
TOTALS													307,661,541.25

Maturity Cash Flow Distribution





**DUBBO REGIONAL
COUNCIL**

Report of the Infrastructure, Planning and Environment Committee - meeting 12 August 2025

AUTHOR: Governance Officer
REPORT DATE: 15 August 2025

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 12 August 2025.

RECOMMENDATION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 12 August 2025, be adopted.



**REPORT
INFRASTRUCTURE, PLANNING AND
ENVIRONMENT COMMITTEE
12 AUGUST 2025**

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Team Leader, the Governance Officer, the Manager Airport Strategy and Operations, the Manager Property and Land Development, the Director Strategy, Partnerships and Engagement, the Communication Services Team Leader, the IT Infrastructure Specialist, the IT Support Team Leader, the Manager Customer Experience and Engagement, the Director Development and Environment, the Senior Strategic Planner, the Team Leader Growth Planning Projects, the Director Infrastructure, the Manager Operations Water Sewer and Sewerage, the Water and Sewer Client Services Coordinator, the Manager Fleet and Depot Services, the Director Community, Culture and Places, the Manager Recreation and Open Space, the Events and Partnerships Co-ordinator, the Manager Arts and Culture, the Events Support Officer and the Cultural Development Coordinator.

Councillor L Butler assumed the chair of the meeting.

The proceedings of the meeting commenced at 5:32pm at the Dubbo Civic Administration Building, Council Chamber. The Welcome to Country was delivered by Councillor A Ryan.

IPEC25/50 LEAVE OF ABSENCE (ID25/481)

A request for leave of absence was received from Councillor M Dickerson who was absent from the meeting due to personal reasons.

Moved by Councillor K Richardson and seconded by Councillor M Wright.

MOTION

That such request for Leave of Absence be accepted and Councillor M Dickerson be granted leave of absence from this meeting.

CARRIED

Councillor S Chowdhury attended via audio visual link.

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/51 CONFLICTS OF INTEREST (ID25/482)

There were no conflicts of interest declared.

**IPEC25/52 REPORT OF THE RENEWABLE ENERGY ZONE BENEFIT COMMITTEE - MEETING
17 JULY 2025 (ID25/1499)**

The Committee had before it the report of the Renewable Energy Zone Benefit Committee meeting held 17 July 2025.

Moved by Councillor R Ivey and seconded by Councillor P Toynton.

MOTION

That the report of the Renewable Energy Zone Benefit Committee meeting held on 17 July 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

**IPEC25/53 REPORT OF THE FLOODPLAIN MANAGEMENT COMMITTEE - MEETING 30 JULY
2025 (ID25/1572)**

The Committee had before it the report of the Floodplain Management Committee meeting held 30 July 2025.

Moved by Councillor M Wright and seconded by Councillor K Richardson.

MOTION

That the report of the Floodplain Management Committee meeting held on 30 July 2025, be adopted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/54 DEVELOPMENT ACTIVITY SUMMARY (ID25/1444)

The Committee had before it the report dated 28 July 2025 from the Manager Building and

Development Services regarding Development Activity Summary.

Moved by Councillor R Ivey and seconded by Councillor P Wells.

MOTION

That the report of the Manager Building and Development Services dated 28 July 2025 be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/55 DRAFT PLANNING AGREEMENT VPA23-005 - SANDY CREEK SOLAR FARM (ID25/1309)

The Committee had before it the report dated 24 July 2025 from the Environmental Systems Planner regarding Draft Planning Agreement VPA23-005 - Sandy Creek Solar Farm.

Moved by Councillor R Ivey and seconded by Councillor M Wright.

MOTION

- 1. That a draft Planning Agreement and Explanatory Note be prepared in accordance with the terms identified in this report.**
- 2. That a further report be presented to Council for consideration if a Planning Agreement cannot be successfully negotiated.**
- 3. That a draft Planning Agreement and Explanatory Note prepared in accordance with the terms identified in this report be placed on public exhibition in accordance with the Environmental Planning and Assessment Act, 1979.**
- 4. That following conclusion of the public exhibition period, a further report be presented to Council for consideration, including any submissions received.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/56 RESULTS OF PUBLIC EXHIBITION - DRAFT BLUERIDGE PRECINCT DEVELOPMENT CONTROL PLAN DCP23-004 (ID25/1310)

The Committee had before it the report dated 28 July 2025 from the Environmental Systems Planner regarding Results of Public Exhibition - Draft Blueridge Precinct Development Control Plan DCP23-004.

Moved by Councillor M Wright and seconded by Councillor J Black.

MOTION

1. That Council adopt the amended draft Blueridge Precinct Development Control Plan (attached in Appendix 1).
2. That the draft Blueridge Precinct Development Control Plan come into effect on 29 August 2025.
3. That Council note the submissions received during the public exhibition period (attached in Appendix 2).

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/57 WATER SUPPLY SERVICES POLICY, SEWERAGE SERVICES POLICY AND LIQUID TRADE WASTE POLICY REVIEW (ID25/653)

The Committee had before it the report dated 29 July 2025 from the Water and Sewer Client Services Coordinator regarding Water Supply Services Policy, Sewerage Services Policy and Liquid Trade Waste Policy Review.

Moved by Councillor P Wells and seconded by Councillor P Toynton.

MOTION

1. That the Draft Water Supply Services Policy, Draft Sewerage Services Policy, and Draft Liquid Trade Waste Policy be endorsed for public exhibition for no less than 28 days
2. That a report be prepared for Council following public exhibition to seek endorsement of the policies.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/58 QUOTATION FOR SUPPLY AND DELIVERY OF FIVE MOTOR GRADERS (ID25/1428)

The Committee had before it the report dated 23 July 2025 from the Manager Fleet and Depot Services regarding Quotation for Supply and Delivery of Five Motor Graders.

Moved by Councillor J Black and seconded by Councillor K Richardson.

MOTION

That this item be deferred to be dealt with in confidential session at the conclusion of the Corporate Services Committee.

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CONFIDENTIAL

The closed session was held from 6:45pm during the Corporate Services Committee meeting, where item IPEC25/58 was considered. The resolutions of the closed session of Council were displayed on the screen on recommencement of live stream at 7:25pm.

IPEC25/58 QUOTATION FOR SUPPLY AND DELIVERY OF FIVE MOTOR GRADERS (ID25/1428)

The Committee had before it the report dated 23 July 2025 from the Manager Fleet and Depot Services regarding Quotation for Supply and Delivery of Five Motor Graders.

Moved by Councillor J Cowley and seconded by Councillor P Wells.

MOTION

That members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

Moved by Councillor J Black and seconded by Councillor P Toynton.

MOTION

- 1. That Council engage WesTrac Pty Ltd for the supply of five Caterpillar 140 motor graders for the total amount of \$2,748,883.90 (excl GST).**
- 2. That plant numbers 281, 285, 2282, 2283 and 2284 be sold via NASCO Auctions.**
- 3. That all documentation in relation to this matter be executed under Power of Attorney.**
- 4. That all documentation in relation to this matter remain confidential to Council**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

The meeting closed at 5:57pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Culture and Community Committee - meeting 12 August 2025

AUTHOR: Governance Officer
REPORT DATE: 15 August 2025

The Council had before it the report of the Culture and Community Committee meeting held 12 August 2025.

RECOMMENDATION

That the report of the Culture and Community Committee meeting held on 12 August 2025, be adopted.



REPORT CULTURE AND COMMUNITY COMMITTEE 12 AUGUST 2025

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Team Leader, the Governance Officer, the Manager Airport Strategy and Operations, the Manager Property and Land Development, the Director Strategy, Partnerships and Engagement, the Communication Services Team Leader, the IT Infrastructure Specialist, the IT Support Team Leader, the Manager Customer Experience and Engagement, the Director Development and Environment, the Senior Strategic Planner, the Team Leader Growth Planning Projects, the Director Infrastructure, the Manager Operations Water Sewer and Sewerage, the Water and Sewer Client Services Coordinator, the Manager Fleet and Depot Services, the Director Community, Culture and Places, the Manager Recreation and Open Space, the Events and Partnerships Co-ordinator, the Manager Arts and Culture, the Events Support Officer and the Cultural Development Coordinator.

Councillor P Wells assumed the chair of the meeting.

The proceedings of the meeting commenced at 5:58pm at the Dubbo Civic Administration Building, Council Chamber.

CCC25/34 LEAVE OF ABSENCE (ID25/485)

A request for leave of absence was received from Councillor M Dickerson who was absent from the meeting due to personal reasons.

Moved by Councillor R Ivey and seconded by Councillor M Wright.

MOTION

That such request for Leave of Absence be accepted and Councillor M Dickerson be granted leave of absence from this meeting.

CARRIED

Councillor S Chowdhury attended via audio visual link.

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/35 CONFLICTS OF INTEREST (ID25/486)

There were no conflicts of interest declared.

CCC25/36 REPORT OF THE YOUTH COUNCIL - MEETING 1 JULY 2025 (ID25/1389)

The Committee had before it the report of the Youth Council meeting held 1 July 2025.

Moved by Councillor K Richardson and seconded by Councillor J Cowley.

MOTION

That the report of the Youth Council meeting held on 1 July 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

**CCC25/37 OUTCOME OF PUBLIC EXHIBITION FOR VICTORIA PARK AND OLD DUBBO
GAOL CROWN LANDS PLAN OF MANAGEMENT (ID25/1322)**

The Committee had before it the report dated 3 July 2025 from the Manager Recreation and Open Spaces regarding Outcome of Public Exhibition for Victoria Park and Old Dubbo Gaol Crown Lands Plan of Management.

Moved by Councillor J Cowley and seconded by Councillor M Wright.

MOTION

- 1. That Council adopt the Plan of Management for the Old Dubbo Gaol and Plan of Management Victoria Park.**
- 2. That the Department of Planning, Housing and Infrastructure – Crown Lands be notified that the Plan of Management for the Old Dubbo Gaol and Plan of Management Victoria Park have been adopted without changes.**
- 3. That the Plan of Management for the Old Dubbo Gaol and Plan of Management Victoria Park be placed on Council's website to make them publicly available.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/38 DRAFT 2025-2030 DUBBO REGION EVENTS STRATEGY (ID25/1497)

The Committee had before it the report dated 29 July 2025 from the Events and Partnerships Team Leader regarding Draft 2025-2030 Dubbo Region Events Strategy.

Moved by Councillor R Ivey and seconded by Councillor J Cowley.

MOTION

1. That Council endorse the 2025-2030 Dubbo Region Events Strategy for public exhibition for a minimum period of 28 days.
2. That the Chief Executive Officer provide a report detailing feedback received during the public exhibition period.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/39 AUSTRALIAN KART CHAMPIONSHIPS - MULTI-YEAR OPPORTUNITY TO HOST (ID25/1443)

The Committee had before it the report dated 24 July 2025 from the Events and Partnerships Team Leader regarding Australian Kart Championships - Multi-year Opportunity to Host.

Moved by Councillor J Cowley and seconded by Councillor M Wright.

MOTION

1. That the CEO be authorised to offer \$20,000 sponsorship assistance to Karting Australia to attract the Australian Kart Championships in 2026.
2. That as part of the 2026/2027 budget process, Council allocate \$20,000 to meet hosting fees for a potential year two of the Australian Kart Championships in 2027.
3. That funding be conditional to the Australian Karting Championships being held outside a school holiday or long weekend period.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/40 UPDATE ON SISTER CITY RELATIONSHIPS (ID25/1446)

The Committee had before it the report dated 24 July 2025 from the Cultural Development Coordinator regarding Update on Sister City Relationships.

Moved by Councillor J Cowley and seconded by Councillor R Ivey.

MOTION

That the update on sister city relationships be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/41 TENDER - VICTORIA PARK AMENITY BLOCK, DESIGN AND CONSTRUCT (ID25/1515)

The Committee had before it the report dated 31 July 2025 from the Manager Recreation and Open Spaces regarding Tender - Victoria Park Amenity Block, Design and Construct.

Moved by Councillor J Cowley and seconded by Councillor M Wright.

MOTION

That this item be deferred to be dealt with in confidential session at the conclusion of the Corporate Services Committee.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CONFIDENTIAL

The closed session was held from 6:45pm during the Corporate Services Committee meeting, where item CCC25/41 was considered. The resolutions of the closed session of Council were displayed on the screen on recommencement of live stream at 7:25pm.

CCC25/41 TENDER - VICTORIA PARK AMENITY BLOCK, DESIGN AND CONSTRUCT (ID25/1515)

The Committee had before it the report dated 31 July 2025 from the Manager Recreation and Open Spaces regarding Tender - Victoria Park Amenity Block, Design and Construct.

Moved by Councillor J Cowley and seconded by Councillor P Wells.

MOTION

That members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

Moved by Councillor P Wells and seconded by Councillor M Wright.

MOTION

That the item be deferred to the August 2025 Ordinary Council Meeting.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

The meeting closed at 6:31pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Corporate Services Committee - meeting 12 August 2025

AUTHOR: Governance Officer
REPORT DATE: 15 August 2025

The Council had before it the report of the Corporate Services Committee meeting held 12 August 2025.

RECOMMENDATION

That the report of the Corporate Services Committee meeting held on 12 August 2025, be adopted.



REPORT CORPORATE SERVICES COMMITTEE 12 AUGUST 2025

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Governance Team Leader, the Governance Officer, the Manager Airport Strategy and Operations, the Manager Property and Land Development, the Manager Property and Land Development, the Director Strategy, Partnerships and Engagement, the Communications Partner, the IT Support Officer, the Corporate Strategy and Performance Coordinator, the Manager Customer Experience and Engagement, the Director Development and Environment, the Manager Building and Development Services, the Senior Strategic Planner, the Director Infrastructure, the Water and Sewer Client Services Coordinator, the Manager Fleet and Depot Services, the Director Community, Culture and Places, the Manager Community Services and the Manager Recreation and Open Space, the Events and Partnerships Co-ordinator, the Cultural Development Coordinator

Councillor K Richardson assumed the chair of the meeting.

The proceedings of the meeting commenced at 6:32pm at the Dubbo Civic Administration Building, Council Chamber.

CSC25/46 LEAVE OF ABSENCE (ID25/483)

A request for leave of absence was received from Councillor M Dickerson who was absent from the meeting due to personal reasons.

Moved by Councillor M Wright and seconded by Councillor J Cowley.

MOTION

That such request for Leave of Absence be accepted and Councillor M Dickerson be granted leave of absence from this meeting.

CARRIED

Councillor S Chowdhury attended via audio visual link.

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/47 CONFLICTS OF INTEREST (ID25/484)

The following conflicts of interest were declared:

- Councillor M Wright – CSC25/52 - Solar Car Park with Battery and EV Charging Tender - Dubbo Regional Airport

CSC25/48 REPORT OF THE VILLAGES COMMITTEE - MEETING 14 JULY 2025 (ID25/1563)

The Committee had before it the report of the Villages Committee meeting held 14 July 2025.

Moved by Councillor P Toynton and seconded by Councillor A Ryan.

MOTION

That the report of the Villages Committee meeting held on 14 July 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/49 REPORT OF THE WELLINGTON TOWN COMMITTEE - MEETING 16 JULY 2025 (ID25/1564)

The Committee had before it the report of the Wellington Town Committee meeting held 16 July 2025.

Moved by Councillor R Ivey and seconded by Councillor P Toynton.

MOTION

That the report of the Wellington Town Committee meeting held on 16 July 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/50 MONTHLY REPORTING SNAPSHOT FOR COUNCILLORS - JULY 2025 (ID25/1489)

The Committee had before it the report dated 1 August 2025 from the Corporate Strategy Performance Coordinator regarding Monthly Reporting Snapshot for Councillors - July 2025.

Moved by Councillor P Toynton and seconded by Councillor J Cowley.

MOTION

That the information contained within the report of the Corporate Strategy and Performance Coordinator, dated 1 August 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

**CSC25/51 2026 BIENNIAL SURVEY FOR COMMUNITY SATISFACTION AND NEEDS
(ID25/1448)**

The Committee had before it the report dated 25 July 2025 from the Manager Customer Experience and Engagement regarding 2026 Biennial Survey for Community Satisfaction and Needs.

Moved by Councillor M Wright and seconded by Councillor P Wells.

MOTION

That Council maintains a biennial community satisfaction survey that supports IP&R outcomes of transparency, fairness and accountability through a statistically valid survey, delivered externally via phone and online.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CONFIDENTIAL

In accordance with Section 9(2A) Local Government Act 1993, in the opinion of the Chief Executive Officer, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a Confidential Session of the Committee meeting closed to the press and public.

The item listed below come within the following provisions of the Act:

- *CSC25/52 - Solar Car Park with Battery and EV Charging Tender - Dubbo Regional Airport* - that the matter concerned information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).
- *CSC25/53 - Outcome of Expression of Interest Process - Sale or Lease of 93L Railway Lane, Wongarbron* - That the matter concerned information that would, if disclosed,

confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

- *CSC25/54 - Proposed Sale of Walkway - Laneway between Meadowbank Drive and Springfield Way, Dubbo* - That the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).
- *CCC25/41 - Tender - Victoria Park Amenity Block, Design and Construct* - That the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).
- *IPEC25/58 - Quotation for Supply and Delivery of Five Motor Graders* – That the information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

There were no submissions as to whether the meeting should be closed for a particular item.

At this junction it was moved by Councillor J Cowley and seconded by Councillor P Wells that the Committee resolves into Closed Session, the time being 6:45pm.

The Open Session resumed at 7:25pm.

The following resolutions made in the closed session were displayed on the screen.

CSC25/52 SOLAR CAR PARK WITH BATTERY AND EV CHARGING TENDER - DUBBO REGIONAL AIRPORT (ID25/1427)

The Committee had before it the report dated 23 July 2025 from the Manager Airport Strategy and Operations regarding Solar Car Park with Battery and EV Charging Tender - Dubbo Regional Airport.

Moved by Councillor J Cowley and seconded by Councillor P Wells.

MOTION

That members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

Moved by Councillor M Wright and seconded by Councillor R Ivey.

MOTION

1. That Council directly engage Iberdrola Australia Limited under the pre-qualified panel contract LGP319 for an amount of \$2,628,787.58 (incl. GST)

2. That Council delegate the Chief Executive Officer to approve contract variations for this contract subject to budget limitations.
3. That all documentation relating to this matter be executed under Power of Attorney.
4. That all information contained in this report remain confidential.

LOST

For: Councillors S Chowdhury, J Cowley, R Ivey, A Ryan and P Wells.

Against: Councillors J Black, L Butler, K Richardson, P Toynton and P Wells.

At this juncture the chairperson used their casting vote (as per section 20.16 of the Code of Meeting Practice) and the motion was lost.

Moved by Councillor L Butler and seconded by Councillor P Toynton.

MOTION

That the item be deferred to the August 2025 Ordinary Council Meeting.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

Councillor M Wright declared a non-pecuniary, less than significant interest in the matter now before the Committee and remained in the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor M Wright has a family member who is employed by Dubbo Regional Council at the Airport.

CSC25/53 OUTCOME OF EXPRESSION OF INTEREST PROCESS - SALE OR LEASE OF 93L RAILWAY LANE, WONGARBON (ID25/1324)

The Committee had before it the report dated 4 July 2025 from the Manager Property and Land Development regarding Outcome of Expression of Interest Process - Sale or Lease of 93L Railway Lane, Wongarbon.

Moved by Councillor J Cowley and seconded by Councillor P Wells.

MOTION

That members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

Moved by Councillor L Butler and seconded by Councillor P Toynton.

MOTION

1. That Council accept the expression of interest (EOI) submission by Harry Brown and Sophie Brown (or a related entity to Harry Brown and Sophie Brown) to purchase the premises situated at 93L Railway Lane, Wongarbron, properly described as Lot 1 on DP263339 (Property).
2. That the Chief Executive Officer be authorised to negotiate and finalise contract terms with Harry Brown and Sophie Brown (or a related entity to Harry Brown and Sophie Brown), for the sale and purchase of the Property, with such contract to contain the key terms as described within this report.
3. That a sunset date of 31 October 2025 will apply to the negotiations and finalisation of contract terms as described in resolution no. 2 (above).
4. That Council enter into negotiations to sell the Property to Native Secrets Australia, if negotiations with Harry Brown and Sophie Brown (or a related entity to Harry Brown and Sophie Brown):
 - i. are unsuccessful; or
 - ii. are not completed by 31 October 2025.
5. That all documentation in relation to this matter be executed under Power of Attorney.
6. That the considerations in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/54 PROPOSED SALE OF WALKWAY - LANEWAY BETWEEN MEADOWBANK DRIVE AND SPRINGFIELD WAY, DUBBO (ID25/1397)

The Committee had before it the report dated 15 July 2025 from the Property Services Team Leader regarding Proposed Sale of Walkway - Laneway between Meadowbank Drive and Springfield Way, Dubbo.

Moved by Councillor J Cowley and seconded by Councillor P Wells.

MOTION

That members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

Moved by Councillor L Butler and seconded by Councillor P Toynton.

MOTION

1. That Council complete the road closure process required by the *Roads Act 1993* in relation to the laneway between Meadowbank Drive and Springfield Way (Laneway).
2. That upon closure of the Laneway, that it be vested in Council as operational land.
3. That Council proceed with Option 2 as recommended in the body of this report to sell the portion of the Laneway:
 - (a) adjoining 33 Meadowbank Drive, Dubbo, as described in the body of this report, be disposed to the owner of 33 Meadowbank Drive, Dubbo in accordance with the terms detailed in this report; and
 - (b) adjoining 46 Springfield Way, Dubbo, as described in the body of this report, be disposed to the owner of 46 Springfield Way, Dubbo in accordance with the terms detailed in this report.
4. That the Chief Executive Officer is delegated to negotiate and finalise all documentation in relation to resolutions no. 1, 2 and 3 (above).
5. That all documentation in relation to this matter be executed under the Power of Attorney.
6. That the considerations in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

The meeting closed at 7:25pm.

.....
CHAIRPERSON



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Renewable Energy Projects

REPORT DATE: 11 August 2025

FILE: ID25/1621

Council had before it a Notice of Motion dated 11 August 2025 from Councillor P Toynton regarding the Renewable Energy Projects as follows:

1. *That the CEO write to the local MP The Hon. Dugald Saunders and the Duty MLC for Dubbo The Hon. Stephen Lawrence, asking what has been done to address the concerns of residents impacted by the REZ and renewable energy projects?*
2. *To set a reasonable timeframe for a response from the above mentioned.*
3. *That upon receipt of a response from both, that this response be included at the first Council meeting after receiving a response.*

RECOMMENDATION

1. That the CEO write to the local MP The Hon. Dugald Saunders and the Duty MLC for Dubbo The Hon. Stephen Lawrence, asking what has been done to address the concerns of residents impacted by the REZ and renewable energy projects?
2. To set a reasonable timeframe for a response from the above mentioned.
3. That upon receipt of a response from both, that this response be included at the first Council meeting after receiving the response.

PT
Councillor

APPENDICES:

- 1 [↓](#) Notice of Motion - Renewable Energy Projects - Cllr P Toynton - Signed

Councillor Phillip Toynton

PO Box 81
DUBBO NSW 2830

2 July 2025

The Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Dear Murray

NOTICE OF MOTION – RENEWABLE ENERGY PROJECTS

I would like to place the following notice of motion on the agenda for the 26 August 2025 Ordinary meeting of Council.

1. *That the CEO write to the local MP The Hon. Dugald Saunders and the Duty MLC for Dubbo the Hon. Stephen Lawrence, asking what has been done to address the concerns of residents impacted by the REZ and renewable energy projects?*
2. *To set a reasonable timeframe for a response from the above mentioned.*
3. *That upon receipt of a response from both, that this response be included at the first Council meeting after receiving the response.*

Yours faithfully



Phillip Toynton
Councillor



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Council's Role in Grants

REPORT DATE: 18 August 2025
FILE: ID25/1654

Council had before it a Notice of Motion dated 18 August 2025 from Councillor K Richardson regarding the Council's Role in Grants as follows:

That the CEO provide a report to the 28 October 2025 Ordinary Council meeting outlining Council's role in grants:

- 1. Outlining the support Council provides to promote available grants to businesses and community groups across the Dubbo Local Government Area.*
- 2. Outlining the grants that Council applies for to assist with Council assets and services, including numbers, total value and success rate.*

RECOMMENDATION

That the CEO provide a report to the 28 October 2025 Ordinary Council meeting outlining Council's role in grants:

- 1. Outlining the support Council provides to promote available grants to businesses and community groups across the Dubbo Local Government Area.**
- 2. Outlining the grants that Council applies for to assist with Council assets and services, including numbers, total value and success rate.**

KR
Councillor

APPENDICES:

- 1↓ Notice of Motion - Clr K Richardson - Councils Role In Grants

Councillor Kate Richardson

PO Box 81
DUBBO NSW 2830

13 August 2025

The Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Dear Murray

NOTICE OF MOTION – COUNCIL’S ROLE IN GRANTS

I would like to place the following notice of motion on the agenda for the 26 August 2025 Ordinary meeting of Council.

That the CEO provide a report to the 28 October 2025 Ordinary Council meeting outlining Council’s role in grants:

- 1. Outlining the support Council provides to promote available grants to businesses and community groups across the Dubbo Local Government Area.*
- 2. Outlining the grants that Council applies for to assist with Council assets and services, including numbers, total value and success rate.*

Yours faithfully

Kate Richardson
Councillor



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Council Responses to Renewable Energy Projects

REPORT DATE: 18 August 2025

FILE: ID25/1655

Council had before it a Notice of Motion dated 18 August 2025 from Mayor J Black regarding the Council Responses to Renewable Energy Projects as follows:

1. *That Council's draft responses to the State Government Department of Planning, Housing and Infrastructure for an individual State Significant Renewable Energy project be provided to Council for consideration at a Council meeting if written request is made by two or more Councillors.*
2. *That draft responses to be provided to Council for consideration at a Council meeting as referred to in (1) above are at the following stages:*
 - *At the scoping stage with input into the Secretary's Environmental Assessment Requirements.*
 - *At the Planning Assessment stage when the Environmental Impact Statement is placed on public display.*

RECOMMENDATION

1. **That Council's draft responses to the State Government Department of Planning, Housing and Infrastructure for an individual State Significant Renewable Energy project be provided to Council for consideration at a Council meeting if written request is made by two or more Councillors.**
2. **That draft responses to be provided to Council for consideration at a Council meeting as referred to in (1) above are at the following stages:**
 - **At the scoping stage with input into the Secretary's Environmental Assessment Requirements.**
 - **At the Planning Assessment stage when the Environmental Impact Statement is placed on public display.**

JB
Mayor

APPENDICES:

- 1 [↓](#) Notice of Motion - Cllr J Black - Council Responses to Renewable Energy Projects

Councillor Josh Black

PO Box 81
DUBBO NSW 2830

18 August 2025

The Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Dear Murray

NOTICE OF MOTION – COUNCIL RESPONSES TO RENEWABLE ENERGY PROJECTS

I would like to place the following notice of motion on the agenda for the 26 August 2025 Ordinary meeting of Council.

1. *That Council's draft responses to the State Government Department of Planning, Housing and Infrastructure for an individual State Significant Renewable Energy project be provided to Council for consideration at a Council meeting if a written request is made by two or more Councillors.*
2. *The draft responses to be provided to Council for consideration at a Council meeting as referred to in (1) above are at the following stages:*
 - *At the scoping stage with input into the Secretary's Environmental Assessment Requirements.*
 - *At the Planning Assessment stage when the Environmental Impact Statement is placed on public display.*

Yours faithfully



Josh Black
Councillor



NOTICE OF MOTION OF RESCISSION: Australia Day Events - Dubbo and Wellington

REPORT DATE: 15 August 2025
FILE: ID25/1619

Council had before it a Notice of Motion of Rescission dated 8 August 2025 from Councillors P Toynton, S Chowdhury and L Butler as follows:

We the undersigned give notice that we intend to move a motion to rescind the following resolution (Clause CCL25/184) regarding Australia Day Events - Dubbo and Wellington.

Motion:

That the following report, as resolved on 22 July 2025 being CCL25/184 be rescinded:

- 1. That the information with the report be noted.*
- 2. That the Ceremony and Events for Wellington be held in Cameron Park, or in the case of inclement weather, in the Wellington Civic Centre, on Sunday 25 January 2026, starting at 6:30pm, with activities similar to previous years.*
- 3. That the Ceremony and Events for Dubbo be held in Victoria Park, or in the case of inclement weather in the Dubbo Civic Centre, on Sunday 25 January 2026, starting at 8am, with various activities and including working with the Dubbo Rotunda Markets.*

RECOMMENDATION

That Council determine this Notice of Motion Rescission.

PT
Councillor

APPENDICES:

- [1](#) Notice of Motion of Rescission - Australia Day Events - Dubbo and Wellington

8 August 2025

Mr Murray Wood
Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Dear Murray

CCL25/184 – NOTICE OF MOTION OF RESCISSION

PUBLIC CONSULTATION - AUSTRALIA DAY EVENTS - DUBBO AND WELLINGTON

We, the undersigned, give notice that we intend to move the following Notice of Motion of Rescission:

That the following resolution of Council, determined on 22 July 2025 under agenda item CCL25/184, be rescinded:

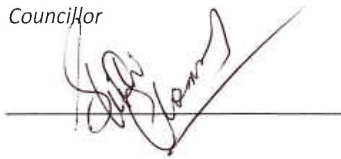
1. *That the information with the report be noted.*
2. *That the Ceremony and Events for Wellington be held in Cameron Park, or in the case of inclement weather, in the Wellington Civic Centre, on Sunday 25 January 2026, starting at 6:30pm, with activities similar to previous years.*
3. *That the Ceremony and Events for Dubbo be held in Victoria Park, or in the case of inclement weather in the Dubbo Civic Centre, on Sunday 25 January 2026, starting at 8am, with various activities and including working with the Dubbo Rotunda Markets.*

Yours faithfully

Councillor Phillip Toynton



Councillor



Councillor





REPORT: Draft Dubbo Regional Housing Strategy

DIVISION: Development and Environment
REPORT DATE: 29 July 2025
TRIM REFERENCE: ID25/702

EXECUTIVE SUMMARY

Purpose	- Seek endorsement - Strategic Project Update	
Issue	- Council received \$580,000 from the Federal Government under the Housing Support Program – Stream 1 to prepare Housing Strategies that will define the requirements for the delivery of new, diverse and affordable housing in our region. - The draft Dubbo Regional Housing Strategy, incorporating the R5 Large Lot Residential Strategy, Village Place Plans and Affordable Housing Framework (attached in Appendices 1 and 2) identifies how Council intends to facilitate housing objectives for the Region over the next 20 years. - The draft Strategy has been formulated through evidence-based research and input from the community in late 2024. It enables Council to consider the housing needs of the Local Government Area in a holistic manner. - The themes, directions, interventions and actions of the Strategy are centred around supply, choice and infrastructure alignment with a strong emphasis on increasing dwelling diversity. - This report seeks Council’s endorsement to place the draft Strategy on public exhibition from Monday 1 September 2025 until 9am, Monday 27 October 2025. - Following completion of the public exhibition period, a further report will be presented to Council for consideration, including the results of public exhibition.	
Reasoning	- NSW Government Local Housing Strategy Guidelines. - Council’s role in housing involves facilitating an appropriate supply and mix of housing to meet community needs, as well as developing strategies and policies that encourage the provision of more housing and affordable housing.	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Federal Government Grant
	Proposed Cost	\$580,000
	Ongoing Costs	Nil
Policy Implications	Policy Title	Nil
	Impact on Policy	There are no policy implications arising from this report. Subject to adoption of the draft Strategy, it will replace the Dubbo Urban Areas Strategy (1995) and

		Wellington Settlement Strategy (2012).
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STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 1 Growth, Infrastructure and Connectivity
CSP Objective: 1.1 Everyone has access to safe, suitable, and affordable housing now and into the future.
Delivery Program Strategy: 1.1.1 Ensure a variety of housing options, types and densities are available to accommodate diverse community needs.

Theme: 1 Growth, Infrastructure and Connectivity
CSP Objective: 1.1 Everyone has access to safe, suitable, and affordable housing now and into the future.
Delivery Program Strategy: 1.1.2 Support housing affordability to ensure everyone can access suitable accommodation.

Theme: 1 Growth, Infrastructure and Connectivity
CSP Objective: 1.3 Land for homes, businesses, and services is planned and located where it's most needed.
Delivery Program Strategy: 1.3.2 Facilitate well-zoned, appropriately sized land to accommodate future growth.

RECOMMENDATION

1. That the draft Dubbo Regional Housing Strategy (attached in Appendices 1 and 2) be adopted for the purpose of public exhibition.
2. That authority be delegated to the Chief Executive Officer to approve any minor administrative corrections prior to the public exhibition publication and authorise the relevant staff to implement any such corrections.
3. That the draft Dubbo Regional Housing Strategy be placed on public exhibition from Monday 1 September 2025 until 9am, Monday 27 October 2025.
4. That community and stakeholder engagement be undertaken in accordance with Council's Community Engagement Strategy (including Community Participation Plan).
5. That following completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

Steven Jennings
Director Development and Environment

TH
Manager Growth Planning

BACKGROUND

1. Previous Resolutions of Council

27 May 2025 CCL25/123	1. <i>That the information contained within the report of the Manager Growth Planning dated 2 May 2025, be noted.</i> 2. <i>That the Engagement Insights Report be noted.</i> 3. <i>That the submissions received during the community consultation period be noted.</i>
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2. Federal Government Housing Support Program

Council received \$580,000 under the Federal Government's Housing Support Program – Stream 1 to prepare Housing Strategies that define the existing and future requirements for the delivery of new, diverse, affordable and well-located housing in our Region. The following work is being undertaken as part of this project:

- Regional Housing Strategy;
- R5 Large Lot Residential Strategy;
- Village Place Plans; and
- Affordable Housing Framework.

The project is required to be completed by 31 December 2025.

3. Montefiores Master Plan Project

Council was successful in obtaining a grant under the NSW Government's Regional Housing Strategic Planning Fund – Round 3 to prepare a masterplan and associated servicing strategies, and undertake consultation with relevant landowners, for land in Montefiores.

Council has undertaken initial stakeholder consultation with landowners and other interested parties in respect of this project. Further information on this project will be provided to Council in separate reports later in 2025.

The overall project is required to be completed by 10 June 2026.

REPORT

1. Dubbo Regional Housing Strategy

The draft Dubbo Regional Housing Strategy, incorporating the R5 Large Lot Residential Strategy, Village Place Plans and Affordable Housing Framework (attached in **Appendices 1 and 2**) identifies how Council intends to facilitate housing objectives over the next 20 years.

This report has been structured so that the R5 Large Lot Residential Strategy, Village Place Plans and Affordable Housing Framework are attached in separate appendices for ease of interpretation, but it is important to note they all form part of the Strategy.

The draft Strategy has been formulated through evidence-based research and with input from the community in late 2024. It enables Council to consider the housing needs of the Local Government Area in a holistic manner and determine where and how housing should be delivered to address these needs.

Theoretical capacity assessment demonstrates that there is opportunity for around 22,603 additional dwellings within the existing zoned land, including Dubbo, Wellington, Villages and other areas. However, it is important to reiterate that the theoretical capacity does not take into account development constraints (such things as biodiversity). However, the actual number of dwellings delivered in the coming decades is likely to be considerably lower than theoretical capacities. Place Plans have therefore been prepared to provide location-specific interventions to facilitate and guide the growth of future housing development.

The themes, directions, interventions and actions of the Strategy are centred around supply, choice and infrastructure alignment with a strong emphasis on increasing dwelling diversity.

(a) Dubbo Place Plans

Following a review of development trends, growth requirements and planning controls, specific interventions have been prepared for a number of locations across Dubbo (identified in **Figure 1** and attached in **Appendix 3**). This boundary aligns with the Dubbo Urban Areas Strategy (1995).

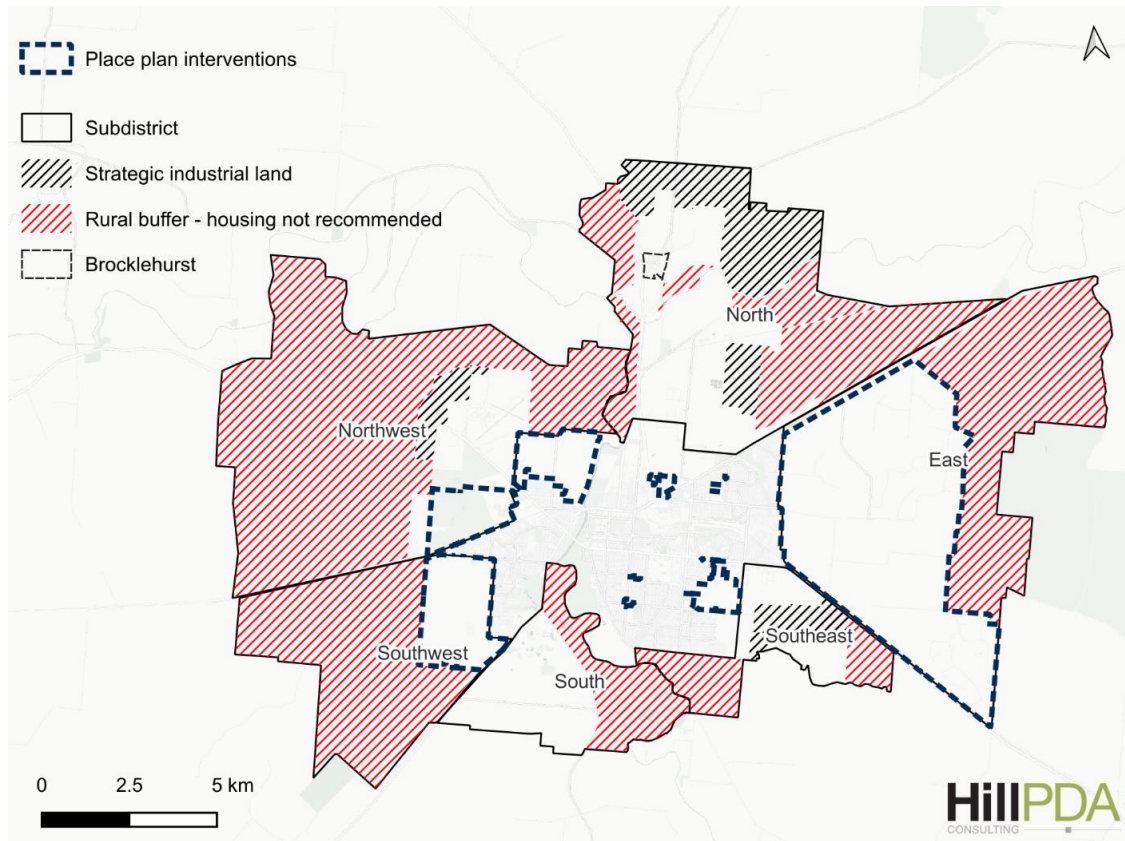


Figure 1: Place Plans for Dubbo

It is important to note that not all interventions from the Strategy are identified in this report, but important interventions are identified below.

South Dubbo district

Engagement insights identified community desire for South Dubbo to provide more housing typologies and diversity (identified in **Figure 2**). Specific interventions include:

- Explore, through a neighbourhood plan process, rezoning lots around commercial centres to R1 General Residential, with a reduced minimum lot size (identified as areas 1 and 2); and
- Prepare a neighbourhood plan in consultation with the community that explores opportunities for infill development, particularly in areas close to commercial centres and on corner sites.

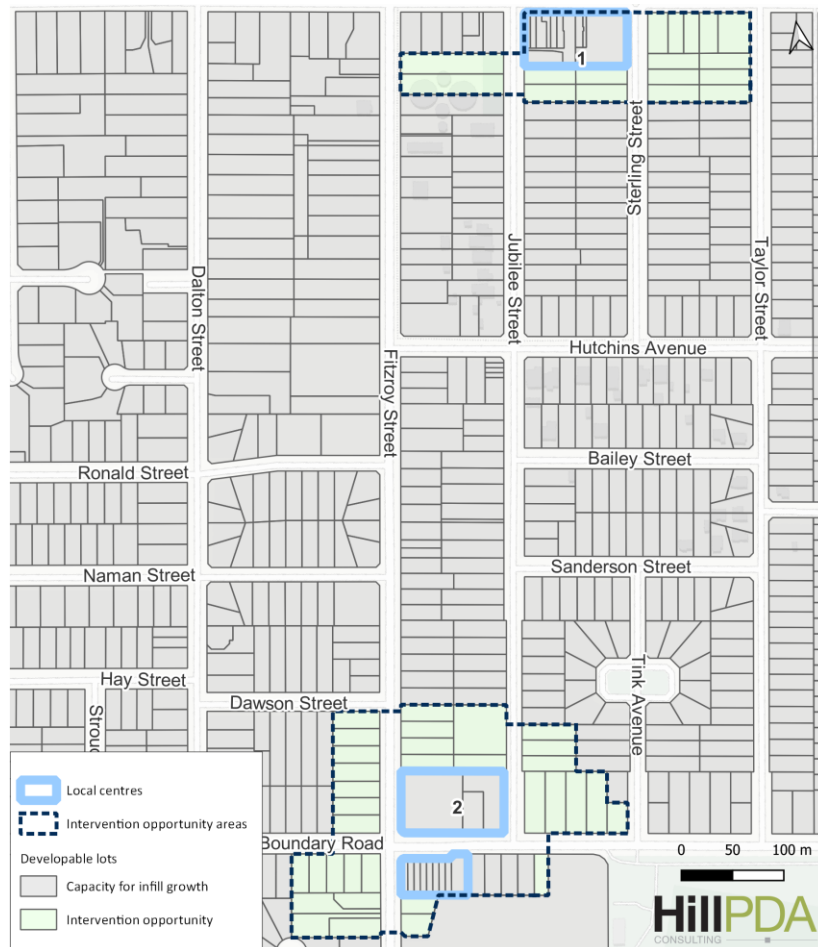


Figure 2: Interventions for South Dubbo

Dubbo East Lifestyle Urban Release Area – Investigation Area

Subject to the results of further investigations including town planning, environmental analysis and infrastructure planning, the Dubbo East Lifestyle Urban Release Area – Investigation Area could provide further rural residential opportunities in the future (identified in **Figure 3**).

Specific interventions include:

- Designate Dubbo east a rural lifestyle urban release area – Investigation Area to allow for infrastructure and environmental investigations and structure planning to occur, (identified as areas 1 and 2);
- Explore the use of land along Wellington Road and its current Urban Rural Buffer function (identified as area 2).
- Prepare high level infrastructure analysis to understand infrastructure servicing constraints and financial implications for any further development in the area.
- Prepare a Strategic Transportation Model for to identify transport capacity and augmentation requirements.

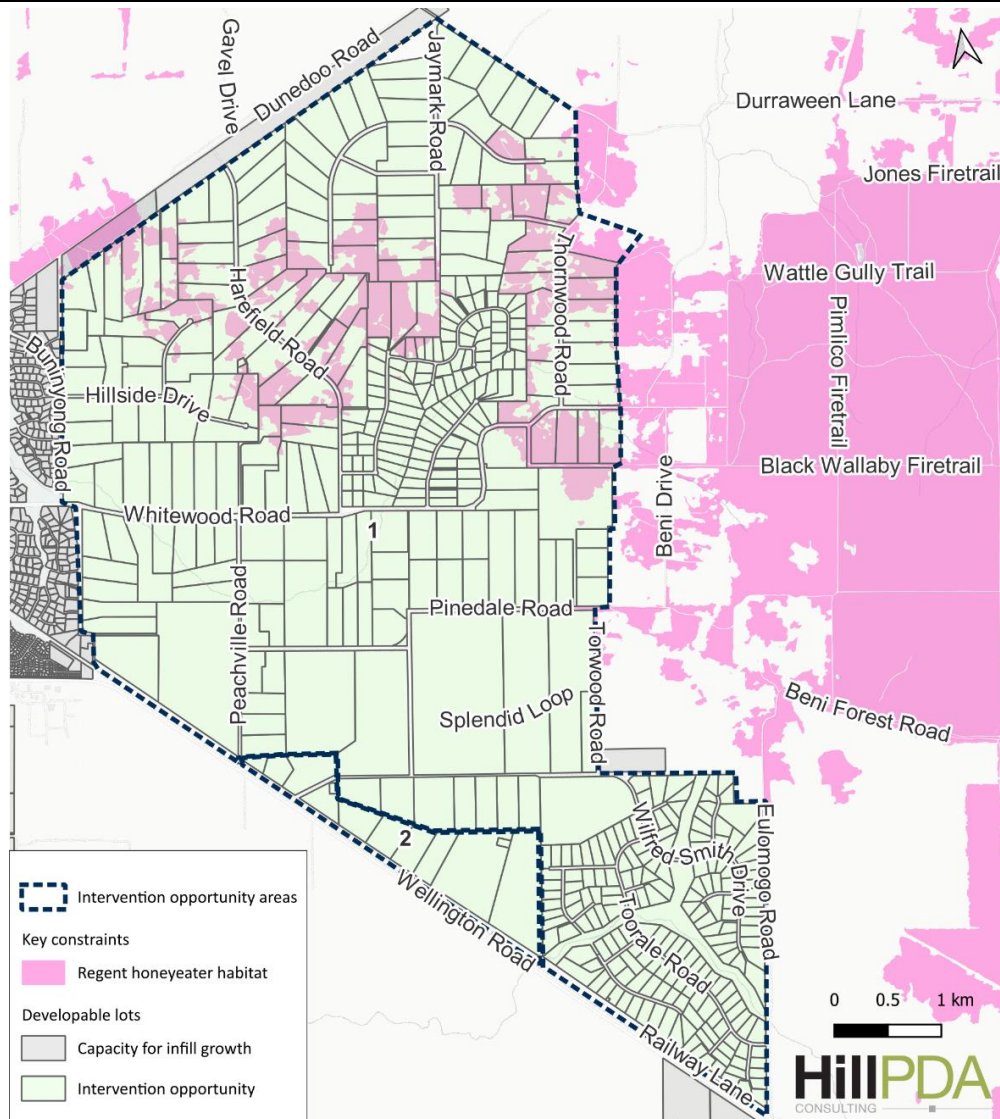


Figure 3: Interventions for Dubbo East Lifestyle URA

Whilst there is demand for rural lifestyle land and it is important to the region's existing and new communities, designating this precinct an Urban Release Area – Investigation Area will allow salinity, agricultural and environmental matters, and infrastructure augmentations to be further investigated before further development of this Precinct can be considered by Council.

In addition, the following information would also be prepared as part of a structure plan:

- Full assessment of natural hazards, including bushfire, flooding, contamination and salinity;
- Analysis of infrastructure requirements and financial implications;
- Staging information to assist in the timely and efficient release of land and infrastructure;
- Overall transport hierarchy, major circulation routes and connections required;
- Overall landscaping strategy and protection of vegetation;
- Active and passive recreational areas;
- Stormwater and water quality management controls;

It is important to note that this Precinct provides a rural residential function. Inclusion of the Precinct in the Housing Strategy does not necessarily mean that this area will fulfill a different residential function in the future. The actions included in the Strategy are provided to ensure constraints and opportunities in this Precinct for rural residential development can be fully explored and understood.

(b) Wellington

Following a review of development trends, growth requirements and planning controls, specific interventions have been identified for Montefiores and the periphery of Wellington (identified in **Figure 4** and attached **Appendix 3**).

- Prepare a masterplan for the Montefiores Precinct (this is currently being prepared through the NSW Government Regional Housing Strategic Planning Fund – Round 3 grant);
- Develop a masterplan for a revitalised precinct surrounding the Wellington Health Service, in partnership with NSW Health and the NSW Land and Housing Corporation (identified as area 1);
- Explore rezoning the north-eastern section of Wellington to R1 General Residential and reducing the minimum lot size (identified as area 2);
- Explore reducing the minimum lot size for R5 land on the eastern and southern periphery of Wellington (identified as areas 3 and 4);
- Rezone land on the western side of Goolma Road, opposite the Wellington Correctional Centre, to RU1;
- Finalize the Wellington Flood Study and Risk Management Plan to establish the capacity for infill growth in Wellington; and
- Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.

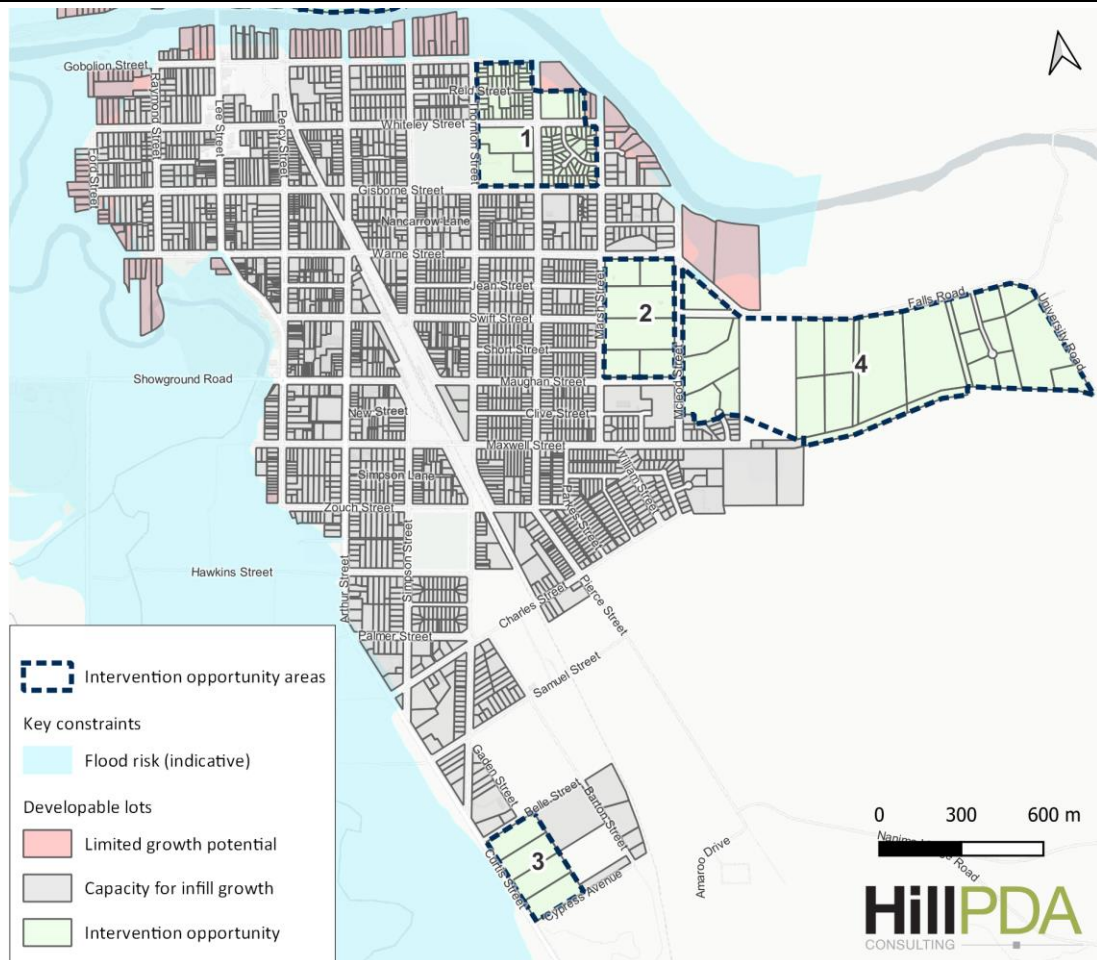


Figure 4: Interventions for Wellington

2. R5 Large Lot Residential Strategy

The draft R5 Large Lot Residential Strategy (attached in **Appendix 4**) includes a review of the existing supply of R5 Large Lot Residential zoned land in terms of location and minimum lot size, and identifies the preferred direction for additional large lot residential growth.

The Local Government Area contains significant portions of land zoned R5 Large Lot Residential (identified in **Figure 5**). While some of this land is within urban areas, other segments are more dispersed across the region, reflecting historical subdivision approvals and the previous small farm estates zone under the former Dubbo Local Environmental Plan 1997 – Rural Areas.

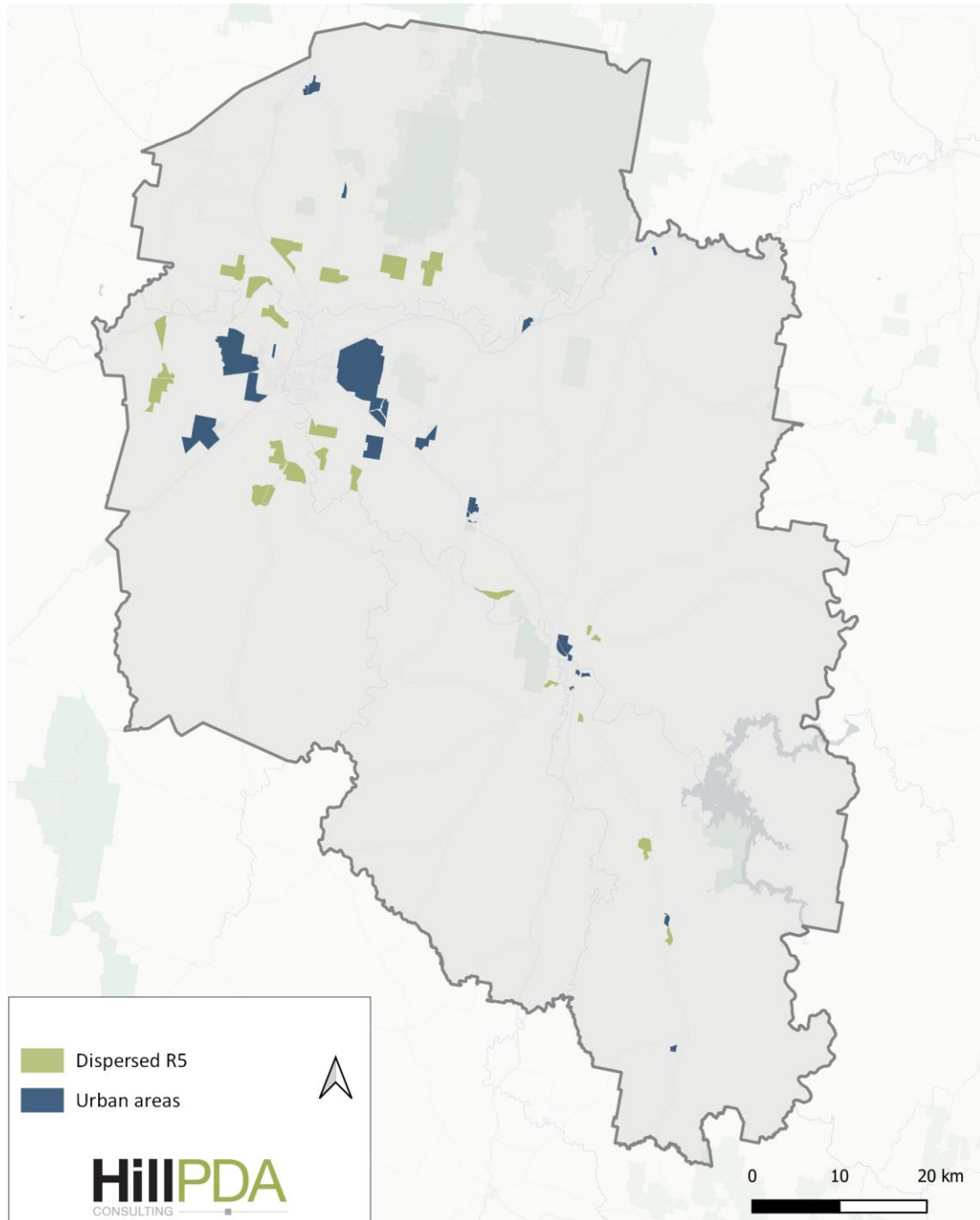


Figure 5: Location of R5 Large Lot Residential Land

There is theoretical capacity for approximately an additional 1,210 lots if all zoned land was subdivided into current minimum lot sizes. However, the actual number of dwellings delivered in the coming decades is likely to be considerably lower than theoretical capacities. To further explain, the theoretical capacity does not take into account environmental constraints or infrastructure servicing capability and financing.

Based on this theoretical capacity, the Strategy identifies the preferred direction for additional large lot residential growth rather than identifying specific parcels of land for rezoning. RU4 Primary Production Small Lots may also provide additional rural lifestyle living opportunities, but dwelling houses can only be erected on land in this zone if the land is larger than the minimum lot size identified in the Dubbo Regional Local Environmental Plan 2022. The purpose of this is to minimise unplanned rural residential development. It is therefore recommended that a more-detailed supply and demand analysis for land in both the R5 Large Lot Residential and RU4 Primary Production Small Lots be undertaken following adoption of the Strategy to progress the preferred rural lifestyle directions.

When considering owner-initiated requests to amend zoning or minimum lot sizes under the Dubbo Regional Local Environmental Plan 2022, specific proposals to create new R5 land or amend the minimum lot size would need a holistic precinct approach to ensure access, services, environmental values and the character of the area are not impacted.

Council will consider whether the amount of land suitable for rezoning is always larger than the amount required by the theoretical capacity assessment, and include a mix of landowners, so that supply is not constrained by limited areas of land or limited owners.

3. Villages Place Plans

The draft Village Place Plans (attached in **Appendix 5**) include statements that broadly identify future directions for growth, the vision and desired future character for Wongarbone, Geurie, Mumbil, Stuart Town, Euchareena, Kerrs Creek, Brocklehurst, Mogriguy, Eumungerie, Ballimore and Elong Elong.

Villages offer a highly demanded lifestyle and character as they have distinct communities and a sense of place and identity. It is essential that any new housing opportunities generally remain within urban boundaries and do not impact on the existing character, primary production capability, environmentally significant land or constrained land. Furthermore, infrastructure improvements may be prioritised over growth for some villages.

Place Plans for villages include:

- Explore reducing the minimum lot size of R5 land in Wongarbone, Geurie, Stuart Town, Elong Elong;
- Explore rezoning part of Geurie, Mumbil, Kerrs Creek to extend the Village zone;
- Explore zoning part of the existing Village area of Elong Elong to a Village land use zone under the provisions of the Dubbo Regional Local Environmental Plan 2022;
- Prioritise infrastructure improvements over growth for Ballimore, Eumungerie and Brocklehurst;
- Increase the minimum lot size in Brocklehurst from 1,000m² to 2,000m² to retain the village character, as most existing lots are larger than 2,000m²; and
- No interventions for Mogriguy as dwelling take-up patterns, low demand and capacity for additional dwellings under existing planning controls do not warrant interventions.

4. Affordable Housing

The draft Affordable Housing Framework (attached in **Appendix 6**) identifies Council's role and potential options for incentivising an increase in social and affordable housing in the region, and partnerships required.

Affordable housing can be delivered or owned by private developers, investors, governments, charitable organisations, and not-for-profit community housing providers (CHPs). While some affordable housing dwellings are owner-occupied, in most cases they are leased and managed by a CHP or private investor. Council can facilitate affordable housing through land use zoning, development controls, the timing of Council-owned land release, location of services and facilities and the levying of rates, development contributions and application fees.

Council staff are currently undertaking a feasibility analysis of indirect and direct investment options across various typologies and markets to inform the preferred approach to facilitate additional affordable housing. This will be presented to Council at a later date, and will be placed on public exhibition for a minimum of 28 days alongside the draft Dubbo Regional Housing Strategy.

5. Implementation and Monitoring

The draft Dubbo Regional Housing Strategy includes an Implementation Plan to help realise the strategic directions and actions, and guide its delivery (attached in **Appendix 7**). For each action, it identifies Council's role, partners for collaboration, and priority. Actions have been prioritised into short, medium and long term, or ongoing, and will be periodically reviewed every 5 years and reassessed in line with available budgets, market conditions, resources and funding opportunities.

6. Consultation

Following Council's consideration, the draft Strategy will be placed on exhibition from Monday 1 September 2025 until 9am, Monday 27 October 2025. Public participation will vary between Consult and Involve Levels (identified in **Figure 6**).

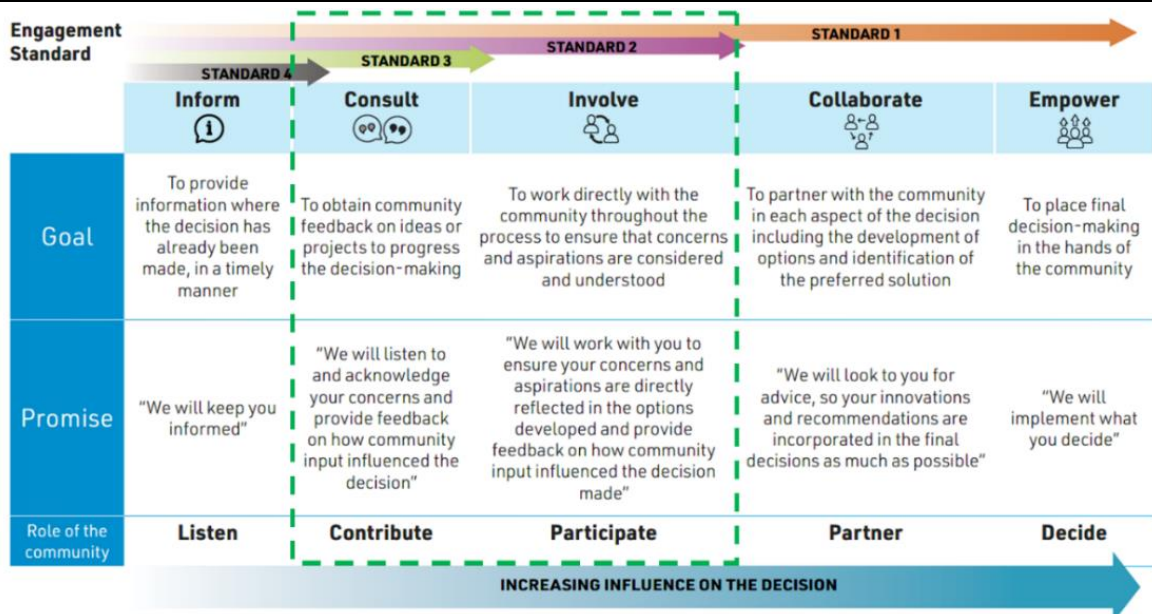


Figure 6: Excerpt from Community Engagement Strategy, Levels of Community Participation

The draft schedule of workshops is identified below.

Date	Time	Group	Location
Thursday 11 September 2025	9 – 10:30am	General community	Dubbo Western Plains Cultural Centre
	11 – 12:30pm	R5 stakeholders	
	1:30 – 3pm	Affordable housing stakeholders	
	5:30 – 7pm	Mayoral Developers Forum	
Monday 22 September 2025	5:30 – 7pm	Brocklehurst residents	Dubbo Western Plains Cultural Centre
Tuesday 23 September 2025	9 – 10:30am	General community	Dubbo Western Plains Cultural Centre
	11 – 12:30pm	R5 stakeholders	
	1:30 – 3pm	Affordable housing stakeholders	
	5:30 – 7pm	Eumungerie and Mogrigny	Eumungerie Community Hall
Wednesday 24 September 2025	9 – 10:30am	General community	Wellington Aquatic Leisure Centre
	11 – 12:30pm	R5 stakeholders	
	1:30 – 3pm	Affordable housing stakeholders	
	5:30 – 7pm	Stuart Town, Mumbil, Euchareena and Kerrs Creek residents	Stuart Town Community Hall
Tuesday 14 October 2025	5:30 – 7pm	Wongarbon and Geurie residents	Wongarbon Community Hall
Wednesday 15 October 2025	9 – 10:30am	First Nations stakeholders	Wellington Aquatic Leisure Centre
	11 – 12:30pm	Affordable housing stakeholders	
	1:30 – 3pm	R5 stakeholders	
	5:30 – 7pm	Ballimore and Elong Elong residents	Eumungerie Community Hall
Thursday 16 October 2025	9 – 10:30am	First Nations stakeholders	Dubbo Western Plains Cultural Centre
	11 – 12:30pm	Affordable housing stakeholders	
	1:30 – 3pm	General community session	
	5:30 – 7pm	Multicultural stakeholders	CAB
To be confirmed	After hours	General community – Dubbo	Online
		General community – Wellington	
		R5 stakeholders – Dubbo	
		R5 stakeholders – Wellington	
		Affordable housing stakeholders	

Council's YourSay webpage will be the primary platform for the community to access information and provide a submission. Communication activities to support the community engagement program include:

- Hard copies available for viewing at the Dubbo and Wellington Customer Experience Centres and Macquarie Regional Library – Dubbo and Wellington Branches;
- Print and radio advertising;
- Letters to village residents and residents impacted by specific interventions; and
- Direct email to stakeholder databases including Community Committees.

Council staff have received additional submissions from our community since the Engagement Insights Report was considered by Council in May. Following completion of the public exhibition period, a further report, including submissions already received and any submission received during the public exhibition period, will be provided to Council for consideration.

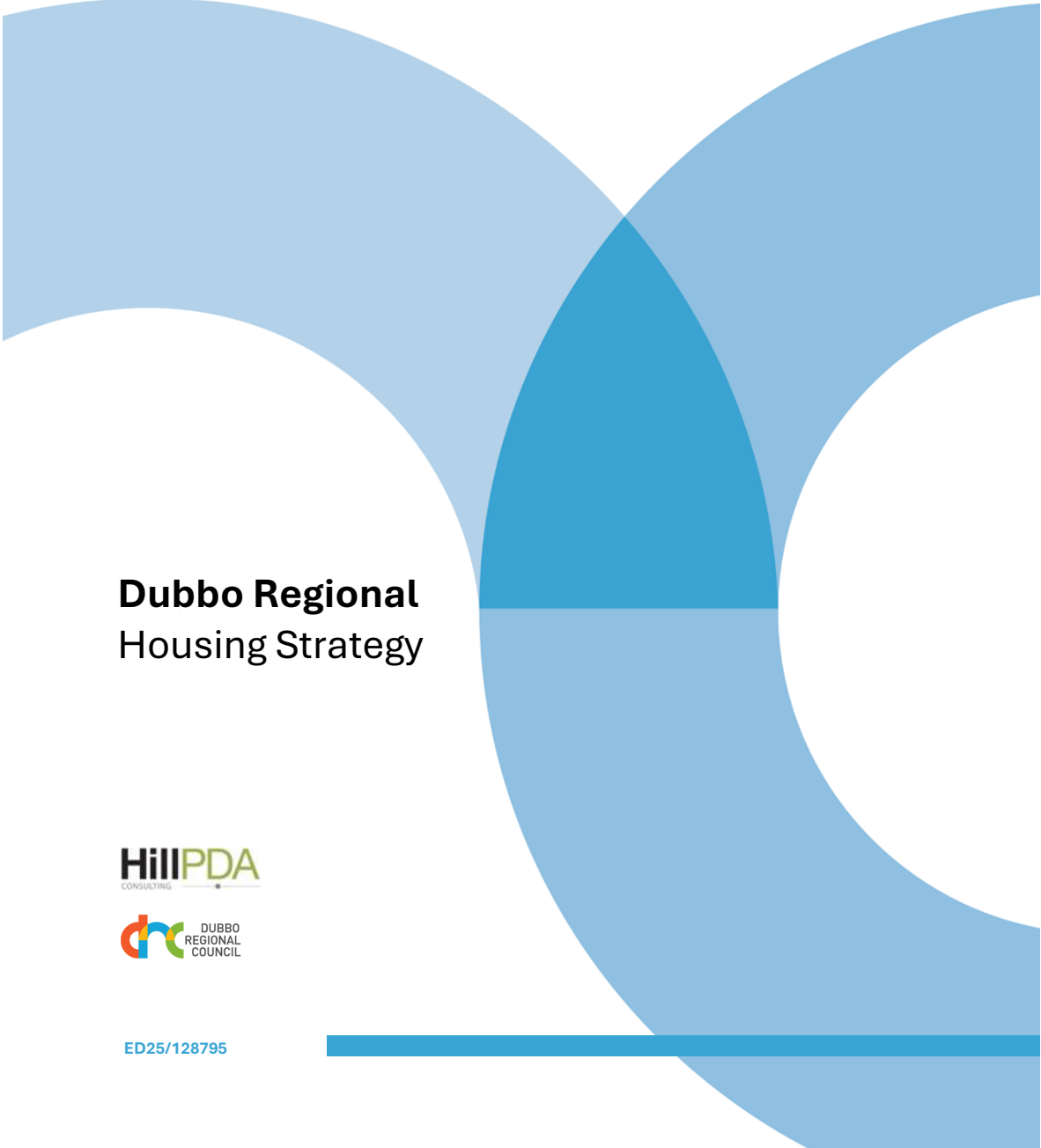
7. Timeframe

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

Key Date	Explanation
26 August 2025	Consideration by Council
1 September 2025 – 27 October 2025	Public exhibition period
November 2025	Consideration of submissions
9 December 2025	Consideration by Council

APPENDICES:

- 1 [↓](#) Dubbo Regional Housing Strategy
- 2 [↓](#) Dubbo Regional Housing Strategy - Appendices
- 3 [↓](#) Place Plans - Dubbo and Wellington
- 4 [↓](#) R5 Large Lot Residential Strategy
- 5 [↓](#) Place Plans - Villages
- 6 [↓](#) Affordable Housing Framework
- 7 [↓](#) Implementation Plan



Dubbo Regional Housing Strategy

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Executive summary

The Dubbo Regional Housing Strategy (Strategy) identifies and describes how Dubbo Regional Council (Council) intends to facilitate housing objectives over the next 20 years. It has been formulated through evidence-based research and with input from the community. It enables Council to consider the housing needs of the Dubbo Regional Local Government Area (LGA) in a holistic manner and determine where and how housing should be delivered to address these needs.

THEME	EVIDENCE BASE FINDINGS	DIRECTIONS
SUPPLY 	- The region has significant undeveloped zoned land. Most of the land that is undeveloped, unconstrained and fully serviced is contained within the R2 Low Density Residential and R1 General Residential zones. - Four residential Urban Release Areas project opportunity for approximately 14,450 dwellings, however detailed structure and infrastructure planning is required. - As of October 2024, the region has around a two year supply of housing approved and ready for development. - Most supply is in the form of greenfield development. - The rental property market is tight (below 1% in Dubbo City), with limited stock available.	1.1 Unlock infill and greenfield housing supply to ensure a balanced approach to growth. 1.2 Monitor housing development and take-up 1.3 Facilitate the provision of rental accommodation on the market
CHOICE 	- The region lacks dwelling diversity with over 85% of housing stock detached houses. - Based on historic trends and the pipeline of development applications, the dominance of separate houses will continue, with an estimated 84% being built as detached houses. - Engagement indicated that there is unmet demand for medium-density and other housing types, however the feasibility of this product type is challenging. - Wellington and villages increasingly offer an alternative for residents priced (or seeking to move) out of Dubbo. - There will be additional demand for temporary worker housing in the short-to-medium term due to a number of renewable energy projects in the region.	2.1 Facilitate a diversity of housing choice to cater for the needs of the community 2.2 Encourage greater housing diversity around centres and major employment precincts 2.3 Leverage the renewable energy zone to deliver housing

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INFRASTRUCTURE ALIGNMENT 	• Infrastructure upgrades such as water, sewer and transport connections are essential for housing development. • Infrastructure costs impact the viability of residential expansion. • Villages generally have capacity within existing urban footprints with current servicing provision. • The mitigation of some environmental constraints may add to infrastructure costs.	• 3.1 Align infrastructure with housing delivery • 3.2 Collect and allocate funding to support infrastructure delivery in line with growth
RURAL LIFESTYLE 	• There is continuing community desire for more consistent rural lifestyle housing opportunities in lots sized approximately 0.4 hectares, 1 hectare and 8 hectares in outer Dubbo, Wellington and some villages. • Rural lifestyle development can often have lower infrastructure costs, but more environmental constraints may be present. • Most villages have capacity for further infill development through existing lot patterns, but growth in some villages is highly constrained by environmental hazards and infrastructure limitations. • Rural lifestyle lots must not adversely impact local character, primary production or environmentally significant land. • The character and sense of community within villages is highly valued with an expectation that growth is fairly minimal.	• 4.1 Facilitate rural lifestyle options • 4.2 Facilitate village growth opportunities
AFFORDABLE HOUSING 	• Social and affordable housing options have declined in recent years with a reduction in housing stock. • The affordable housing need represents 23.8% of rental households and 10.5% of the total households in the region. • There are over 1,447 rental households in Dubbo that are in housing that is considered unaffordable for their income band • Council can deliver affordable housing either directly or indirectly through various mechanisms. • Increasing the provision of affordable housing will reduce pressure on social housing, by providing alternative options for people on lower incomes.	• 5.1 Build consensus around Council's role in facilitating viable affordable housing options • 5.2 Facilitate viable affordable housing options

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Theoretical capacity assessment demonstrates that there is **opportunity for around 22,603 additional dwellings within the existing zoned land**. However, the actual number of dwellings delivered in the coming decades is **likely to be considerably lower** than theoretical capacities due to market factors, infrastructure servicing requirements and the regulatory environment. Over the last 10 years, the region achieved a take-up rate of approximately 340 dwellings per year. The rate however slowed over the last 5 years down to around 200 dwellings per year, due to factors affecting housing delivery.

Area	Urban capacity	Rural lifestyle	Combined
Dubbo	14,332	351	14,683
Wellington	6,227	162	6,389
Villages	833	62	895
Other areas		635	635
Total	21,393	1,210	22,603

These factors, and their relationship to housing demand, have helped shaped the Place Plans within this Strategy. The Place Plans provide location specific interventions to guide the growth of future housing development. It is anticipated that greenfield housing will continue as the dominant form of new housing. Increasing the share of housing that occurs in established urban areas, through infill development, is also a mechanism to provide a greater diversity and choice of housing to meet the lifestyle and affordability needs of the community.

INTRODUCTION



1.0 Introduction

1.1 What is the Dubbo Regional Housing Strategy?

The Dubbo Regional Housing Strategy (Strategy) identifies and describes how Dubbo Regional Council (Council) intends to facilitate housing objectives over the next 20 years. It has been formulated through evidence-based research and with input from the community. It enables Council to consider the housing needs of the Dubbo Regional Local Government Area (LGA) in a holistic manner and determine where and how housing should be delivered to address these needs. This Strategy was developed by building on two phases of work:

1. Housing evidence collation: Research and data analysis, including planning policy, demographic factors, the supply and demand for housing, and local land use opportunities and constraints
2. Engagement: A summary of community input, including consultation findings on community housing experiences and aspirations.

Together, these evidence base collation phases have resulted in the vision, strategies and actions for housing and places within this Strategy.

1.2 Why do we need a Housing Strategy?

Council currently has numerous overarching documents that guide residential development across the region (see Figure 1). This Strategy has reviewed, updated and consolidated these documents to provide a single point of reference for future housing delivery. Planning for housing is an important part of Council's responsibilities. This Strategy enables both the government and private sectors to consider the housing needs of the region in a comprehensive manner. It establishes:

- The need for housing and how to best align future housing to address the need
- The barriers and opportunities that require Council intervention or advocacy
- The policy and planning levers that can support diverse and affordable housing.

This Strategy will be a supporting document to help to facilitate housing to support future population in the right locations and at the right times.

```
graph TD; LSPS[Local Strategic Planning Statement] --> RHS[Regional Housing Strategy]; LSPS --> ELS[Employment Lands Strategy]; LSPS --> RAS[Recreational Areas Strategy]; LSPS --> RAD[ Rural Areas Development Strategy]; RHS --> URS[Urban Release Strategies]; RHS --> RRS[Residential Release Strategies]; LEPlan[Local Environmental Plan];
```

Local Strategic Planning Statement

- Regional Housing Strategy
 - Urban Release Strategies
 - Residential Release Strategies
- Employment Lands Strategy
- Recreational Areas Strategy
- Rural Areas Development Strategy

Local Environmental Plan

Council's spectrum of influence is through strategic planning, planning mechanisms, appropriate policy and guidance material that meets the needs expectations of our community (see Figure 2). Assisting housing diversity and affordability is a key goal of this Strategy. Council is already responding to housing demand in the community by undertaking a number of strategic actions and initiatives for the Dubbo and Wellington housing markets. It is recognised that Council's actions will be critical to assist the delivery of housing across our community.

The diagram illustrates the Local housing strategy scope, categorized by income level and housing type. A horizontal axis at the top shows income levels: Very-low income, Very-low to low income, and Moderate income and above. A double-headed arrow spans the first two categories, labeled 'Subsidised housing products'. A single-headed arrow points from the 'Very-low to low income' category to the 'Moderate income and above' category, labeled 'LEP/DCP housing diversity changes'.

The strategy is divided into four main categories, each with a list of associated schemes or programs:

- Crisis and transitional housing** (Dark Blue):
 - Natural disaster schemes
 - NSW Homelessness Strategy
 - Domestic Violence
- Social Housing** (Green):
 - Land and Housing Corporation
 - Community Housing
 - Federal Investment
- Affordable Housing** (Blue):
 - Contribution Schemes
 - Bonus Schemes
 - Demonstration Projects
 - Direct Investment
- Market housing** (Grey):
 - Housing Supply
 - Housing Diversity
 - LEP changes
 - DCP changes

The 'Affordable Housing' and 'Market housing' categories are grouped under a dashed blue line labeled 'Local housing strategy scope'.

Source: HillPDAs 2025

CONTEXT

2.0 Context

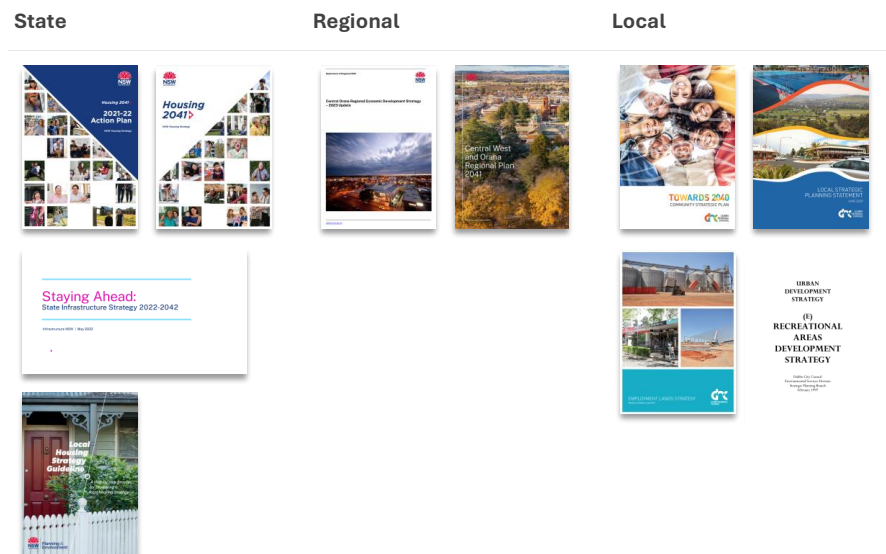
2.1 Planning and policy context

The vision and objectives of this Strategy are designed to align with planning policies that have been developed for NSW, the Central West and Orana Region and the Dubbo Regional LGA. This Strategy forms part of the region's broader local planning framework, including:

- Commonwealth and State legislation covering environmental protection, environmental planning and assessment, development, and heritage
- State Environmental Planning Policies (SEPPs) that apply across NSW, including the Dubbo Region, covering a range of matters including housing, building design and development controls
- Strategic plans, including the NSW Housing Strategy 2041 and associated Action Plan, and the Central West and Orana Regional Plan 2041

This Strategy replaces Council's existing Dubbo Residential Areas Strategy (1995) and Wellington Settlement Strategy, and complements the Residential Release Strategies. It responds to the Community Strategic Plan and Local Strategic Planning Statement, and will sit alongside the Dubbo Employment Lands Strategy and Recreational Areas Strategy (see Figure 3). Together, these plans and strategies will inform future reviews of the Dubbo Regional Local Environmental Plan (LEP) 2022 and Council's Development Control Plans.

Figure 3: Strategic planning alignment



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Strategic directions

Based on a review of the strategic planning framework and policy context, this Strategy is consistent with, and gives effect to, the strategic directions summarised below.

Table 1: Themed strategic directions from relevant planning documents

Strategic theme	Summarised relevant directions
Housing supply and demand	• Ensure timely housing supply by assessing environmental and population factors. • Track housing data and coordinate infrastructure planning using the Regional Housing Monitor.
Housing diversity and choice	• Provide a variety of housing choice that makes efficient use of existing infrastructure and facilities. • Promote diverse housing types near services. • Ensure the availability of affordable housing types and formats including for seniors and people with a disability. • Direct new seniors housing to high amenity, serviced, accessible locations within Dubbo and Wellington urban boundaries. • Consult with Aboriginal communities on housing strategies. • Review LEP provisions to enhance housing choice. • Renew social housing sites to increase stock and diversity. • Consider alternative housing options to address homelessness. • Develop an affordable housing policy with incentives for social housing providers. • Support dual occupancies and multi-dwelling housing in established areas.
Encourage infill housing	• Encourage the supply of a mix of affordable and low-cost market housing in areas with good access services, employment and infrastructure. • Maintain local character while increasing housing density. • Realise increased efficiencies in servicing provision through modifying street layouts and/or permitting slightly increased housing densities in appropriate locations while retaining local character.
Rural residential development	• Plan rural residential areas near urban centres, avoiding sensitive lands. • Require local strategies for new rural residential developments.
Accommodation for workers	• Plan flexible worker housing options near existing infrastructure. • Require workforce accommodation strategies in large project applications.
Infrastructure and service alignment	• New residential growth in towns and villages is supported by reticulated water and sewer as well as a range of other urban services. • New or infill development to be supported by infrastructure, including green infrastructure.
Community engagement	• Communicate development opportunities to the community • Ensure residents from the various centres, towns and villages hear their voices reflected in strategies plans and consultation.

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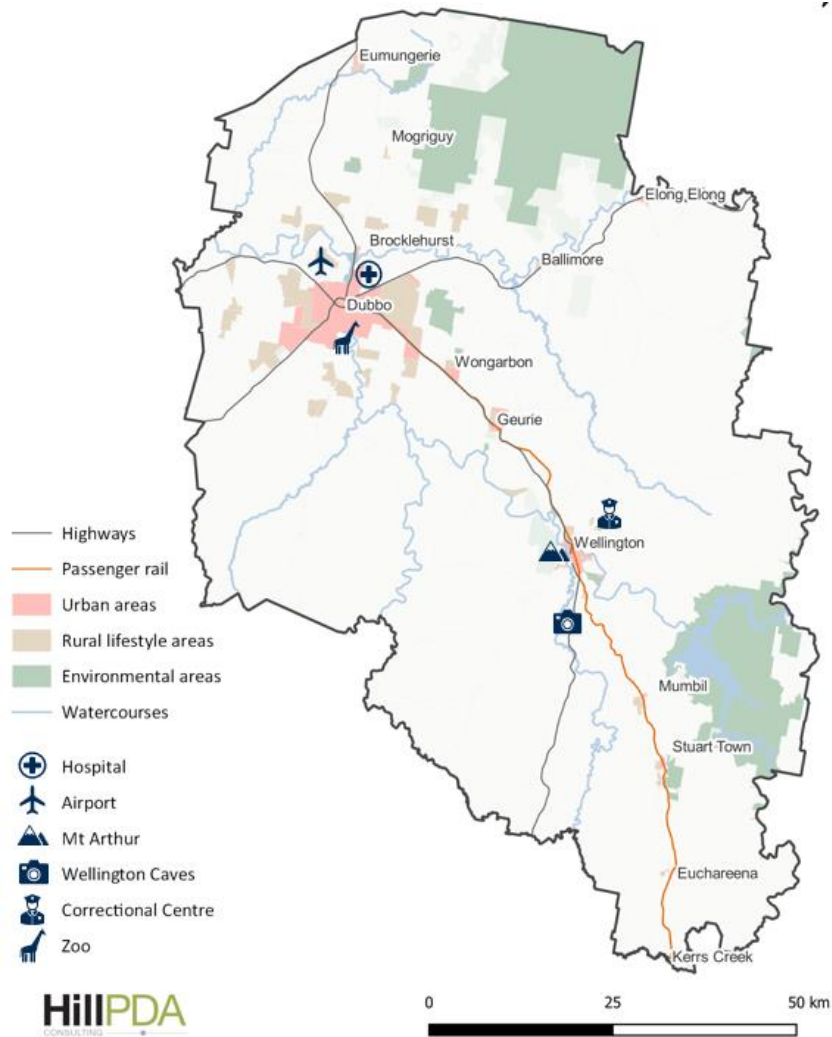
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2.2 LGA snapshot

The Dubbo Regional LGA comprises an area of 7,536km². The main settlements include the city of Dubbo and the town of Wellington, supported by multiple villages. The focus of this Strategy is on housing in these areas.

Figure 4: Overview of Dubbo LGA



Source: Dubbo Local Strategic Planning Statement; HillPDA

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THE EVIDENCE



3.0 The evidence

This chapter explores the demographic, housing and affordability context of the region to highlight **housing needs and gaps**.

3.1 Key insights



The region's population is **growing**, with the NSW Government forecasting an **additional 7,875 residents** between 2024 and 2041.¹



Population growth will generate likely demand for **5,011 additional dwellings** between 2024 and 2041, or **295 dwellings per year**.²



Although the region has **significant land capacity**, recent take-up development trends indicate the likely delivery of **3,427 dwellings** between 2024 and 2041 (or 202 per year) in a scenario of no intervention. This would result in a **shortfall of 1,584 dwellings** by 2041, or around 95 per year.³



Detached houses currently dominate the market, and meeting the population's needs requires delivering **more diverse dwellings**. More housing diversity would respond to resident feedback, population and household change.



A healthy future housing market would be supported by a strong rental market and **social and affordable housing stock**. Council can advocate for the delivery of such housing, which is undertaken by the State Government, Community Housing Providers and/or private developers.



Dubbo and Wellington can accommodate both **infill and greenfield development**. Villages have some capacity for infill development where there is demand and servicing provision. Environmental constraints including flood, bushfire, vegetation and karst land limit the capacity of some existing land.



Large **temporary workforces** will generate more demand for short-term and permanent housing. This can have a short-term impact on rental prices and vacancy, however if planned effectively can help to stimulate Wellington and villages where land and servicing solutions are available.



Rural lifestyle housing is valued in the region and the provision of land is generally adequate to meet future need. There is disparity between the types of blocks people desire and those that are delivered with opportunity for further subdivision and limited expansion on the fringes of towns and villages.



There are **different housing needs**, creating a need for both region-wide and place-specific plans and interventions. Specific housing to meet seniors, young workers and cultural groups will be required.

¹ DPHI Common Planning Assumptions (2024)

² REMPLAN (Jan 2025)

³ REMPLAN (Jan 2025); Dubbo Regional Council; HillPDA

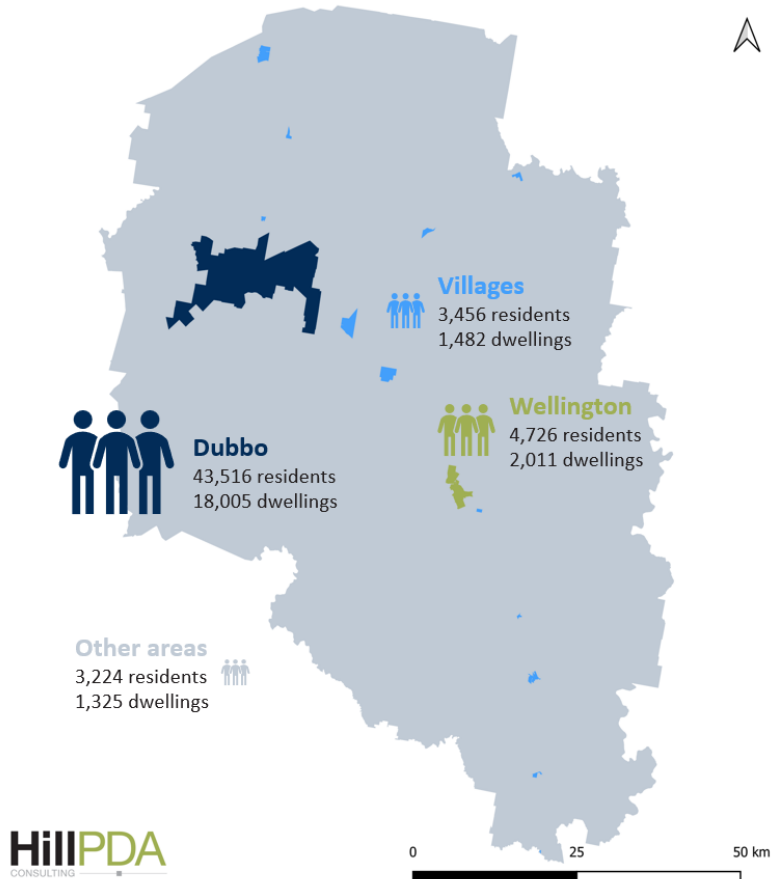


3.2 Current trends

3.2.1 People and households

As of 2021, the region had **54,922 residents** and **22,823 dwellings**, split between Dubbo, Wellington, multiple villages and surrounding areas (see Figure 5).

Figure 5: Dubbo Region population and dwellings by area, as recorded at 2021 Census



Source: Australian Bureau of Statistics (ABS), Census TableBuilder Pro; HillPDA. Imagery: NSW Department of Planning, Housing and Infrastructure (DPHI). Note: totals are for relevant Suburbs and Localities (SALs), which may encompass wider areas than those illustrated.

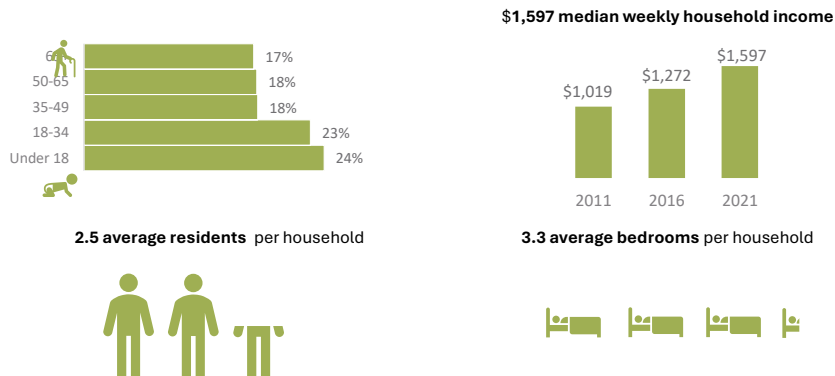
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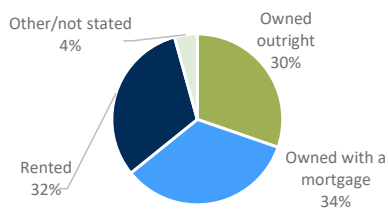
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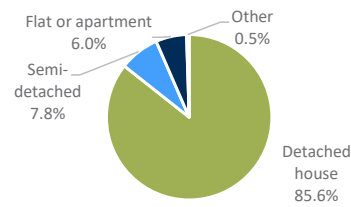
Figure 6: Key 2021 housing statistics, Dubbo Region



Private dwellings by tenure



Private dwellings by type



Source: ABS, Time Series Profile; ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats; HillPDA

Figure 7: Places of origin of new Dubbo Region residents, last 5 years



Source: REMPLAN (Nov 2024); HillPDA. Imagery: DPHI

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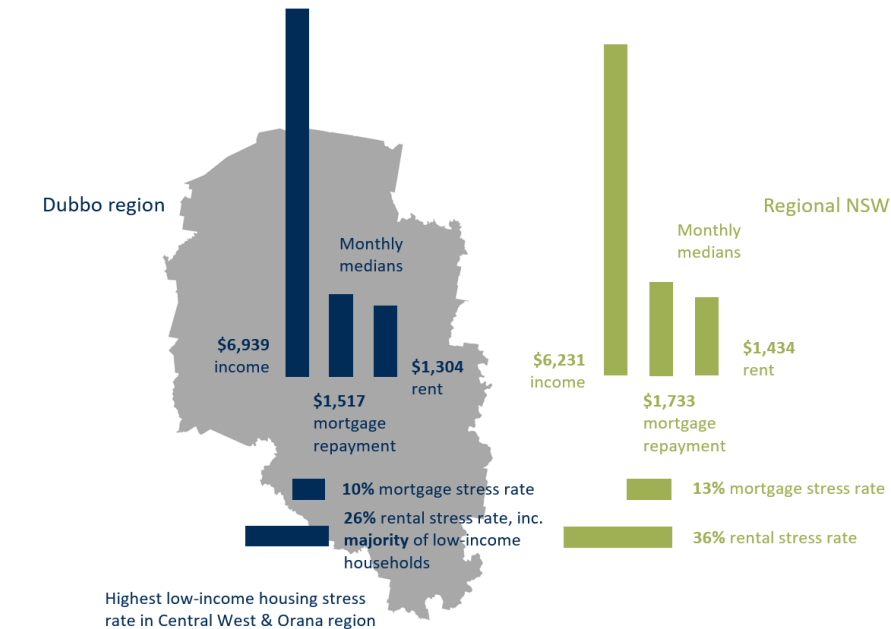
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The region is generally **affordable** compared to regional NSW. However, it has an **unequal market** with significant areas of need, especially for low and very-low-income households (see Figure 8). It also has a **tight rental market**, with vacancy rates in Dubbo below 1 per cent.⁴

Figure 8: Affordability indicators, Dubbo Region and Rest of NSW Greater Capital City Statistical Area, 2021



Source: ABS, Census All persons QuickStats; Homes NSW; HillPDA. Imagery: DPHI

⁴ SQM Research



3.2.2 Existing housing supply

As of October 2024, the region's dwelling supply is distributed across the larger towns of Dubbo, Wellington and smaller villages (see Figure 9).

Figure 9: Approximate dwellings by urban area, Dubbo Region, October 2024



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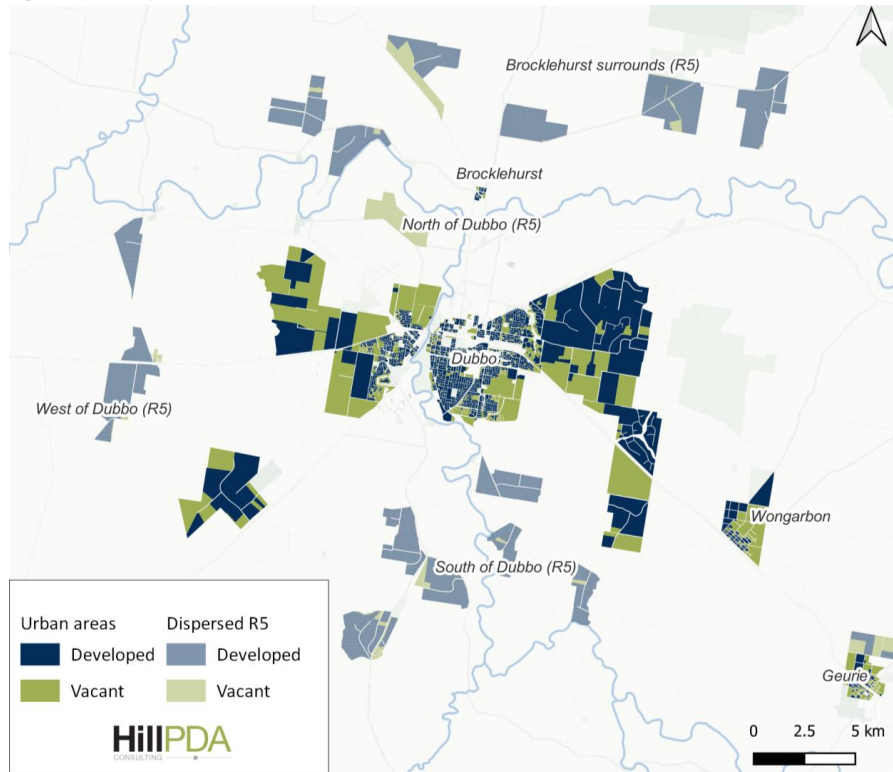


Source: ABS, Census TableBuilder Pro; Dubbo Regional Council; HillPDA. Imagery: DPHI NOTE: A housing audit has not been undertaken

3.2.3 Theoretical housing capacity

There is approximately 6,760ha of **vacant residential zoned land** (including R5-zoned land) across the region. Some of the developed land also has further subdivision or intensification capacity (see Figure 10 and Figure 11).

Figure 10: Developed and vacant land - Dubbo and surrounds



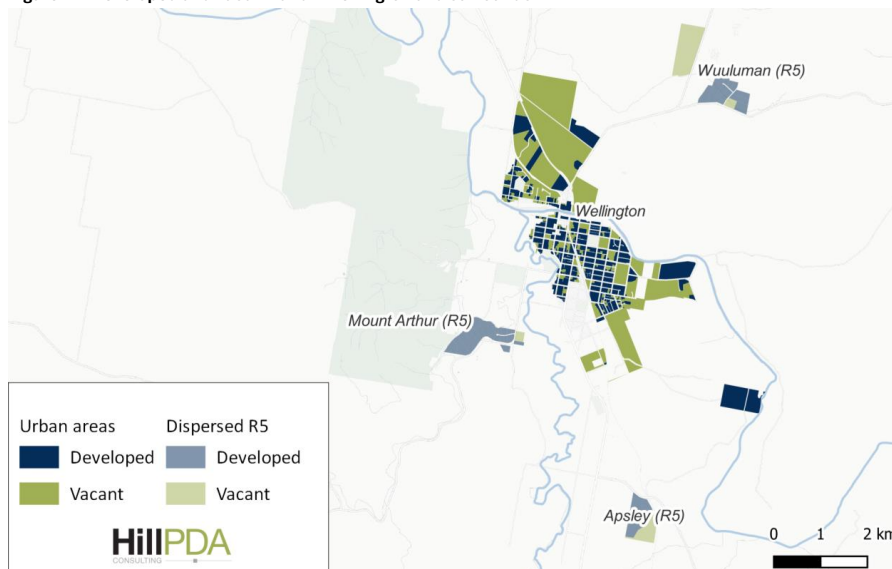
Source: Google; HillPDA. Imagery: DPHI; CARTO

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Figure 11: Developed and vacant land - Wellington and surrounds



Source: Google; HillPDA. Imagery: DPHI; CARTO

Theoretical capacity considers opportunity for further residential density on development-capable land that does not contain hard constraints, is in freehold ownership and does not contain a new building. It is a hypothetical measure which provides an indication of what could be delivered, but it is important to note that it is highly unlikely to achieve such development yields in practice as it does not consider market factors, infrastructure servicing requirements or the regulatory environment. Table 2 presents the **highest and best use planning capacity** for urban areas based on current planning controls, including for sites in consecutive ownership. It excludes R5-zoned land. Under the current planning controls, there remains significant capacity across the residential zoned areas.

Table 2: Planning capacity, urban areas only, Dubbo Region

Area	Planning capacity
Dubbo	23,764
Wellington	5,076
Villages	1,431
Total	30,271

It is unlikely that all new development would achieve the highest and best use on the site. A more realistic capacity assessment applies the proportions of housing typologies achieved across Council's development applications over the past 5 years to the development capable lots (see Table 3). This reduces the capacity across region's urban areas, however demonstrates there is still opportunity for infill.

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The R5 Large Lot Residential zone also contributes residential land supply. Based on the application of minimum lot sizes under the Dubbo Regional Local Environmental Plan 2022 (LEP) and assuming one dwelling per lot, there remains capacity for approximately 1,210 dwellings across the rural lifestyle lots.

Combined across urban and rural lifestyle areas, the theoretical capacity assessment demonstrates that there is **opportunity for around 22,603 additional dwellings within the existing zoned land.**

Table 3: Revised capacity, urban and rural areas, Dubbo Region

Area	Urban capacity	Rural lifestyle	Combined
Dubbo	14,332	351	14,683
Wellington	6,227	162	6,389
Villages	833	62	895
Other areas		635	635
Total	21,393	1,210	22,603



There is opportunity for approximately 22,603 additional dwellings across existing zoned residential land.

However, the actual number of dwellings delivered in the coming decades is **likely to be considerably lower** than theoretical capacities due to market factors, infrastructure servicing requirements and the regulatory environment.

Over the last 10 years, the region achieved a take-up rate of approximately 340 dwellings per year. The rate slowed over the last 5 years down to around 200 dwellings per year, due to factors affecting housing delivery.

These factors, and their relationship to housing demand, are discussed in the following section.



3.3 Factors affecting supply

Despite the region's quantity of zoned undeveloped land, there are many factors affecting the **supply of and viability of local development** (see Figure 12).

Figure 12: Factors influencing development in the Dubbo Region



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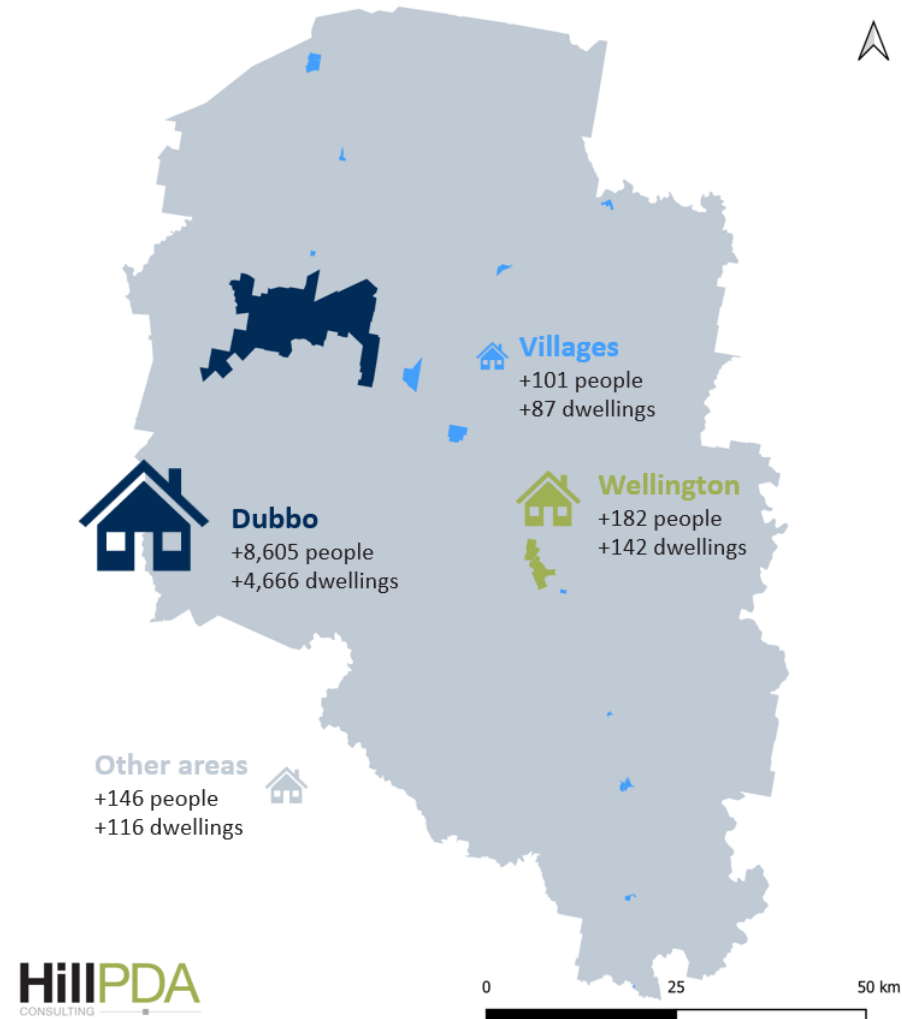


3.4 Future need

3.4.1 Housing demand

Between 2024 and 2041, the region's population is projected to rise by 9,034 people, generating demand for 5,011 additional dwellings (see Figure 13).

Figure 13: Projected population growth and dwelling demand, Dubbo Region, 2024-41



Source: REMPLAN (Jan 2025); HillPDA. Imagery: DPHI. Note: due to lack of available data, projected growth for Mogrigny, Elong Elong, Euchareena and Kerrs Creek has been integrated into 'other areas', not 'villages' total.

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Applying 5-year historic take-up rates in the region indicate that there may be a **shortfall in housing supply** by 2041. Dwelling take-up rates have been projected from a review of construction certificates issued between 2019 and 2024 by development type, zone and dwelling yield. The region's projected take-up is **3,427 dwellings** between 2024 and 2041, **1,584 fewer** (or around 95 per year fewer) than forecasted demand (see Table 4).

Table 4: Projected dwelling take-up, Dubbo Region, 2024-41

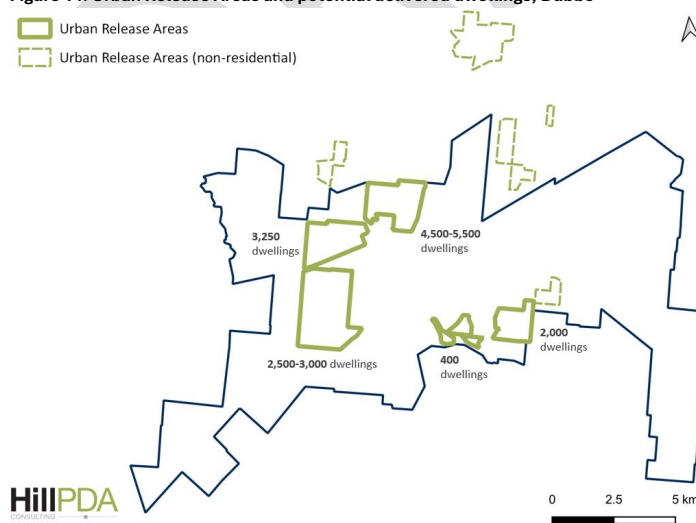
Count of dwellings by zone	R1	R2	MU1	E2	RU1	RU5	Total
Detached houses	340	1,479	17	3	0	31	1,870
Dual occupancies & secondary dwellings	177	639	7	0	0	0	823
Multi dwelling	44	483	0	0	0	20	547
Other	0	187	0	0	0	0	187
Total	561	2,788	24	3	0	51	3,427

Source: Dubbo Regional Council; HillPDA

Although current projections indicate a shortfall, there is public and private interest in local development. As of July 2025, the region has pending or recently approved Development Applications (DAs) for subdivisions that could collectively facilitate up to 1,851 additional residential lots. There are also multiple planning proposals that may provide **additional supply**. If approved and delivered, these would provide more than sufficient supply to meet future demand.

In addition to planning proposals and development applications, there are four Urban Release Areas (URAs) around Dubbo planned for residential development (see Figure 14). A number of areas still require detailed structure planning and infrastructure delivery programs to be developed.

Figure 14: Urban Release Areas and potential delivered dwellings, Dubbo



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Source: Dubbo Regional Council; HillPDA

3.4.2 Housing types

Alongside demand for more dwellings, population trends and engagement feedback have identified demand for **specific housing attributes** (see Figure 15).

Figure 15: Projected demographic and housing trends, Dubbo Region



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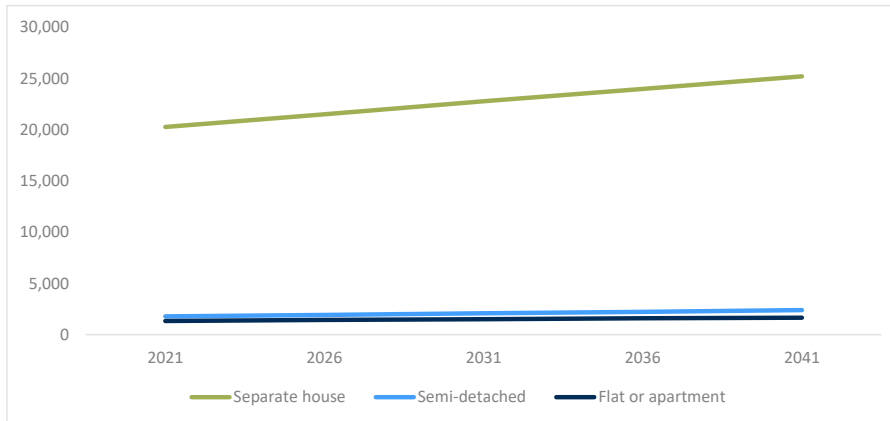
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Despite the effect of demographic trends and housing preferences, dwelling diversity is **unlikely to be achieved under current conditions**.

In a scenario of no intervention, the dominance of separate houses in the region will continue to 2041 (see Figure 16). The region's development pipeline mostly comprises greenfield development with a focus on detached housing, with the notable exception of high-rise apartment construction at 1 Church Street, Dubbo (see Figure 17).

Figure 16: Projected demand for dwellings by type, Dubbo Region, 2021-41



Source: REMPLAN (Nov 2024); ABS, Time Series Profile; HillPDA

Figure 17: 1 Church Street, Dubbo, November 2024



Source: HillPDA

The **themes, directions and actions** of this Strategy are centred around facilitating supply with a strong emphasis on increasing dwelling diversity in the region.

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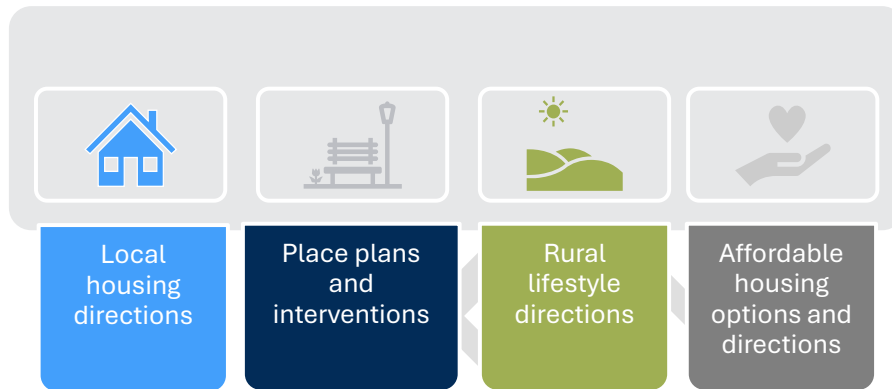
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LOCAL HOUSING STRATEGY



4.0 Housing Strategy

This Strategy has been prepared in accordance with the NSW Government Local Housing Strategy Guidelines. It is made up of four parts:



This Strategy incorporates a review, update and consolidation of the Dubbo Urban Areas Strategy (1995) and Wellington Settlement Strategy (2012) to identify how and where the region will grow to support future population.

HOUSING VISION

Housing in the region is:

- Designed to maintain local housing character and rural lifestyle elements that make the region unique
- Responsive to the diverse demographic of the community, through affordable, adaptable and diverse design and typology
- Located to optimise the use of existing infrastructure, reduce risk of natural hazards, and minimise disruption to primary production or environmentally significant land.

4.1 Local housing directions



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4.1.1 Theme: Supply

Planning and delivering a sustainable pipeline of zoned residential land and encouraging housing supply is essential to maintaining housing affordability, accessibility and a healthy residential market.

As of 2024, the region's towns and villages contain approximately 4,130 hectares of urban residential land, with a further 15,240 hectares of R5 Large Lot Residential land. Around 35% of total land stock was vacant, with most of the vacant land provision within the R5 Large Lot Residential zone (4,500ha) and R2 Low Density Residential (1,126ha).

Key housing **supply** findings from the evidence base:

- The region has significant undeveloped zoned land. Most of the undeveloped, unconstrained and fully serviced land is contained within the R2 Low Density Residential and R1 General Residential zones.
- Four residential Urban Release Areas project opportunity for approximately 14,450 dwellings, however detailed structure and infrastructure planning is required before development can occur.
- As of October 2024, the region has around a two-year supply of housing approved and ready for development. Most supply is in the form of greenfield development.
- The rental property market is tight, with limited stock available.



Table 5: Supply directions and actions

Direction	Action
1.1 Unlock infill and greenfield housing supply to ensure a balanced approach to growth.	1.1.1 Expand opportunities for new residential developments by conducting detailed planning for urban release areas.
	1.1.2 Expand opportunities for infill development around areas with good access to services by undertaking neighbourhood planning in consultation with the community.
	1.1.3 Create and monitor a land supply pipeline to help identify and plan for new urban release areas.
1.2 Monitor housing development and take-up	1.2.1 Create a monitoring system to track the progress of developments and uptake rates, and adjust strategies as necessary to meet housing demand and ensure sustainable growth.
1.3 Facilitate the provision of rental accommodation on the market	1.3.1 Investigate opportunities on Council-owned land to increase the provision of affordable or private rental stock.

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4.1.2 Theme: Choice

Housing choice and diversity are essential for fostering equitable, inclusive communities with opportunities for all, promoting economic mobility, and enhancing social cohesion.

Key housing **choice** findings from the evidence base:

- The region lacks dwelling diversity with over 85% of housing stock detached houses.
- Based on historic trends and the pipeline of development applications, the dominance of separate houses will continue, with an estimated 84% being built as detached houses.
- Engagement indicated that there is unmet demand for medium-density and other housing types, however the feasibility of this product type is challenging.
- Wellington and villages increasingly offer an alternative for residents priced (or seeking to move) out of Dubbo.
- There will be additional demand for temporary worker housing in the short-to-medium term due to renewable energy projects in the region.



Table 6: Choice directions and actions

Direction	Action
2.1 Encourage a diversity of housing choice to cater for the needs of the community	2.1.1 Advocate for the renewal of State Government housing estates to encourage greater housing diversity and typologies.
	2.1.2 Review and consolidate the DCP to make it simpler, more flexible and attractive for development.
	2.1.3 Encourage private market development innovation, such as build to rent models, affordable housing and co-living.
	2.1.4 Encourage the delivery of aged care and retirement living establishments in locations that have strong transport connections and good access to services.
2.2 Encourage greater housing diversity around centres and major employment precincts	2.2.1 Encourage the provision of more key worker and higher density housing around hospitals in Dubbo and Wellington by revisiting masterplans and working with land owners.
	2.2.2 Explore the expansion of R1 General Residential zones around local centres in Dubbo.
	2.2.3 Encourage urban renewal in the Dubbo CBD and Wellington Town Centre by undertaking or implementing masterplans.
2.3 Leverage the Central West-Orana Renewable Energy Zone to deliver housing	2.4.1 Encourage temporary worker accommodation to be integrated within villages and towns.
	2.4.2 Utilise planning agreements to provide for affordable housing and legacy infrastructure.

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4.1.3 Theme: Infrastructure alignment

Aligning social, utility and road infrastructure with housing delivery is crucial for ensuring communities have access to essential services like transportation, healthcare, and education, fostering sustainable growth and improving residents' quality of life.

The expansion of the region's urban area will create conditions for new infrastructure needs. While some of these needs can be managed through development contributions, others will be dependent on other funding avenues, such as grant funding. Greenfield areas in Dubbo and Wellington will need to be effectively planned and staged to maximise the return of public investment.

Infrastructure challenges in villages are different, with some villages not serviced. For this reason, and to preserve character, the growth opportunities within villages will continue to be limited to existing urban footprints.

Key housing **infrastructure alignment** findings from the evidence base:

- Infrastructure upgrades such as water, sewer and transport connections are essential for housing development.
- Infrastructure costs impact the viability of residential expansion.
- Generally, villages have capacity within existing urban footprints with current servicing provision.
- The mitigation of some environmental constraints may add to infrastructure costs.



Table 7: Infrastructure alignment directions and actions

Direction	Action
3.1 Align infrastructure with housing delivery	3.1.1 Establish and publish an infrastructure delivery plan to help with development sequencing.
	3.1.2 Prepare a Water and Sewerage Strategy for new release areas to identify hydraulic capacity and system augmentation requirements.
	3.1.3 Prepare a Strategic Transportation Model for new release areas to identify transport capacity and augmentation requirements.
3.2 Collect and allocate funding to support infrastructure delivery in line with growth	3.2.1 Review LGA-wide and site-specific development contribution plans to ensure adequate and equitable funding for infrastructure.
	3.2.2 For new release areas, prepare and implement development contributions plans alongside structure plans for adequate and equitable infrastructure funding.
	3.2.3 Prepare a multi-village development contributions plan to support the provision of new infrastructure.

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4.2 Place plans



The Place Plans for Dubbo, Wellington and the villages have been drafted with consideration of perspectives gained through community consultation. They recognise that each place is different and will respond to growth demands in different ways.

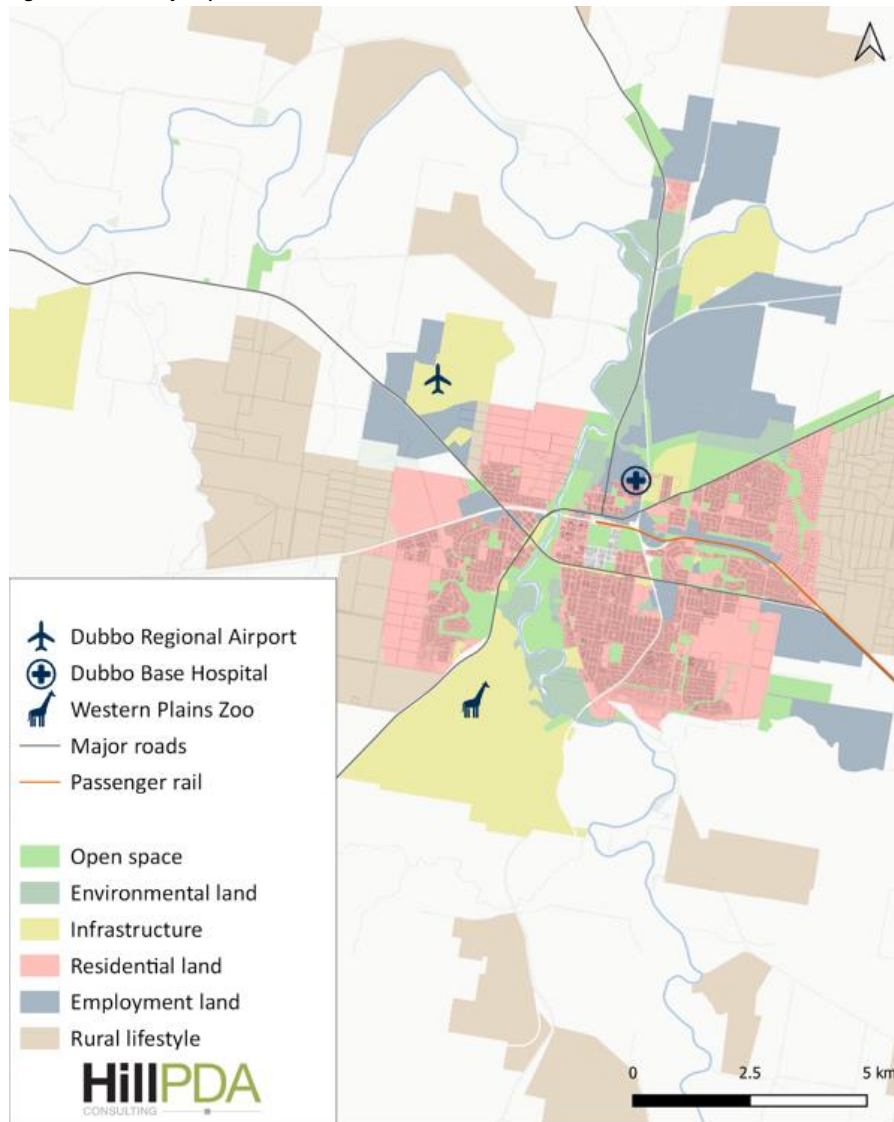
The Place Plans recognise that not all areas will be appropriate to accommodate future growth. They provide guidance on how and where growth may occur to meet demand.

4.2.1 Dubbo

Dubbo is the largest population centre in the Orana region, serving as a hub for business, industry, education, and services in western NSW. Strategically located at the junction of major highways, with access to regional air travel, it is a key service centre that also features significant cultural and recreational attractions. While dominated by detached housing, higher-density developments are emerging.



Figure 18: Dubbo city map



Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

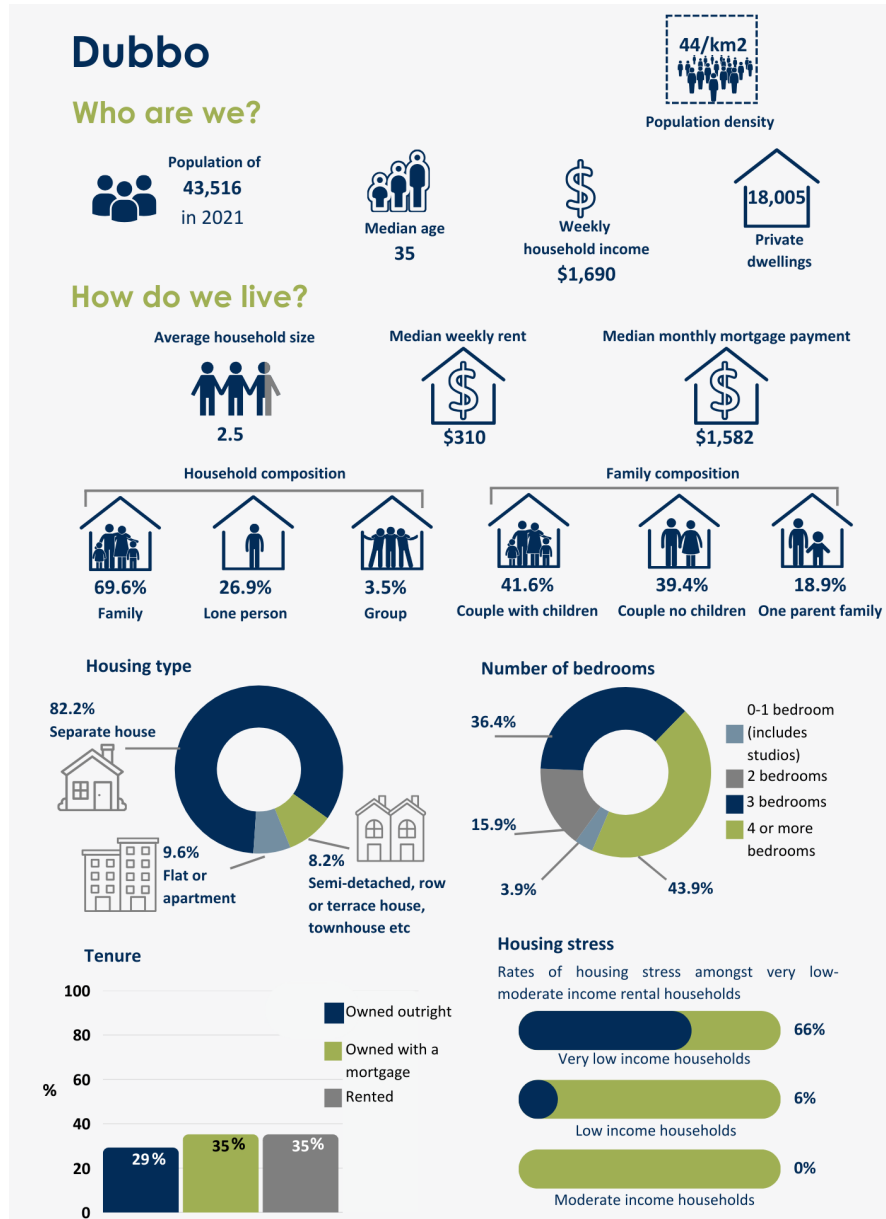
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Figure 19: Dubbo city overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the Suburb and Locality (SAL) level. Proportions exclude undetermined/other.

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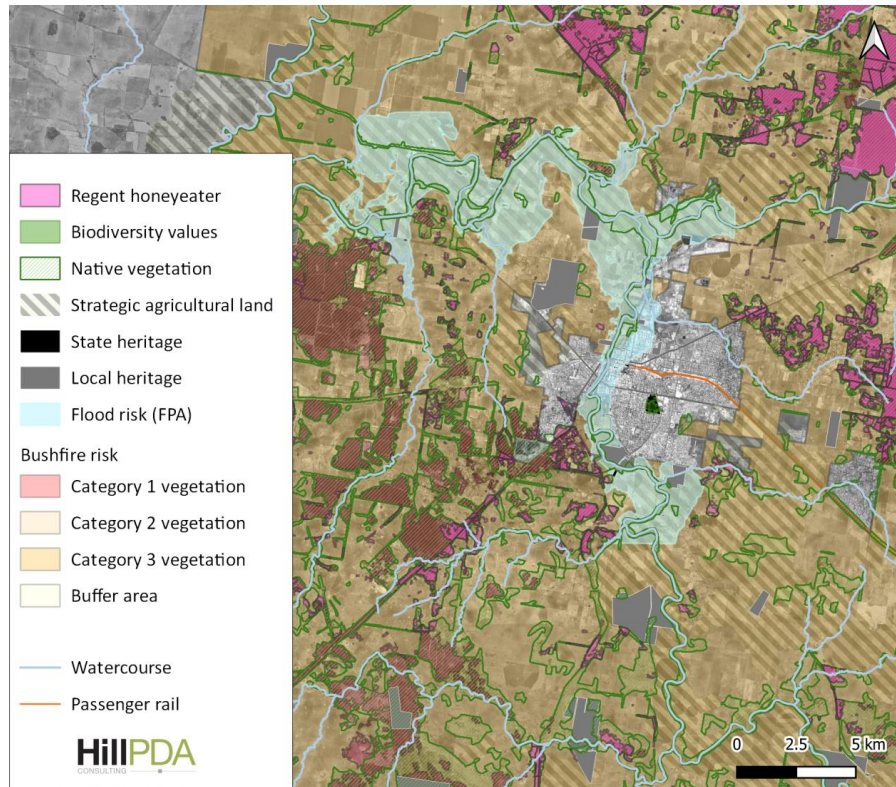
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Constraints

A variety of constraints exist across Dubbo, including flooding, bushfire, biodiversity, heritage and contamination (see Figure 20). Further from central Dubbo, urban release and rural lifestyle opportunities may occur on the town's eastern and western fringes. Infrastructure extensions are possible to such areas, although Dubbo's south-west is more difficult to service.

Figure 20: Dubbo constraints



Source: EPA; DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 8 indicates Dubbo's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 8: Dwelling take-up, demand, difference and capacity, Dubbo, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+195pa (last 5yrs)	14,178 (2024)	N/A	14,683
Projected	+3,312 by 2041	+4,666 (by 2041)	-1,354 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Based on historical take-up rates, Dubbo has significant dwelling capacity but a projected shortfall of delivered dwellings. The key housing gap included:

Medium rise housing including low rise apartments and townhouses	Key worker and affordable housing accommodation	Rural lifestyle blocks	Senior living and aged care	Secondary dwellings and dual occupancies	More private rental stock
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Desired future character

Dubbo's growth will be bolstered by housing that matches the population's changing needs. A greater diversity of housing will be facilitated at a range of price points, including affordable housing, housing for key workers and groups with particular needs, and greater selection of both medium-rise and rural lifestyle housing. Balance will be sought between meeting residents' housing preferences, maintaining a consolidated urban form, and managing infrastructure and environmental constraints in a cost effective and timely manner.

Place growth principles

To achieve the desired future character:

- Focus higher density developments in and around centres and places of higher amenity.
- Encourage infill development in the form of dual-occupancies and secondary dwellings in R2 Low Density Residential zones.
- Encourage multi-dwelling development in R1 General Residential zones.
- Explore options to frame local centres with R1 General Residential zones to provide more opportunity for multi-dwelling housing and higher density product.
- Encourage accessible and senior housing in locations with good amenity and services.
- Encourage key worker housing in areas close to health services.
- Subject to further infrastructure, environmental and structure planning investigations, increase the opportunity for more R5 Large Lot Residential on the periphery of Dubbo through changes to minimum lot sizes.

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Urban Release Areas

An Urban Release Area is an area designated for future urban development and is often on the periphery of existing major settlements. These areas must be developed in a logical and cost-effective manner, and require further structure planning and consultation with the NSW Government before they can be developed.

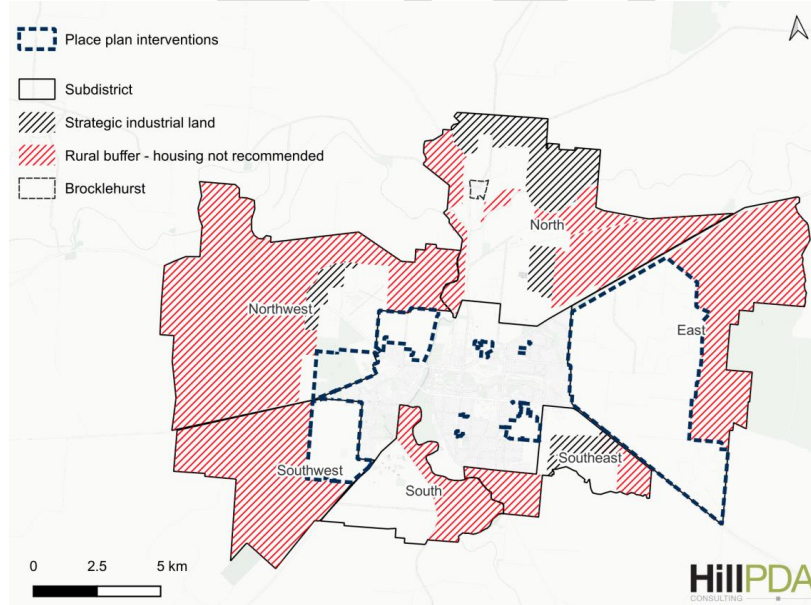
Urban release areas must be developed and strategically planned for in accordance with Part 6 of the Dubbo Regional LEP 2022. This requires:

- Staging information to assist in the timely and efficient release of land and infrastructure
- Overall transport hierarchy, major circulation routes and connections required
- Overall landscaping strategy and protection of vegetation
- Active and passive recreational areas
- Stormwater and water quality management controls
- Management of natural hazards, including bushfire, flooding, contamination and salinity

4.2.1.1 Place interventions

Following a review of development trends, growth requirements and planning controls, specific interventions have been identified for locations across Dubbo (see Figure 21).

Figure 21: Place plans, interventions and DRAS subdistricts/strategic industrial land/rural buffer areas



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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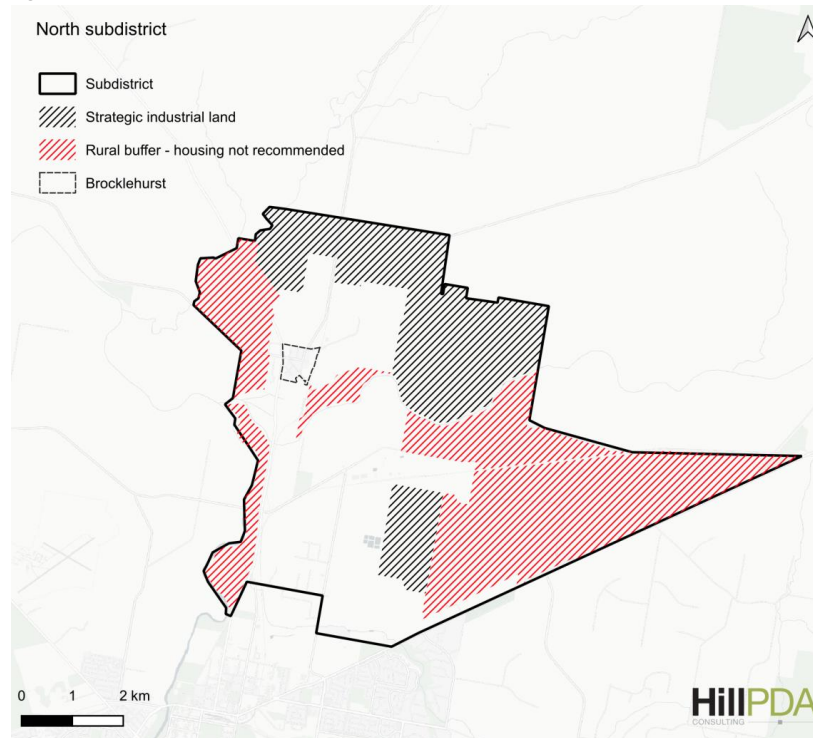
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4.2.1.2 North subdistrict

Based on existing zoning, constraints, and current demand, additional housing within the North subdistrict is not recommended (see Figure 22). See Section 4.2.3.9 for the Brocklehurst Place Plan.

Figure 22: North subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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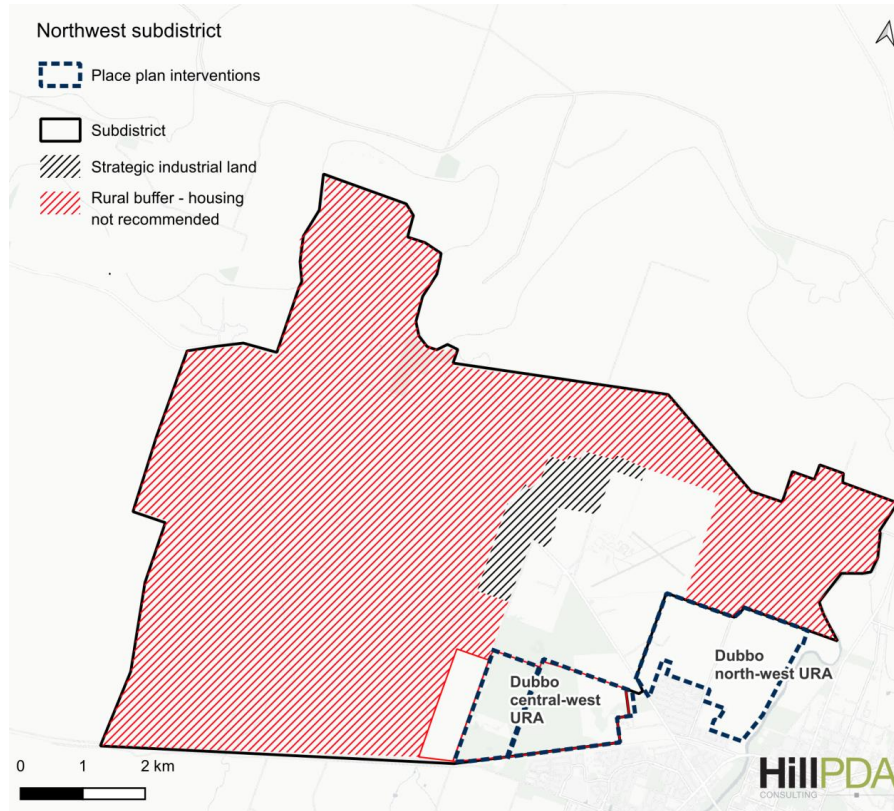
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4.2.1.3 Northwest subdistrict

The North-West and Central-West urban release areas in the context of the Northwest subdistrict are envisioned to provide essential housing growth opportunity for this area. Based on existing zoning, current demand and interventions, additional housing within the rural buffer is not recommended (see Figure 23).

Figure 23: Northwest subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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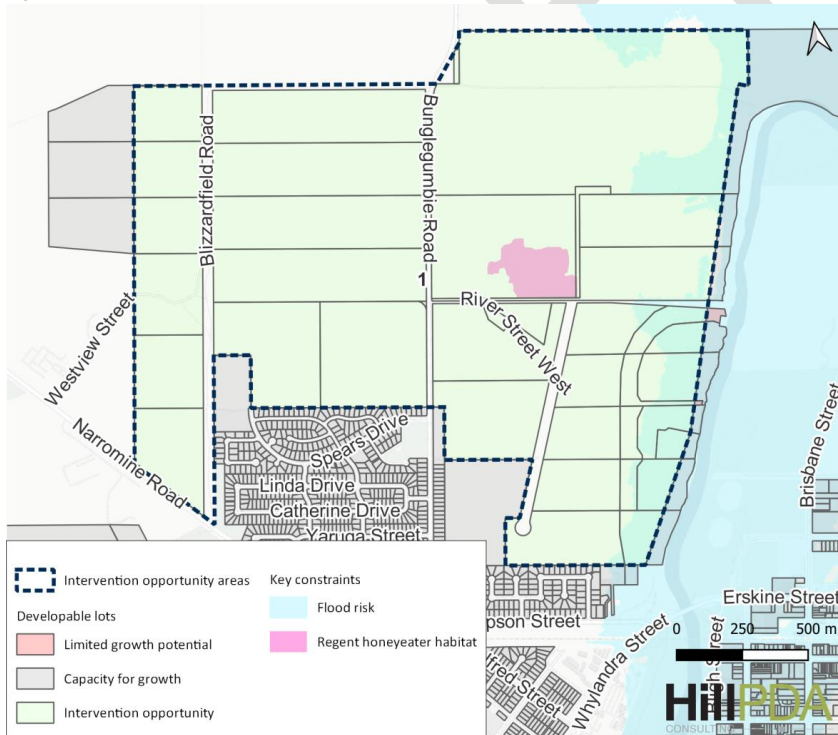
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Dubbo North-West urban release area

Table 9: Place interventions, Dubbo north-west urban release area

Intervention	Action	Additional yield
1	Facilitate the delivery of the North-West Urban Release Area through the following tasks: - Rezoning the land to areas of R1 General Residential, R2 Low Density Residential, E1 Local Centre and RE1 Public Recreation. - Introduce dwelling density controls and amend the minimum lot size area.	5,500 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Prepare a Strategic Transportation Model for to identify transport capacity and augmentation requirements.	N/A

Figure 24: Place interventions, Dubbo north-west urban release area



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Dubbo Central-West urban release area

Table 10: Place interventions, Dubbo central-west urban release area

Intervention	Action	Additional yield
	Facilitate the delivery of the Central-West Urban Release Area through the following tasks:	
1	- Rezoning the land to areas of R1 General Residential and R2 Low Density Residential - Reduce the minimum lot size area of part of precinct's eastern extent	Up to 2,000 dwellings
2	Explore the subsequent rezoning of land along Rosedale Road to R2 Low Density Residential, with a reduced minimum lot size.	Up to 1,250
3	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
4	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
5	Prepare a Strategic Transportation Model to identify transport capacity and augmentation requirements.	N/A

Figure 25: Place interventions, Dubbo central-west urban release area



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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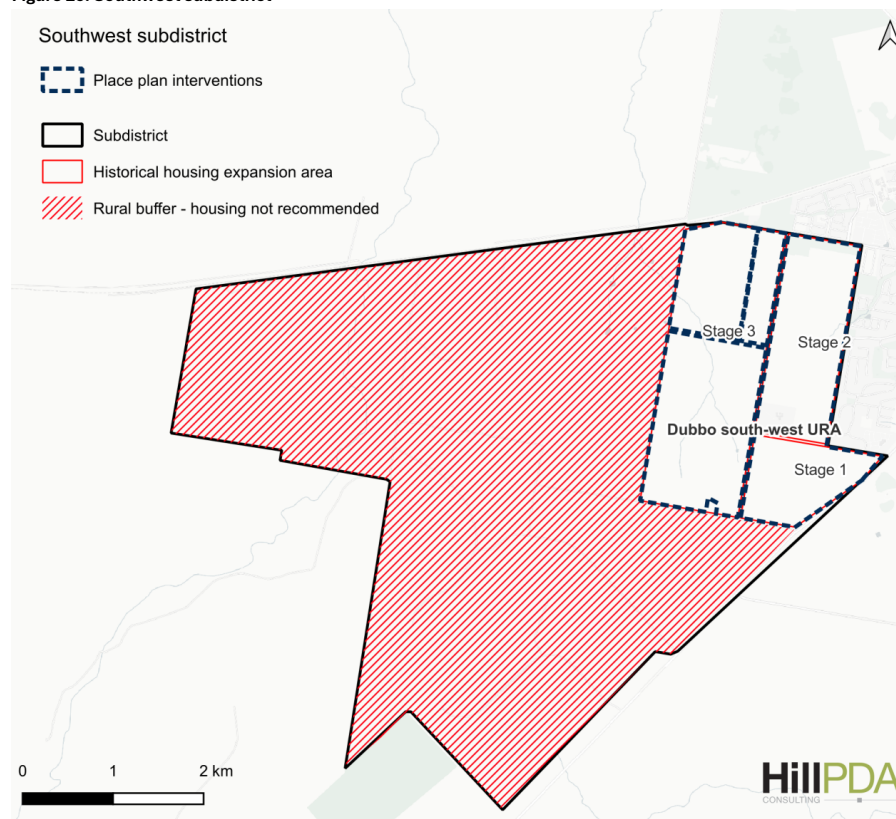
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4.2.1.4 Southwest subdistrict

The South-West urban release area in the context of the Southwest subdistrict is envisioned to provide essential housing growth and opportunity for this area, subject to further planning guidance being prepared. Based on current demand and interventions, additional housing within the rural buffer is not recommended (see Figure 26).

Figure 26: Southwest subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Dubbo South-west urban release area

A structure plan has not been prepared for the South-West urban release area. Before it can be developed, further information needs to be prepared in relation to:

- Staging information to assist in the timely and efficient release of land and infrastructure
- Overall transport hierarchy, major circulation routes and connections required
- Overall landscaping strategy and protection of vegetation
- Active and passive recreational areas
- Stormwater and water quality management controls
- Management of natural hazards, including bushfire, flooding, contamination and salinity.

Subject to the creation of a structure plan, potential interventions to be further investigated are below.

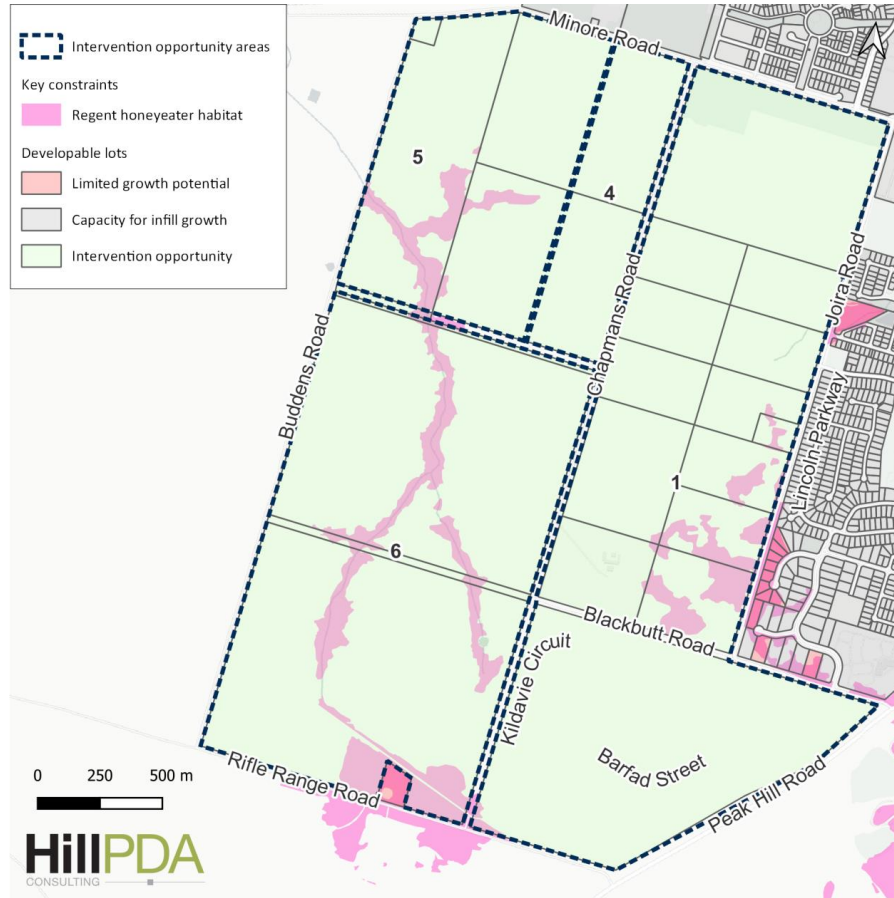
Table 11: Place interventions, Dubbo south-west urban release area

Intervention	Action	Additional yield
1	Facilitate the delivery of stages 1 and 2 of the South-West Urban Release Area through the following tasks: • Rezoning land to areas of R1 General Residential and R2 Low Density Residential. • Working with landowners to coordinate the delivery of infrastructure and housing.	2,500 to 3,000 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Explore the rezoning of land along Chapmans Road to R2 Low Density Residential, with a reduced minimum lot size.	Up to 1,020 dwellings
5	Explore the subsequent rezoning of land along Minore Road to R2 Low Density Residential, with reduced minimum lot size.	Up to 2,040 dwellings
6	Investigate and structure plan the southern area to incorporate a range of lot sizes that are sensitive to the environmental corridors and significant vegetation.	Up to 50 dwellings
7	Prepare a Strategic Transportation Model to identify transport capacity and augmentation requirements.	N/A

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Figure 27: Place interventions, Dubbo south-west urban release area

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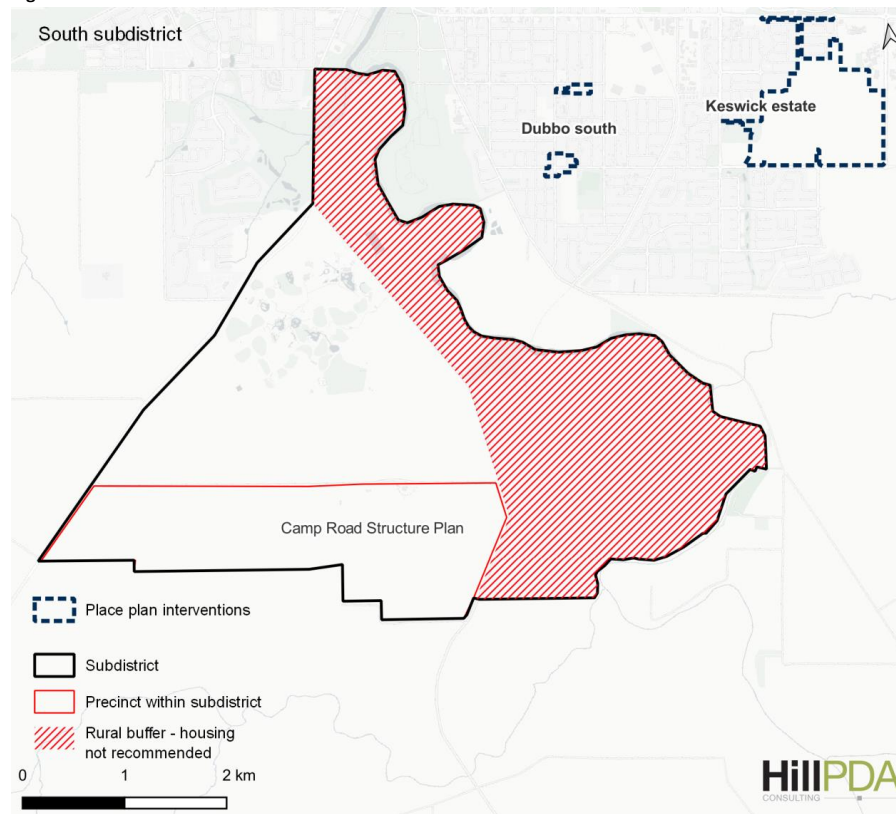
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4.2.1.5 South subdistrict

The Camp Road Structure Plan in the context of the South subdistrict is envisioned to provide tourist uses and buffer areas, and ensure development does not impact existing tourist activities. Based on current zoning, constraints, demand and interventions, additional housing within the rural buffer is not recommended (see Figure 28).

Figure 28: South subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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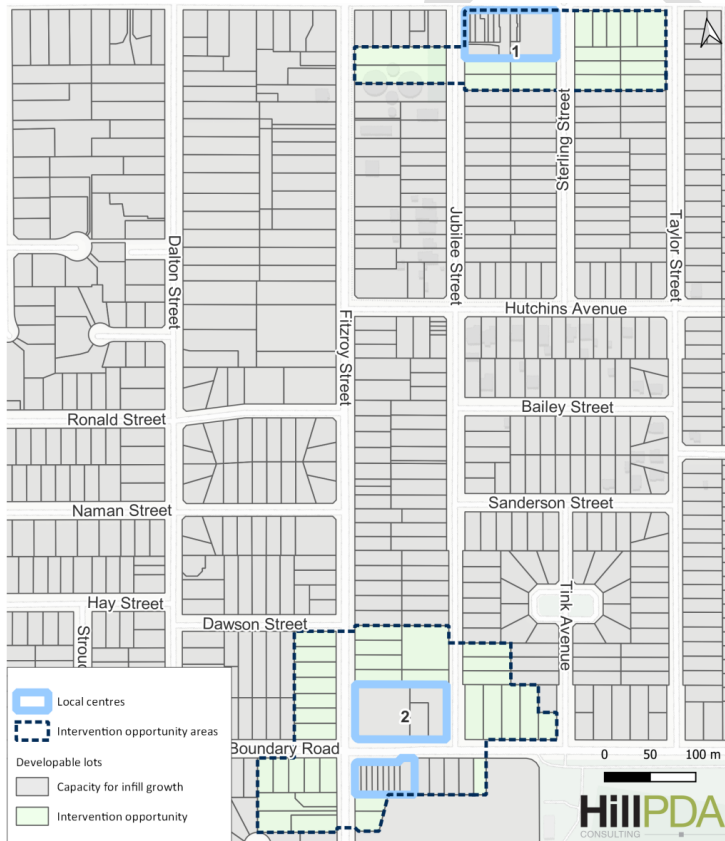
4.2.1.6 City subdistrict

Dubbo south

Table 12: Place interventions, Dubbo south

Intervention	Action	Additional yield
1	Explore, through a neighbourhood plan process, rezoning lots around Tamworth Street local centre to R1 General Residential, with a reduced minimum lot size.	Up to 110 dwellings
2	Explore, through a neighbourhood plan process, the rezoning of lots around Boundary Road local centre to R1 General Residential, with a reduced minimum lot size.	Up to 160 dwellings
3	Prepare a neighbourhood plan in consultation with the community that explores opportunities for infill development, particularly in areas close to centres and on corner sites.	Dependent on planning controls

Figure 29: Place interventions, Dubbo south

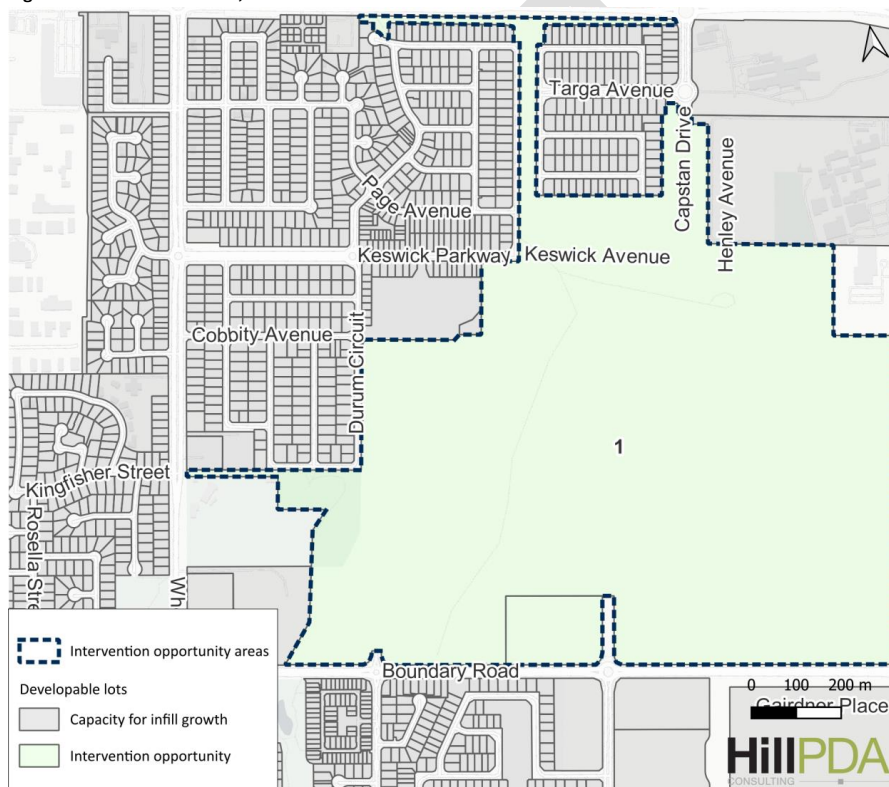


Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Keswick Estate**Table 13: Place interventions, Keswick Estate**

Intervention	Action	Additional yield
1	Facilitate the delivery of Keswick Estate through the following tasks: • Rezoning the land to areas of R1 General Residential, R2 Low Density Residential and RE1 Public Recreation. • Reduce the minimum lot size area for of part of precinct.	Up to 1,900 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure	N/A

Figure 30: Place intervention, Keswick Estate

Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Dubbo north-east

Table 14: Place interventions, Dubbo north-east

Intervention	Action	Additional yield
1	Support delivery of the Dubbo Health, Education and Well-being Precinct masterplan through the following tasks: - Consider precinct-specific planning provisions to accord with the Dubbo Local Strategic Planning Statement - Continue to work with partners to identify development opportunities and barriers - Explore opportunities for health worker accommodation.	Dependent on collaboration and planning outcomes
2	Explore rezoning Alexander Bell Memorial Park to R1 General Residential and R2 Low Density Residential, subject to stormwater easement, power line and road access limitations.	Dependent on planning outcomes
3	Explore the rezoning to R2 Low Density Residential.	Up to 10 dwellings

Figure 31: Place intervention, Dubbo north-east



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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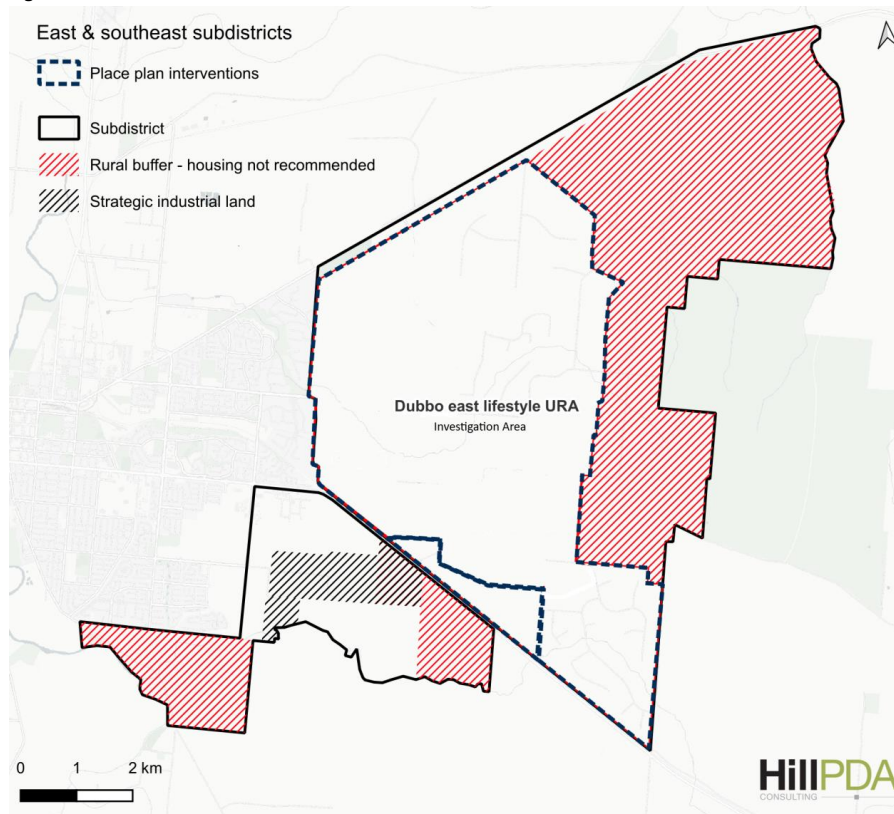
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4.2.1.7 East and southeast subdistricts

The Dubbo east lifestyle urban release area - investigation area in the context of the East and Southeast subdistricts is envisioned to provide additional rural residential lifestyle lots for the region, subject to further planning guidance being prepared. Based on current zoning, constraints and demand, additional housing within the rural buffer is not recommended (see Figure 32).

Figure 32: East and southeast subdistricts



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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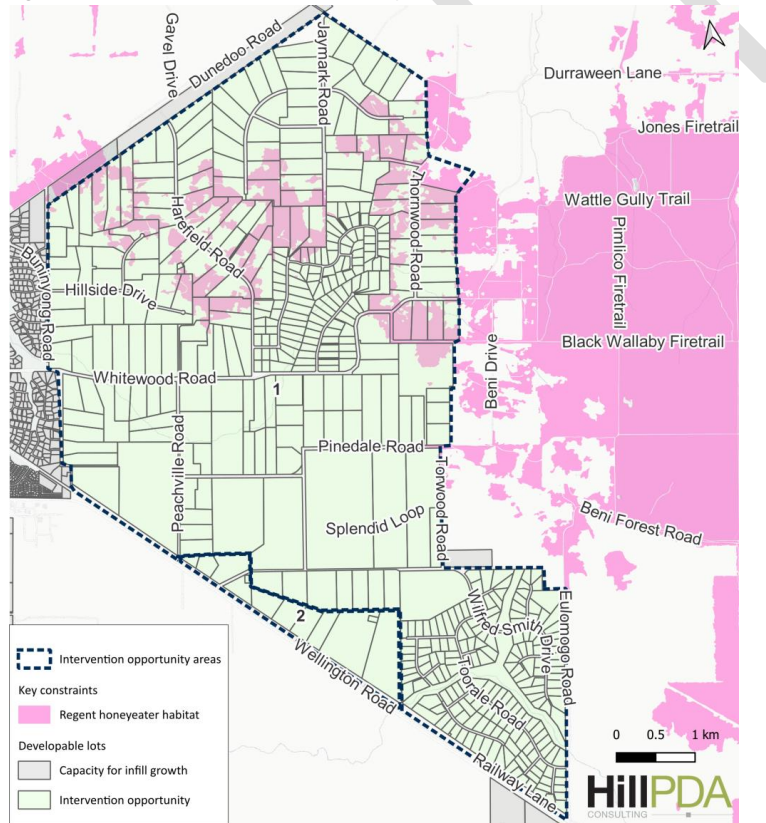
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Dubbo east lifestyle URA – Investigation area

Table 15: Place interventions, Dubbo east lifestyle

Intervention	Action	Additional yield
1 and 2	Investigate designating Dubbo east a rural lifestyle urban release area (URA) – investigation area to allow for infrastructure and environmental investigations and structure planning to occur, facilitating potential lower lot sizes.	Dependent on planning controls
2	Explore the rezoning of land along Wellington Road to R5 Large Lot Residential, with a reduced minimum lot size.	Dependent on planning controls
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Prepare a Strategic Transportation Model for to identify transport capacity and augmentation requirements.	N/A

Figure 33: Place interventions, Dubbo east lifestyle URA



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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The Dubbo east lifestyle URA is bound by major eastern road and railway links, and is subject to varying levels of soil salinity. Part of the subdistrict covers the catchment of Troy Creek, and any intensive development must be carefully considered with respect to its possible consequences upon salinity in Troy and Eulomogo Creeks.

Whilst there is strong ongoing demand for rural lifestyle land and it is important to Dubbo's existing and new communities, designating it an urban release area – investigation area does not necessarily mean that this area will fulfill a different residential function in the future. To ensure opportunities and constraints can be fully explored and understood, salinity, agricultural and environmental concerns and infrastructure augmentations need to be further investigated. In addition, the following information would also be required:

- Staging information to assist in the timely and efficient release of land and infrastructure
- Overall transport hierarchy, major circulation routes and connections required
- Overall landscaping strategy and protection of vegetation
- Active and passive recreational areas
- Stormwater and water quality management controls
- Management of natural hazards, including bushfire, flooding, contamination and salinity.

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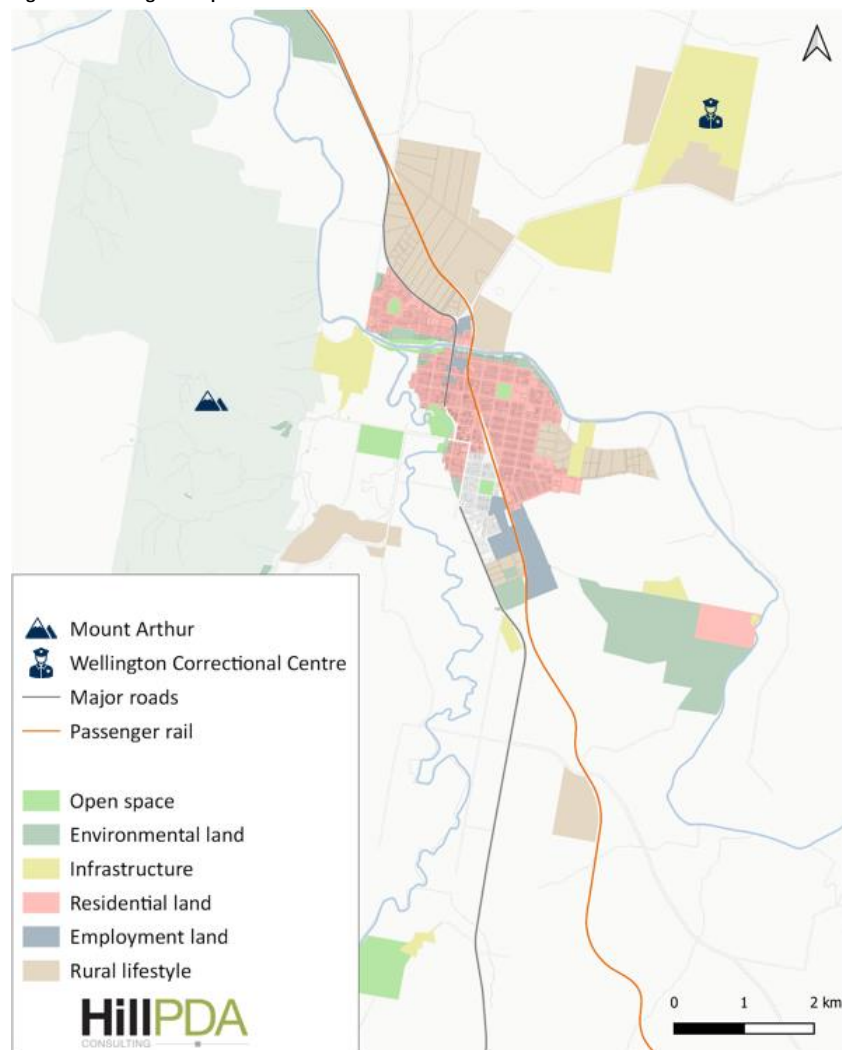
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4.2.2 Wellington

Wellington, located at the junction of the Macquarie and Bell Rivers, is strategically positioned in the Central-West Orana Renewable Energy Zone and near Dubbo, Orange, and Mudgee. The town centre offers diverse business, retail, social, cultural, and recreational opportunities, and contains many historical buildings. The dominant land use is R1 General Residential.

Figure 34: Wellington map



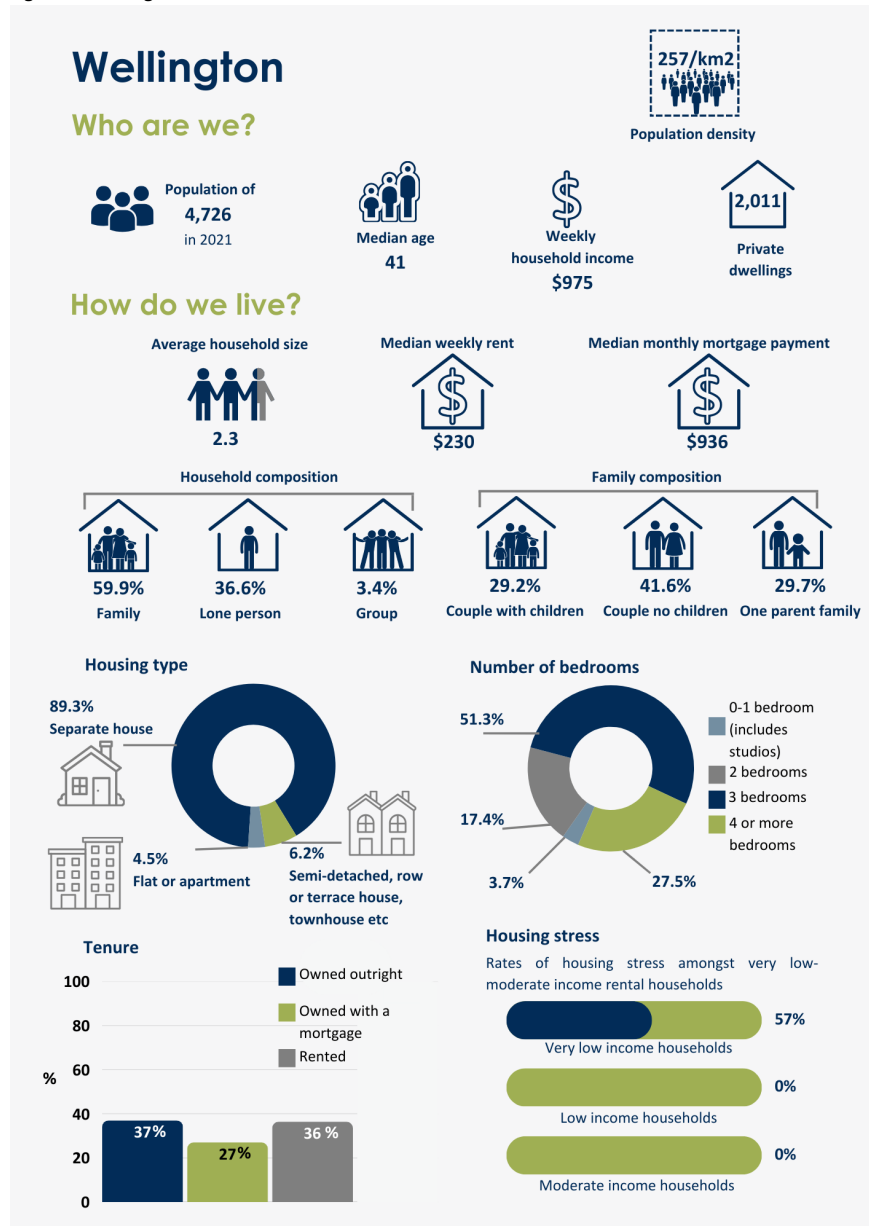
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 35: Wellington overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on aggregated data at the SAL level. Proportions exclude undetermined/other.

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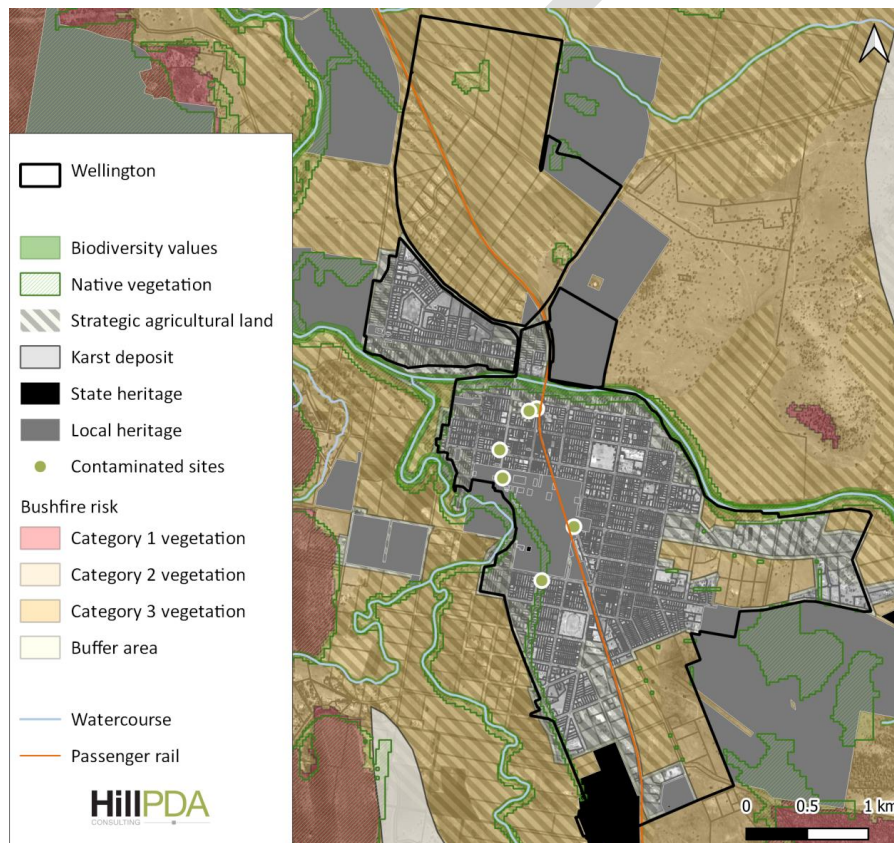
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Constraints

A variety of constraints exist in Wellington (see Figure 36). Significant flood risk exists, and additional flood studies are currently being prepared to provide up-to-date mapping. This will require development to mitigate such risk, although viability may present a barrier. Other key constraints include biophysical strategic agricultural land, biodiversity, contamination and heritage.

Most of Wellington is well-served, although the Montefiores precinct is limited by the current state of road and drainage infrastructure.

Figure 36: Wellington constraints



Source: EPA; DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 16 indicates Wellington's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 16: Dwelling take-up, demand, difference and capacity, Wellington, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+4pa (last 5yrs)	2,363 (2024)	N/A	6,389
Projected	+61 by 2041	+142 (by 2041)	-77 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Wellington has significant dwelling capacity, but a projected shortfall of delivered dwellings, based on historical take-up rates. The key housing gaps include:

Residential flat buildings in the Town Centre	Secondary dwellings and dual occupancies	Rural lifestyle blocks	Quality social and affordable housing	Indigenous housing options	Temporary worker accommodation
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Desired future character

Wellington will function as a revitalised historic town with a strong heritage character. Varied housing options will attract a diverse community, ranging from quality affordable housing to rural lifestyle opportunities. Wellington will continue to grow, with young workers and families arriving, and residents remaining in the town. The renewable energy industry will continue to provide opportunity for integrated temporary working housing opportunities.

Wellington's growth will surround its traditional main street, which will provide revitalised living and working opportunities. Growth will be supported by service provision that keeps pace with housing revitalisation and development.

Place growth principles

To achieve the desired future character:

- Explore opportunities for temporary worker accommodation that integrates within the existing urban area.
- Preserve the distinct character of Wellington through growth opportunities for new residential development occurring on the periphery of the town.
- Encourage infill development through the provision of multi-dwellings, dual occupancies, and secondary dwellings.
- Consolidate, and improve the viability of, main street commercial provision, by encouraging residential flat buildings commensurate of the size and scale of the town, within the E2 Commercial Centre zone.

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Place interventions

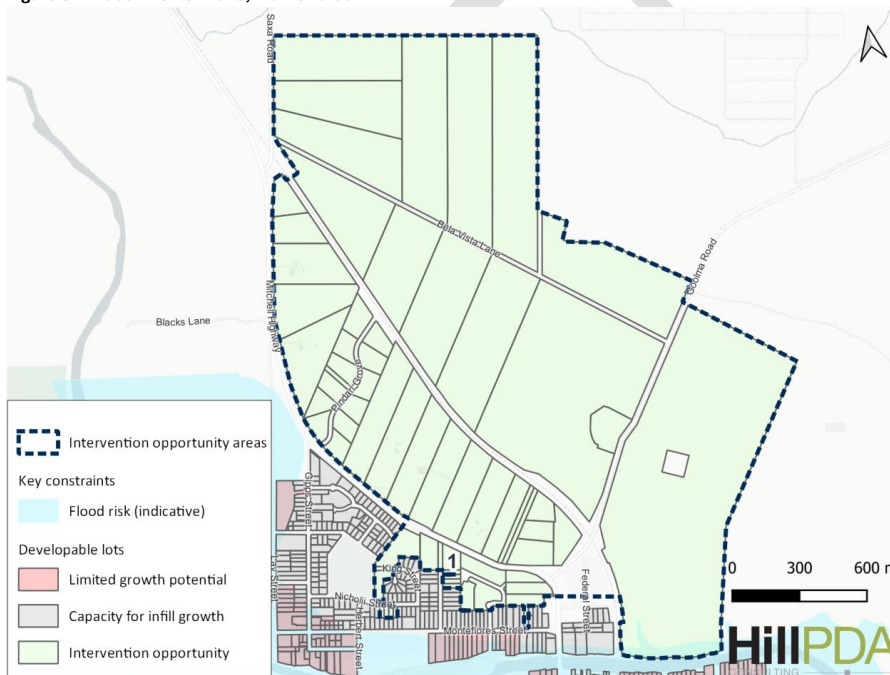
Following a review of development trends, growth requirements and planning controls, specific interventions have been identified for Montefiores and the periphery of Wellington.

Montefiores

Table 17: Place interventions, Montefiores

Intervention	Action	Additional yield
1	Prepare a masterplan for the Montefiores precinct, identifying potential road, and drainage and open space infrastructure, and scoping potential related residential development.	Dependent on master planning
2	Progress the Wellington Flood Study and Risk Management Plan to establish the capacity for infill growth in Montefiores.	N/A

Figure 37: Place interventions, Montefiores



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Wellington

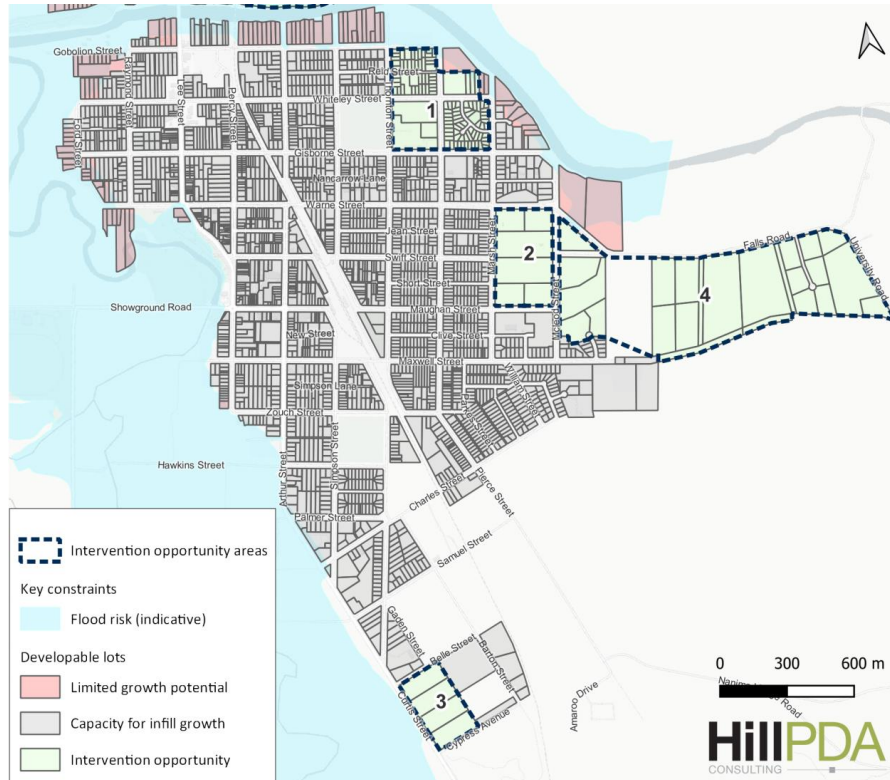
Table 18: Place interventions, Wellington

Intervention	Action	Additional yield
1	Develop a masterplan for a revitalised precinct surrounding the Wellington Health Service, in partnership with NSW Health and the NSW Land and Housing Corporation.	Dependent on master planning
2	Explore rezoning to R1 General Residential and reducing the minimum lot size.	Up to 10 dwellings
3	Explore reducing the minimum lot size.	Up to 10 dwellings
4	Explore reducing the minimum lot size.	Up to 86 dwellings
5	Rezone land on the western side of Goolma Road, opposite the Wellington Correctional Centre, to RU1.	N/A
6	Encourage renewable energy proponents to use Wellington for worker accommodation.	Dependent on advocacy
7	Educate residents about infill development opportunities.	Dependent on advocacy
8	Finalize the Wellington Flood Study and Risk Management Plan to establish the capacity for infill growth in Wellington.	N/A
9	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A

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Figure 38: Place interventions, Wellington

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4.2.3 Village Place plans

Villages offer a highly demanded lifestyle and character as they have distinct communities and a sense of place and identity. It is essential that any new housing opportunities generally remain within urban boundaries and do not impact on the existing character, primary production capability, environmentally significant land or constrained land. Furthermore, infrastructure improvements may be prioritised over growth.

Place Plans have been prepared for the following villages:

- Wongarbon
- Geurie
- Mumbil
- Stuart Town
- Euchareena
- Kerrs Creek
- Ballimore
- Elong Elong
- Brocklehurst
- Mogriguy
- Eumungerie

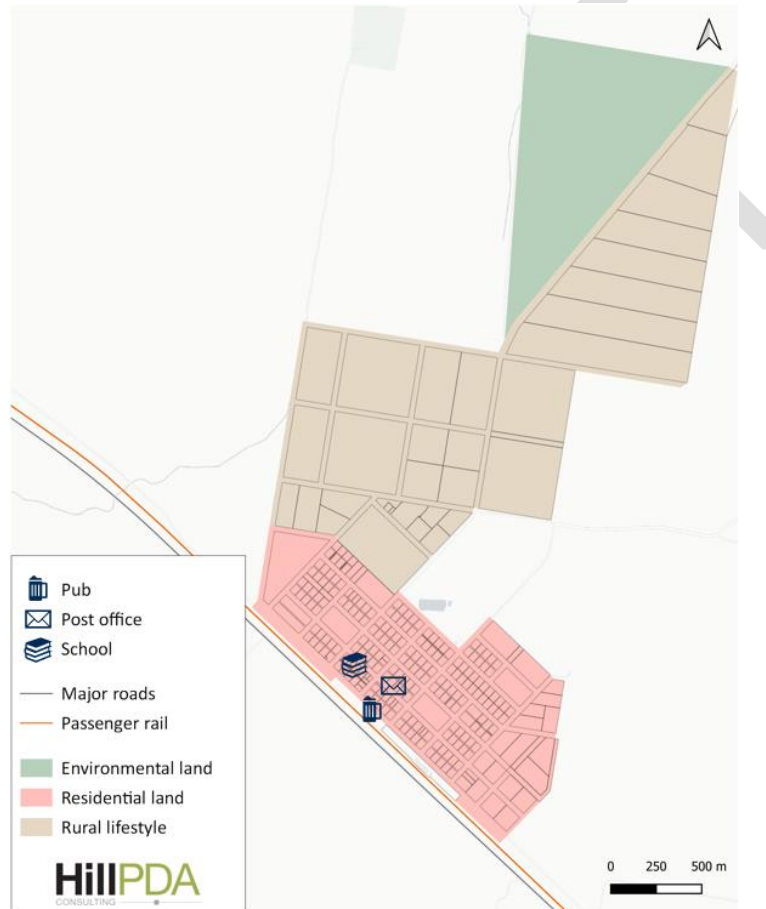


4.2.3.1 Wongarbron

Wongarbron, located between Dubbo and Wellington along the Mitchell Highway, is a village with essential services including a pub, post office, art gallery, shop, and grain silo. It boasts the highest median household income in the local government area and has a notable young population. In 2021, it had a high labour force participation rate, with professionals being a major occupation group. The village's industries focus on health and education. Many dwellings are underutilised, with most having spare bedrooms.

Figure 39: Wongarbron map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



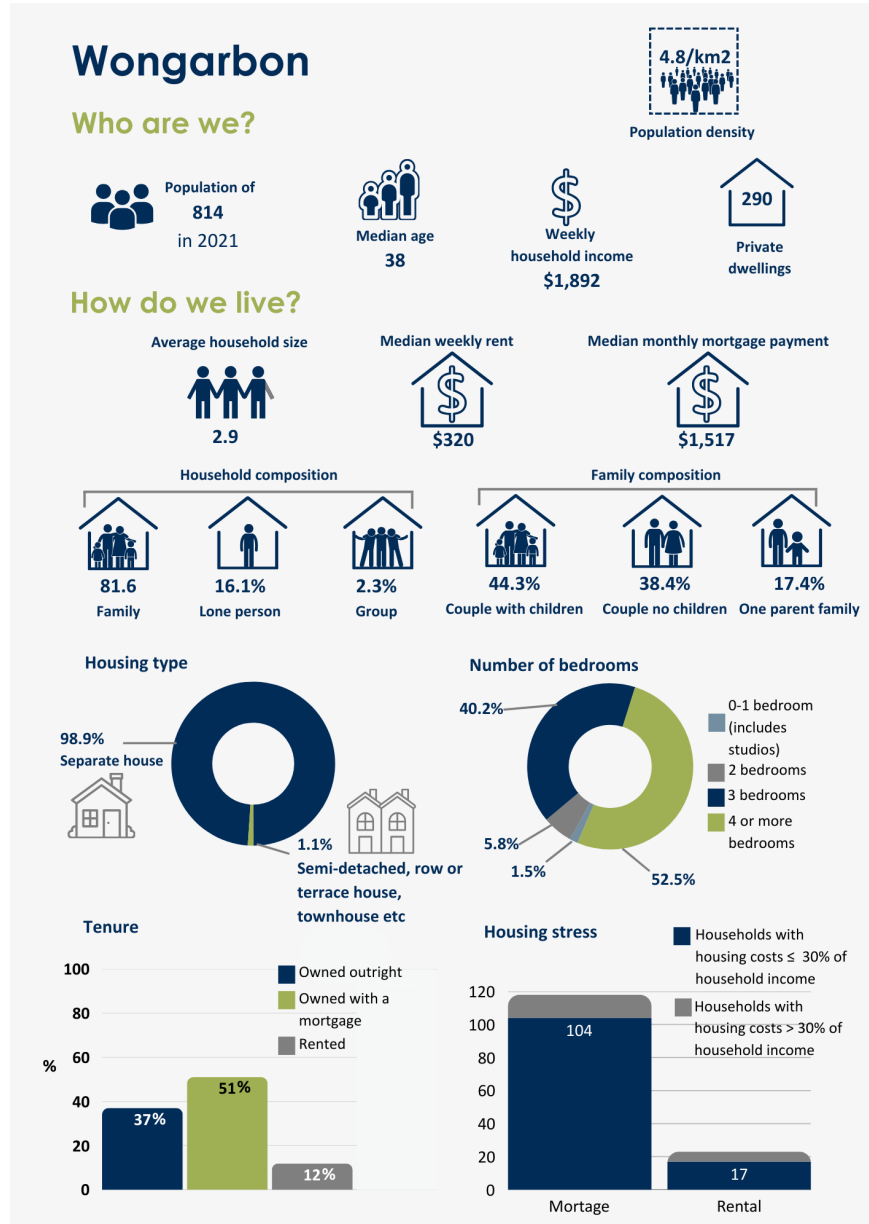
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 40: Wongarbron overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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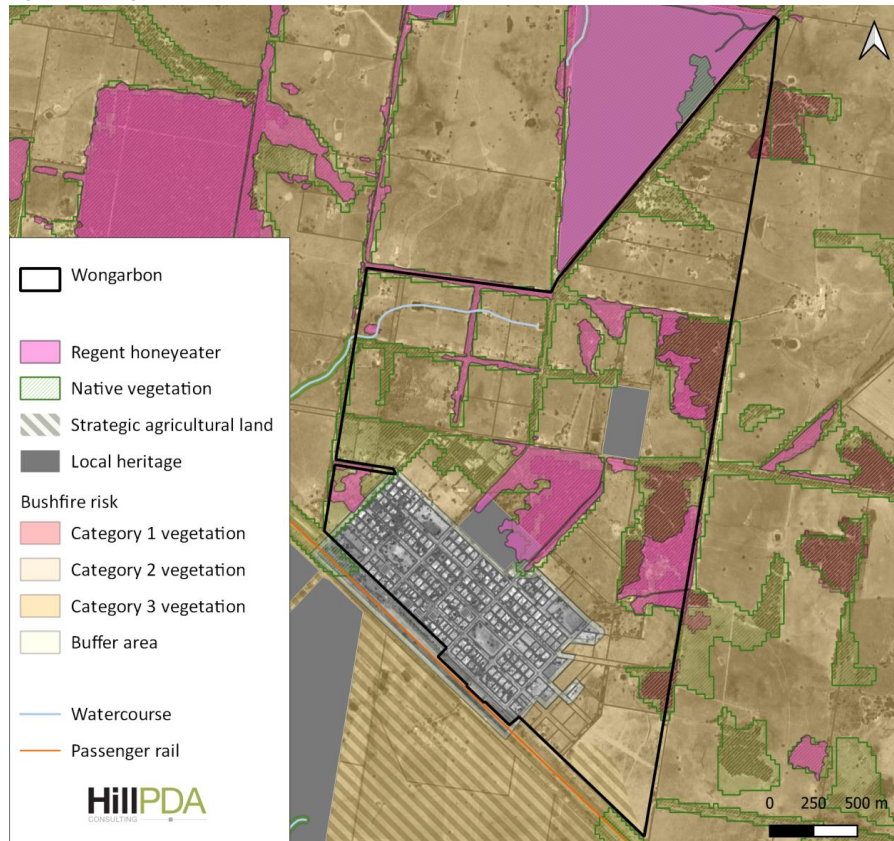
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Constraints

Wongarbron is constrained by bushfire, native vegetation, biodiversity and flooding (see Figure 41). Flooding has not been mapped, but is a local constraint with drainage issues particularly in its southern areas. Wongarbron is the only village with both water and sewer servicing. However, if significant growth occurs, additional infrastructure would be required.

Figure 41: Wongarbron constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 19 indicates Wongarbron's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 19: Dwelling take-up, demand, difference and capacity, Wongarbron, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	239 (2024)	N/A	115
Projected	+7 by 2041	+25 (by 2041)	-18 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Wongarbron is projected to have a potential shortfall in dwellings by 2041, but there is significant capacity for additional dwellings under current planning provisions.

There is a gap in Wongarbron's ability to accommodate village and rural lifestyle housing options, with increasing demand for both types (resulting from factors such as amenity and proximity to Dubbo).

Desired future character

Wongarbron will accommodate additional rural lifestyle growth, while retaining the integrity and character of the village. Small-scale development will be encouraged, albeit limited by local infrastructure, constraints, and the need to preserve local character.

Place growth principles

To achieve the desired future character:

- Avoid further development in low lying and floodprone areas of Wongarbron
- Address demand for rural lifestyle blocks through altering minimum subdivision lot sizes on already zoned land
- Encourage infill development on vacant lots and through secondary dwellings
- Provide additional growth opportunity through a minor expansion to the village zone.

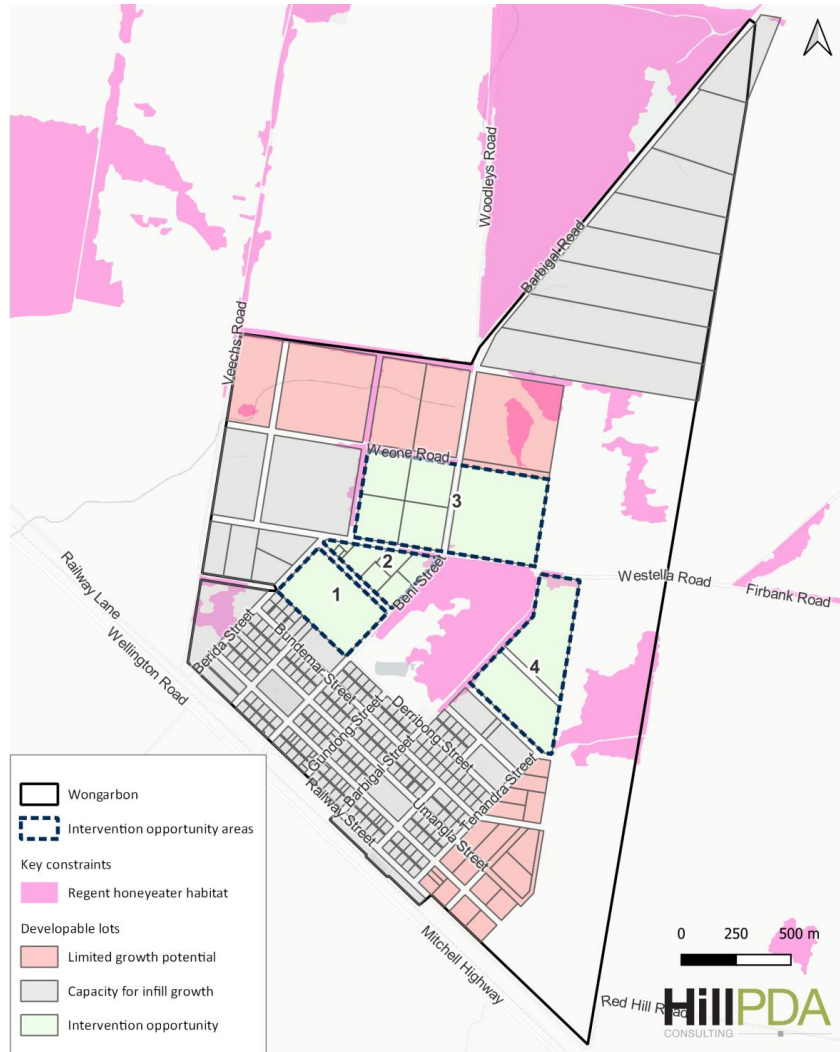
Place directions

Table 20: Place interventions, Wongarbron

Intervention	Action	Additional yield
1	Explore the extension of Wongarbron's village zone.	Up to 46 dwellings
2	Explore reducing the minimum lot size of R5 land between Werrigal Street and Westella Road.	Up to 10 dwellings
3	Explore reducing the minimum lot size of R5 land between Westella Road and Weone Road.	Up to 22 dwellings
4	Explore rezoning land in eastern Wongarbron to R5 Large Lot Residential.	Up to 36 dwellings

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Intervention	Action	Additional yield
5	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 42: Place interventions, Wongarbron

Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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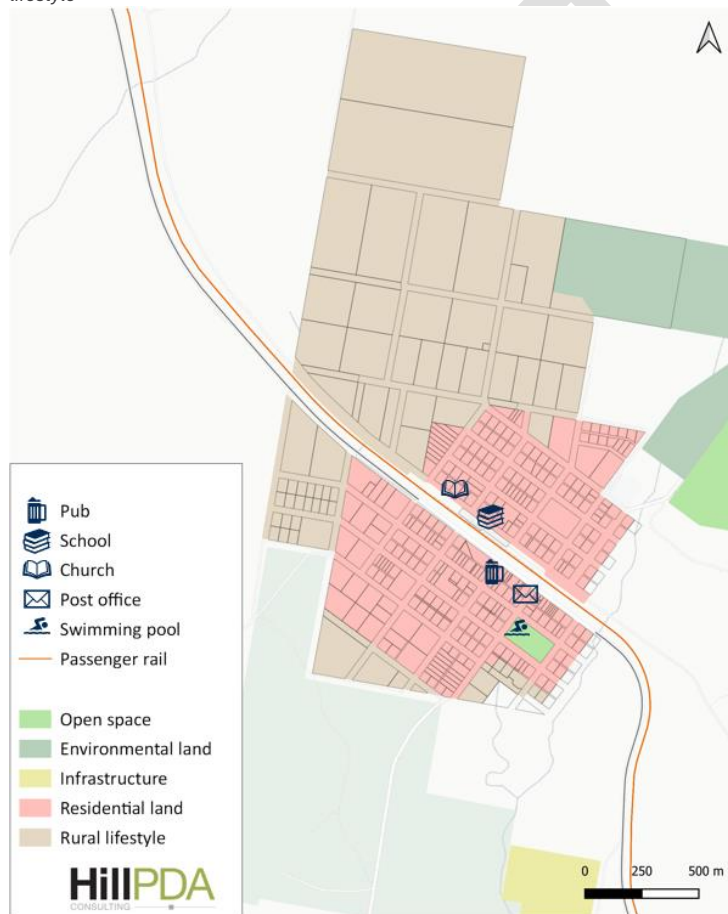


4.2.3.2 Geurie

Geurie, situated midway between Dubbo and Wellington along the Mitchell Highway and railway line, offers a semi-rural lifestyle with a mix of village-style and larger rural residential lots. The railway line divides Geurie into northern and southern sections, both featuring a grid-based subdivision pattern. Most of Geurie is zoned RU5 Village, with R5 Large Lot Residential land to the north and south. In 2021, Geurie had notable housing stress among renters and a high labour force participation rate, with many employed in social assistance, hospitals, and correctional services.

Figure 43: Geurie map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



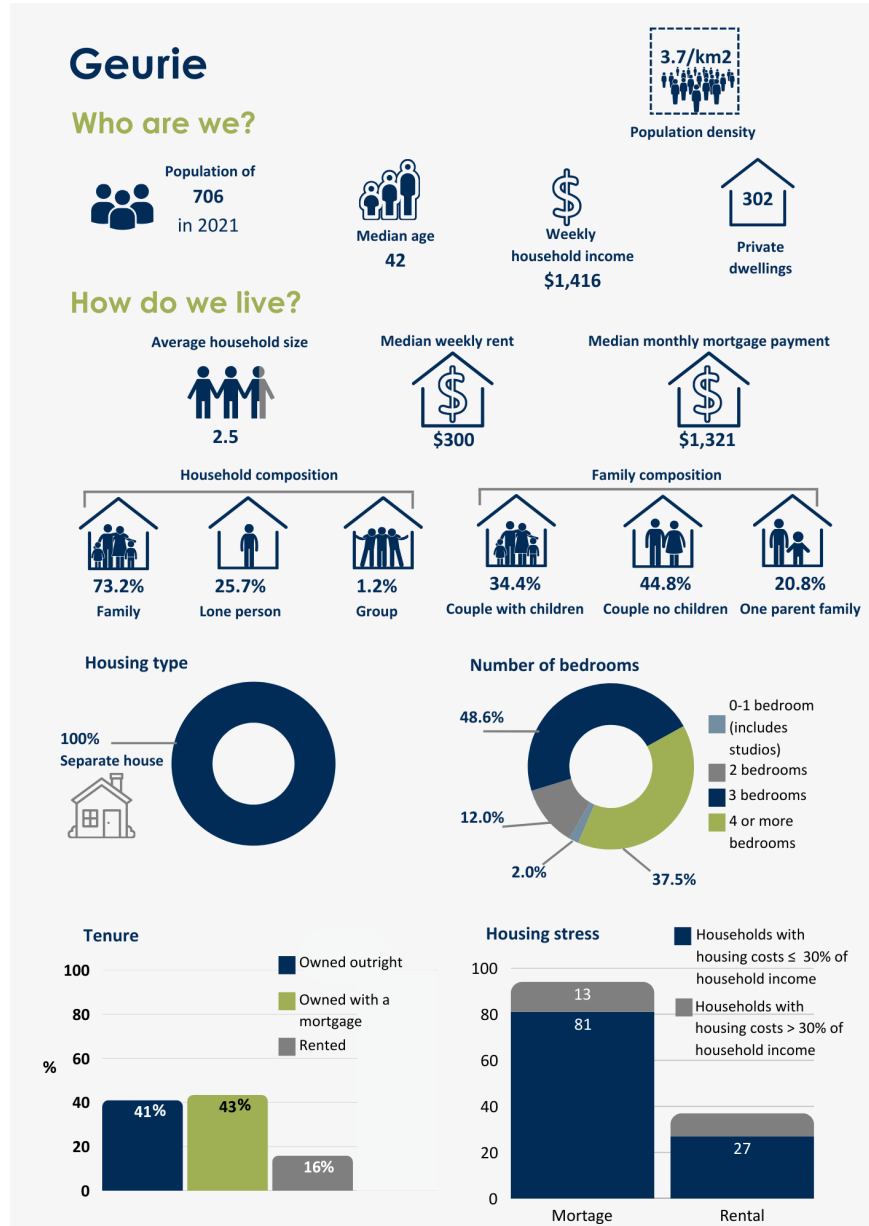
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 44: Geurie overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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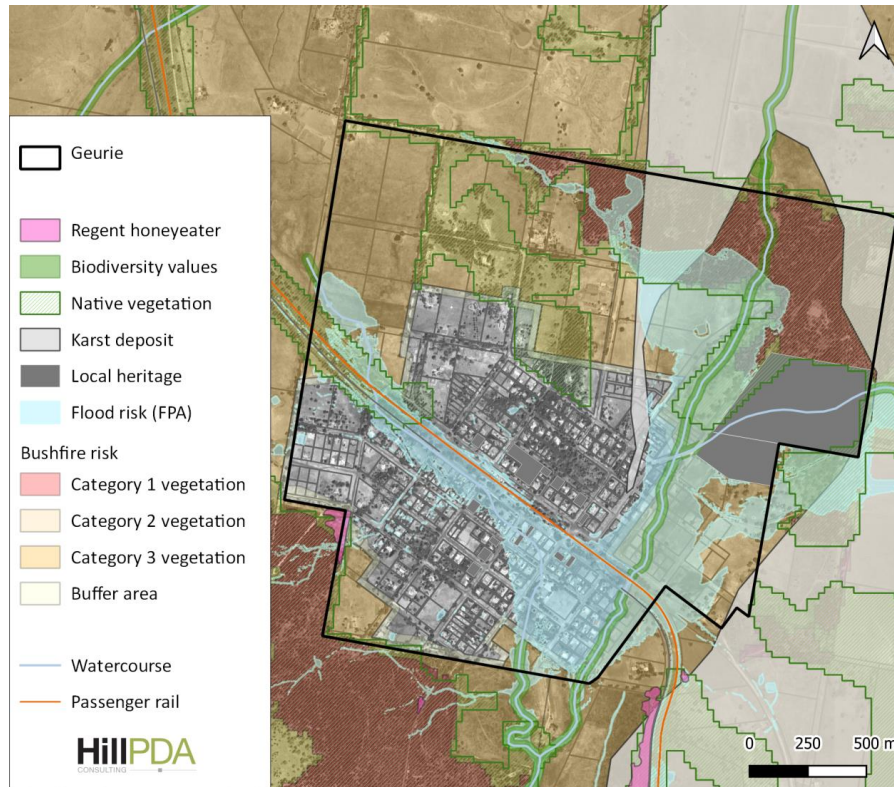
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Constraints

A variety of constraints exist in Geurie (see Figure 45). The primary constraint is flooding, with drainage precluding development in much of eastern Geurie, including land already subdivided and developed. Other constraints include karst deposits, heritage and biodiversity. In addition, water and waste servicing may need upgrading to facilitate any significant development in Geurie.

Figure 45: Geurie constraints



Source: EPA; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 21 indicates Geurie's dwelling take-up, demand, projected surplus and capacity between 2024 and 2041.

Table 21: Dwelling take-up, demand, difference and capacity, Geurie, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+2pa (last 5yrs)	227 (2024)	N/A	212
Projected	+27 by 2041	+17 (by 2041)	+10 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Geurie has both the capacity and historical take-up trends to meet dwelling demand by 2041.

Desired future character

Geurie's village will continue to be a valued location for rural lifestyle living close to the jobs and amenity of Dubbo City. The village atmosphere and scale will be maintained, with infill development occurring on constraint-free land in line with Geurie's rural character.

Place growth principles

To achieve the desired future character:

- Avoid further development in low lying and floodprone areas of Geurie.
- Address demand for rural lifestyle blocks through altering minimum subdivision lot sizes on already zoned land.
- Encourage infill development on vacant and constraint-free lots and through secondary dwellings.
- Provide additional growth opportunity through a minor expansion to the village zone.

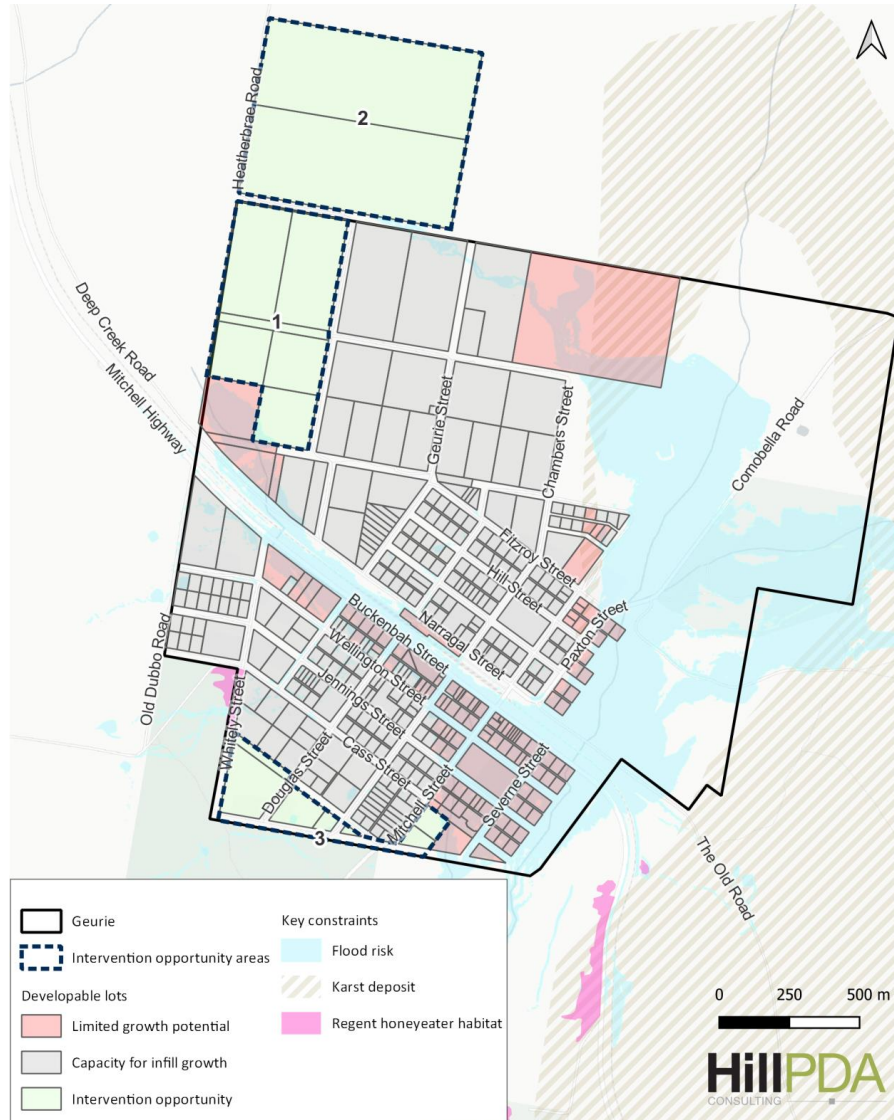
Place directions

Table 22: Place interventions, Geurie

Intervention	Action	Additional yield
1 and 2	Explore reducing the minimum lot size.	Up to 30 dwellings
3	Explore the extension of Geurie's southern village zone boundary to align with Morley Street.	Up to 70 dwellings
4	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 46: Place interventions, Geurie



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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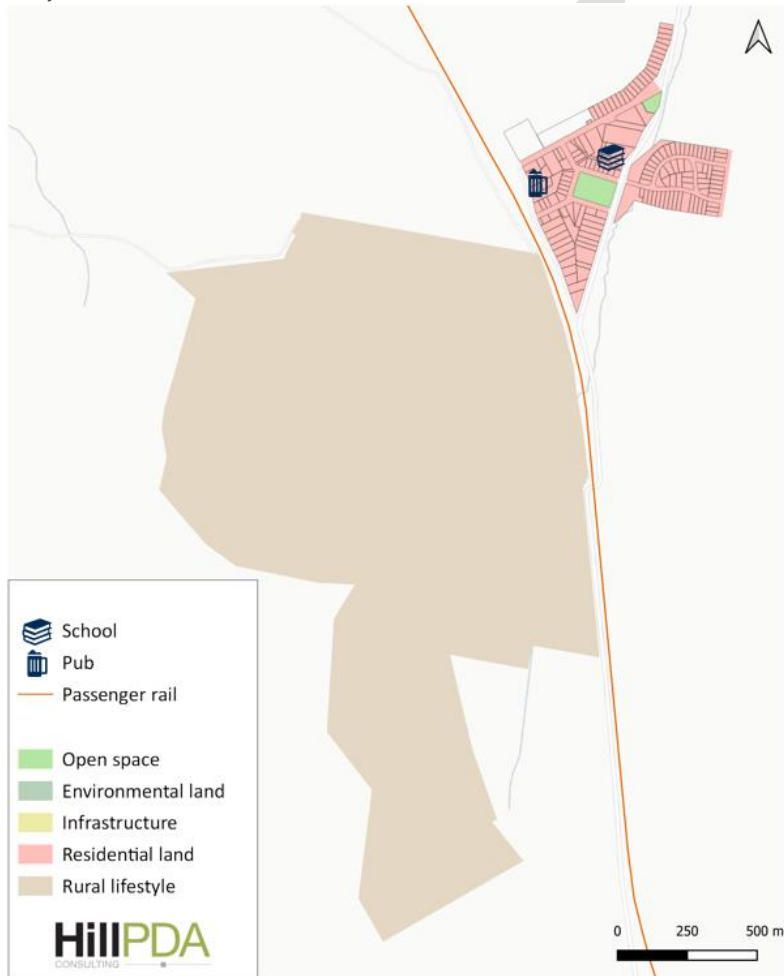


4.2.3.3 Mumbil

Mumbil is a small village situated between Wellington and Stuart Town. As the southern gateway to Lake Burrendong State Park and the Burrendong Botanic Garden, it features streets radiating from Mumbil Sports Ground. The village offers diverse zoning, with central residential blocks and surrounding agricultural land. Mumbil has a predominantly older demographic, high home ownership rates, and a workforce spanning service and agricultural sectors.

Figure 47: Mumbil map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



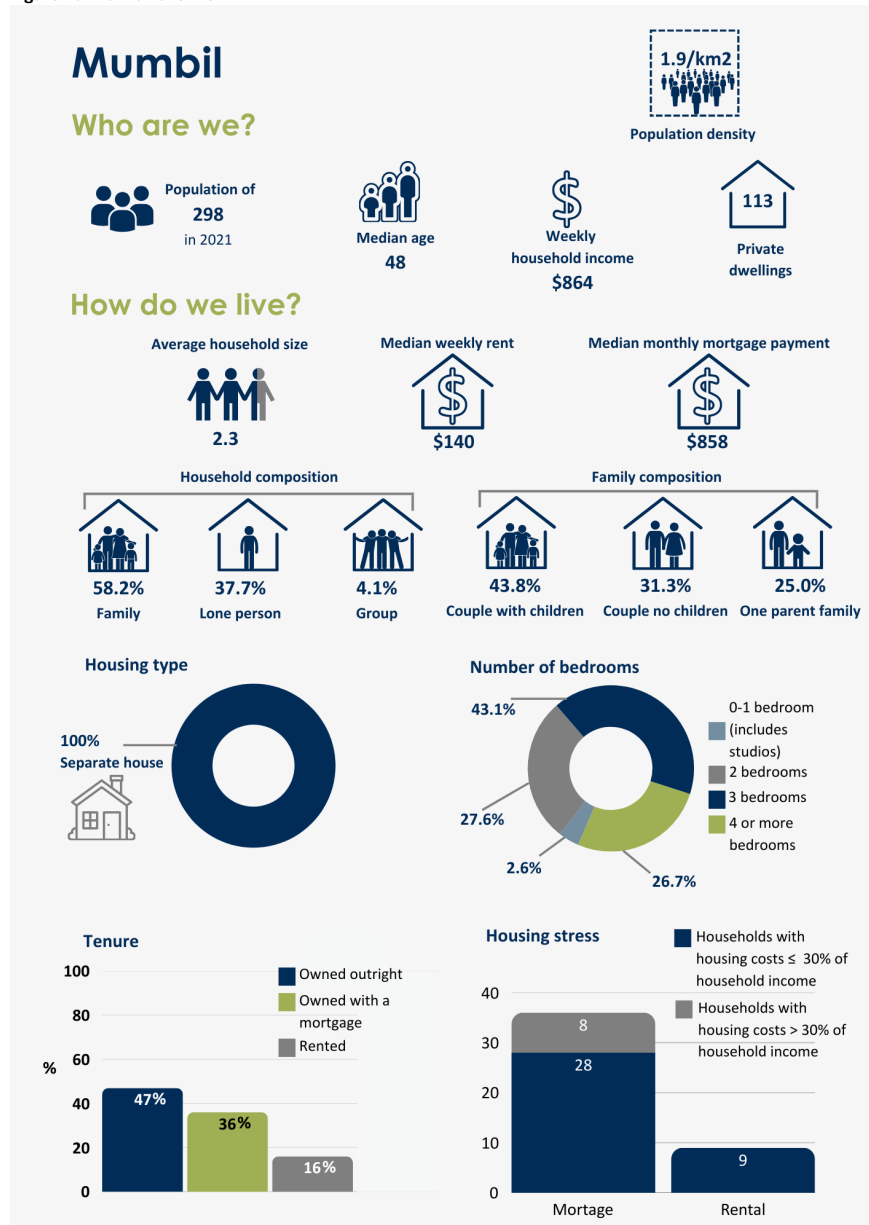
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 48: Mumbil overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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Constraints

Mumbil has a range of constraints (see Figure 49). The village is not deemed susceptible to flooding or bushfire, but experiences groundwater vulnerabilities. The town is serviced by chlorinated bore water, a grey water management system and an electricity zone substation, but growth would require infrastructure upgrades.

Figure 49: Mumbil constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 23 indicates Mumbil's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 23: Dwelling take-up, demand, difference and capacity, Mumbil, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	101 (2024)	N/A	113
Projected	+0 by 2041	+4 (by 2041)	-4 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Mumbil is projected to have low future demand. Mumbil has significant capacity for more dwellings under current controls.

Desired future character

Mumbil will retain its village character, with future growth encouraged through infill development and balanced with infrastructure capacity. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites or increased density through secondary dwellings.
- Provide additional growth opportunity through a minor expansion to the village zone.
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 24: Place interventions, Mumbil

Intervention	Action	Additional yield
1	Explore rezoning to RU5 Village.	Up to 2 dwellings
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 50: Place interventions, Mumbil



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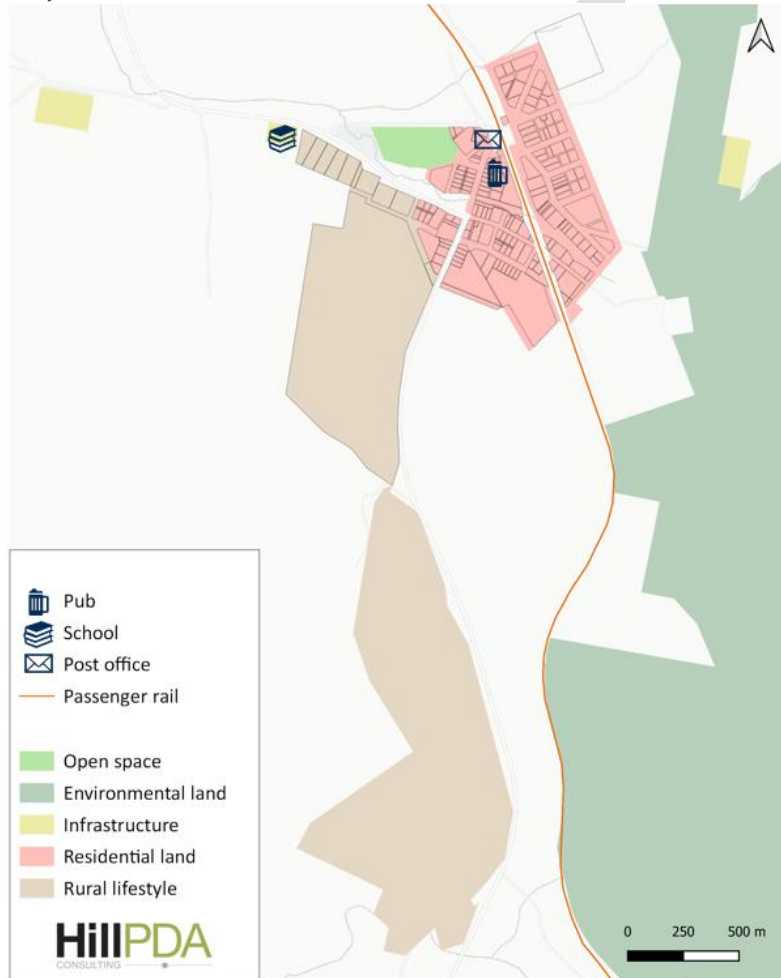


4.2.3.4 Stuart Town

Stuart Town, a village with a grid layout intersected by rail infrastructure and watercourses, is known as the 'Home of the Man from Ironbark'. It has a strong arts community, featuring a School of Arts building and an Open Air Museum. The village centre is zoned RU5 Village, with R5 Large Lot Residential areas to the west and south. In 2021, Stuart Town had a relatively low labour force participation rate and low rates of rental and mortgage stress.

Figure 51: Stuart Town map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



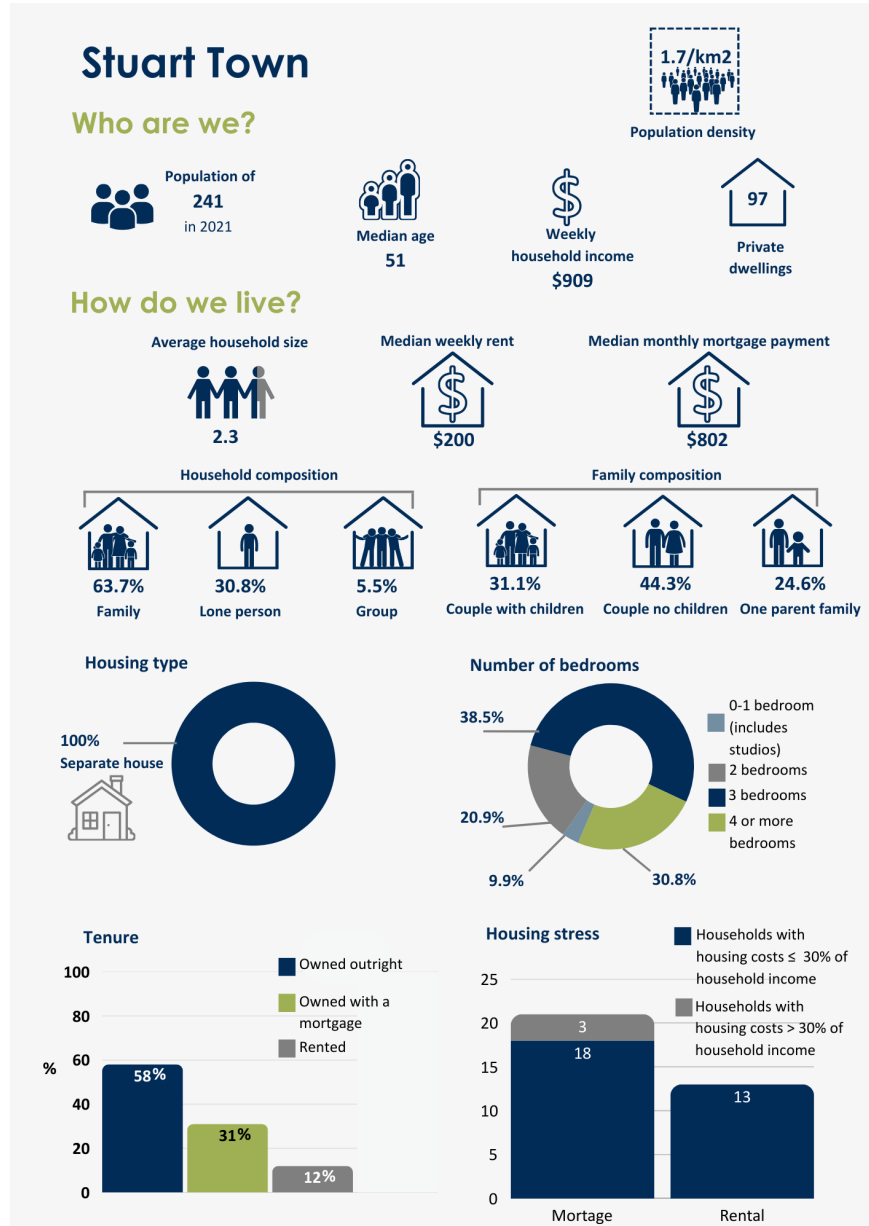
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 52: Stuart Town overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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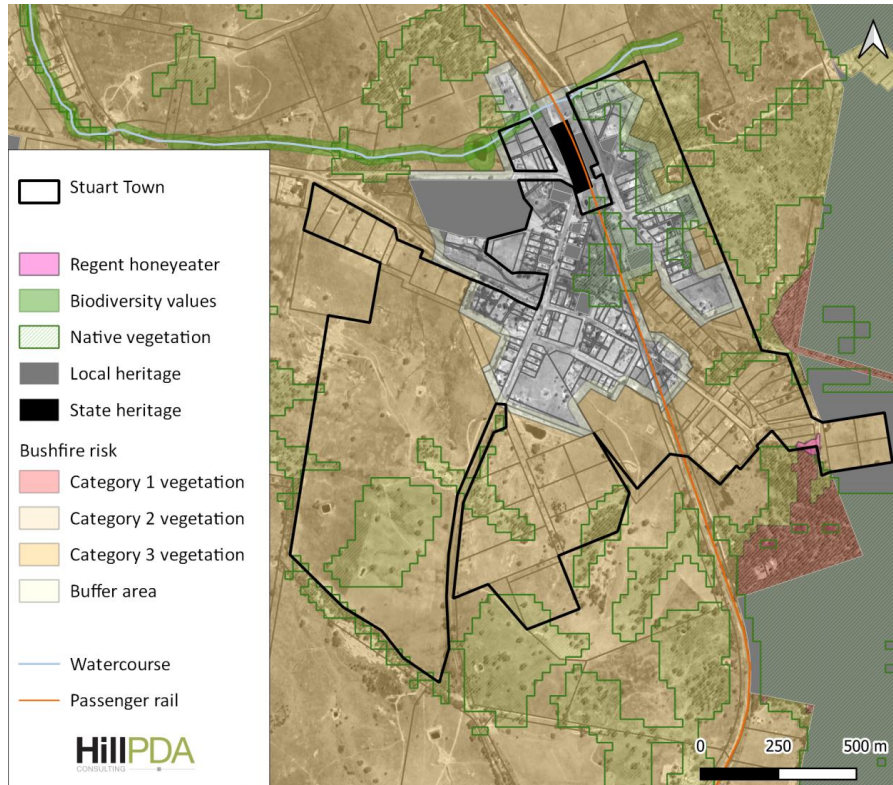
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Constraints

Stuart Town has a smaller range of constraints compared to other villages, although heritage, biodiversity and bushfire constraints exist (see Figure 53). Key limitations on development are related to servicing, with road, water and drainage infrastructure potentially restricting growth.

Figure 53: Stuart Town constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 25 indicates Stuart Town's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 25: Dwelling take-up, demand, difference and capacity, Stuart Town, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	119 (2024)	N/A	133
Projected	+0 by 2041	+17 (by 2041)	-17 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Stuart Town has adequate capacity for new housing, but historical take-up rates indicate that demand is unlikely to be met by 2041 if development patterns continue.

Desired future character

Stuart Town will retain its village character. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure. New development to accommodate growth and change will be directed to existing and periphery areas. Stuart Town will attract new residents, including from exposure to the Central-West Orana Renewable Energy Zone and a local visitor economy.

Place growth principles

To achieve the desired future character:

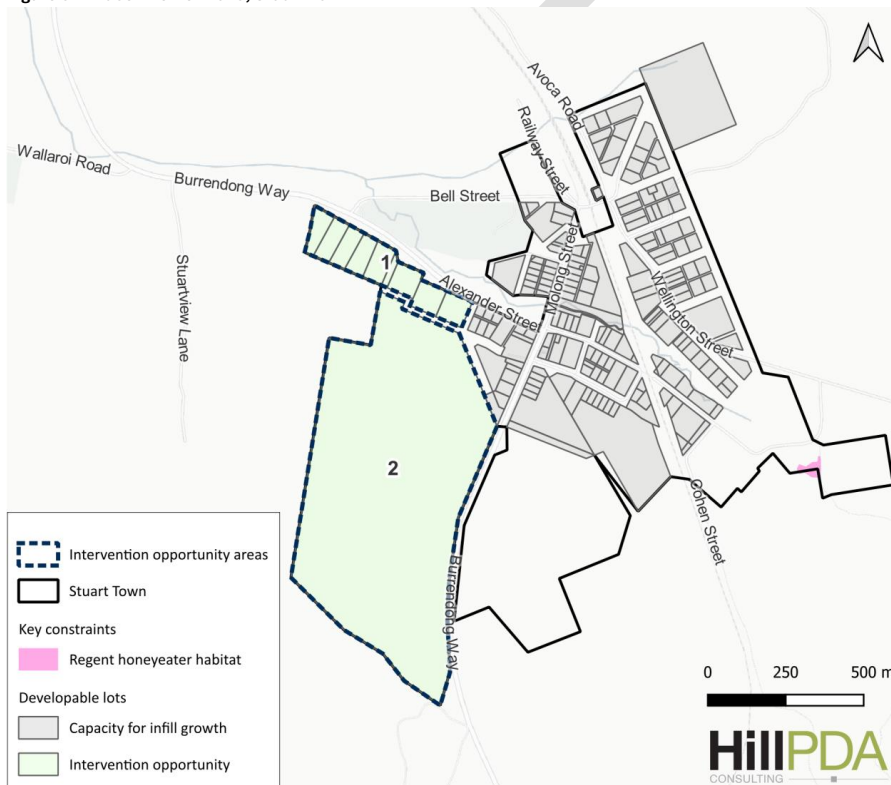
- Create additional capacity along the main approach to the town.
- Encourage infill development within the village footprint, with consideration of flood and servicing constraints.
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 26: Place interventions, Stuart Town

Intervention	Action	Additional yield
1	Explore rezoning lots to RU5 Village.	Up to 11 dwellings
2	Explore reducing the minimum lot size.	Up to 40 dwellings
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 54: Place interventions, Stuart Town



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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4.2.3.5 Euchareena

Euchareena is situated south-east of Wellington and Dubbo, accessible via Burrendong Way and the Mitchell Highway. The village includes urban blocks of varying sizes, with some larger blocks offering subdivision potential. Euchareena faces limitations for significant growth and is prone to bushfires. The village has a small population with high home ownership rates, and some mortgage stress among mortgagee households.

Figure 55: Euchareena map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



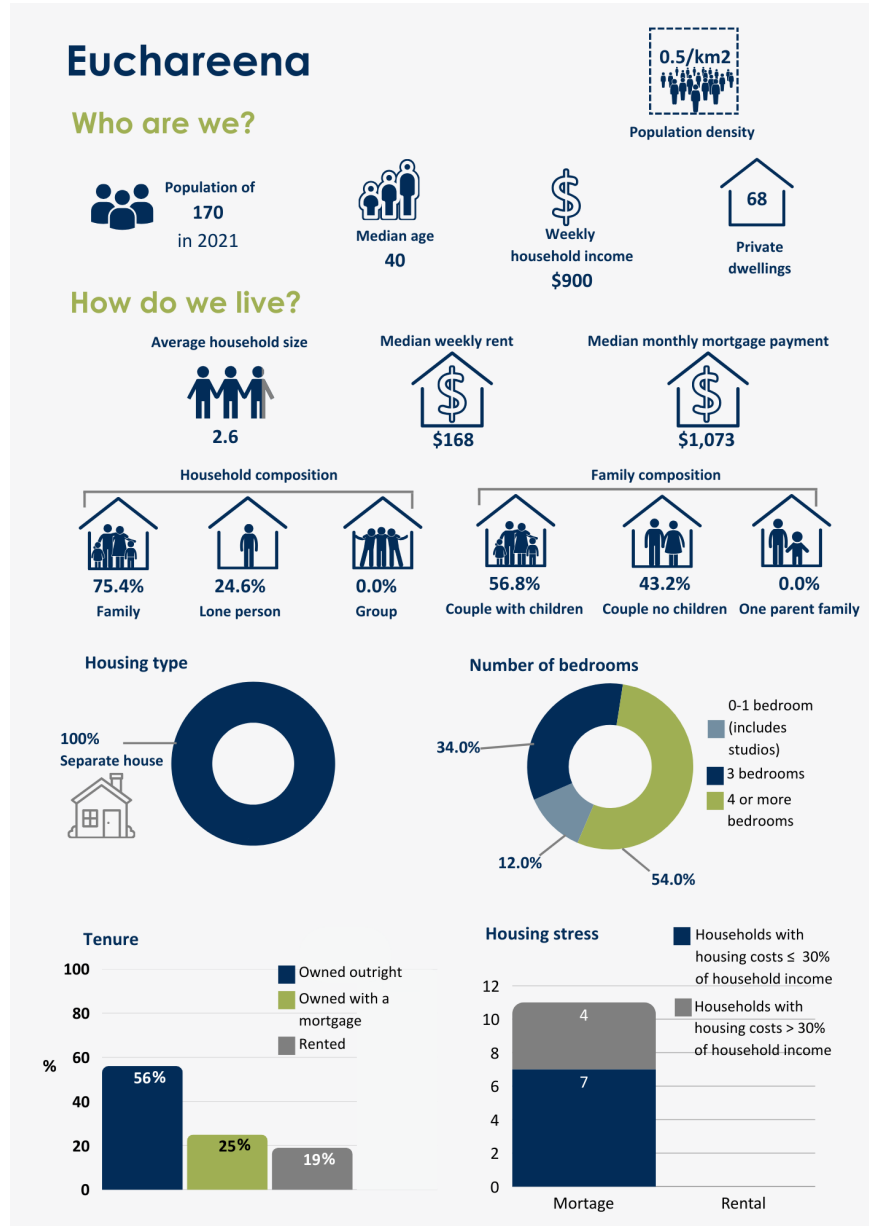
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 56: Euchareena overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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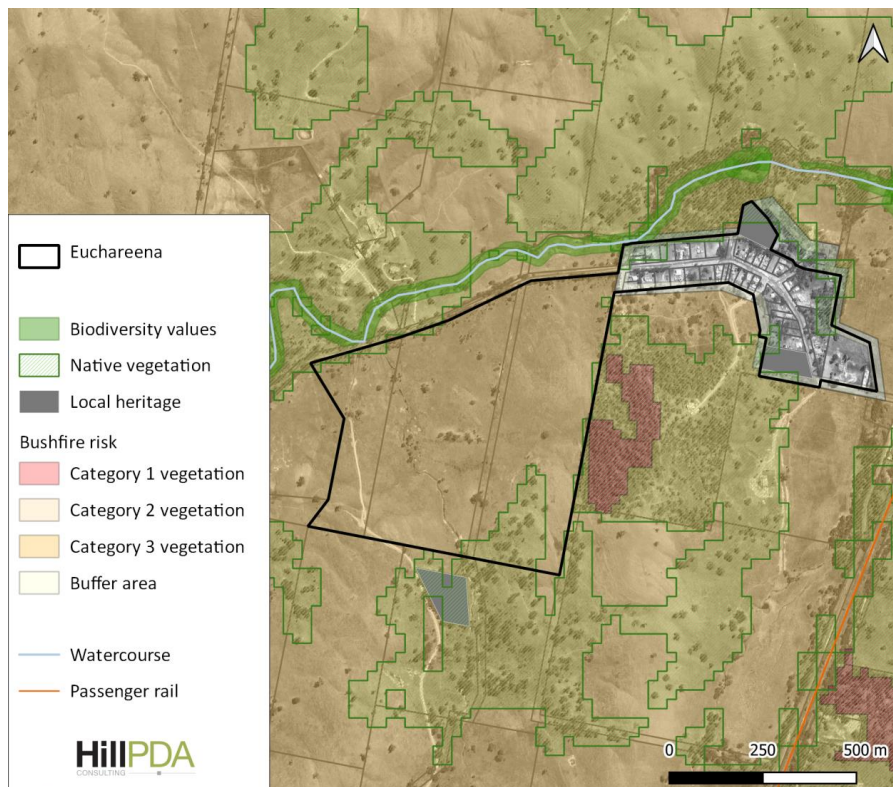
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Constraints

Euchareena is impacted by vegetation and heritage constraints, with some bushfire risk nearby (see Figure 57). A key barrier for development is servicing, with reticulated networks costly to develop due to Euchareena's location.

Figure 57: Euchareena constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Euchareena to 2041. Nonetheless, several dwellings are expected to be delivered, based on historical take-up trends. There is capacity under existing planning controls to accommodate this growth.

Euchareena's key housing gap is community desire for sustainable but notable growth, despite a low level of development being anticipated.

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Desired future character

Sustainable growth will be pursued in Euchareena, enabling new entrants into the community while ensuring the protection of its current village atmosphere. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure. Euchareena will attract new residents, including from exposure to the Central-West Orana Renewable Energy Zone and a local visitor economy.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 27: Place interventions, Euchareena

Intervention	Action	Additional yield
1	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

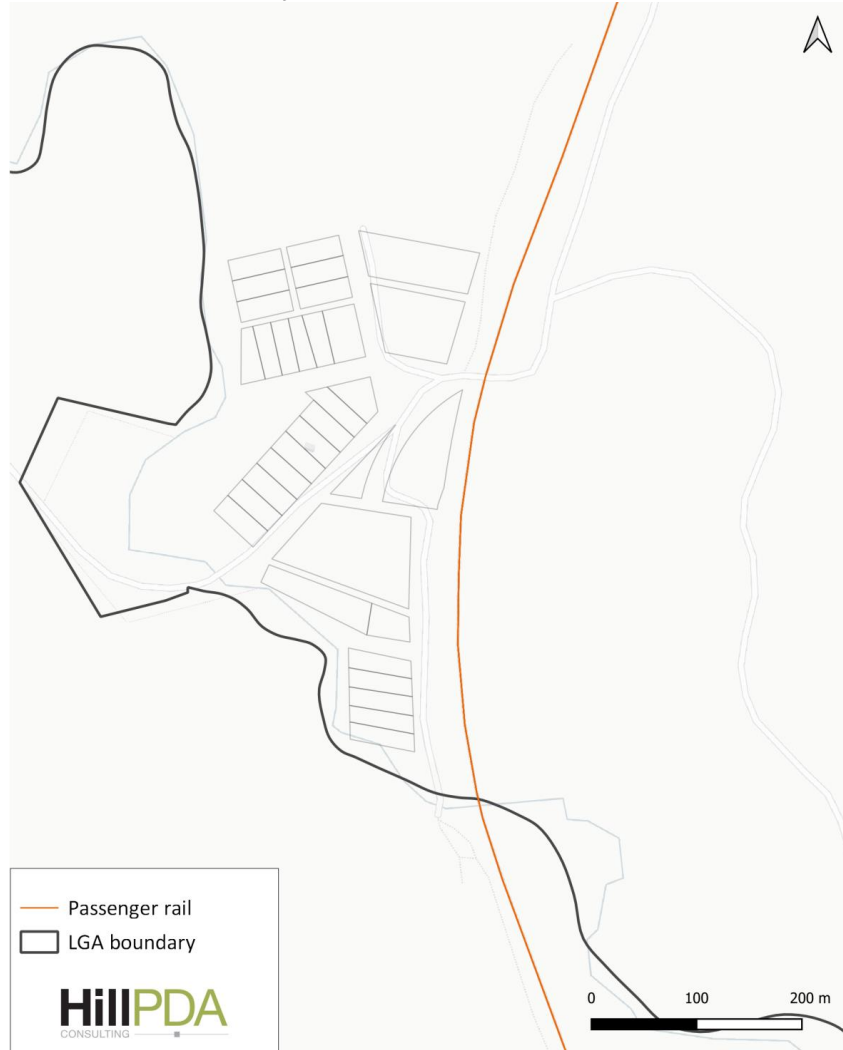


4.2.3.6 Kerrs Creek

Kerrs Creek is located in the southern portion of the LGA, positioned more closely to Orange than to Dubbo. Surrounding land is mainly agricultural, focusing on sheep and cattle grazing. Kerrs Creek has a small, older population. In 2021, the community was predominantly housed in family-occupied dwellings, reflecting a close-knit community.

Figure 58: Kerrs Creek map

Kerrs Creek is zoned RU1 Primary Production



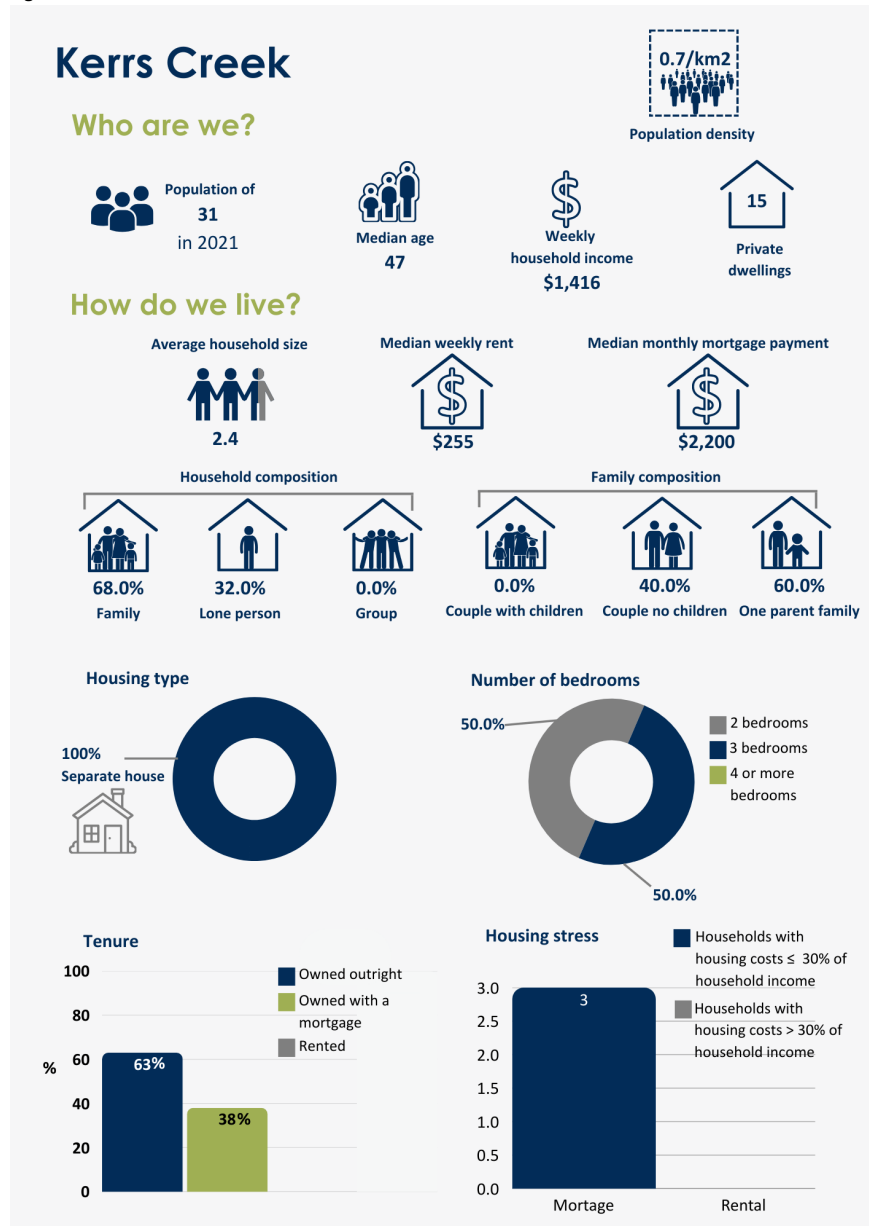
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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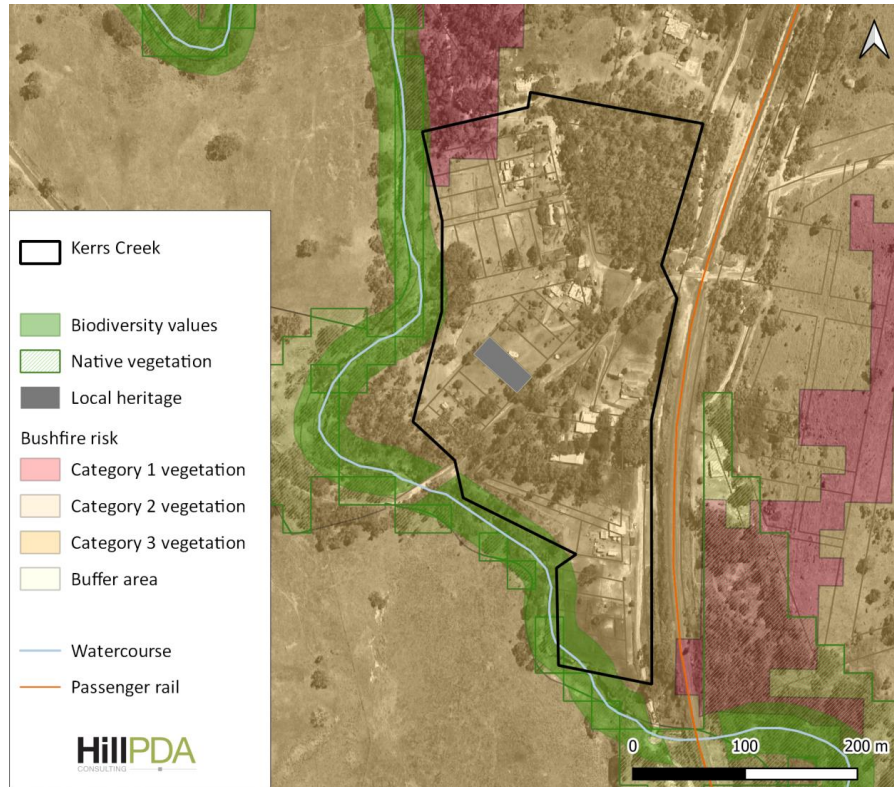
Figure 59: Kerrs Creek overview



Constraints

Kerrs Creek is impacted by bushfire risk and vegetation constraints. Flooding is also likely due to the proximity of a watercourse (see Figure 60).

Figure 60: Kerrs Creek constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Kerrs Creek to 2041. Based on historical dwelling take-up patterns, no additional housing development is anticipated during this time. The key housing gap for Kerrs Creek is community interest in growth, despite a small pipeline and low demand.

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Desired future character

Kerrs Creek will continue to function sustainably as a small community on the periphery of the region. Opportunities will be sought to accommodate new residents, ensuring that infrastructure is adequate to service any growth. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure.

Place growth principles

To achieve the desired future character:

- Explore the potential for Kerrs Creek to be rezoned to RU5 Village, including whether development can occur unconstrained by flood risk.
- Explore opportunities for temporary worker accommodation in Kerrs Creek.

Place directions

Following a review of development trends, growth requirement and planning controls, specific interventions for Kerrs Creek have been identified in the below table and figure.

Table 28: Place interventions, Kerrs Creek

Intervention	Action	Additional yield
1	Explore rezoning Kerrs Creek to RU5 Village.	Up to 16 dwellings
2	Undertake a Flood Study and Risk Management Plan to establish the capacity for infill growth in Kerrs Creek.	N/A
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 61: Place interventions, Kerrs Creek



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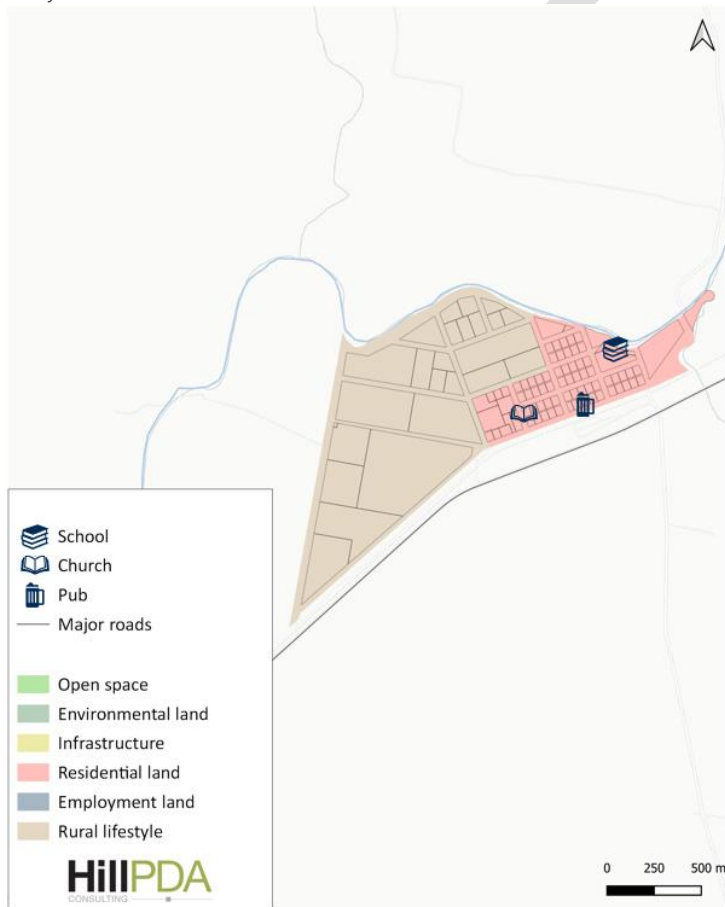


4.2.3.7 Ballimore

Ballimore, east of Dubbo along the Golden Highway, includes a village zone with amenities such as a school, hotel, and recreational facilities, and a rural lifestyle zone to the west. In 2021, a significant proportion of homes had spare bedrooms, and the local labour force was actively engaged, with many residents working full-time in management, trades, or professional roles. Key industries included farming, construction, and retail, reflecting Ballimore's rural and service-oriented character.

Figure 62: Ballimore map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



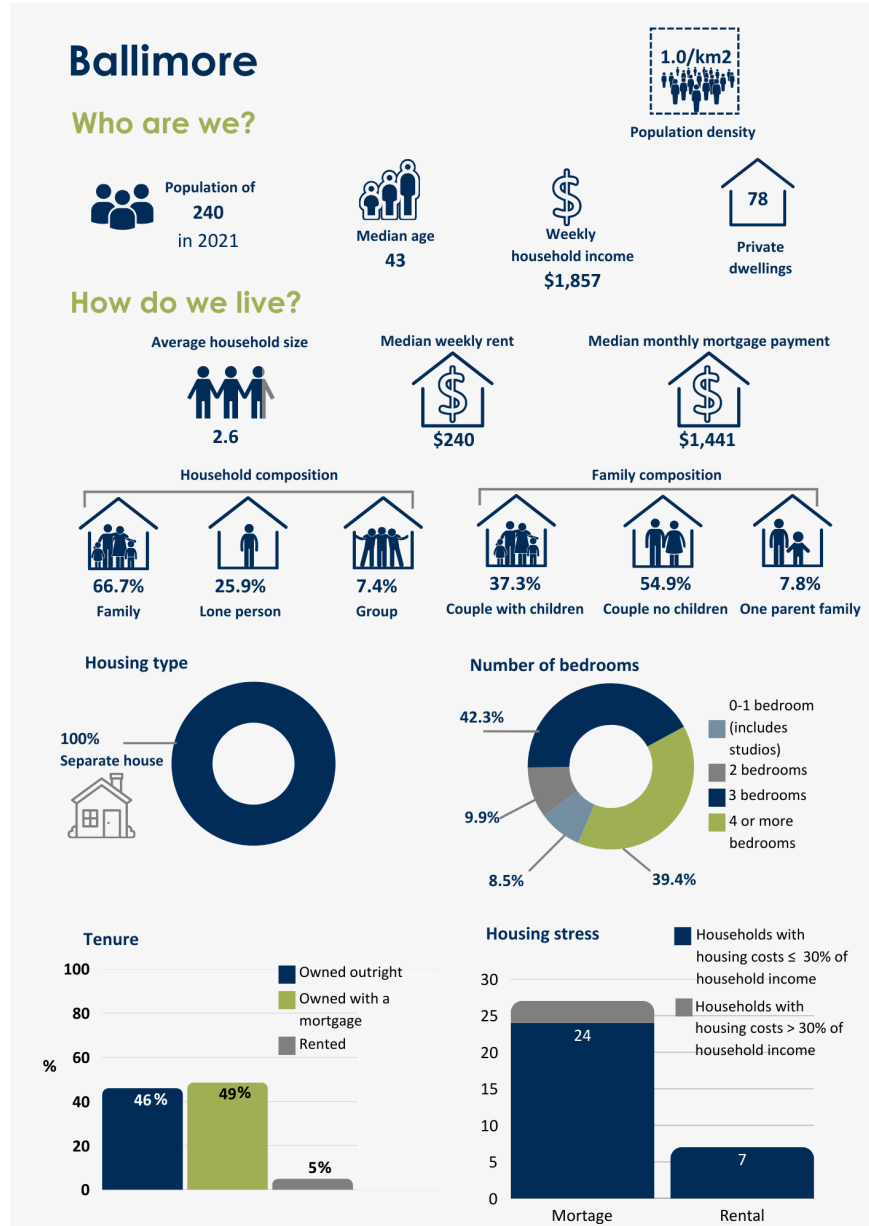
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 63: Ballimore overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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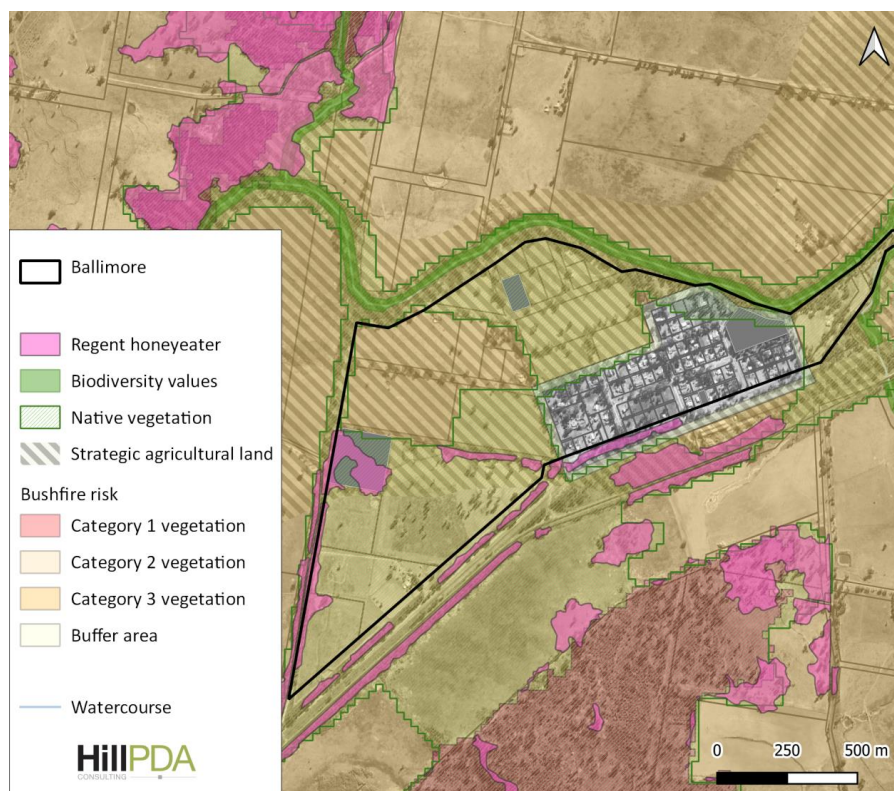
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Constraints

Ballimore has a range of constraints, with flooding being the key limitation restricting growth (see Figure 64). Other constraints in agricultural land and native vegetation.

Figure 64: Ballimore constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 29 indicates Ballimore's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 29: Dwelling take-up, demand, difference and capacity, Ballimore, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	48 (2024)	N/A	41
Projected	+0 by 2041	+17 (by 2041)	-17 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

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While Ballimore has theoretical capacity for more dwellings, the Ballimore Flood Study needs to progress to establish whether Ballimore can accommodate more development within its current footprint.

Desired future character

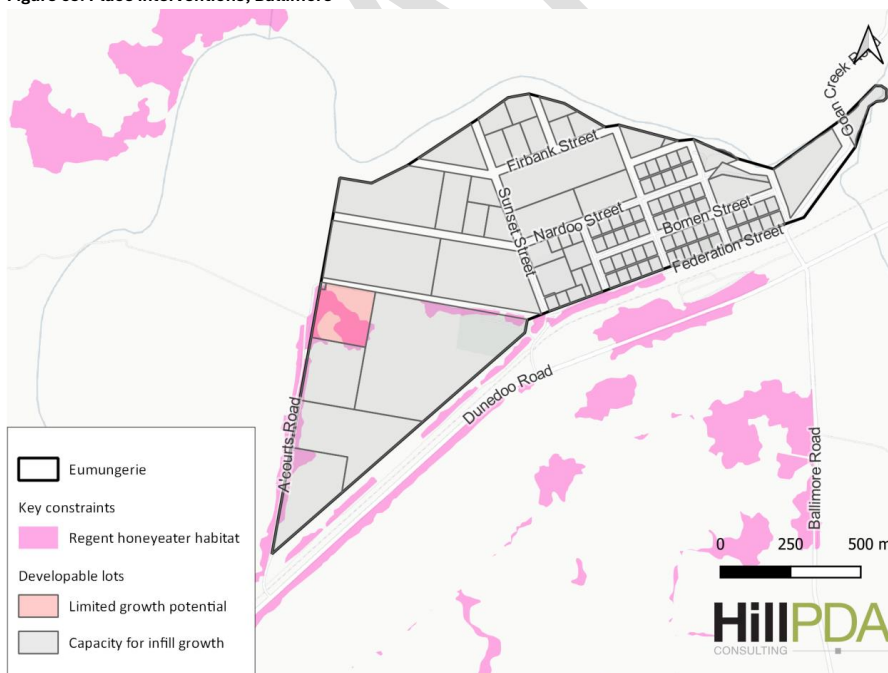
Ballimore's village character will be protected and preserved, with infrastructure improvements prioritised over growth. It will continue to exist as a compact village neighbourhood in a rural setting, with infill development only supported on unconstrained land.

Place directions

Table 30: Place interventions, Ballimore

Intervention	Action	Additional yield
1	Progress the Ballimore Flood Study and Risk Management Plan to establish capacity for infill growth.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 65: Place interventions, Ballimore



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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4.2.3.8 Elong Elong

Elong Elong is located on the Golden Highway north-east of Dubbo and Ballimore. In 2021, over half the population was in the labour force, with top occupations including managers and technicians. Leading industries were sheep farming and childcare services. The area has high home ownership, but also notable rental and mortgage stress. Elong Elong has a relatively modest median household income, with a significant portion of households earning less than \$650 weekly. Elong Elong's proximity to renewable energy developments provides an opportunity to capitalise on investment and the presence of temporary workers in the area.

Figure 66: Elong Elong map

Elong Elong is zoned RU1 Primary Production, and R5 Large Lot Residential zone is depicted as Rural lifestyle



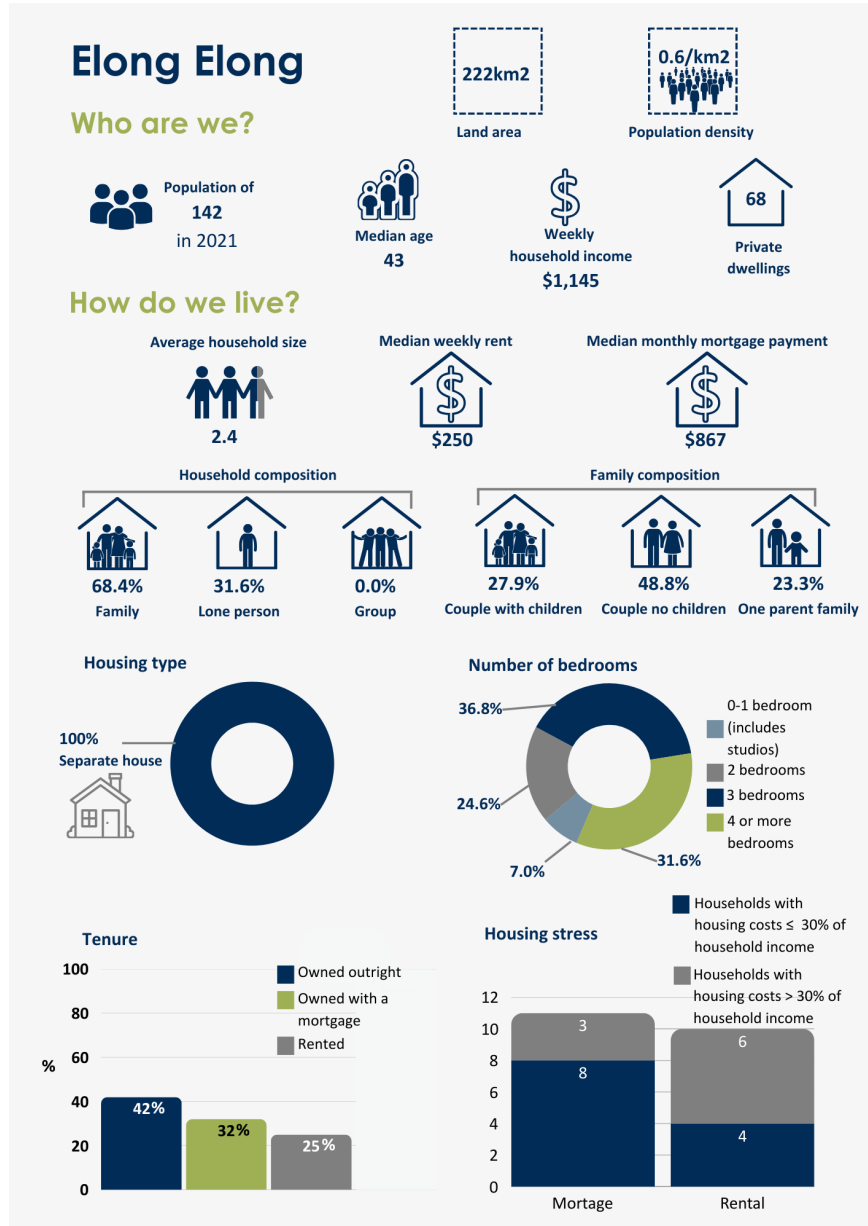
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 67: Elong Elong overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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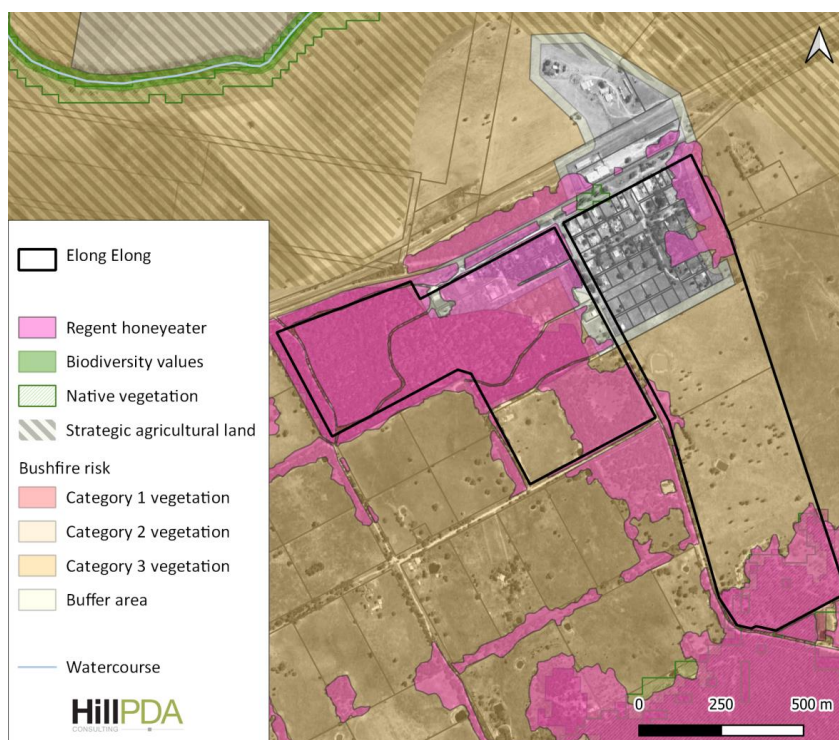
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Constraints

Elong Elong is significantly impacted by regent honeyeater habitat, with other constraints present on the outskirts (see Figure 68). Water and sewer infrastructure do not exist, and road infrastructure is rudimentary. Although past consideration has been given to extending water and sewer servicing from Ballimore, this remains difficult and unlikely to happen.

Figure 68: Elong Elong constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 31 indicates Elong Elong's dwelling take-up and demand between 2024 and 2041.

Table 31: Dwelling take-up, demand, difference and capacity, Elong Elong, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference
Current	+0pa (last 5yrs)	Insufficient data	N/A
Projected	+0 by 2041	Insufficient data	Insufficient data

Source: REMPLAN (Jan 2025); HillPDA

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A very low level of development is expected for Elong Elong by 2041, with insufficient data to determine projected demand. Elong Elong's primary community concern is its lack of village zoning.

Desired future character

Elong Elong's valued rural character will be preserved, offering village lifestyle opportunities for people in the region, with growth opportunities limited to the village scale.

Place growth principles

To achieve the desired future character:

- Provide opportunity for sustainable, rational growth by providing village-zoned land in central Elong Elong on relatively unconstrained and subdivided land.
- Avoid further development of areas identified with Regent Honey Eater habitat.
- Encourage land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

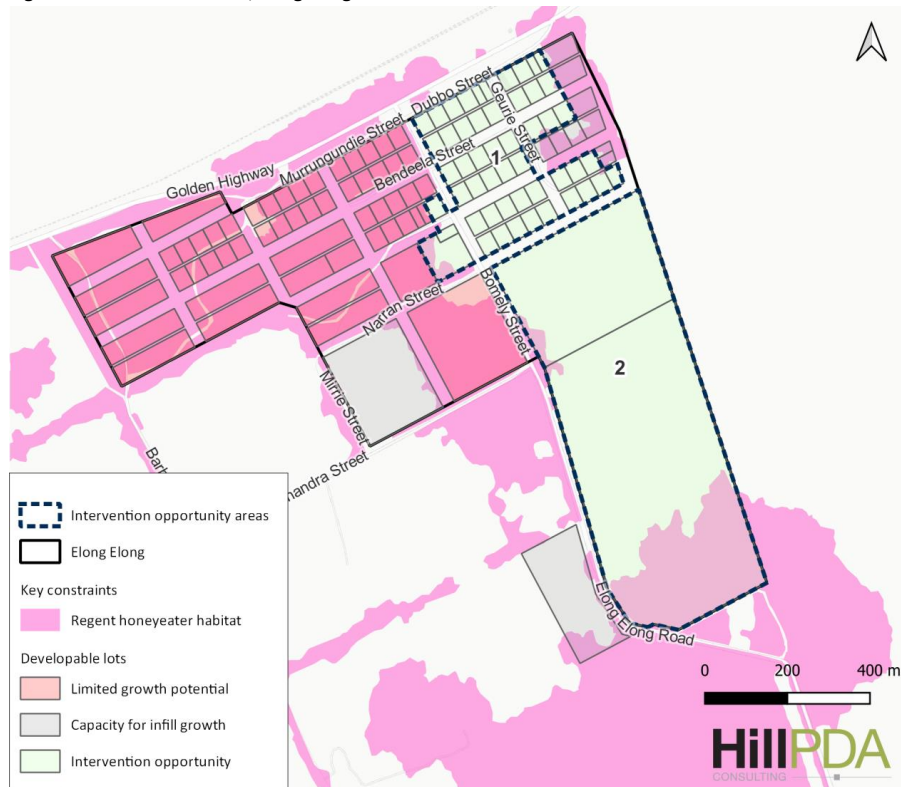
Table 32: Place interventions, Elong Elong

Intervention	Action	Additional yield
1	Explore the rezoning of relatively unconstrained and subdivided land to RU5 Village.	Up to 26 dwellings
2	Explore reducing the minimum lot size.	Dependent on planning outcomes
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 69: Place interventions, Elong Elong

Source: Dubbo Regional Council; HillPDA. Imagery: CARTO



4.2.3.9 Brocklehurst

Brocklehurst, a village located immediately north of Dubbo, consists of central blocks surrounded by industrial land supporting various businesses, including freight services and light manufacturing. The village has limited local services, with residents typically commuting to Dubbo for daily needs. The land to the south is affected by its proximity to the Talbragar-Macquarie floodplain and Dubbo's wastewater treatment plant. In 2021, the village had a high labour force participation rate and relatively underutilised housing stock.

Figure 70: Brocklehurst map

R5 Large Lot Residential zone is depicted as Rural lifestyle



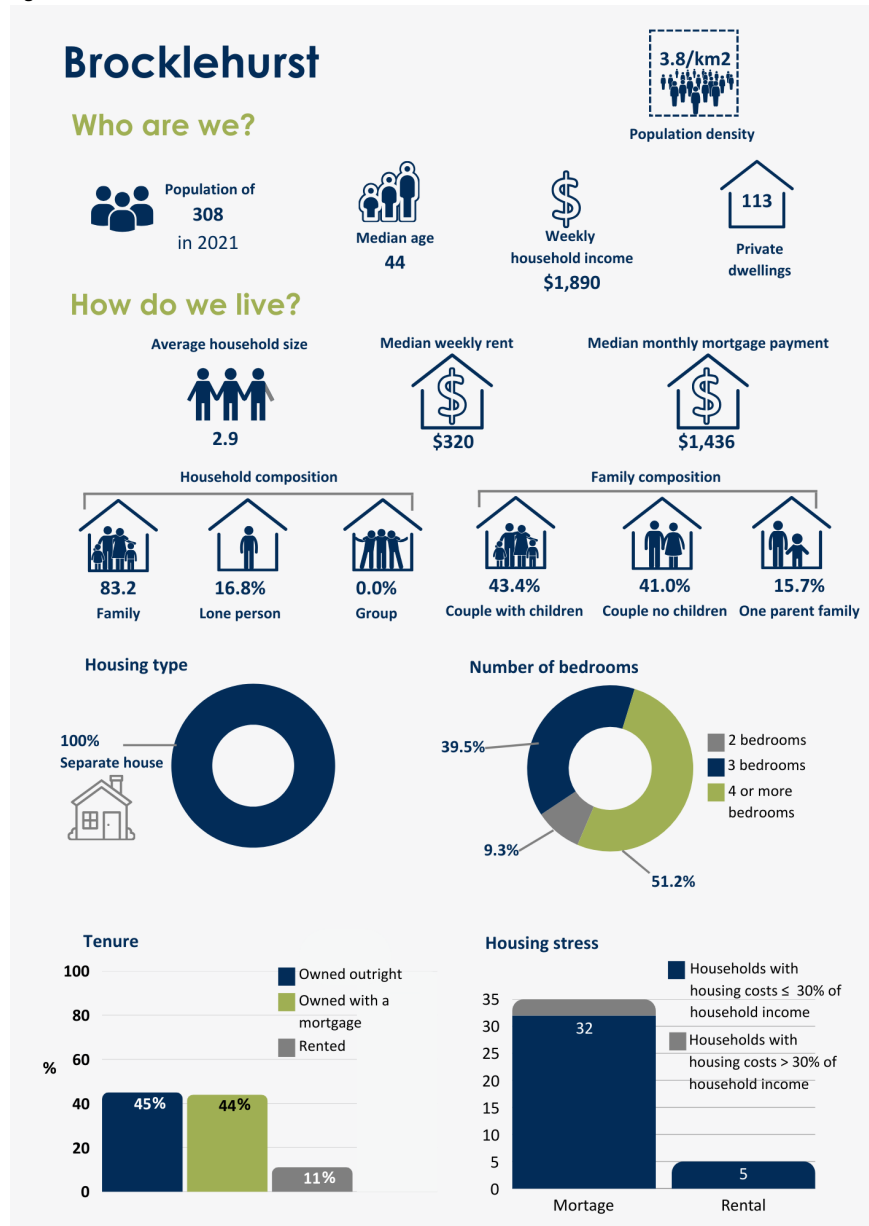
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 71: Brocklehurst overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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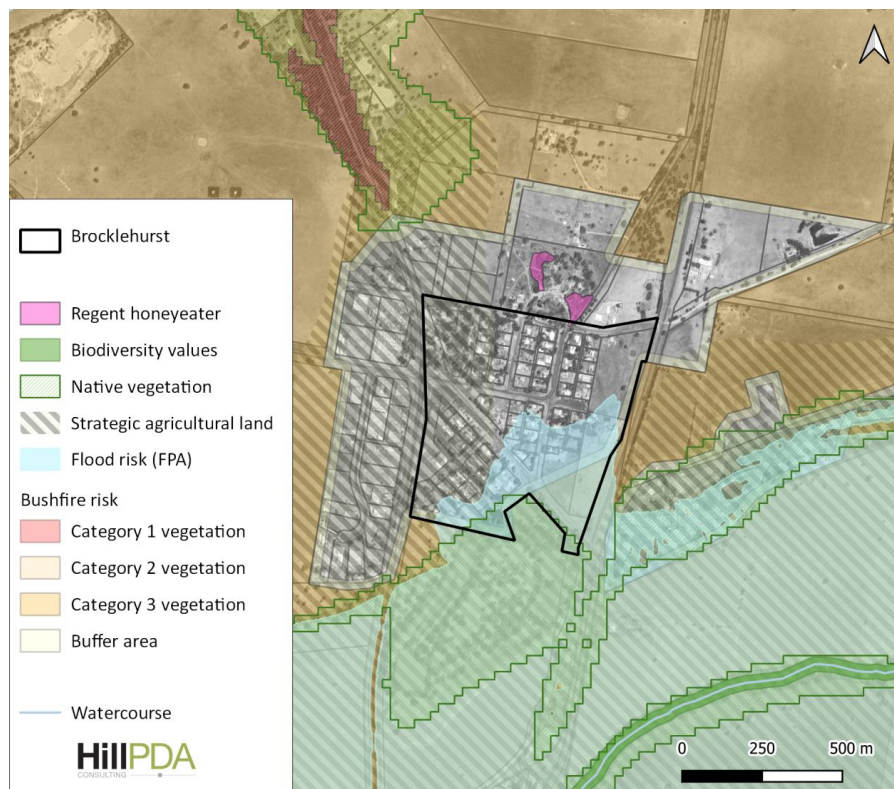
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Constraints

Brocklehurst is significantly constrained by factors such as flood risk, strategic agricultural land and potential land use conflict from surrounding industrial land (see Figure 72).

Figure 72: Brocklehurst constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 33 indicates Brocklehurst's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 33: Dwelling take-up, demand, difference and capacity, Brocklehurst, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	79 (2024)	N/A	32
Projected	+0 by 2041	+2 (by 2041)	-2 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

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Brocklehurst is projected to experience a low level of housing demand to 2041, with minimal development also expected, reflecting low historical take-up rates. There is some capacity for more development in the village under current controls.

Key housing concerns for Brocklehurst involve maintaining its current village atmosphere and ensuring adequate infrastructure provision.

Desired future character

The highly valued village character of Brocklehurst will be protected and maintained. Where growth is desired, it can be accommodated through infill development.

Place growth principles

To achieve the desired future character:

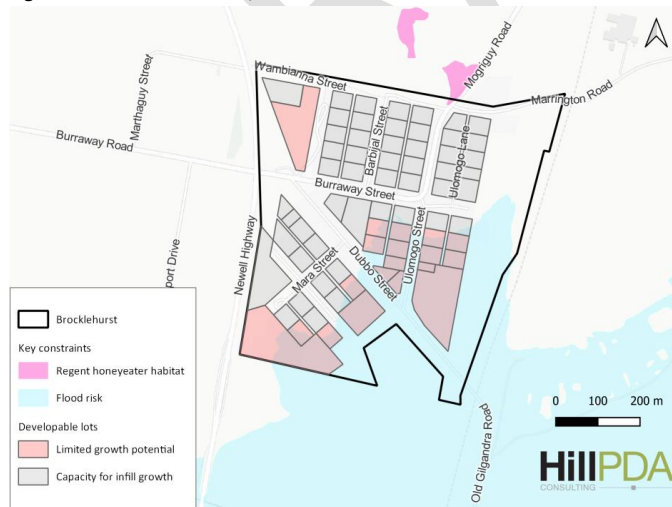
- Facilitate growth with infill development on vacant sites or through secondary dwellings.
- Discourage growth in areas identified for limited growth potential due to flood risk.

Place directions

Table 34: Place interventions, Brocklehurst

Intervention	Action	Additional yield
1	Increase the minimum lot size to 2,000m ² to retain the village character.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 73: Place interventions, Brocklehurst



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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4.2.3.10 Mogriguy

Mogriguy is situated on Mogriguy Road and the Dubbo-Coonamble railway line. It contains a small population, living in a mix of owner-occupied and mortgaged homes. The village's median weekly household income is relatively high, with most residents participating in the labour force. Key occupations include technicians, trade workers, and managers, with significant employment in sheep farming, meat processing, and state government roles. Many of Mogriguy's dwellings have spare bedrooms, indicating underutilisation of housing stock.

Figure 74: Mogriguy map

R5 Large Lot Residential zone is depicted as Rural lifestyle



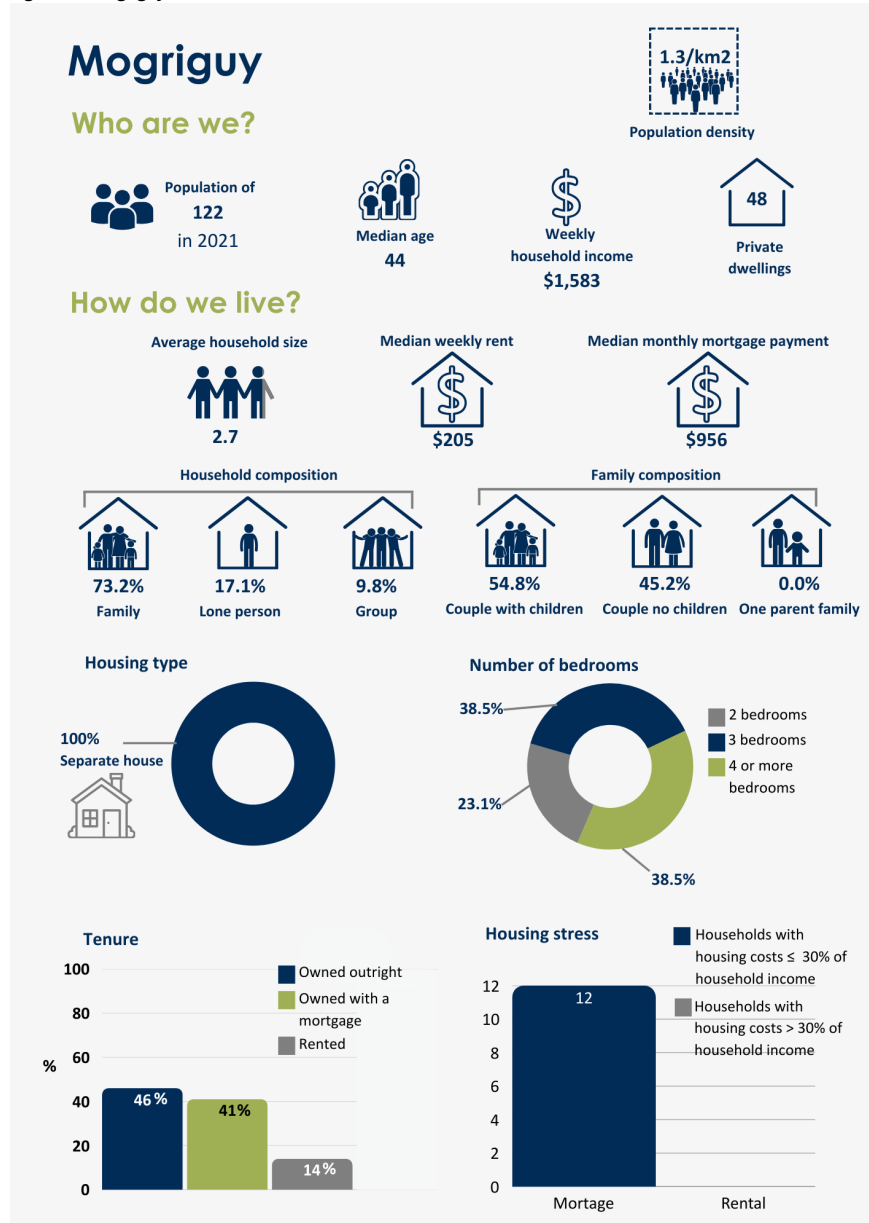
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 75: Mogriguy overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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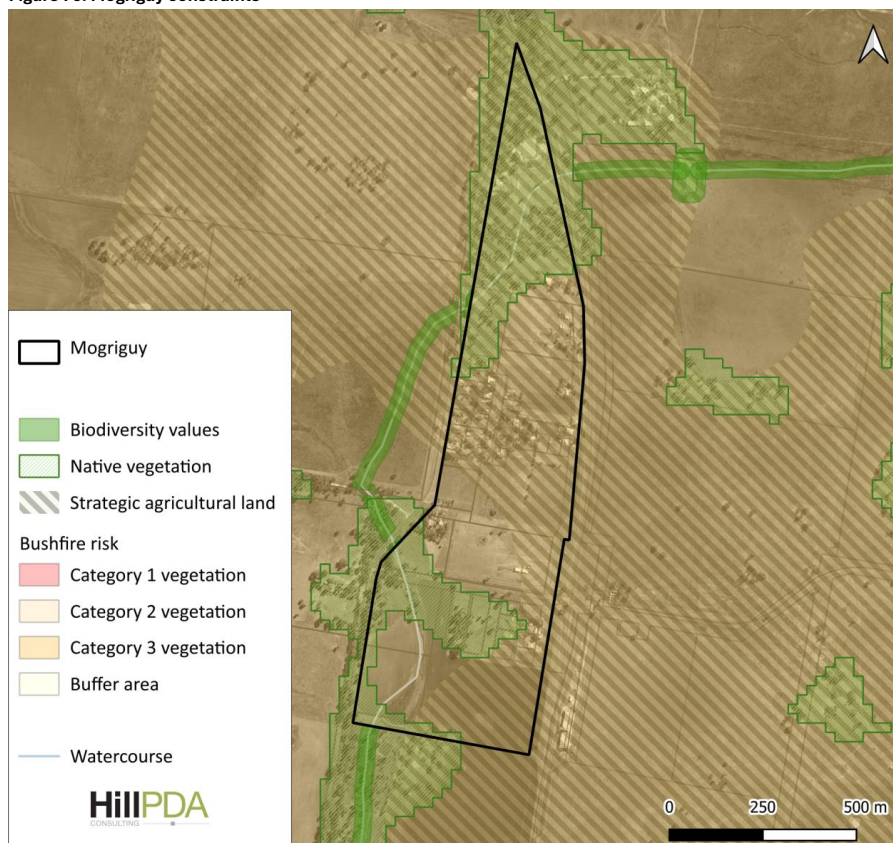
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Constraints

Mogriguy is generally affected by flood risk, but flood data is not currently available. Other constraints include native vegetation, strategic agricultural land and bushfire risk (see Figure 76).

Figure 76: Mogriguy constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Mogriguy to 2041. Based on historical dwelling take-up patterns, no additional housing development is anticipated during this time, although there is capacity for additional dwellings under current controls on existing, vacant lots in the R5 zone.

The key housing gap for Mogriguy is community interest in growth, despite a small pipeline and low demand.

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Desired future character

Mogriguy's current village atmosphere will be protected, with future growth limited in scale. If new development is sought, it will be accommodated through existing infill capacity.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites in the R5 zone.
- Any development proposed on land identified with limited growth potential needs to justify that environmental risk and strategic agricultural land values have been considered.

Place directions

Following a review of development trends, growth requirement and planning controls, specific interventions for Mogriguy are not required.

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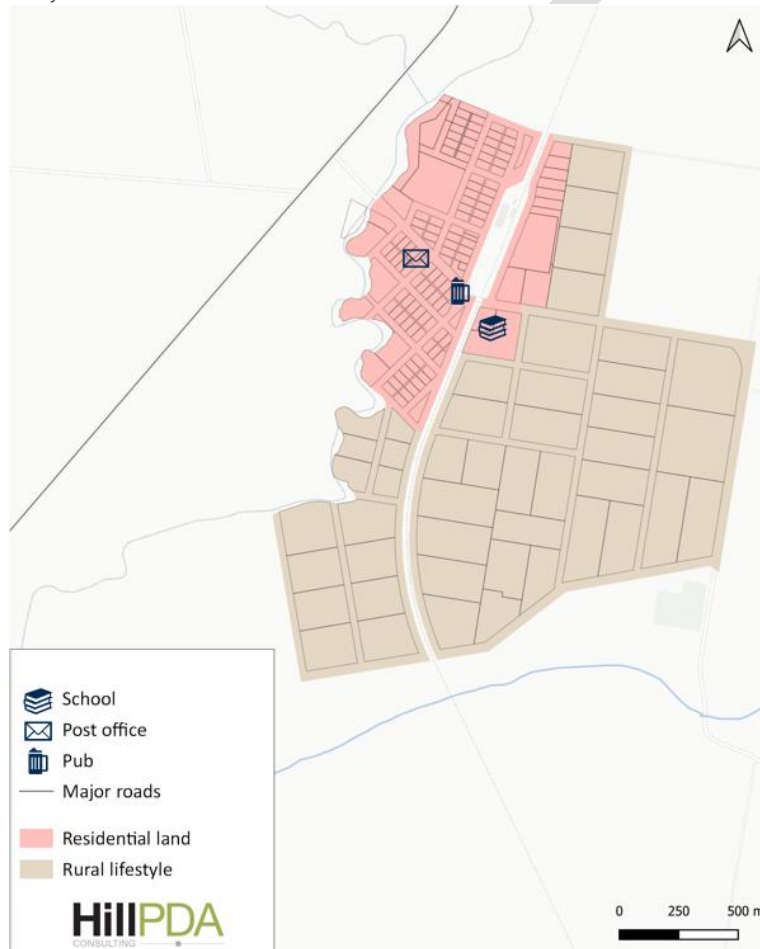


4.2.3.11 Eumungerie

Eumungerie is located adjacent to the Newell Highway, roughly mid-way between Dubbo and Gilgandra, at the northern edge of the LGA. It contains essential services such as a primary school, post office, and grain handling facility. In 2021, more than half of Eumungerie's working-age residents were part of the labour force, with the majority employed full-time. A significant portion of households had two spare bedrooms, indicating some underutilisation of housing stock.

Figure 77: Eumungerie map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



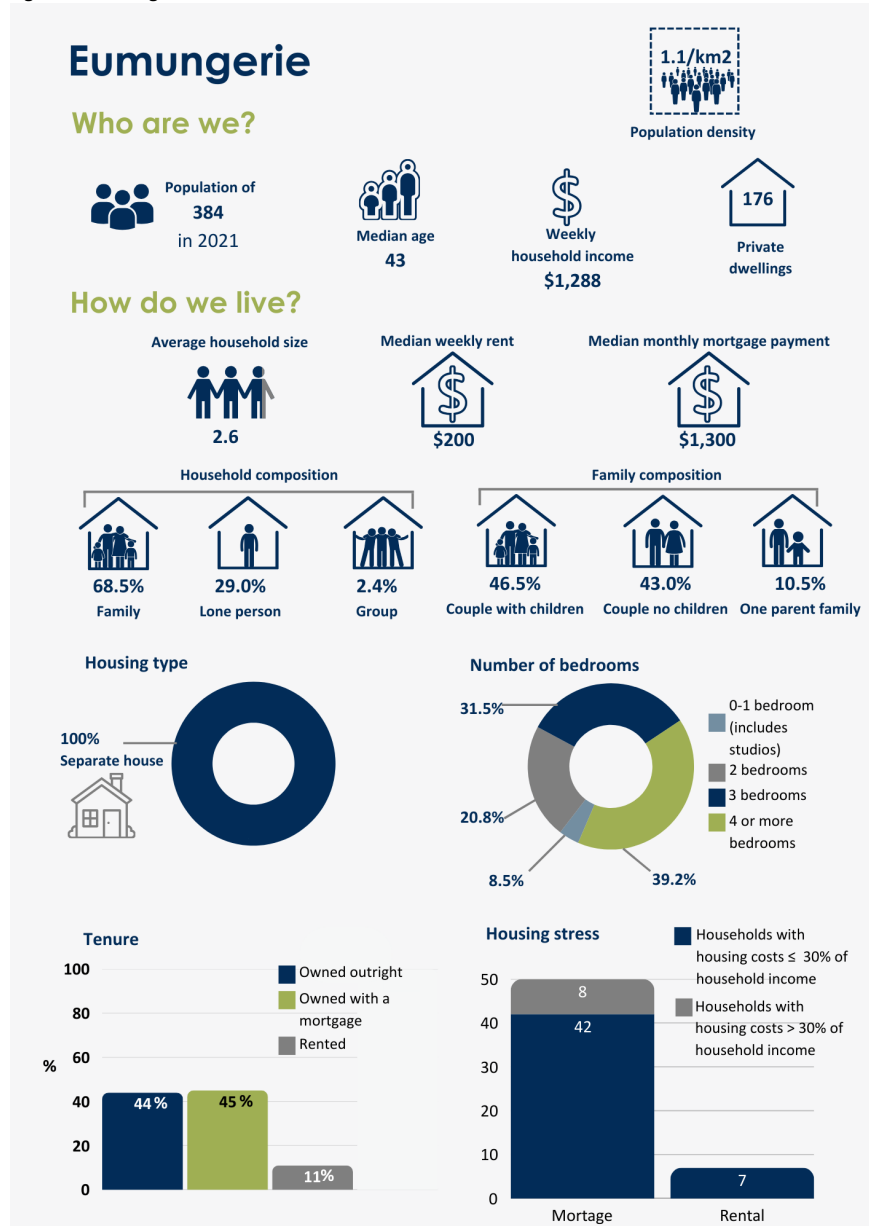
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 78: Eumungerie overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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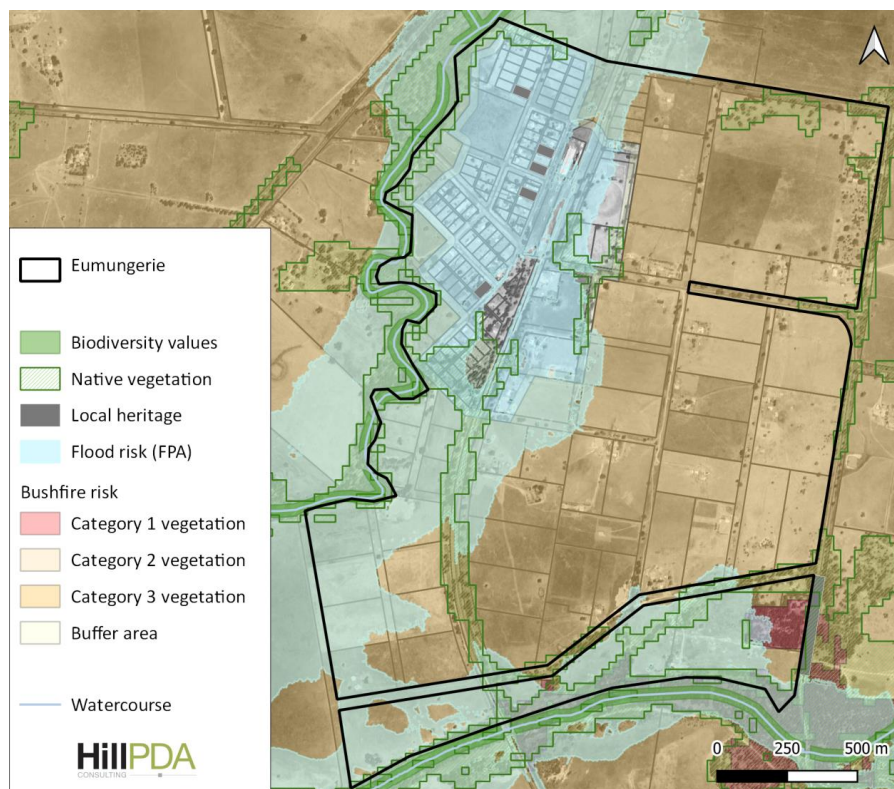
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Constraints

Eumungerie is significantly constrained by flooding and biodiversity (see Figure 79).

Figure 79: Eumungerie constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 35 indicates Eumungerie's dwelling take-up, demand, projected surplus and capacity between 2024 and 2041.

Table 35: Dwelling take-up, demand, difference and capacity, Eumungerie, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+1pa (last 5yrs)	71 (2024)	N/A	90
Projected	+14 by 2041	+5 (by 2041)	+9 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

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Based on historical take-up rates, Eumungerie would have sufficient dwelling delivery to meet demand by 2041, with adequate capacity under current controls.

Eumungerie's key concerns for housing development involve infrastructure and the presence of constraints.

Desired future character

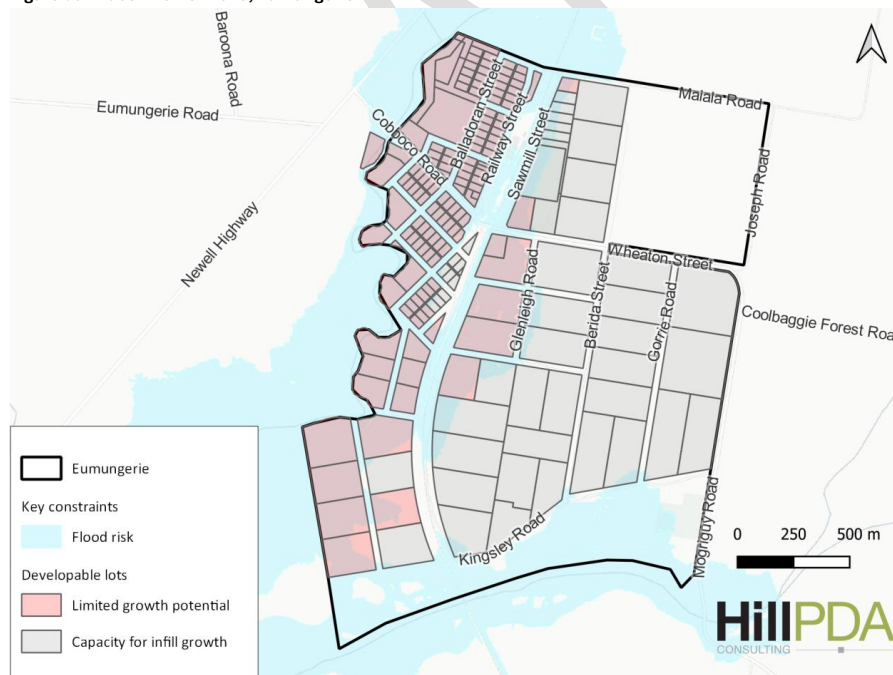
Eumungerie's current character will be retained through infill development on vacant and unconstrained site, but infrastructure improvements will be prioritised over growth. It will continue to exist as a compact village neighbourhood in a rural setting.

Place directions

Table 36: Place interventions, Eumungerie

Intervention	Action	Additional yield
1	Progress the Flood Study and Risk Management Plan to establish Eumungerie's capacity for infill growth.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 80: Place interventions, Eumungerie



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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4.3 Rural lifestyle directions



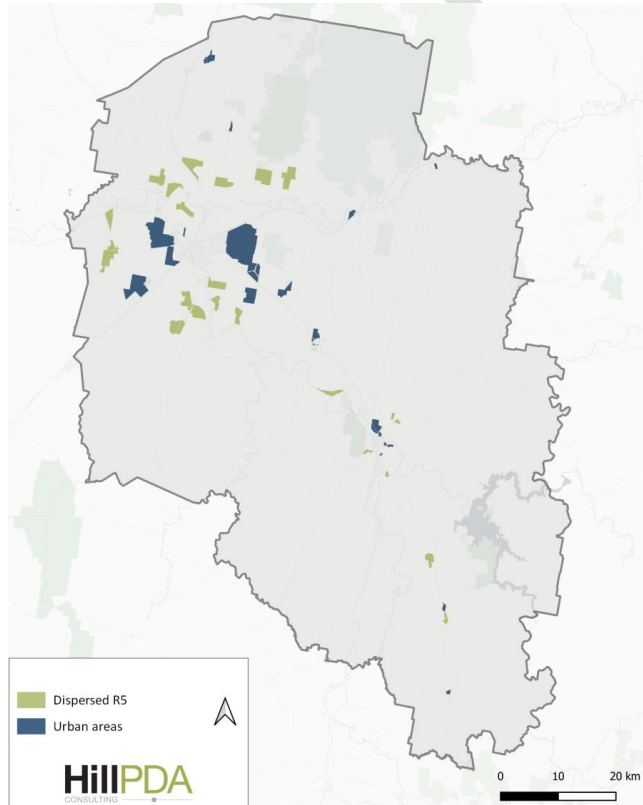
The region contains significant portions of land zoned R5 Large Lot Residential, intended as 'rural lifestyle' areas. While some of this land is within urban areas, other segments are more dispersed across the region, reflecting historical subdivision approvals and the previous small farm estates zone under the Dubbo Local Environmental Plan 1997 – Rural Areas.

Consultation has identified the importance of rural lifestyle land to the region's existing and new communities, and how it is highly valued and sought after.

4.3.1 Where is the region's rural lifestyle land?

Rural lifestyle land is significantly dispersed across the region (see Figure 81).

Figure 81: Rural lifestyle land by area type



Source: Dubbo Regional Council; DPHI; HillPDA. Imagery: CARTO

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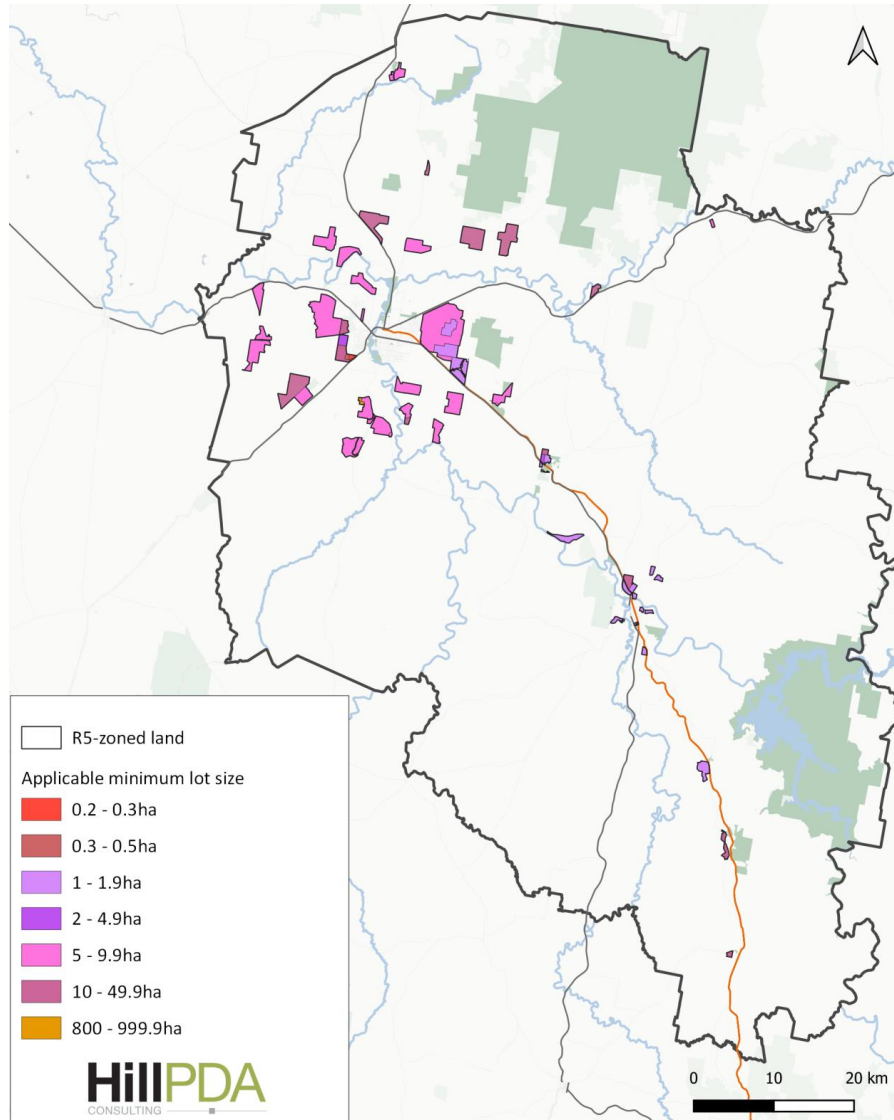
4.3.2 How can rural lifestyle land grow?

R5 Large Lot Residential is currently dispersed across the region with limited consistency as to the application of minimum lot size controls. Under current planning controls, there is theoretical capacity for approximately additional 1,210 lots if all zoned land was subdivided into current minimum lot sizes (see Table 37, Figure 82 and Figure 83). This assessment is based on subdivision and single-dwelling development comprising each site's highest and best use.

Table 37: Theoretical dwelling capacity, R5-zoned land

Area	Theoretical dwelling yield
Ballimore	0
Dubbo	351
Elong Elong	5
Euchareena	0
Eumungerie	0
Geurie	48
Mogriguy	0
Stuart Town	4
Wellington	162
Wongarbon	5
Urban area total	575
Apsley	42
Brocklehurst surrounds	41
Maryvale	204
Mount Arthur	35
North of Dubbo	22
South of Dubbo	24
South of Stuart Town	0
West Mumbil	160
West of Dubbo	35
Wuuluman	72
Dispersed R5 total	635
Total additional dwellings	1,210

Figure 82: Rural lifestyle land by minimum lot size



Source: Dubbo Regional Council; DPHI; HillPDA. Imagery: CARTO

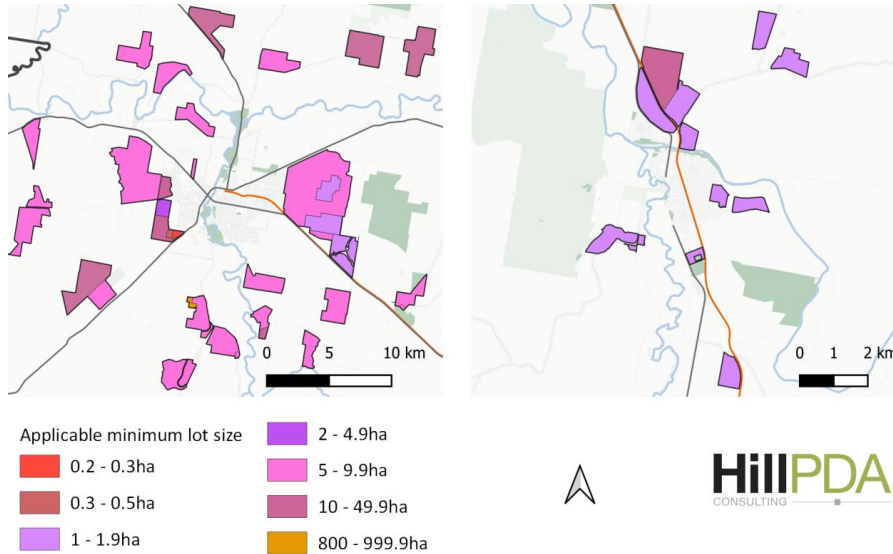
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Figure 83: Rural lifestyle land by minimum lot size, Dubbo (L) and Wellington (R)



The region contains approximately 14,687 hectares of rural lifestyle land with capacity (see Table 38). The greatest extent of potentially developable rural lifestyle land area is contained under the 8-hectare minimum lot size provision, followed by the 35-hectare minimum lot size provision. However, most of the region's additional capacity can be delivered by properties that have a minimum lot size of one hectare. This represents the significant extent of development that smaller minimum lot sizes can facilitate.

Table 38: Potential additional lots if Dubbo LEP minimum lot sizes (MLSs) are applied

Minimum lot size (LEP) Ha	Total developable area		Subdivision capable lots		Potential additional lots	
	Ha	%	Count	%	Count	%
0.7	4	0%	0	0%	0	0%
1	1,005	7%	141	51%	718	59%
1.5	657	4%	21	8%	60	5%
2	137	1%	3	1%	63	5%
4	40	0%	2	1%	2	0%
5	36	0%	2	1%	5	0%
8	9,495	65%	97	35%	327	27%
10	843	6%	8	3%	34	3%
35	2,469	17%	1	0%	1	0%
Total	14,687	100%	275	100%	1,210	100%

Note: Where multiple MLSs apply to one lot, the largest applicable MLS has been recorded for the lot

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4.3.3 Rural lifestyle directions

This Strategy does not identify specific parcels of land to be rezoned or amend the minimum lot size, but instead identifies the preferred direction for large lot residential growth. When considering owner-initiated requests to amend planning controls, the amount of land suitable for rezoning should always be larger than the amount required by the theoretical capacity assessment, and include a mix of landowners so that supply is not constrained by limited areas of land or limited owners.

Rural lifestyle development can have environmental, social and economic costs that are significantly higher than those of standard residential development. Rural lifestyle development will be planned to:

- avoid generating demand for costly or inefficient social or physical infrastructure
- minimise land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers
- avoid significant impacts to primary production or to the environmental or cultural values of a rural area
- protect natural resources, environmental areas, biodiversity and landscape values
- ensure new growth and development is directed to locations with sufficient infrastructure, low risk of natural hazards and will not increase the risk of natural hazards.

Dubbo Region's rural lifestyle and village character is highly valued and sought after.

Key **rural lifestyle** housing findings from the evidence base:

- There is theoretical capacity for additional development on existing lots.
- There is continuing community desire for more consistent rural lifestyle housing opportunities in lots sized approximately 0.4 hectares, 1 hectare and 8 hectares in outer Dubbo, Wellington and some villages.
- Rural lifestyle development can often have lower infrastructure costs, but more environmental constraints may be present.
- Most villages have capacity for further infill development through existing lot patterns, but growth in some villages is highly constrained by environmental hazards.
- Rural lifestyle lots must not adversely impact local character, primary production or environmentally significant land.
- The character and sense of community within villages is highly valued with an expectation that growth is fairly minimal.



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Table 39: Rural lifestyle directions and actions

Direction	Action
4.1 Facilitate rural lifestyle options	4.1.1 Support R5 Large Lot Residential development primarily within existing R5 zoned land, where necessary infrastructure and services can support additional population growth, and within identified investigation areas as outlined in the Dubbo Rural Areas Development Strategy.
	4.1.2 Minimise impact on high quality agricultural lands by avoiding new fragmented pockets of R5 Large Lot Residential land throughout rural zones.
	4.1.3 Promote efficient lot sizes that utilise existing infrastructure and have buffers to existing and future rural areas, watercourses and sensitive environmental areas.
	4.1.4 Ensure new housing is integrated into rural areas in a way that preserves local heritage, environmental sustainability, and the rural lifestyle.
4.2 Facilitate village growth opportunities	4.2.1 Promote housing options that maintain the unique characteristics of rural and village communities, by implementing interventions within the place plans.

There are a number of instances where the observed average lot size is less than the prescribed minimum lot size. There may be opportunity to reduce the lot size to better reflect the existing subdivision layout, which could create minor increases in capacity.

As there is theoretical capacity for additional development on existing lots, proposals to create new R5 land or amend the minimum lot size would need a holistic approach to ensure access, services, environmental values and the character of the area are not impacted. In addition, RU4 Primary Production Small Lots may provide rural lifestyle living opportunities.

Table 40: Place interventions

Intervention	Action
1	Undertake a supply and demand analysis for land in both the R5 Large Lot Residential and RU4 Primary Production Small Lots.
2	Regularly monitor R5 zone land for supply and demand on a geographical basis

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4.4 Affordable housing options and directions



This affordable housing options and directions section explores Council's role and options for incentivising an increase in social and affordable housing in the region, and partnerships required.

Access to affordable, appropriate, and secure housing is a basic human right. It is also essential for creating a prosperous and thriving community that is socially, economically, and environmentally sustainable in the long-term. Consistent with the Central-West Orana Regional Plan, Council seeks to encourage and support the delivery of affordable and low-cost market housing in areas that are well-served by supporting infrastructure and services.

4.4.1 What is affordable housing?

Affordable housing is separate and distinct from social housing. The statutory definition of affordable housing relates to housing that is developed for households with very low, low, and moderate incomes. Mortgage repayments or rents for such housing are priced so these households can meet their other essential living costs, such as food, clothing, transportation, medical care, and education.

Affordable housing can be delivered or owned by private developers, investors, governments, charitable organisations, and not-for-profit community housing providers (CHPs). While some affordable housing dwellings are owner-occupied, in most cases they are leased and managed by a CHP or private investor. Given that the needs and preferences of occupants differ and change over time, diversity in this sector is essential.

Affordable housing is part of a wider 'housing continuum', which ranges from homelessness and fully subsidised crisis housing at one end to completely unsubsidised market housing/home ownership at the other. People's housing needs may be met at different points along the housing continuum at different points in their lives, depending on their circumstances, aspirations, and capacity. For some people, affordable housing provides a stepping-stone to market housing. For others, it provides an essential safety net during challenging times so they can continue to fully participate in society.

4.4.2 Council's role in affordable housing

Council can facilitate affordable housing through land use zoning, development controls, the timing of land release, location of services and facilities and the levying of rates, development contributions and application fees (see Figure 84).

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Figure 84: Affordable housing levers



Source: HillPDA 2025

4.4.3 The technical need for affordable housing

Housing market conditions can generate social and affordable housing needs. At the 2021 Census, a majority of Dubbo's rental households were eligible for subsidised affordable rental housing under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).⁵ A smaller proportion were on waitlists for social housing (527 general applicants and 103 priority applicants).

Table 41 indicates social housing waiting times in Dubbo and Wellington, where social housing is mostly located. Social housing stock has declined over the last 10 years in both areas.⁶

Table 41: Social housing waiting times by dwelling size, S042 Dubbo and S056 Wellington

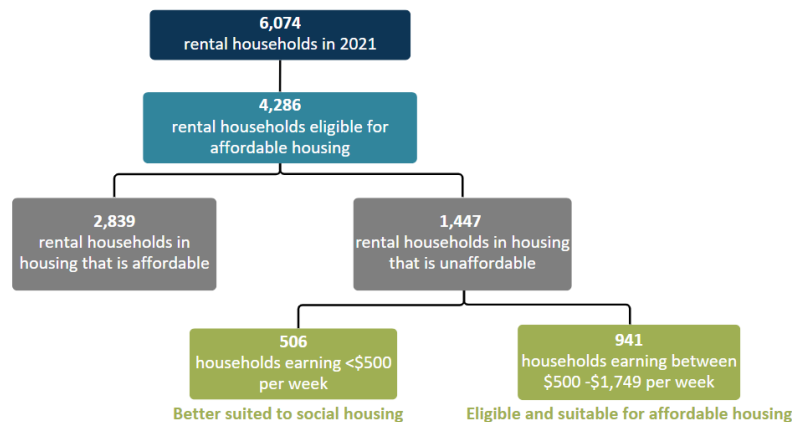
Zone	Studio/1-bedroom	2-bedroom	3-bedroom and larger
Dubbo	0-2 years	2-5 years	10+ years
Wellington	0-2 years	2-5 years	2-5 years

Source: Homes NSW

In 2021, 6,074 households were renting in the Dubbo LGA, public, privately and otherwise. The affordable housing need of these households is shown in Figure 85.

⁵ ABS, Census All persons QuickStats; ABS, Census TableBuilder Pro; HillPDA

⁶ ABS, Time Series Profile

Figure 85: Affordable housing need

Source: HillPDA 2025

Most of the shortfall in affordable housing provision occurred for households in the very low income bracket (households with less than \$1,250 weekly income) with 63 per cent identified as living in unaffordable housing. In the figure above, this group encapsulates the left-side green box and some of the right-side green box.

4.4.4 Why explore affordable housing options?

Owing to a combination of increasing housing prices, a general shortage of housing, and community sentiment for more affordable housing provision, Council is exploring options for improving affordable housing outcomes in the region. As part of wider national and state policy towards increasing housing supply, the State government has also flagged a responsibility of local governments and the planning system to set affordable housing targets and encourage the development of affordable housing.

Social and affordable housing provision is critical to ensuring that:

- People on very low to moderate incomes have access to a place to live which is safe, secure and appropriate.
- People can choose to live close to their workplaces and businesses can attract and retain diverse workforce.
- People can meet other basic living costs such as food, clothing, transport, medical care and education.
- Essential workers remain in the areas they serve.
- People with a close connection to Dubbo Regional LGA can continue to live near friends, family or workplaces.

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4.4.5 What are the options for affordable housing?

Table 42, Table 43 and Table 44 explore the various options for facilitating affordable housing. The options require further investigation to determine the best fit for council and the public benefit.

Table 42: Lever 1 - Regulate

Option	Pros	Cons
Introduce an affordable housing contribution scheme An affordable housing contribution allows council to charge a levy for affordable housing. These contributions are in addition to any developer contributions required under a s7.11 or s7.12 plan. A Scheme could apply either: • In areas where Council is seeking to target a change in development controls, or • Throughout the LGA on all development	• When paired with upzonings and flagged with industry, the impact on development viability can be minimal. • Provides Council with the flexibility to accept dwellings or funds. • Can reduce land speculation. • Signals Council's stance on affordable housing supply and provision. • Uplift-based schemes are supported by the NSW Government.	• If development conditions worsen, affordable housing contributions can impact viability. • The development industry is opposed to additional government charges. • Requires Council staff to levy, manage and utilise the contributions. • The NSW Government is generally opposed to broad-based contribution schemes. • Challenging development viability means uplift-based contribution schemes need to involve significant uplift to generate enough value. • Regional councils may struggle to establish an uplift-based scheme where rezonings are not warranted, despite local demand for new housing, as there is little to no land value uplift to generate contributions.

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Option	Pros	Cons
Implement an affordable housing policy that articulates: - Councils' objectives for affordable housing in the LGA. - Mechanisms for delivering affordable housing. - Affordable housing targets. - Councils' requirements for affordable housing including: - Preferences around dwellings in-kind or monetary contributions - Specifying who affordable housing will be for - Defining rent setting mechanisms and how rent will be calculated. - How Council will manage affordable housing it owns.	- Helps to communicate the intent and benefits of affordable housing to the community and stakeholders. - Provides clear guidance on how contributions are calculated, collected and allocated, ensuring consistent and equitable implementation.	Can be challenging to implement if the community is not supportive of the provision of affordable housing within their area.
Develop a supportive planning agreement framework Establish a planning agreement policy that sets out the criteria and methodology for requiring affordable housing as part of proponent-led rezonings or significant infrastructure projects.	- Council has an existing planning agreement example of where affordable housing has been agreed. - Can increase efficiency for planning agreement assessments. - Promotes discussions between Council and developers rather than a strict contribution rate. - Can levy affordable housing independently, or in support, of an affordable housing contribution scheme. - Responsive to the needs and context of individual developments. - Allows higher contributions to be charged in certain situations. - Can apply anywhere in the LGA.	- Can be time and resource intensive for Council to pursue. - Planning agreements need to provide benefits to Council and the applicant. - Can be confusing for the general public. - Cannot be easily scaled in application as it works on a case-by-case basis. - There is no certainty as planning agreements are voluntary.

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Table 43: Lever 2 – Deliver

Option	Pros	Cons
Utilise existing Council owned land to develop affordable housing products. Product is managed by a Community Housing Provider (CHP), with Council retaining ownership of product and land.	• Development feasibility is not impeded by cost of land. • Opportunity for a joint venture. • Delivers on community expectations that Council plays an active role in affordable housing delivery. • Opportunity to repurpose site in the future if needs change.	• Additional risks associated with development. • Ongoing asset maintenance costs.
Dedicate land to CHP Council no longer retains ownership.	• Council can identify CHP partners with experience in developing and managing affordable housing. • Delivers public benefit by increasing the supply of affordable housing stock. • Gifting is ideal when the primary goal is maximising Affordable Housing delivery. • Appropriate if Council has limited resources to manage land disposal.	• Council does not retain ownership of land. • Unlikely to be suitable for sites where other council services are required to be delivered, or where Council expects the site could be required for another purpose in the future. • Financial impacts to existing ratepayers.
Enter a joint venture with a CHP to develop affordable housing on Council land.	• Allows for shared risk and investment. • Partnership with a CHP increases the chances of accessing additional funding and resources from the state and federal governments. • A shared equity or joint venture model to provide land to a CHP in return for a share in development, enables construction to commence. • Council retains ownership of land.	• Risk of misalignment between council goals and CHP's operational priorities. • Joint ventures are complex and restricted by legislation, requiring substantial skill and resourcing. • High level of risk, and most likely to apply to more complex sites involving significant funding and financing and mix of public benefits.

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Option	Pros	Cons
Use Council funds for strategic land acquisition to develop purpose-built affordable housing.	- Is suited to large scale redevelopment and multiple sites. - Control of the development process. - Ensures housing is built to meet the needs of the community. - Council can ensure housing remains affordable in the long term. - Possibility of entering into a joint venture for the development.	- Requires council to have available funding sources to invest. - Council resource intensive. - Potential to create conflicts of interests if competing with the private sector.
Undertake a build-to-rent (BTR) demonstration project with a designated percentage of affordable housing.	- Where development conditions are challenging or there is a lack of market evidence for affordable housing projects, Council can deliver a part-market, part-affordable development to demonstrate to the private market that mixed tenure developments are possible. - Council retains ownership of the asset - Increases the stock on the market - Do not need to comply with Apartment Design Guide (ADG) – allows innovation to be demonstrated	Managing a mixed-tenure development could be more complex than solely affordable housing, requiring specialised expertise in managing the needs of market renters and social/affordable renters.



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Table 44: Lever 3 - Advocacy

Option	Pros	Cons
Partner and engage with the State and Federal Government around affordable housing As the holders of substantial funds and policy powers, Council can continue to advocate to the NSW Government and Federal Government to either investment or supportive policies. This can involve the development of NSW Government and Federal Government land for affordable housing purposes.	• Advocacy only requires a minor investment of Council resources but can deliver substantial benefits. • Even if NSW Government or Federal Government support is not gained, increasing awareness from advocacy is beneficial. • If successful, can increase funding for housing programs.	• Advocacy fatigue can occur if numerous efforts are made with minimal results. • It can be difficult to target advocacy efforts in the right areas. • Dependence on government priorities and budgets • Political hurdles and delays in decision-making • Risk of insufficient or poorly targeted funding • Local councils may lack influence over higher levels of government.
Run an education campaign about the benefits of affordable rental housing Raising community awareness about the nature of the benefits of affordable housing, including best practice examples, could reduce the potential for protracted and contentious development approvals that can otherwise significantly impact development viability.	• Assists in diffusing stigma and increase general community support for affordable housing. • Having a greater community understanding of affordable housing can reduce the risks CHPs face in development.	• Advocacy fatigue can occur if numerous efforts are made with minimal results • It can be difficult to target community education efforts in the right areas.

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4.4.6 Affordable housing directions

Affordable housing is essential for providing stable living conditions, reducing homelessness, supporting economic mobility, and ensuring that all individuals, regardless of income, have access to safe and decent places to live.

Key **affordable housing** findings from the evidence base:

- Social and affordable housing options have declined in recent years with a reduction in housing stock.
- The affordable housing need represents 23.8% of rental households and 10.5% of the total households in the LGA.
- There are over 1,447 rental households in Dubbo that are in housing that is considered unaffordable for their income band.
- Council can deliver affordable housing either directly or indirectly through land use zoning, development controls, the timing of land release, location of services and facilities and the levying of rates, development contributions and application fees.
- Increasing the provision of affordable housing will reduce pressure on social housing, by providing alternative options for people on lower incomes.



The following directions have been identified guide council towards a pathway for increasing affordable housing provision across the Dubbo Region.

Table 45: Affordable housing directions and actions

Direction	Action
5.1 Build consensus around Council's role in facilitating viable affordable housing options	5.1.1 Undertake targeted stakeholder engagement on affordable housing options. 5.1.2 Test the feasibility of direct investment options across various typologies and markets.
5.2 Facilitate viable affordable housing options	5.2.1 Undertake feasibility testing of each "regulate" mechanism to inform the preferred approach.

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IMPLEMENTATION AND MONITORING



5.0 Implementation and monitoring

This Implementation Plan aims to realise the strategic directions and actions of this Strategy and guide its delivery. For each action, the Implementation Plan indicates Council's role, partners for collaboration, and the priority of the action.

To understand the Implementation Plan we provide the following explanation of meaning:

5.1 Implementation

5.1.1 Council's role

Council will play different roles in the implementation of this Strategy. These will vary between the roles of Provider, Collaborator and Advocate. A description of these various roles is provided below.

- Provider: implement strategic planning responsibilities, and deliver the services and programs to meet the needs of the community
- Collaborator: support and work in partnership with stakeholders to deliver benefits to the community
- Advocate: communicate and promote community needs and interests to other decision-making organisations

5.1.2 Priority

Actions have been prioritised into short, medium and long term, or ongoing. Priorities will be periodically reviewed every 5 years and reassessed in line with available budgets, market conditions, resources and funding opportunities. Priorities are defined below.

- Short: action to occur over the next 0-4 years
- Medium: action to occur over the next 4-10 years
- Long: action to occur over the next 10+ years
- Ongoing: actions do not have a specified timeframe and will be completed over the lifetime of this Strategy.

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5.1.3 Implementation plan

Table 46: Implementation plan

Direction	Action	Council's role	Partners	Priority
1. SUPPLY				
1.1 Unlock infill and greenfield housing supply to ensure a balanced approach to growth.	1.1.1 Expand opportunities for new residential developments by conducting detailed planning for urban release areas.	Collaborate	Private sector	Ongoing
	1.1.2 Expand opportunities for infill development around areas with good access to services by undertaking neighbourhood planning in consultation with the community.	Collaborate	Private sector	Medium
	1.1.3 Create and monitor a land supply pipeline to help identify and plan for new urban release areas.	Provider	Private sector	Ongoing
1.2 Monitor housing development and take-up	1.2.1 Create a monitoring system to track the progress of developments and uptake rates, and adjust strategies as necessary to meet housing demand and ensure sustainable growth.	Provider	Private sector	Ongoing
1.3 Facilitate the provision of rental accommodation on the market	1.3.1 Investigate opportunities on Council-owned land to increase the provision of affordable or private rental stock.	Collaborator	Homes NSW Private sector	Short
2. CHOICE				
2.1 Encourage a diversity of housing choice to cater for the needs of the community	2.1.1 Advocate for the renewal of State Government housing estates to encourage greater housing diversity and typologies.	Advocator	Homes NSW	Medium
	2.1.3 Review and consolidate the DCP to make it simpler, more flexible and attractive for development.	Provider	Private sector	Medium
	2.1.4 Encourage private market development innovation, such as build to rent models, affordable housing and co-living.	Collaborator	Private sector	Ongoing
	2.1.5 Encourage the delivery of aged care and retirement living establishments in locations that have strong transport connections and good access to services.	Collaborator	Private sector	Ongoing

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Direction	Action	Council's role	Partners	Priority
2.2 Encourage greater housing diversity around centres and major employment precincts	2.2.1 Encourage the provision of more key worker and higher density housing around hospitals in Dubbo and Wellington by revisiting masterplans and working with land owners.	Collaborator	Homes NSW Department of Planning, Housing and Infrastructure	Short
	2.2.2 Explore the expansion of R1 General Residential zones around local centres in Dubbo.	Collaborator	Private sector	Short
	2.2.3 Actively encourage urban renewal in the Dubbo CBD and Wellington Town Centre by undertaking or implementing masterplans.	Collaborator	Private sector	Medium
3. INFRASTRUCTURE ALIGNMENT				
3.1 Align infrastructure with housing delivery	3.1.1 Establish and publish an infrastructure delivery plan to help with development sequencing.	Provider	Private sector	Medium
	3.1.3 Prepare a Water and Sewerage Strategy for new release areas to identify hydraulic capacity and system augmentation requirements.	Provider	Private sector	Short
	3.1.4 Prepare a Strategic Transportation Model for new release areas to identify transport capacity and augmentation requirements.	Provider	Private sector	Short
3.2 Collect and allocate funding to support infrastructure delivery in line with growth	3.2.1 Review LGA-wide and site-specific development contribution plans to ensure adequate and equitable funding for infrastructure.	Provider	Private sector	Short
	3.2.2 For new release areas, prepare and implement development contributions plans for adequate and equitable infrastructure funding.	Collaborator	Private sector	Short
	3.2.3 Prepare a multi-village development contributions plan to support the provision of new infrastructure.	Provider	Private sector	Medium

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Direction	Action	Council's role	Partners	Priority
4. RURAL LIFESTYLE				
4.1 Facilitate rural lifestyle options	4.1.1 Ensure new housing is integrated into rural areas in a way that preserves local heritage, environmental sustainability, and the rural lifestyle.	Collaborator	Private sector	Ongoing
	4.1.2 Support R5 Large Lot Residential development primarily within existing R5 zoned land and identified investigation areas, as outlined in the Dubbo Rural Areas Development Strategy.	Provider	Private sector	Ongoing
	4.1.3 Minimise impact on high quality agricultural lands by avoiding fragmented pockets of R5 Large Lot Residential land throughout rural zones.	Provider	Private sector	Ongoing
	4.1.4 Promote efficient lot sizes that utilise existing infrastructure and have buffers to existing and future rural areas, watercourses and sensitive environmental areas.	Provider	Private sector	Ongoing
4.2 Facilitate village growth opportunities	4.2.1 Promote housing options that maintain the unique characteristics of rural and village communities.	Advocator	Private sector	Ongoing
5. AFFORDABLE HOUSING				
5.1 Build consensus around Council's role in facilitating viable affordable housing options	5.1.1 Undertake targeted stakeholder engagement on affordable housing options.	Collaborator	Homes NSW, Private sector	Short
	5.1.2 Test the feasibility of direct investment options across various typologies and markets.	Collaborator	Homes NSW, Private sector	Short
5.2 Facilitate viable affordable housing options	5.2.1 Undertake feasibility testing of each "regulate" mechanism to inform the preferred approach.	Provider	Homes NSW, Private sector	Short

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5.2 Monitoring

To ensure the actions remain relevant, this Strategy will be monitored and reviewed on an annual, five-year and 10-year basis.

Table 47: Monitoring and review description

Review type	Description
Annual review	Annual reviews will consider annual housing delivery and supply against the implementation plan to ensure that this Strategy and the Dubbo Regional Local Environmental Plan 2022 are delivering the objectives in a timely manner. The annual review provides an opportunity to monitor and identify trends which will help to inform and be considered as part of the five-year review.
Five-year review	Five-year reviews will consider the evidence base and housing stock against the broader aims of the Central West and Orana Regional Plan to ensure that this Strategy is aligned with identified housing needs. The five-year review will also include a review of the policies that influence the supply and demand for housing in the local area.
10-year review	The 10-year review will ensure that the vision statement, evidence base, and the strategic and planning contexts of this Strategy are aligned with the goals of the community, the broader aims of regional plans, and the implementation and delivery plan.

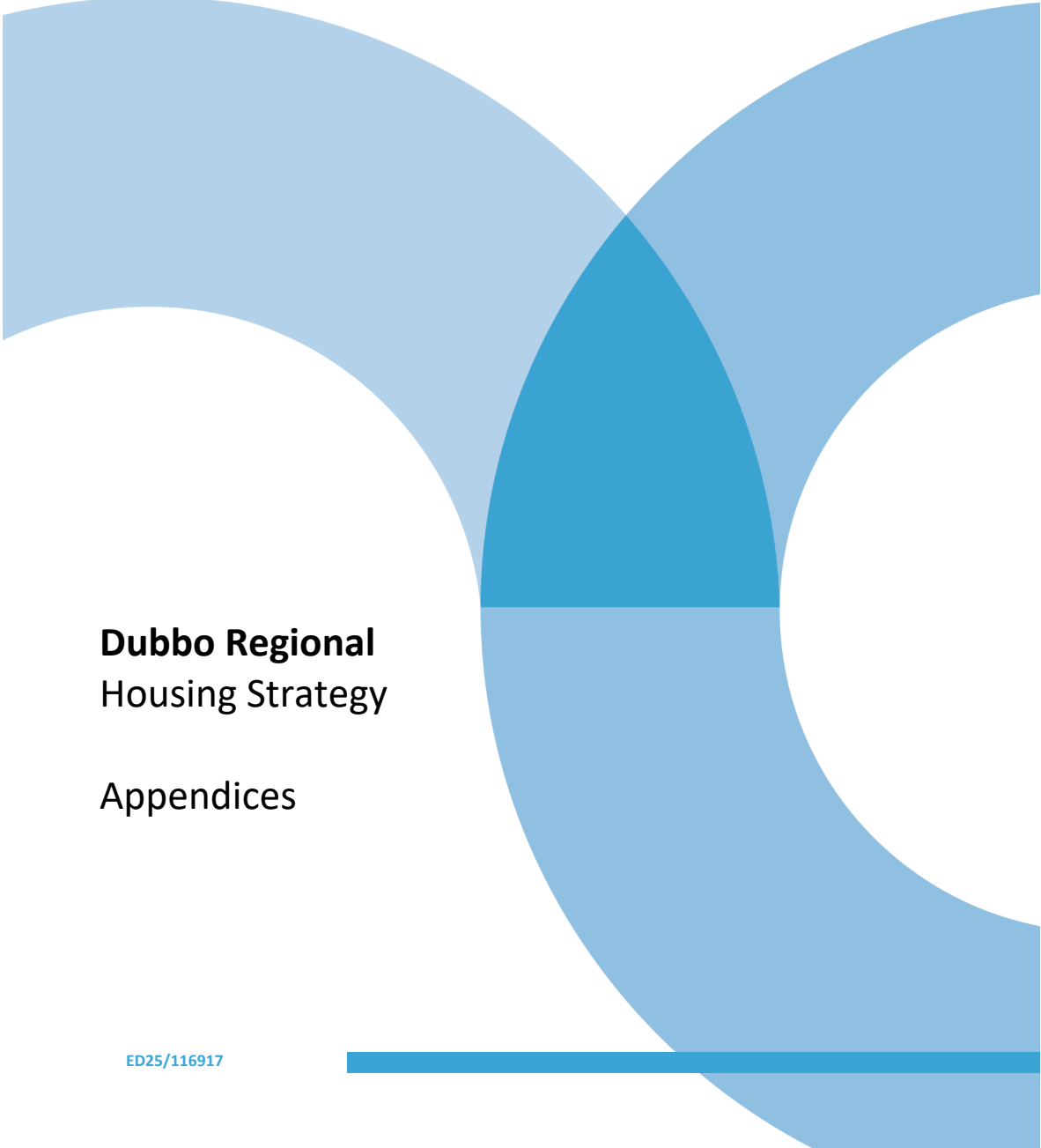
Document Control

Responsible Officer:	Manager Growth Planning
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Version:	1
Revision:	1
Document Date:	26 August 2025
Effective:	

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Appendices

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APPENDICES

1.0 PLANNING AND POLICY CONTEXT

A.1 State context

Local Housing Strategy Guideline – NSW Government

The Local Housing Strategy Guideline (Guideline) provides a framework for the development of local housing strategies. It provides methodology and source guidance around demographic factors, local housing supply and demand, and land-use opportunities and constraints.

The Guideline is available on the NSW Government website at <https://www.planning.nsw.gov.au/plans-for-your-area/local-housing-strategies/local-housing-strategy-guideline>

Housing 2041: NSW Housing Strategy – NSW Government

Housing 2041: NSW Housing Strategy (NSW Housing Strategy) envisions that by 2041 “NSW will have housing that supports security, comfort, independence, and choice for all people at all stages of their lives.”

The NSW Housing Strategy acknowledges that housing is a key contributor to the socio-economic wellbeing and health of individuals and communities. To meet the diverse needs of the local communities at every stage of life, it is not enough to simply increase the supply of housing. People’s circumstances, lifestyle and culture influence their needs, and where and how they choose to live is about more than just the dwelling itself. In recognition of this, the NSW Housing Strategy provides a range of actions, focused around the following four ‘housing pillars’:

- Supply: housing supply delivered in the right location at the right time
- Diversity: housing is diverse, meeting varied and changing needs of people across their life
- Affordability: housing that is affordable and secure
- Resilience: housing that is enduring and resilient to natural and social change.

The Strategy is available on the NSW Government website at <https://www.planning.nsw.gov.au/sites/default/files/2023-03/housing-2041-nsw-housing-strategy.pdf>

State Environmental Planning Policy (Housing) 2021

The State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) repealed and replaced the following SEPPs:

- Affordable Rental Housing SEPP 2009
- Housing for Seniors and People with a Disability SEPP 2004
- SEPP 70 – Affordable Housing (Revised Schemes)
- SEPP 21 – Caravan Parks
- SEPP 36 – Manufactured Home Estates.

The Housing SEPP contains planning provisions to encourage the delivery of diverse and affordable housing in the right locations, to meet the diverse needs of communities at every stage of life.

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The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) aims to streamline development that is considered to have minimal environmental impacts. Works can either be carried through exempt or complying development to enable a faster approval and construction process.

- Part 3 Housing Code, which sets development standards and permissibility for dwelling houses and attached development
- Part 3B Low Rise Housing Diversity Code, which sets development standards and permissibility for certain medium density housing types
- Part 3BA Pattern Book Development Code, which sets development standards for certain low and medium density housing types
- Part 3C Greenfield Housing Code, which sets development standards and permissibility for complying development in the Greenfield Housing Code Area (see Figure 1).
- Part 3D Inland Code, which sets development standards and permissibility for development in rural, residential and village zones

Greenfield Housing Code Area Map

Dubbo Regional Local Government Area

Legend

- Greenfield Housing Code Area
- Dubbo Regional Local Government Area

Source: 2017/2018 GDA Spatial Services

Note: This map does not include any specific information that is not available to the public. The map is for general information only and is not intended to be used for any specific purpose. The map is prepared by GDA and is dated 1/1/2018.

Dubbo Regional Local Government Area

Scale: 1:10,000

Map Date: 1/1/2018

Map Prepared: GDA

Source: DPHI

A.2 Regional context

Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 is a 20-year blueprint for the future of the Central West and Orana region. The Plan outlines a vision to grow and diversify the economy over the next 20 years by supporting jobs growth and strengthening the region's cities, towns and villages. The Plan covers five main themes, including:

- Region shaping investment
- A sustainable and resilient place
- People, centres, housing and communities
- Prosperity, productivity and innovation
- Local government priorities.

The Plan is available on the NSW Government website at <https://www.planning.nsw.gov.au/plans-for-your-area/regional-plans/central-west-and-orana-regional-plan-2041>

Table 1: Relevant Regional Plan objectives and strategies

Objectives	Strategies
Objective 11: Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities	• Strategy 11.1: Use economic and housing strategies to reinforce regional scale functions of each regional city by: – strengthening economic and housing connections between regional cities and their surrounding centres based on their commuting worker catchments; and ensuring there is sufficient capacity to meet ongoing housing and employment needs.
Objective 13: Provide well located housing options to meet demand	• Strategy 13.1: To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should: – respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities – consider how proposed release areas could interact with longer term residential precincts – provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure. – identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth. • Strategy 13.3: Use strategic planning and local plans to facilitate a diversity of housing in urban areas by: – creating flexible and feasible planning controls, including a greater mix of housing in new release areas – aligning infrastructure and service provision to housing supply needs – exploring public space improvements to encourage higher densities near town centres and transit orientated development along key passenger transport routes. – reviewing policies and processes to improve certainty and streamline development processes.

Objectives	Strategies
Objective 14: Plan for diverse, affordable, resilient and inclusive housing	Strategy 14.1: To improve housing diversity, strategic and local planning should: - allow a diversity of housing, including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on land free from hazards - improve certainty of development outcomes and streamline development processes. Strategy 14.2: Plan for a range of sustainable housing choices in strategic planning and local plans including: - a diversity of housing types and lot sizes, through appropriate development standards, including minimum lot sizes, minimum frontage and floor space ratio - housing that is more appropriate for seniors, including low-care accommodation - considering development incentives or reduced contributions to boost construction of secondary dwellings - innovative solutions for older people, multigeneration families, group housing, people with special needs or people from different cultural backgrounds - sustainable housing solutions that can reduce costs and environmental impacts of household operations. Strategy 14.4: Use strategic planning and local plans to consider responses to homelessness, including the role of caravan parks, manufactured home estates, tiny homes, and manufactured homes on land in existing centres, new development areas and on publicly-owned land. Strategy 14.5: Prepare LHSs and LEPs in consultation with Aboriginal communities, in addition to the AHO, the NSW Department of Communities and Justice and the Land and Housing Corporation.
Objective 15: Manage rural residential development	Strategy 15.1: When planning for new rural residential development consider: - proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services - avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to such land - avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards - provision of a sustainable water supply through reticulated water supply, roof catchment and/or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000 - impacts on the groundwater system - future growth opportunities of the closest local centre, nearby urban land uses and any across LGA-boundary land use compatibility issues - context in terms of supply and demand across the subregion - cost effective service supply. Strategy 15.2: Enable new rural residential development only where it has been identified in a local strategy prepared by the relevant council and endorsed by the department. Avoid unplanned or unsupported rezoning of rural land.
Objective 16: Provide accommodation options for seasonal, temporary and key workers	Strategy 16.1: Strategic and statutory planning should consider: - the provision of housing for workers by employers, including state agencies, by providing flexible controls - the capacity of existing and planned infrastructure to service accommodation for workers - provision for workers' accommodation sites such as caravan parks, manufactured home estates, tiny homes and manufactured homes on land in or adjoining existing centres, new development areas and publicly owned land.

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Central Orana Regional Economic Development Strategy 2018 (and 2023 Update)

The Central Orana Regional Economic Development Strategy outlines economic strategies based on the region's unique strengths, vulnerabilities and industry specialisations. The 2023 update provides new insights and a refined evidence base to guide investment and policy decisions, with a focus on enhancing resilience and promoting long-term economic growth in these regions.

Key issues identified in the 2023 update include a housing shortage in the Central Orana region, which could be worsened by increased demand from major projects such as Inland Rail and the Central West-Orana Renewable Energy Zone (REZ). This housing shortage poses challenges not only for workforce accommodation but also for the region's ability to provide sufficient short-term housing for tourists.

The strategy emphasises the need to grow the region's workforce by developing local skills, improving liveability, and making the area more attractive for talent attraction and retention.

The Strategy is available on the NSW Government website at <https://www.nsw.gov.au/sites/default/files/2023-02/Central-Orana-REDS-2023-Update.pdf> and <https://www.nsw.gov.au/sites/default/files/2020-05/Central%20Orana%20REDS.pdf>

Regional Housing Taskforce – Recommendations Report

The Regional Housing Taskforce was established in response to significant housing supply and affordability pressures across Regional NSW. It was instructed to identify technical barriers in the planning system that are preventing the delivery of housing supply, including affordable housing, and to formulate recommendations to improve housing outcomes in Regional NSW. It reported back in October 2021, with 5 key recommendations and 15 supporting targeted interventions. The key recommendations were:

- Support measures that bring forward a supply of “development ready” land. This includes expanding the Urban Development Program (UDP) to more areas to establish a clearer housing pipeline and supporting the delivery of critical infrastructure through reforms to developer contributions and infrastructure sequencing
- Increase the availability of affordable and diverse housing across regional NSW. This includes social, affordable and key worker housing through strategic use of government-owned land and coordinated partnerships with Land and Housing Corporation (LAHC), Landcom, councils and the community housing sector
- Provide more certainty about where, when and what types of homes will be built. Through supporting regional strategic planning initiatives and deploying the Planning Delivery Unit (PDU) to support regional councils and industry to resolve planning barriers to housing supply
- Investigate planning levers to facilitate the delivery of housing that meets short term needs, including standard planning pathways for temporary worker accommodation and investigating planning pathways for innovative housing options
- Improve monitoring of housing and policy outcomes and demand indicators, through improved benchmarking and monitoring.

The Report is available on the NSW Government website at <https://www.planning.nsw.gov.au/policy-and-legislation/housing/regional-housing/regional-housing-taskforce>

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A.3 Local context

Dubbo Local Strategic Planning Statement

The Dubbo Local Strategic Planning Statement (LSPS) identifies Council's 20-year vision for land use planning in the Dubbo Regional LGA. It identifies the overarching strategic direction (having regard to economic, social and environmental matters), and how change will be managed into the future and includes actions required to achieve the land use vision.

The Statement is available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/local-strategic-planning-statement-2020>

Table 2: Dubbo Local Strategic Planning Statement relevant priorities

Planning Priority	Strategies
Planning Priority 9: Provide diversity and housing choice to cater for the needs of the community	● Action 9.1: Undertake 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. ● Action 9.2: Review the LEP provisions to facilitate greater housing choice in R1 and R2 zones particularly where located near services and open space. ● Action 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 ● Action 9.4: Investigate opportunities to rezone land close to town centres and the Dubbo Base Hospital in order to accommodate residential demand for students, workers and visitors ● Action 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	● Action 10.1: Review the LEPs residential zone provisions to assess potential development opportunities for increased innovative affordable housing types ● Action 10.2: Maintain local housing character through best practice design outcomes. ● Action 10.3: Investigate and manage increased opportunity for dual occupancies and multi-dwelling housing to meet affordable housing requirements in established neighbourhoods, close to services ● Action 10.4: Direct new seniors housing to high amenity, serviced, accessible locations within Dubbo and Wellington urban boundaries. ● Action 10.5: Develop an affordable housing policy to incentivise new housing provision social housing providers. ● Action 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	● Action 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. ● Action 11.2: Prepare the blueprints for villages in order to facilitate sustainable growth. ● Action 11.3: Assess the potential to extend services to existing villages to provide water and sewer. ● Action 11.4: All village developments must be self-sufficient in terms of water, drainage and sewerage.

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Planning Priority	Strategies
Planning Priority 13: Manage R5 zoned land	Action 11.5: Village growth areas are to be aligned to the rural areas development strategy and the direction of the Rural Issues Paper. Action 13.1: Review the LEPs zone boundaries, land use tables and subdivision 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 Action 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 Action 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.

Dubbo Regional Community Strategic Plan

The Dubbo Regional Towards 2040 Community Strategic Plan (Plan) identifies aspirations and priorities for the future of the LGA through to 2040. It includes a vision and community objectives intended to guide Council's long-term decision making. It provides direction for Council's four-year Delivery Program and one-year Operational Plan and creates clear linkages between strategic directions and operational efficiency.

The Plan contains six interrelated themes, objectives and supporting strategies, the first of which relates to housing. Housing objectives and strategies are outlined below.

The Plan is available on Council's website at <https://www.dubbo.nsw.gov.au/About-Council/Our-Responsibilities/Integrated-Planning-and-Reporting>

Table 3: Towards 2040 - Relevant objectives and strategies

Objective	Strategies
Objective 1.1 Housing meets the current and future needs of our community	- A variety of housing types and densities are located close to appropriate services and facilities - Housing is affordable and secure - Urban renewal occurs in the Dubbo Central Business District and Wellington Town Centre - Public and social housing are integrated into residential areas - Development opportunities are communicated to the community
Objective 1.2 An adequate supply of land is located close to community services and facilities	- Land is suitably zoned, sized and located to facilitate a variety of housing types and densities - Adequate land is available in the villages for development - Development is supported by a strategic and affordable infrastructure framework
Objective 1.3 Short-term and emergency accommodation is available	- Short-term accommodation is available for the workforce associated with significant infrastructure, major projects and employment generators - Crisis and emergency accommodation supports the needs of the community

Dubbo Regional Local Environmental Plan 2022

The Dubbo Regional Local Environmental Plan (LEP) 2022 is the local environmental planning instrument for the region that guides planning decisions through zoning and development standards. It is available on the NSW Government website at <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2022-0108>

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Dubbo and Wellington Development Control Plans

The Dubbo Regional Development Control Plan 2013 and Wellington Development Control Plan 2013 provides detailed planning and design guidelines.

Development within an Urban Release Area is only be undertaken after a site-specific DCP has been prepared and adopted by Council. Consequently, several DCPs are in effect for different urban release areas, and are to be read alongside the Dubbo DCP 2013 and Wellington DCP 2013.

The DCPs are available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/development-control-plan>

Dubbo Residential Areas Development Strategy (1996)

The Dubbo Residential Areas Development Strategy (DRADS) forms the major background analysis and review of the demands for housing in Dubbo and originally identified the residential expansion opportunities in West Dubbo and South-East Dubbo over time. The DRADS has been used as a reference document in the preparation of the Local Housing Strategy. This Strategy is intended to supersede the DRADS.

The Strategy is available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-resource-documents>

Residential Release Strategy – West Dubbo Urban Release Area (March 2011)

The role of the Residential Urban Release Strategy for West Dubbo is to provide the appropriate mechanisms and controls to ensure the orderly residential development of the West Dubbo Urban Release Area.

The Strategy is available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-resource-documents>

The West Dubbo Urban Release Area consists of two separate sub- districts:

- North-Western Sub-District – 312 hectares
- South-Western Sub District – 983 hectares.

The Residential Release Strategy identifies a capacity to deliver up to 5,881 lots, with 2,600 lots in the North-Western Sub-District and 3,281 lots in the South-Western Sub-District.

Table 4: Potential lots by sub-district, Residential Urban Release Strategy for West Dubbo

Sub-district	Land use zone	Minimum lot size	Area (ha)	Potential lots
North-Western	R2 Low Density Residential	600m ²	312	2,600
South-Western	R2 Low Density Residential	800m ²	384	3,200
South-Western	R5 Low Density Residential	10ha	98	8
South-Western	R5 Large Lot Residential	10ha	334.5	28
South-Western	R5 Large Lot Residential	2ha	135	45
Total				5,881

Residential Release Strategy - South-East Urban Release Area (2011)

The Residential Release Strategy provides mechanisms and controls to ensure the orderly residential development of the South-East Dubbo Urban Release Area. The Strategy guides the implementation of the recommendations of the Urban Areas Development Strategy and Review, the Dubbo City Planning and Transportation Strategy 2036 and the Comprehensive Local Environmental Plan for Dubbo.

The Strategy is available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-resource-documents>

The South-East Urban Release Area is separated into two sub districts:

- Southern Sub-District
- South-Eastern Sub-District.

The Southern Sub-District is identified as capable of delivering low-density residential or large lot residential development, while the South-Eastern Sub-District is identified for varying residential densities with the general principle of large lot residential development on the fringes.

Table 5: South-East Urban Release Area - Density parameters

Sub district	Land use zone	Minimum lot size	Area (ha)	Potential lots
Southern	R2 Low Density Residential	-	34	282
South-Eastern	R2 Low Density Residential	600m ²	100-110	883
South-Eastern	R2 Low Density Residential	2,000-6,000m ²	94.9	202
South-Eastern	R5 Large Lot Residential	1.5-2ha	49	24
Total				1,391

Urban Release Area Structure Planning

The Dubbo Regional LEP contains urban release areas (URAs) to facilitate the region's growth and development over the next 30 years. Some structure planning has been undertaken for these areas.

The Structure Plans are available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-resource-documents>

North-West Dubbo Urban Release Area Precinct Plan

The North-West Dubbo Urban Release Area Precinct Plan guides development of the release area through the identification of strategic constraints, infrastructure and development density.

The North-West Urban Release Area consists of approximately 340 hectares of land at the north-western edge of the established urban area of Dubbo. The Plan estimated the area can accommodate around 5,500 allotments and could accommodate a population of between 12,500 – 15,000.

South-East Dubbo Residential Urban Release Area Stage 1 Structure Plan

The South-East Dubbo Residential Urban Release Area Stage 1 Structure Plan guides the development of the release area through the identification of strategic constraints, infrastructure planning and development density.

The South-East Dubbo Residential Urban Release Area consists of approximately 354 hectares of land at the south-eastern edge of the established urban area of Dubbo. The Plan estimated the area can accommodate around 2,075 allotments, which based on the projected household size of 2.3 by 2026 could accommodate a population of 4,772.

Wellington Council Settlement Strategy (2012)

The Wellington Settlement (Land Use) Strategy identified key issues facing each of the five key settlements in the Wellington LGA (Wellington, Geurie, Mumbil, Stuart Town and Euchareena). An issues paper outlines the opportunities and constraints facing the region and the land use strategy recommends strategies to address issues and manage the future growth and enhancement of each of the settlements over a period of 10-20 years.

The Strategy is available on Council's website at <https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-resource-documents>

Analysis of Short-Term Worker Accommodation Needs

The projected influx of temporary workers associated with large-scale infrastructure projects, such as the Central West and Orana Renewable Energy Zone, Inland Rail and the Australian Strategic Materials Toongi project, necessitated a study on short-term worker housing. To support economic growth in the region, while minimising the impact on housing availability, Council commissioned Delos Delta to prepare the report titled Analysis of Short-Term Worker Accommodation Needs.

The report is available on Council's website at <https://www.dubbo.nsw.gov.au/builders-developers/planning-controls-tools-and-resources/short-term-worker-accommodation>

The report included:

- Accommodation Needs Assessment, evaluating existing accommodation and analysing current and projected demand in Dubbo
- Workforce and Housing Shortfall Analysis, estimating the cumulative workforce numbers and anticipated housing shortages

The report recommended strategies to provide short-term worker accommodation in Dubbo and Wellington, aiming to capitalise on economic development in the region while minimizing its impact on housing availability.

2.0 HOUSING EVIDENCE – CURRENT TRENDS

This section analyses demographic data and information to identify changes and trends within the population, and to understand the housing need of the future population. The information in this section is primarily drawn from the Australian Bureau of Statistics (ABS), REMPLAN and Transport for NSW (TfNSW).

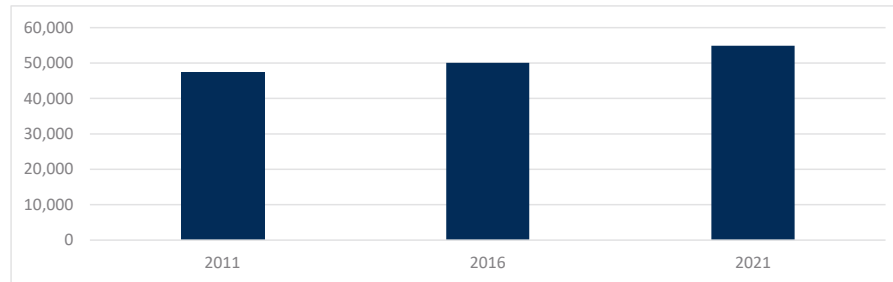
A.4 Population trends

A.4.1 Population growth

The Dubbo Regional Local Government Area has experienced consistent population growth over the past 10 years. This has been driven partly by job availability, with growth in sectors including mining, manufacturing and construction.¹

Over the 10 years to the 2021 Census, Dubbo Region's population grew by 7,625 persons to reach 54,922 residents, representing a growth of 16%, or compound annual growth rate of 1.5%. This indicates faster population growth than regional NSW, which grew by approximately 13% over the same time period. Figure 2 illustrates these trends.

Figure 2: Dubbo Region's population, 2011-21



Source: ABS, Time Series Profile

A.4.2 Age

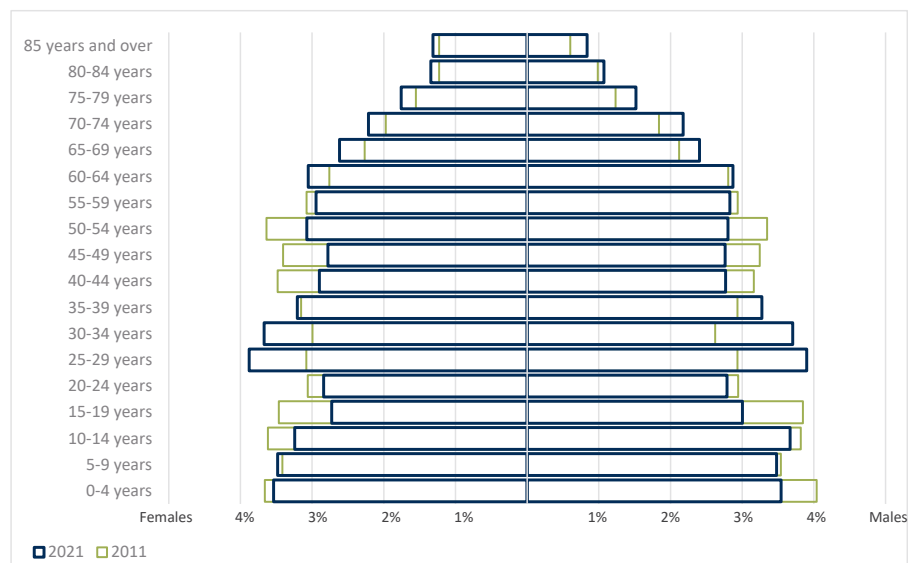
Dubbo Region's median age declined slightly from 37 to 36 between the 2011 and 2021 Censuses.²

This decline has involved changing proportions of residents across different age groups. The years between 2011 and 2021 saw a significant increase in residents aged between 25 and 39, with proportional declines in residents aged between 40 and 59 and between 10 and 24. The population aged 60+ also increased significantly.

This indicates the region has significant growth in young-to-middle-aged adults, which may cause future growth in the number of local families. A growing older population also creates a need for accessible dwellings, including for retirement living.

¹ REMPLAN (Nov 2024)

² ABS, Time Series Profile

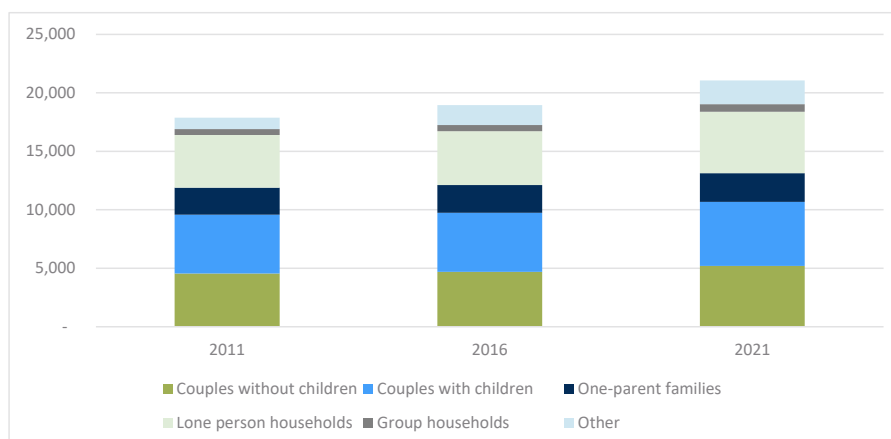
Figure 3: Males and females as proportions of Dubbo Regional LGA's population, 2011 and 2021

Source: ABS, Time Series Profile

A.4.3 Households

The region's dwellings are predominantly occupied by family households, though this trend is declining. At the 2021 Census, 63% of private occupied dwellings contained family households, of which 41% were couple families with children. At the 2011 Census, however, 68% of occupied private dwellings were family households.

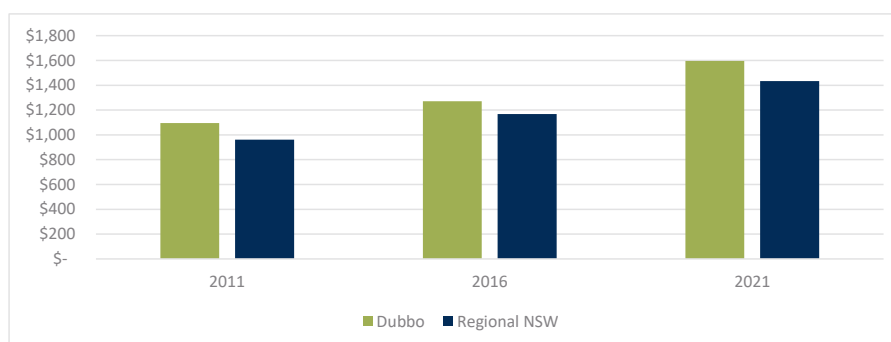
The region's proportions of lone person and group households have remained steady between 2011 and 2021, at 25% and 3% of occupied private dwellings respectively in both years. Most of the region's changing household types (by proportion) have involved other non-family households, comprising visitor-only and other non-classifiable households.

Figure 4: Occupied private dwellings by household type, Dubbo Regional LGA, 2011-21

Source: ABS, Time Series Profile

A.4.4 Incomes

The region has higher incomes relative to regional NSW. Between 2011 and 2021, the region's median weekly household income has remained higher than that of regional NSW. In 2021, it was \$1,597, compared to \$1,434 across regional NSW.

Figure 5: Median weekly household incomes, Dubbo Regional LGA and regional NSW, 2011-21

Source: ABS, Census All persons QuickStats

A.4.5 Access

The region's population contains diverse groups that may have particular needs relating to housing access, including physical, economic and social access. These are outlined below.

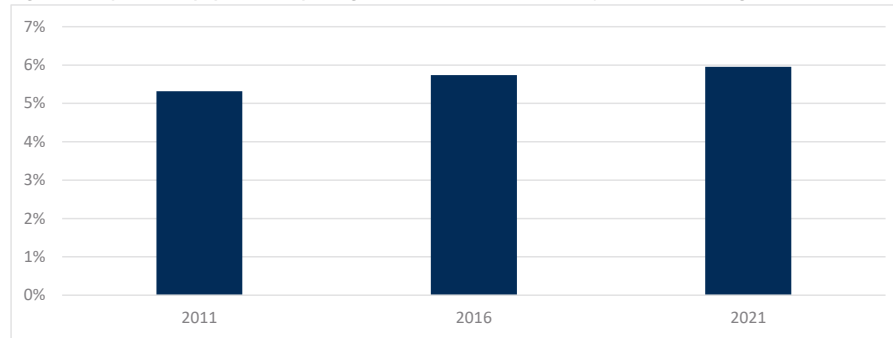
Physical access

People with assistance or mobility needs may need accessible forms of housing, including for accessible or 'liveable' dwellings and/or accessibly located housing.

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In 2021, 6.0% of the region's population reported needing assistance with daily tasks (lower than regional NSW at 6.8%), an increase since 2011, at which time 5.3% of the population reported assistance needs.

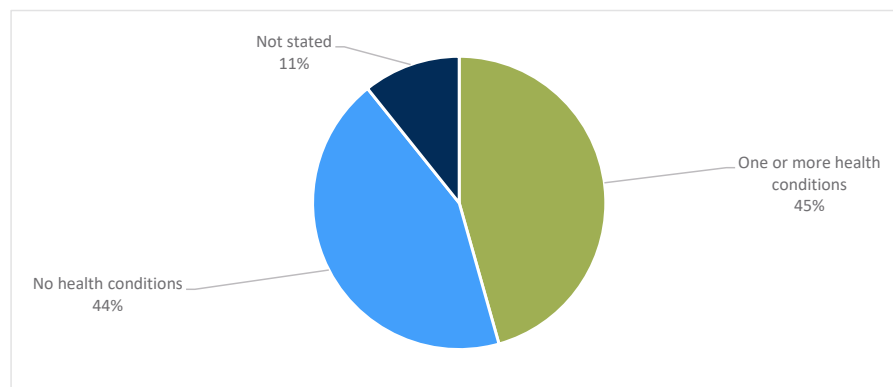
Figure 6: Proportion of population reporting need for assistance with daily tasks, Dubbo Regional LGA, 2011-21



Source: ABS, Time Series Profile

Physical access needs can also relate to age. Every age group above 60 years has increased in the region between 2011 and 2021, which generates a further need for accessible housing, including in the form of seniors housing. In addition, some health conditions may also create physical access needs that may generate particular housing need and/or potentially impact other lifestyle elements playing into housing need (e.g. the ability to earn income or to live alone).

Figure 7: Dubbo Regional LGA residents by health condition status as reported in the 2021 Census



Source: ABS, Census TableBuilder Pro. Note: health conditions include arthritis, asthma, cancer, dementia, diabetes, heart disease, kidney disease, lung condition, mental health condition, stroke and any other long-term health conditions.

Affordable housing access

Housing access may also relate to social and/or economic access, which is relevant for members of the community such as those on lower incomes, students and/or key workers.

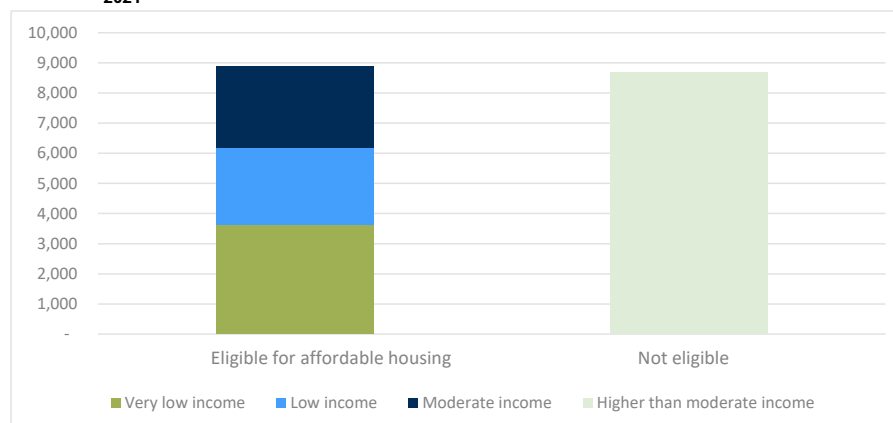
Affordable rental housing is a housing product available to eligible tenants. Under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), this comprises very low-to-moderate income households

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(households with gross incomes of up to 120% of the regional NSW median) or eligible households under the National Rental Affordability Scheme (NRAS). As NRAS eligibility depends on household composition, the very low-to-moderate income metric is the clearest indicator at an LGA level.

At the 2021 Census, the median weekly household income for regional NSW was \$1,434. Based on this median, the number of households in the region with very low (under half the median), low (under 80% median) and moderate (under 120% median) incomes were approximately 3,644, 6,172 and 8,873 respectively. These comprise a majority of the region's households compared to 8,689 higher than moderate income households, with the largest portion of households eligible for affordable housing being within the very low income bracket.

Figure 8: Count of households by affordable housing eligibility under the Housing SEPP, Dubbo Regional LGA, 2021



Source: ABS, Census All person QuickStats; ABS, Census TableBuilder Pro

A.4.6 Indigenous residents

In this section, 'Indigenous households' refer to households with at least one resident identifying as Aboriginal and/or Torres Strait Islander.

Household composition

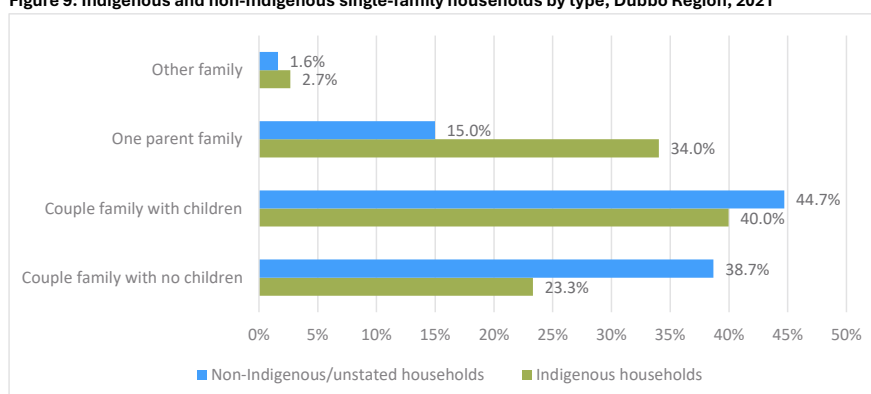
Table 6 provides a comparison of household composition between Indigenous and non-Indigenous households in the Dubbo Region. Lone person households are significantly more common among non-Indigenous residents, with larger household types more common among Indigenous residents. In single-family households, Indigenous residents more commonly comprise lone parent or couple family with children households.

Table 6: Indigenous and non-Indigenous households by composition, Dubbo Region, 2021

Household composition	Indigenous households	Non-Indigenous/unstated households
One family household	75.7%	65.6%
Multiple family households	4.1%	1.4%
Lone person households	16.3%	29.8%
Group households	3.8%	3.3%

Source: ABS, Census TableBuilder Pro

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Figure 9: Indigenous and non-Indigenous single-family households by type, Dubbo Region, 2021

Source: ABS, Census TableBuilder Pro

Tenure

In 2021, there was significant variation in housing tenure between Indigenous and non-Indigenous households. Indigenous households had lower rates of outright home ownership. However, the proportion of mortgage-holding households was comparable across both groups.

Indigenous households also had a higher proportion of rental households. A larger percentage of Indigenous households rented privately (through real estate agents) compared to non-Indigenous households. Indigenous households were far more likely to rent through state housing authorities or community housing providers.

Table 7: Indigenous and non-Indigenous households by tenure, Dubbo Region, 2021

Tenure type	Indigenous households	Non-Indigenous/unstated households
Owned outright	12.8%	34.4%
Owned with a mortgage	32.0%	34.4%
Rented through a real estate agent (i.e. private rental)	28.0%	17.9%
Rented through state or territory housing authority	14.4%	2.3%

Source: ABS, Census TableBuilder Pro

Dwelling suitability

Dwelling suitability refers to a comparison of the number of bedrooms in a dwelling with a series of household demographics, such as the number of usual residents, their relationship to each other, age and sex. This metric is based on the Canadian National Occupancy Standard.³

In 2021, a significantly higher proportion of Indigenous households required one or more additional bedrooms compared to other households.

³ ABS (2021) Housing suitability (HOSD).

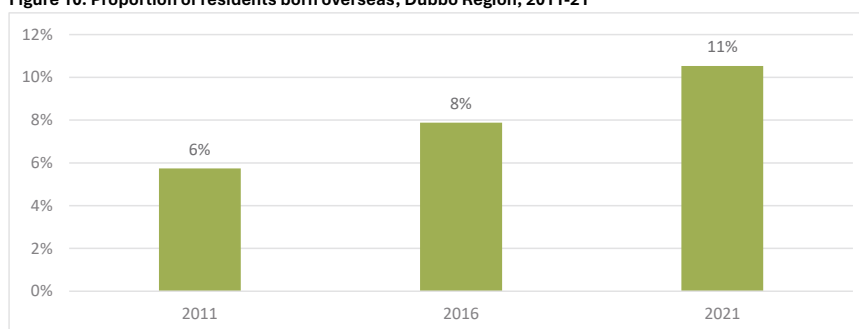
Table 8: Indigenous and non-Indigenous households by dwelling suitability, Dubbo Region, 2021

Dwelling suitability	Indigenous households	Non-Indigenous/unstated households
One or more spare bedroom	65.8%	81.8%
No bedrooms needed or spare	20.8%	11.6%
One or more extra bedroom needed	7.4%	1.9%

Source: ABS, Census TableBuilder Pro

Overseas-born residents

The proportion of the Dubbo Region's residents born overseas has steadily increased over the past 10 years.

Figure 10: Proportion of residents born overseas, Dubbo Region, 2011-21

Source: ABS, Census TableBuilder Pro

In 2021, the Dubbo Region's overseas-born residents overall lived in smaller homes compared to Australian-born residents.

Table 9: Overseas- and Australian-born residents by number of bedrooms in dwelling

Place of birth	No bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Australia	0.3%	1.6%	8.6%	34.9%	43.1%	11.5%
Overseas	0.5%	2.6%	24.5%	31.7%	34.8%	6.3%

Source: ABS, Census TableBuilder Pro

In 2021, higher proportions of the region's Australian-born residents owned homes (either outright or with a mortgage) than overseas-born residents, who more commonly rented. Factors impacting tenure for overseas-born residents could include affordability, shorter time spent in the country, or a preference for renting.

Anecdotal evidence suggests that immigrant communities face difficulties in finding rental accommodation, which is exacerbated by a lack of relevant rental history and processes not being designed with these communities in mind.

Table 10: Overseas- and Australian-born residents by housing tenure

Tenure	Australian-born	Overseas-born
Owned outright	25.2%	18.2%
Owned with a mortgage	42.6%	27.5%
Purchased under a shared equity scheme	0.1%	0.0%
Rented	29.0%	52.0%
Other	3.1%	1.9%

Source: ABS, Census TableBuilder Pro

A.4.7 Homeless residents

Homelessness in Australia is recorded by the ABS in *Estimating Homelessness*. The ABS defines homelessness as a lack of key elements of 'home,' including security, stability, privacy, safety, or control. A person is considered homeless if their living arrangement is inadequate, lacks secure or extendable tenure, or does not provide control over space for social relations.

The ABS classifies the population who are experiencing homelessness into two general groups:

- Homeless operational group, which includes people in improvised or similar dwellings, supported accommodation or temporary accommodation
- Other marginal housing, which includes crowded dwellings and people housed in caravan parks.

This classification aids in the planning of strategies to support the population.

Table 11 provides information regarding homelessness in Dubbo (indicated by the Dubbo Statistical Area Level 3) between 2016 and 2021. Notably, there were substantial rises in persons in supported accommodation for the homeless and in those living in severely crowded dwellings. Additionally, there was a sharp surge in persons staying in other temporary lodgings, pointing to a rise in emergency or makeshift housing arrangements. In contrast, persons living in boarding houses decreased significantly, possibly reflecting a shift away from such accommodation, and/or its reduced availability.

This data indicates that while some temporary measures and support systems for homelessness have grown, underlying issues of overcrowded and inadequate housing persist, requiring continued focus on affordable housing solutions and long-term support strategies.

Table 11: Estimated homeless population, Dubbo SA3, 2016-21

Type of homelessness	2016	2021	Change	% Change
Persons living in improvised dwellings, tents, or sleeping out	5	6	1	20%
Persons in supported accommodation for the homeless	25	61	36	144%
Persons staying temporarily with other households	74	77	3	4%
Persons living in boarding houses	52	26	-26	-50%
Persons in other temporary lodgings	3	12	9	300%
Persons living in 'severely' crowded dwellings	42	114	72	171%
Persons living in other crowded dwellings	140	194	54	39%
Persons in other improvised dwellings	10	13	3	30%
Persons who are marginally housed in caravan parks	13	23	10	77%
Total	369	530	161	44%

Source: ABS, Estimating Homelessness

A.5 Housing supply

A.5.1 Quantity

In October 2024, an estimated 183 dwellings were available for sale on the market in the Dubbo region. 172 (or 94%) of these were houses and 11 (or 6%) were apartments.⁴ Overall, this stock represented 1% of the occupied private dwellings measured at the 2021 Census. At that time, the region's private dwelling vacancy rate was estimated at 7.8%, lower than regional NSW (11.2 %).⁵

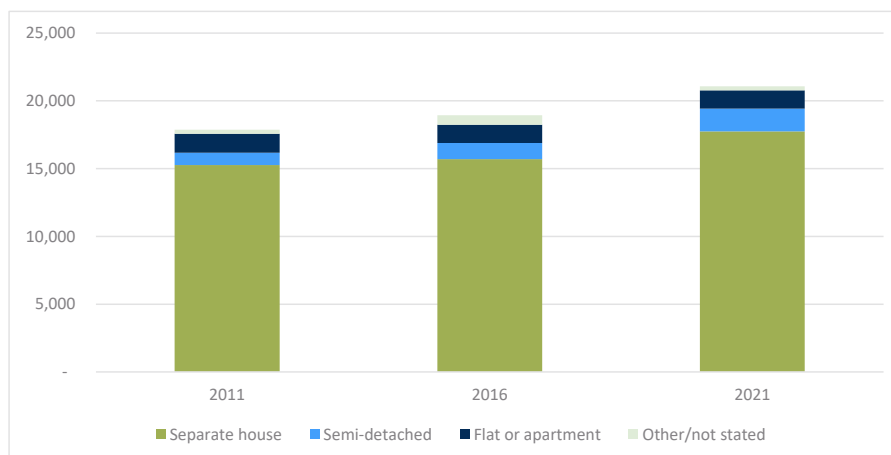
Rental vacancy rates are very low in the Dubbo region. In September 2024, the region's highest-vacancy postcode (2820, representing Wellington and surrounds) had a vacancy rate of 4.8% (or 36 vacancies). Postcode 2830, representing Dubbo, had a vacancy rate of 0.9% (or 53 vacancies).⁶

A.5.2 Typology and tenure

Around 90% of the population live in separate houses, of which the largest share (27%) only accommodates two people. Three- and four-person households are also common (18% and 21% respectively). The region's medium-density housing options, of which there are few, are primarily located in Dubbo and Wellington.

At the 2021 Census, the region's dwellings mostly comprised detached houses (84%), marking a slight decline in proportion since 2011. Over the decade to 2021, semi-detached housing increased in proportion (5% to 8%), while flats and apartments also declined (8% to 6%). Detached (or separate) houses have remained the most common dwelling type in the region throughout recent years.

Figure 11: Occupied private dwellings by typology, Dubbo Regional LGA, 2011-21



Source: ABS, Time Series Profile

Between 2011 and 2021, the average number of bedrooms per dwelling in the region has increased slightly, from 3.2 to 3.3. At the same time, the average number of people per dwelling has declined slightly, from 2.6 to 2.5, which is higher than the regional NSW average of 2.4.⁷

⁴ Domain.com.au

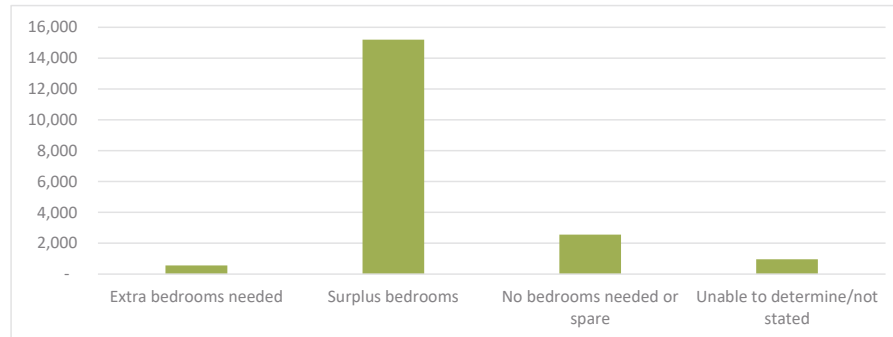
⁵ ABS, Census All persons QuickStats

⁶ SQM Research

⁷ ABS, Census All persons QuickStats

Possibly linked to this trend at the 2021 Census, the region had a high proportion of dwellings with surplus bedrooms (79% of applicable dwellings). Figure 12 illustrates the region's dwellings by suitability, which refers to the number of bedrooms as compared to the number of residents that require a bedroom.

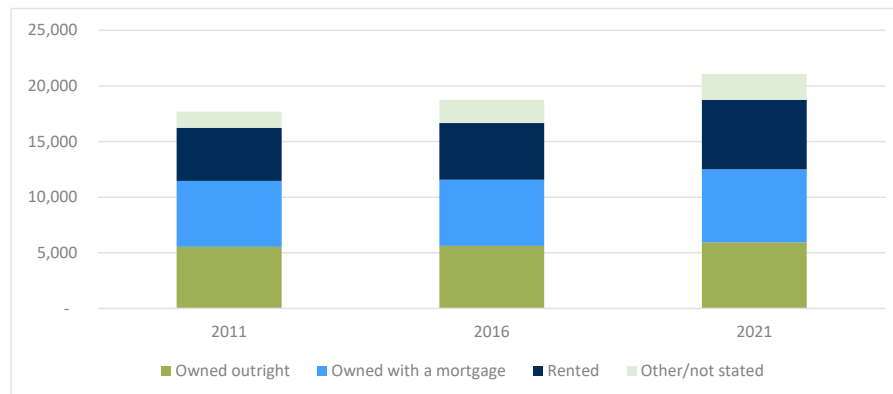
Figure 12: Occupied private dwellings by suitability, Dubbo Regional LGA, 2021



Source: ABS, Census TableBuilder Pro

Around 60% of the region's population either own, or are in the process of owning, their own home. Another 30% of the population are renting. Most people renting do so within the larger centres of Dubbo and Wellington. Unlike Dubbo, Wellington has a higher proportion of people renting than owning.⁸

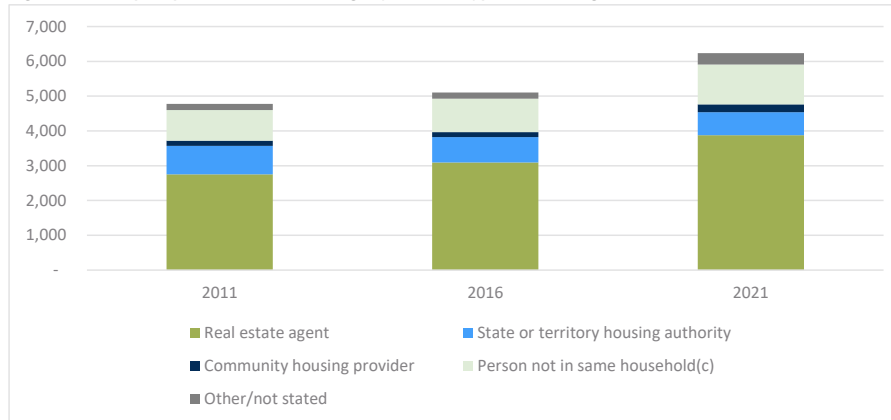
Figure 13: Occupied private dwellings by tenure type, Dubbo Regional LGA, 2011-21



Source: ABS, Time Series Profile

As the region proportion of renters has grown, its common landlord types have also changed. In both 2011 and 2021, it was most common for renting households to rent from a real estate agent, followed by a person not in the same household. Throughout the decade, the proportion of households renting from real estate agents has grown (58% to 62%). At the same time, the proportion of households renting from a state or territory housing authority has declined (17% to 11%).

⁸ REMPLAN (Nov 2024)

Figure 14: Occupied private rented dwellings by landlord type, Dubbo Regional LGA, 2011-21

Source: ABS, Time Series Profile

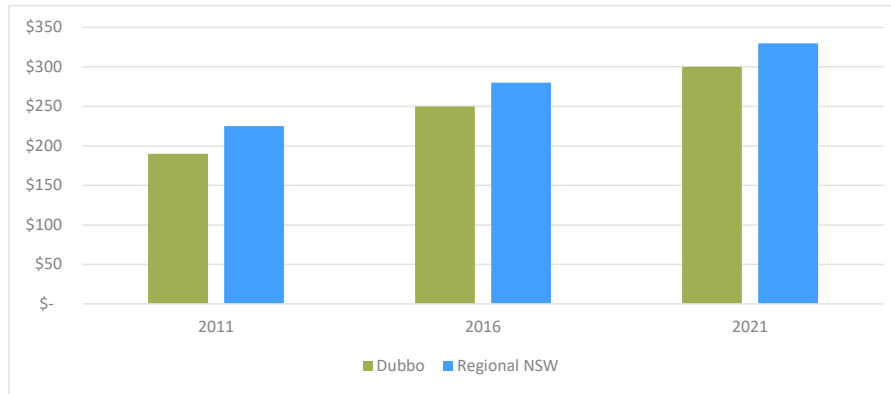
Social and affordable housing dwellings have declined over recent years. In 2021, public housing authorities and community housing providers respectively oversaw 662 and 223 dwellings, compared to 818 and 150 respectively in 2011.⁹

A.6 Housing costs

Both median mortgage and median rent payments are lower in Dubbo than in regional NSW as a whole. Over the decade to 2021, mortgage repayments have risen slowly in the region compared to regional NSW. Comparatively, rental payments have risen more rapidly, with the difference between the local and regional NSW median rent becoming smaller over recent years.¹⁰

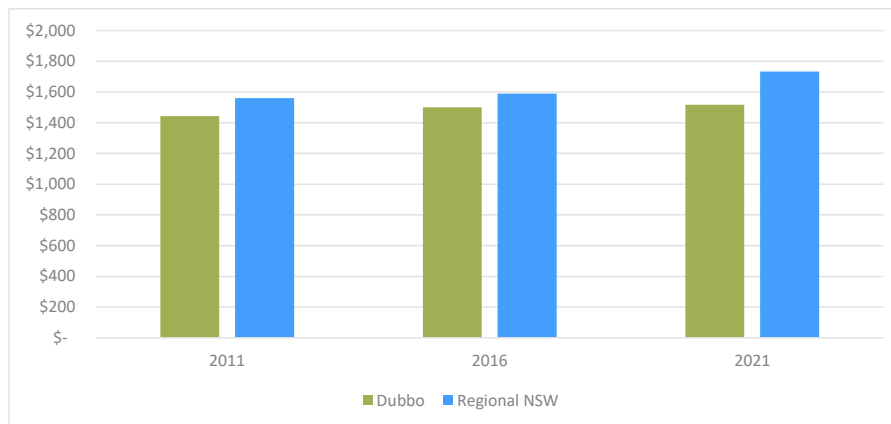
The median weekly rent in region has risen by \$110 (or 58%) to be \$300 in 2021. It has however stayed consistently lower than the regional NSW median throughout this time. However, rental payments in the region have risen more rapidly than across regional NSW. In 2011, the region's median rental payment was 16% lower than that of NSW, growing to become 9% lower in 2021.

⁹ ABS, Time Series Profile¹⁰ ABS, Time Series Profile

Figure 15: Median weekly rent, Dubbo Regional LGA and regional NSW, 2011-21

Source: ABS, Time Series Profile

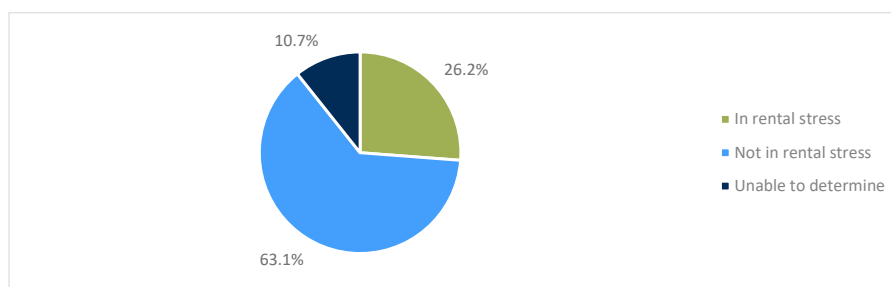
The region's median monthly mortgage repayments have risen far more slowly than median rents since 2011, by \$74 (or 5%) to reach \$1,517 in 2021. As with rental payments, mortgage repayments have remained lower than those of regional NSW. Median mortgage repayments have risen more slowly than rental payments, from 8% lower than the regional NSW median in 2011 to 12% lower in 2021.

Figure 16: Median monthly mortgage repayments, Dubbo Regional LGA and regional NSW, 2011-21

Source: ABS, Time Series Profile

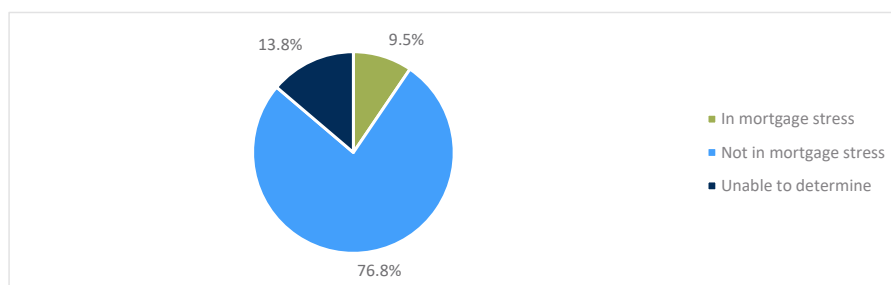
Rates of housing stress can indicate local housing affordability. Generally, 'rental stress' and 'mortgage stress' are defined as rental/mortgage payments exceeding 30% of household income for renting and mortgage-holding households respectively. The 2021 Census recorded 26.2% of the LGA's renting households as being in rental stress and 9.5% of mortgage-holding households as being in mortgage stress. These were lower than regional NSW at 36% and 12.7% respectively, a partial result of lower local housing prices.

Figure 17: Renting households by rental stress status, Dubbo Regional LGA, 2021



Source: ABS, Census All person QuickStats 2021

Figure 18: Mortgage-holding households by mortgage stress status, Dubbo Regional LGA, 2021



Source: ABS, Census All person QuickStats 2021

Despite the relative cheapness of housing in the region, the distribution of incomes means that many low- or very low-income households are currently in housing stress.

According to the NSW Department of Communities and Justice (DCJ) report, *Central West and Orana – What's Happening in the Housing Market?*, as of 2021, the region had the highest number of households in mortgage stress (943) in the Central West and Orana Region, and very high proportions of low- (53.4%) and very low-income (88.9%) households in rental stress. The DCJ also noted that the region's affordable housing stock has diminished over recent years.

The NSW Land and Housing Corporation (LAHC), in its October 2022 *Local area analysis*, identified that the region has a significant supply of 3-bedroom social properties, but that it lacks dwellings with 2 bedrooms or fewer. This contributes to long social housing waiting times, adding to issues of affordability and homelessness.

Homelessness increased by 44% from 2016 to 2021, with the homeless population reaching around 530 people. This rise was driven by significant increases in persons in supported accommodation (+144%) and severely crowded dwellings (+171%), highlighting the growing need for housing support and the deepening affordability crisis. Additionally, a sharp increase in temporary lodgings (+300%) reflects a rise in emergency or makeshift housing arrangements. While there has been growth in temporary support services, Census data and engagement both point to growing demand for long-term social and affordable housing solutions to address the persistent challenges of overcrowding and inadequate housing supply.¹¹

¹¹ ABS, Estimating Homelessness

A.7 Land capacity

As of November 2024, relevant zones¹² across the region's towns and villages contained approximately 11,874 hectares of urban land and 7,431 hectares of external rural lifestyle land¹³. Rural lifestyle and R2 Low Density Residential zones comprise significant portions of the region's undeveloped land stocks, reflecting its general low-density land use profile. The majority of Dubbo's future land supply will likely be delivered in the form of detached dwellings, although infill development is also possible on some pre-developed sites.

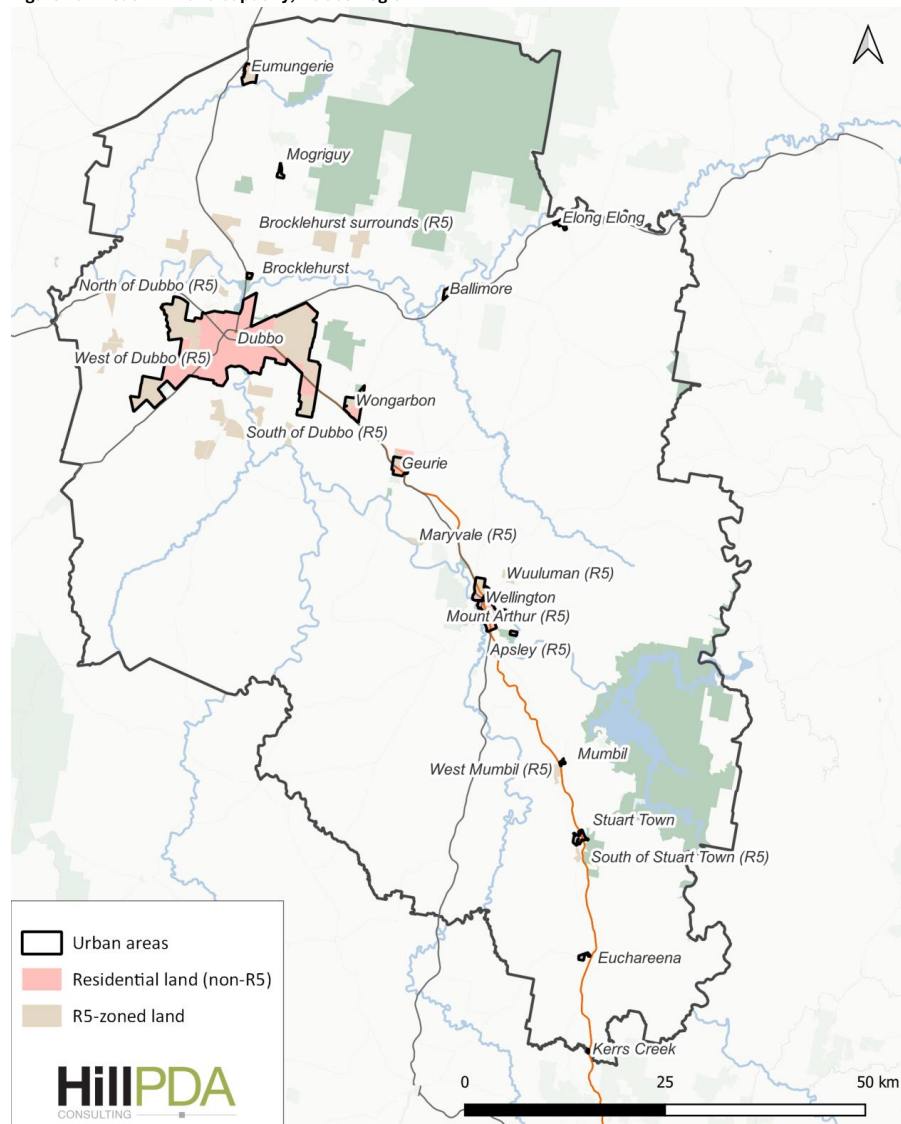
Table 12: Developed and vacant land by zone, urban areas and rural lifestyle (dispersed), Dubbo Region

Zone	Developed		Vacant		Total
	ha	Proportion	ha	Proportion	ha
E1	3	21%	11	79%	14
MU1	23	91%	2	9%	25
R1	295	65%	160	35%	455
R2	1,253	53%	1,126	47%	2,379
RU1	92	11%	750	89%	843
RU5	162	46%	187	54%	349
Rural lifestyle (urban)	4,419	57%	3,391	43%	7,809
<i>Total urban areas</i>	<i>6,247</i>	<i>53%</i>	<i>5,627</i>	<i>47%</i>	<i>11,874</i>
Rural lifestyle (dispersed)	6,312	85%	1,119	15%	7,431
Total combined	12,559	65%	6,746	35%	19,305

¹² E1-, MU1-, R1-, R2-, R5-, RU1- and RU5-zoned land

¹³ In general, 'rural lifestyle' land refers to land zoned R5 Large Lot Residential

Figure 19: Areas with land capacity, Dubbo Region



Source: HillPDA; Dubbo Regional Council. Imagery: DPHI; CARTO

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A.7.1 Constraints

Understanding the extent of constrained land is important in determining the theoretical capacity of development. Constraints have been categorised into 'hard' and 'manageable' constraints as per below. Where a hard constraint is present, it is less likely that development can occur to the maximum theoretical capacity. Where there are extensive manageable constraints, the possibility of development is still present, however the cost of development may become an impediment.

Hard constraints

- Heritage: State heritage item overlays (NSW Department of Climate Change, Energy, the Environment and Water [DCCEEW])

Manageable constraints

- Biodiversity Values Map (DCCEEW)
- Biophysical Strategic Agricultural Land (BSAL): Strategic Agricultural Land overlay (DPHI)
- Bushfire prone land: Bushfire risk overlay (NSW Rural Fire Service [RFS] via DPHI)
- Contaminated sites: NSW Environmental Protection Agency [EPA] Contaminated Sites Register (EPA)
- Flood risk: FPA overlay (Council – only available for Dubbo, Geurie, Eumungerie)
- Karst deposit: Karst overlay (Council)
- Native vegetation: Terrestrial biodiversity overlay (DPHI)
- Regent Honeyeater Habitat: Plant community types containing ironbark species, State Vegetation Type Map (DCCEEW).

Unconstrained

- Does not intersect with any of the above environmental overlays that would limit residential development.

Although salinity is not mapped, it is recognised as a potential constraint that can affect development feasibility.

The region has approximately 1,923 hectares of unconstrained land in its urban areas, with a further 51 hectares in dispersed R5-zoned areas. A far greater quantity of land is constrained, however with manageable constraints. Land is considered significantly constrained where hard constraints are present on-site, with less than 0.2 hectares of the site unaffected.

Table 13: Land by category and area

Category	Urban areas (ha)	Urban areas (%)	Dispersed R5 (ha)	Dispersed R5 (%)
Unconstrained	1,923	16%	51	1%
Partly constrained	10,010	84%	7,380	99%
Significantly constrained	10	0%	0	0%

Table 14: Urban area and dispersed R5 land by type of constraint

Constraint	Urban areas (ha)	Urban areas (%)	Dispersed R5 (ha)	Dispersed R5 (%)
State heritage	9	0.1%	0	0.0%
Biodiversity values	17	0.1%	6	0.1%
Bushfire risk	8,855	74.1%	7,431	100.0%
Contaminated land	1	0.0%	0	0.0%
Flood risk	285	2.4%	278	3.7%
Karst deposit	6	0.0%	339	4.6%
Local heritage	278	2.3%	72	1.0%
Regent honeyeater	569	4.8%	1,326	17.8%
Biophysical strategic agricultural land	1,907	16.0%	970	13.1%
Native vegetation	2,048	17.1%	2,723	36.6%

A.7.2 Servicing

Servicing is defined as access to water, sewer and/or road infrastructure. Areas are considered fully serviced if connected to all three infrastructure components, partly serviced if connected to 1-2 components, and not serviced if connected to none.

Across the region, the majority of undeveloped land in towns, villages and dispersed R5-zoned areas is serviced by at least some road, water and/or sewer infrastructure. However, few areas are fully serviced (19% of urban areas and 0% of dispersed R5 land). Of undeveloped land stocks in urban areas, 1,045 hectares are serviced and 3,822 hectares are partly serviced.

Table 15: Undeveloped land in relevant zones by servicing status

Category	Urban areas (ha)	Urban areas (%)	Dispersed R5 (ha)	Dispersed R5 (%)
Serviced	1,045	19%	0	0%
Partly serviced	3,822	68%	820	73%
Not serviced	753	13%	299	27%

Although no dispersed R5 land is fully serviced, such land can often accommodate on-site sewer and water solutions. Consequently, lack of servicing is primarily a concern for urban areas only.

A.7.3 Summary

Most of the region's undeveloped, unconstrained and fully serviced land is contained within the R1 General Residential and R2 Low Density Residential zones. Dependent on lot configuration and ownership arrangements, this land is generally more viable to develop. It must be noted however that this analysis considers the total quantity of land available, regardless of the size and shape of the lots. In the case of R5 rural lifestyle land, servicing can most likely be achieved on site.

Table 16: Combined constraints and servicing for undeveloped land stocks

Zone	Manageably constrained (ha)			Unconstrained (ha)		
	Fully serviced	Partly serviced	Unserviced	Fully serviced	Partly serviced	Unserviced
E1	0.0	0.0	0.0	8.7	2.0	0.0
MU1	0.5	0.1	0.0	1.6	0.2	0.0
R1	75.2	3.0	4.3	67.4	9.0	0.5
R2	420.8	408.5	8.7	241.9	46.0	0.0
RU1	38.6	537.5	168.5	0.0	3.4	2.4
RU5	35.5	86.3	20.5	25.8	18.3	1.0
Rural lifestyle (urban)	127.9	2,703.8	546.6	1.2	3.5	0.0
Rural lifestyle (dispersed)	0.0	784.7	299.1	0.0	35.5	0.0
Total	698.5	4,523.9	1,047.7	346.6	117.9	3.9

A.8 Constraints affecting supply

Although there is sufficient residential zoned land in the region to accommodate future supply, not all land that is zoned to contain residential development will be developed. The following is a broad categorisation of constraints according to the extent of their effects on development.

Table 17: Broad categorisation of constraints

Manageable – minor	Manageable – significant	Hard
- Biophysical Strategic Agricultural Land - Bushfire risk - Contamination - Landslip risk.	- Flooding risk - Karst deposits - Native vegetation - Biodiversity Values - Regent honeyeater habitat.	State heritage.

Heritage

Heritage constraints can be divided into local and state-level constraints. Local-level heritage constraints are determined by on-site heritage items identified in the Dubbo Regional LEP. They are considered manageable constraints, due to the possibility of development under section 5.10 of the LEP. State-level heritage constraints are determined by on-site items identified by an interim heritage order or listing on the State Heritage Register. They are considered hard constraints, due to the restrictions placed on development by the Heritage Act 1977. While buildings can be repurposed, they generally cannot be demolished, so development becomes more difficult, impacting feasibility.

Flooding

Flood risk is a key consideration in land use planning to reduce damage to life and property. Some existing residential areas in Dubbo are within the flood planning area (FPA). While development can occur in these areas, it needs to consider safe evacuation routes and be designed in ways to minimise damage to property. As a general principle, it is not recommended that density is increased in flood planning areas.

Bushfire

Bushfire risk constraints are defined as the presence of land defined by the NSW Rural Fire Service (RFS) as being affected by bushfire risk. This land ranges from being defined as category 1 (highest risk) to category 0 vegetation (buffer area to provide distance from high-risk vegetation). While the risk can be managed and design solutions identified, it can impact development feasibility.

Biodiversity

The Biodiversity Conservation Act 2016 (BC Act) outlines key biodiversity considerations for potential development, including high biodiversity values, native vegetation and endangered species. The BC Act and associated Regulation requires certain development to avoid, minimise or offset environmental impacts, and generally not to have serious and irreversible impacts (SARs) on biodiversity values. As development may occur on such sites with potential additional requirements and costs, these criteria form separate manageable constraints.

Regent honeyeater habitat

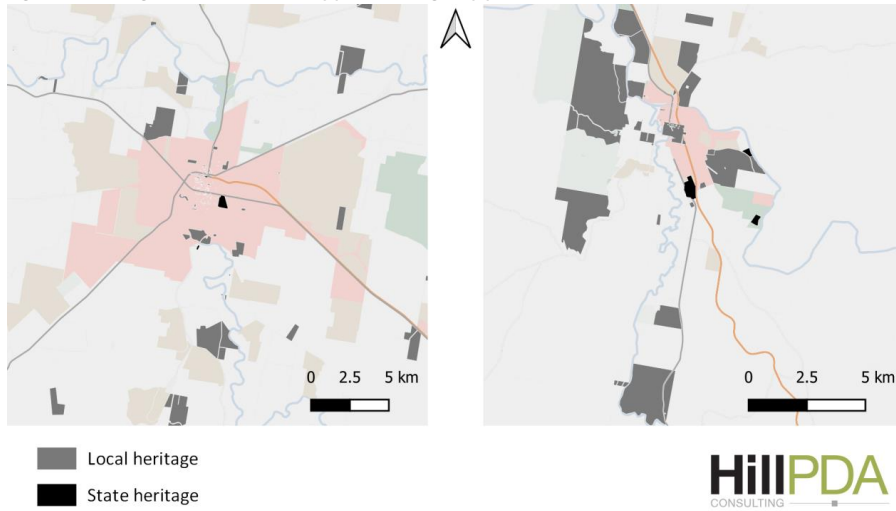
The Regent Honeyeater as a critically endangered species under the BC Act, for which ironbark forest communities provide habitat across the LGA.

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Figure 20: Heritage constraints, Dubbo (L) and Wellington (R)



Source: NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW); DPHI; HillPDA. Imagery: CARTO

Figure 21: Flooding risk constraint, Eumungerie (L, top), Geurie (R, top) and Dubbo (bottom)



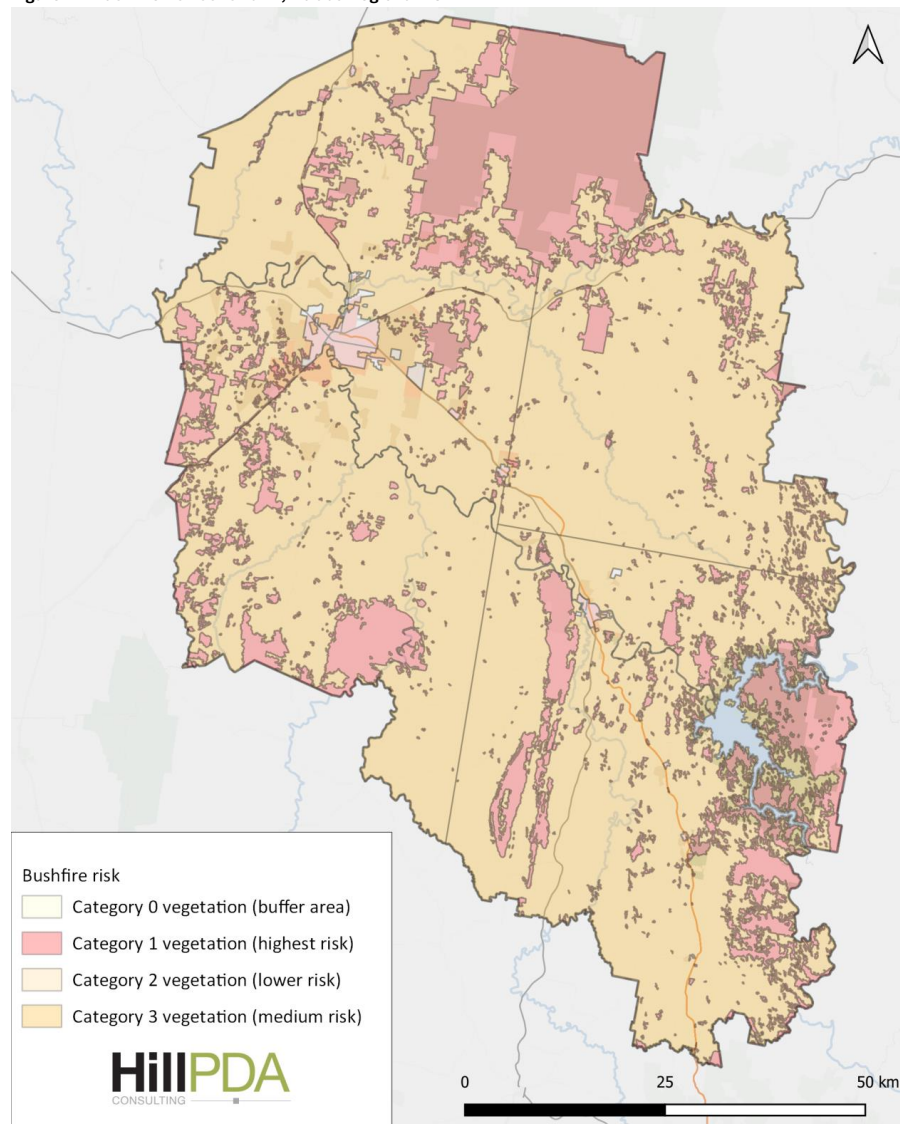
Source: Dubbo Regional Council; HillPDA. Imagery: DPHI; CARTO

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Figure 22: Bushfire risk constraint, Dubbo Regional LGA



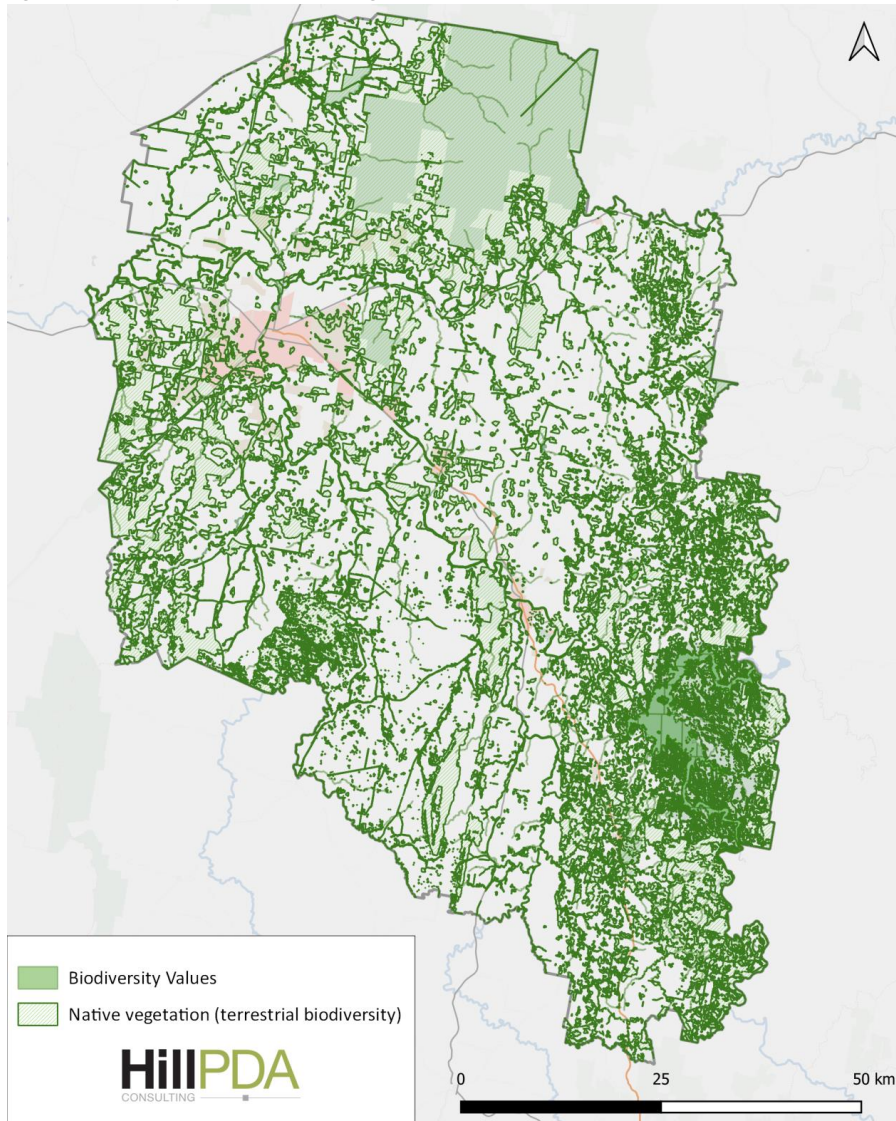
Source: RFS; HillPDA. Imagery: DPHI; CARTO

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Figure 23: Biodiversity constraints, Dubbo Regional LGA



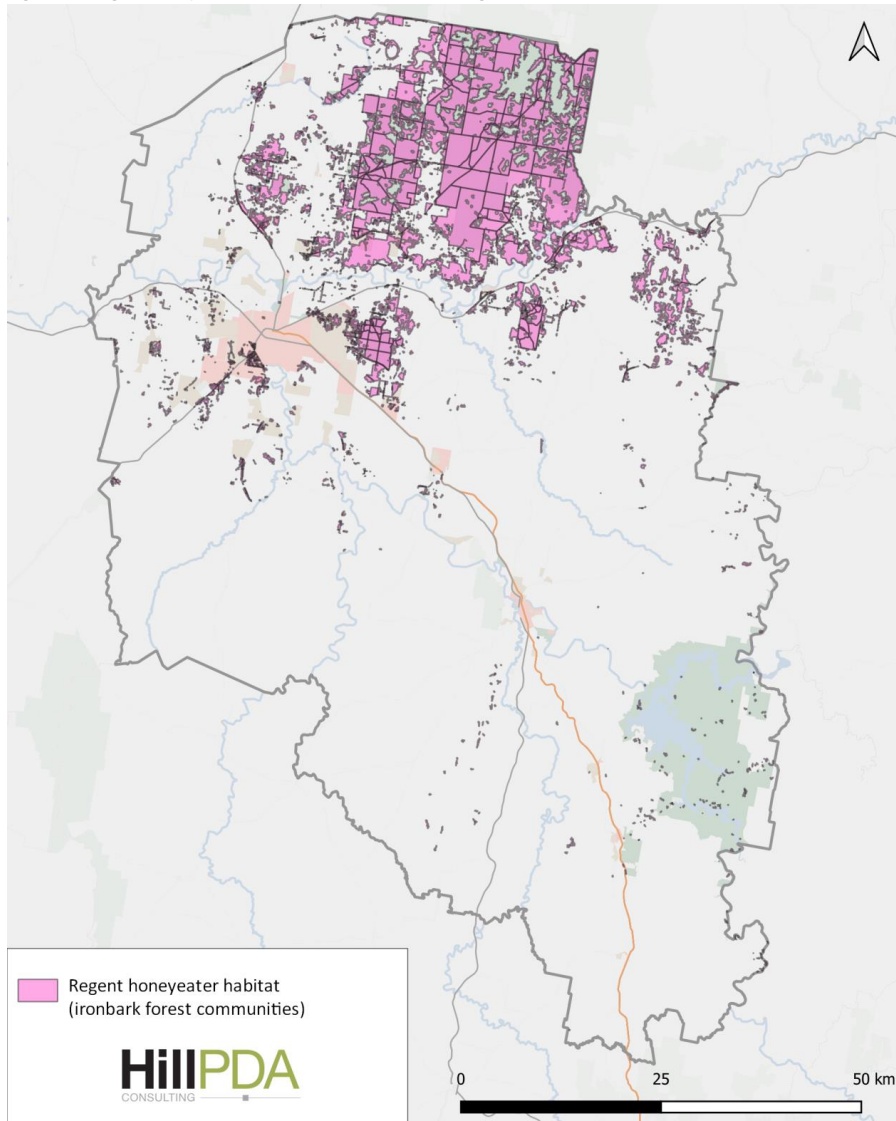
Source: DCCEEW; DPHI; HillPDA. Imagery: CARTO

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Figure 24: Regent honeyeater habitat constraint, Dubbo Regional LGA



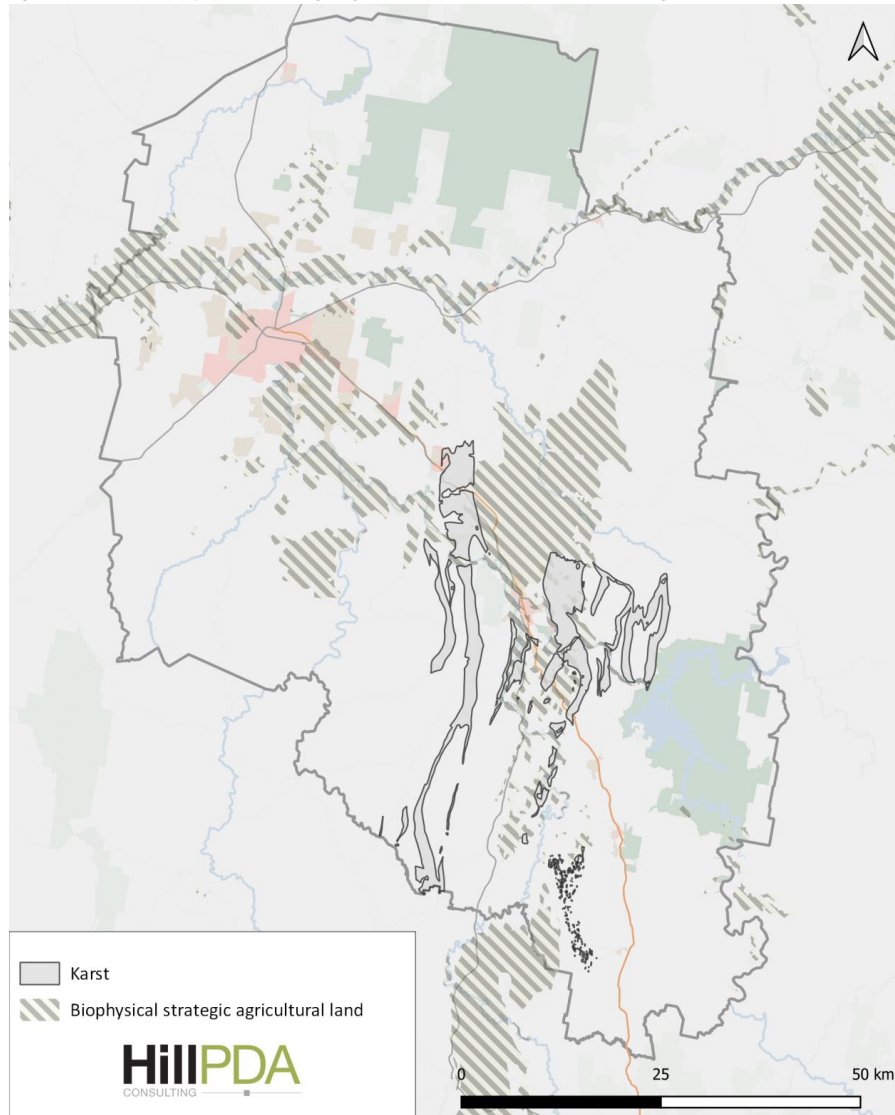
Source: DCCEEW; HillPDA. Imagery: DPHi; CARTO

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Figure 25: Karst and biophysical strategic agricultural land constraints, Dubbo Regional LGA



Source: DPHI; Dubbo Regional Council; HillPDA. Imagery: CARTO

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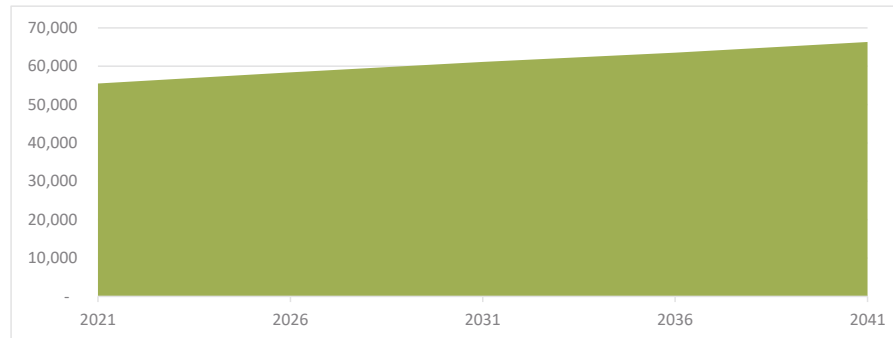
3.0 HOUSING EVIDENCE – FUTURE TRENDS

A.9 Population growth

The Dubbo Region's most significant growth is expected to occur between 2021 and 2026. Over the next 16 years, growth is mostly forecast for northwest, west and southeast Dubbo.¹⁴

The region's population is forecast to grow by approximately 10,814 people to reach 66,332 residents in 2041, representing a growth of 19% or a compound annual growth rate (CAGR) of 0.89%, which is consistent and relatively rapid.

Figure 26: Projected population, Dubbo Regional LGA, 2021-41



Source: REMPLAN (Nov 2024)

By 2041, the average number of people per household will decline, necessitating more dwellings aligned to household need. Lone person households will increase, and couple families without children will remain the most common household type.¹⁵ Demand for smaller, low-maintenance properties will be driven by smaller families, single-person households, and an aging population seeking to age-in-place, as well as younger professionals looking for more affordable, low-maintenance housing. As the median age of the population is expected to continue to rise, there will be particular need for specialised housing, including retirement living and accessible dwellings.

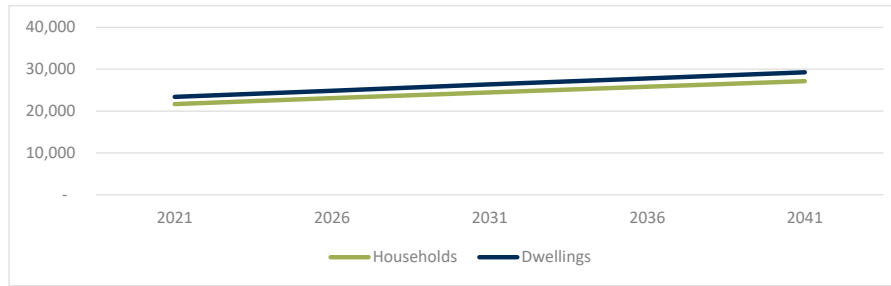
A.10 Housing demand

Population growth will generate demand for more housing in the LGA. From 2021 to 2041, the number of households is projected to increase by around 5,480 from 21,670 to reach around 27,150, representing a growth of 25% or a CAGR of 1.13%.

The projected growth of households (+25%) is higher than the projected population growth (+19%), indicating that the average household size is forecast to decline. As such, there may be significantly greater demand for dwellings, albeit smaller, by 2041.

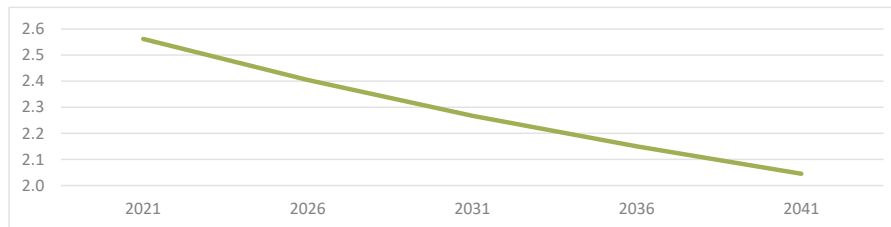
¹⁴ REMPLAN (Nov 2024)

¹⁵ REMPLAN (Nov 2024)

Figure 27: Projected households and dwellings, Dubbo Regional LGA, 2021-41

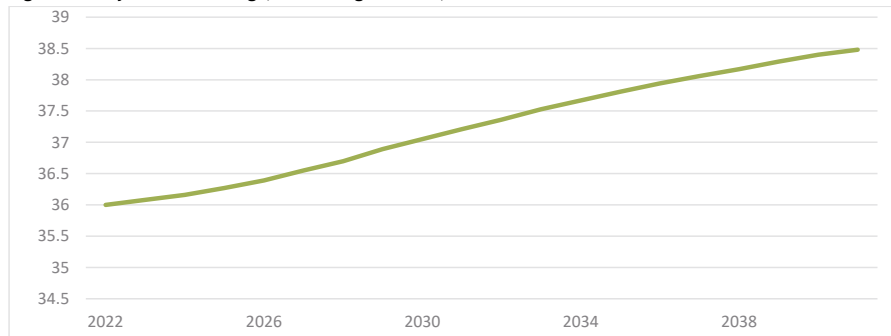
Source: REMPLAN (Nov 2024)

Although the region's dwelling demand is projected to increase, the required dwelling sizes are projected decrease. By comparing REMPLAN's projected population and household numbers, the projected average household size is forecast to decline from 2.56 to 2.05 between 2021 and 2041.

Figure 28: Projected average number of people per household, Dubbo Regional LGA, 2021-41

Source: REMPLAN (Nov 2024)

Dubbo's median age is projected to increase between 2021 and 2041. According to Common Planning Assumptions produced by the Department of Planning, Housing and Infrastructure (DPHI), the median age in Dubbo is forecast to change from 36 in 2022 to 38.5 in 2041. This may align with greater need for housing suited to older residents in the future, including potential seniors living, aged care and well-located dwellings.

Figure 29: Projected median age, Dubbo Regional LGA, 2021-41

Source: DPHI, Common Planning Assumptions

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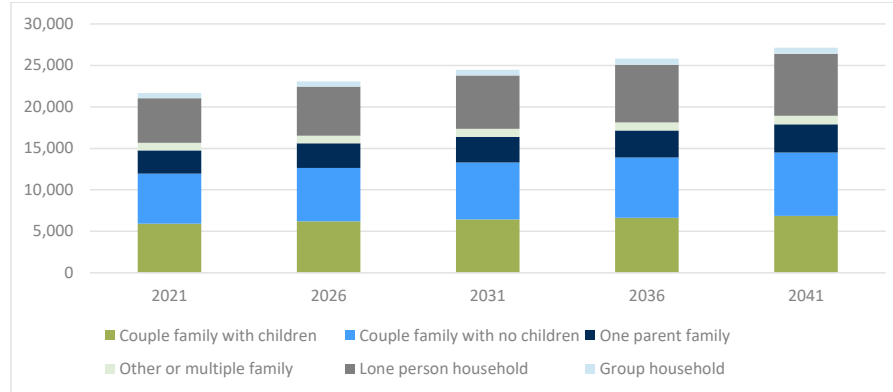
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A.11 Housing diversity needs

Forecasted demand

Couple families without children are projected to remain the most common household type in the region between 2021 and 2041 (at 28% of households), with lone person households also rising in proportion (from 25% to 27% of households). Each type of household is projected to increase in number over such time, however demand would likely be for smaller housing product.

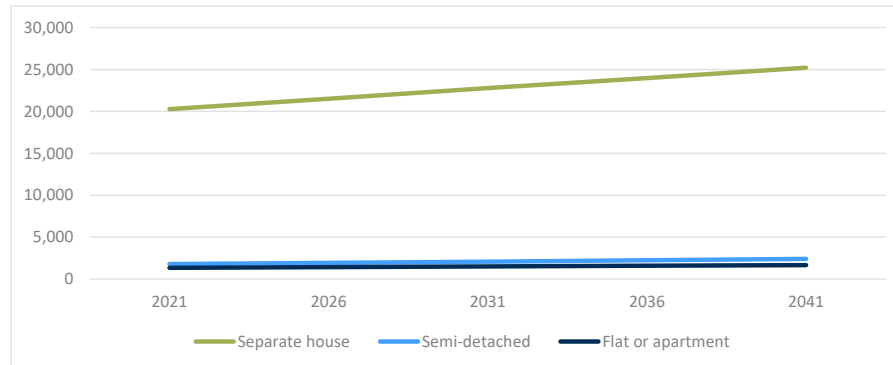
Figure 30: Projected households by type, Dubbo Regional LGA, 2021-41



Source: REMPLAN (Nov 2024)

Figure 31 illustrates projected dwellings by type in Dubbo Regional LGA between 2021 and 2041. This is based on calculating the changing propensity of different households to live in certain dwelling types between 2011 and 2021, and projecting such change across forecasted household change. The result is that 2041 would see additional demand for 4,940 detached houses, 616 semi-detached dwellings and 321 flats or apartments in a scenario of no intervention. As it shows, the dominance of detached houses is set to increase if changes are not made to policies or market trends. If housing is to respond to changing household configuration, a greater diversity of dwelling typology will be needed.

Figure 31: Projected demand for dwellings by type, Dubbo Regional LGA, 2021-41



Source: REMPLAN (Nov 2024); ABS, Time Series Profile; HillPDA

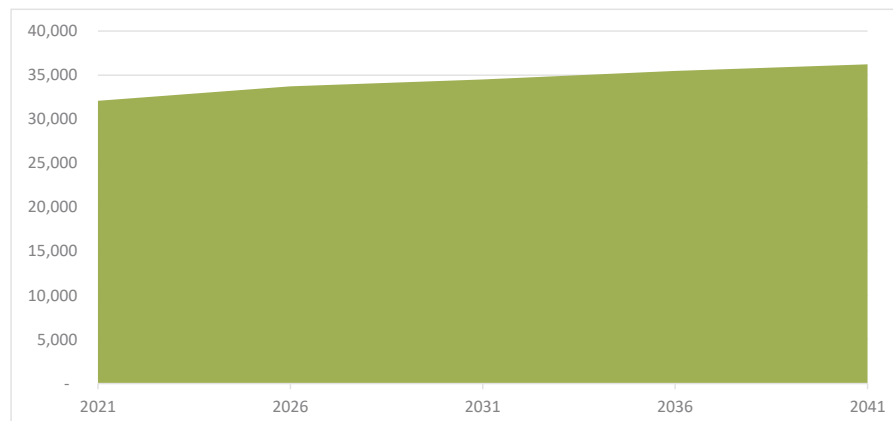
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The housing choices available in the region are an important factor in its capacity to support a workforce. According to Travel Zone Projections 2022 (TZP22) produced by Transport for NSW (TfNSW), the region's resident workforce is forecast to grow by 4,126 persons (or 13%) between 2021 and 2041 to reach 36,224 people. The growing workforce will drive some of the region's increasing dwelling demand.

Figure 32: Projected workforce, Dubbo Regional LGA, 2021-41



Source: TfNSW, TZP22

The region is anticipated to accommodate a significant temporary workforce associated with major projects. Finding solutions to accommodate this workforce is important to maintain housing affordability and prevent housing displacement.

Delos Delta's *Analysis of Short-Term Worker Accommodation Needs* report evaluated the housing demand pressures caused by significant economic development in the region, particularly due to major infrastructure projects like the Central West Orana Renewable Energy Zone, Inland Rail and the Critical Minerals Hub.¹⁶ The report predicts a likely shortfall in short-term accommodation as worker numbers peak, placing additional strain on an already tight housing market.

As of March 2022, the existing short-term accommodation capacity in Dubbo (including motels, hotels, motor inns, and caravan parks) was 5,684 rooms, with occupancy rates typically at 75%, rising to 85-90% during peak periods. This high occupancy, combined with a rental vacancy rate consistently below 2%, presents challenges in housing the growing temporary workforce.

Key findings include:

- Major projects will support around 1,860 ongoing full-time employment positions in the region. At peak demand, 5,000 temporary workers will be employed across these projects.
- With the supply of short-term accommodation, including motels, Airbnb accommodation and other short-stay housing already stretched thin, at peak demand in 2026 the region could face a shortfall of 2,216 short-term dwellings
- Around 10% of the peak temporary workforce (500 workers) is likely to stay permanently in the region once projects conclude, further increasing demand for permanent housing.

¹⁶ Delos Delta (2023), *Analysis of Short-Term Worker Accommodation Needs*

In their analysis, Delos Delta assumed various growth scenarios and demand assumptions for worker accommodation, with the most likely being that 50-75% of temporary workers will require accommodation in Dubbo. By the end of the assessment period in 2032, a surplus of 474 properties could emerge, providing potential for repurposing infrastructure to meet other housing needs in the region.

Desired housing types

Public consultation has identified community interest in rural lifestyle lots sized approximately either 1 acre or 1 hectare. There is also anecdotal demand for larger 8 hectare lots that are able to retain vegetation. There is particular demand for such lots in proximity to job opportunities in Dubbo, driving interest in rural lifestyle options in outer Dubbo, Wongarbron, Geurie, and (to a lesser extent) Wellington and the villages.

As Dubbo's population and workforce evolve, the demand for new and diverse housing solutions will continue to grow. The trend of declining average household sizes suggests a need for smaller, more flexible housing options. This includes increased demand for accessible, low-maintenance dwellings from temporary workers, the young workforce, and an aging population.

Workforces associated with the Central West Orana Renewable Energy Zone (REZ) and other infrastructure projects, including the Inland Rail and the Critical Minerals Hub, are expected to place pressure on an existing tight rental market. This is particularly true for smaller dwellings suited to smaller households. These temporary workers share housing preferences similar to those of younger working professionals and older downsizers seeking low-maintenance homes.

Due to their potentially higher financial capacity, temporary workers may drive up rental prices, making these smaller dwellings less accessible to the local population. However, the temporary nature of these jobs presents an opportunity to increase the supply of smaller dwellings. Once these workers leave, the same properties could meet the ongoing demand from younger professionals and older residents seeking easy-to-maintain homes suitable for aging-in-place.

A.12 Housing pipeline

Development applications

As of October 2024, there is an estimated approved infill pipeline of 260 dwellings, of which 259 are in towns and villages and one is in a dispersed R5 area. This pipeline includes 3 multi-dwelling housing developments, respectively comprising 22, 14 and 8 units.

As of July 2025, the region has pending or recently approved Development Applications (DAs) for subdivisions that could collectively facilitate up to 1,851 additional residential lots.

Table 18: Relevant subdivision DAs by status and lot count, July 2025

Approved	
DA 10.2023.628.1	145 lots
DA 10.2023.347.1	105 lots
DA 10.2022.122.4	35 lots
DA 10.2022.210.1	649 lots
<i>Total Approved</i>	<i>934 lots</i>
Pending	
DA 10.2023.680.1	45 lots
DA 10.2023.647.1	571 lots
DA 10.2023.300.1	101 lots
DA 10.2022.601.1	200 lots
<i>Total Pending</i>	<i>917 lots</i>
Total	1,851 lots

Source: Dubbo Regional Council

A.13 Market forces and drivers of change

Greenfield development

Dubbo is well-placed for greenfield development, as evidenced by current growth in urban release areas. There is a relatively large amount of land with manageable or no constraints, a growing population, and prices that support the feasibility of single-storey dwellings. This is helping to support Dubbo's growth, but has some limitations.

The expansion of Dubbo's urban footprint will create new infrastructure needs, which may be manageable through development contributions. Transport, water and sewer infrastructure upgrades will be required to support the local delivery of private dwellings.

Dubbo's greenfield housing growth extends to nearby villages where suitable. However, housing delivery is limited in the remainder of the region. Villages to the north and east of Dubbo (Brocklehurst, Mogriguy, Eumungerie, Ballimore and Elong Elong) are significantly constrained, with key infrastructure often lacking and environmental factors precluding development.

Wellington is seeing some recent housing growth, particularly in the Montefiores precinct. However, growth has been curtailed by infrastructure limitations. There is also low demand in the main section of Wellington, and in villages further south. Demand may increase if Dubbo's housing becomes more expensive, stimulating other markets through people 'priced out' of Dubbo. However, this would have detrimental effects on low-income residents, with limited suitable housing stock in other towns/villages, particularly with regard to smaller dwellings.

Market conditions

Housing affordability and availability are determined by the presence of suitable dwellings on the market. Like many regional areas, Dubbo and its surrounding towns have relatively uniform housing stock. Meeting all housing objectives requires delivering dwellings with new typology and tenure arrangements.

There is community interest in a wider range of dwellings in the Dubbo Region, including townhouses and apartments. However, developing smaller dwellings (and particularly social and affordable housing) often faces feasibility challenges.

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Housing affordability

Housing affordability and policy responses have become an important topic across NSW due to rising costs of living, interest rates and post-pandemic migration. A key approach has been to increase housing supply, including social and affordable housing.

In December 2023, the NSW Government announced a suite of policies to generate housing supply through denser planning controls across the state, including around transport nodes. However, these have mostly been concentrated around Greater Sydney.

Consultation with the community has indicated support for densification, albeit differing between areas. The need for more diverse housing is recognised. However, there are valued heritage assets in central locations in Dubbo, and a desire for development to avoid impacting local heritage and character.

Construction costs

Post-pandemic labour market shortages, supply chain disruption and general inflation have all increased the cost of construction, particularly in regional areas. Construction is notably expensive for denser dwellings such as apartments and townhouses. Consequently, low-density development can be more cost-effective in the region, even despite higher land costs.

Although high-rise apartment developments can occur, they may be targeted towards premium buyers for the sake of viability. Achieving housing outcomes in Dubbo requires diverse dwellings for a wider range of price points.

Social and affordable housing

In a contemporary NSW context, most dwellings are usually occupied through the private market. However, these exist on a spectrum alongside affordable (government-subsidised) and social (government-funded) housing. Social and affordable housing play an important role in supporting sustainable and diverse communities.

Social housing typically provides secure accommodation for those on very low incomes, including people unable to work. It can play an important role in avoiding homelessness for people in a range of situations including illness, unemployment, or family violence.

Affordable housing caters for tenants ranging from very low to moderate incomes. It can support people who may otherwise struggle in the private rental market. Affordable housing often supports key workers to live near places of work, supporting local communities.

Social and affordable housing rely on government policies, but are also influenced by market forces. Mixed-tenure developments are becoming increasingly common, seeking to promote integrated communities, and often involving 'cross-subsidisation' between market and non-market components.

In an urban context, 'build-to-rent' (BTR) developments incorporating an affordable housing component are becoming increasingly popular. However, the BTR market remains in its infancy, with the feasibility of regional developments still in question.¹⁷

Mechanisms to promote affordable housing may include development contributions (either through discounts on contributions for affordable housing or an Affordable Housing Contributions Scheme), planning agreements, partnerships and land provision. Some of these measures could be considered as a means of increasing local affordable housing while encouraging higher-density development.

¹⁷ Pawson et al. 2019



4.2 Place plans



The Place Plans for Dubbo, Wellington and the villages have been drafted with consideration of perspectives gained through community consultation. They recognise that each place is different and will respond to growth demands in different ways.

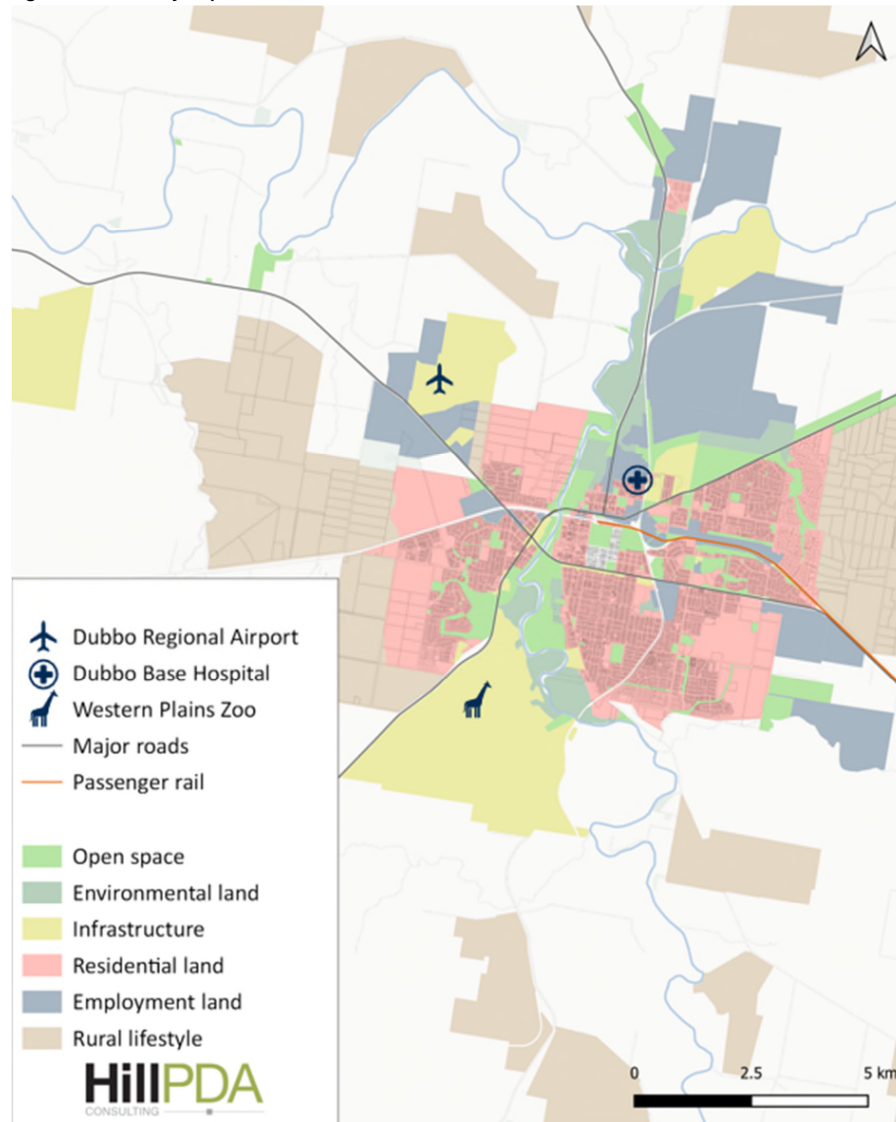
The Place Plans recognise that not all areas will be appropriate to accommodate future growth. They provide guidance on how and where growth may occur to meet demand.

4.2.1 Dubbo

Dubbo is the largest population centre in the Orana region, serving as a hub for business, industry, education, and services in western NSW. Strategically located at the junction of major highways, with access to regional air travel, it is a key service centre that also features significant cultural and recreational attractions. While dominated by detached housing, higher-density developments are emerging.



Figure 18: Dubbo city map



Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

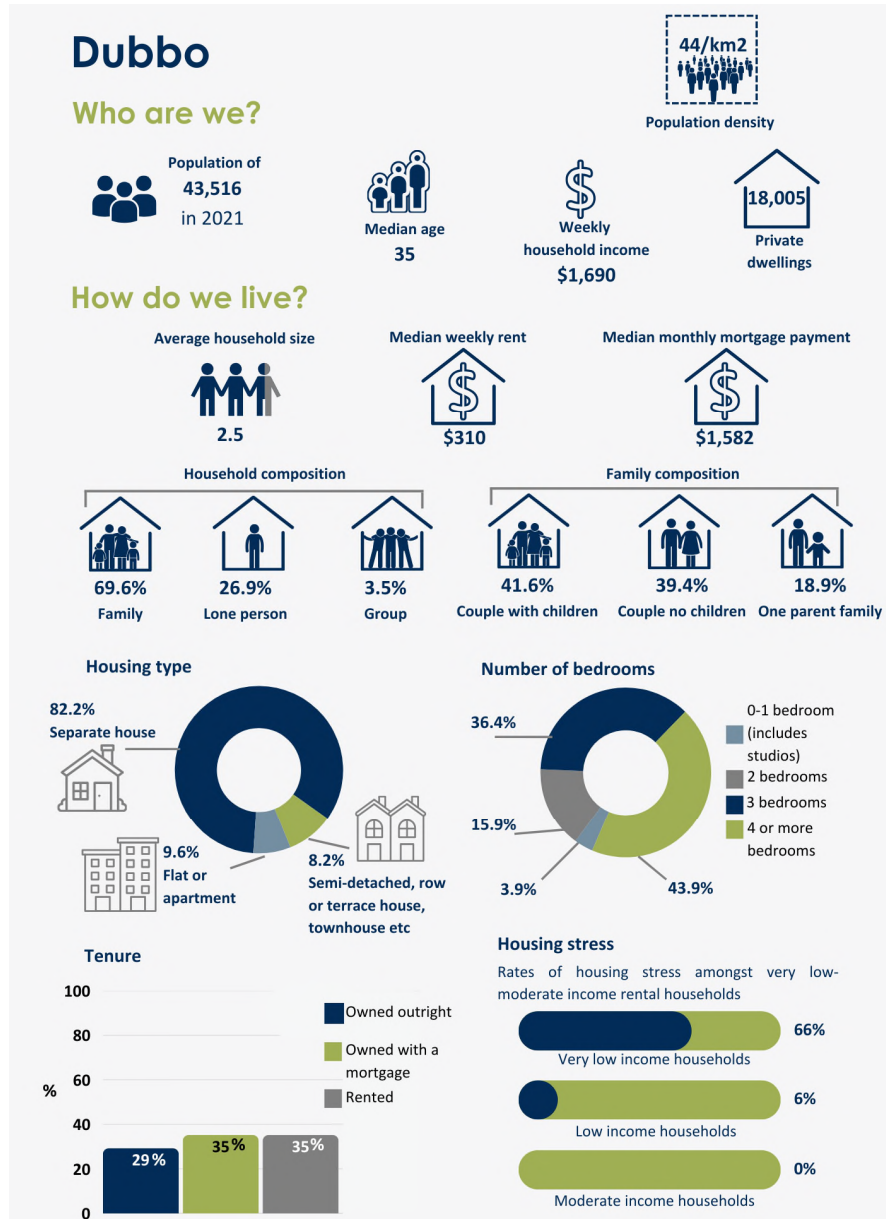
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Figure 19: Dubbo city overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the Suburb and Locality (SAL) level. Proportions exclude undetermined/other.

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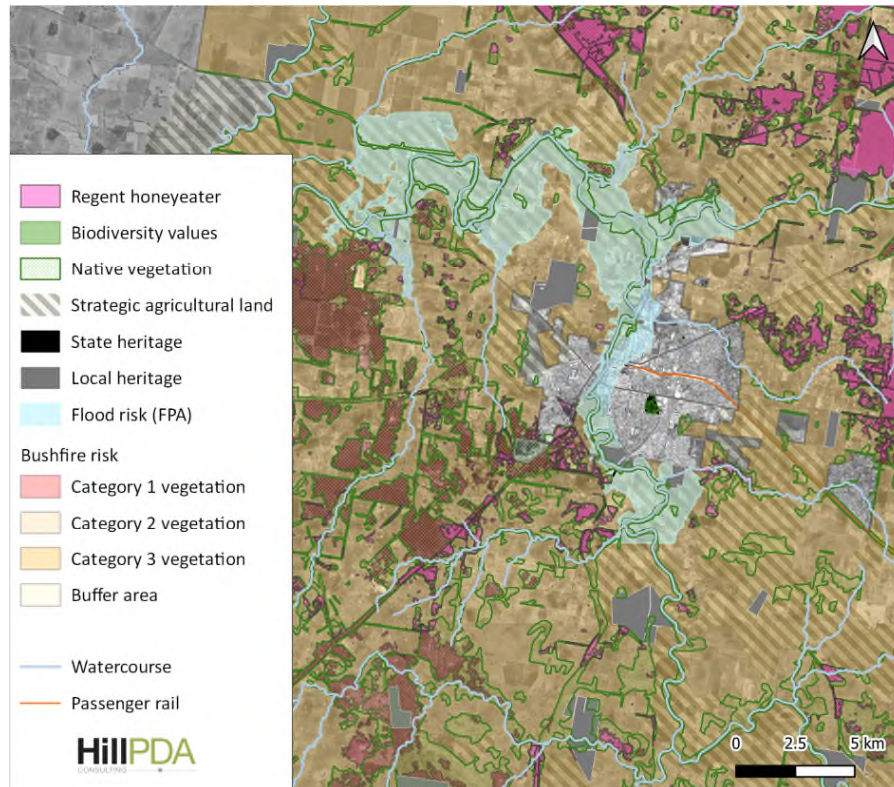
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Constraints

A variety of constraints exist across Dubbo, including flooding, bushfire, biodiversity, heritage and contamination (see Figure 20). Further from central Dubbo, urban release and rural lifestyle opportunities may occur on the town's eastern and western fringes. Infrastructure extensions are possible to such areas, although Dubbo's south-west is more difficult to service.

Figure 20: Dubbo constraints



Source: EPA; DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 8 indicates Dubbo's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 8: Dwelling take-up, demand, difference and capacity, Dubbo, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+195pa (last 5yrs)	14,178 (2024)	N/A	14,683
Projected	+3,312 by 2041	+4,666 (by 2041)	-1,354 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Based on historical take-up rates, Dubbo has significant dwelling capacity but a projected shortfall of delivered dwellings. The key housing gap included:

Medium rise housing including low rise apartments and townhouses	Key worker and affordable housing accommodation	Rural lifestyle blocks	Senior living and aged care	Secondary dwellings and dual occupancies	More private rental stock
--	---	------------------------	-----------------------------	--	---------------------------

Desired future character

Dubbo's growth will be bolstered by housing that matches the population's changing needs. A greater diversity of housing will be facilitated at a range of price points, including affordable housing, housing for key workers and groups with particular needs, and greater selection of both medium-rise and rural lifestyle housing. Balance will be sought between meeting residents' housing preferences, maintaining a consolidated urban form, and managing infrastructure and environmental constraints in a cost effective and timely manner.

Place growth principles

To achieve the desired future character:

- Focus higher density developments in and around centres and places of higher amenity.
- Encourage infill development in the form of dual-occupancies and secondary dwellings in R2 Low Density Residential zones.
- Encourage multi-dwelling development in R1 General Residential zones.
- Explore options to frame local centres with R1 General Residential zones to provide more opportunity for multi-dwelling housing and higher density product.
- Encourage accessible and senior housing in locations with good amenity and services.
- Encourage key worker housing in areas close to health services.
- Subject to further infrastructure, environmental and structure planning investigations, increase the opportunity for more R5 Large Lot Residential on the periphery of Dubbo through changes to minimum lot sizes.

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Urban Release Areas

An Urban Release Area is an area designated for future urban development and is often on the periphery of existing major settlements. These areas must be developed in a logical and cost-effective manner, and require further structure planning and consultation with the NSW Government before they can be developed.

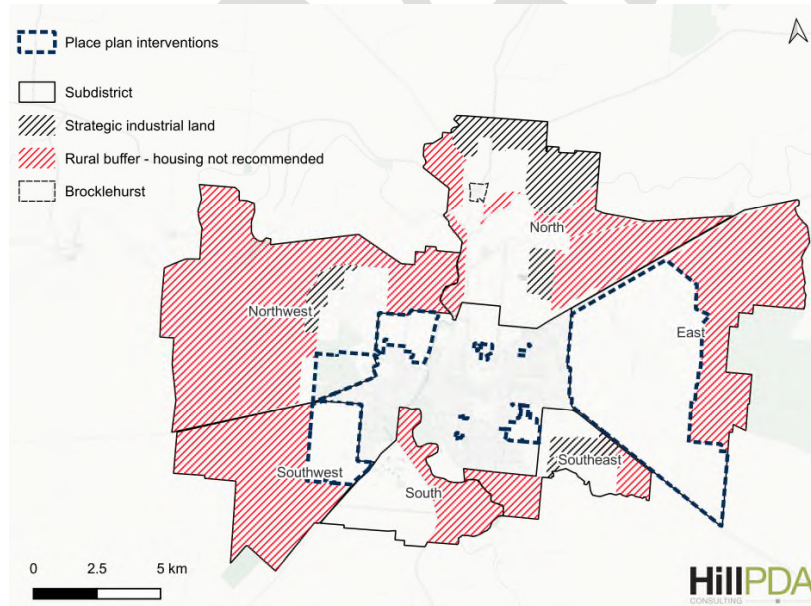
Urban release areas must be developed and strategically planned for in accordance with Part 6 of the Dubbo Regional LEP 2022. This requires:

- Staging information to assist in the timely and efficient release of land and infrastructure
- Overall transport hierarchy, major circulation routes and connections required
- Overall landscaping strategy and protection of vegetation
- Active and passive recreational areas
- Stormwater and water quality management controls
- Management of natural hazards, including bushfire, flooding, contamination and salinity

4.2.1.1 Place interventions

Following a review of development trends, growth requirements and planning controls, specific interventions have been identified for locations across Dubbo (see Figure 21).

Figure 21: Place plans, interventions and DRAS subdistricts/strategic industrial land/rural buffer areas



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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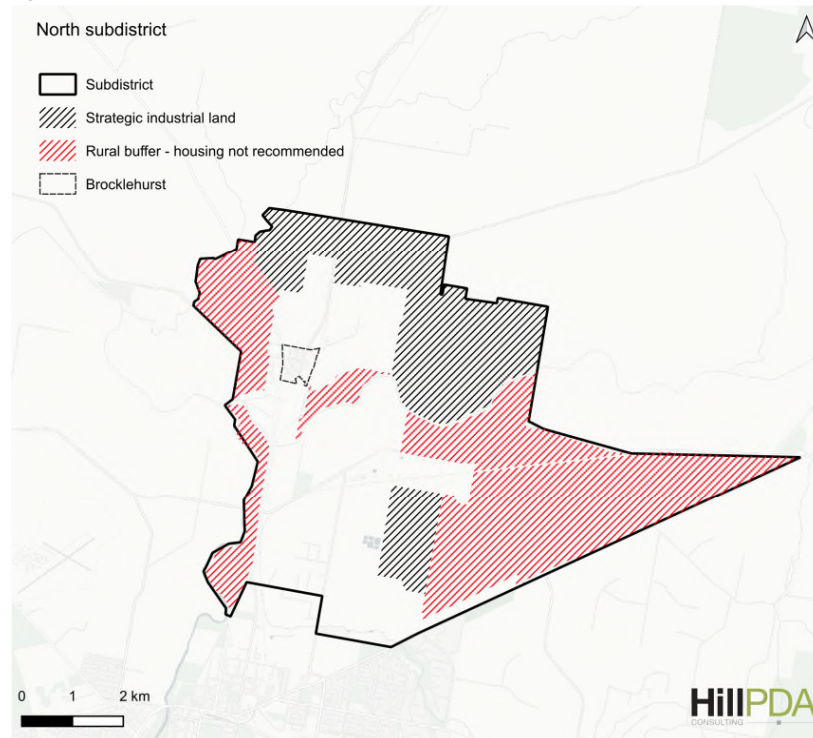
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4.2.1.2 North subdistrict

Based on existing zoning, constraints, and current demand, additional housing within the North subdistrict is not recommended (see Figure 22). See Section 4.2.3.9 for the Brocklehurst Place Plan.

Figure 22: North subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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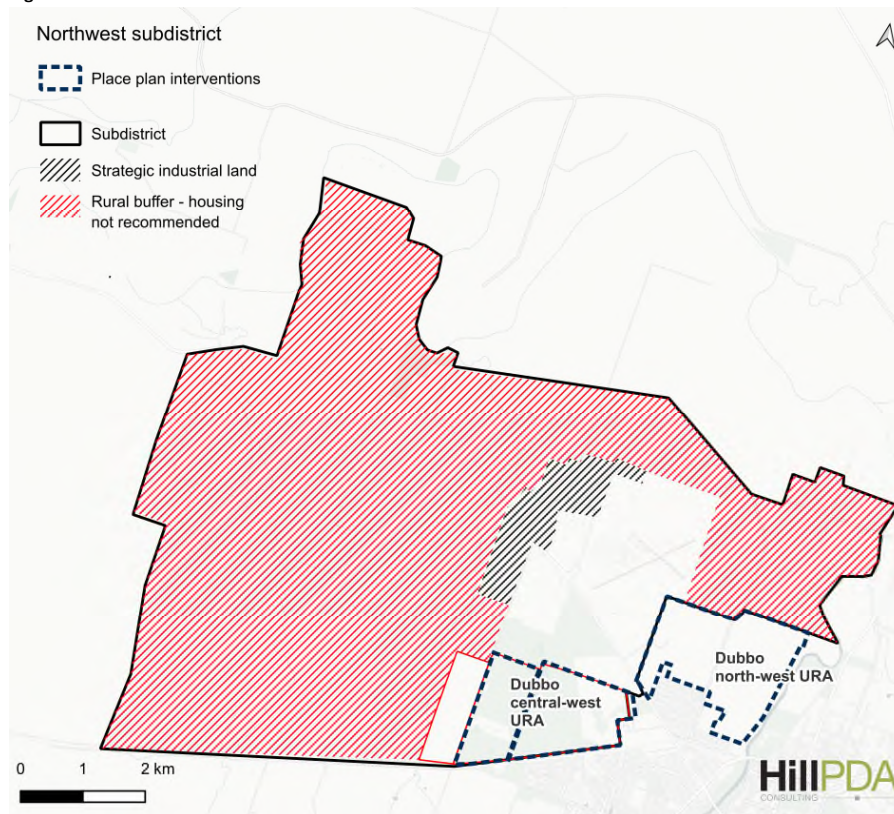
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4.2.1.3 Northwest subdistrict

The North-West and Central-West urban release areas in the context of the Northwest subdistrict are envisioned to provide essential housing growth opportunity for this area. Based on existing zoning, current demand and interventions, additional housing within the rural buffer is not recommended (see Figure 23).

Figure 23: Northwest subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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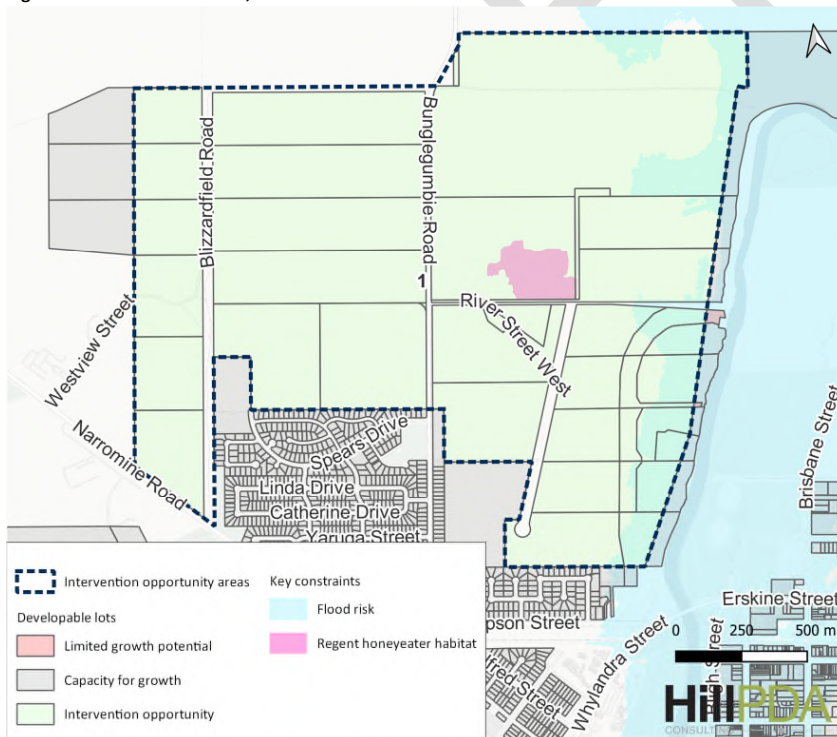


Dubbo North-West urban release area

Table 9: Place interventions, Dubbo north-west urban release area

Intervention	Action	Additional yield
1	Facilitate the delivery of the North-West Urban Release Area through the following tasks: - Rezoning the land to areas of R1 General Residential, R2 Low Density Residential, E1 Local Centre and RE1 Public Recreation. - Introduce dwelling density controls and amend the minimum lot size area.	5,500 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Prepare a Strategic Transportation Model for to identify transport capacity and augmentation requirements.	N/A

Figure 24: Place interventions, Dubbo north-west urban release area



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Dubbo Central-West urban release area

Table 10: Place interventions, Dubbo central-west urban release area

Intervention	Action	Additional yield
	Facilitate the delivery of the Central-West Urban Release Area through the following tasks:	
1	- Rezoning the land to areas of R1 General Residential and R2 Low Density Residential - Reduce the minimum lot size area of part of precinct's eastern extent	Up to 2,000 dwellings
2	Explore the subsequent rezoning of land along Rosedale Road to R2 Low Density Residential, with a reduced minimum lot size.	Up to 1,250
3	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
4	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
5	Prepare a Strategic Transportation Model to identify transport capacity and augmentation requirements.	N/A

Figure 25: Place interventions, Dubbo central-west urban release area



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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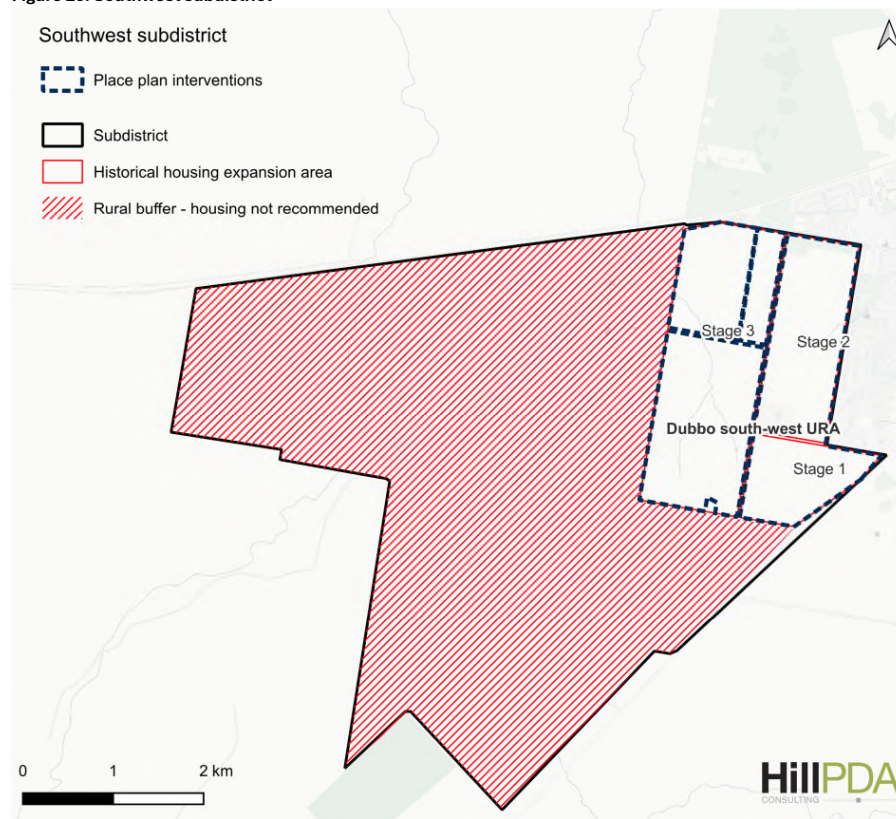
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4.2.1.4 Southwest subdistrict

The South-West urban release area in the context of the Southwest subdistrict is envisioned to provide essential housing growth and opportunity for this area, subject to further planning guidance being prepared. Based on current demand and interventions, additional housing within the rural buffer is not recommended (see Figure 26).

Figure 26: Southwest subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Dubbo South-west urban release area

A structure plan has not been prepared for the South-West urban release area. Before it can be developed, further information needs to be prepared in relation to:

- Staging information to assist in the timely and efficient release of land and infrastructure
- Overall transport hierarchy, major circulation routes and connections required
- Overall landscaping strategy and protection of vegetation
- Active and passive recreational areas
- Stormwater and water quality management controls
- Management of natural hazards, including bushfire, flooding, contamination and salinity.

Subject to the creation of a structure plan, potential interventions to be further investigated are below.

Table 11: Place interventions, Dubbo south-west urban release area

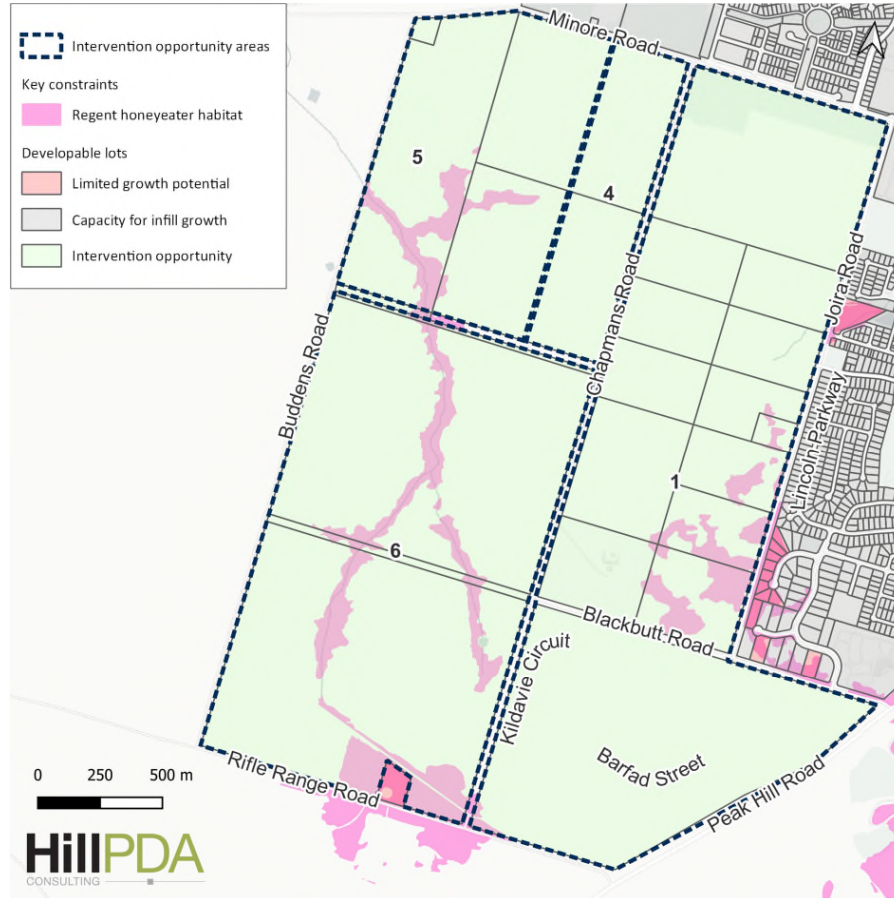
Intervention	Action	Additional yield
1	Facilitate the delivery of stages 1 and 2 of the South-West Urban Release Area through the following tasks: • Rezoning land to areas of R1 General Residential and R2 Low Density Residential. • Working with landowners to coordinate the delivery of infrastructure and housing.	2,500 to 3,000 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Explore the rezoning of land along Chapmans Road to R2 Low Density Residential, with a reduced minimum lot size.	Up to 1,020 dwellings
5	Explore the subsequent rezoning of land along Minore Road to R2 Low Density Residential, with reduced minimum lot size.	Up to 2,040 dwellings
6	Investigate and structure plan the southern area to incorporate a range of lot sizes that are sensitive to the environmental corridors and significant vegetation.	Up to 50 dwellings
7	Prepare a Strategic Transportation Model to identify transport capacity and augmentation requirements.	N/A

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Figure 27: Place interventions, Dubbo south-west urban release area



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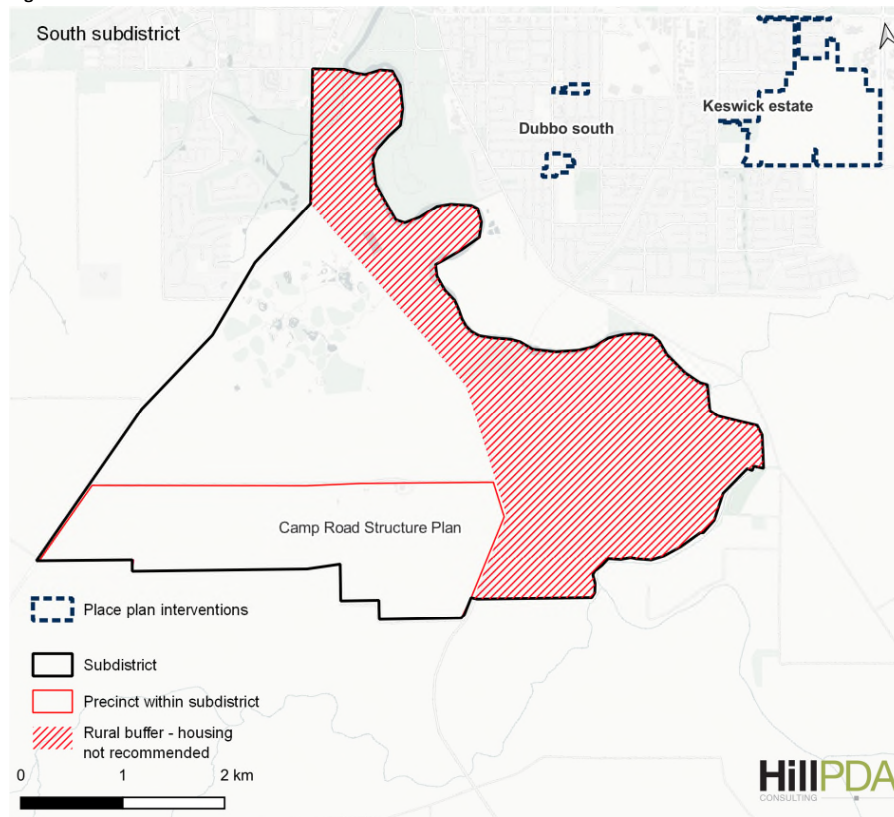
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4.2.1.5 South subdistrict

The Camp Road Structure Plan in the context of the South subdistrict is envisioned to provide tourist uses and buffer areas, and ensure development does not impact existing tourist activities. Based on current zoning, constraints, demand and interventions, additional housing within the rural buffer is not recommended (see Figure 28).

Figure 28: South subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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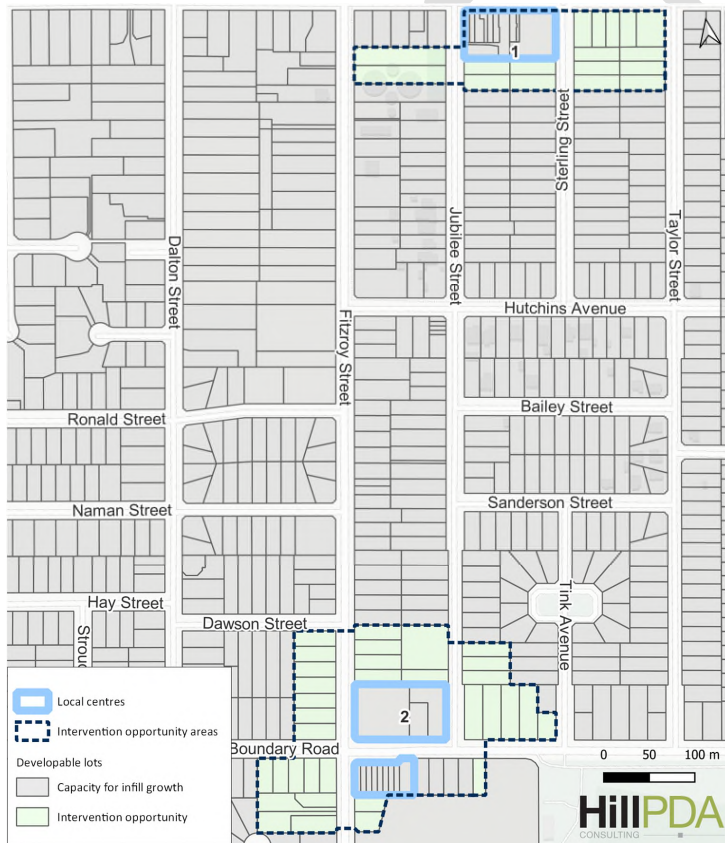
4.2.1.6 City subdistrict

Dubbo south

Table 12: Place interventions, Dubbo south

Intervention	Action	Additional yield
1	Explore, through a neighbourhood plan process, rezoning lots around Tamworth Street local centre to R1 General Residential, with a reduced minimum lot size.	Up to 110 dwellings
2	Explore, through a neighbourhood plan process, the rezoning of lots around Boundary Road local centre to R1 General Residential, with a reduced minimum lot size.	Up to 160 dwellings
3	Prepare a neighbourhood plan in consultation with the community that explores opportunities for infill development, particularly in areas close to centres and on corner sites.	Dependent on planning controls

Figure 29: Place interventions, Dubbo south



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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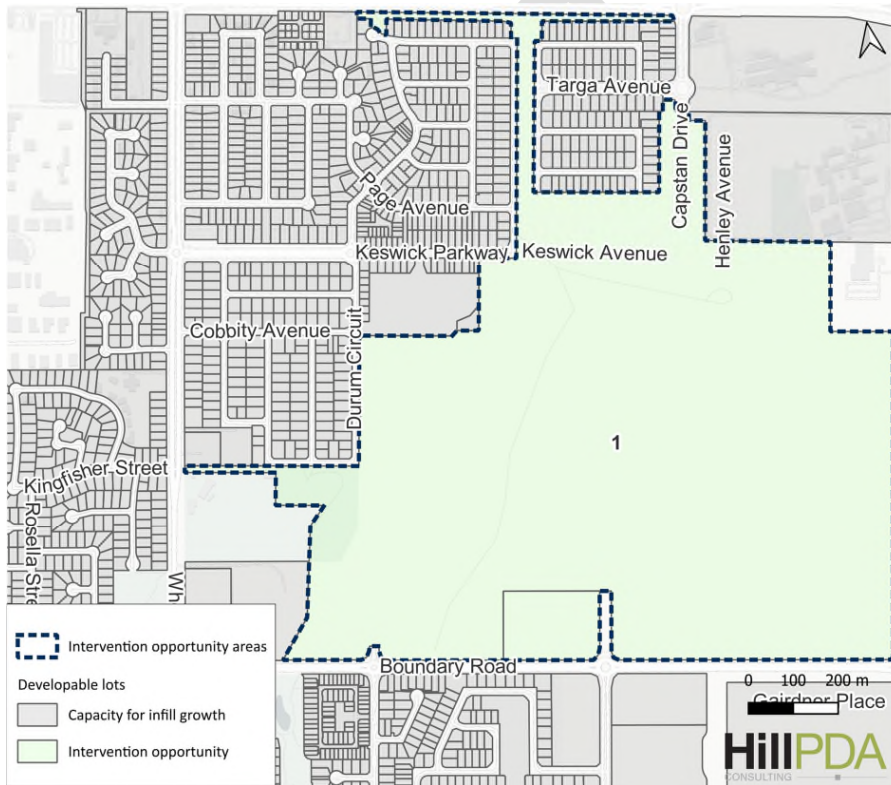


Keswick Estate

Table 13: Place interventions, Keswick Estate

Intervention	Action	Additional yield
1	Facilitate the delivery of Keswick Estate through the following tasks: • Rezoning the land to areas of R1 General Residential, R2 Low Density Residential and RE1 Public Recreation. • Reduce the minimum lot size area for of part of precinct.	Up to 1,900 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure	N/A

Figure 30: Place intervention, Keswick Estate



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Dubbo north-east

Table 14: Place interventions, Dubbo north-east

Intervention	Action	Additional yield
1	Support delivery of the Dubbo Health, Education and Well-being Precinct masterplan through the following tasks: - Consider precinct-specific planning provisions to accord with the Dubbo Local Strategic Planning Statement - Continue to work with partners to identify development opportunities and barriers - Explore opportunities for health worker accommodation.	Dependent on collaboration and planning outcomes
2	Explore rezoning Alexander Bell Memorial Park to R1 General Residential and R2 Low Density Residential, subject to stormwater easement, power line and road access limitations.	Dependent on planning outcomes
3	Explore the rezoning to R2 Low Density Residential.	Up to 10 dwellings

Figure 31: Place intervention, Dubbo north-east



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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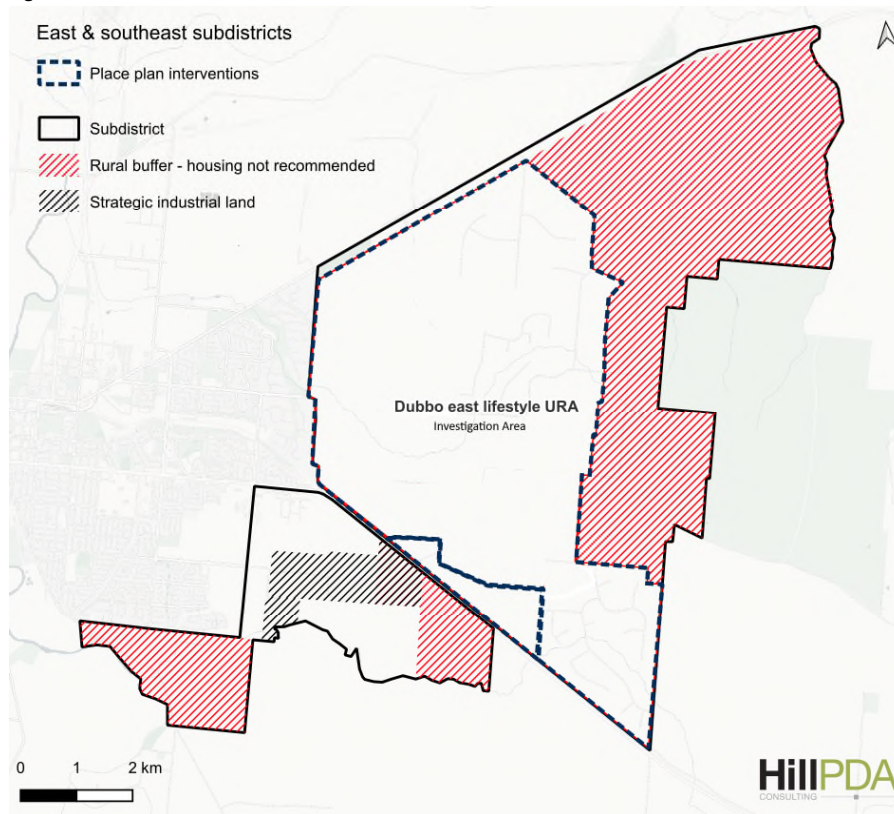
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4.2.1.7 East and southeast subdistricts

The Dubbo east lifestyle urban release area - investigation area in the context of the East and Southeast subdistricts is envisioned to provide additional rural residential lifestyle lots for the region, subject to further planning guidance being prepared. Based on current zoning, constraints and demand, additional housing within the rural buffer is not recommended (see Figure 32).

Figure 32: East and southeast subdistricts



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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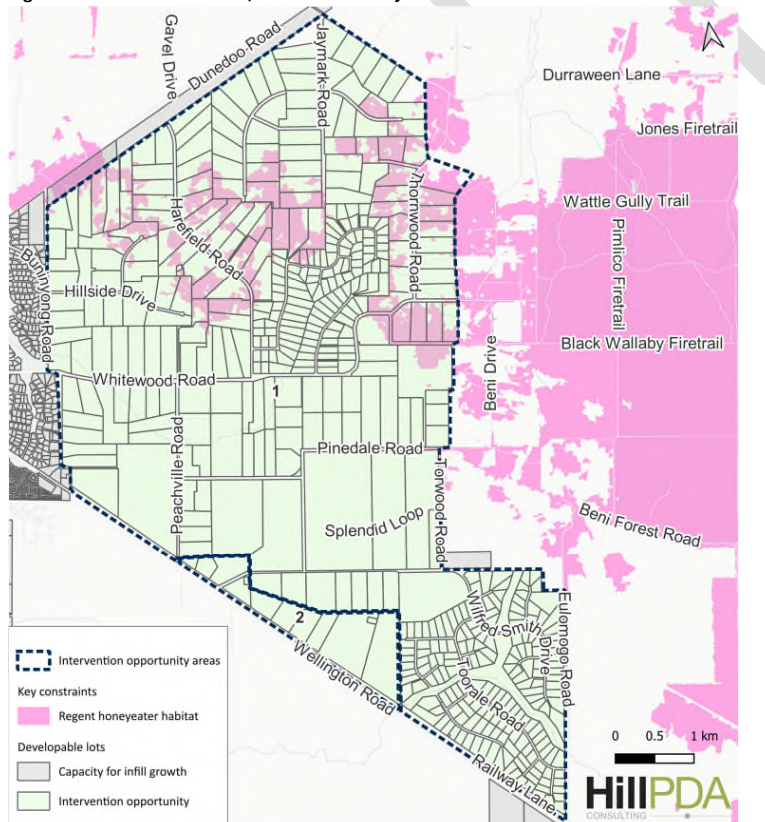
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Dubbo east lifestyle URA – Investigation area

Table 15: Place interventions, Dubbo east lifestyle

Intervention	Action	Additional yield
1 and 2	Investigate designating Dubbo east a rural lifestyle urban release area (URA) – investigation area to allow for infrastructure and environmental investigations and structure planning to occur, facilitating potential lower lot sizes.	Dependent on planning controls
2	Explore the rezoning of land along Wellington Road to R5 Large Lot Residential, with a reduced minimum lot size.	Dependent on planning controls
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Prepare a Strategic Transportation Model for to identify transport capacity and augmentation requirements.	N/A

Figure 33: Place interventions, Dubbo east lifestyle URA



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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The Dubbo east lifestyle URA is bound by major eastern road and railway links, and is subject to varying levels of soil salinity. Part of the subdistrict covers the catchment of Troy Creek, and any intensive development must be carefully considered with respect to its possible consequences upon salinity in Troy and Eulomogo Creeks.

Whilst there is strong ongoing demand for rural lifestyle land and it is important to Dubbo's existing and new communities, designating it an urban release area – investigation area does not necessarily mean that this area will fulfill a different residential function in the future. To ensure opportunities and constraints can be fully explored and understood, salinity, agricultural and environmental concerns and infrastructure augmentations need to be further investigated. In addition, the following information would also be required:

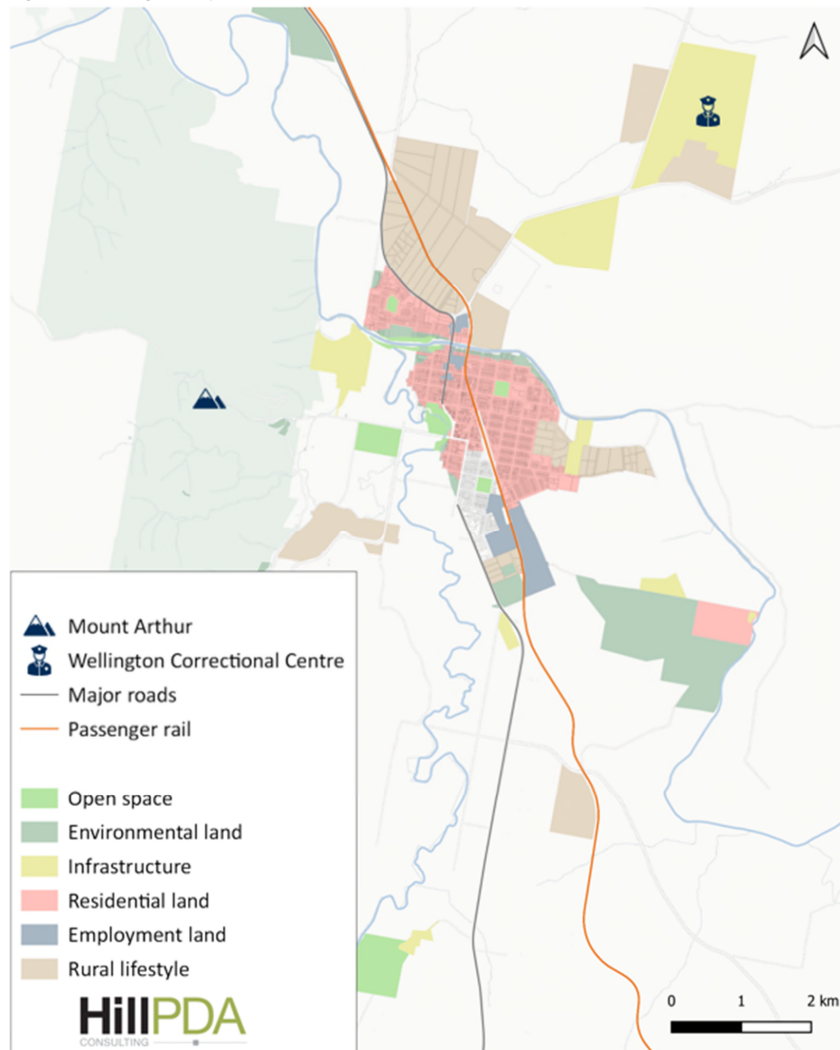
- Staging information to assist in the timely and efficient release of land and infrastructure
- Overall transport hierarchy, major circulation routes and connections required
- Overall landscaping strategy and protection of vegetation
- Active and passive recreational areas
- Stormwater and water quality management controls
- Management of natural hazards, including bushfire, flooding, contamination and salinity.



4.2.2 Wellington

Wellington, located at the junction of the Macquarie and Bell Rivers, is strategically positioned in the Central-West Orana Renewable Energy Zone and near Dubbo, Orange, and Mudgee. The town centre offers diverse business, retail, social, cultural, and recreational opportunities, and contains many historical buildings. The dominant land use is R1 General Residential.

Figure 34: Wellington map



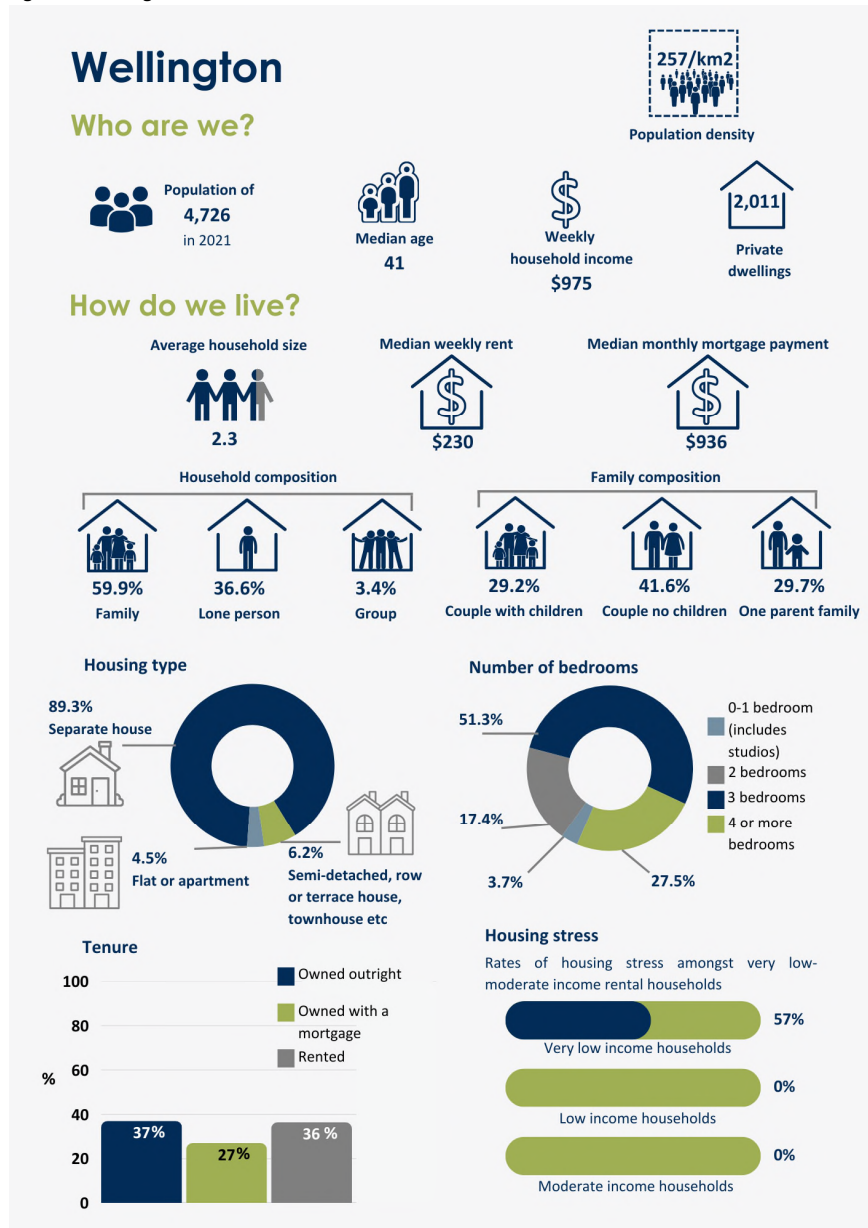
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 35: Wellington overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on aggregated data at the SAL level. Proportions exclude undetermined/other.

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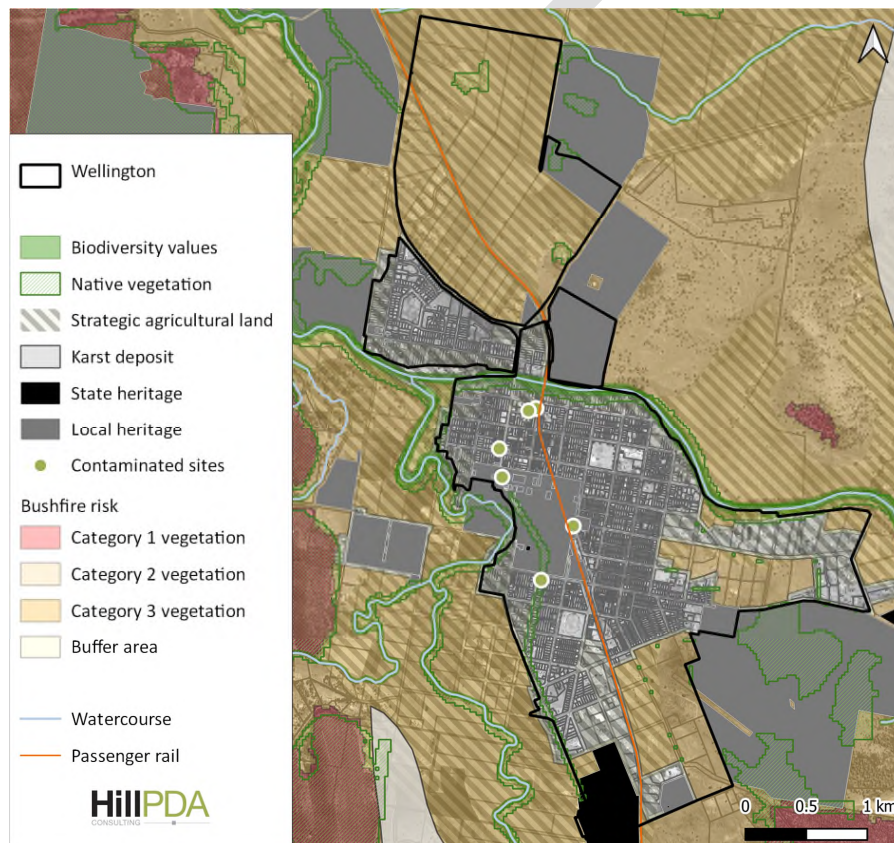


Constraints

A variety of constraints exist in Wellington (see Figure 36). Significant flood risk exists, and additional flood studies are currently being prepared to provide up-to-date mapping. This will require development to mitigate such risk, although viability may present a barrier. Other key constraints include biophysical strategic agricultural land, biodiversity, contamination and heritage.

Most of Wellington is well-served, although the Montefiores precinct is limited by the current state of road and drainage infrastructure.

Figure 36: Wellington constraints



Source: EPA; DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 16 indicates Wellington's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 16: Dwelling take-up, demand, difference and capacity, Wellington, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+4pa (last 5yrs)	2,363 (2024)	N/A	6,389
Projected	+61 by 2041	+142 (by 2041)	-77 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Wellington has significant dwelling capacity, but a projected shortfall of delivered dwellings, based on historical take-up rates. The key housing gaps include:

Residential flat buildings in the Town Centre	Secondary dwellings and dual occupancies	Rural lifestyle blocks	Quality social and affordable housing	Indigenous housing options	Temporary worker accommodation
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Desired future character

Wellington will function as a revitalised historic town with a strong heritage character. Varied housing options will attract a diverse community, ranging from quality affordable housing to rural lifestyle opportunities. Wellington will continue to grow, with young workers and families arriving, and residents remaining in the town. The renewable energy industry will continue to provide opportunity for integrated temporary working housing opportunities.

Wellington's growth will surround its traditional main street, which will provide revitalised living and working opportunities. Growth will be supported by service provision that keeps pace with housing revitalisation and development.

Place growth principles

To achieve the desired future character:

- Explore opportunities for temporary worker accommodation that integrates within the existing urban area.
- Preserve the distinct character of Wellington through growth opportunities for new residential development occurring on the periphery of the town.
- Encourage infill development through the provision of multi-dwellings, dual occupancies, and secondary dwellings.
- Consolidate, and improve the viability of, main street commercial provision, by encouraging residential flat buildings commensurate of the size and scale of the town, within the E2 Commercial Centre zone.

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Place interventions

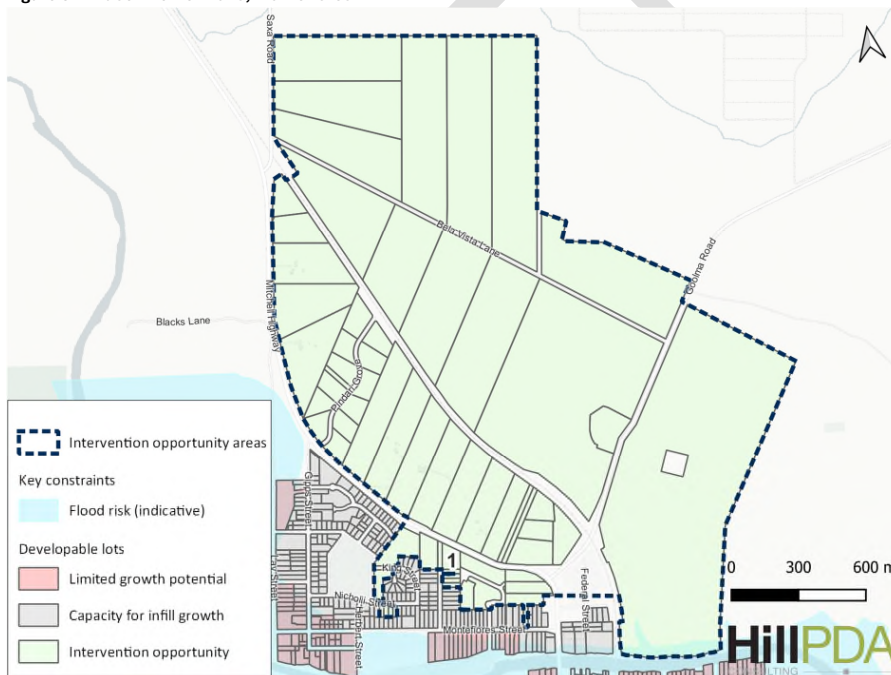
Following a review of development trends, growth requirements and planning controls, specific interventions have been identified for Montefiores and the periphery of Wellington.

Montefiores

Table 17: Place interventions, Montefiores

Intervention	Action	Additional yield
1	Prepare a masterplan for the Montefiores precinct, identifying potential road, and drainage and open space infrastructure, and scoping potential related residential development.	Dependent on master planning
2	Progress the Wellington Flood Study and Risk Management Plan to establish the capacity for infill growth in Montefiores.	N/A

Figure 37: Place interventions, Montefiores



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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Wellington

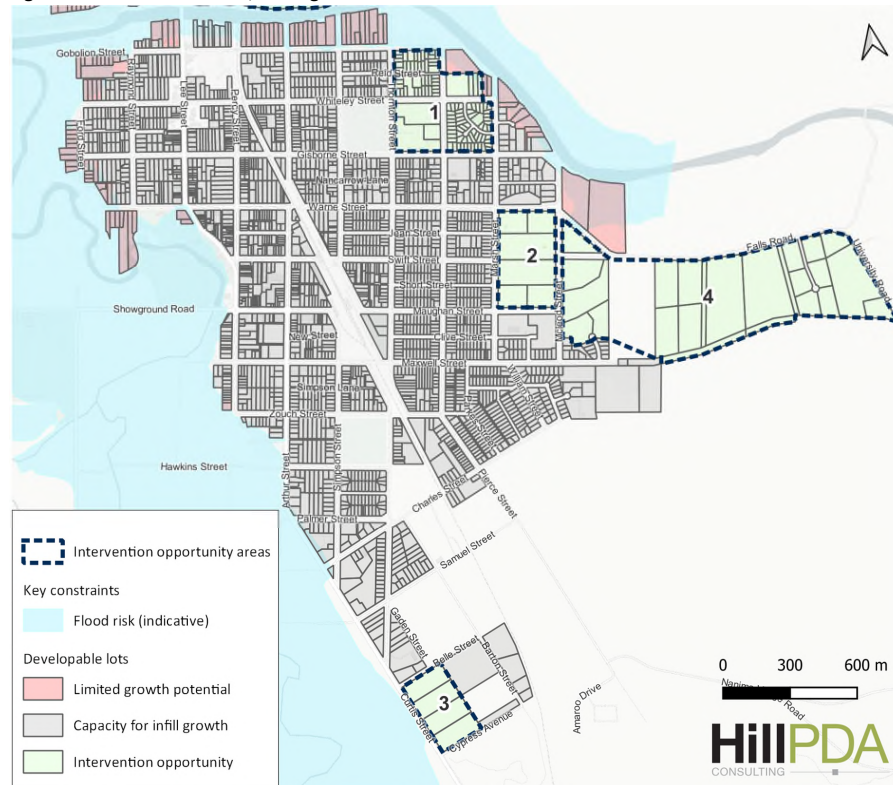
Table 18: Place interventions, Wellington

Intervention	Action	Additional yield
1	Develop a masterplan for a revitalised precinct surrounding the Wellington Health Service, in partnership with NSW Health and the NSW Land and Housing Corporation.	Dependent on master planning
2	Explore rezoning to R1 General Residential and reducing the minimum lot size.	Up to 10 dwellings
3	Explore reducing the minimum lot size.	Up to 10 dwellings
4	Explore reducing the minimum lot size.	Up to 86 dwellings
5	Rezone land on the western side of Goolma Road, opposite the Wellington Correctional Centre, to RU1.	N/A
6	Encourage renewable energy proponents to use Wellington for worker accommodation.	Dependent on advocacy
7	Educate residents about infill development opportunities.	Dependent on advocacy
8	Finalize the Wellington Flood Study and Risk Management Plan to establish the capacity for infill growth in Wellington.	N/A
9	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A

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Figure 38: Place interventions, Wellington

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4.3 Rural lifestyle directions



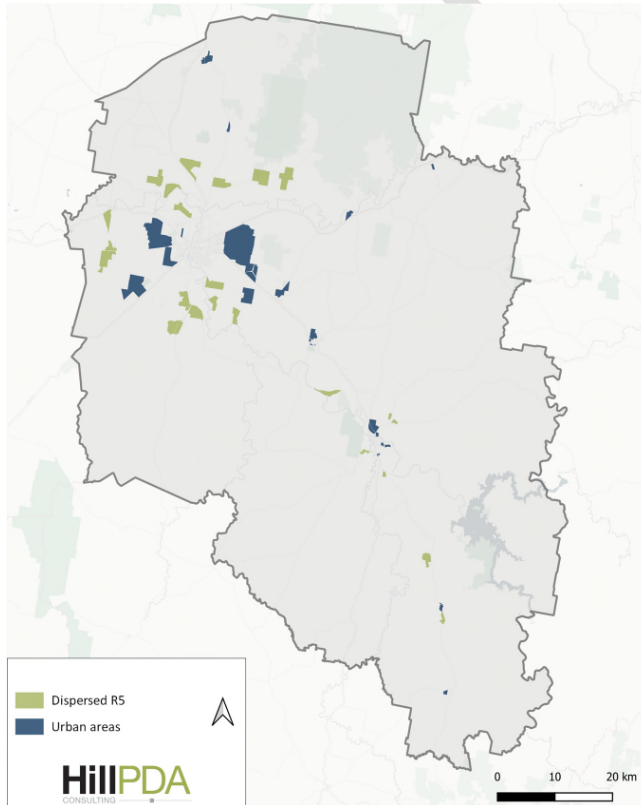
The region contains significant portions of land zoned R5 Large Lot Residential, intended as 'rural lifestyle' areas. While some of this land is within urban areas, other segments are more dispersed across the region, reflecting historical subdivision approvals and the previous small farm estates zone under the Dubbo Local Environmental Plan 1997 – Rural Areas.

Consultation has identified the importance of rural lifestyle land to the region's existing and new communities, and how it is highly valued and sought after.

4.3.1 Where is the region's rural lifestyle land?

Rural lifestyle land is significantly dispersed across the region (see Figure 81).

Figure 81: Rural lifestyle land by area type



Source: Dubbo Regional Council; DPHI; HillPDA. Imagery: CARTO

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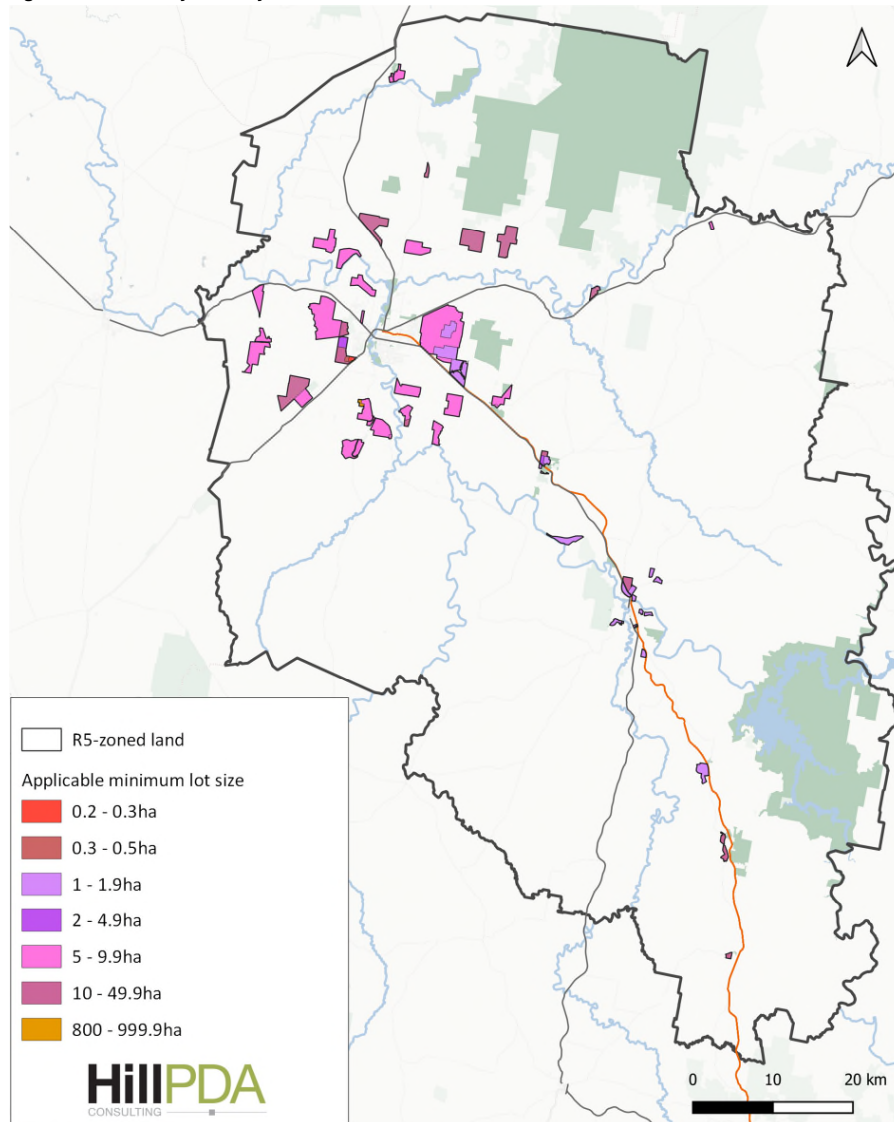
4.3.2 How can rural lifestyle land grow?

R5 Large Lot Residential is currently dispersed across the region with limited consistency as to the application of minimum lot size controls. Under current planning controls, there is theoretical capacity for approximately additional 1,210 lots if all zoned land was subdivided into current minimum lot sizes (see Table 37, Figure 82 and Figure 83). This assessment is based on subdivision and single-dwelling development comprising each site's highest and best use.

Table 37: Theoretical dwelling capacity, R5-zoned land

Area	Theoretical dwelling yield
Ballimore	0
Dubbo	351
Elong Elong	5
Euchareena	0
Eumungerie	0
Geurie	48
Mogriguy	0
Stuart Town	4
Wellington	162
Wongarbon	5
Urban area total	575
Apsley	42
Brocklehurst surrounds	41
Maryvale	204
Mount Arthur	35
North of Dubbo	22
South of Dubbo	24
South of Stuart Town	0
West Mumbil	160
West of Dubbo	35
Wuuluman	72
Dispersed R5 total	635
Total additional dwellings	1,210

Figure 82: Rural lifestyle land by minimum lot size



Source: Dubbo Regional Council; DPHI; HillPDA. Imagery: CARTO

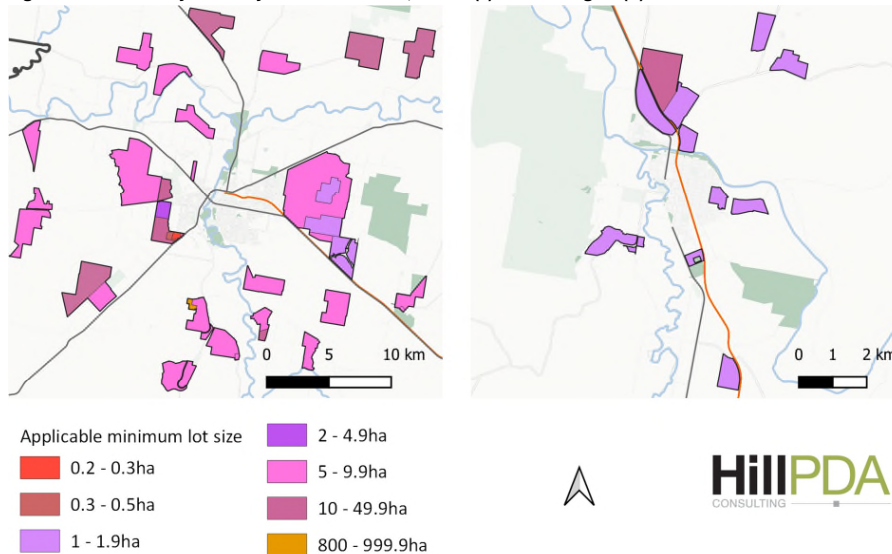
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Figure 83: Rural lifestyle land by minimum lot size, Dubbo (L) and Wellington (R)



The region contains approximately 14,687 hectares of rural lifestyle land with capacity (see Table 38). The greatest extent of potentially developable rural lifestyle land area is contained under the 8-hectare minimum lot size provision, followed by the 35-hectare minimum lot size provision. However, most of the region's additional capacity can be delivered by properties that have a minimum lot size of one hectare. This represents the significant extent of development that smaller minimum lot sizes can facilitate.

Table 38: Potential additional lots if Dubbo LEP minimum lot sizes (MLSs) are applied

Minimum lot size (LEP) Ha	Total developable area		Subdivision capable lots		Potential additional lots	
	Ha	%	Count	%	Count	%
0.7	4	0%	0	0%	0	0%
1	1,005	7%	141	51%	718	59%
1.5	657	4%	21	8%	60	5%
2	137	1%	3	1%	63	5%
4	40	0%	2	1%	2	0%
5	36	0%	2	1%	5	0%
8	9,495	65%	97	35%	327	27%
10	843	6%	8	3%	34	3%
35	2,469	17%	1	0%	1	0%
Total	14,687	100%	275	100%	1,210	100%

Note: Where multiple MLSs apply to one lot, the largest applicable MLS has been recorded for the lot

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4.3.3 Rural lifestyle directions

This Strategy does not identify specific parcels of land to be rezoned or amend the minimum lot size, but instead identifies the preferred direction for large lot residential growth. When considering owner-initiated requests to amend planning controls, the amount of land suitable for rezoning should always be larger than the amount required by the theoretical capacity assessment, and include a mix of landowners so that supply is not constrained by limited areas of land or limited owners.

Rural lifestyle development can have environmental, social and economic costs that are significantly higher than those of standard residential development. Rural lifestyle development will be planned to:

- avoid generating demand for costly or inefficient social or physical infrastructure
- minimise land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers
- avoid significant impacts to primary production or to the environmental or cultural values of a rural area
- protect natural resources, environmental areas, biodiversity and landscape values
- ensure new growth and development is directed to locations with sufficient infrastructure, low risk of natural hazards and will not increase the risk of natural hazards.

Dubbo Region's rural lifestyle and village character is highly valued and sought after.

Key **rural lifestyle** housing findings from the evidence base:

- There is theoretical capacity for additional development on existing lots.
- There is continuing community desire for more consistent rural lifestyle housing opportunities in lots sized approximately 0.4 hectares, 1 hectare and 8 hectares in outer Dubbo, Wellington and some villages.
- Rural lifestyle development can often have lower infrastructure costs, but more environmental constraints may be present.
- Most villages have capacity for further infill development through existing lot patterns, but growth in some villages is highly constrained by environmental hazards.
- Rural lifestyle lots must not adversely impact local character, primary production or environmentally significant land.
- The character and sense of community within villages is highly valued with an expectation that growth is fairly minimal.



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Table 39: Rural lifestyle directions and actions

Direction	Action
4.1 Facilitate rural lifestyle options	4.1.1 Support R5 Large Lot Residential development primarily within existing R5 zoned land, where necessary infrastructure and services can support additional population growth, and within identified investigation areas as outlined in the Dubbo Rural Areas Development Strategy.
	4.1.2 Minimise impact on high quality agricultural lands by avoiding new fragmented pockets of R5 Large Lot Residential land throughout rural zones.
	4.1.3 Promote efficient lot sizes that utilise existing infrastructure and have buffers to existing and future rural areas, watercourses and sensitive environmental areas.
	4.1.4 Ensure new housing is integrated into rural areas in a way that preserves local heritage, environmental sustainability, and the rural lifestyle.
4.2 Facilitate village growth opportunities	4.2.1 Promote housing options that maintain the unique characteristics of rural and village communities, by implementing interventions within the place plans.

There are a number of instances where the observed average lot size is less than the prescribed minimum lot size. There may be opportunity to reduce the lot size to better reflect the existing subdivision layout, which could create minor increases in capacity.

As there is theoretical capacity for additional development on existing lots, proposals to create new R5 land or amend the minimum lot size would need a holistic approach to ensure access, services, environmental values and the character of the area are not impacted. In addition, RU4 Primary Production Small Lots may provide rural lifestyle living opportunities.

Table 40: Place interventions

Intervention	Action
1	Undertake a supply and demand analysis for land in both the R5 Large Lot Residential and RU4 Primary Production Small Lots.
2	Regularly monitor R5 zone land for supply and demand on a geographical basis

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4.2.3 Village Place plans

Villages offer a highly demanded lifestyle and character as they have distinct communities and a sense of place and identity. It is essential that any new housing opportunities generally remain within urban boundaries and do not impact on the existing character, primary production capability, environmentally significant land or constrained land. Furthermore, infrastructure improvements may be prioritised over growth.

Place Plans have been prepared for the following villages:

- Wongarbon
- Geurie
- Mumbil
- Stuart Town
- Euchareena
- Kerrs Creek
- Ballimore
- Elong Elong
- Brocklehurst
- Mogriguy
- Eumungerie

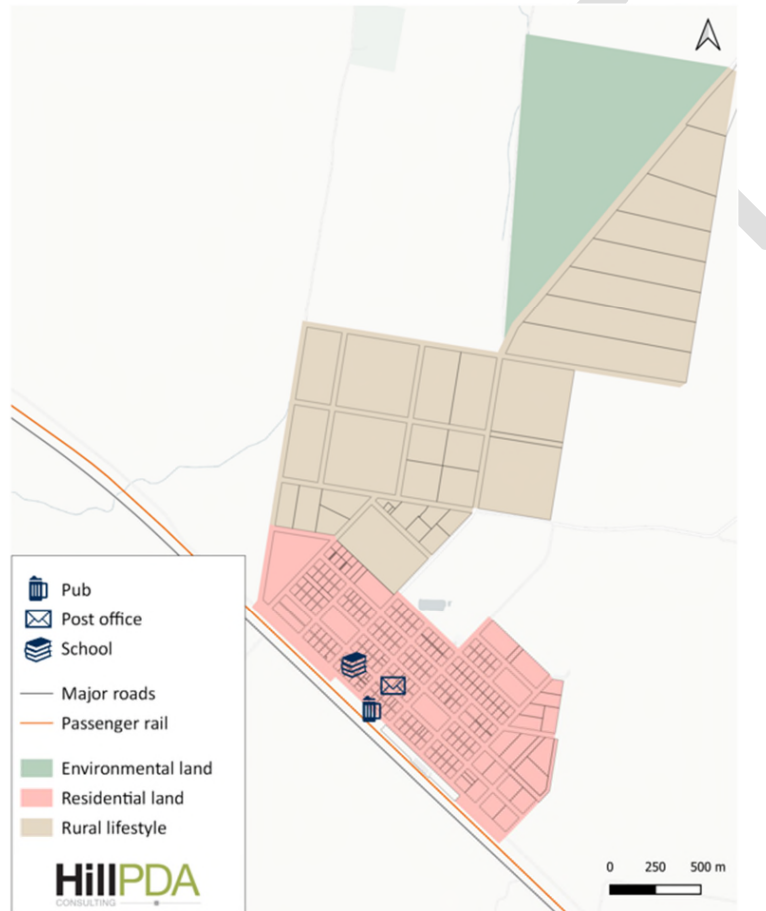


4.2.3.1 Wongarbron

Wongarbron, located between Dubbo and Wellington along the Mitchell Highway, is a village with essential services including a pub, post office, art gallery, shop, and grain silo. It boasts the highest median household income in the local government area and has a notable young population. In 2021, it had a high labour force participation rate, with professionals being a major occupation group. The village's industries focus on health and education. Many dwellings are underutilised, with most having spare bedrooms.

Figure 39: Wongarbron map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



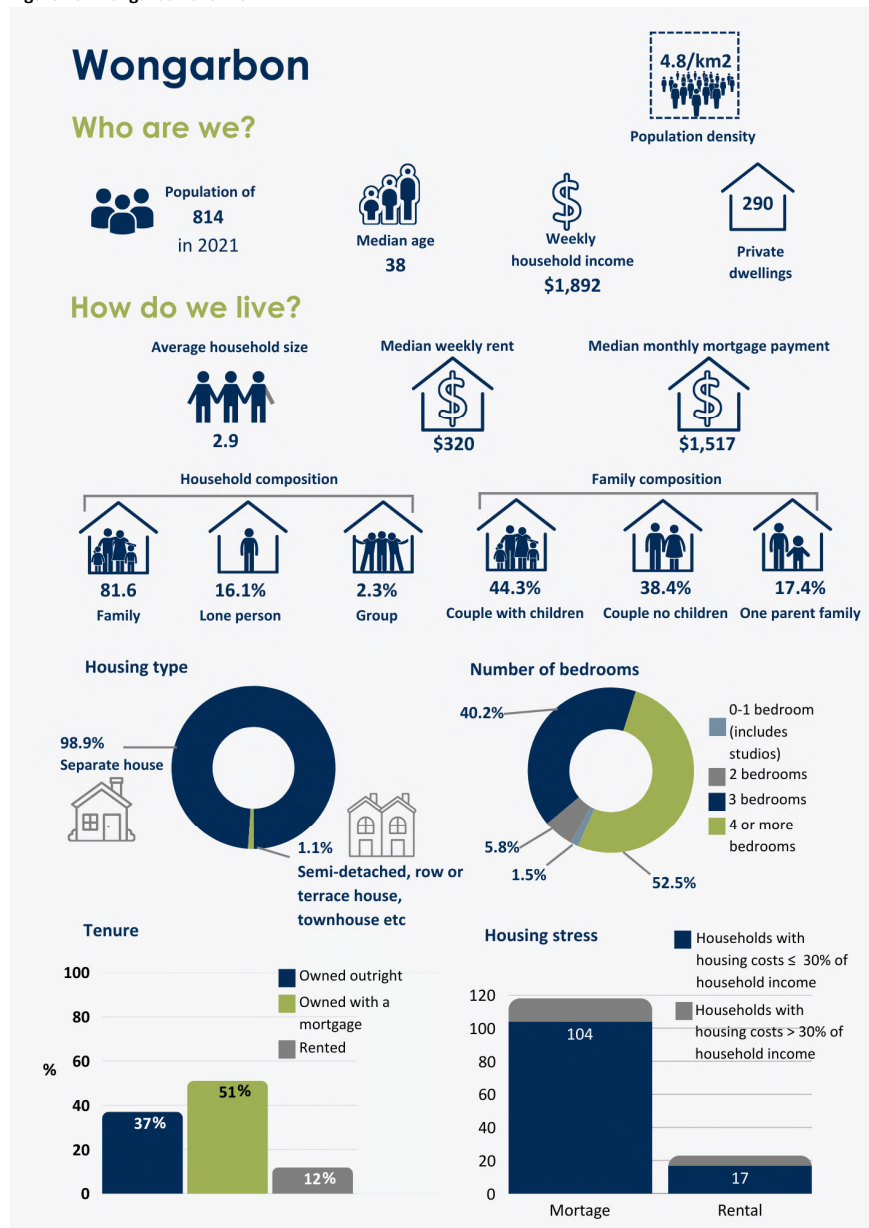
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 40: Wongarbron overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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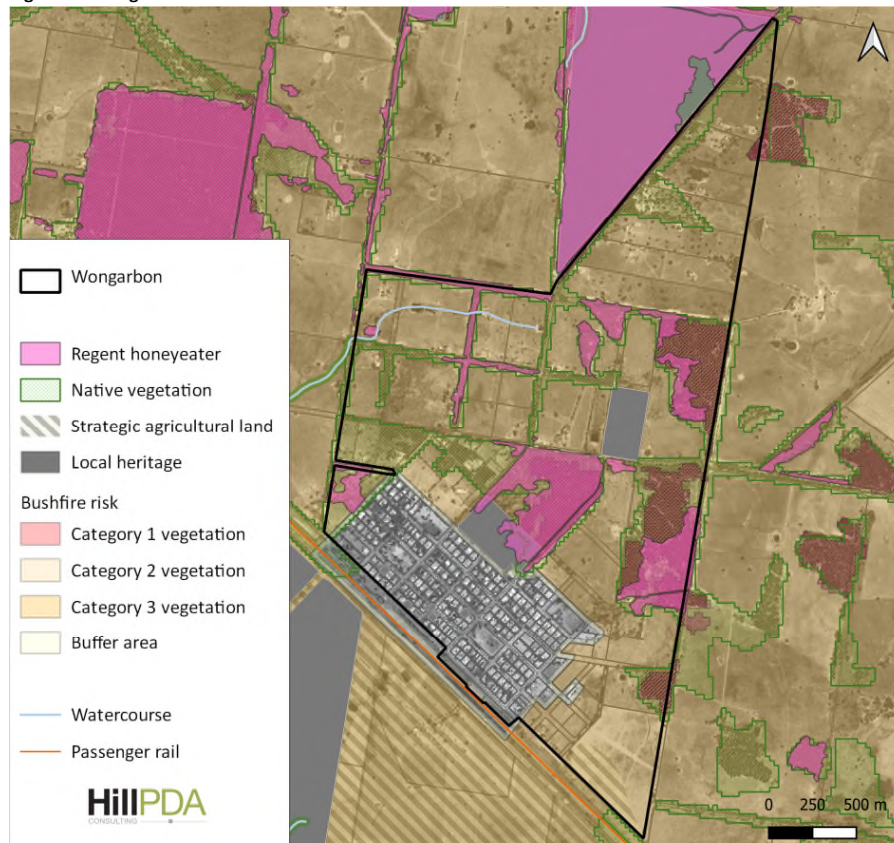
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Constraints

Wongarbron is constrained by bushfire, native vegetation, biodiversity and flooding (see Figure 41). Flooding has not been mapped, but is a local constraint with drainage issues particularly in its southern areas. Wongarbron is the only village with both water and sewer servicing. However, if significant growth occurs, additional infrastructure would be required.

Figure 41: Wongarbron constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 19 indicates Wongarbron's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 19: Dwelling take-up, demand, difference and capacity, Wongarbron, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	239 (2024)	N/A	115
Projected	+7 by 2041	+25 (by 2041)	-18 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Wongarbron is projected to have a potential shortfall in dwellings by 2041, but there is significant capacity for additional dwellings under current planning provisions.

There is a gap in Wongarbron's ability to accommodate village and rural lifestyle housing options, with increasing demand for both types (resulting from factors such as amenity and proximity to Dubbo).

Desired future character

Wongarbron will accommodate additional rural lifestyle growth, while retaining the integrity and character of the village. Small-scale development will be encouraged, albeit limited by local infrastructure, constraints, and the need to preserve local character.

Place growth principles

To achieve the desired future character:

- Avoid further development in low lying and floodprone areas of Wongarbron
- Address demand for rural lifestyle blocks through altering minimum subdivision lot sizes on already zoned land
- Encourage infill development on vacant lots and through secondary dwellings
- Provide additional growth opportunity through a minor expansion to the village zone.

Place directions

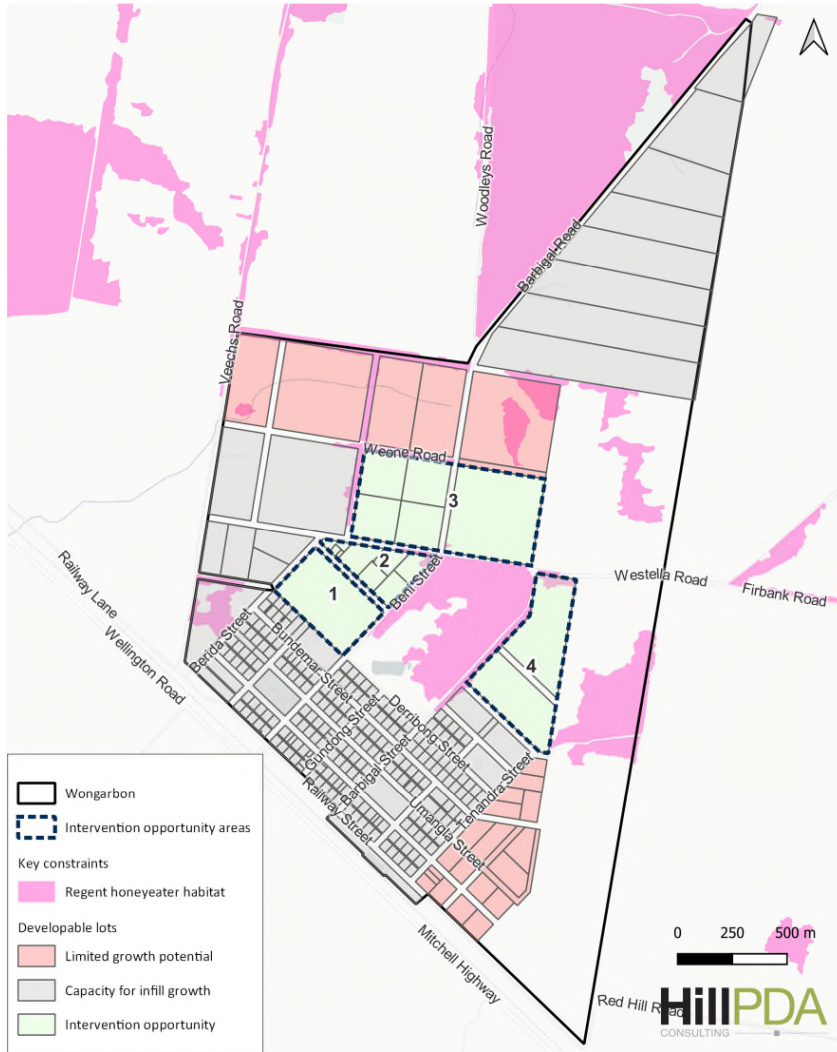
Table 20: Place interventions, Wongarbron

Intervention	Action	Additional yield
1	Explore the extension of Wongarbron's village zone.	Up to 46 dwellings
2	Explore reducing the minimum lot size of R5 land between Werrigal Street and Westella Road.	Up to 10 dwellings
3	Explore reducing the minimum lot size of R5 land between Westella Road and Weone Road.	Up to 22 dwellings
4	Explore rezoning land in eastern Wongarbron to R5 Large Lot Residential.	Up to 36 dwellings

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Intervention	Action	Additional yield
5	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 42: Place interventions, Wongarbron



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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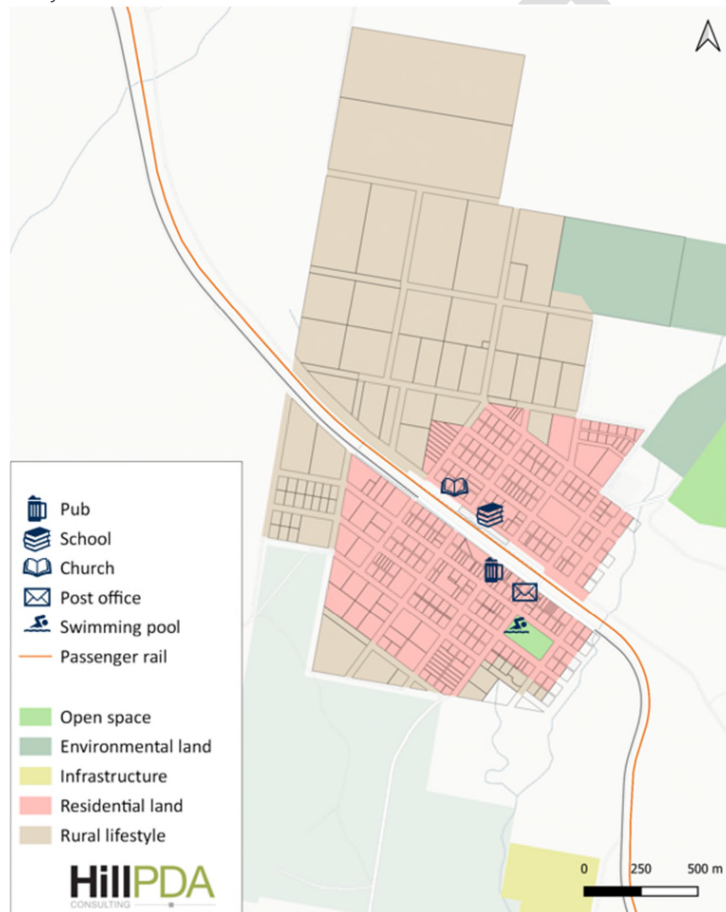
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4.2.3.2 Geurie

Geurie, situated midway between Dubbo and Wellington along the Mitchell Highway and railway line, offers a semi-rural lifestyle with a mix of village-style and larger rural residential lots. The railway line divides Geurie into northern and southern sections, both featuring a grid-based subdivision pattern. Most of Geurie is zoned RU5 Village, with R5 Large Lot Residential land to the north and south. In 2021, Geurie had notable housing stress among renters and a high labour force participation rate, with many employed in social assistance, hospitals, and correctional services.

Figure 43: Geurie map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



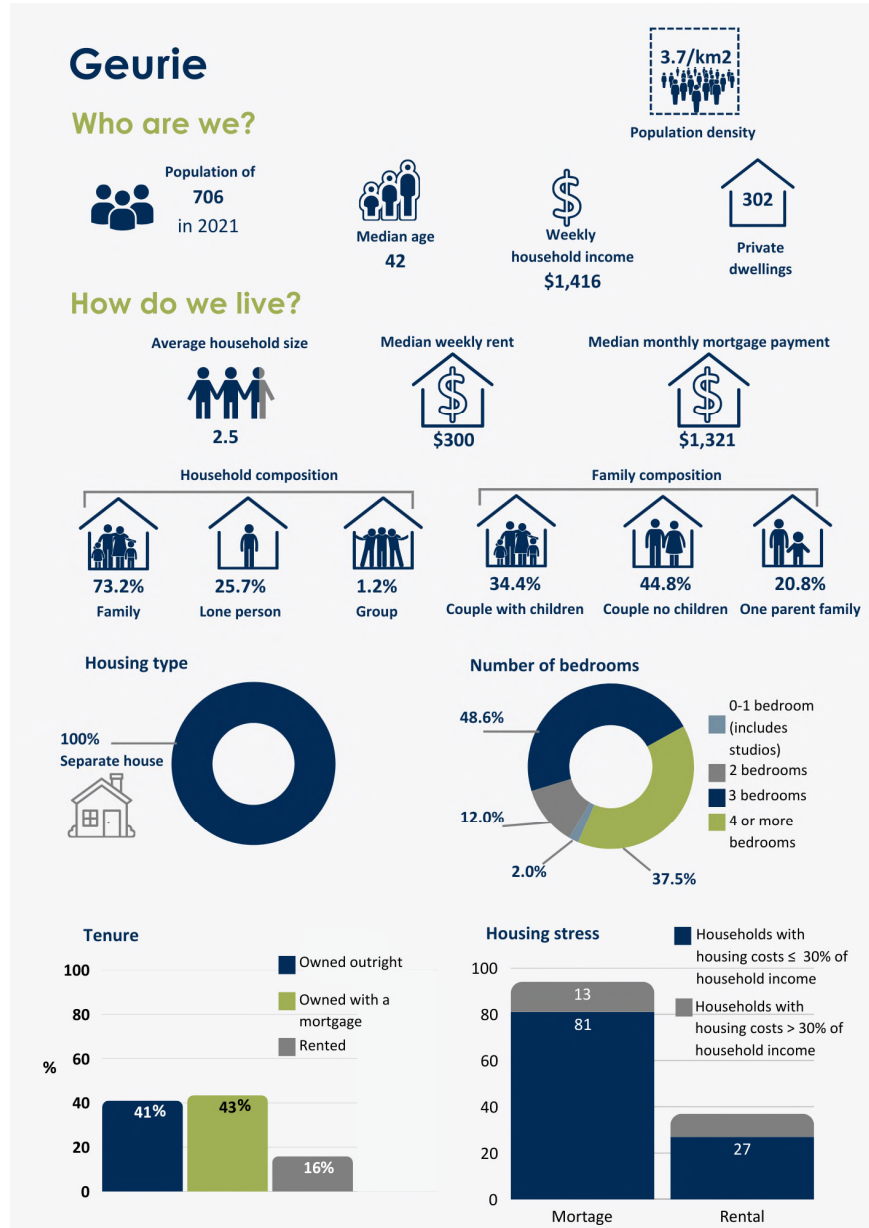
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 44: Geurie overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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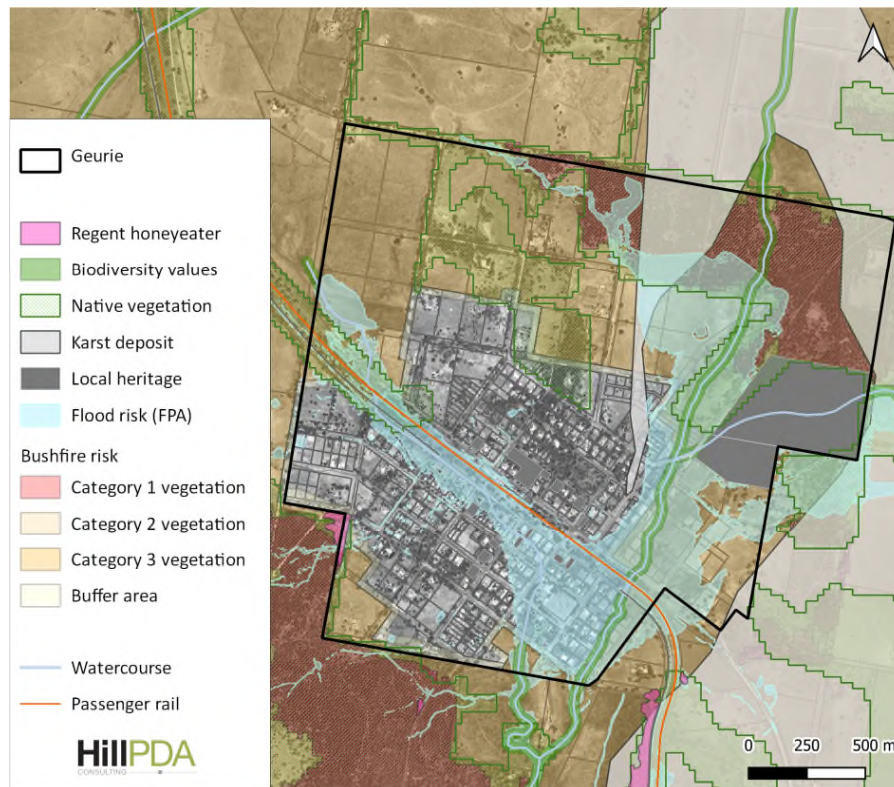
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Constraints

A variety of constraints exist in Geurie (see Figure 45). The primary constraint is flooding, with drainage precluding development in much of eastern Geurie, including land already subdivided and developed. Other constraints include karst deposits, heritage and biodiversity. In addition, water and waste servicing may need upgrading to facilitate any significant development in Geurie.

Figure 45: Geurie constraints



Source: EPA; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 21 indicates Geurie's dwelling take-up, demand, projected surplus and capacity between 2024 and 2041.

Table 21: Dwelling take-up, demand, difference and capacity, Geurie, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+2pa (last 5yrs)	227 (2024)	N/A	212
Projected	+27 by 2041	+17 (by 2041)	+10 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Geurie has both the capacity and historical take-up trends to meet dwelling demand by 2041.

Desired future character

Geurie's village will continue to be a valued location for rural lifestyle living close to the jobs and amenity of Dubbo City. The village atmosphere and scale will be maintained, with infill development occurring on constraint-free land in line with Geurie's rural character.

Place growth principles

To achieve the desired future character:

- Avoid further development in low lying and floodprone areas of Geurie.
- Address demand for rural lifestyle blocks through altering minimum subdivision lot sizes on already zoned land.
- Encourage infill development on vacant and constraint-free lots and through secondary dwellings.
- Provide additional growth opportunity through a minor expansion to the village zone.

Place directions

Table 22: Place interventions, Geurie

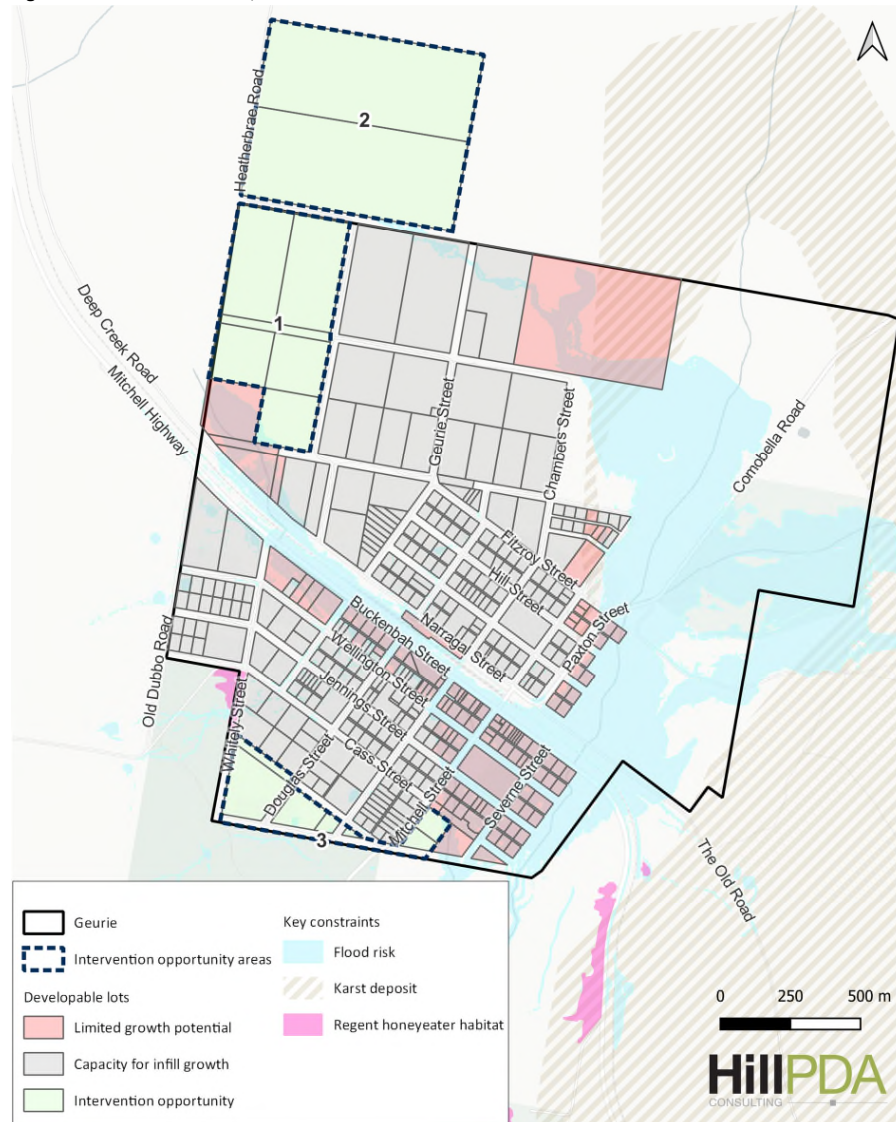
Intervention	Action	Additional yield
1 and 2	Explore reducing the minimum lot size.	Up to 30 dwellings
3	Explore the extension of Geurie's southern village zone boundary to align with Morley Street.	Up to 70 dwellings
4	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 46: Place interventions, Geurie



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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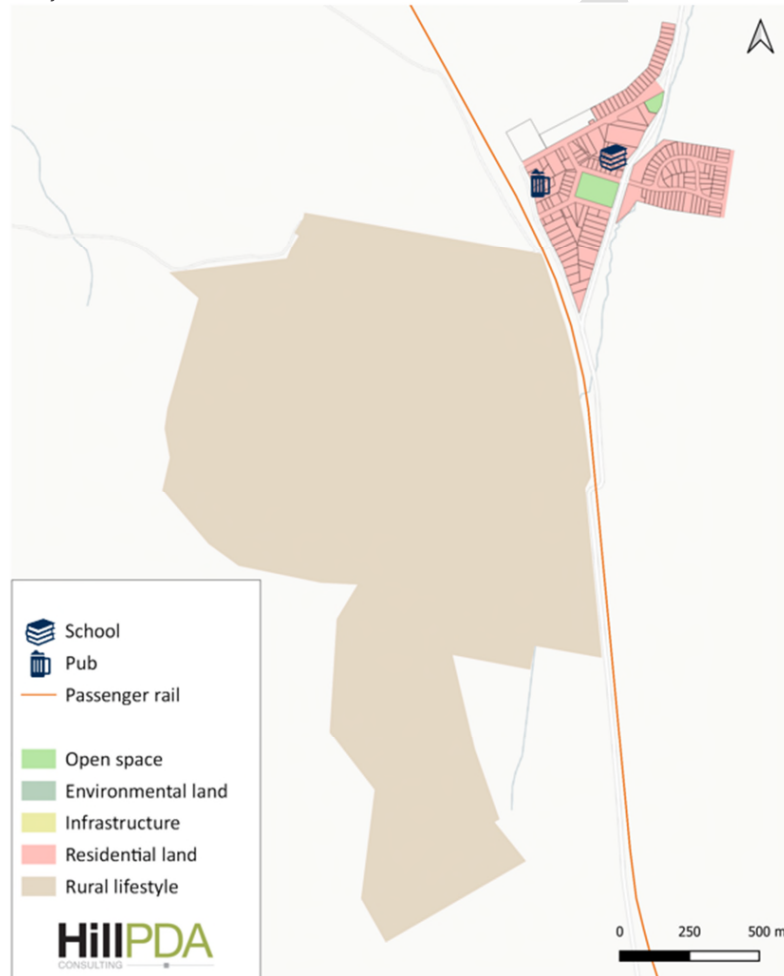


4.2.3.3 Mumbil

Mumbil is a small village situated between Wellington and Stuart Town. As the southern gateway to Lake Burrendong State Park and the Burrendong Botanic Garden, it features streets radiating from Mumbil Sports Ground. The village offers diverse zoning, with central residential blocks and surrounding agricultural land. Mumbil has a predominantly older demographic, high home ownership rates, and a workforce spanning service and agricultural sectors.

Figure 47: Mumbil map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



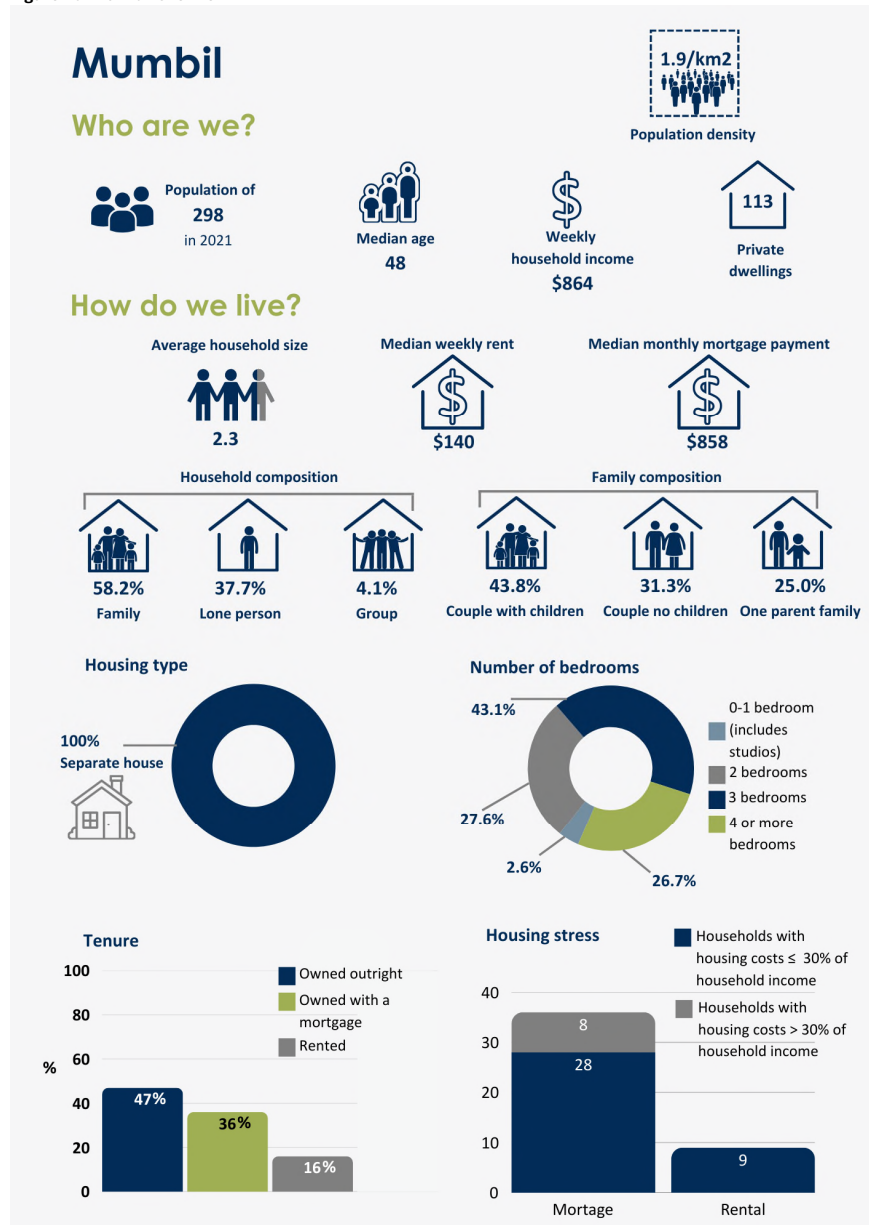
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 48: Mumbil overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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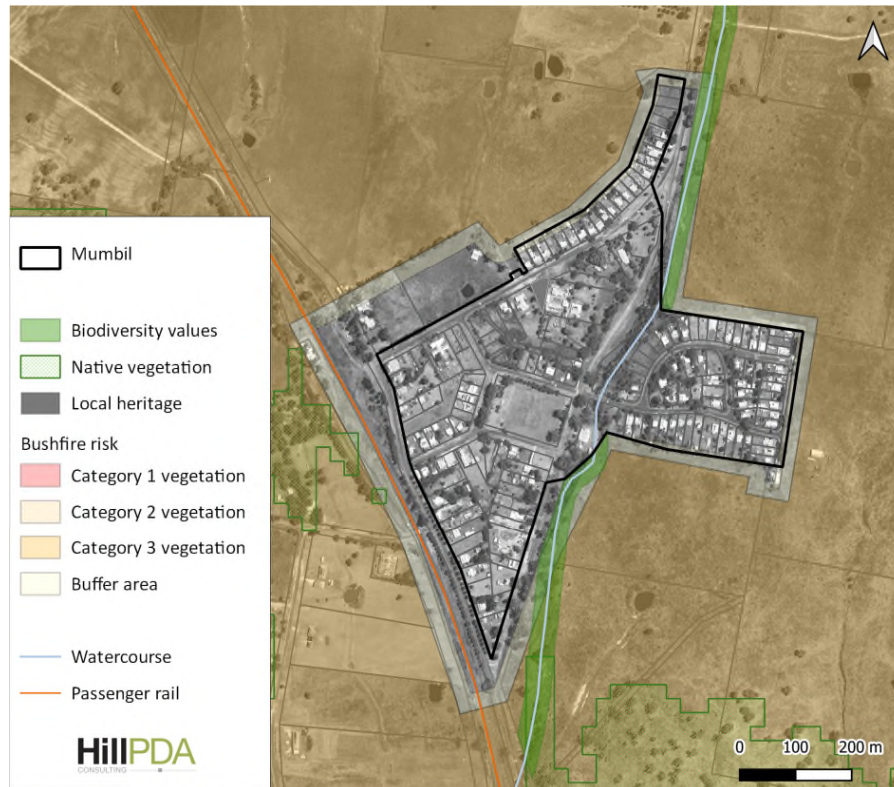
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Constraints

Mumbile has a range of constraints (see Figure 49). The village is not deemed susceptible to flooding or bushfire, but experiences groundwater vulnerabilities. The town is serviced by chlorinated bore water, a grey water management system and an electricity zone substation, but growth would require infrastructure upgrades.

Figure 49: Mumbil constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 23 indicates Mumbil's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 23: Dwelling take-up, demand, difference and capacity, Mumbil, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	101 (2024)	N/A	113
Projected	+0 by 2041	+4 (by 2041)	-4 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Mumbil is projected to have low future demand. Mumbil has significant capacity for more dwellings under current controls.

Desired future character

Mumbil will retain its village character, with future growth encouraged through infill development and balanced with infrastructure capacity. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites or increased density through secondary dwellings.
- Provide additional growth opportunity through a minor expansion to the village zone.
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 24: Place interventions, Mumbil

Intervention	Action	Additional yield
1	Explore rezoning to RU5 Village.	Up to 2 dwellings
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 50: Place interventions, Mumbil



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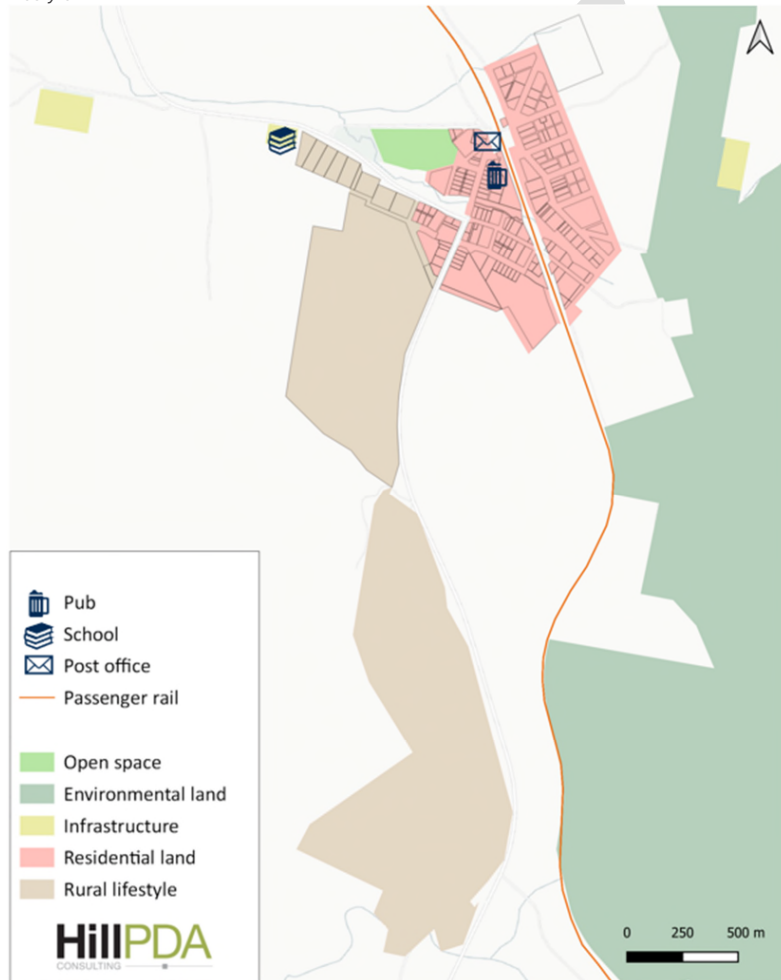
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4.2.3.4 Stuart Town

Stuart Town, a village with a grid layout intersected by rail infrastructure and watercourses, is known as the 'Home of the Man from Ironbark'. It has a strong arts community, featuring a School of Arts building and an Open Air Museum. The village centre is zoned RU5 Village, with R5 Large Lot Residential areas to the west and south. In 2021, Stuart Town had a relatively low labour force participation rate and low rates of rental and mortgage stress.

Figure 51: Stuart Town map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



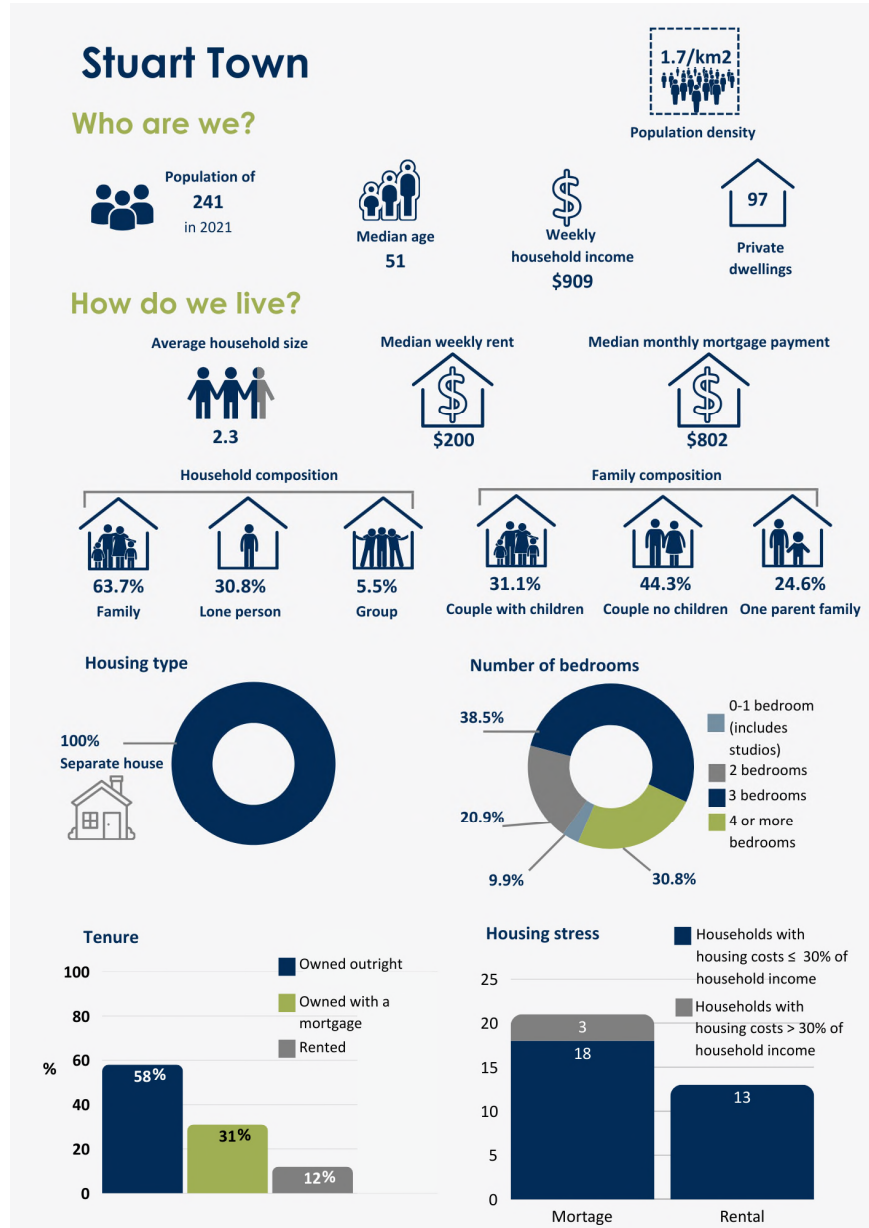
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 52: Stuart Town overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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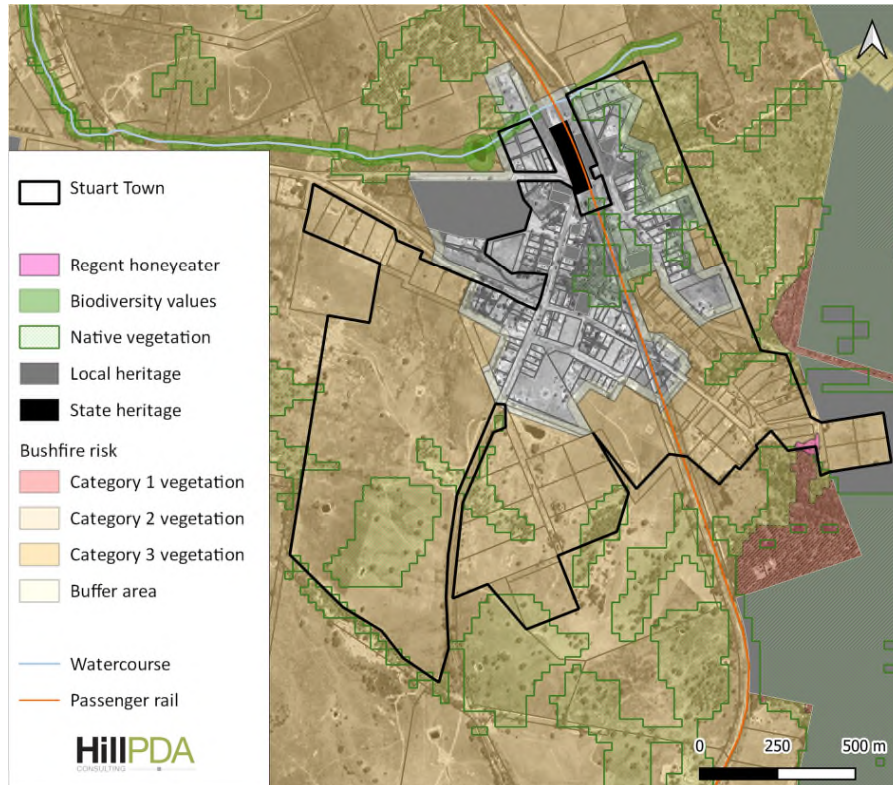
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Constraints

Stuart Town has a smaller range of constraints compared to other villages, although heritage, biodiversity and bushfire constraints exist (see Figure 53). Key limitations on development are related to servicing, with road, water and drainage infrastructure potentially restricting growth.

Figure 53: Stuart Town constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

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Housing delivery and gaps

Table 25 indicates Stuart Town's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 25: Dwelling take-up, demand, difference and capacity, Stuart Town, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	119 (2024)	N/A	133
Projected	+0 by 2041	+17 (by 2041)	-17 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Stuart Town has adequate capacity for new housing, but historical take-up rates indicate that demand is unlikely to be met by 2041 if development patterns continue.

Desired future character

Stuart Town will retain its village character. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure. New development to accommodate growth and change will be directed to existing and periphery areas. Stuart Town will attract new residents, including from exposure to the Central-West Orana Renewable Energy Zone and a local visitor economy.

Place growth principles

To achieve the desired future character:

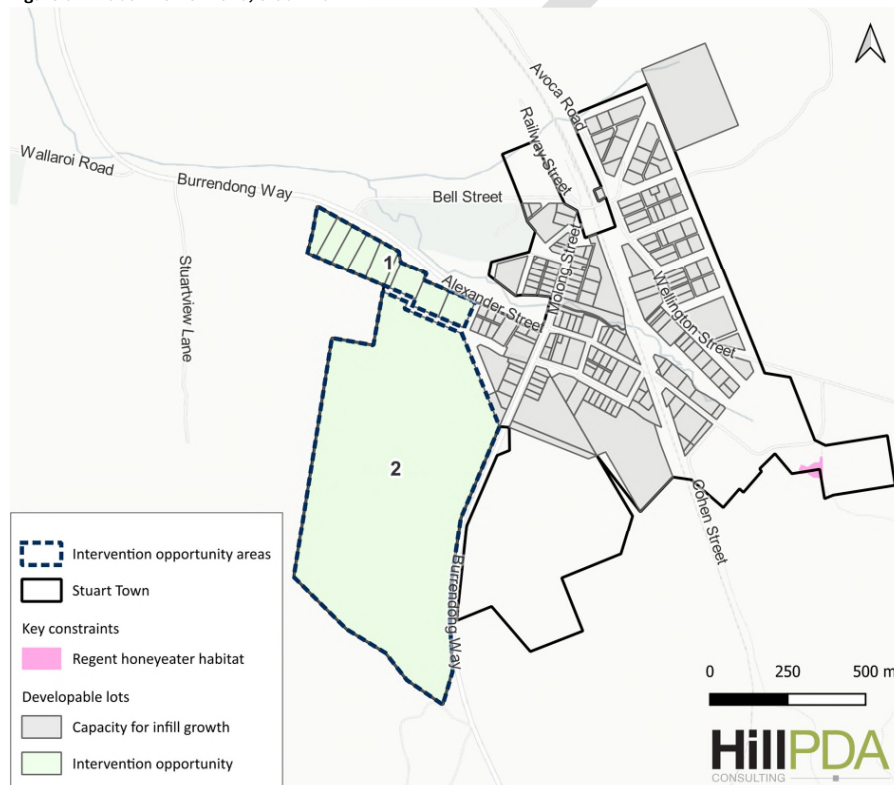
- Create additional capacity along the main approach to the town.
- Encourage infill development within the village footprint, with consideration of flood and servicing constraints.
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 26: Place interventions, Stuart Town

Intervention	Action	Additional yield
1	Explore rezoning lots to RU5 Village.	Up to 11 dwellings
2	Explore reducing the minimum lot size.	Up to 40 dwellings
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 54: Place interventions, Stuart Town



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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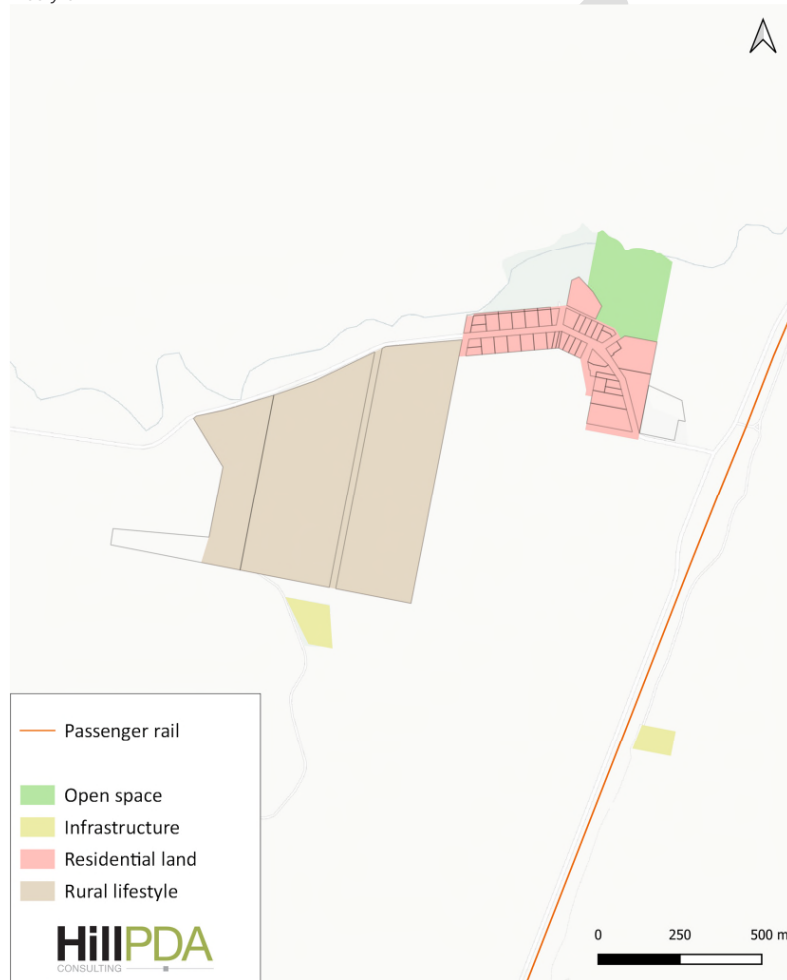


4.2.3.5 Euchareena

Euchareena is situated south-east of Wellington and Dubbo, accessible via Burrendong Way and the Mitchell Highway. The village includes urban blocks of varying sizes, with some larger blocks offering subdivision potential. Euchareena faces limitations for significant growth and is prone to bushfires. The village has a small population with high home ownership rates, and some mortgage stress among mortgagee households.

Figure 55: Euchareena map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



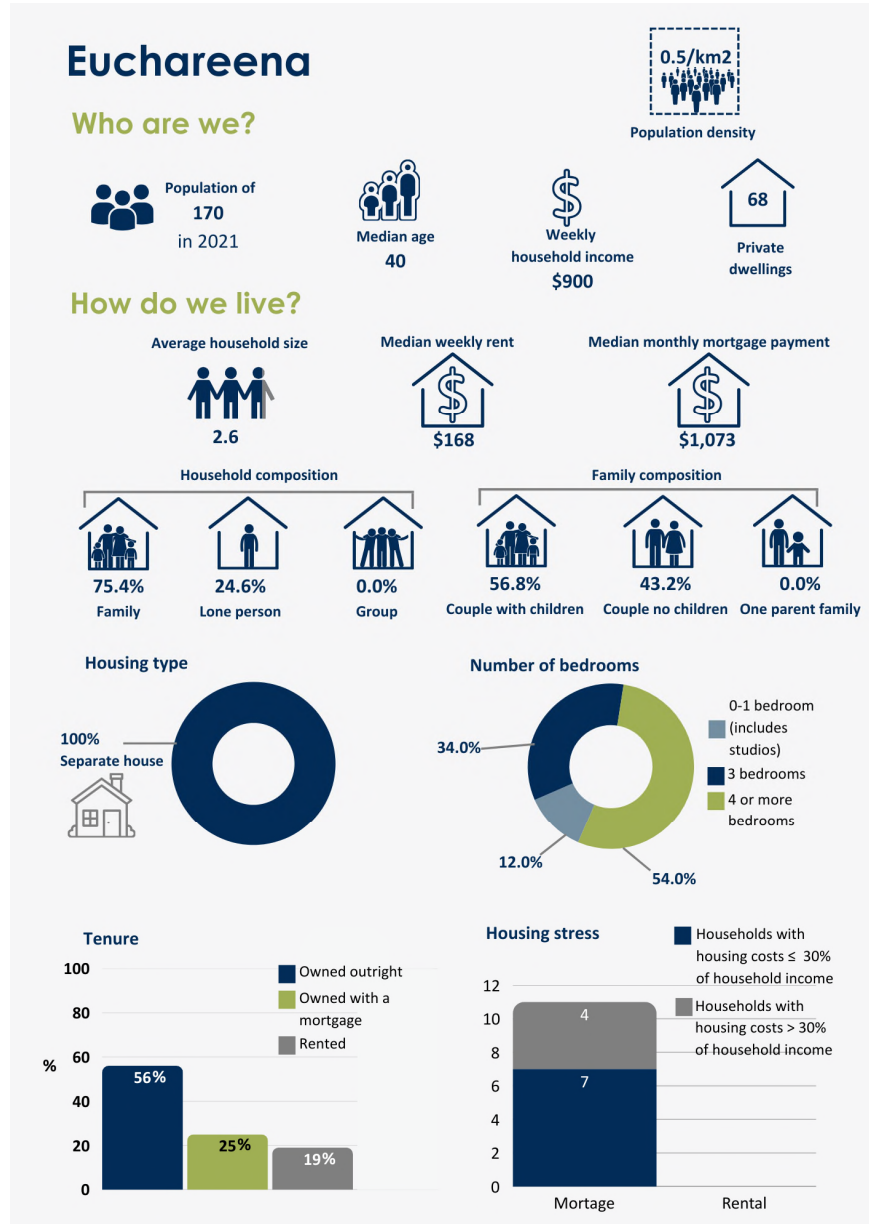
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 56: Euchareena overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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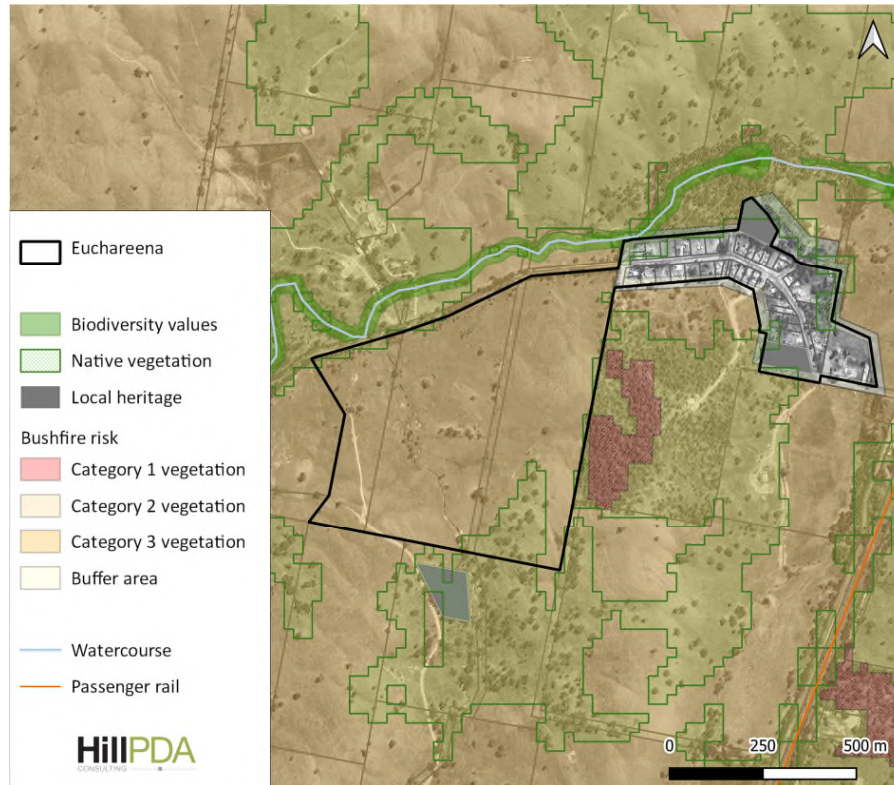
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Constraints

Euchareena is impacted by vegetation and heritage constraints, with some bushfire risk nearby (see Figure 57). A key barrier for development is servicing, with reticulated networks costly to develop due to Euchareena's location.

Figure 57: Euchareena constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Euchareena to 2041. Nonetheless, several dwellings are expected to be delivered, based on historical take-up trends. There is capacity under existing planning controls to accommodate this growth.

Euchareena's key housing gap is community desire for sustainable but notable growth, despite a low level of development being anticipated.

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Desired future character

Sustainable growth will be pursued in Euchareena, enabling new entrants into the community while ensuring the protection of its current village atmosphere. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure. Euchareena will attract new residents, including from exposure to the Central-West Orana Renewable Energy Zone and a local visitor economy.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 27: Place interventions, Euchareena

Intervention	Action	Additional yield
1	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

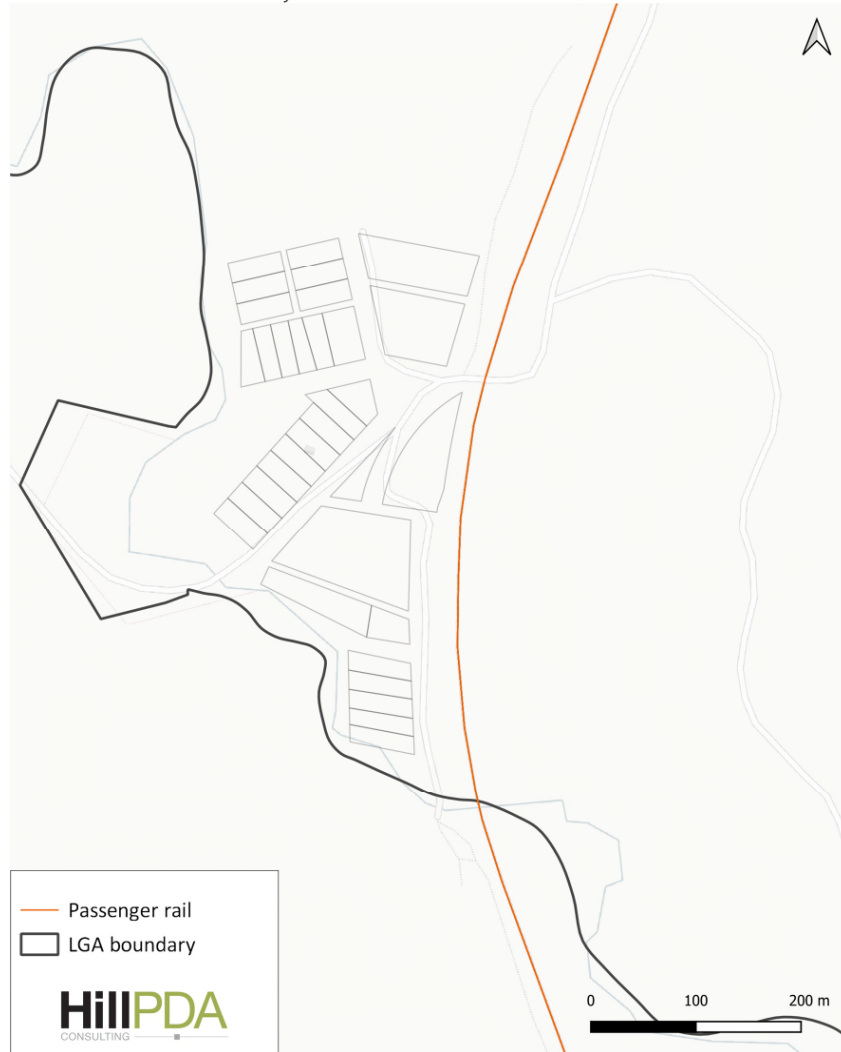


4.2.3.6 Kerrs Creek

Kerrs Creek is located in the southern portion of the LGA, positioned more closely to Orange than to Dubbo. Surrounding land is mainly agricultural, focusing on sheep and cattle grazing. Kerrs Creek has a small, older population. In 2021, the community was predominantly housed in family-occupied dwellings, reflecting a close-knit community.

Figure 58: Kerrs Creek map

Kerrs Creek is zoned RU1 Primary Production



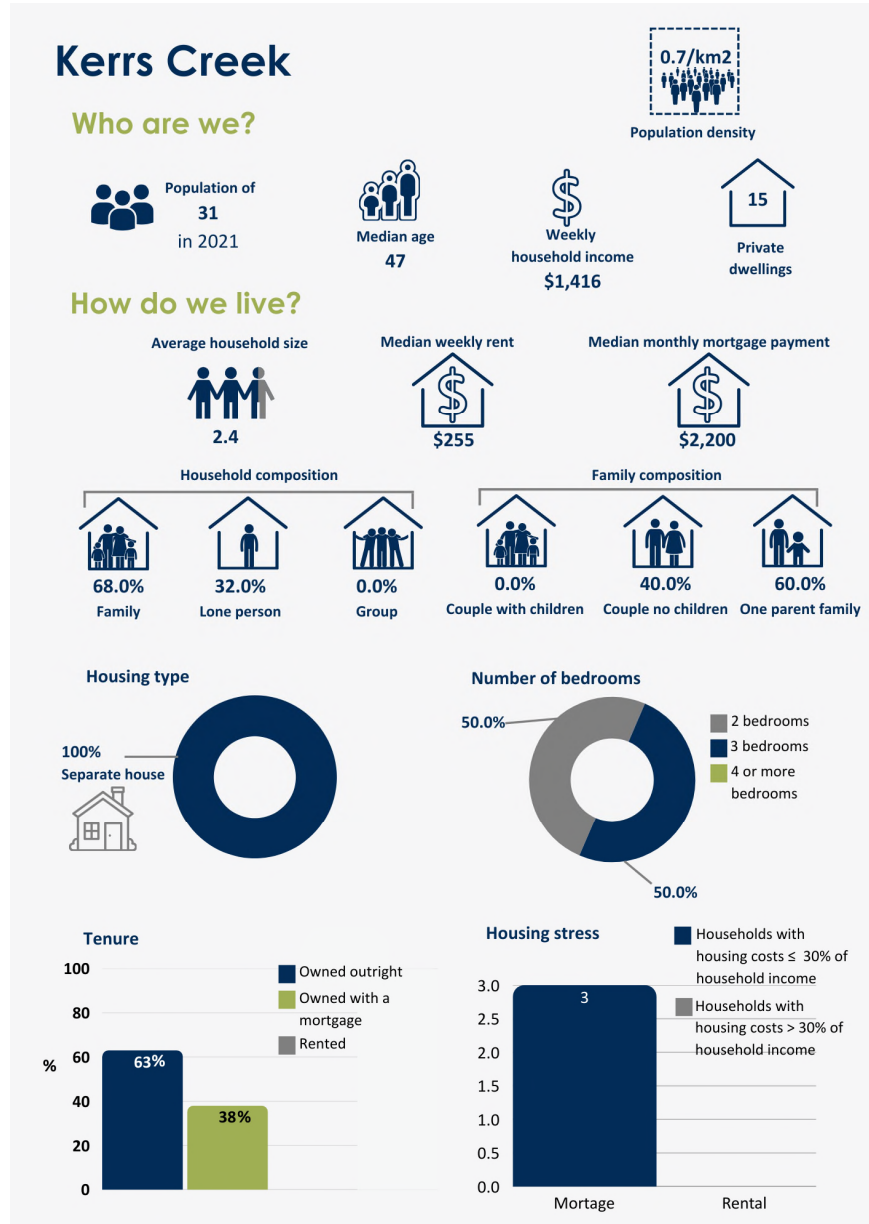
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 59: Kerrs Creek overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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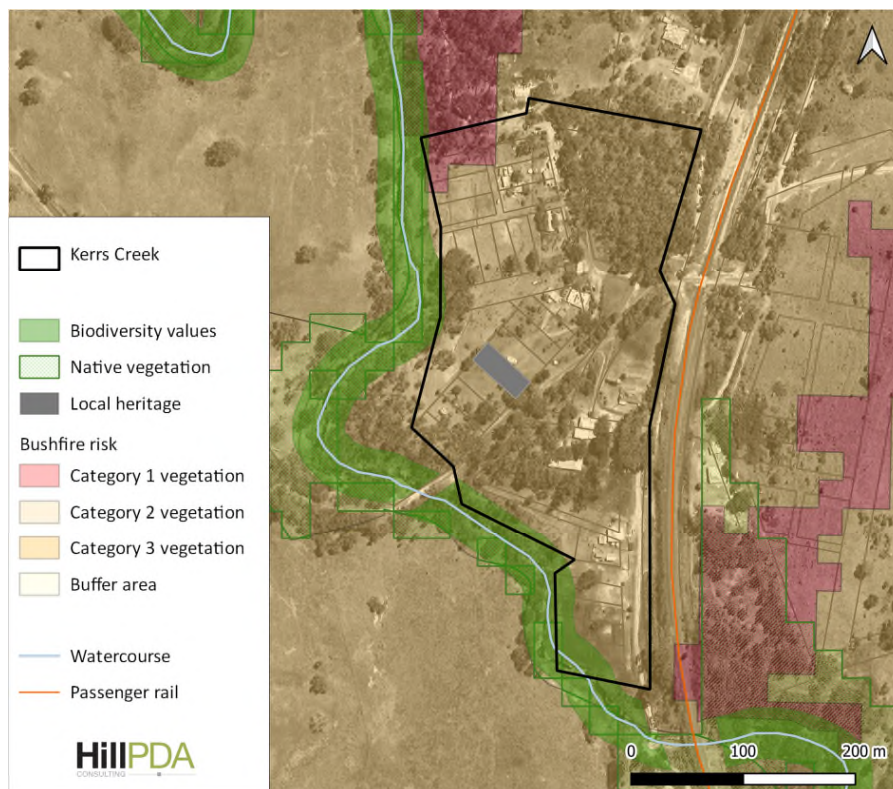
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Constraints

Kerrs Creek is impacted by bushfire risk and vegetation constraints. Flooding is also likely due to the proximity of a watercourse (see Figure 60).

Figure 60: Kerrs Creek constraints



Source: DCCEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Kerrs Creek to 2041. Based on historical dwelling take-up patterns, no additional housing development is anticipated during this time. The key housing gap for Kerrs Creek is community interest in growth, despite a small pipeline and low demand.

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Desired future character

Kerrs Creek will continue to function sustainably as a small community on the periphery of the region. Opportunities will be sought to accommodate new residents, ensuring that infrastructure is adequate to service any growth. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure.

Place growth principles

To achieve the desired future character:

- Explore the potential for Kerrs Creek to be rezoned to RU5 Village, including whether development can occur unconstrained by flood risk.
- Explore opportunities for temporary worker accommodation in Kerrs Creek.

Place directions

Following a review of development trends, growth requirement and planning controls, specific interventions for Kerrs Creek have been identified in the below table and figure.

Table 28: Place interventions, Kerrs Creek

Intervention	Action	Additional yield
1	Explore rezoning Kerrs Creek to RU5 Village.	Up to 16 dwellings
2	Undertake a Flood Study and Risk Management Plan to establish the capacity for infill growth in Kerrs Creek.	N/A
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 61: Place interventions, Kerrs Creek



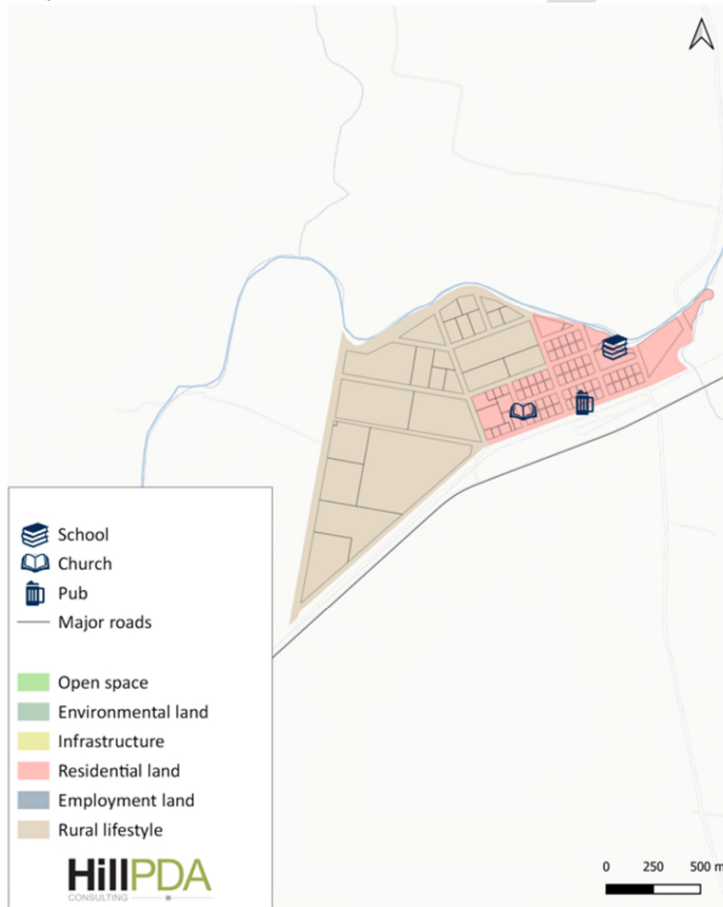


4.2.3.7 Ballimore

Ballimore, east of Dubbo along the Golden Highway, includes a village zone with amenities such as a school, hotel, and recreational facilities, and a rural lifestyle zone to the west. In 2021, a significant proportion of homes had spare bedrooms, and the local labour force was actively engaged, with many residents working full-time in management, trades, or professional roles. Key industries included farming, construction, and retail, reflecting Ballimore's rural and service-oriented character.

Figure 62: Ballimore map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



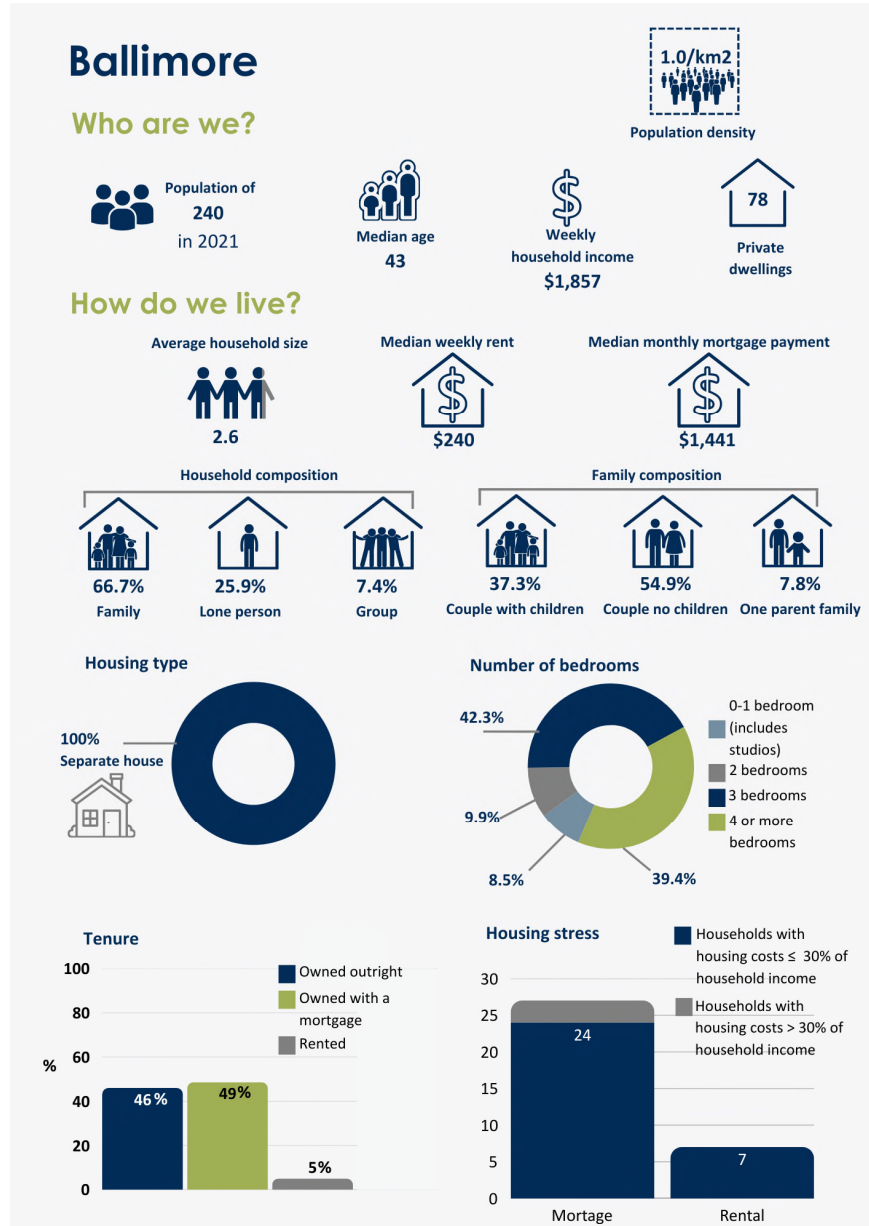
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 63: Ballimore overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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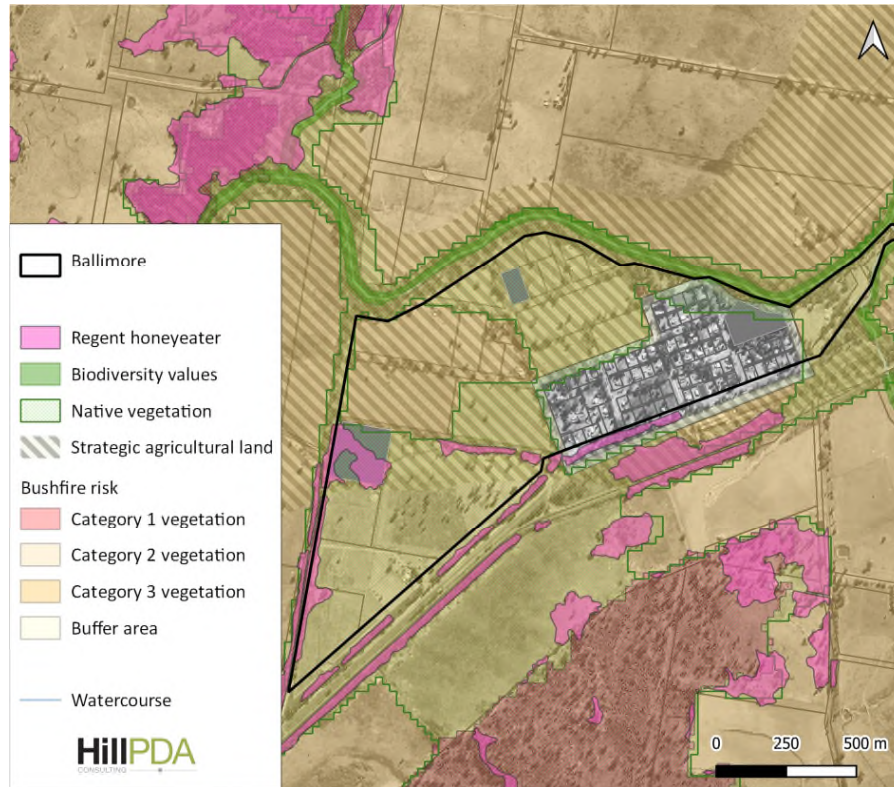
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Constraints

Ballimore has a range of constraints, with flooding being the key limitation restricting growth (see Figure 64). Other constraints in agricultural land and native vegetation.

Figure 64: Ballimore constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 29 indicates Ballimore's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 29: Dwelling take-up, demand, difference and capacity, Ballimore, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	48 (2024)	N/A	41
Projected	+0 by 2041	+17 (by 2041)	-17 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

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While Ballimore has theoretical capacity for more dwellings, the Ballimore Flood Study needs to progress to establish whether Ballimore can accommodate more development within its current footprint.

Desired future character

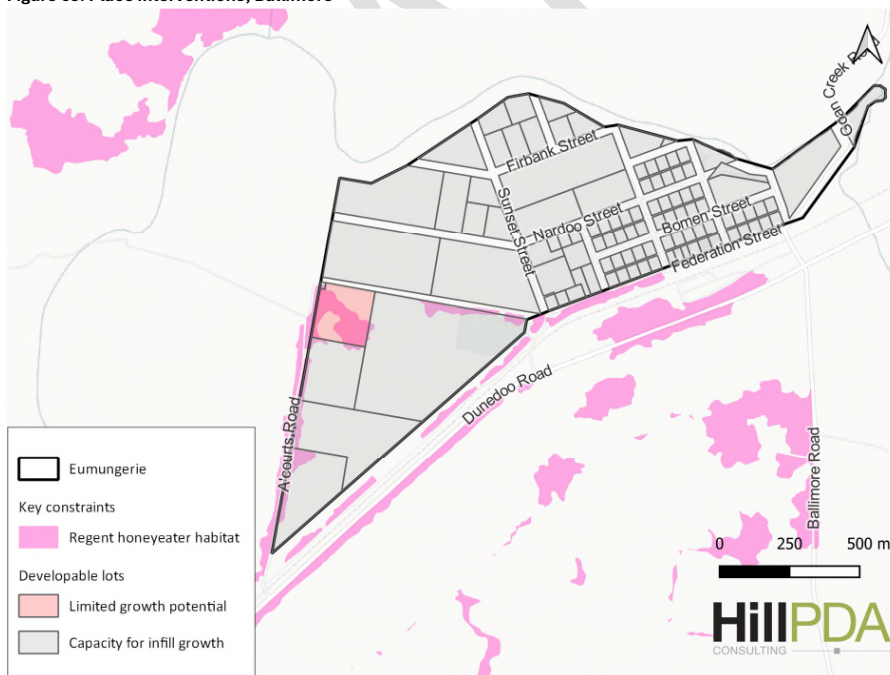
Ballimore's village character will be protected and preserved, with infrastructure improvements prioritised over growth. It will continue to exist as a compact village neighbourhood in a rural setting, with infill development only supported on unconstrained land.

Place directions

Table 30: Place interventions, Ballimore

Intervention	Action	Additional yield
1	Progress the Ballimore Flood Study and Risk Management Plan to establish capacity for infill growth.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 65: Place interventions, Ballimore



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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4.2.3.8 Elong Elong

Elong Elong is located on the Golden Highway north-east of Dubbo and Ballimore. In 2021, over half the population was in the labour force, with top occupations including managers and technicians. Leading industries were sheep farming and childcare services. The area has high home ownership, but also notable rental and mortgage stress. Elong Elong has a relatively modest median household income, with a significant portion of households earning less than \$650 weekly. Elong Elong's proximity to renewable energy developments provides an opportunity to capitalise on investment and the presence of temporary workers in the area.

Figure 66: Elong Elong map

Elong Elong is zoned RU1 Primary Production, and R5 Large Lot Residential zone is depicted as Rural lifestyle



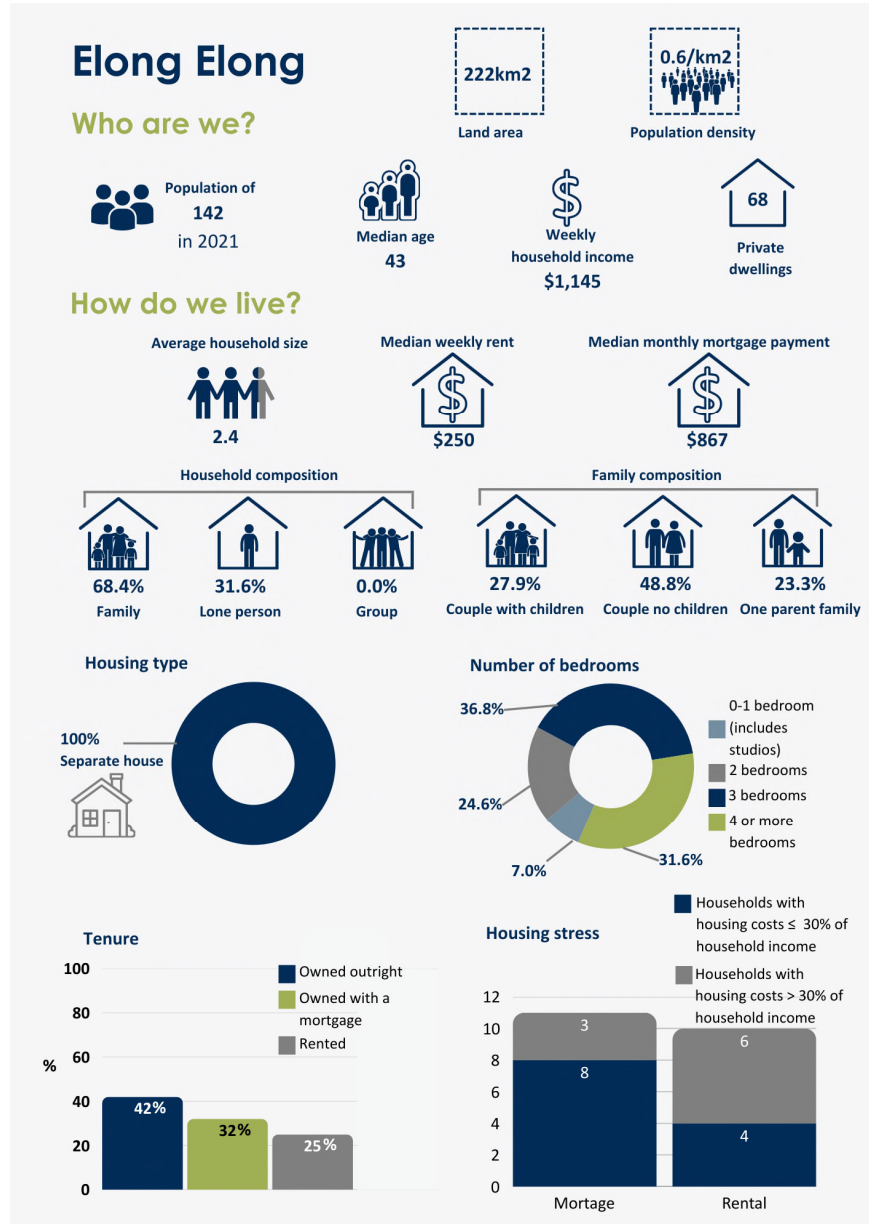
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 67: Elong Elong overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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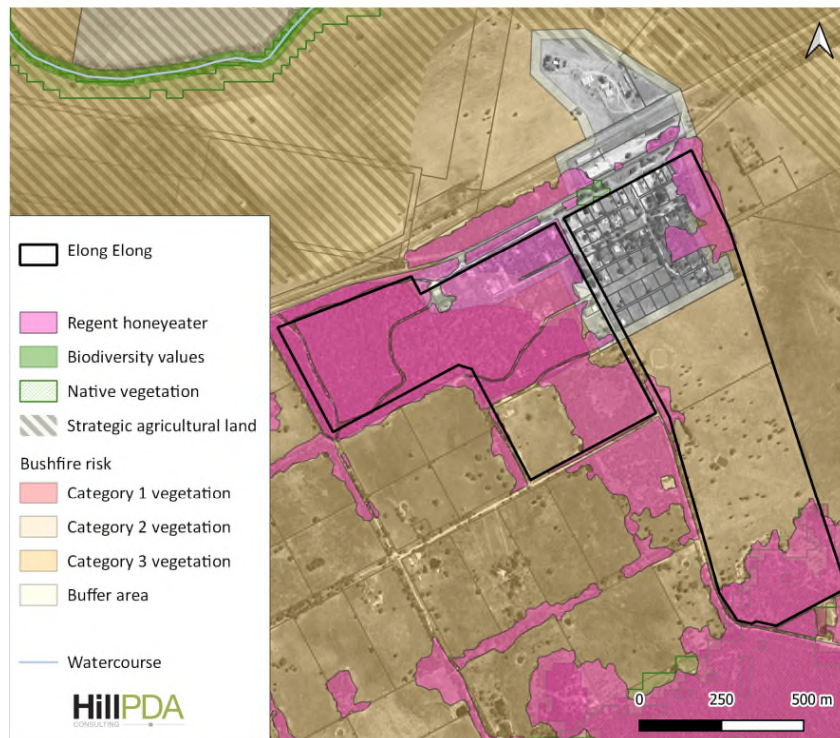
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Constraints

Elong Elong is significantly impacted by regent honeyeater habitat, with other constraints present on the outskirts (see Figure 68). Water and sewer infrastructure do not exist, and road infrastructure is rudimentary. Although past consideration has been given to extending water and sewer servicing from Ballimore, this remains difficult and unlikely to happen.

Figure 68: Elong Elong constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 31 indicates Elong Elong's dwelling take-up and demand between 2024 and 2041.

Table 31: Dwelling take-up, demand, difference and capacity, Elong Elong, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference
Current	+0pa (last 5yrs)	Insufficient data	N/A
Projected	+0 by 2041	Insufficient data	Insufficient data

Source: REMPLAN (Jan 2025); HillPDA

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A very low level of development is expected for Elong Elong by 2041, with insufficient data to determine projected demand. Elong Elong's primary community concern is its lack of village zoning.

Desired future character

Elong Elong's valued rural character will be preserved, offering village lifestyle opportunities for people in the region, with growth opportunities limited to the village scale.

Place growth principles

To achieve the desired future character:

- Provide opportunity for sustainable, rational growth by providing village-zoned land in central Elong Elong on relatively unconstrained and subdivided land.
- Avoid further development of areas identified with Regent Honey Eater habitat.
- Encourage land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 32: Place interventions, Elong Elong

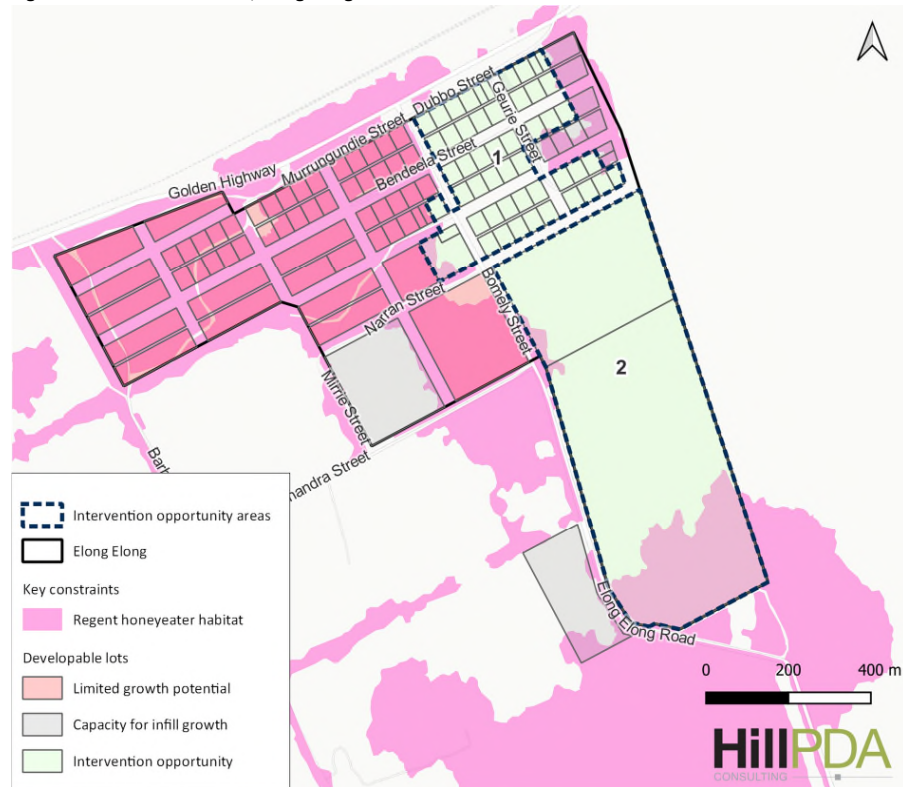
Intervention	Action	Additional yield
1	Explore the rezoning of relatively unconstrained and subdivided land to RU5 Village.	Up to 26 dwellings
2	Explore reducing the minimum lot size.	Dependent on planning outcomes
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

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Figure 69: Place interventions, Elong Elong



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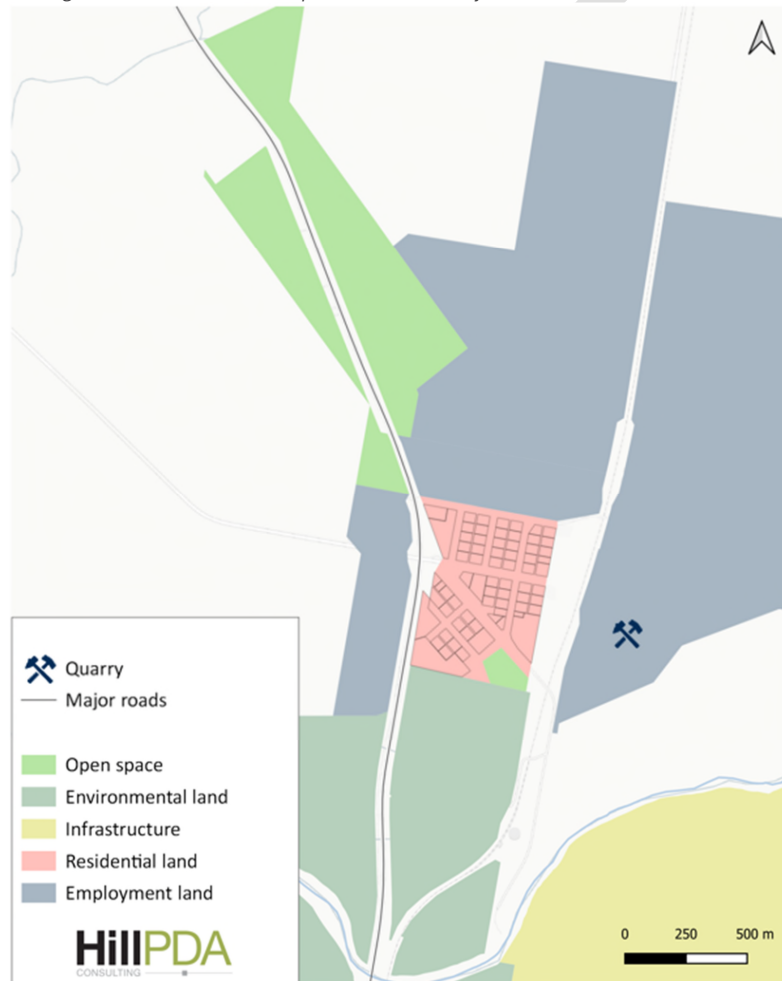
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4.2.3.9 Brocklehurst

Brocklehurst, a village located immediately north of Dubbo, consists of central blocks surrounded by industrial land supporting various businesses, including freight services and light manufacturing. The village has limited local services, with residents typically commuting to Dubbo for daily needs. The land to the south is affected by its proximity to the Talbragar-Macquarie floodplain and Dubbo's wastewater treatment plant. In 2021, the village had a high labour force participation rate and relatively underutilised housing stock.

Figure 70: Brocklehurst map

R5 Large Lot Residential zone is depicted as Rural lifestyle



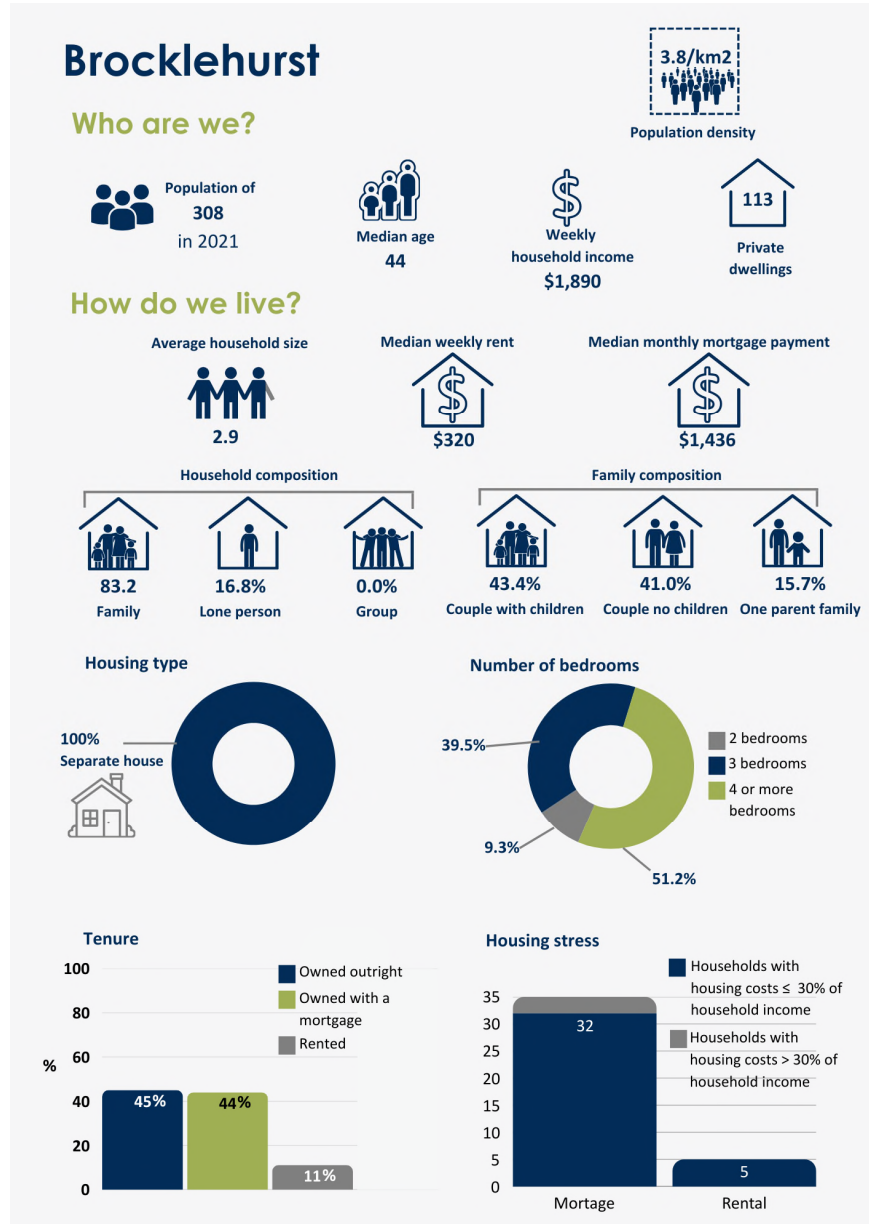
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 71: Brocklehurst overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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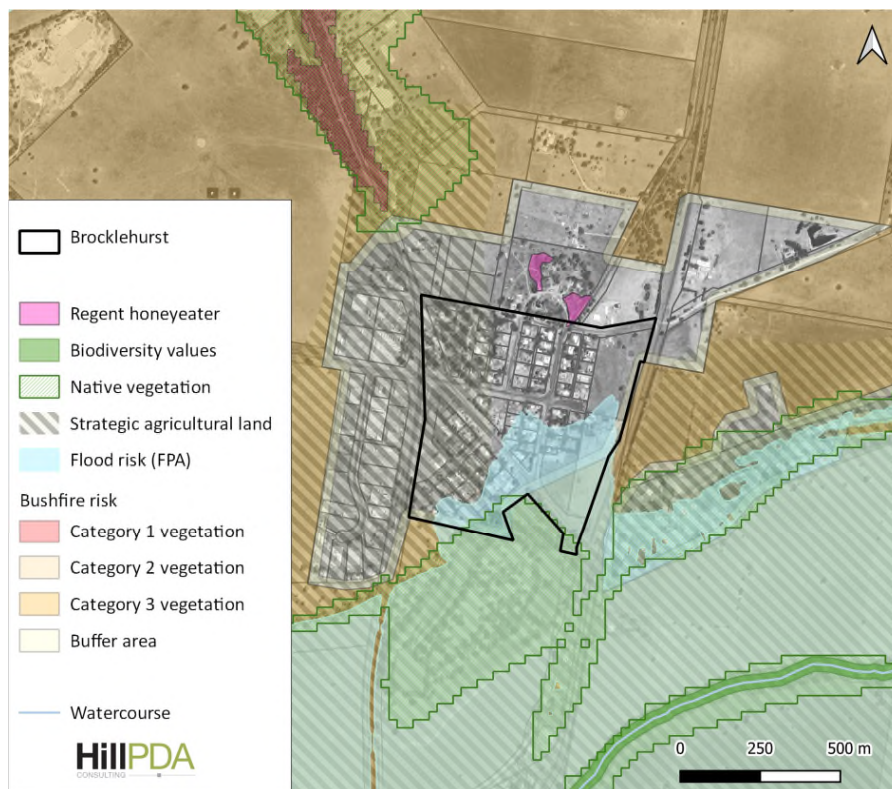
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Constraints

Brocklehurst is significantly constrained by factors such as flood risk, strategic agricultural land and potential land use conflict from surrounding industrial land (see Figure 72).

Figure 72: Brocklehurst constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 33 indicates Brocklehurst's dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 33: Dwelling take-up, demand, difference and capacity, Brocklehurst, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	79 (2024)	N/A	32
Projected	+0 by 2041	+2 (by 2041)	-2 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

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Brocklehurst is projected to experience a low level of housing demand to 2041, with minimal development also expected, reflecting low historical take-up rates. There is some capacity for more development in the village under current controls.

Key housing concerns for Brocklehurst involve maintaining its current village atmosphere and ensuring adequate infrastructure provision.

Desired future character

The highly valued village character of Brocklehurst will be protected and maintained. Where growth is desired, it can be accommodated through infill development.

Place growth principles

To achieve the desired future character:

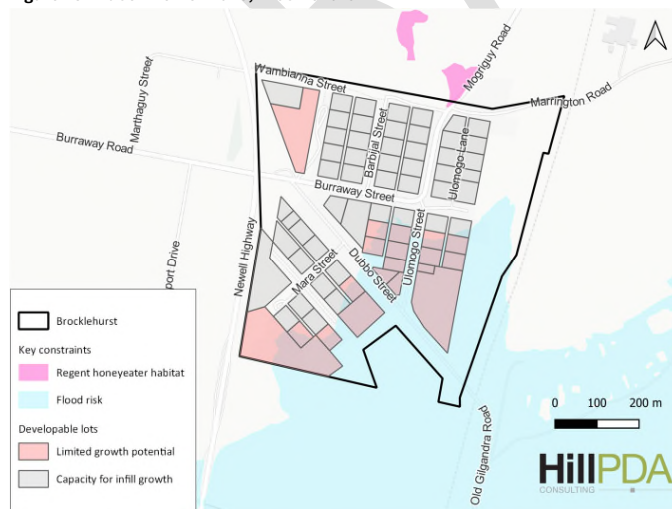
- Facilitate growth with infill development on vacant sites or through secondary dwellings.
- Discourage growth in areas identified for limited growth potential due to flood risk.

Place directions

Table 34: Place interventions, Brocklehurst

Intervention	Action	Additional yield
1	Increase the minimum lot size to 2,000m ² to retain the village character.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 73: Place interventions, Brocklehurst



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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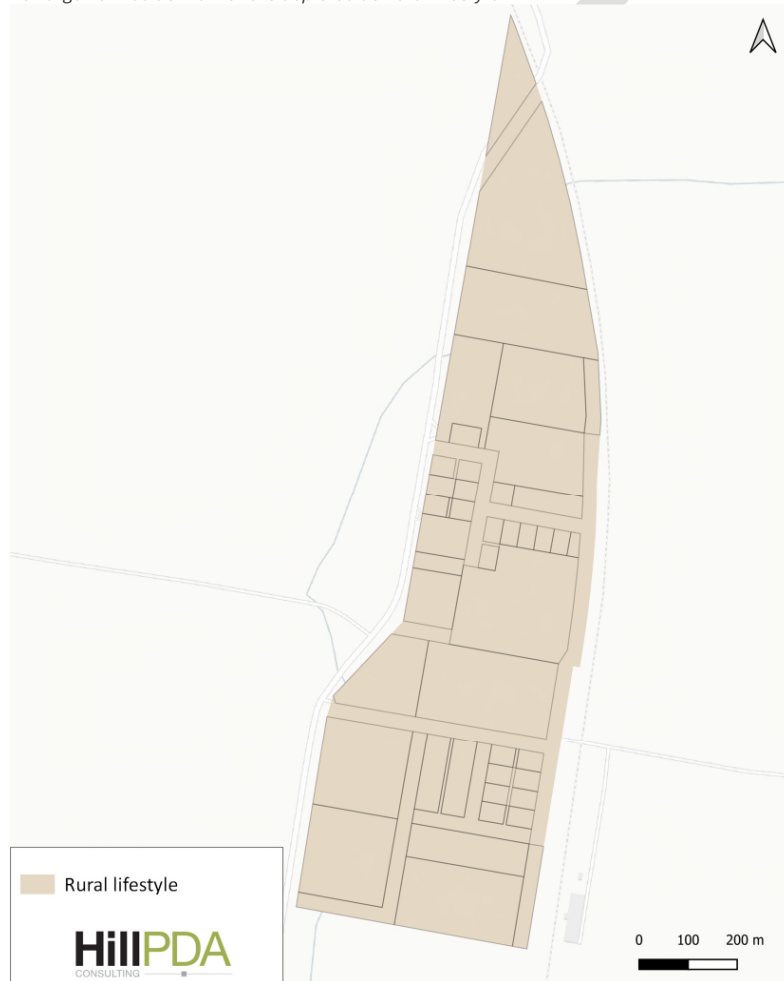


4.2.3.10 Mogriguy

Mogriguy is situated on Mogriguy Road and the Dubbo-Coonamble railway line. It contains a small population, living in a mix of owner-occupied and mortgaged homes. The village's median weekly household income is relatively high, with most residents participating in the labour force. Key occupations include technicians, trade workers, and managers, with significant employment in sheep farming, meat processing, and state government roles. Many of Mogriguy's dwellings have spare bedrooms, indicating underutilisation of housing stock.

Figure 74: Mogriguy map

R5 Large Lot Residential zone is depicted as Rural lifestyle



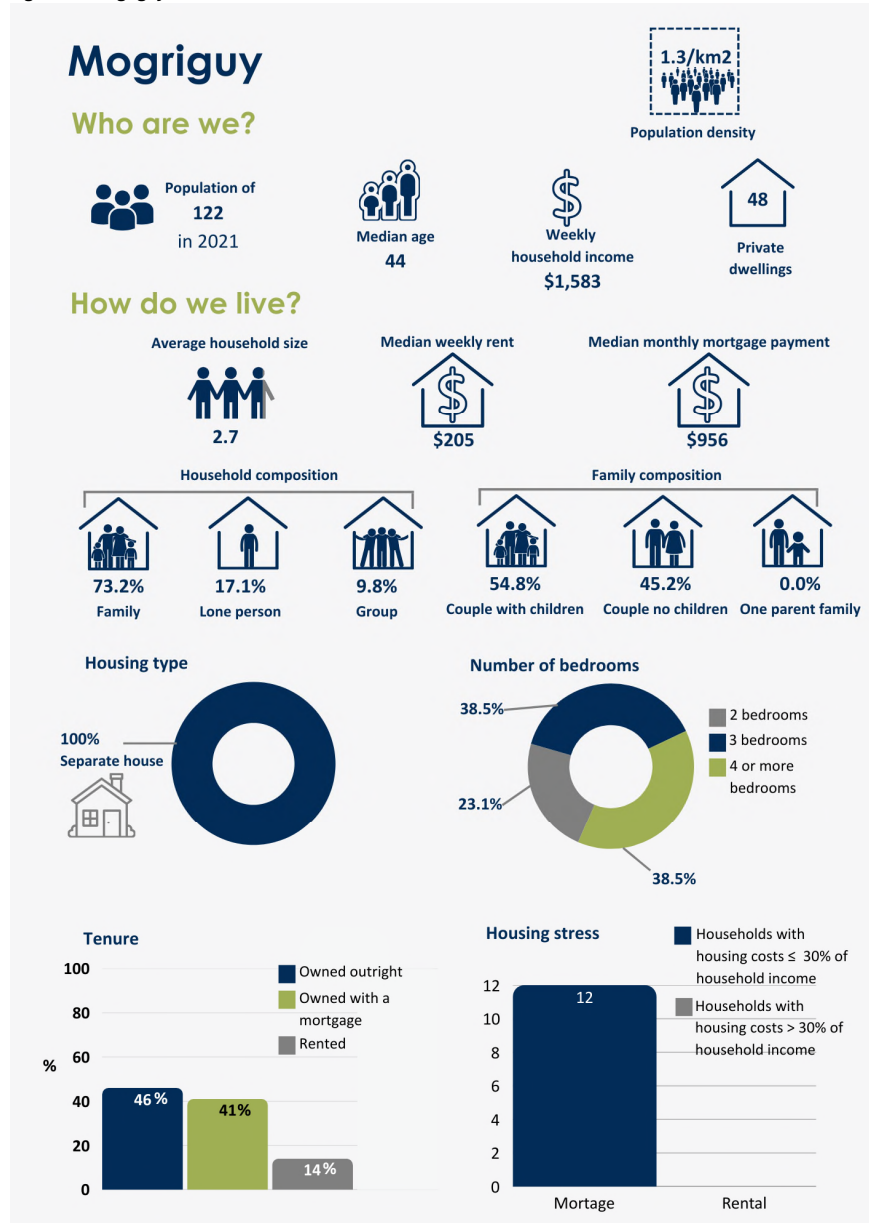
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 75: Mogriguy overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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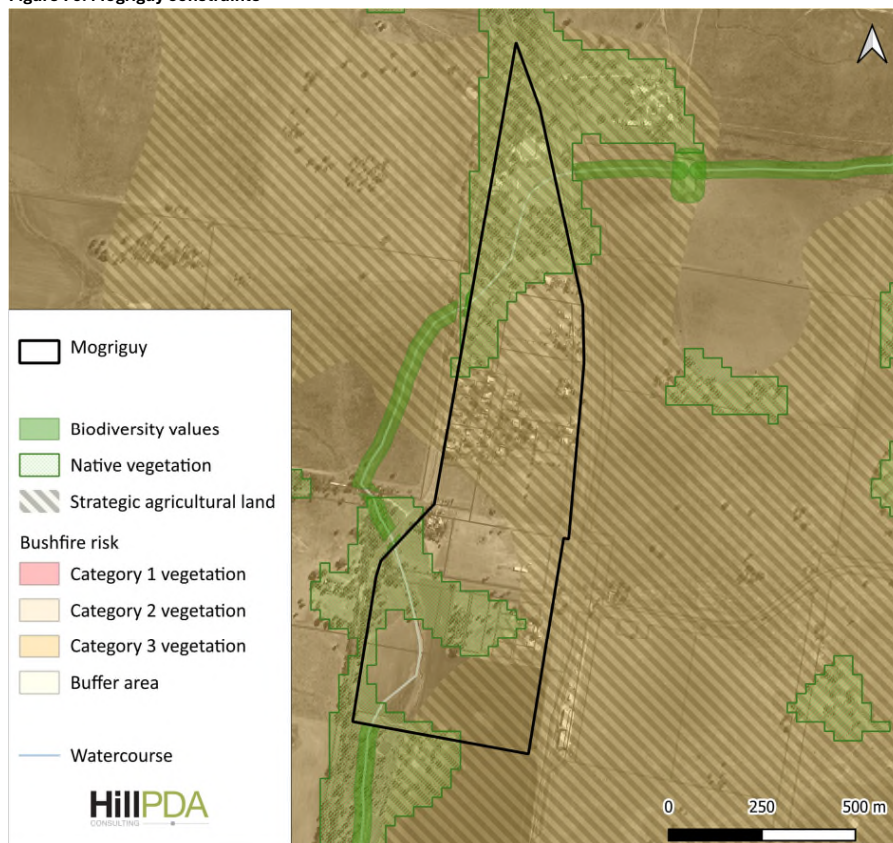
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Constraints

Mogriguy is generally affected by flood risk, but flood data is not currently available. Other constraints include native vegetation, strategic agricultural land and bushfire risk (see Figure 76).

Figure 76: Mogriguy constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Mogriguy to 2041. Based on historical dwelling take-up patterns, no additional housing development is anticipated during this time, although there is capacity for additional dwellings under current controls on existing, vacant lots in the R5 zone.

The key housing gap for Mogriguy is community interest in growth, despite a small pipeline and low demand.

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Desired future character

Mogriguy's current village atmosphere will be protected, with future growth limited in scale. If new development is sought, it will be accommodated through existing infill capacity.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites in the R5 zone.
- Any development proposed on land identified with limited growth potential needs to justify that environmental risk and strategic agricultural land values have been considered.

Place directions

Following a review of development trends, growth requirement and planning controls, specific interventions for Mogriguy are not required.

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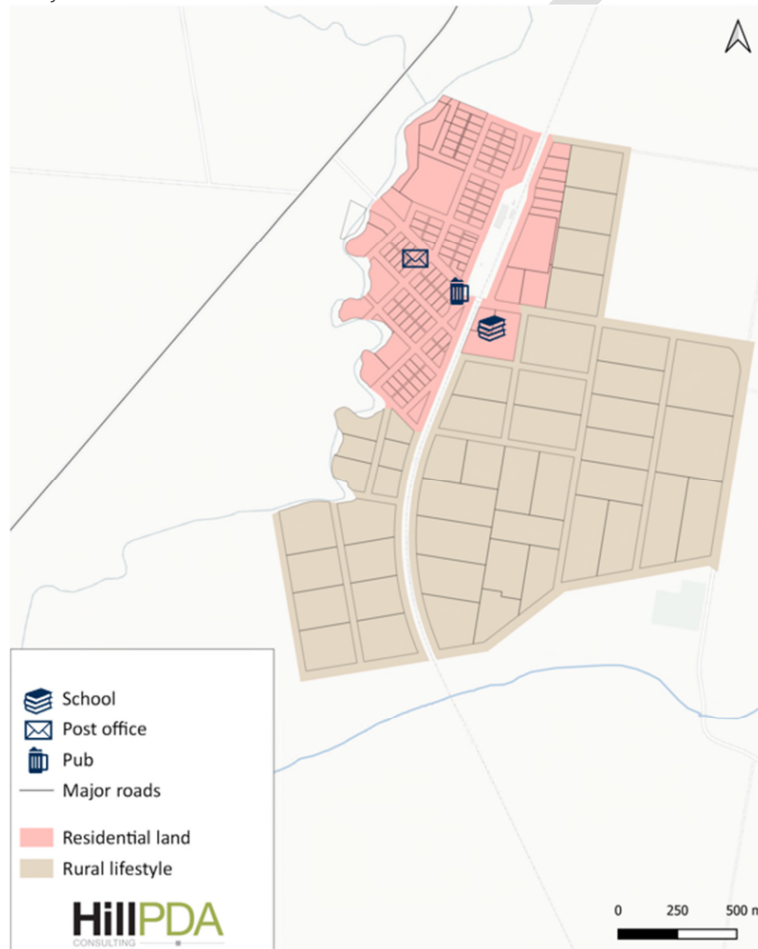


4.2.3.11 Eumungerie

Eumungerie is located adjacent to the Newell Highway, roughly mid-way between Dubbo and Gilgandra, at the northern edge of the LGA. It contains essential services such as a primary school, post office, and grain handling facility. In 2021, more than half of Eumungerie's working-age residents were part of the labour force, with the majority employed full-time. A significant portion of households had two spare bedrooms, indicating some underutilisation of housing stock.

Figure 77: Eumungerie map

RU5 Village zone is depicted as Residential land, and R5 Large Lot Residential zone is depicted as Rural lifestyle



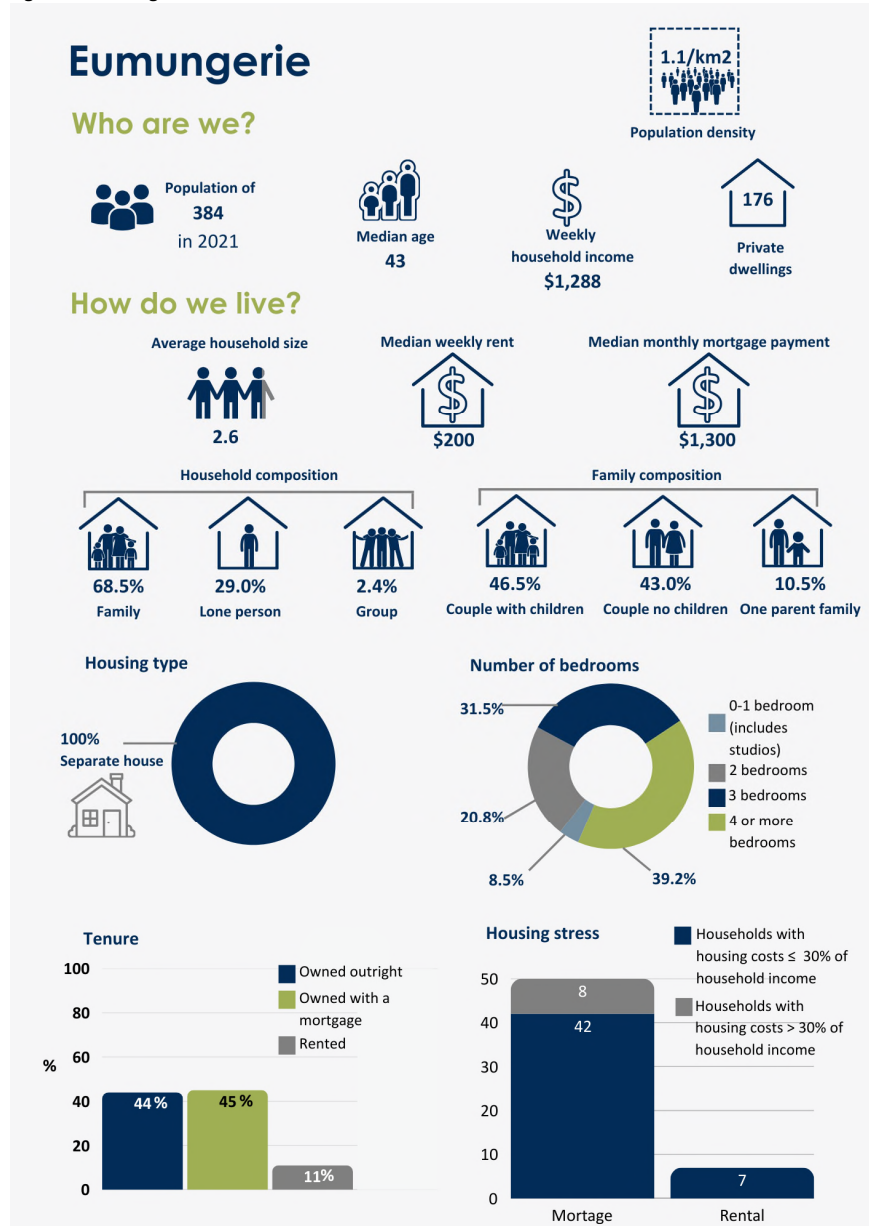
Source: HillPDA; Dubbo Regional Council; DPHI. Imagery: CARTO

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Figure 78: Eumungerie overview



Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

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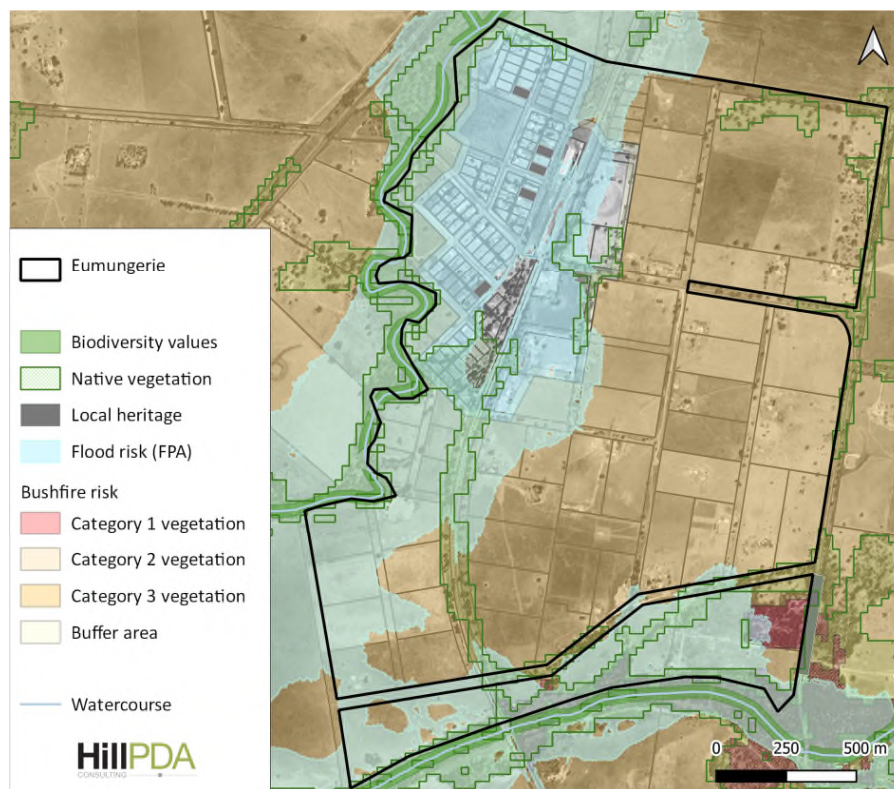
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Constraints

Eumungerie is significantly constrained by flooding and biodiversity (see Figure 79).

Figure 79: Eumungerie constraints



Source: DCCEEW; DPHI; RFS; Dubbo Regional Council; HillPDA. Imagery: Google

Housing delivery and gaps

Table 35 indicates Eumungerie's dwelling take-up, demand, projected surplus and capacity between 2024 and 2041.

Table 35: Dwelling take-up, demand, difference and capacity, Eumungerie, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+1pa (last 5yrs)	71 (2024)	N/A	90
Projected	+14 by 2041	+5 (by 2041)	+9 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

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Based on historical take-up rates, Eumungerie would have sufficient dwelling delivery to meet demand by 2041, with adequate capacity under current controls.

Eumungerie's key concerns for housing development involve infrastructure and the presence of constraints.

Desired future character

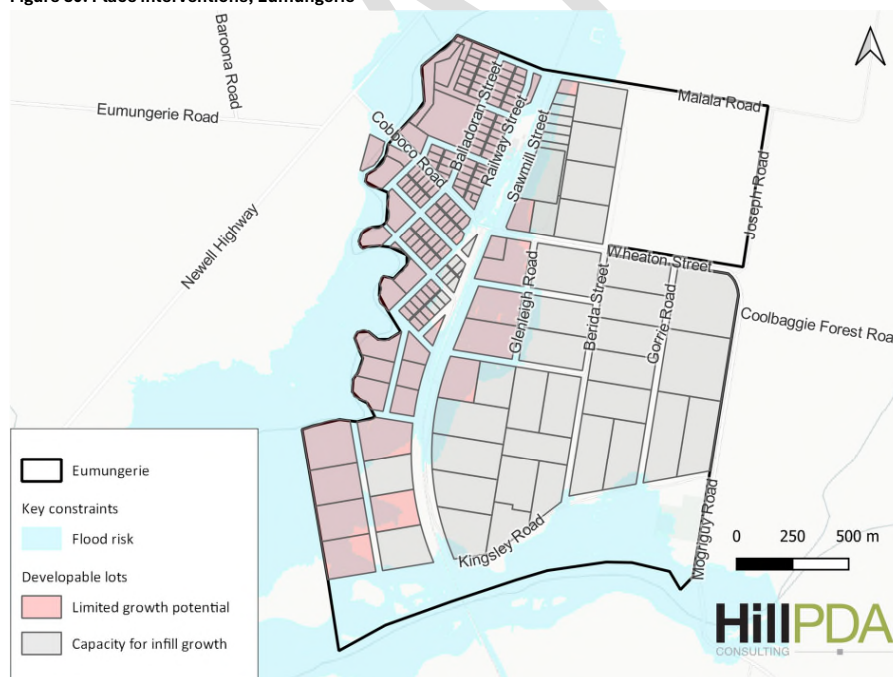
Eumungerie's current character will be retained through infill development on vacant and unconstrained site, but infrastructure improvements will be prioritised over growth. It will continue to exist as a compact village neighbourhood in a rural setting.

Place directions

Table 36: Place interventions, Eumungerie

Intervention	Action	Additional yield
1	Progress the Flood Study and Risk Management Plan to establish Eumungerie's capacity for infill growth.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 80: Place interventions, Eumungerie



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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4.4 Affordable housing options and directions



This affordable housing options and directions section explores Council's role and options for incentivising an increase in social and affordable housing in the region, and partnerships required.

Access to affordable, appropriate, and secure housing is a basic human right. It is also essential for creating a prosperous and thriving community that is socially, economically, and environmentally sustainable in the long-term. Consistent with the Central-West Orana Regional Plan, Council seeks to encourage and support the delivery of affordable and low-cost market housing in areas that are well-served by supporting infrastructure and services.

4.4.1 What is affordable housing?

Affordable housing is separate and distinct from social housing. The statutory definition of affordable housing relates to housing that is developed for households with very low, low, and moderate incomes. Mortgage repayments or rents for such housing are priced so these households can meet their other essential living costs, such as food, clothing, transportation, medical care, and education.

Affordable housing can be delivered or owned by private developers, investors, governments, charitable organisations, and not-for-profit community housing providers (CHPs). While some affordable housing dwellings are owner-occupied, in most cases they are leased and managed by a CHP or private investor. Given that the needs and preferences of occupants differ and change over time, diversity in this sector is essential.

Affordable housing is part of a wider 'housing continuum', which ranges from homelessness and fully subsidised crisis housing at one end to completely unsubsidised market housing/home ownership at the other. People's housing needs may be met at different points along the housing continuum at different points in their lives, depending on their circumstances, aspirations, and capacity. For some people, affordable housing provides a stepping-stone to market housing. For others, it provides an essential safety net during challenging times so they can continue to fully participate in society.

4.4.2 Council's role in affordable housing

Council can facilitate affordable housing through land use zoning, development controls, the timing of land release, location of services and facilities and the levying of rates, development contributions and application fees (see Figure 84).

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Figure 84: Affordable housing levers



Source: HillPDA 2025

4.4.3 The technical need for affordable housing

Housing market conditions can generate social and affordable housing needs. At the 2021 Census, a majority of Dubbo's rental households were eligible for subsidised affordable rental housing under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).⁵ A smaller proportion were on waitlists for social housing (527 general applicants and 103 priority applicants).

Table 41 indicates social housing waiting times in Dubbo and Wellington, where social housing is mostly located. Social housing stock has declined over the last 10 years in both areas.⁶

Table 41: Social housing waiting times by dwelling size, S042 Dubbo and S056 Wellington

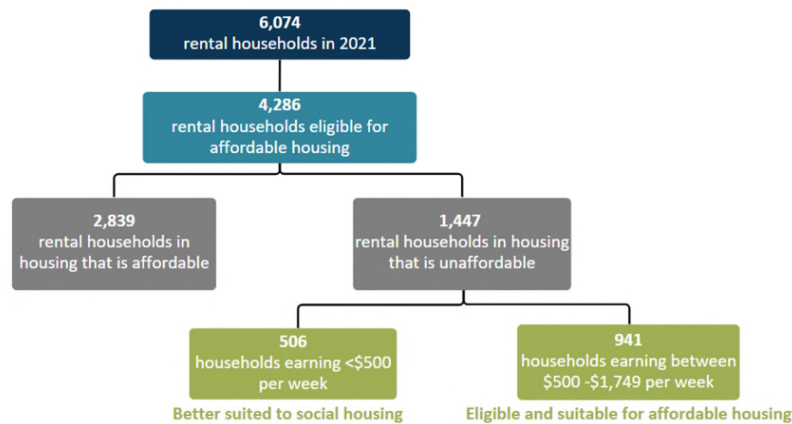
Zone	Studio/1-bedroom	2-bedroom	3-bedroom and larger
Dubbo	0-2 years	2-5 years	10+ years
Wellington	0-2 years	2-5 years	2-5 years

Source: Homes NSW

In 2021, 6,074 households were renting in the Dubbo LGA, public, privately and otherwise. The affordable housing need of these households is shown in Figure 85.

⁵ ABS, Census All persons QuickStats; ABS, Census TableBuilder Pro; HillPDA

⁶ ABS, Time Series Profile

Figure 85: Affordable housing need

Source: HillPDA 2025

Most of the shortfall in affordable housing provision occurred for households in the very low income bracket (households with less than \$1,250 weekly income) with 63 per cent identified as living in unaffordable housing. In the figure above, this group encapsulates the left-side green box and some of the right-side green box.

4.4.4 Why explore affordable housing options?

Owing to a combination of increasing housing prices, a general shortage of housing, and community sentiment for more affordable housing provision, Council is exploring options for improving affordable housing outcomes in the region. As part of wider national and state policy towards increasing housing supply, the State government has also flagged a responsibility of local governments and the planning system to set affordable housing targets and encourage the development of affordable housing.

Social and affordable housing provision is critical to ensuring that:

- People on very low to moderate incomes have access to a place to live which is safe, secure and appropriate.
- People can choose to live close to their workplaces and businesses can attract and retain diverse workforce.
- People can meet other basic living costs such as food, clothing, transport, medical care and education.
- Essential workers remain in the areas they serve.
- People with a close connection to Dubbo Regional LGA can continue to live near friends, family or workplaces.

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4.4.5 What are the options for affordable housing?

Table 42, Table 43 and Table 44 explore the various options for facilitating affordable housing. The options require further investigation to determine the best fit for council and the public benefit.

Table 42: Lever 1 - Regulate

Option	Pros	Cons
Introduce an affordable housing contribution scheme An affordable housing contribution allows council to charge a levy for affordable housing. These contributions are in addition to any developer contributions required under a s7.11 or s7.12 plan. A Scheme could apply either: - In areas where Council is seeking to target a change in development controls, or - Throughout the LGA on all development	- When paired with upzonings and flagged with industry, the impact on development viability can be minimal. - Provides Council with the flexibility to accept dwellings or funds. - Can reduce land speculation. - Signals Council's stance on affordable housing supply and provision. - Uplift-based schemes are supported by the NSW Government.	- If development conditions worsen, affordable housing contributions can impact viability. - The development industry is opposed to additional government charges. - Requires Council staff to levy, manage and utilise the contributions. - The NSW Government is generally opposed to broad-based contribution schemes. - Challenging development viability means uplift-based contribution schemes need to involve significant uplift to generate enough value. - Regional councils may struggle to establish an uplift-based scheme where rezonings are not warranted, despite local demand for new housing, as there is little to no land value uplift to generate contributions.

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Option	Pros	Cons
Implement an affordable housing policy that articulates: - Councils' objectives for affordable housing in the LGA. - Mechanisms for delivering affordable housing. - Affordable housing targets. - Councils' requirements for affordable housing including: - Preferences around dwellings in-kind or monetary contributions - Specifying who affordable housing will be for - Defining rent setting mechanisms and how rent will be calculated. - How Council will manage affordable housing it owns.	- Helps to communicate the intent and benefits of affordable housing to the community and stakeholders. - Provides clear guidance on how contributions are calculated, collected and allocated, ensuring consistent and equitable implementation.	Can be challenging to implement if the community is not supportive of the provision of affordable housing within their area.
Develop a supportive planning agreement framework Establish a planning agreement policy that sets out the criteria and methodology for requiring affordable housing as part of proponent-led rezonings or significant infrastructure projects.	- Council has an existing planning agreement example of where affordable housing has been agreed. - Can increase efficiency for planning agreement assessments. - Promotes discussions between Council and developers rather than a strict contribution rate. - Can levy affordable housing independently, or in support, of an affordable housing contribution scheme. - Responsive to the needs and context of individual developments. - Allows higher contributions to be charged in certain situations. - Can apply anywhere in the LGA.	- Can be time and resource intensive for Council to pursue. - Planning agreements need to provide benefits to Council and the applicant. - Can be confusing for the general public. - Cannot be easily scaled in application as it works on a case-by-case basis. - There is no certainty as planning agreements are voluntary.

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Table 43: Lever 2 – Deliver

Option	Pros	Cons
Utilise existing Council owned land to develop affordable housing products. Product is managed by a Community Housing Provider (CHP), with Council retaining ownership of product and land.	• Development feasibility is not impeded by cost of land. • Opportunity for a joint venture. • Delivers on community expectations that Council plays an active role in affordable housing delivery. • Opportunity to repurpose site in the future if needs change.	• Additional risks associated with development. • Ongoing asset maintenance costs.
Dedicate land to CHP Council no longer retains ownership.	• Council can identify CHP partners with experience in developing and managing affordable housing. • Delivers public benefit by increasing the supply of affordable housing stock. • Gifting is ideal when the primary goal is maximising Affordable Housing delivery. • Appropriate if Council has limited resources to manage land disposal.	• Council does not retain ownership of land. • Unlikely to be suitable for sites where other council services are required to be delivered, or where Council expects the site could be required for another purpose in the future. • Financial impacts to existing ratepayers.
Enter a joint venture with a CHP to develop affordable housing on Council land.	• Allows for shared risk and investment. • Partnership with a CHP increases the chances of accessing additional funding and resources from the state and federal governments. • A shared equity or joint venture model to provide land to a CHP in return for a share in development, enables construction to commence. • Council retains ownership of land.	• Risk of misalignment between council goals and CHP's operational priorities. • Joint ventures are complex and restricted by legislation, requiring substantial skill and resourcing. • High level of risk, and most likely to apply to more complex sites involving significant funding and financing and mix of public benefits.

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Option	Pros	Cons
Use Council funds for strategic land acquisition to develop purpose-built affordable housing.	- Is suited to large scale redevelopment and multiple sites. - Control of the development process. - Ensures housing is built to meet the needs of the community. - Council can ensure housing remains affordable in the long term. - Possibility of entering into a joint venture for the development.	- Requires council to have available funding sources to invest. - Council resource intensive. - Potential to create conflicts of interests if competing with the private sector.
Undertake a build-to-rent (BTR) demonstration project with a designated percentage of affordable housing.	- Where development conditions are challenging or there is a lack of market evidence for affordable housing projects, Council can deliver a part-market, part-affordable development to demonstrate to the private market that mixed tenure developments are possible. - Council retains ownership of the asset - Increases the stock on the market - Do not need to comply with Apartment Design Guide (ADG) – allows innovation to be demonstrated	Managing a mixed-tenure development could be more complex than solely affordable housing, requiring specialised expertise in managing the needs of market renters and social/affordable renters.



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Table 44: Lever 3 - Advocacy

Option	Pros	Cons
Partner and engage with the State and Federal Government around affordable housing As the holders of substantial funds and policy powers, Council can continue to advocate to the NSW Government and Federal Government to either investment or supportive policies. This can involve the development of NSW Government and Federal Government land for affordable housing purposes.	• Advocacy only requires a minor investment of Council resources but can deliver substantial benefits. • Even if NSW Government or Federal Government support is not gained, increasing awareness from advocacy is beneficial. • If successful, can increase funding for housing programs.	• Advocacy fatigue can occur if numerous efforts are made with minimal results. • It can be difficult to target advocacy efforts in the right areas. • Dependence on government priorities and budgets • Political hurdles and delays in decision-making • Risk of insufficient or poorly targeted funding • Local councils may lack influence over higher levels of government.
Run an education campaign about the benefits of affordable rental housing Raising community awareness about the nature of the benefits of affordable housing, including best practice examples, could reduce the potential for protracted and contentious development approvals that can otherwise significantly impact development viability.	• Assists in diffusing stigma and increase general community support for affordable housing. • Having a greater community understanding of affordable housing can reduce the risks CHPs face in development.	• Advocacy fatigue can occur if numerous efforts are made with minimal results • It can be difficult to target community education efforts in the right areas.

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4.4.6 Affordable housing directions

Affordable housing is essential for providing stable living conditions, reducing homelessness, supporting economic mobility, and ensuring that all individuals, regardless of income, have access to safe and decent places to live.

Key **affordable housing** findings from the evidence base:

- Social and affordable housing options have declined in recent years with a reduction in housing stock.
- The affordable housing need represents 23.8% of rental households and 10.5% of the total households in the LGA.
- There are over 1,447 rental households in Dubbo that are in housing that is considered unaffordable for their income band.
- Council can deliver affordable housing either directly or indirectly through land use zoning, development controls, the timing of land release, location of services and facilities and the levying of rates, development contributions and application fees.
- Increasing the provision of affordable housing will reduce pressure on social housing, by providing alternative options for people on lower incomes.



The following directions have been identified guide council towards a pathway for increasing affordable housing provision across the Dubbo Region.

Table 45: Affordable housing directions and actions

Direction	Action
5.1 Build consensus around Council's role in facilitating viable affordable housing options	5.1.1 Undertake targeted stakeholder engagement on affordable housing options. 5.1.2 Test the feasibility of direct investment options across various typologies and markets.
5.2 Facilitate viable affordable housing options	5.2.1 Undertake feasibility testing of each "regulate" mechanism to inform the preferred approach.

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5.0 Implementation and monitoring

This Implementation Plan aims to realise the strategic directions and actions of this Strategy and guide its delivery. For each action, the Implementation Plan indicates Council's role, partners for collaboration, and the priority of the action.

To understand the Implementation Plan we provide the following explanation of meaning:

5.1 Implementation

5.1.1 Council's role

Council will play different roles in the implementation of this Strategy. These will vary between the roles of Provider, Collaborator and Advocate. A description of these various roles is provided below.

- Provider: implement strategic planning responsibilities, and deliver the services and programs to meet the needs of the community
- Collaborator: support and work in partnership with stakeholders to deliver benefits to the community
- Advocate: communicate and promote community needs and interests to other decision-making organisations

5.1.2 Priority

Actions have been prioritised into short, medium and long term, or ongoing. Priorities will be periodically reviewed every 5 years and reassessed in line with available budgets, market conditions, resources and funding opportunities. Priorities are defined below.

- Short: action to occur over the next 0-4 years
- Medium: action to occur over the next 4-10 years
- Long: action to occur over the next 10+ years
- Ongoing: actions do not have a specified timeframe and will be completed over the lifetime of this Strategy.

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5.1.3 Implementation plan

Table 46: Implementation plan

Direction	Action	Council's role	Partners	Priority
1. SUPPLY				
1.1 Unlock infill and greenfield housing supply to ensure a balanced approach to growth.	1.1.1 Expand opportunities for new residential developments by conducting detailed planning for urban release areas.	Collaborate	Private sector	Ongoing
	1.1.2 Expand opportunities for infill development around areas with good access to services by undertaking neighbourhood planning in consultation with the community.	Collaborate	Private sector	Medium
	1.1.3 Create and monitor a land supply pipeline to help identify and plan for new urban release areas.	Provider	Private sector	Ongoing
1.2 Monitor housing development and take-up	1.2.1 Create a monitoring system to track the progress of developments and uptake rates, and adjust strategies as necessary to meet housing demand and ensure sustainable growth.	Provider	Private sector	Ongoing
1.3 Facilitate the provision of rental accommodation on the market	1.3.1 Investigate opportunities on Council-owned land to increase the provision of affordable or private rental stock.	Collaborator	Homes NSW Private sector	Short
2. CHOICE				
2.1 Encourage a diversity of housing choice to cater for the needs of the community	2.1.1 Advocate for the renewal of State Government housing estates to encourage greater housing diversity and typologies.	Advocator	Homes NSW	Medium
	2.1.3 Review and consolidate the DCP to make it simpler, more flexible and attractive for development.	Provider	Private sector	Medium
	2.1.4 Encourage private market development innovation, such as build to rent models, affordable housing and co-living.	Collaborator	Private sector	Ongoing
	2.1.5 Encourage the delivery of aged care and retirement living establishments in locations that have strong transport connections and good access to services.	Collaborator	Private sector	Ongoing

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Direction	Action	Council's role	Partners	Priority
2.2 Encourage greater housing diversity around centres and major employment precincts	2.2.1 Encourage the provision of more key worker and higher density housing around hospitals in Dubbo and Wellington by revisiting masterplans and working with land owners.	Collaborator	Homes NSW Department of Planning, Housing and Infrastructure	Short
	2.2.2 Explore the expansion of R1 General Residential zones around local centres in Dubbo.	Collaborator	Private sector	Short
	2.2.3 Actively encourage urban renewal in the Dubbo CBD and Wellington Town Centre by undertaking or implementing masterplans.	Collaborator	Private sector	Medium
3. INFRASTRUCTURE ALIGNMENT				
3.1 Align infrastructure with housing delivery	3.1.1 Establish and publish an infrastructure delivery plan to help with development sequencing.	Provider	Private sector	Medium
	3.1.3 Prepare a Water and Sewerage Strategy for new release areas to identify hydraulic capacity and system augmentation requirements.	Provider	Private sector	Short
	3.1.4 Prepare a Strategic Transportation Model for new release areas to identify transport capacity and augmentation requirements.	Provider	Private sector	Short
3.2 Collect and allocate funding to support infrastructure delivery in line with growth	3.2.1 Review LGA-wide and site-specific development contribution plans to ensure adequate and equitable funding for infrastructure.	Provider	Private sector	Short
	3.2.2 For new release areas, prepare and implement development contributions plans for adequate and equitable infrastructure funding.	Collaborator	Private sector	Short
	3.2.3 Prepare a multi-village development contributions plan to support the provision of new infrastructure.	Provider	Private sector	Medium

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Direction	Action	Council's role	Partners	Priority
4. RURAL LIFESTYLE				
4.1 Facilitate rural lifestyle options	4.1.1 Ensure new housing is integrated into rural areas in a way that preserves local heritage, environmental sustainability, and the rural lifestyle.	Collaborator	Private sector	Ongoing
	4.1.2 Support R5 Large Lot Residential development primarily within existing R5 zoned land and identified investigation areas, as outlined in the Dubbo Rural Areas Development Strategy.	Provider	Private sector	Ongoing
	4.1.3 Minimise impact on high quality agricultural lands by avoiding fragmented pockets of R5 Large Lot Residential land throughout rural zones.	Provider	Private sector	Ongoing
	4.1.4 Promote efficient lot sizes that utilise existing infrastructure and have buffers to existing and future rural areas, watercourses and sensitive environmental areas.	Provider	Private sector	Ongoing
4.2 Facilitate village growth opportunities	4.2.1 Promote housing options that maintain the unique characteristics of rural and village communities.	Advocator	Private sector	Ongoing
5. AFFORDABLE HOUSING				
5.1 Build consensus around Council's role in facilitating viable affordable housing options	5.1.1 Undertake targeted stakeholder engagement on affordable housing options.	Collaborator	Homes NSW, Private sector	Short
	5.1.2 Test the feasibility of direct investment options across various typologies and markets.	Collaborator	Homes NSW, Private sector	Short
5.2 Facilitate viable affordable housing options	5.2.1 Undertake feasibility testing of each "regulate" mechanism to inform the preferred approach.	Provider	Homes NSW, Private sector	Short

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5.2 Monitoring

To ensure the actions remain relevant, this Strategy will be monitored and reviewed on an annual, five-year and 10-year basis.

Table 47: Monitoring and review description

Review type	Description
Annual review	Annual reviews will consider annual housing delivery and supply against the implementation plan to ensure that this Strategy and the Dubbo Regional Local Environmental Plan 2022 are delivering the objectives in a timely manner. The annual review provides an opportunity to monitor and identify trends which will help to inform and be considered as part of the five-year review.
Five-year review	Five-year reviews will consider the evidence base and housing stock against the broader aims of the Central West and Orana Regional Plan to ensure that this Strategy is aligned with identified housing needs. The five-year review will also include a review of the policies that influence the supply and demand for housing in the local area.
10-year review	The 10-year review will ensure that the vision statement, evidence base, and the strategic and planning contexts of this Strategy are aligned with the goals of the community, the broader aims of regional plans, and the implementation and delivery plan.



REPORT: Action Plan Review Customer Experience Strategy 2021-2027

DIVISION: Strategy, Partnerships and Engagement
REPORT DATE: 14 July 2025
TRIM REFERENCE: ID25/1395

EXECUTIVE SUMMARY

Purpose	• Seek endorsement	
Issue	• Review and implement Action Plan for 2025-2027	
Reasoning	• Actions identified the first 3 years of the 6 year plan	
Financial Implications	Budget Area	Customer Experience and Engagement
	Funding Source	Customer Experience
	Proposed Cost	\$500
	Ongoing Costs	Nil
Policy Implications	Policy Title	There will be no policy impact.
	Impact on Policy	Nil
Consultation	Internal Stakeholders Community	Meetings and Presentations YourSay Advertising local media

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme:	3 Working Together for the Region
CSP Objective:	3.1 Our Council is open, fair, and accountable in its decision-making.
Delivery Program Strategy:	3.1.1 Continuously review and improve Council services to maintain efficiency and effectiveness.
Theme:	3 Working Together for the Region
CSP Objective:	3.1 Our Council is open, fair, and accountable in its decision-making.
Delivery Program Strategy:	3.1.3 Foster two-way communication between Council, stakeholders, and the community.

RECOMMENDATION

- 1. That Draft Customer Experience Strategy 2021-2027 and Draft Customer Experience Charter go on public exhibition for community feedback.**
- 2. That a report of the public exhibition outcomes be prepared for Council.**

Jessica Brown
Director Strategy Partnerships and Engagement

TP
Engagement and
Customer Insights
Coordinator

BACKGROUND

Previous Resolutions of Council

ELT 21/72 16 June 2021	<i>1. That the Customer Experience Strategy be adopted. 2. That the Graphic Design Officer be engaged to design the concept of the strategy and implements the design once adopted.</i>
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The Customer Experience Strategy 2021–2027 was formally adopted by the Executive Leadership Team on 16 June 2021. It sets out a clear vision: *“To make life easier for our residents, businesses and visitors, ensuring your experience is positive, more often.”* The accompanying Action Plan identifies key projects for delivery within the first three years of the strategy.

Prior to this, Council had not developed or implemented a dedicated Customer Experience Strategy or Action Plan to guide regular reviews or establish a structured reporting framework. This strategy marks a significant step forward in embedding customer experience into Council’s operations.

The current Customer Experience Strategy and Customer Charter is available for the public on Council’s website.

REPORT

The basis of the Customer Experience (CX) Strategy remains largely unchanged in this review. Minor updates are required to align with Council’s Brand Guidelines, along with refreshed statistical insights to reflect the most recent year of data.

The development of key projects within the 2025–2027 Action Plan continues to align with the four essential drivers of excellent customer experience: Personalisation, Engagement, Connectivity, and Collaboration.

Consultation

An Engagement Plan was developed to identify stakeholders and define engagement outcomes aligned with Council’s Community Engagement Strategy, specifically under the *CONSULT* level of engagement. Extensive consultation was undertaken to ensure all Divisions were reached and that every staff member had the opportunity to participate.

The following activities were undertaken to promote participation for internal stakeholders:

- Direct emails to Executive Officers, Senior Leadership and Executive Officers.
- An article was published on Intranet to raise internal awareness
- Presentations were delivered at all Divisional Manager Meetings across June and July.
- Presentation provided to corporate systems workshop in July
- Subject matter experts were consulted in Economic Development, Corporate Strategy and Building Development

- Regular Team and one-on-one meetings with the CX staff

To facilitate feedback, a staff-wide survey was made available. Feedback themes from the 23 participants are outlined below:

Feedback themes	Decision/Outcome
• Improve decision points to guide customer enquiries • Internal process improvement • More customer feedback opportunities for departments/facilities • Extend knowledge base & information sharing internally • Identified 2 new systems for implementation seeking Customer Experience support/facilitation • Improve knowledge articles for handover of caller details • Review website information • Refresher training on critical systems and policies.	All feedback will be allocated to either a Strategic Action or placed on the Customer Experience Annual Operations Prioritisation list.

A full snapshot of results from the internal survey can be found in **Appendix 3**.

Community engagement

The second phase of consultation focused on engaging community. A dedicated YourSay page was developed to encourage participation and gather feedback on the commitments outlined in the Customer Experience Charter. The page was designed to foster meaningful engagement and ensure community voices were reflected in the strategy. A full snapshot can be found in **Appendix 2**.

Overall, the following themes emerged and were considered from the 15 contributions:

Feedback theme	Decision/Outcome
10-day email timeframes need to be reduced.	Acknowledged. Weekend correspondence and processing within the records management system this maximum margin is acceptable. No action required.
Improve/increase frequency of correspondence with customer requests	Identified in Action Plan.
Assurance that staff return calls and emails	Identified in Action Plan.
Faster processing of Development Applications	Acknowledged. For the financial year 2024/2025 the average assessment time of 54 days for Development Applications. Council is committed to reducing timeframes. No action required.

Requests for online services included: • Online booking for garbage • Complaints for roads • All services made available	Acknowledged. Waste and Road requests are currently available on DRC&ME. Identified in the Action plan.
Website improvements	Identified in Action plan.
Accepting cash at waste facility	Acknowledged.
Allowing seniors to access things in person	Acknowledged. Our Customer Experience Centres have self-service kiosks and access to staff for assistance. Hard copies can be made available upon request.
Always have staff available for visits	Acknowledged. Our Customer Experience Centres are open 5 days from 9am to 5pm.
Increase call centre capacity	Acknowledged.
Improve wait times by phone.	Acknowledged. Staff answer calls within 60 seconds on average 88% of the time.

A Communications Plan supported the Engagement intent and included the following promotional activities:

- Radio promotions
- Newspaper advertisement
- Social media campaign

The outcomes from the Engagement and Communications Plans are summarised in the Engagement Snapshot, **Appendix 2**.

Customer Experience (CX) conducts regular surveys to gather feedback across phone, email, and web channels. In alignment with the CX Strategy and Charter, customer satisfaction results for the 12-month period from June 2024 to July 2025 are as follows:

- Call Centre: 95% satisfaction from 9,000 participants
- Counter Services: 96% satisfaction from 2,117 participants
- Webchat: 92% satisfaction from 236 participants
- Email: 80% satisfaction from 195 participants

All qualitative feedback was thoroughly reviewed and considered in the development of this Action Plan.

Resourcing Implications

- All staff resourcing aligned with the Community Engagement Strategy 2023-2027
- Promotional expenses of \$500 were within the 2024/2025 Budget
- Customer Experience Budget 2025/2026 provides the source for all actions identified.

Proposed Action Plan 2025-2027

The Draft 2021-2025 Customer Experience Strategy document can be reviewed in **Appendix 1**. The following actions within each strategic driver have been included in the Draft Strategy for public exhibition:

PERSONALISATION

- Implement a text message feedback survey for customers contacting the call centre to increase conversion rates on completed surveys.
- Investigate more opportunities for customers to provide qualitative feedback and to seek overall experience on resolved customer service requests.
- Support service areas in their review of existing customer feedback systems to identify opportunities for more efficient collection and actionable insights.
- Support website redevelopment to ensure a cohesive and functional experience for the customer.
- Review remaining manual processes for the development of interactive online services
- Enhance communication of customer requests to improve and align understanding and expectations

ENGAGEMENT

- Explore a Customer Effort Score measurement that complements our existing measure for Customer Satisfaction (CSAT) and for loyalty through the NET Promoter Score (NPS)
- Consider internal commitment and accountability for the customer experience within Council's performance assessment program.
- Review and implement performance monitoring strategies to support ongoing staff development.
- Partner with customers in co-design opportunities across the scoping, development, implementation and evaluation of service delivery.
- Consult, review and renew the Customer Experience Strategy and Service Level Agreements for adoption.
- Establish a Customer Experience working group with roles to promote and uphold a progressive customer-centric culture.
- Develop an education program for community on the different channels available for submitting requests to Council.
- Use insights from customer interactions to shape and support community engagement and outreach activities.

CONNECTIVITY

- Implement software to allow our systems to integrate and provide a single view of the customer.
- Support the rollout of a digital booking solution for Council's community spaces and facilitate an intuitive process for bookings and payments.
- Expand customer options in secure digital payments to meet diverse user preferences.
- Ensure staff actions underpin legislative obligations and Council's policies and procedures through training and awareness activities.
- Expand knowledge sharing capability within the organisation by creating Customer Experience Knowledge champion groups.

- Investigate communication technologies and systems to improve efficiencies for staff and outcomes for community.

COLLABORATION

- Introduce organisational wide resources and sessions for a consistent approach and ongoing engagement with Council's Customer Experience Charter.
- Create knowledge banks that support a variety of learning styles, making information more accessible, engaging and practical for staff.
- Develop and design an induction program that embeds a customer experience culture.
- Review, define and streamline customer request processes to strengthen accountability and drive a consistent and positive experience for staff and customers.
- Create diverse and inclusive ways to share information to support staff accessibility, engagement and a range of learning styles.
- Establish a Community Interest Group for a customer led consultation in the scope, design, test and ongoing review of customer-based processes.

Next Steps

- The Draft Customer Experience Charter includes minor formatting and content updates for public exhibition.
- Internal service area requests will be incorporated into CX's operational prioritisation schedule.
- Both draft documents will be placed on public exhibition for a period of 28 days.
- Report to Council outcomes from the public exhibition.

APPENDICES:

- 1 [📄](#) Draft 2021-2027 Customer Experience Strategy
- 2 [📄](#) Community Engagement Snapshot CX Strategy 2025
- 3 [📄](#) Internal Feedback Summary CX Strategy



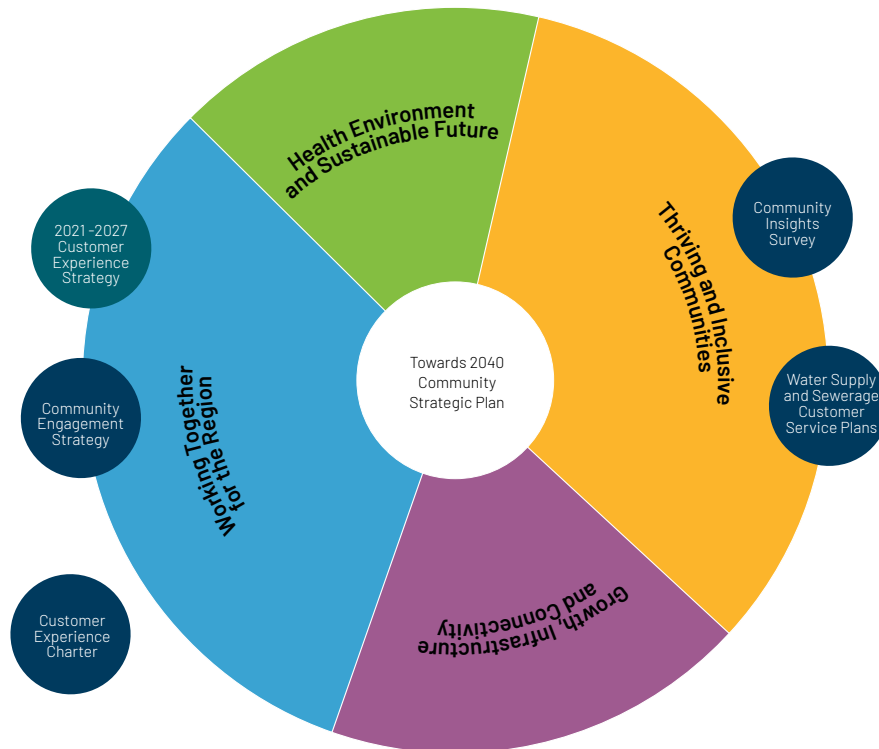
2021 - 2027 CUSTOMER EXPERIENCE STRATEGY



How the 2021 -2027 Customer Experience Strategy connects with our other strategic plans

The 2021 - 2027 Dubbo Region Customer Experience Strategy will form part of Council's integrated planning and reporting framework, ensuring that commitments are delivered through clear planning, performance monitoring and resource alignment.

At the core of this framework is the Towards 2040 Community Strategic Plan (CSP). The Customer Experience Strategy plays a key role in guiding how Council engages with and serves the community, and sits alongside a range of other strategic documents, as shown in the diagram below.



Strategic Context

- CSP Strategic Pillar 3: Working together for the Region
- 3.1: Our Council is open, fair and accountable in its decision-making.
- 3.1.6: Provide cost-effective and timely services while meeting statutory requirements.
- 3.1.6.1: Monitor the Customer Experience Charter standards in relation to customer requests and correspondence.

The design of the strategy has a whole-of-community approach, to be used by everyone in the region, contributing to a thriving vibrant inclusive community.

For more information on Council's plans visit:
dubbo.nsw.gov.au/About-Council



or scan the QR code

Disclaimer statement

The information is current at time of completing this strategy and some information may change during the lifetime of the 2025 - 2027 Customer Experience Strategy. Community members are advised to contact relevant service providers, organisers, authorities, and Dubbo Regional Council Customer Experience Team if they have any questions.



Acknowledgement of Country

We acknowledge the Wiradjuri people who are the traditional custodians of the land on which we live, work and play. We pay our respects to Elders past and present of the Wiradjuri Nation and thank them for their care of the land, water and sky and extend that respect to other Indigenous Australians.

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Our vision

To make life easier for our residents, businesses and visitors by ensuring their experiences are positive, more often.



Our Purpose

To create seamless and positive experiences by understanding our customers and orienting our organisation to anticipate and respond to their needs.

Our purpose is inspired by, the voice of our customer, putting you first.

About the Dubbo Region

The Dubbo Region is home to a growing and diverse population whose broad skills and experiences enrich our cultural, social, and economic fabric. This diversity strengthens our community across key areas including population growth, economic development, lifestyle, housing, sport, arts, and culture. In a rapidly evolving environment, our approach to customer experience must remain agile and forward-thinking to meet the future demands of our community.

Dubbo Regional LGA



Service area of 7,534.5 km² including one city, town and villages.

Population



56,997

Estimated residential population Dubbo Region



16.58%

Aboriginal and/or Torres Strait Islander



11.68%

Aged between 50-59 years



84.8%

of residents are Australian citizens



9.63%

Born overseas



5.99%

Stated they have a need for assistance with core activities



7.81%

Speak a language other than English



36 Years

Median age

By 2036, a further 8,045 people are expected to make the Region home. The number of residents aged 50 years and below is projected to be 63% of the population. 63,563

ABS Census 2021 *ABS 2024 Estimated residential population

Gender Ratio

Female

50.6%

Gender ratio

Male

49.4%





How our customers interact with us

Our Customer Experience Centre received:



43,863

Customer calls



15,034

Counter enquiries



1,809

Customer emails



649,251

Unique website visits
(286,100 website visits)



5,526

Service requests via DRC&ME



37,147

Service requests

*Statistics are for the calendar year, January to December 2024



Why our customers interact with us

Our Customer Experience Centre supported 43,115 requests.
Here are our top interactions:



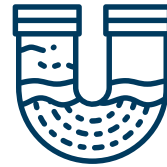
11,988

Rates enquiries



7,875

Waste enquiries



2,720

Water and Sewer enquiries



2,610

Animal related,
ranger enquiries



1,391

Road related



967

Tree related



821

Animal registrations
(counter only)

Our purpose is inspired by, the voice of our customer, putting you first.



Our facilities and businesses

The Customer experience extends across all areas of Council:



**Macquarie
Regional
Library**

184,568

Visitors
(All LGA's)



**Aquatic
Leisure
Centres**

103,473

Visitors
(Dubbo, Wellington, Geurie)



**Dubbo Regional
Theatre and
Convention
Centre**

77,541

Visitors



**Wellington
Caves**

29,534

Visitors



**Dubbo
Regional
Airport**

189,309

Passengers
(* July 2024-May 2025)



**Western
Plains
Cultural
Centre**

149,553

Visitors



**Visitor
Information
Centres**

44,827

Dubbo Visitors

7,409

Wellington Visitors



**Old Dubo
Gaol**

46,113

Visitors

Statistics are for the 2024/2025 Financial Year.

Trends and opportunities



An emerging and changing region

Our region's population is projected to grow by 9,500 people by 2036, creating significantly higher demand for our services.

To successfully manage this increasing demand, we must maintain and enhance access to these services, as well as driving cost effective service channels and technology. Our region's culturally diverse community is growing. We are committed to providing appropriate, equitable and accessible services for all our customers. Access and inclusion is critical.



Customer expectations

Our customers' expectations and abilities are evolving. Increasingly, our customers expect to be engaged in the design of our services, and that our services adapt to change.

We will respond by creating opportunities to co-design services with our customers and respond to their ever-changing technical abilities. A seamless experience through any communication channel will be non-negotiable, while personal connection will be paramount. We will need to react to feedback with agility to predict our customers' future needs and expectations.



Technological change

Technological change will continue to transform the way we live, work, communicate and innovate.

Keeping pace with these changes will be a key challenge for our council.

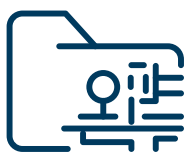
The way we capture, access, share and use data from these technologies is critical to that evolving transformation.



Staying human in a digital age

With new technologies enabling more automated and self-service options, we need to ensure that we work with our customers to achieve human-centred design. We need to look at a service from the perspective of the person using it, and then develop a suitable solution.

Our service design and delivery will need to be intelligent and customised to build meaningful personal connections. We know our customers expect to interact with us through different channels, whether making online payments or sitting down with a staff member to discuss their home plans. Listening to our customers, engaging them in the design of our services and channels, and offering tailored solutions will be increasingly important over the course of this strategy and beyond.



Privacy and open data

Customers want their data to be secure and kept private, but they also want a quick and easy experience that meets their unique needs.

This means we must remain vigilant in managing cyber security risks.

We often need to use a customer's personal data to provide a tailored experience, and trust must be maintained to ensure customers are comfortable providing information to us.

Customer experience drivers

We have identified four drivers for an excellent customer experience:



Our customers

What our customers have told us:

We sourced feedback from a number of different areas that included our customer service quality assurance program, our community satisfaction survey, previous community consultation and feedback received through multiple channels including, face to face surveying, phone surveying and email surveys including all forms of compliments and complaints.



More online self-service options



A guarantee that information on our website is always up to date and accurate



Jargon-free language and a dedicated channel for feedback across all services



A commitment to acknowledge issues and deliver customer service within a set time whilst advising on progress



More payment options



Clear expectations of the customer and what they can expect from staff including consistent communications



Multi Channel Support for the community. Customers want to choose the channel that works for them, whether it's phone, email, social media, live chat, in person, mail or online



Did you know?

Last year we surveyed 9 thousand customers via our call centre to gauge their satisfaction with recent interactions with us.

Our customer Satisfaction overall score was 95%

What we have already done



What we have already done



What we are working towards

It is time for our organisation to take the next step in creating better experiences for our customers and develop a Customer Experience Strategy that focuses on not just the interactions that we have with our customers, but the entire relationship we have with them.



Customer experience is championed across all functions of our diverse organisation.

Quality customer experiences, for internal and external, is critical to our day-to-day operations

Customer data and insights are used to make informed strategic and operational decisions



Strategy

We aim to deliver more positive customer experiences. Delivering improvements across each of the four customer experience drivers will improve our customer satisfaction. To achieve this, four principles will guide our efforts;

Guiding principles



Journey

Consider the customer journey and ensure a personalised customer experience is at the centre of everything we do, across all functions.



Processes

Understand how our processes impact the customer, and work collaboratively to create seamless experiences.



Data

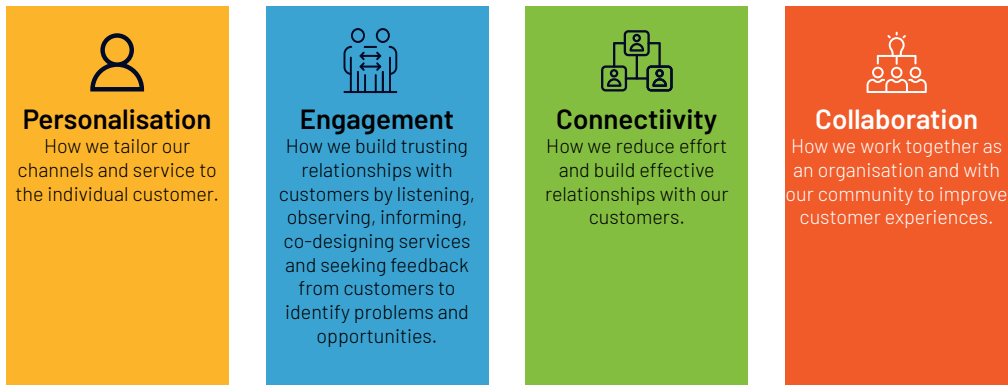
Ensure data is captured in real time, accessible to our customers and connected through the organisation so that we can continuously update our knowledge of customers' needs.



Innovation

Embed practices that enable us to engage with, understand and advocate for the voice of the customer, creating products and services to customers.

Customer experience drivers



Action plan 2025 - 2027

 Personalisation: How we tailor our channels and service to the individual customer.		
STRATEGIC OBJECTIVE	KEY PROJECTS	WHEN
Measure the experience we are providing through our customer satisfaction feedback and metrics	Implement a text message feedback survey for customers contacting the call centre to increase conversion rates on completed surveys.	2025
	Investigate more opportunities for customers to provide qualitative feedback and to seek overall experience on resolved customer service requests.	2026
Implement intelligence-led customer improvement practices across the organisation	Support service areas in their review of existing customer feedback systems to identify opportunities for more efficient collection and actionable insights.	2025
Align and improve customer channels to give customers more ways to engage with us	Support website redevelopment to ensure a cohesive and functional experience for the customer.	2026
	Review remaining manual processes for the development of interactive online services.	2025
	Enhance communication of customer requests to improve and align understanding and expectations.	2026

 Engagement: How we build trusting relationships with customers by listening, observing, informing, co-designing services and seeking feedback from customers to identify problems and opportunities.		
STRATEGIC OBJECTIVE	KEY PROJECTS	WHEN
Employ a combination of measurements (to measure effort, satisfaction and loyalty) to provide a complete view of the customer experience.	Explore a Customer Effort Score measurement that compliments our existing measure for Customer Satisfaction (CSAT) and for loyalty through the NET Promoter Score (NPS).	2027
Ensure staff performance reviews include measured, customer centric performance expectations	Consider internal commitment and accountability for the customer experience within Council's performance assessment program.	Ongoing
	Review and implement performance monitoring strategies to support ongoing staff development.	Ongoing
Embed the Voice of the Customer into everyday practice.	Partner with customers in co-design opportunities across the scoping, development, implementation and evaluation of service delivery.	2026
	Consult, review and renew the Customer Experience Strategy and Service Level Agreements for adoption.	2027
Activate education and awareness activities to support the customer experience.	Establish a Customer Experience working group with roles to promote and uphold a progressive customer-centric culture.	2026
	Develop an education program for community on the different channels available for submitting requests to Council.	2025
	Use insights from customer interactions to shape and support community engagement and outreach activities.	Ongoing

**Connectivity:**

How we reduce effort and build effective relationships with our customers.

STRATEGIC OBJECTIVE	KEY PROJECTS	WHEN
Create and maintain seamless single view of customers across all service delivery touchpoints, including history of interactions.	Implement software to allow our systems to integrate and provide a single view of the customer.	2027
	Support the rollout of a digital booking solution for Council's community spaces and facilitate an intuitive process for bookings and payments.	2026
Maintain community confidence in security of all personal data obtained and held by Council.	Expand customer options in secure digital payments to meet diverse user preferences.	2027
	Ensure staff actions underpin legislative obligations and Council's policies and procedures through training and awareness activities.	Ongoing
Activate an organisation-wide knowledge sharing program to encourage the flow of information and collaboration between departments.	Expand knowledge sharing capability within the organisation by creating Customer Experience Knowledge champion groups.	2026
Employ technology and build adaptable systems and processes to meeting customers changing needs.	Investigate communication technologies and systems to improve efficiencies for staff and outcomes for community.	2027

 Collaboration: How we work together as an organisation and with our community to improve customer experiences.		
STRATEGIC OBJECTIVE	KEY PROJECTS	WHEN
Foster diverse ways to cultivate, share and spread knowledge across the organisation for a shared understanding of customer expectations.	Introduce organisational wide resources and sessions for a consistent approach and ongoing engagement with Council's Customer Experience Charter.	2026
	Create knowledge banks that support a variety of learning styles, making information more accessible, engaging and practical for staff.	2025
Work collaboratively across relevant departments and teams to identify opportunities and find solutions to improve channels and services.	Develop and design an induction program that embeds a customer experience culture	2025
	Review, define and streamline customer request processes to strengthen accountability and drive a consistent and positive experience for staff and customers.	2026
	Create diverse and inclusive ways to share information to support staff accessibility, engagement and a range of learning styles.	2026
Collaborate with customers in co-design processes to ensure their needs and requirements are incorporated in service design.	Establish a Community Interest Group for a customer led consultation in the scope, design, test and ongoing review of customer based processes.	2026

Measuring our progress



Ongoing

Customer Satisfaction Survey

We will measure customer satisfaction at the close of each request for service through all survey channels provided.

Weekly

Customer Insights

We will provide feedback to departments on identified customer insights.

Monthly

Performance Reporting

We will measure our progress against our corporate customer satisfaction key performance indicators.

Quarterly

Voice of the Customer

We will conduct quarterly reviews in alignment with our quality assurance program, including a review of complaints and regular feedback to allow us to identify gaps in customer experience delivery.

Annually

Employee Feedback

We will conduct an employee survey yearly to identify any gaps or improvement suggestions. We will also include customer compliment and complaint feedback in staff performance reviews.

Customer experience measures

Customer Satisfaction Score (CSAT)

CSAT measures a customer's satisfaction at the time of interaction and is represented as a score between one and 10. This metric focuses on a specific point in the customer's journey.

Customer Effort Score (CES)

CES measures the ease of interacting with our organisation. It measures the amount of effort a customer has to go through when seeking help, sourcing information or having a problem solved. Customer effort is directly linked to the overall customer experience.

Net Promoter Score (NPS)

NPS is used to measure customer loyalty. This score can range between -100 to 100 and is calculated based on the percentage difference between three categories of customers;

- Detractors – who are unhappy with our organisation or service and highly unlikely to recommend to a friend or family member
- Passives – Who are mostly satisfied and could easily be persuaded to become a promoter or detractor
- Promoter- who are loyal and enthusiastic, have had a great customer experience and will recommend us to a friend or family member



What will implementation of the strategy look like for you?

Design and deliver the right services



You may not think about the services we deliver very often – rubbish bins, roads, water and child care for example – but we think about your experiences using these services a lot. We are going to use your feedback to design and deliver the right services based on what matters most to you.

Co-design service experiences with you



We've been designing services for a long time and we recognise that there is no one better placed than you to tell us how you want our services to work for you. When we are redesigning service experiences, we're going to get you to help us by co-designing it with you. This will include ensuring we talk to people of all ages and cultural backgrounds.

You choose how you want to contact us



We know how frustrating it is to have only one option to contact us. We understand that some customers value human interaction whilst some prefer the convenience of digital options. We're going to ensure consistency of information across our website, forms and brochures so it's clear to you.

You'll only tell us once



Have you ever called us multiple times and had to repeat yourself every time? We're going to try to make that a thing of the past. We want you to only have to tell us once. The next time you contact us, we want to be able to remember why you're getting back in touch and anticipate how we can make this future contact as easy as possible.

Next steps

To support delivery of this strategy, we will implement the following actions:

Implementation support

Our Customer Experience team will work with Managers to align departmental business plans. Quarterly monitoring and reporting will support progress against actions, with a primary focus on our more visible, customer facing departments.

Performance reporting

Customer-focused actions aligned to this strategy will be included in the department business plans. Achievements will be assessed as part of the quarterly reporting cycles to determine whether we are meeting our success measures and where adjustments may be required.

Championing the strategy

The Manager of Customer Experience and Engagement will champion implementation of the Customer Experience strategy and monitor our success measures. Customer-facing teams will be equip with the right technology and emotional intelligence training to deliver the best possible Customer Experience.

Community engagement

Continue to work with internal stakeholders to review the customer journey process and identify improvement opportunities as they are presented. Modify the Customer Experience Strategy as required following consultation with all stakeholders.

Status	Version	Author	Date	Changes	Old Cover
Adopted	2	Manager Customer Experience and Engagement	August 2025	Updated	

Cnr Church and Darling streets, Dubbo
Cnr Nanima Crescent and Warne Street, Wellington

Ph: (02) 6801 4000
dubbo.nsw.gov.au





JULY 2025

Customer Experience Action Plan Refresh

Survey snapshot

The Action Plan incorporated in the Customer Experience Strategy 2021-2027 is due for renewal. Community feedback was gathered to assess its effectiveness, refine key services and adapt to evolving customer needs.

Our overall engagement goal is to INVOLVE the community in the consultation activities offered in person and on YourSay. Feedback was collected through a survey and pop-up sessions were held in Dubbo for community and stakeholders to participate.

A summary of the results are highlighted below

How we reached you and raised awareness



28 days of consultation

30 June - 28 July 2025



YourSay project page

- 576 visits
- 3 project followers



Traditional media

- 1 inclusion in the July Council News Electronic Direct Mail
- 2 advertisements in newspapers
- Radio mentions across 2 stations



Digital engagement

- 45,249 social media reach (the number of times a post has been viewed)
- 545 social media engagements (the number of times a post was interacted with - which can be likes, shares, comments etc)



Community & Stakeholder consultation

1 Face-to-face pop-up Community Conversation events

Your Home, Your Say, Your LGA

yoursay.dubbo.nsw.gov.au

1



Survey results summary

Survey participation



13 surveys were completed

We asked participants if they had enough suitable ways to contact us, **13** responded:



69% indicated that were **satisfied**, there are enough ways for participants to reach us.

When we asked participants how they'd prefer to contact us, **4** responded with the following;



Prefer phone and email



In person

We asked participants if they were satisfied with answering phone call within 60 seconds, **13** responded:



69% indicated that were **satisfied**, there was enough ways for participants to reach Council.

When we asked the participants to please tell us how we can improve, **15%** of participants response was;



Improve wait times



Increase call centre capacity

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2

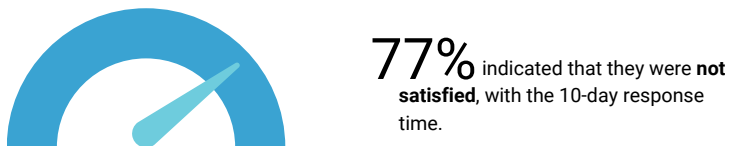


Survey results summary

We asked participants if information we share across our websites, social media and applications easy to find, understand and read, **13** responded:



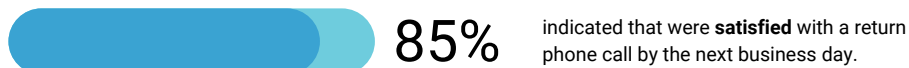
We asked participants whether they were satisfied with the 10-day email response time; **13** responded:



When we asked participants how the process could be made more efficient, **46%** responded. The most common theme that emerged was;

- Provide quicker email responses, whether partial or complete, and clarify messages to manage expectations.

We asked participants if they were satisfied with a return phone call by the next business day, **13** responded:



When we asked the participants to please tell us how we can improve, **1** participant responded with;

- Ensure staff return calls

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3



Survey results summary

We asked participants if they were satisfied with how customer requests were monitored, delays reported, and updates provided.; **13** responded:



54% satisfied



46% not satisfied

When we asked participants how the process could be made more efficient, **31%** responded. The most common theme that emerged was;



Reliable service from all staff and complete responses to all questions.

We asked participants if identify any areas of service they would like made available on DRC&ME, **7** responded:



All services should be available



Booking garbage disposal



Complaints for roads

We asked participants to rate if they think our current action plan and service delivery standards meet their needs and expectations, **13** responded:



62% rated high



38% rated low

When we asked participants if they have any additional suggestions that could help us enhance or improve customer experience **69%** responded. The top two themes that emerged was;



Council website is hard to navigate and needs alot of improvement



Have staff available at all times for in person visits/consistent level of service from all staff

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4



Survey results summary

Outcomes and next steps

A report will be presented to Council at the Ordinary Council Meeting, 5.30pm Tuesday 26 August 2025, seeking endorsement to go to public exhibition.

- All followers of this page, will receive an email with the engagement snapshot and advised when the draft strategy is on public display.



We would like to thank everyone who participated in this activity.
Your valuable feedback is greatly appreciated.

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5

CX Strategy and Action Plan

JULY 2025

Feedback report

Internal staff were identified to CONSULT in this strategy review. Internal feedback was collected to help identify new actions and improvement opportunities aligned with the organisation's Customer Experience Strategy 2021 – 2027. The goal for consultation was to engage all Divisions and reach 90% of the 30 teams across the organisation, this was achieved through the diverse methods of consultation outlined below.

A summary of the results are highlighted below



42 days of consultation

3 June - 14 July 2025



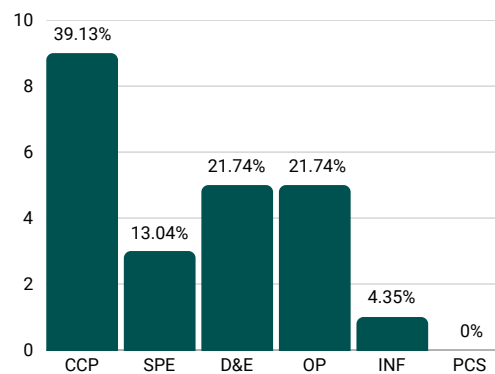
Internal consultation

- 3 direct emails to Executive and Senior Leadership
- 4 presentations to Divisional Managers Meetings
- 5 Team/Branch consultations
- 1 Central notice
- 1 All staff survey



23 surveys were completed

Divisions



Feedack summary



Personalisation

The following themes emerged from staff identifying areas for a more tailored approach:



Role based resources/information



Customer Request Management Training



No area identified



Connectivity

Staff highlighted the following themes to improve customer connectivity.



Knowledge sharing



Consistent training across all internal systems



Engagement

Staff responses collectively identified the following:



Feedback and survey opportunities



Collaboration

To improve collaboration, participants identified:



Internal process review



Knowledge sharing



Effective engagement

We asked staff to provide feedback on our internal services, and here is what we heard.



Yes (74%)

That information provided is concise, yet informative for them to action appropriately



Very effective (68.18%)

Effectively handle customer enquiries.



Yes (78.26%)

Does the knowledge base give customers the right answers the first time they get in touch



Yes (82.61%)

Adequately resourced to meet the expectations of their service area or function



Yes (91.30%)

Is the Customer Experience Charter response time is adequate.



REPORT: Renaming of Local Traffic Committee to Local Traffic Forum due to Delegation changes

DIVISION: Organisational Performance
REPORT DATE: 13 August 2025
TRIM REFERENCE: ID25/1629

EXECUTIVE SUMMARY

Purpose	• Provide review or update. • Fulfil legislated requirement/Compliance.	
Issue	• Renaming Local Traffic Committee (LTC) to Local Traffic Forum (LTF).	
Reasoning	• Changes to current legal delegations for regulation of traffic and the operation of Local Traffic Committee. • <i>Roads Act 1993 and Road Transport Act 2013.</i>	
Financial Implications	Budget Area	Not Applicable
	Funding Source	Not Applicable
Policy Implications	Policy Title	Not Applicable
	Impact on Policy	There are no impacts arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes four principal themes and a number of objectives and strategies. This report is aligned to:

Theme:	3 Working Together for the Region
CSP Objective:	3.1 Our Council is open, fair, and accountable in its decision-making.
Delivery Program Strategy:	3.1.3 Foster two-way communication between Council, stakeholders, and the community.
Theme:	3 Working Together for the Region
CSP Objective:	3.1 Our Council is open, fair, and accountable in its decision-making.
Delivery Program Strategy:	3.1.5 Operate with transparency, accountability, and integrity in all governance and decision-making processes.

RECOMMENDATION

- 1. That the rebranding of Local Traffic Committee to Local Traffic Forum be noted.**
- 2. That the updated Terms of Reference be adopted.**

Jane Bassingthwaighe
Director Organisational Performance

SW
Governance Team Leader

BACKGROUND

Transport for New South Wales (TfNSW) is legislated as the organisation responsible for the control of traffic on all roads in NSW. However, the most effective means of dealing with matter which arise on regional and local roads is to deal with them at the local level. TfNSW has delegated certain aspects of the control of traffic on regional and local roads to Dubbo Regional Council.

REPORT

Council was advised that as at the 1 August 2025 the legal delegation for regulation of traffic has changed and as has the requirement and operation of the Local Traffic Committee, which will now be renamed to Local Traffic Forum.

The new format will be like previous LTC however a few key points of difference as per below:

- Name change from Local Traffic Committee to Local Traffic Forum
- That the LTF is advisory and that ultimately the decisions will rest with Council.
- No changes will be required regarding the formal members however the 'voting process' has been removed.
- Council will collate the advice from the members for consideration at each meeting.
- Public transport operators will be invited to any meetings where business discussed is likely to affect their service.
- When there is division on resolutions, these will now be lodged as a 'Statement of Concern' by TfNSW. Which will mean that there no longer will be a 'Regional Traffic Committee'.

Consultation

- Council's Transport for NSW representative advised of the changes via email on 28 July 2025.

Resourcing Implications

- No changes to resourcing, the current Local Traffic Committee is held within normal resourcing requirements. The meetings will continue under the new name.

Next Steps

- That the next scheduled Local Traffic Committee meeting will be rebranded to Local Traffic Forum and be held under the new delegations and requirements as stated in the Prescribed Traffic Control Devices and Regulation of Traffic and Delegation as attached as **Appendix 1** and A guide for councils using the Authorisation and Delegation Instrument as attached as **Appendix 2**.

APPENDICES:

- 1 [↓](#) 2025 Authorisation-Delegation Instrument for Councils - TsNSW - Prescribed Traffic Control Devices and Regulation of Traffic
- 2 [↓](#) Guide for Councils Using the Authorisation and Delegation Instrument - TfNSW - July 2025
- 3 [↓](#) DRAFT - Terms of Reference - Local Traffic Forum 2025



AUTHORISATION AND DELEGATION
PRESCRIBED TRAFFIC CONTROL DEVICES AND
REGULATION OF TRAFFIC

Roads Act 1993
Road Transport Act 2013

On behalf of Transport for NSW, I, Josh Murray, Secretary of the Department of Transport:

- a) **REVOKE** the instrument of 31 October 2011 titled "*Roads and Maritime Services – Delegation to Councils*"; and
- b) **REVOKE** the instrument of 12 December 2023 titled "*Instrument of Delegation and Authorisation – Traffic Management and Pedestrian Works – Temporary Delegation to Councils No.2*"; and
- c) **DELEGATE** under section 31(1) of the *Transport Administration Act 1988* and all other enabling powers, the functions set out in **Schedule 1** to the delegates set out in **Schedule 2**, subject to the conditions and limitations set out in **Schedule 4**; and
- d) **AUTHORISE** those delegates, under section 31(2) of the *Transport Administration Act 1988*, to sub-delegate the functions set out in **Schedule 1** to the persons set out in **Schedule 3**; and
- e) **AUTHORISE** the delegates set out in **Schedule 2**, under section 122(b) of the *Road Transport Act 2013*, to install or display (or interfere with, alter, or remove) any prescribed traffic control device required to give effect to the carrying out of traffic control work except where indicated as restricted in the Transport for NSW "*Traffic Signs Register*", subject to the conditions and limitations set out in **Schedule 4**; and
- f) **CONSENT**, under s.87(4) of the *Roads Act 1993*, to the construction, installation, maintenance, repair, removal, or replacement of a portable traffic control light used temporarily by a delegate in the context of carrying out road work or traffic control work, subject to the conditions and limitations set out in **Schedule 4**; and

- g) **DIRECT** that failure to comply with the conditions and limitations set out in **Schedule 4** renders the prescribed traffic control device authorisation and delegation inoperative with respect to the functions exercised.

Note: the authorisation at (e) above is referred to in this Instrument as "the prescribed traffic control device authorisation".

This Instrument commences on 1 August 2025 and continues in force until revoked.



Josh Murray
Secretary
Department of Transport

Date: 21/07/2025

SCHEDULE 1 – FUNCTIONS

- (a) The functions and powers of Transport for NSW under section 115(2) of the *Roads Act 1993* to regulate traffic on a public road for purposes other than those set out in that section.
- (b) The power to establish and operate a special event parking scheme for a road under Part 8, Division 3 of the *Road Transport (General) Regulation 2021*.

SCHEDULE 2 – DELEGATES

A council constituted under the *Local Government Act 1993*.

SCHEDULE 3 – SUB-DELEGATES

The general manager of a council, or an employee of the council.

SCHEDULE 4 – CONDITIONS AND LIMITATIONS

Note: Reference to a delegate in this Schedule includes reference to a sub-delegate.

1. Scope of Authorisation and Delegation

A delegate must not exercise a function listed in Schedule 1 of this Instrument and may not use the prescribed traffic control device authorisation:

- (a) outside its local government area as constituted under the *Local Government Act 1993*;
- (b) on a road or part of a road classified as a Freeway, Controlled Access Road, Tollway, or Transitway; or
- (c) on any road identified with the 'Administrative Category' of 'State' in the '*Schedule of Classified Roads and Unclassified Regional Roads*' (as published and amended from time to time by Transport for NSW), except with the written consent of Transport for NSW

Note: The prescribed traffic control device authorisation allows delegates to install, display, etc. those devices and extends to the engagement of third parties (such as developers, road construction contractors, etc.) to install and display any such devices as a consequence of a delegate's decision and approval under this Instrument.

2. Local Transport Forum

- (a) A delegate must convene a Local Transport Forum to which a representative from each of the following is invited to attend:

- (i) the delegate
 - (ii) Transport for NSW
 - (iii) NSW Police Force
 - (iv) The local Member(s) of NSW Parliament
 - (v) The operator of any public passenger service likely to be affected by traffic control work proposed by the delegate
- (b) A delegate may invite any other person to attend the Local Transport Forum.
- (c) A delegate may seek technical advice from the Local Transport Forum regardless of whether this Instrument is being used.
- (d) The Local Transport Forum is to provide advice to the delegate on any matter put before it for advice.
- (e) A delegate must consider any advice provided by the Local Transport Forum.

3. Mandatory prior referral of some proposals

- (a) A delegate must refer to the Local Transport Forum any proposal to exercise a function listed in Schedule 1 of this Instrument or to use the prescribed traffic control device authorisation where that proposal would:
- for a period exceeding **6 months**:
- (i) restrict or prohibit passage along a road of any persons, vehicles, or animals;
or
 - (ii) compel or prevent a turn from one public road to another public road;
- or
- for a period exceeding **24 hours**:
- (iii) prevent, impede, or hinder the safe or efficient operation of a public passenger service; or
 - (iv) prevent access to a public transport station, stop, wharf, or service; or
 - (v) remove or render less effective any bus priority measure.
- (b) Following consideration of advice provided by the Local Transport Forum, the delegate may proceed with the proposal unless the Transport for NSW representative advises the meeting of the Local Transport Forum that Transport for NSW will be submitting a Statement of Concern within seven (7) days.

- (c) If a Statement of Concern has been provided to the delegate in accordance with clause (b) above, the delegate may not exercise the relevant function until a further seven (7) days after it has circulated to the members of the Local Transport Forum, a written response addressing the Statement of Concern and setting out the delegate's reasons for proceeding to exercise the function.

4. Keeping of records

- (a) The proceedings of the Local Transport Forum must be recorded and made public as soon as practicable.
- (b) A post facto record of any use of the prescribed traffic control device authorisation (excluding any instance that has already been the subject of prior referral per condition 3) must be tabled at the Local Transport Forum as soon as practicable and no later than three (3) months after the fact.

5. Coordination

- (a) A delegate must consult any public passenger service operator – either directly or via the Local Transport Forum – before exercising any function listed in Schedule 1 of this Instrument or using the prescribed traffic control device authorisation where it is likely to affect the operation of a public passenger service provided by that operator.
- (b) Details of such consultation undertaken outside of the Local Transport Forum must be tabled at the Local Transport Forum as soon as practicable.
- (c) A delegate must give not less than seven (7) days' notice to NSW Police Force and Transport for NSW – either directly or via the Local Transport Forum – before regulating traffic under this Instrument for the purposes of a public event.

6. References

- (a) A delegate must use the NSW Design of Roads and Streets Manual (TS 00066, as amended from time to time) as a primary reference when exercising a function listed in Schedule 1 of this Instrument or using the prescribed traffic control device authorisation.
- (b) Use of a portable traffic control light or R4-212n roadwork speed limit sign under this Instrument must be in accordance with the Transport for NSW Traffic Control at Work Sites Manual (TS 05492, as amended from time to time).

7. Preservation of head of power

Notwithstanding this Instrument, Transport for NSW reserves all and any rights and powers, including to:

- (a) Direct a public authority under clause 8I of Schedule 1 of the *Transport Administration Act 1988*, or alter or remove, or direct the alteration or removal of any prescribed traffic control device, under Part 5.3, Division 2 of the *Road Transport Act 2013*; and

- (b) Carry out road work in accordance with Part 6 of the *Roads Act 1993*; and
- (c) Carry out traffic control work on any public road, including exclusive power to carry out or consent to the construction, erection, installation, maintenance, repair, removal or replacement of a traffic control light under section 87 of the *Roads Act 1993*; and
- (d) Regulate traffic under Part 8 of the *Roads Act 1993*.
- (e) Revoke or withdraw this delegation, authorisation, or any component of it at any time with respect to any or all delegates.

Transport
for NSW

A guide for councils using the Authorisation and Delegation Instrument

*Prescribed Traffic Control Devices
and Regulation of Traffic*

July 2025

transport.nsw.gov.au



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Introduction

This guide is a reference for councils and others who use the 2025 Authorisation and Delegation Instrument. It is intended to promote a consistent understanding of what can be a complicated mix of legislation, regulation, and practice.

For simplicity, the *Authorisation and Delegation – Prescribed Traffic Control Devices and Regulation of Traffic* is referred to as 'the Instrument'.

This guide addresses the following questions:

- Why does Transport authorise and delegate?
- What powers are being authorised and delegated?
- Why would council use the Instrument?
- What are Local Transport Forums and how should they operate?
- What kinds of works need to be coordinated with Transport and others?

For the most up-to-date information and references, please refer to Transport's website.

Why does Transport authorise and delegate?

Councils manage most of the roads and streets on which the people of NSW live, work, and play. These streets perform many functions. They may be the quiet streets of a residential neighbourhood, busy corridors for the movement of goods and people, or the venues for events, commemorations, and celebrations.

Councils in NSW are well-placed to manage local roads, responding to the needs and aspirations of their community. By extending some of its own powers to councils, Transport enables councils to manage streets more efficiently.

The Instrument itself serves two purposes: It authorises councils to use the signs, markings, and devices that appear in the *Road Rules 2014* and are known as 'prescribed traffic control devices'; and it allows council to 'regulate traffic' on an unclassified road for purposes that go beyond roadwork, such as closing a road to allow an Anzac Day march.

It is important to note that councils already have powers to carry out road work and traffic control work, and to regulate traffic while doing so. The Instrument provides powers to use the most common 'prescribed' devices, but in many cases, council will not need to use it.

This version of the Instrument reinforces the principle that the functions of Transport delegated to councils by the Instrument may be exercised with wide discretion. It does not seek to limit council's powers under the *Roads Act 1993* on unclassified roads (for instance the ability to carry out traffic control work under s87), nor to second-guess decisions made by councils under authority or delegation. The focus of the Instrument is to facilitate coordination and knowledge sharing, while taking a risk-based approach to proposals and works that might affect road safety, public transport, or the operation of the classified road network.

Legal context

Please note that this section is not to be taken as legal advice. Users should seek their own legal advice.

The legal framework for the Instrument is found across the *Transport Administration Act 1988*, the *Roads Act 1993*, and the *Road Transport Act 2013*.

The ***Transport Administration Act 1988*** establishes Transport and sets out its broad functions across all legislation relating to the management of roads and traffic across NSW. It authorises Transport to delegate some of its functions to councils (and for councils to further sub-delegate).

This Act defines the term '*traffic control facility*' to include all signs, markings, structures or devices that advise or warn a driver; all signs, markings, structures, or devices that compel a road user to do (or not do) something; and any bridge or underpass for pedestrian use. Refer to the

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Glossary for a full definition.

The **Roads Act 1993** sets out and divides responsibilities and road management functions between Transport and other roads authorities such as councils.

Part 6 of the Act provides that “*traffic control work*” – which is work involving a “*traffic control facility*” – may be carried out by Transport on any public road, transitway, and any road or road related area used by motor vehicles, cyclists, pedestrians, or animals, and including road shoulders, nature strips, and other road adjacent areas (whether a public road or not).

An appropriate roads authority (usually council) may carry out those works on unclassified roads and all the other road related areas mentioned above, unless Transport has notified the roads authority that it intends to carry out works on that road or road related area (s87).

Part 8 of the Act provides Transport with a broad power to regulate traffic (i.e. restrict or prohibit passage along a road) for any purpose. Roads authorities may regulate traffic in a more limited set of defined circumstances – such as to give effect to traffic control work under Part 6 – or to give effect to some other function authorised or required by any legislation.

While councils have powers under s87 to carry out traffic control work, there are circumstances which arise commonly outside of that scope, and where the delegation to *regulate traffic* in the Instrument can assist councils.

Street markets or marches, for example, are not ‘*traffic control work*’ or road work for which the **Roads Act 1993** ordinarily allows councils to regulate traffic. To regulate traffic for a purpose that isn’t permitted by the defined circumstances in the Act (such as to open a road for a street parade, market, or similar), a council would need to apply to Transport for approval, advertise the proposal for 28 days, and forward any submissions to Transport before it may do so. By using the Instrument – and in doing so exercising Transport’s power to regulate traffic for any purpose – no advertising or approval is necessary and only the conditions of use of the Instrument need to be followed.

The **Road Transport Act 2013** establishes and governs road transport law in NSW. While the **Roads Act 1993** allows for the building of traffic control facilities, signs, lines, structures etc., Part 5.3 of the **Road Transport Act 2013** requires that a person hold appropriate authority from Transport to install, display, interfere with, alter, or remove a ‘*prescribed traffic control device*’. Unauthorised use of a device is subject to penalties, and Transport may order the unauthorised device to be removed and recover any expenses in doing so.

Some traffic control facilities are not ‘*prescribed*’ and do not require the authorisation provided by the Instrument. Speed cushions are one example. However, many other works, such as installing a roundabout, will involve installing a ‘*prescribed traffic control device*’ - which is a device that a road user must obey under the road rules – or they may be liable for a fine. All regulatory signage, and some markings, devices, and structures are ‘*prescribed traffic control devices*’. Refer to the Glossary for a full definition.

This Instrument provides councils with Transport’s authorisation to use prescribed traffic control devices, subject to the stated conditions in Schedule 4.

Finally, the power to establish and operate special event parking schemes delegated through provision (c) of the Instrument arises from the **Road Transport (General) Regulation 2021**, which sits under the **Road Transport Act 2013**.

Understanding the Instrument

The Instrument is a single consolidated document that replaces the Delegation to Councils (issued in 2011) and Temporary Delegation to Councils No.2 (issued in 2023), which are now no longer in force. The Instrument can be summarised as follows.

Clause (c) delegates Transport’s power to regulate traffic for any purpose, subject to Schedule 4.

Clause (c) also delegates the power to establish and operate a special event parking scheme, subject to Schedule 4.

Clause (e) provides authorisation in writing for the use of prescribed traffic control devices (regulatory signs, lines, markings, etc.), subject to Schedule 4.

Note: The authorisation given under clause (e) of the Instrument is referred to throughout Schedule

Transport
for NSW

4 as the 'prescribed traffic control device authorisation'. For clarity, the authorisation allows delegates to install, display, etc. those devices and extends to the engagement of third parties (such as developers, road construction contractors, etc.) to install and display any such devices as a consequence of a delegate's decision and approval under the Instrument.

Clause (d) enables councils to sub-delegate the functions and powers of the Instrument to their general manager or staff. Councils should set up their own instruments for this purpose to ensure the appropriate staff are carrying out functions lawfully.

Clause (f) provides consent for the temporary use of portable traffic control lights in accordance with Transport's Traffic Control at Work Sites Manual.

Clause (g) clarifies that non-compliance with any of the conditions and limitations in Schedule 4 means that the Instrument does not apply. In such a situation, any authority or delegation under the Instrument to exercise the function is taken not to have been given, and councils may be liable to the consequences of acting without authority or delegation.

The following subsections are structured and numbered in accordance with the conditions and limitations set out in Schedule 4 of the Instrument.

Where can council use the Instrument? (Condition 1)

Condition 1: Scope of Authorisation and Delegation

A delegate must not exercise a function listed in Schedule 1 of this Instrument and may not use the prescribed traffic control device authorisation:

- (a) outside its local government area as constituted under the *Local Government Act 1993*;
- (b) on a road or part of a road classified under the *Roads Act 1993* as a Freeway, Controlled Access Road, Tollway, or Transitway; or
- (c) on any road identified with the 'Administrative Category' of 'State' in the '*Schedule of Classified Roads and Unclassified Regional Roads*' (as published and amended from time to time by Transport for NSW), except with the consent of Transport for NSW.

Councils may only perform functions under the Instrument in their own local government area and generally on unclassified roads (often referred to as 'local' roads). Note that in some cases (e.g. some light rail or bus corridors) classification may vary across the road or across different levels of the road.

Further, the roads listed in (b) above aside, the classified roads on which councils are not permitted to use the Instrument are those that have been administratively classified as 'State Roads' – which may not necessarily be all classified roads. Road classification may be confusing due to the use of both statutory classifications (under the *Roads Act 1993*) and administrative classifications. Statutory classifications define the status of roads for the purposes of the *Roads Act 1993*, while administrative classifications set out "who is responsible for the road" for the purpose of operational management, including where the NSW Government takes over the responsibility and funding of more significant roads (i.e. 'State Roads').

The Schedule of Classified Roads and Unclassified Regional Roads is available online, as is a comprehensive map of NSW road network classification.

The Instrument may only be used by councils on State Roads if *written consent* from Transport has been obtained. The Local Transport Forum may be the appropriate starting point for such consent to be obtained – the Transport representative on the Local Transport Forum may act as a point of contact for consent to be sought. It must be noted however that Transport consent in this situation is required from Transport itself – not from Local Transport Forum. The Local Transport Forum may still review the proposal, but formal Transport consent is a prerequisite before council can use this Instrument on State Roads.

Traffic signals

Under section 87 of the *Roads Act 1993*, the construction, erection, installation, maintenance, repair, removal, or replacement of a traffic control light may not be carried out otherwise than by or

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with the consent of Transport. The Instrument does not provide that consent except in relation to portable traffic control lights (see clause [f]).

When using the Instrument, councils should engage with Transport – either directly or via the Local Transport Forum – in advance of undertaking any works that are likely to affect the operation of a traffic signal.

Prior engagement with Transport will ensure that unintended negative consequences for traffic signal operations are avoided.

How does the Local Transport Forum work? (*Condition 2*)

Condition 2: Local Transport Forum

- (a) A delegate must convene a Local Transport Forum to which a representative from each of the following is invited to attend:
 - (i) the delegate
 - (ii) Transport for NSW
 - (iii) NSW Police Force
 - (iv) The local Member(s) of Parliament
 - (v) The operator of any public passenger service likely to be affected by traffic control work proposed by the delegate
- (b) A delegate may invite any other person to attend the Local Transport Forum.
- (c) A delegate may seek technical advice from the Local Transport Forum regardless of whether this Instrument is being used.
- (d) The Local Transport Forum is to provide advice to the delegate on any matter put before it for advice.
- (e) A delegate must consider any advice provided by the Local Transport Forum.

One of the longstanding conditions of Transport's delegation of powers is that local roads authorities convene a body where proposals can be discussed, reviewed, and coordinated. This guide explains how Local Transport Forums (previously known as Local Traffic Committees) should operate and sets out the proposals they may or must consider.

The Local Transport Forum replaces the Local Traffic Committee. The change of name reflects its function and focus as an advisory body dedicated to technical advice, information sharing, and coordination on matters related to transportation, movement, and accessibility. It is not an approval body, nor does it make decisions.

The Local Transport Forum is not a committee as defined and understood in the *Local Government Act 1993*.

Function and responsibilities

Functions of the Local Transport Forum include:

- collaboration between agencies involved in transport management
- advice on street design, infrastructure, and traffic control facilities
- coordination of planned events and activities
- advice and information sharing on transport plans, policy, and management
- ensuring a public record of decisions relating to roads and streets

There is no voting at the Local Transport Forum, as councils are exclusively responsible for decisions they take on their roads. Members and attendees are to provide advice in good faith, share information, and coordinate activities and plans. Council is obliged to consider any advice provided by the Local Transport Forum, but any decisions – and the exercise of an authorised or

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delegated function itself – are the sole responsibility of council regardless of the advice of the Local Transport Forum.

Membership

The Local Transport Forum is convened by council. Council's role is that of both *proponent* and *decision-maker*. Council is the representative for all community interests (residents, businesses, etc.) and responsible for all road users – including public transport – and road safety.

There are three further mandatory invitees to every meeting of the Local Transport Forum:

- Transport for NSW
responsible for collaborative coordination and provision of advice regarding state-level interests (public transport, operation of state road network operation and safety, guidance and standards, etc.)
- NSW Police Force
responsible for provision of advice related to Police expertise, such as public safety, event management, highway patrol, enforcement, etc.
- the local Member(s) of NSW Parliament
responsible for provision of advice regarding community interests (residents, businesses, etc.)

It is also mandatory to invite the operator of any public passenger service likely to be affected by a proposal to carry out traffic control work to any meeting where that proposal is being reviewed. Most commonly, this will be local bus operators. Depending on local context and service density, it may be beneficial for councils to issue a standing invitation to public passenger service operators in their area. It is the responsibility of the relevant operator to attend and/or to return feedback to council if otherwise unable to attend. Failure to do so when appropriately invited does not prevent council from proceeding with a proposal.

Multiple representatives may be invited where proposals affect more than one state electorate or Police Area Command. Council is also encouraged to invite any other person who may add technical expertise and value to the Local Transport Forum. Examples include – but are not limited to – road safety practitioners, urban designers, planners, local advocacy groups (such as those for mobility-impaired residents, cyclists, pedestrians, etc.), representatives from Local Health Districts or schools, and other subject matter experts as relevant.

A quorum for a meeting of the Local Transport Forum is one representative in attendance from each of council and Transport.

Administration

The Local Transport Forum is administered by council, which may decide the frequency and format of meetings.

Attendees must be:

- provided with the meeting agenda at least seven (7) calendar days in advance of the meeting (unless otherwise agreed by members)
- afforded the opportunity to review meeting minutes prior to finalisation
- be provided with a copy of the finalised meeting minutes

The meeting agenda must:

- include sufficient information to review any proposals or items submitted for advice
- clearly distinguish between items referred for advice, tabled for-information-only, and raised for general discussion

The meeting minutes must clearly record:

- invitees and attendance
- items discussed
- key advice provided

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- any for-information-only records or reports tabled

Referring proposals for advice (*Condition 3*)

Condition 3: Mandatory prior referral of some proposals

- (a) A delegate must refer to the Local Transport Forum any proposal to exercise a function listed in Schedule 1 of this Instrument or to use the prescribed traffic control device authorisation where that proposal would:
- for a period exceeding **6 months**:
- (i) restrict or prohibit passage along a road of any persons, vehicles, or animals; or
 - (ii) compel or prevent a turn from one public road to another public road;
- or
- for a period exceeding **24 hours**:
- (iii) prevent, impede, or hinder the safe or efficient operation of a public passenger service; or
 - (iv) prevent access to a public transport station, stop, wharf, or service; or
 - (v) remove or render less effective any bus priority measure.
- (b) Following consideration of advice provided by the Local Transport Forum, the delegate may proceed with the proposal unless the Transport for NSW representative advises the meeting of the Local Transport Forum that Transport for NSW will be submitting a Statement of Concern within seven (7) days.
- (c) If a Statement of Concern has been provided to the delegate in accordance with clause (b) above, the delegate may not exercise the relevant function until a further seven (7) days after it has circulated to the members of the Local Transport Forum a written response addressing the Statement of Concern and the delegate's reasons for proceeding to exercise the function.

Conditions 3(a)(i-ii) of the Instrument are intended to capture proposals that '*regulate traffic*' as defined in the *Roads Act 1993*. Aside from interfering with the common law right of passage on a public road, proposals that regulate traffic may create challenging outcomes – both positive and negative – and must be referred to the Local Transport Forum for coordination, input, and advice.

NOTE

'*Regulate traffic*' is a technical term that is formally defined in the *Roads Act 1993*. It means "*restrict or prohibit the passage along a road of persons, vehicles, or animals*". If a proposal does not prohibit or restrict passage, it is not regulation of traffic.

For the purposes of the Instrument, 'restrict passage' should be understood to mean a partial constraint that does not constitute prohibition or prevention of passage (such as passage only during particular times or for particular purposes). Most commonly, this is by way of compelling or preventing a turn by road users from one public road to another public road (where passage along the road is retained but can only be undertaken if approached/accessed in a specific way, or at a specific time).

For clarity, works that may affect vehicle speed or road capacity (e.g. speed cushions, roundabouts, reductions in road lanes, changes to parking controls, etc.) do not constitute restrictions or prohibitions on passage and are not regulation of traffic.

Given the critical importance of public transport in NSW, conditions 3(a)(iii-v) apply the same obligation of mandatory prior referral to the Local Transport Forum to any proposals that have the potential to negatively affect the operations of public passenger services. Please note that there are some existing legislative protections (such as s144B of the *Roads Act 1993*) for other parts of the broader rail and transport network which also must be complied with.

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The following table provides examples of different types of common works and proposals to aid practitioners in understanding what must be referred to the Local Transport Forum in advance of implementation. Further information can be found on Transport's website.

Examples

1. Council develops a traffic calming proposal for a residential neighbourhood that would prevent left turns into some side streets. The proposal uses physical changes and No Left Turn signs. This is a restriction on passage along those roads. It **must be referred** to the LTF prior to implementation.
2. Council proposes to install a roundabout at a four-way intersection with speed cushions on approach to improve road safety. All turn movements are maintained and reducing vehicle speed does not constitute a restriction on passage, so prior referral to the LTF is **optional** at the discretion of council.
3. Council proposes to trial preventing motor vehicle access along a side street every weekday during lunch hours to provide space for tables and chairs for local restaurants. The proposal prohibits passage of vehicles along the road and thus 'regulates traffic', but the trial is only for 6 months, so prior referral to the LTF is **optional** at the discretion of council.
4. Council proposes to install a series of kerb islands with street trees in the kerbside lane to beautify a local shopping area. Changes to parking arrangements – including adjustments to permissive parking times and No Stopping zones – are also implemented. Parking is reduced but the changes do not restrict or prohibit passage along the road. Prior referral to the LTF is **optional** at the discretion of council.
5. Council is working with a private event organiser planning an on-street charity running event. The event will require preventing motor vehicle access along a number of different roads through town – including the main street on which a bus service operates. Prohibiting passage of vehicles along the roads is regulation of traffic, and there is a direct negative effect on operations of the bus service, but traffic controls are in place for less than 24 hours, so prior referral to the LTF is **optional** at the discretion of council. Council is, however, obliged to consult with the operator of the bus service at least 7 days' prior.
6. Council is hosting a food & drink festival along the main street of town that will involve preventing motor vehicle access for 3 days. The proposal prohibits passage of vehicles along the roads and thus 'regulates traffic'. It will also prevent access to bus stops and efficient operation of bus services. The traffic regulation is in place for less than 6 months, but the effects on public transport operations last for more than 24 hours. As a result, it **must be referred** to the LTF prior to implementation.
7. Council proposes to ban trucks and buses from using a side street to reach an industrial estate. This is a prohibition of passage. It **must be referred** to the LTF prior to implementation.
8. Council proposes to enable contra-flow movement for bicycles on an existing one-way road. The proposal includes narrowing of the carriageway and shifting of kerbside parking to enable installation of concrete kerbing to create a separated bicycle lane and improve safety. The proposal does not restrict or prohibit passage along the road. Prior referral to the LTF is **optional** at the discretion of council.
9. Council proposes to install a central median that compels left turns when entering from side streets. This is a restriction on passage. It **must be referred** to the LTF prior to implementation.
10. Council proposes a safety and amenity-focused revitalisation of a local high street. The design involves footpath widening and the installation of kerb blisters and raised pedestrian crossings. There will be some loss of parking and a reduction in the road carriageway width from 4 lanes to 2-3. None of these changes – including the reduction in lanes/road capacity for motor vehicles – constitute 'regulation of traffic' because they do not restrict or prohibit

passage along the road. Prior referral to the LTF is **optional** at the discretion of council.

Temporary regulation of traffic and events

The Instrument now allows some temporary 'regulation of traffic' to be undertaken without prior referral to the Local Transport Forum. This could be a brief closure for a street party or small event, or longer duration changes such as making a street one-way or 'closing' it at one end.

Council may use the Instrument to hold events on the public road that require the 'regulation of traffic', such as an Anzac Day event or a local market. Where public events or activities are held, it is a condition of the Instrument that NSW Police and Transport are given seven days' notice. (This is consistent with the notification requirement in s166 of the *Liquor Act 2007*).

Councils may wish to trial changes to the roads in their community – reducing the need for expensive modelling, allowing solutions to be trialled and modified, and ensuring the community and road users understand proposed permanent changes. The Instrument authorises councils to regulate traffic for up to six months without mandatory prior referral to the Local Transport Forum. (Should such a change be successful, it must be referred to the LTF if the intention is to continue beyond six months).

To safeguard public transport, the six-month period is reduced to 24 hours where a proposal prevents or hinders safe or efficient operation of a bus service, prevents access to a public transport stop, or removes or renders less effective any bus priority measure (refer to condition 3[a][iii-v]).

Alternatively, for select events or activities, councils can forgo the Instrument and the Local Transport Forum and use their existing legal powers under s115(2)(f) of the *Roads Act 1993* where a permit has been issued under s144 for a 'road event', including:

- Filming projects (as set out in the *Local Government Act 1993*)
- Neighbourhood activities (as defined in the *Roads Regulation 2018*)
- Speed contests (such as a race – Police approvals under other legislation will be required)

Section 166 of the *Liquor Act 2007* also allows regulation of traffic for events, performance space, and dining without using the Instrument and without referral to the Local Transport Forum.

NOTE

The *Roads Act 1993* uses the term 'regulation of traffic' to refer to restrictions or prohibitions on passage – what most people call a 'road closure'. This is *not* the same thing as 'closing a road' under Part 4 of the *Roads Act 1993*, which is the process of *extinguishing* a road to allow it to be sold or amalgamated. Councils don't need to use the lengthy Part 4 process for everyday changes to their local roads, such as closures to keep through-traffic of quieter streets.

Assessing the impacts of proposals

Members of the Local Transport Forum must have sufficient information to reasonably assess proposals and provide informed advice.

Councils should consider the potential effects of any change on amenity, safety, and access across the broader network for all road users and should make the assessment available to the Local Transport Forum. Professional judgement or other appropriate methods may be used to do this – taking into account considerations such as local conditions, scale, and whether the proposal is temporary, permanent, or a trial. A formal traffic model or plan may be used where appropriate but is not required.

Testing and trialling temporary changes is an increasingly common method to assess both network impacts and community sentiment and has proven effective in local area traffic management schemes, active transport projects, placemaking, and urban revitalisation initiatives. It may be preferable to take this approach in many situations. Guidance is contained in Appendix A.5 of the NSW Design of Roads and Streets Manual.

For proposals to regulate traffic, councils must provide the Local Transport Forum with:

- Sufficient detail to allow members to understand and assess the proposal

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- If applicable (as required by condition 5), details of consultation with affected public passenger service operators undertaken outside of the Local Transport Forum

Statements of Concern

When a proposal is discussed at the Local Transport Forum, any attendee may provide feedback and suggestions on design, technical aspects, general policy, or planning considerations. Members should seek to resolve any concerns or uncertainties during this discussion.

For proposals for which prior referral to the Local Transport Forum is mandatory and where Transport continues to hold concerns following discussion, Transport may indicate that it intends to file, within seven days, a formal Statement of Concern. Other members may express views and raise issues, which Transport will consider, but the Statement of Concern itself may only be filed by Transport.

A Statement of Concern details Transport's concerns, reasoning, and any request(s) for mitigation(s) or alternative action(s). It might relate to an entire proposal or to a specific aspect of its design or location. It must be submitted within seven (7) calendar days, during which time council is not delegated or authorised to implement the proposal. If no Statement of Concern is issued during this time—perhaps due to further discussion and resolution by the parties—council may proceed.

Once received, council must consider the issue(s) raised in a Statement and circulate a written response to all Forum members. It must address the issue(s) raised and either (a) detail the amendments proposed in response or (b) set out council's reasons for proceeding without amendment. Seven (7) calendar days after issuing its response, council may proceed with the proposal.

A Statement of Concern does not oblige council to change or withdraw a proposal, but it does place both Transport's comments and council's response on the public record, which is particularly important where safety concerns are noted. It also provides a time window for further discussion and escalation of significant issues.

Refer to the Appendix for a flowchart that includes the steps associated with a Statement of Concern.

The Statement of Concern process only applies to those proposals for which prior referral to the Local Transport Forum is mandatory. Records tabled for-information-only and proposals referred to the Local Transport Forum at the discretion of council are not subject to the Statement of Concern process. Concerns relating to those matters may be resolved through discussion.

Keeping records (Condition 4)

Condition 4: Keeping of records

- (a) The proceedings of the Local Transport Forum must be recorded and made public as soon as practicable.
- (b) A post facto record of any use of the prescribed traffic control device authorisation (excluding any instance that has already been the subject of prior referral per condition 3) must be tabled at the Local Transport Forum as soon as practicable and no later than three (3) months after the fact.

Proceedings of the Local Transport Forum must be made publicly available online in an easily accessible manner as soon as practicable and must include:

- meeting agenda
- meeting minutes
- any formal records of use of the prescribed traffic control device authorisation (including those circulated to members out-of-session)
- the entirety of any Statements of Concern submitted by Transport for NSW under condition 3 of Schedule 4 of the Instrument
- the entirety of any council response to a Statement of Concern under condition 3 of Schedule 4 of the Instrument

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Additional information may be included at the discretion of council.

For the purposes of condition 4(b) of Schedule 4 of the Instrument, a post facto record of any use of the prescribed traffic control device authorisation must include:

- type
- specific location
- date

Additional information may be included at the discretion of council.

Where a meeting of the Local Transport Forum is not scheduled to be held within three (3) months, a record of use of the prescribed traffic control device authorisation must be circulated directly to all members of the Local Transport Forum. The record must be made publicly available online and forms part of the records of the Forum, even if it has not met.

Coordination with Transport, public transport operators, and Police (Condition 5)

Condition 5: Coordination

- (a) A delegate must consult any public passenger service operator –either directly or via the Local Transport Forum –before exercising any function listed in Schedule 1 of this Instrument or using the prescribed traffic control device authorisation where it is likely to affect the operation of a public passenger service provided by that operator.
- (b) Details of such consultation undertaken outside of the Local Transport Forum must be tabled at the Local Transport Forum as soon as practicable.
- (c) A delegate must give not less than seven (7) days’ notice to NSW Police and Transport for NSW –either directly or via the Local Transport Forum –before regulating traffic under this Instrument for the purposes of a public event.

The requirement for consultation in condition 5(a) applies to any function listed in Schedule 1 of this Instrument or use of the prescribed traffic control device authorisation likely to affect the operation of a public passenger service (note: while this may commonly be buses, it applies to any public passenger service, including rail, light rail, metro, and ferry). Practitioners must use professional judgement and take advice as to whether a proposal is likely to affect a public passenger service.

At bus stops, considerations may include whether adequate draw-in and pull-out length is preserved, or whether the design of the kerbside environment ensures ramps can be fully deployed for mobility impaired passengers. On-street designs should ensure turning paths are clear, hazardous merges are not required by drivers, bus priority is maintained or improved, and traffic calming devices are appropriately designed for bus operation.

Engagement with operators may be undertaken directly or through the Local Transport Forum. When undertaken directly, sufficient detail must be given to the operator to allow reasonable assessment of any proposal, and at least seven (7) calendar days should be allowed for feedback before council proceeds. Details of any direct consultation undertaken outside of the Local Transport Forum must be tabled as a record at the Local Transport Forum as soon as practicable.

It is the responsibility of the operator to return feedback to council. Failure to comment when invited to do so does not prevent council from proceeding.

Regular bus services may be identified through Transport’s online Bus Route Map or on advice of Transport. Design references such as the Bus Priority Toolbox are available through the NSW Design of Roads and Streets Manual.

References (Condition 6)

Condition 6: References

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- (a) A delegate must use the NSW Design of Roads and Streets Manual (TS 00066, as amended from time to time) as a primary reference when exercising a function listed in Schedule 1 of this Instrument or using the prescribed traffic control device authorisation.
- (b) Use of a portable traffic control light or R4-212n roadwork speed limit sign under this Instrument must be in accordance with the Transport for NSW Traffic Control at Work Sites Manual (TS 05492, as amended from time to time).

The NSW Design of Roads and Streets Manual (DORAS) is a valuable reference for design, engineering, and planning practitioners. It offers guidance on network planning, understanding street and road environments, identifying issues and design solutions, typical design parameters, and application of the Safe Systems approach.

DORAS provides extensive and convenient references to applicable guidance, manuals, technical standards, and policy documents. It recognises that no two contexts and street environments are the same and offers guidance for councils that may wish to adopt local street design guides to reflect local aspirations and conditions.

DORAS provides references and links to many other adopted Transport Standards where relevant, such as the NSW Supplement to AS 1742 Manual of Uniform Traffic Control Devices, the NSW Supplement to Austroads Guide to Road Design, Delineation and Pavement Marking, the Cycleway Design Toolbox, and the Pedestrian Crossing Guideline. The Transport Standards Portal can be used to access these tools. DORAS also provides references to scores of other resources available to practitioners from legislation to examples of international best practice.

DORAS must be used as a primary reference for practitioners using the Instrument.

Transport's reserve powers (*Condition 7*)

Condition 7: Preservation of head of power

Notwithstanding this Instrument, Transport for NSW reserves all and any rights and powers, including to:

- (a) Direct a public authority under clause 81 of Schedule 1 of the *Transport Administration Act 1988*, or alter or remove, or direct the alteration or removal of any prescribed traffic control device, under Part 5.3, Division 2 of the *Road Transport Act 2013*; and
- (b) Carry out road work in accordance with Part 6 of the *Roads Act 1993*; and
- (c) Carry out traffic control work on any public road, including exclusive power to carry out or consent to the construction, erection, installation, maintenance, repair, removal or replacement of a traffic control light in accordance with section 87 of the *Roads Act 1993*; and
- (d) Regulate traffic under Part 8 of the *Roads Act 1993*.
- (e) Revoke or withdraw this delegation, authorisation, or any component of it at any time with respect to any or all delegates.

The Instrument does not affect Transport's (nor council's) rights and powers under legislation.

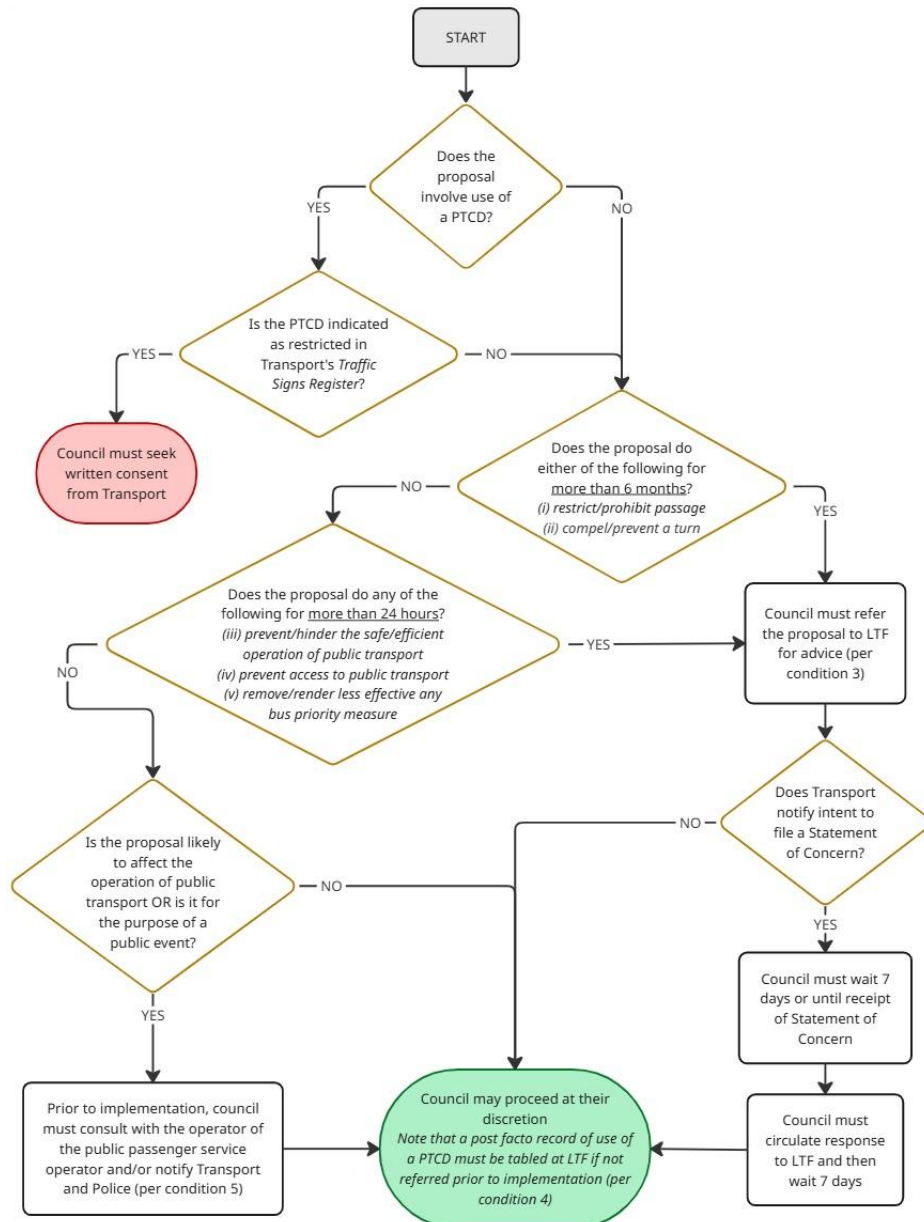
Council continues to have powers to undertake road work under s71 of the *Roads Act 1993*, to undertake traffic control work on unclassified roads under s87 of the *Roads Act 1993*, and to regulate traffic under s115 to complete those works. Transport retains the power to carry out traffic control work on any road, and to regulate traffic for any purpose.

In cases where, despite best efforts, Transport and council cannot agree on a proposed course of action, options for Transport or the Minister for Roads to issue a direction to a roads authority or public authority under legislation are not affected by this Instrument.

Appendix

Exercising an authorised or delegated function

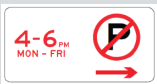
The following process applies to any function exercised using the Instrument. It assumes that the proposed function is otherwise eligible and compliant with Schedule 4.



Glossary

'Authorisation and Delegation Instrument' or 'Instrument'	Abbreviated reference to ' <i>Authorisation and Delegation – Prescribed Traffic Control Devices and Regulation of Traffic</i> '; the instrument that is the subject of this guide.
the/this guide	Abbreviated reference to this document; 'Guide to Authorisation and Delegation – Prescribed Traffic Control Devices and Regulation of Traffic'.
DORAS	Abbreviated reference to the NSW Design of Roads and Streets Manual (TS 00066).
local road	Abbreviated reference to the portion of NSW's road network that is: • within the local government area of the relevant council; and • not classified as a Freeway, Controlled Access Road, Tollway, or Transitway; and • not identified with the 'Administrative Category' of 'State' in the 'Schedule of Classified Roads and Unclassified Regional Roads' (as published and amended from time to time by Transport for NSW)
LTF	Abbreviated reference to the Local Transport Forum.
'meeting' of the Local Transport Forum	Reference to a session of the Local Transport Forum. Meetings can be held physically, digitally, or via correspondence.
portable traffic control light	Approved traffic signals that are transportable and not permanently installed. For the purposes of the Authorisation and Delegation Instrument, 'portable traffic control light' is understood and used as per 'portable traffic signal' in Transport's Traffic Control at Work Sites Technical Manual (TS 05492, as amended from time to time).
prescribed traffic control device	A sign, signal, marking, structure, or other device to direct or warn traffic on a road (or part of a road) that is prescribed by the statutory rules of the <i>Road Transport Act 2013</i> for the purposes of this definition. Refer to the <i>Road Transport Act 2013</i> . For the purposes of this definition, the <i>Road Transport (General) Regulation 2021</i> prescribes traffic control devices of a kind mentioned in the <i>Road Rules 2014</i> . Examples of a prescribed traffic control device:

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  NOTE: 'Prescribed traffic control device' is commonly confused with 'traffic control device' or 'traffic control facility'. 'Prescribed traffic control device' is the term which relates to the regulatory signs, signals, markings, etc. of which contravention is an offence. It is 'prescribed traffic control devices' that are the subject of provision (e) of the Instrument (the 'prescribed traffic control device authorisation').	
prescribed traffic control device authorisation	Abbreviated reference to the authorisation issued through provision (e) of the Authorisation and Delegation Instrument.
proposal	Abbreviated reference to the intended exercise by council of a function enabled by the Authorisation and Delegation Instrument.
PTCD	Abbreviated reference to 'prescribed traffic control device'.
public event	For the purposes of the Authorisation and Delegation Instrument, 'public event' means any market, gathering, performance, festival, march, celebration, commemoration, or similar held on a road, whether organised by a delegate or another party, and open to the public to attend.
public passenger service	The transport, by a motor vehicle, vessel, aircraft, train, or other vehicle prescribed by the regulations of the <i>Passenger Transport Act 2014</i> for the purposes of this definition, of passengers within, or partly within, New South Wales for a fare. Refer to the <i>Passenger Transport Act 2014</i>. For the purposes of the Authorisation and Delegation Instrument; • A passenger service under the <i>Point to Point Transport (Taxis and Hire Vehicles) Act 2016</i> is excluded • A passenger service that operates without collection of a fare is included
regular bus service	As identified on Transport's online Bus Route Map or on advice of Transport.
regulate traffic	To restrict or prohibit the passage along a road of persons, vehicles, or animals. Refer to the <i>Roads Act 1993</i> .
restrict or prohibit passage	For the purposes of the Authorisation and Delegation Instrument: • 'Restrict' means a partial constraint, such as passage only during particular times or for particular purposes (e.g. 'local access only') • 'Prohibit' means to bar or prevent passage, such as a mid-block

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	traffic filter For clarity, compelling or preventing a turn from one public road to another is a restriction on passage. A reduction in vehicle speed or road capacity does not constitute a restriction on passage.
road and road related area	A road is an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles. Refer to the <i>Road Rules 2014</i>. A road related area is any of the following: • an area that divides a road • a footpath or nature strip adjacent to a road • an area that is not a road and that is open to the public and designated for use by cyclists or animals • an area that is not a road and that is open to or used by the public for driving, riding, or parking vehicles Refer to the <i>Road Rules 2014</i>.
road event	Means a speed contest or such other activity as may be prescribed by the regulations for the purposes of this definition. Refer to the <i>Roads Act 1993</i>. For the purposes of this definition, the <i>Roads Regulation 2018</i> also prescribes filming projects within the meaning of the <i>Local Government Act 1993</i> and neighbourhood activities as defined in s79.
road work	Includes any kind of work, building or structure (such as a roadway, footway, bridge, tunnel, road-ferry, rest area, transitway station or service centre or rail infrastructure) that is constructed, installed or relocated on or in the vicinity of a road for the purpose of facilitating the use of the road as a road, the regulation of traffic on the road or the carriage of utility services across the road, but does not include a traffic control facility. Refer to the <i>Roads Act 1993</i>. To carry out road work includes to carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a road work. Refer to the <i>Roads Act 1993</i>.
roads authority	A person or body that is, by or under the <i>Roads Act 1993</i>, declared to be a roads authority and, in relation to a particular public road, means the roads authority for that road. Refer to the <i>Roads Act 1993</i>.
special event parking scheme	Where the whole, or a part of, a road has been set aside as a special event parking area. Refer to the <i>Road Transport (General) Regulation 2021</i>. A special event parking area is the network of roads in an area with — - a special event parking area sign on each road into the area, and - an end special event parking area sign on each road out of the area. Refer to the <i>Road Rules 2014</i>.
traffic control device	A traffic sign, road marking, traffic signals, or other device, to direct or warn traffic on, entering, or leaving a road. Refer to the <i>Road Rules 2014</i>.

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Examples of a traffic control device:



***NOTE:** 'Traffic control device' is commonly confused with 'traffic control facility' or 'prescribed traffic control device'.*

'Prescribed traffic control device' is the term which relates to the regulatory signs, signals, markings, etc. of which contravention is an offence. It is 'prescribed traffic control devices' that are the subject of provision (e) of the Instrument (the 'prescribed traffic control device authorisation'). 'Traffic control devices' may already be installed and used by councils without relying on the Instrument.

traffic control facility

Means —

- (a) traffic control lights on roads or road related areas, and equipment used in connection with traffic control lights, or
- (b) any sign, marking, structure or device containing or relating to a requirement or direction, contravention of which is an offence arising under —
 - (i) this Act or the regulations, or
 - (ii) any other Act, regulation or by-law prescribed for the purposes of this subparagraph, or
- (c) any other sign, marking, structure or device that is intended to promote safe or orderly traffic movement on roads or road related areas or to warn, advise or inform the drivers of vehicles, or pedestrians, of any matter or thing in relation to vehicular or pedestrian traffic or road conditions or hazards, or
- (d) any bridge or subway or other facility for use by pedestrians over, across, under or alongside a road or road related area, or
- (e) any other thing prescribed as a traffic control facility by the regulations.

Refer to the *Transport Administration Act 1988*.

For the purposes of (b)(ii) above, the *Transport Administration (General) Regulation 2018* prescribes the road transport legislation within the meaning of the *Road Transport Act 2013*, which includes the *Road Rules 2014*.

***NOTE:** 'Traffic control facility' is commonly confused with 'traffic control device' or 'prescribed traffic control device'.*

'Prescribed traffic control device' is the term which relates to the regulatory signs, signals, markings, etc. of which contravention is an offence. It is 'prescribed traffic control devices' that are the subject of provision (e) of the Instrument (the 'prescribed traffic control device authorisation').

traffic control light

For the purposes of the Authorisation and Delegation Instrument, 'traffic control light' is understood and used as per 'traffic signal' in the *Road Rules 2014*.

Transport
for NSW

traffic control work	Includes any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a traffic control facility. Refer to the <i>Roads Act 1993</i> .
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traffic signal	Bicycle crossing lights, B lights, overhead lane control signals, pedestrian lights, T lights, traffic arrows, traffic lights, or twin red or yellow lights. Refer to the <i>Road Rules 2014</i> .
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Transport	Abbreviated reference to 'Transport for New South Wales'.
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Terms of Reference

Local Traffic Forum

ED25/153811

Terms of Reference

1. Background

Transport for New South Wales (TfNSW) is legislated as the organisation responsible for the control of traffic on all roads in NSW. However, the most effective means of dealing with matter which arise on regional and local roads is to deal with them at the local level. TfNSW has delegated certain aspects of the control of traffic on regional and local roads to the Councils of Local Government Areas.

TfNSW provides a guide, *A guide for councils using the Authorisation and Delegation Instrument (Prescribed Traffic Control Devices and Regulation of Traffic)*, for Councils to exercise the traffic functions delegated to them, including the role of the Local Traffic Forum. These Terms of Reference serve as a summary of the information in the guide.

2. Aim

The aim of the Local Traffic Forum (LTF) is to act as the technical review committee to provide recommendations to Council.

3. Purpose

Matters considered by the LTF must be related to prescribed traffic control devices and traffic control facilities for which Council has delegated authority. When considering such matters, the LTF should:

- Consider technical merits of any proposals,
- Ensure any proposals meet current technical guidelines; and
- Refer this advice to Council for determination.

4. Membership

Membership of the LTF is determined by the members' positions. There will be no open application, but rather each representative will be put forward by the organisation they represent (see Section 5 Positions). The Council representative, if it is to be a Councillor, will be decided by Council resolution.

5. Positions

The LTF is made up of four formal members:

- One representative of Council (May be a Councillor or a Council Officer)
- One representative of NSW Police
- One representative of TfNSW
- The Local State Member of Parliament (MP) or their nominee.

The Council, in consultation with the formal members, may also decide to have additional informal advisors to the LTF, which will include representatives of public transport operators when Agenda items relate to their service. In the case of Dubbo Regional Council this will include:

- The Director Infrastructure
- The Senior Traffic Engineer

Other informal advisors may attend, from time to time, when items appear on the Agenda which will affect their area of expertise or responsibility.

The Chair will be a Council representative, and the minute taker will be a representative of Council's Corporate Governance branch.

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Terms of Reference – Local Traffic Forum | August 2025.

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6. Support and Administration

Council's Corporate Governance branch will be responsible for the following arrangements:

- Sending meeting invites
- Booking meeting rooms
- Preparing and distributing agendas
- Preparing, taking and distributing minutes
- Referring minutes to Council
- Ensuring minutes are displayed on the Council website

Council's Infrastructure branch will be responsible for the following:

- Confirming meeting dates with Corporate Governance
- Confirming Agenda items and preparing reports
- Redacting relevant information from attachments
- Providing additional technical information if requested by members
- Obtaining views of local residents affected by any proposal if necessary
- Preparing any Traffic Management Plans (TMP) required

LTF members will be responsible for the following:

- Responding to meeting invites and providing a suitable replacement if the regular member cannot attend
- Reading agendas and accompanying reports ahead of any meeting
- Attending and contributing to the meetings

7. Delegations and Reporting

The LTF has no decision making powers. It is primarily a technical review committee which is required to advise Council on matters referred to it by Council.

The Council must refer all traffic related matters to the LTF prior to exercising its delegated functions.

Matters related to State Roads or functions that have not been delegated to the elected Council must be referred to TfNSW, and must not be referred to the LTF. However, TfNSW generally seek the views of Council relevant to State Road traffic issues.

Reports from LTF meeting will then be submitted to Council or a Standing Committee, including the recommendations of the LTF, for adoption. A Council is not bound by the advice of the LTF.

8. Meetings

Meetings will occur on the first Monday of each month at 10:00am at the Civic Administration Building of Dubbo Regional Council, corner Darling and Church Streets, Dubbo.

In the event a face to face meeting is not possible the committee will meet via videoconferencing using Microsoft Teams.

On rare occasions when neither of the options are available, electronic meetings, whereby advice of members is sought via email, may be implemented.

9. Recommendations to Council

Voting is not required at the LTF, however the four formal members are able to offer advice which will be captured in the minutes to assist Council with their decision when a matter is referred to them.

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Terms of Reference – Local Traffic Forum | August 2025.

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A quorum for the LTF is one representative in attendance from both Council and TfNSW.

Statements of Concern

Where TfNSW holds concerns for the decision of Council related to an item that has been considered by the LTF they may file a “Statement of Concern”. This must be filed within seven days of the decision. If a statement of concern is received by Council, it will respond in writing to all formal members of the LTF.

10. Order of Business

The order of business for each meeting will be:

1. Acknowledgement of Country
2. Apologies
3. Conflicts of Interest
4. Confirmation of Minutes (for notation only)
5. Reports from Staff
6. General Business

11. Confidentiality

Confidentiality is to be maintained by all members of the LTF, pursuant to the guidelines of the *Local Government Act*. Discussions will be treated as confidential until the minutes are finalised and distributed.

The identity, including personal information (such as contact details and signatures) of committee members are not to be shared without the express permission of the member in questions.

Relevant personal information that may be contained within attachments of reports will be redacted.

12. Code of Conduct

Elected officials (Councillors) must abide by the Code of Conduct which can be found on Council’s website.

Document Control

Responsible Officer:	Governance Team Leader
Division:	Organisational Performance
Prepared by:	Governance Officer
Version:	2
Revision:	1
Document Date:	August 2025
Effective:	TBC (ELT approval)

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QUESTIONS ON NOTICE: Wellington REZ Training Centre - Progress and Local Benefits

REPORT DATE: 14 August 2025
FILE: ID25/1632

QUESTIONS ON NOTICE

Council has received the following Question on Notice from Councillor S Chowdhury. The questions and answers are submitted below for the information of Councillors.

Councillor S Chowdhury

1. What is the current progress and projected timeline for the development of the Wellington REZ Training Centre?
2. How will the Dubbo Local Government Area directly benefit from the establishment of this Centre, both in the short and the long term?
3. Will Dubbo Regional Council be involved in delivering training programs at the Centre? If not, who will be responsible for providing the training and who will bear the associated costs?
4. What types of training and skill development opportunities will be available to members of the local community, including youth, jobseekers, and industry workers?

Response

1. What is the current progress and projected timeline for the development of the Wellington REZ Training Centre?

The Renewable Energy Awareness and Career Training (REACT) Centre proposed for Wellington is progressing through the planning and design phase. Over the next year, Council will work with industry, education and community partners to develop the facility's design and business model to ensure its programs align with workforce needs across the Central West Orana Renewable Energy Zone (CWO REZ). The project has secured \$11.23 million in NSW Government funding, with delivery expected in staged phases, beginning with detailed design and industry engagement, before moving into construction and program delivery. Due diligence on a site for REACT is underway.

2. How will the Dubbo Local Government Area directly benefit from the establishment of this Centre, both in the short and the long term?

The REACT Centre will position the Dubbo Local Government Area as a focus point for renewable energy workforce development. In the short term, it will create opportunities for local engagement, industry collaboration, and early training pathways, particularly for youth and jobseekers. In the longer term, it will strengthen the region's skills base, attract industry

investment, and provide ongoing employment pathways, including for First Nations communities. This will support broader regional economic growth and ensure that local residents are better placed to participate in and benefit from the renewable energy transition. Ultimately, REACT is designed to ensure that local jobs go to local people. Economically, a new local job has a 2-3 times salary multiplier effect in the local community.

3. Will Dubbo Regional Council be involved in delivering training programs at the Centre? If not, who will be responsible for providing the training and who will bear the associated costs?

Dubbo Regional Council's role is as the strategic lead and facilitator of the REACT Centre. Council will not deliver accredited training directly but will work closely with training providers such as TAFE NSW, Registered Training Organisations (RTOs) and other specialist training providers. These partners will be responsible for program delivery and will access funding through established education and training frameworks. Council's role is to ensure coordination between government, industry, and education sectors, and to maintain the centre as a fit-for-purpose hub that responds to industry demand.

4. What types of training and skill development opportunities will be available to members of the local community, including youth, jobseekers, and industry workers?

The REACT Centre will focus on skills directly relevant to renewable energy projects in the Central West REZ. Training will be tailored to the needs identified through consultation with energy companies and employers, and will be delivered in collaboration with TAFE NSW, RTOs, and education partners. Programs will span entry-level pathways for school leavers and jobseekers, upskilling opportunities for existing workers, and targeted support for First Nations and other cohorts needing specific support. Over time, the centre will expand its offerings to ensure that the region continues to meet evolving industry needs and maximise local participation in the renewable energy economy.



DUBBO REGIONAL
COUNCIL

QUESTIONS ON NOTICE: Operating Losses of the DRC Aquatic Leisure Centres

REPORT DATE: 18 August 2025

FILE: ID25/1659

QUESTIONS ON NOTICE

Council has received the following Question on Notice from Councillor M Dickerson. The question and answer are submitted below for the information of Councillors.

Councillor M Dickerson

Councillors hold positions of trust, and that trust is undermined when statements presented as fact are repeatedly shown to be false. Opinions are one thing; but when a Councillor insists on presenting misinformation as fact – and then, when challenged, attempts to rewrite history to defend those falsehoods – it damages the integrity of this Council and misleads the community.

At the **Standing Committee Meetings on 8 July 2025**, during the debate on increasing the ACLs entry fees by 2.4 per cent, Councillor Black stated that *“Dubbo Council ran the Dubbo pool at, oh well, it broken even a few seasons ago and most of that came from the canteen.”* He then reinforced this with *“the Dubbo pool broken even within a hair’s breadth of breaking even mostly from the canteen.”*

When those claims were challenged, Councillor Black promised staff would *“take that on notice and get back to you with the actual figures before the next meeting.”*

At the subsequent **Council meeting on 22 July 2025**, staff provided those figures. There were unequivocal: across the four years from 2019/2020 to 2022/2023, Council carried an **average annual operating loss of \$1.7 million** on the ALCs. There was no “break even” year.

Despite this, Councillor Black did not withdraw his false statement. Instead, he attempted to **retrospectively narrow his claim**, asserting that he had actually been referring only to the 2021/2022 year, that he had “clearly referenced” that year during the earlier debate, and that he was relying on slides shown by then-Director Mr Dean Frost.

The record shows that none of these things are true:

- Councillor Black **never specifically referenced the 2021/2022 year** at the 8 July 2025 meeting.
- Councillor Black **never specifically mentioned Mr Frost or any slides** at the 8 July 2025 meeting.
- His insistence that he “clearly referenced” those items is itself a **false statement**.

This sequence represents not just an error, but a **pattern of misrepresentation**: a false factual claim followed by an equally false attempt to rewrite the record when the claim was disproved. That is a serious matter. Decisions of this Council – including whether to increase the entry fees at the ALCs – must be made on facts, not fabrications or invented references.

Questions on Notice

To ensure the record is clear and that future debates are based on facts, I request that Council staff provide:

1. The total cost to DRC of operating each of the three DRC Aquatic Leisure Centres (Dubbo, Geurie, and Wellington) for each of the four financial years from 2019/2020 through to 2022/2023, including costs shared across the three facilities and capital revenues.
2. The predicted operating result for the 2023/2024 financial year contained in the Council reports that informed the decision to outsource the operation of the ALCs.

Response

The total operating costs incurred by Dubbo Regional Council for each of the three Aquatic Leisure Centres (Dubbo, Geurie, and Wellington) across the financial years 2019/2020 to 2022/2023, including shared facility costs and capital revenues, are detailed below.

Facility	2019/2020	2020/2021	2021/2022	2022/2023
Dubbo	1,185,577	836,063	840,971	874,257
Geurie	232,360	90,499	109,441	158,650
Wellington	107,277	639,337	1,867,157	696,700
All Facilities				
Other Expenditure	450,478	660,075	1,394,917	674,816
Assets	899,965	651,655	253,853	74,620
Grand Total	2,875,656	2,877,629	4,466,339	2,479,043
Capital Income - Grants		-135,000	-15,000	
Depreciation	-296,819	-530,496	-979,083	-642,684
Loss on Sale of asset	-701	-15,969	-1,706,545*	-13,806

Table 1. Operating costs incurred by DRC for each of the three Aquatic Leisure Centres

* Please note that the Loss on Sale in 2021/2022 was a historical accounting error during the construction of the Wellington Pool (which was opened in November 2019). At the time, all associated costs were incorrectly capitalised and reported as capital expenditure. When the pool was eventually capitalised in the system, non-cash adjustments were made to account for non-capital items—such as landscaping—and to write off the residual asset values of the old Pool assets from redevelopment.

The forecasted internal management costs, as outlined in the Confidential Report presented

at the Extraordinary Council Meeting on 30 June 2023 regarding the Dubbo Regional Council Aquatic Leisure Centres Request for Proposal (RFP), are not considered to be the reason for the report's confidential status. Therefore, this information is deemed appropriate for inclusion in the response to the Question on Notice.

The forecast below applies a 3% compounding increase to the then current year's income and expenditure figures. It included the adopted Capital Program and an additional drainage-related cost. Depreciation is excluded from the figures.

Total Financial Implications	2022/2023 Actual	2023/2024 Forecast	2024/2025 Forecast	2025/2026 Forecast	2026/2027 Forecast	Annual Ongoing
a. Operating revenue	948,060	976,502	1,005,797	1,035,971	1,067,050	1,099,062
b. Operating expenses	2,813,292	2,897,691	2,984,621	3,074,160	3,166,385	3,261,376
c. Operating budget impact (a – b)	-1,865,232	-1,921,189	-1,978,825	-2,038,189	-2,099,335	-2,162,315
d. Capital Expenditure	74,620	238,984 +~487,000	182,217	67,400	50,300	50,300
e. Total net impact (c – d)	- 1,939,852	-2,647,173	-2,161,042	-2,105,589	-2,149,635	-2,212,615
Does the proposal require ongoing funding?			Yes, in accordance with forward 4 year budgets			
What is the source of this funding?			Rates			

Table 2. Ongoing Financial Implications DRC In house Management



DUBBO REGIONAL
COUNCIL

QUESTIONS ON NOTICE: Wood Heaters in New Residential Developments

REPORT DATE: 18 August 2025

FILE: ID25/1660

QUESTIONS ON NOTICE

Council has received the following Question on Notice from Councillor M Dickerson. The question and answer are submitted below for the information of Councillors.

Councillor M Dickerson

NSW Health advises that residential wood-burning heaters are the **largest single source of human-made PM2.5** in the NSW Greater Metropolitan Region, with an estimated **269 premature deaths each year** attributable to long-term exposure to wood-heater PM2.5 in metropolitan areas.

NSW EPA reporting similarly finds that domestic solid-fuel combustion contributes a **very large share of winter fine particles** in urban areas. These fine particles penetrate deep into the lungs and bloodstream, increasing the risk of **asthma attacks, chronic bronchitis, heart disease, stroke, and premature death**. Wood smoke has also been linked to **reduced lung development in children**, exacerbation of **chronic obstructive pulmonary disease (COPD)**, and is classified by the International Agency for Research on Cancer (IARC) as a source of **carcinogenic particulate matter**.

Other jurisdictions have started creating stronger policy settings to protect public health:

- **ACT (Canberra):** Government has agreed in principle to **ban installation of new wood heaters across suburbs** as part of a plan to **phase out wood heaters by 2045**.
- **New Zealand (Nelson Urban Area):** For new houses, **traditional enclosed solid-fuel burners cannot be installed**; only ultra-low-emission burners or pellet fires are permitted; effectively prohibiting new conventional wood heaters in those airsheds.
- **United States (regional bans):** **New wood-burning devices are prohibited** in new developments in the **Greater Los Angeles** and **San Francisco Bay Area** air districts.

Questions on Notice

1. Approvals now: Under current law and policy, can DRC approve a new development that includes a wood heater as part of its design, and through which approval pathway?
2. State direction: Is the NSW Government considering a ban or restriction on wood heaters in new residential developments, and if so, what is the pathway/timing?
3. Council powers: Can DRC impose a blanket prohibition on approving new wood-heater installations, and if so, via what pathway? If not, what NSW-level change

would be needed for a consistent ban on new installations in the DRC LGA?

Response

The Council will receive a verbal response regarding this Question on Notice.