AGENDA
PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE
11 MARCH 2019

MEMBERSHIP: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

The meeting is scheduled to commence at 5.30pm.

PDEC19/6 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 11 FEBRUARY 2019 (ID19/153)
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 11 February 2019.

PDEC19/7 BUILDING SUMMARY - FEBRUARY 2019 (ID19/131)
The Committee had before it the report dated 28 February 2019 from the Director Planning and Environment regarding Building Summary - February 2019.

PDEC19/8 DRAFT DUBBO EMPLOYMENT LANDS STRATEGY - RESULTS OF PUBLIC AND STAKEHOLDER CONSULTATION AND EXHIBITION (ID18/1839)
The Committee had before it the report dated 25 February 2019 from the Senior Strategic Planner regarding Draft Dubbo Employment Lands Strategy - Results of Public and Stakeholder Consultation and Exhibition.

PDEC19/9 D19-25 - DUAL OCCUPANCY (ATTACHED)
PROPERTY: LOT 168 DP 1145981 BOUNDARY ROAD, DUBBO
APPLICANT: STEHAR PTY LTD
DATE LODGED: 18 JANUARY 2019 (ID19/157)
The Committee had before it the report dated 26 February 2019 from the Planner regarding D19-25 - Dual Occupancy (attached) Property: Lot 168 DP 1145981 Boundary Road, Dubbo.
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 11 February 2019.

RECOMMENDATION

That the report of the Planning, Development and Environment Committee meeting held on 11 February 2019, be noted.
PRESENT: Councillors J Diffey, D Grant, A Jones, S Lawrence, K Parker and B Shields.

ALSO IN ATTENDANCE:
The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Governance Team Leader, the Director Corporate Services, the Director Economic Development and Business, the Communications Coordinator, the Director Infrastructure and Operations, the Director Planning and Environment, the Trainee Planner, the Director Community and Recreation, the Manager Recreation and Open Space and the Manager Social Services.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.31pm.

PDEC19/1 REPORT OF THE PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE
- MEETING 12 NOVEMBER 2018 (ID19/41)
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 12 November 2018.

Moved by Councillor D Grant and seconded by Councillor J Diffey

MOTION

That the report of the Planning, Development and Environment Committee meeting held on 12 November 2018, be noted.

CARRIED
PDEC19/2  BUILDING SUMMARY - DECEMBER 2018 AND JANUARY 2019 (ID19/19)
The Committee had before it the report dated 30 January 2019 from the Director Planning and Environment regarding Building Summary - December 2018 and January 2019.

Moved by Councillor B Shields and seconded by Councillor A Jones

MOTION

That the report from the Director Planning and Environment dated 30 January 2019 be noted.

CARRIED

PDEC19/3  ADDITIONAL PERMITTED USE - ANIMAL BOARDING OR TRAINING ESTABLISHMENT LOT 12 DP 1154493, 31 MERRILEA ROAD, DUBBO (ID19/24)
The Committee had before it the report dated 25 January 2019 from the Manager Strategic Planning Services regarding Additional Permitted Use - Animal Boarding or Training Establishment Lot 12 DP 1154493, 31 Merrilea Road, Dubbo.

Moved by Councillor D Grant and seconded by Councillor K Parker

MOTION

1. That Council supports the Planning Proposal to include an animal boarding or training establishment as an additional permitted use on Lot 12 DP 1154493, 31 Merrilea Road, Dubbo.
2. That Council supports a minimum 28 day public exhibition period for the Planning Proposal.
3. That Council resolves to use its delegation under Section 2.4 of the Environmental Planning and Assessment Act, 1979 to draft the amendments to the Dubbo Local Environmental Plan 2011.
4. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition period.

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

<table>
<thead>
<tr>
<th>FOR</th>
<th>AGAINST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councillor Diffey</td>
<td></td>
</tr>
<tr>
<td>Councillor Grant</td>
<td></td>
</tr>
<tr>
<td>Councillor Jones</td>
<td></td>
</tr>
<tr>
<td>Councillor Lawrence</td>
<td></td>
</tr>
<tr>
<td>Councillor Parker</td>
<td></td>
</tr>
<tr>
<td>Councillor Shields</td>
<td></td>
</tr>
<tr>
<td><strong>Total (6)</strong></td>
<td><strong>Total (0)</strong></td>
</tr>
</tbody>
</table>
The Committee had before it the report dated 31 January 2019 from the Senior Planner regarding D2018-594 - Centre Based Child Care Facility.

Moved by Councillor B Shields and seconded by Councillor A Jones

**MOTION**

That this matter be deferred to be considered at the Ordinary Meeting of Council on 25 February 2019 for consideration.

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

<table>
<thead>
<tr>
<th>FOR</th>
<th>AGAINST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councillor Diffey</td>
<td></td>
</tr>
<tr>
<td>Councillor Grant</td>
<td></td>
</tr>
<tr>
<td>Councillor Jones</td>
<td></td>
</tr>
<tr>
<td>Councillor Lawrence</td>
<td></td>
</tr>
<tr>
<td>Councillor Parker</td>
<td></td>
</tr>
<tr>
<td>Councillor Shields</td>
<td></td>
</tr>
<tr>
<td><strong>Total (6)</strong></td>
<td><strong>Total (0)</strong></td>
</tr>
</tbody>
</table>

**PDEC19/5 LEAVE OF ABSENCE**

Requests for leave of absence were received from Councillors V Etheridge, D Gumley, G Mohr and J Ryan who were absent from the meeting due to personal reasons.

Moved by Councillor A Jones and seconded by Councillor K Parker

**MOTION**

That such requests for leave of absence be accepted and Councillors V Etheridge, D Gumley, G Mohr and J Ryan granted leave of absence from this meeting.

CARRIED

The meeting closed at 5.34pm.
REPORT: Building Summary - February 2019

AUTHOR: Director Planning and Environment
REPORT DATE: 28 February 2019
TRIM REFERENCE: ID19/131

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and residential flat buildings approved in the Dubbo Regional Council Local Government Area and statistics for approved Development Applications for the information of Council.

Appendix 1 includes data relating to the former Dubbo LGA prior to the current financial year and the combined housing figures for Dubbo Regional Council for the current financial year. Appendices 2 to 5 also include the retrospective figures for the combined LGA.

All development applications, construction certificates and complying development certificates can be tracked online at https://planning.dubbo.nsw.gov.au/Home/Disclaimer

ORGANISATIONAL VALUES

Customer Focused: Council aims to provide high quality and timely building and development services. This reporting provides ongoing monitoring of building activity in the Local Government Area (LGA).
Integrity: This report provides transparent statistics regarding development activity in the LGA.
One Team: This report demonstrates Council’s commitment to work as one to ensure the growth of the LGA.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.
RECOMMENDATION

That the report from the Director Planning and Environment dated 28 February 2019 be noted.

Stephen Wallace  
Director Planning and Environment
REPORT

Provided for information are the latest statistics (as at the time of production of this report) for Development Applications for Dubbo Regional Council.

1. Residential Building Summary

Dwellings and other residential developments approved during February 2019 were as follows:

February 2019

<table>
<thead>
<tr>
<th>Category</th>
<th>No. of applications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings</td>
<td>5</td>
</tr>
<tr>
<td>Other residential development</td>
<td>1</td>
</tr>
<tr>
<td>(No. of units)</td>
<td>1</td>
</tr>
</tbody>
</table>

For consistency with land use definitions included in the Local Environmental Plan, residential development has been separated into ‘Dwellings’ and ‘Other residential development’. ‘Other residential development’ includes dual occupancies, secondary dwellings, multi-unit and seniors living housing.

These figures include Development Applications approved by private certifying authorities (Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2011-2012 is included in Appendix 1 however, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as well as a consequence of the commencement of the merged application system.

2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for February 2019 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

<table>
<thead>
<tr>
<th>Date Range</th>
<th>No. of applications</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 February 2019 – 28 February 2019</td>
<td>41</td>
<td>$29,781,059</td>
</tr>
<tr>
<td>1 July 2018 – 28 February 2019</td>
<td>512</td>
<td>$187,587,905</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date Range</th>
<th>No. of applications</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 February 2018 – 28 February 2018</td>
<td>80</td>
<td>$11,198,714</td>
</tr>
<tr>
<td>1 July 2017 – 28 February 2018</td>
<td>531</td>
<td>$112,405,504</td>
</tr>
</tbody>
</table>

A summary breakdown of the figures is included in Appendices 2-5.
3. Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (https://planning.dubbo.nsw.gov.au/Home/Disclaimer).

What information is available?

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application;
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015; and
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms;
- Floor plans for residential dwellings;
- Documentation associated with privately certified applications; and
- Internal reports.

Councillors are welcome to contact me should they require further information in respect of outstanding Development Applications emanating from the online tracking system.

The information included in this report is provided for notation.

Appendices:

1. Building Summary - February 2019
2. Approved Applications - 1 February 2019 to 28 February 2019
3. Approved Applications - 1 February 2018 to 28 February 2018
4. Approved Applications - 1 July 2018 to 28 February 2019
5. Approved Applications - 1 July 2017 to 28 February 2018
### Statistical Information on Dwellings and Multi Unit Housing

<table>
<thead>
<tr>
<th></th>
<th>JUL</th>
<th>AUG</th>
<th>SEPT</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
<th>APR</th>
<th>MAY</th>
<th>JUN</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2011/2012</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwellings</td>
<td>6</td>
<td>12</td>
<td>10</td>
<td>6</td>
<td>7</td>
<td>16</td>
<td>4</td>
<td>16</td>
<td>12</td>
<td>8</td>
<td>12</td>
<td>9</td>
<td>118</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(14)</td>
<td>(2)</td>
<td>(-)</td>
<td>(1)</td>
<td>(4)</td>
<td>(8)</td>
<td>(-)</td>
<td>(-)</td>
<td>(-)</td>
<td>(-)</td>
<td>(-)</td>
<td>(16)</td>
<td>(40)</td>
</tr>
<tr>
<td>Flat Buildings</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(1)</td>
<td>(1)</td>
<td>(-)</td>
<td>(1)</td>
<td>(4)</td>
<td>(8)</td>
<td>(-)</td>
<td>(-)</td>
<td>(-)</td>
<td>(-)</td>
<td>(-)</td>
<td>(16)</td>
<td>(40)</td>
</tr>
<tr>
<td><strong>2012/2013</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwellings</td>
<td>3</td>
<td>7</td>
<td>14</td>
<td>13</td>
<td>9</td>
<td>3</td>
<td>9</td>
<td>9</td>
<td>13</td>
<td>13</td>
<td>15</td>
<td>13</td>
<td>121</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(8)</td>
<td>(6)</td>
<td>(-)</td>
<td>(-)</td>
<td>(2)</td>
<td>(11)</td>
<td>(-)</td>
<td>(-)</td>
<td>(2)</td>
<td>(-)</td>
<td>(39)</td>
<td>(-)</td>
<td>(68)</td>
</tr>
<tr>
<td>Flat Buildings</td>
<td>4</td>
<td>6</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>23</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(8)</td>
<td>(6)</td>
<td>(-)</td>
<td>(-)</td>
<td>(2)</td>
<td>(11)</td>
<td>(-)</td>
<td>(-)</td>
<td>(2)</td>
<td>(-)</td>
<td>(39)</td>
<td>(-)</td>
<td>(68)</td>
</tr>
<tr>
<td><strong>2013/2014</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Inc. private certifiers)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwellings</td>
<td>23</td>
<td>17</td>
<td>25</td>
<td>20</td>
<td>14</td>
<td>15</td>
<td>14</td>
<td>10</td>
<td>18</td>
<td>14</td>
<td>19</td>
<td>14</td>
<td>208</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(23)</td>
<td>(17)</td>
<td>(25)</td>
<td>(20)</td>
<td>(14)</td>
<td>(15)</td>
<td>(14)</td>
<td>(10)</td>
<td>(18)</td>
<td>(14)</td>
<td>(19)</td>
<td>(14)</td>
<td>(208)</td>
</tr>
<tr>
<td>Flat Buildings</td>
<td>-</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>-</td>
<td>-</td>
<td>15</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(-)</td>
<td>(1)</td>
<td>(1)</td>
<td>(-)</td>
<td>(-)</td>
<td>(1)</td>
<td>(4)</td>
<td>(2)</td>
<td>(1)</td>
<td>(2)</td>
<td>(-)</td>
<td>(-)</td>
<td>(15)</td>
</tr>
<tr>
<td><strong>2014/2015</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single dwellings</td>
<td>19</td>
<td>34</td>
<td>19</td>
<td>21</td>
<td>13</td>
<td>16</td>
<td>14</td>
<td>12</td>
<td>20</td>
<td>19</td>
<td>15</td>
<td>20</td>
<td>222</td>
</tr>
<tr>
<td>Multi unit housing</td>
<td>3</td>
<td>1</td>
<td>6</td>
<td>5</td>
<td>6</td>
<td>12</td>
<td>-</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>9</td>
<td>34</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(6)</td>
<td>(2)</td>
<td>(1)</td>
<td>(50)</td>
<td>(6)</td>
<td>(21)</td>
<td>(-)</td>
<td>(87)</td>
<td>(4)</td>
<td>(14)</td>
<td>(14)</td>
<td>(6)</td>
<td>(243)</td>
</tr>
<tr>
<td><strong>2015/2016</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single dwellings</td>
<td>27</td>
<td>20</td>
<td>26</td>
<td>19</td>
<td>21</td>
<td>26</td>
<td>14</td>
<td>16</td>
<td>17</td>
<td>17</td>
<td>22</td>
<td>-</td>
<td>244</td>
</tr>
<tr>
<td>Multi unit housing</td>
<td>6</td>
<td>8</td>
<td>8</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>8</td>
<td>5</td>
<td>55</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(50)</td>
<td>(28)</td>
<td>(12)</td>
<td>(7)</td>
<td>(2)</td>
<td>(5)</td>
<td>(18)</td>
<td>(4)</td>
<td>(5)</td>
<td>(14)</td>
<td>(6)</td>
<td>(23)</td>
<td>(240)</td>
</tr>
<tr>
<td><strong>2016/2017</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single dwellings</td>
<td>24</td>
<td>13</td>
<td>17</td>
<td>18</td>
<td>12</td>
<td>21</td>
<td>16</td>
<td>18</td>
<td>18</td>
<td>14</td>
<td>18</td>
<td>36</td>
<td>225</td>
</tr>
<tr>
<td>Multi unit housing</td>
<td>8</td>
<td>5</td>
<td>7</td>
<td>4</td>
<td>6</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>4</td>
<td>57</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(19)</td>
<td>(10)</td>
<td>(13)</td>
<td>(7)</td>
<td>(10)</td>
<td>(16)</td>
<td>(6)</td>
<td>(75)</td>
<td>(2)</td>
<td>(8)</td>
<td>(13)</td>
<td>(14)</td>
<td>(184)</td>
</tr>
<tr>
<td><strong>2017/2018</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Combined figures for Debra and Wellington former LGAs)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single dwellings</td>
<td>26</td>
<td>21</td>
<td>13</td>
<td>12</td>
<td>16</td>
<td>19</td>
<td>4</td>
<td>22</td>
<td>16</td>
<td>21</td>
<td>22</td>
<td>16</td>
<td>208</td>
</tr>
<tr>
<td>Multi unit housing</td>
<td>6</td>
<td>9</td>
<td>2</td>
<td>1</td>
<td>9</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>11</td>
<td>1</td>
<td>3</td>
<td>5</td>
<td>58</td>
</tr>
<tr>
<td>(No of units)</td>
<td>(11)</td>
<td>(16)</td>
<td>(3)</td>
<td>(2)</td>
<td>(16)</td>
<td>(2)</td>
<td>(8)</td>
<td>(5)</td>
<td>(23)</td>
<td>(2)</td>
<td>(3)</td>
<td>(9)</td>
<td>(100)</td>
</tr>
<tr>
<td><strong>2018/2019</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Combined figures for Debra and Wellington former LGAs)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single dwellings</td>
<td>15</td>
<td>26</td>
<td>13</td>
<td>7</td>
<td>17</td>
<td>8</td>
<td>19</td>
<td>5</td>
<td>110</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi unit housing</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>-</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>21</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(No of units)</td>
<td>(6)</td>
<td>(7)</td>
<td>(3)</td>
<td>(-)</td>
<td>(11)</td>
<td>(29)</td>
<td>(4)</td>
<td>(1)</td>
<td>(01)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* (Includes private certifiers and redefined land use categories based on LEP definitions)
### Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers - Period 1/2/2019 - 28/2/2019

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Total Applications</th>
<th>N.D. Applications</th>
<th>N.D. Est.</th>
<th>N.D. Compliant</th>
<th>N.D. Area Applications</th>
<th>N.D. Area</th>
<th>N.D. Area Est.</th>
<th>N.D. Area Compliant</th>
<th>N.D. Area Est.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - single</td>
<td>7</td>
<td>7</td>
<td>1,803,773</td>
<td>5</td>
<td>1,641,773</td>
<td>2</td>
<td>220,000</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Dwelling - Secondary/Dual Occ. Dwelling</td>
<td>1</td>
<td>1</td>
<td>491,886</td>
<td>1</td>
<td>491,886</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage/Carport/Roofed Outbuilding</td>
<td>13</td>
<td>12</td>
<td>162,979</td>
<td>12</td>
<td>155,996</td>
<td>1</td>
<td>6,983</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>6</td>
<td>6</td>
<td>145,850</td>
<td>6</td>
<td>145,850</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Building</td>
<td>4</td>
<td>1</td>
<td>20,295,400</td>
<td>1</td>
<td>20,657,400</td>
<td>3</td>
<td>238,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Factory/Production Building</td>
<td>1</td>
<td>1</td>
<td>110,000</td>
<td>1</td>
<td>110,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse/Storage</td>
<td>4</td>
<td>3</td>
<td>2,120,171</td>
<td>3</td>
<td>1,954,000</td>
<td>1</td>
<td>175,171</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Infrastructure - Transport, Utilities</td>
<td>2</td>
<td>2</td>
<td>220,000</td>
<td>2</td>
<td>220,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signs/Advertising Structure</td>
<td>1</td>
<td>1</td>
<td>11,000</td>
<td>1</td>
<td>11,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care - Centre Based</td>
<td>1</td>
<td>1</td>
<td>1,000,000</td>
<td>1</td>
<td>1,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Residential</td>
<td>5</td>
<td>5</td>
<td>5,380,000</td>
<td>1</td>
<td>500,000</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>1</td>
<td>1</td>
<td>73,000</td>
<td>1</td>
<td>73,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals for Development Types</strong></td>
<td><strong>44</strong></td>
<td></td>
<td><strong>28,781,859</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Number of Applications for this period: 41**

***Note: There may be more than one Development Type per Development Application.
Statistics include applications by Private Certifiers***

---End of Report---

---End of Report---
### Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers: Period 1/2/2018 - 28/2/2018

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - single</td>
<td>26</td>
<td>7,649,429</td>
<td>21</td>
<td>6,726,529</td>
<td>4</td>
<td>618,000</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>Dwelling - Secondary/Dual Occ Dwelling</td>
<td>3</td>
<td>415,000</td>
<td>3</td>
<td>415,000</td>
<td>4</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Dual Occupancy, one storey</td>
<td>2</td>
<td>571,500</td>
<td>2</td>
<td>571,500</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage/Carport/Roofed Outbuildings</td>
<td>20</td>
<td>437,000</td>
<td>26</td>
<td>382,590</td>
<td>3</td>
<td>54,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fences/Unroofed Structures</td>
<td>1</td>
<td>5,000</td>
<td>500</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>7</td>
<td>183,095</td>
<td>7</td>
<td>183,095</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Building</td>
<td>2</td>
<td>1,250,000</td>
<td>1</td>
<td>1,000,000</td>
<td>1</td>
<td>250,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotels</td>
<td>1</td>
<td>10,000</td>
<td></td>
<td>10,000</td>
<td>1</td>
<td>10,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office &amp; Retail Building</td>
<td>1</td>
<td>25,000</td>
<td>1</td>
<td>25,000</td>
<td>1</td>
<td>25,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure - Transport, Utilities</td>
<td>1</td>
<td>250,000</td>
<td>1</td>
<td>250,000</td>
<td>1</td>
<td>250,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td>1</td>
<td>319,000</td>
<td>319,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change of Use - Commercial</td>
<td>1</td>
<td>5,000</td>
<td></td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural Development</td>
<td>1</td>
<td>0</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Residential</td>
<td>5</td>
<td>56,000</td>
<td>1</td>
<td></td>
<td>1</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Rural</td>
<td>1</td>
<td>0</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>1</td>
<td>22,000</td>
<td></td>
<td>22,000</td>
<td>1</td>
<td>22,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals for Development Types</strong></td>
<td><strong>83</strong></td>
<td><strong>11,198,714</strong></td>
<td><strong>83</strong></td>
<td><strong>83</strong></td>
<td><strong>11,198,714</strong></td>
<td><strong>11,198,714</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Number of Applications for this period: 80**

***Note: There may be more than one Development Type per Development Application.
Statistics include applications by Private Certifiers***

--- End of Report ---
### Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/7/2018 - 28/2/2019

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Number of Applications</th>
<th>Ext. S (Approved)</th>
<th>New Building</th>
<th>Ext. S</th>
<th>Additions and Alteration</th>
<th>Ext. S</th>
<th>Derr Shed</th>
<th>Net Loss</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - single</td>
<td>150</td>
<td>40,831,184</td>
<td>128</td>
<td>46,100,775</td>
<td>30</td>
<td>3,750,419</td>
<td>128</td>
<td></td>
</tr>
<tr>
<td>Dwelling- Transportable/Relocatable</td>
<td>3</td>
<td>649,333</td>
<td>3</td>
<td>649,333</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Secondary/Dual Occ Dwelling</td>
<td>15</td>
<td>5,017,409</td>
<td>13</td>
<td>5,017,409</td>
<td>21</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Dual Occupancy, one storey</td>
<td>10</td>
<td>3,884,000</td>
<td>10</td>
<td>3,884,000</td>
<td>18</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage/Carport/Roofed Outbuildings</td>
<td>137</td>
<td>2,350,939</td>
<td>127</td>
<td>2,130,365</td>
<td>10</td>
<td>220,574</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Fences/Unscreened Structures</td>
<td>12</td>
<td>337,620</td>
<td>12</td>
<td>337,620</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>73</td>
<td>1,043,768</td>
<td>72</td>
<td>1,913,863</td>
<td>1</td>
<td>29,905</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Building</td>
<td>4</td>
<td>1,531,385</td>
<td>4</td>
<td>1,531,385</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Building</td>
<td>16</td>
<td>27,678,900</td>
<td>5</td>
<td>26,383,400</td>
<td>11</td>
<td>1,295,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotels</td>
<td>2</td>
<td>906,000</td>
<td>2</td>
<td>906,000</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail &amp; Residential Building</td>
<td>1</td>
<td>34,987,150</td>
<td>1</td>
<td>34,987,150</td>
<td>19</td>
<td>27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Factory/Production Building</td>
<td>3</td>
<td>1,124,837</td>
<td>2</td>
<td>1,114,037</td>
<td>1</td>
<td>100,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse/storage</td>
<td>12</td>
<td>6,630,671</td>
<td>8</td>
<td>5,924,500</td>
<td>4</td>
<td>705,171</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Infrastructure - Transport, Utilities</td>
<td>11</td>
<td>1,388,896</td>
<td>7</td>
<td>1,225,350</td>
<td>4</td>
<td>163,546</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Care Facility - Hospital</td>
<td>1</td>
<td>74,700</td>
<td></td>
<td>74,700</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Care Facility - Other</td>
<td>2</td>
<td>450,000</td>
<td>2</td>
<td>450,000</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Building</td>
<td>4</td>
<td>2,014,992</td>
<td>4</td>
<td>2,014,992</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entertainment/Recreational Building</td>
<td>2</td>
<td>193,000</td>
<td>2</td>
<td>193,000</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community/Public Building</td>
<td>2</td>
<td>1,840,000</td>
<td>2</td>
<td>1,840,000</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signs/Advertising Structure</td>
<td>7</td>
<td>181,059</td>
<td>4</td>
<td>79,059</td>
<td>3</td>
<td>102,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td>6</td>
<td>154,000</td>
<td>4</td>
<td>114,000</td>
<td>2</td>
<td>40,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Business</td>
<td>1</td>
<td>5,000</td>
<td>1</td>
<td>5,000</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Approved Development & Complying Development Applications

by Dubbo Regional Council and Private Certifiers - Period 1/07/2018 - 28/02/2019

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Number of Applications</th>
<th>Est. $</th>
<th>New Development</th>
<th>Est. $</th>
<th>Additional Alterations</th>
<th>Est. $</th>
<th>Size (Buildings)</th>
<th>Size (Lots)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care - Centre Based</td>
<td>1</td>
<td>1,000,000</td>
<td>1</td>
<td>1,000,000</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change of Use - Commercial</td>
<td>4</td>
<td>382,500</td>
<td>1</td>
<td>7,000</td>
<td>3</td>
<td>375,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change of Use - Industrial</td>
<td>2</td>
<td>15,000</td>
<td>2</td>
<td>15,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural Development</td>
<td>2</td>
<td>200,000</td>
<td>2</td>
<td>200,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tourism Development</td>
<td>4</td>
<td>11,732,561</td>
<td>3</td>
<td>11,732,561</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks/Reserves</td>
<td>1</td>
<td>90,000</td>
<td>1</td>
<td>90,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Residential</td>
<td>10</td>
<td>7,284,500</td>
<td>5</td>
<td>3,844,500</td>
<td></td>
<td>158</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Commercial</td>
<td>2</td>
<td>250,000</td>
<td>2</td>
<td>250,000</td>
<td></td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Rural</td>
<td>5</td>
<td>6,000</td>
<td>1</td>
<td>6,000</td>
<td></td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>13</td>
<td>23,301,000</td>
<td>13</td>
<td>23,301,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals for Development Types</strong></td>
<td><strong>533</strong></td>
<td><strong>187,587,065</strong></td>
<td><strong>533</strong></td>
<td><strong>187,587,065</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Number of Applications for this period: 512

*** Note: There may be more than one Development Type per Development Application. Statistics include applications by Private Certifiers.***

--- End of Report ---
### Approved Development & Complying Development Applications

by Dubbo Regional Council and Private Certifiers - Period 1/7/2017 - 28/2/2018

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Total Applications</th>
<th>Ext. S</th>
<th>New Development</th>
<th>Ext. S</th>
<th>Addition / Alteration</th>
<th>Ext. S</th>
<th>Rev. Dwellings</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - single</td>
<td>160</td>
<td>47,906,818</td>
<td>131</td>
<td>44,508,353</td>
<td>34</td>
<td>2,783,565</td>
<td>131</td>
<td></td>
</tr>
<tr>
<td>Dwelling - Transportable/Relocatable</td>
<td>4</td>
<td>406,157</td>
<td>4</td>
<td>406,157</td>
<td>4</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Secondary/Dual Occ Dwelling</td>
<td>20</td>
<td>5,936,489</td>
<td>20</td>
<td>5,936,489</td>
<td>32</td>
<td>32</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Dual Occupancy, one storey</td>
<td>18</td>
<td>6,644,020</td>
<td>18</td>
<td>6,644,020</td>
<td>34</td>
<td>34</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Density Res - Seniors Living SEPP</td>
<td>1</td>
<td>55,000</td>
<td>1</td>
<td>55,000</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage/Carport/Roofed Outbuildings</td>
<td>160</td>
<td>3,454,578</td>
<td>151</td>
<td>3,297,409</td>
<td>18</td>
<td>267,175</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Fences/Unroofed Structures</td>
<td>8</td>
<td>211,584</td>
<td>8</td>
<td>211,584</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>53</td>
<td>1,336,677</td>
<td>53</td>
<td>1,336,677</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Building</td>
<td>1</td>
<td>916,269</td>
<td>1</td>
<td>916,269</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Building</td>
<td>27</td>
<td>11,939,302</td>
<td>4</td>
<td>4,430,000</td>
<td>23</td>
<td>7,509,302</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Hotels</td>
<td>1</td>
<td>10,000</td>
<td>1</td>
<td>10,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motels</td>
<td>1</td>
<td>900,000</td>
<td>1</td>
<td>900,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office &amp; Retail Building</td>
<td>4</td>
<td>2,375,000</td>
<td>4</td>
<td>2,375,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail &amp; Residential Building</td>
<td>1</td>
<td>8,600,000</td>
<td>1</td>
<td>8,600,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Factory/Production Building</td>
<td>4</td>
<td>835,649</td>
<td>2</td>
<td>463,500</td>
<td>2</td>
<td>372,140</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Warehouse/Storage</td>
<td>6</td>
<td>4,426,320</td>
<td>5</td>
<td>4,301,320</td>
<td>1</td>
<td>125,000</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Infrastructure - Transport, Utilities</td>
<td>4</td>
<td>770,300</td>
<td>4</td>
<td>770,300</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Building</td>
<td>3</td>
<td>5,290,000</td>
<td>2</td>
<td>4,190,000</td>
<td>1</td>
<td>1,100,000</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Signs/Advertising Structure</td>
<td>4</td>
<td>131,000</td>
<td>4</td>
<td>131,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td>10</td>
<td>522,000</td>
<td>10</td>
<td>522,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change of Use - Commercial</td>
<td>7</td>
<td>24,000</td>
<td>3</td>
<td>22,000</td>
<td>4</td>
<td>2,000</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Agricultural Development</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers - Period 1/07/2017 - 28/02/2018

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Number of Applications</th>
<th>Est. $</th>
<th>New Development</th>
<th>Est. $</th>
<th>Additions and Alterations</th>
<th>Est. $</th>
<th>New Servings</th>
<th>New Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourism Development</td>
<td>2</td>
<td>5,015,000</td>
<td>2</td>
<td>5,015,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Residential</td>
<td>30</td>
<td>1,141,750</td>
<td>4</td>
<td></td>
<td></td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Commercial</td>
<td>1</td>
<td>20,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Industrial</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision - Rural</td>
<td>5</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>17</td>
<td>9,047,009</td>
<td>15</td>
<td>5,925,009</td>
<td>2</td>
<td>22,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals for Development Types</strong></td>
<td>569</td>
<td>112,405,504</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Number of Applications for this period: 531**

***Note: There may be more than one Development Type per Development Application.
Statistics include applications by Private Certifiers***

--- End of Report ---
EXECUTIVE SUMMARY

The draft Dubbo Employment Lands Strategy provides a consolidated set of long-term land use strategies and principles that aim to ensure the City of Dubbo has an appropriate level of commercial, industrial, institutional and tourist zoned land in the future which is situated in locations that can best meet the long-term requirements of the City of Dubbo. Collectively, these lands are referred to as ‘employment lands’.

Employment lands are critical to the short, medium and long term economic and social viability of communities. It is important to maintain an adequate supply of employment land to ensure a diverse range of jobs are available for residents.

The draft Strategy (Appendix 1), once adopted, will replace the existing Commercial Areas Development Strategy, the Institutional Areas Development Strategy and the Industrial Areas Development Strategy, which were adopted by the former Dubbo City Council in 1997 as part of the Dubbo Urban Areas Development Strategy.

The draft Strategy has identified 14 precincts which have been individually reviewed and analysed with respect to land area, vacant area, occupied area and existing floor space area, assigned relevant planning principles and opportunities identified for future growth. The draft Strategy makes recommendations with respect to how precincts can manage changing economic trends and drivers, market forces, meet projected demands, cater for land use conflicts and manage continued growth.

The draft Strategy is exclusively focused on employment land within the former Dubbo Local Government Area (LGA). Employment land for the former Wellington LGA is addressed within the Wellington Settlement Strategy, adopted by the former Wellington Council in 2012. This Settlement Strategy will remain in force and will not be impacted or modified by this draft Strategy.

Approval or otherwise of this draft Strategy does not mean any land use zoning or other changes take effect. Before any changes can occur to land use provisions, a Planning Proposal is required to be prepared demonstrating that environmental, social, economic and other site or area-specific matters have been identified and that any potential impacts can be addressed.
To guide overall planning considerations in the Camp Road precinct, Council has prepared a preliminary Camp Road Structure Plan (Appendix 2). The Structure Plan will provide Council with guidance regarding the ultimate development regime, density and general development direction for the Camp Road precinct.

Following the consideration of Council, it is proposed that consultation will be undertaken with Camp Road land owners and the Taronga Western Plains Zoo. In addition, Council will also undertake consultation with relevant State Public Agencies.

If there are no substantiative submissions in respect of the Preliminary Camp Road Structure Plan, this report recommends that the Chief Executive Officer be permitted to provide the Structure Plan to the Department of Planning and Environment for consideration, including any other submissions made.

This report recommends that the draft Employment Lands Strategy (as amended) and provided attached here in Appendix 1 be adopted and that Council adopt the Preliminary Camp Road Structure Plan for the purposes of stakeholder consultation, noting the specific provisions of the recommendation in respect to further progression of the Structure Plan.

ORGANISATIONAL VALUES

Customer Focused: The preparation of the Strategy has included a significant level of community consultation including property owners and stakeholders.

Integrity: The draft Strategy has been prepared to provide future direction and strategy for the development of Dubbo’s employment lands.

One Team: The draft Strategy has been prepared utilising resources from stakeholders across the organisation.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

Following Council’s consideration of the report, the draft Employment Lands Strategy, provided here in Appendix 1 will form Council’s land use planning policy, which will guide the community and Council in the management and use of Employment Lands into the future.
RECOMMENDATION

1. That the draft Employment Lands Strategy as attached to the report of the Senior Strategic Planner dated 25 February 2019 as Appendix 1 be adopted.

2. That an advertisement be placed in the local print media advising of Council’s adoption of the Employment Lands Strategy.


5. That the Preliminary draft Camp Road Structure Plan (Appendix 2) be adopted by Council for the purposes of allowing for consultation to be undertaken with residents of Camp Road and relevant State Public Agencies.

6. That land owners on Camp Road and relevant State Public Agencies be provided with a period of 21 days in which to provide submissions in respect of the Preliminary Camp Road Structure Plan.

7. If there are no substantiative submissions in respect of the Preliminary Camp Road Structure Plan, that the Chief Executive Officer be permitted to provide the Structure Plan to the Department of Planning and Environment for consideration, including any other submissions made.

8. That those who made submissions be acknowledged and advised of Council’s determination in this matter.

Lee Griffith
Senior Strategic Planner
BACKGROUND

Council at its Ordinary Meeting on 24 September 2018 considered a report relating to the draft Employment Lands Strategy. Council resolved as follows:

“1. That the draft Dubbo Employment Land Strategy as attached to the report of the Senior Strategic Planner dated 11 September 2018 be adopted for the purposes of public exhibition and stakeholder consultation.
2. That the draft Dubbo Employment Land Strategy as attached to the report of the Senior Strategic Planner dated 11 September 2018 be placed on public exhibition for a period of not less than 28 days.
3. That following completion of the public exhibition process, a further report be presented to Council for consideration addressing the outcomes of the public exhibition period and any submissions received.”

The purpose of this report is to provide an analysis of submissions received during the public exhibition and consultation processes and to seek Council’s adoption of the Employment Lands Strategy as amended.

REPORT

1. What is the Employment Lands Strategy?

The draft Dubbo Employment Lands Strategy provides a consolidated set of long-term land use strategies and principles that aim to ensure the City of Dubbo has an appropriate level of commercial, industrial, institutional and tourist zoned land, which is situated in locations that can best meet the long-term requirements of the City of Dubbo. Collectively, these lands are referred to as ‘Employment Lands’.

Employment Lands are critical to the short, medium and long term economic and social viability of communities. It is important to maintain an adequate supply of employment land to ensure a diverse range of jobs are available for residents.

The draft Strategy has identified 14 precincts which have been individually reviewed and analysed with respect to land area, vacant area, occupied area, existing floor space area, assigned relevant planning principles and opportunities identified for future growth. The draft Strategy makes recommendations with respect to how precincts can manage changing economic trends and drivers, market forces, meet projected demands, cater for land use conflicts and manage continued growth.

The draft Dubbo Employment Lands Strategy will replace the existing Commercial Areas Development Strategy, the Institution Areas Development Strategy and the Industrial Areas Development Strategy, which were adopted by the former Dubbo City Council in 1997 as components of the Dubbo Urban Areas Development Strategy.
The role of the Employment Lands Strategy is to integrate commercial, industrial and institutional strategies into a combined document, facilitating a succinct breakdown and considerations of all Employment Lands in the Dubbo urban areas with an aim to keep pace with land use planning trends.

2. Preliminary Camp Road Structure Plan

(a) Role of the Preliminary Camp Road Structure Plan

In addition to providing Council with guidance in respect to the overall draft Employment Land Strategy, Council and the Department of Planning and Environment have undertaken a number of discussions regarding the ultimate development regime, density and general development direction for the Camp Road precinct.

To guide overall planning considerations in the precinct, Council has prepared a preliminary Camp Road Structure Plan. The role of the Structure Plan is as follows:

- To identify and recognise high level environmental constraints to development, including areas containing remnant vegetation.
- To identify the need for and the provision of buffer areas from tourist uses within the precinct and from rural land to the south.
- To consider the overall future vehicular access and movement network throughout the precinct.
- To ensure any development in the precinct does not impact the integrity and operations of existing tourist activities, including the Taronga Western Plains Zoo.
- To consider implications associated with the possibility of a future Distributor Road through the precinct connecting the Newell Highway to the Southern Distributor Road and ultimately the Mitchell Highway.
- To consider how dwelling houses could be planned for within the precinct, having regard to the objectives of the SP3 Tourist zone and the proximity of the land to the Taronga Western Plains Zoo.
- To ensure the precinct does not develop to a large lot residential density.
- To consider the most appropriate lot density having regard to identified constraints, buffer areas, future development in the precinct and the role of Camp Road.

(b) Minimum Allotment Size for Subdivision (dwelling house)

The Structure Plan has identified two (2) distinct areas within the subject land, which have guided the lot size provisions. Due to topography and the operations of the Taronga Western Plains Zoo, the western end of the precinct is proposed to be provided with a minimum lot
size for subdivision of five (5) hectares. The eastern section of the precinct, which can have
dwelling house locations outside of the 55dBA noise level associated with the Morris Park
Speedway is proposed to be provided with a minimum lot size for subdivision of three (3)
hectares.

A copy of the draft Structure Plan and accompanying guidance is provided here in Appendix 2.

(c) Future Direction

Preparation of the preliminary Camp Road Structure Plan will also assist the assessment
process for both Council and the Department of Planning and Environment in respect to a
Planning Proposal which is currently under assessment on Lot 8 DP 1063425. This Planning
Proposal has sought to allow the provision of dwelling houses on the subject land.

Following Council’s consideration of the Preliminary Camp Road Structure Plan, consultation
will be undertaken with Camp Road land owners and the Taronga Western Plains Zoo. In
addition, Council will also undertake consultation with relevant State Public Agencies.

It is proposed that if there are no substantive submissions in respect of the Preliminary Camp
Road Structure Plan that the Chief Executive Officer be permitted to provide the Structure
Plan to the Department of Planning and Environment for consideration, including any other
submissions made.

3. Community and Stakeholder engagement

Council at its Ordinary Meeting on 24 September 2018 considered a report in respect of the
draft Employment Lands Strategy. Council in consideration of the report resolved to place the
draft Strategy on public display for a period of not less than 28 days and to undertake public
and stakeholder consultation.

The draft Strategy was placed on public display from 29 October 2018 to 21 December 2018,
to allow the community and stakeholders sufficient time to consider all aspects of the draft
Strategy.

The draft Employment Lands Strategy was available for view online at
www.dubbo.nsw.gov.au with hard copies available at the Dubbo Council Civic Administration
Building on the corner of Darling and Church Streets and at the Macquarie Regional Library
(Dubbo Branch).

A newspaper advertisement was made on the 31 October 2018. All land owners within any
employment precincts in the draft Strategy were also provided with correspondence to
advising the draft Strategy was on public exhibition.

The following sections detail the various components of the community and stakeholder
engagement program undertaken by Council.
(a) Community ‘Drop-in’ sessions

As the Health, Well-being and Education Precinct contained several recommendations which had the potential to impact property owners, Council conducted targeted community ‘Drop-in’ sessions to assist property owners and answer any questions they had with respect to the draft Strategy.

Community ‘Drop-in’ sessions were held on five (5) separate occasions for two (2) hours. The drop-in session days and times were varied to ensure all residents had an opportunity to attend a session and speak to Council staff. Sessions were held on the following dates and times:

- Wednesday, 14 November 2018 12 pm – 2 pm
- Saturday, 17 November 2018 9 am – 11 pm
- Tuesday, 20 November 2018 12 pm – 2 pm
- Thursday, 22 November 2018 4 pm – 6 pm
- Saturday, 1 December 2018 9 am – 11 pm

(b) Precinct meetings

Two (2) other precincts were identified, which included potential impacts upon property owners as a result of the draft Strategy’s recommendation to investigate a land use zoning change. These precincts included the Camp Road precinct and the North Dubbo Industrial Precinct. Council staff invited land owners in these areas to attend a workshop with Council staff to discuss the draft Strategy and recommendations.

North Dubbo Industrial Precinct land owners were invited to attend a precinct meeting on Thursday 15 November 2018 at 5.30 pm. None of the land owners in the precinct attended this meeting.

Zoo and Camp Road precinct land owners were invited to attend a precinct meeting on Wednesday 14 November 2018. Nine (9) land owners attended this meeting. Council also separately met with representatives of the Morris Park Speedway and the Taronga Western Plains Zoo to discuss the future role of the precinct.

(c) Sector-specific stakeholders

Meetings were held with a variety of other stakeholders, as follows:

- NSW Real Estate Institute – Orana Division.
- Dubbo Chamber of Commerce and Industry.
- Department of Planning and Environment.
- Taronga Western Plains Zoo.

Letters were also sent to industry professionals including planning and surveying consultants, property valuers and real estate agents.
4. Results and impact of engagement

The draft Employment Lands Strategy Public Exhibition Page on Council’s website recorded a total of 839 views.

Full page advertisements were placed in both the Dubbo Photo News and Daily Liberal with a combined estimated reach of 40,000.

There were two organic Facebook posts on Councils Facebook page, one of which was an animation receiving 451 views and 71 engagements with a reach of 1,357 people.

Council received a total of 23 written submissions during the public exhibition period. A copy of the submissions is provided here in Appendix 3.

(a) Engagement Analysis

A summary of each submission and Council comments are provided as follows:

Submission 1 – Mr Michael Gough

- Supports the recommendations made in respect of the Camp Road precinct.
- The SP3 Tourist zone has achieved little in the past sixteen years, acting in a restrictive manner by not allowing dwellings.
- It would be logical for Council to utilise reticulated water and sewer to facilitate the future expansion of rural residential uses in the area.
- Rural residential holdings are in high demand.
- A minimum lot size of 2 hectares will allow future rural residential expansion supporting tourism business while not impacting upon the Taronga Western Plains Zoo.
- Dubbo is expanding to the east moving away from the Central Business District. By allowing Camp Road to develop residential lots, will centralise urban area to the West, a long term benefit for Dubbo’s growth.
- The SP3 Tourist zone prohibits dwellings which restricts the ability for owners to obtain finance and undertake tourist related development.

Comment

A detailed analysis of the Camp Road precinct has been included in the draft Strategy.

The Camp Road precinct has undergone both long and short term structural changes with development and investment having stagnated and the commencement of a downward investment trend since around the year 2010. A review of development demonstrated that since 2010, only four (4) Development Applications have been approved in the Camp Road precinct for the purpose of tourism. Of the four (4) proposals approved by Council, only two (2) of these proposals are in operation. Additionally, of the four (4) Applications, only two (2) businesses are still operating.
The draft Strategy recommends the future role of the precinct is to enable a mixture of small-scale rural based tourist related development whilst allowing dwellings as a permissible form of development. It is considered such uses can complement each other with minimal adverse impacts with a view to activate and embellish the precinct. It is noted that tourist related development will still remain a focus along Camp Road, however the introduction of dwellings is considered necessary to provide assist with the embellishment and activation of the area through increased patronage.

Submission 2 – Mr and Mrs Rindfleish

- Strongly objects to the recommendations for the Health, Well-being and Education Precinct. In particular, the investigation to change the R2 Low Density Residential zone to a B4 Mixed Use zone.
- The Planning Principles and Opportunities within the Strategy are commendable, however, they lack reflection into the interests of people with deep roots in the area.
- If different types of developments (i.e. commercial uses) operate then the quiet, family orientated and safe neighbourhood would disappear.
- Commercial development will create additional traffic, road usage, noise and major inconveniences.
- The Strategy notes that development should support the Health, Well-Being and Education Precinct (i.e. medical centres), however, the draft Strategy and this vision is not enforceable. Concerned that upon lodgement of Development Applications the residents in the area will be at the mercy of vested interests of businesses whose primary concern is profit.
- Concerned that a B4 Mixed Use zone potentially could increase property values, subsequently impacting rates.
- The recommendations will do little to support employment growth but will increase visitors to the area impacting residents.
- A B4 Mixed Use zone does not significantly contribute to the objectives of the Strategy.

Comment

The Health, Well-Being and Education Precinct is one of Dubbo’s most important employment lands precincts with respect to significance of its infrastructure, the number of jobs generated and it’s service catchment being of regional scale. The Strategy has made several recommendations with respect to ensuring the development and growth of this precinct is supported and managed in a sustainable manner.

The B4 Mixed Use zone permits a mixture of compatible small-scale commercial and residential developments. Planning controls within the Dubbo Local Environmental Plan 2011 restrict the maximum gross floor area of business and office premises to 200m² and retail premises to 150m². The gross floor area restriction ensures commercial uses remain small-scale and minimises adverse impacts on residential development.
The Strategy recommends that a site-specific Development Control Plan be implemented to ensure a suitable set of guidelines and standards are provided for future development in the area to ensure the amenity of the neighbourhood is protected. This will include, but not be limited to the provision of parking, landscaping, street appearance, traffic and set-backs.

**Submission 3 – Mr Grant Everingham**

- Supports the Camp Road precinct recommendations to provide a mixture of small-scale rural based tourist development and dwellings.
- Recommends a minimum lot size of 1 Acre (4046m²).
- Suggests that a rezoning of the Camp Road Area should be considered as a priority.

*Comment*

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.

**Submission 4 – Ms Chris Barber**

- Supports the Camp Road precinct recommendations to provide a mixture of small-scale rural based tourist development and dwellings.
- Recommends a lot size of 1 Acre (4046m²) or less.
- Due to the amount of tourist businesses failing resulting in a need to sell in the Camp Road area a change is long overdue.

*Comment*

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.

**Submission 5 – Mr Mathew Bender**

- Supports the Camp Road precinct recommendations to provide a mixture of small-scale rural based tourist development and dwellings.

*Comment*

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.

**Submission 6 – Mrs Leetina Bender**

- Supports the Camp Road precinct recommendations to provide a mixture of small-scale rural based tourist development and dwellings.
Comment

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.

Submission 7 – Mr and Mrs Dicks

- Supports the Camp Road precinct recommendations to provide a mixture of small-scale rural based tourist development and dwellings.

Comment

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.

Submission 8 – Ms Kristy Barber

- Supports the Camp Road precinct recommendations to provide a mixture of small-scale rural based tourist development and dwellings.
- Maximum lot size of 1 Acre (4046m2) or even less.
- Until there are people in the area there will be no demand for tourist attractions.
- Biggest demand for small rural or residential accommodation.
- Suggests re-zoning as a priority as landowners in the area are struggling financially.

Comment

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.

Submission 9 – Mr Raymond McTiernan

- Supports the recommendations for the Health, Well-being and Education Precinct for the investigation of B4 zoning for Leonard and Caroline Street.
- Any future changes should be well-considered with further information detailing to residence what effect the change may have on their lives and ensure it does not impact them negatively.

Comment

This submission has been superseded by Submission 11 from Mr McTiernan. As such, no comment is required for this submission.

Submission 10 – Mr Laurence Brook

- Objects to the recommendations for the Health, Well-being and Education Precinct for the investigation of B4 zoning for Leonard Street and Caroline Street.
Mr Brooke and his wife have lived at their homes in Leonard Street for 54 years and are happily settled in the neighbourhood.

- Do not wish to see any changes in the area.
- Increased motorist traffic and pedestrians would become a problem.

Comment

Matters relating to the Health, Well-being and Education Precinct, specifically the recommendation to investigate a B4 Mixed Use zone, have been previously discussed in submission 2.

Submission 11 - Mr Raymond McTiernan (2)

- Supports and understands the importance of strengthening and growing the local economy however believes this can be achieved without impacting the amenity and property values of existing residences.
- The current zoning allows health consulting rooms and medical centres as permissible currently which is suitable for the area. The change of land use provisions allowing small-scale commercial development is not suitable due to: the promotion of ad hoc development, impact on the residential amenity of the area, potential to alter property values and the size of lots being too small for commercial development.
- The small-scale development proposed increases the need for car parking which does not promote rational amalgamation of lots and will not be able to provide adequate parking and landscaping to minimise amenity impacts.
- If Council wants to allow commercial development then Cobbora Road would be appropriate without size restrictions and would concentrate commercial development in one area instead of spread throughout the residential estate.
- Supports the introduction of multi-dwelling housing in the area provided it is appropriately designed with particular reference to streetscape amenity and car parking.
- Does not support the introduction of tourist and visitor accommodation for the same reasons.

Comment

Matters relating to the Health, Well-being and Education Precinct, specifically the recommendation to investigate a B4 Mixed Use zone, have been previously discussed in submission 2.

Submission 12 – Ms Gloria Grant

- Strongly opposed to any zoning alterations in Leonard and Caroline Street (within the Health, Well-being and Education Precinct).
- A zoning change from R2 Low Density Residential to B4 Mixed Use would create problems of noise and traffic flow detracting from the quiet cul-de-sac.
Comment

Matters relating to the Health, Well-being and Education Precinct, specifically the recommendation to investigate a B4 Mixed Use zone, have been previously discussed in submission 2.

Submission 13 – Mr Michael Cass

- Vehemently opposed to any zoning alterations in Leonard and Caroline Street within the Health, Well-being and Education Precinct.
- A zoning change from R2 Low Density Residential to B4 Mixed Use would create problems of noise and traffic flow issues on streets that are too narrow for additional parking.

Comment

Matters relating to the Health, Well-being and Education Precinct, specifically the recommendation to investigate a B4 Mixed Use zone, have been previously discussed in submission 2.

Submission 14 – Mr Ryan Grant

- Vehemently opposed to any zoning alterations in Leonard and Caroline Street within the Health, Well-being and Education Precinct.
- A zoning change from R2 Low Density Residential to B4 Mixed Use would create problems of noise and traffic flow issues detracting from the quiet cul-de-sac enjoyed currently.

Comment

Matters relating to the Health, Well-being and Education Precinct, specifically the recommendation to investigate a B4 Mixed Use zone, have been previously discussed in submission 2.

Submission 15 – Ms Samantha Courts

- In regards to the Camp Road precinct a block size of 1 acre or 4000m2 would be adequate.
- There is a lot of land currently underutilised.

Comment

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.
Submission 16 – Mr Joshua Black

- In regards to the Camp Road precinct supports the recommendation to investigate rezoning to RU6 Transition allowing dwelling houses.
- If the minimum lot size is too large it will continue to be uneconomical to develop land along Camp Road. This will continue the stagnation of the area.
- Believes a minimum lot size of 4000m² would be most appropriate.

Comment

Matters relating to the Zoo and Camp Road Precinct have been previously discussed in submission 1.

Submission 17 – Mr Eric Smith

- Would like the site containing the former grain storage infrastructure in Wongarbon to be investigated for a zoning change.
- No longer used for grain storage as it is now in private ownership.
- Would like to investigate a zoning change or Additional Permitted Use to allow a commercial use, such as rural supplies development to occur.

Comment

The Strategy contains a Commercial Centres Hierarchy to provide guidance as where commercial zones are most appropriately located so as to ensure the Dubbo Central Business District is maintained as the Principal Centre and is not undermined through inappropriate development. The amended Strategy includes ‘Rural Centres’ with Wongarbon identified as a satellite community of Dubbo servicing a rural community.

Council could consider provision for a rural supplies development to service the local Wongarbon community. This could be through the provision of an Additional Permitted Use under Schedule 1 of the Dubbo Local Environmental Plan 2011.

Council staff will undertake further discussions with Mr Smith following the consideration of Council.

Submission 18 – APA Group

- Would like Council to ensure any zoning change in West Dubbo, opposite the airport and in the Yarrandle Road Industrial Precinct, do not impact on gas infrastructure.
Comment

Whilst any land use change zoning changes would not physically impact existing infrastructure, the Strategy recommends that Structure Plans are prepared for both the Airport and Yarrandale Road Industrial Precincts to consider existing constraints such as infrastructure to ensure it has been considered and protected for future development.

Public consultation will be undertaken as part of any Structure Planning process.

Submission 19 – Mr Peter Starr (Dubbo Observatory)

- Objects to the recommendations made within the Strategy for the Camp Road precinct.
- Any zoning change on Camp Road, particularly that would permit dwelling houses, would result in light pollution and make the observatory unviable and unable to operate.
- Council will not be able to control outside lights installed on dwellings not in compliance with the Dark Skies planning controls.
- Precinct will lose its distinctive tourist nature and be developed for dwellings.
- Dubbo has insufficient accommodation services.
- Will reduce the supply of tourist land available outside of the township.
- Will hinder tourism.

Comment

The land south of Camp Road was envisaged in the Dubbo Commercial Areas Strategy 1997 as an area suitable for tourist and accommodation related development. Over the last two decades, this precinct has experienced both short and long term structural changes and consequently requires reconsideration of the overarching role of this precinct. Analysis of development and investment trends on Camp Road since 1998 shows the start of a sharp downward trend around 2010-2012. Since 2010, only 4 Development Applications have been approved, with 3 proceeding to operate and only 2 currently operating. The downward trend coincides with the commencement of a major financial outlay from the state government at the Zoo.

The Strategy recommends that moving forward, the role of Camp Road is:

“To provide a suitable strip of land which allows small-scale rural based tourist development not suitable for central urban areas which are compatible with semi-rural style residential living. The precinct should enable semi-rural style residential development to facilitate the activation and embellishment of the area.”

To ensure that tourist and semi-rural style residential development can be compatible, the Strategy includes a Planning Principle which states:

“Enable the development of dwelling houses in a manner which is cognisant with Council’s focus of small scale tourist related uses in the precinct.”
Additionally, a draft Structure Plan (attached as Appendix 2) has been prepared by Council. The Preliminary Structure Plan considers physical and environmental constraints, existing development and opportunities for how the precinct can be developed. Consideration of the Dubbo Observatory has been considered, particularly with respect to setbacks.

Clause 5.14 of the Dubbo Local Environmental Plan 2011 requires Council to consider whether the development is likely to affect observing conditions at the Siding Spring Observatory. In this regard, Council imposes conditions on development consents relating to residential forms of development, that all outside light fittings must be shielded so as no light is permitted above the horizontal plan. As this is a condition of development consent, Council is able to enforce non-compliance of such requirements.

Given the rural nature of the area, no street lights would be provided for any existing or future road networks within the Camp Road precinct.

**Submission 20 – Morris Park Motor Sports Complex**

- Suggests Morris Park Motor Sports Complex is included in the Strategy to ensure the protection of the existing use.
- The addition of residential developments could create acoustic conflicts between dwellings and Morris Park. If this eventuates Morris Park should not be responsible for this conflict.
- Supports the implementation of a larger lot size along the South of Camp Road to protect Morris Park.

**Comment**

The Strategy recommends that areas subject to noise impacts generated by Morris Park Speedway be formalised through planning provisions in the Dubbo Local Environmental Plan 2011. Such planning provisions could include referencing the 55dB(A) noise contour surrounding Morris Park Speedway to ensure non habitable buildings are constructed within this area, thereby protecting the speedway operations from incompatible uses.

**Submission 21 – Charles Sturt University**

- Generally supportive of the Strategy and the recommendations made for the Health, Well-being and Education precinct.
- The SP2 Infrastructure zone is the most appropriate zone for the University.
- That River Street extension to Leonard and Caroline Street would support the precinct becoming a hub and improve accessibility.
Comment

The Strategy makes several recommendations with respect to ensuring the growth of the Health, Well-being and Education Precinct is supported and managed in a sustainable manner. With respect to the investigation of the SP2 Infrastructure zone, the Strategy now includes Precinct Guidance which states:

“Whilst the SP2 Infrastructure zone best suits the requirements of the existing health, aged care and education facilities including Charles Sturt University and Dubbo College Senior Campus, any opportunities for uses outside of these could be supported and facilitated through a land use zoning change in line with any future adopted precinct plan.”

Access to the precinct from River Street will be considered further as part of the Strategy’s recommendation to undertake preparation of a precinct plan.

Submission 22 – John Holland Rail Pty Ltd

- John Holland Rail manages the Country Regional Network railway lines across NSW and seeks to ensure any potential rezoning along these rail corridors do not impact the effectiveness of the rail lines.
- Generally supports commercial and industrial zones adjacent to the rail corridor.
- Any proposed SP3 Tourist zones located in the vicinity of rail corridors should consider potential amenity issues such as rail related noise and vibration impacts.
- Consideration should be given to ensuring the Inland Rail Maintenance Facility is not impacted by any recommendations.
- Consideration of stormwater impacts on railway land as a result of future development.

Comment

The comments by John Holland Rail Pty Ltd are noted. The Strategy does not make any recommendations to investigate any SP3 Tourist zone adjacent to railway infrastructure. The Strategy seeks to provide opportunities for industry by ensuring larger lots with access to rail infrastructure are preserved through the following Planning Principle:

“Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure”.

The Strategy has considered the Inland Rail Maintenance Facility which includes the following Precinct Guidance within Chapter 14.9.2 East Dubbo Light Industrial:
“The Inland Rail Maintenance Facility is regionally significant infrastructure and expected to be fully operational by 2023. The proposed footprint extends outside of the precinct onto land zoned RE1 Public Recreation and RE2 Private Infrastructure. Additionally, the proposal includes the realignment of rail corridor. Once construction works are completed and operations commence, consideration should be given to investigating realigning the zoning over the footprint area to fit the use.”

Stormwater will be considered as a component of the Development Application process.

**Submission 23 – Andorra Developments (Former RAAF Stores Depot Site)**

- Adaptive re-use of a portion of the site adjoining the railway at the north-eastern portion of the site which contains state heritage buildings of Rabaul Building and Bellman Hangers 1 and 2. The subject land is a mixed zoning of SP3 Tourist, R2 Low Density Residential and IN2 Light Industrial.
- Support is requested for the use of Clause 5.10 Heritage Conservation in the Dubbo Local Environmental Plan to allow additional permitted use of this land.
- Wishes to explore alternative zonings over the SP3 Tourist land.
- Haven’t been able to find a suitable tenant for the SP3 Tourist zoned land.

**Comment**

The former RAAF Stores Depot Site is a Heritage Item, which is listed in the Dubbo Local Environmental Plan 2011 as a Local Item and the NSW State Heritage Register as a State Listed Heritage Item.

The site contains a number of existing buildings, which are part of the Heritage Listing of the overall site. Clause 5.10 of the Dubbo Local Environmental Plan 2011 allows Council to consider a development application for a use that would ordinarily be prohibited if the use will facilitate conservation of the Heritage Item. Clause 5.10 states as follows:

“(10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.”

However, such a development application would be required to be consistent with a Council adopted land use strategy, and if a commercial use, be accompanied by an Economic Impact Assessment (EIA), which has been prepared by a suitably qualified and experienced professional which justifies the proposed activity.

To adequately address this situation, the following Precinct Guidance has been included in the draft Strategy:

“In respect to existing structure at the former RAAF Base located within this precinct, this strategy acknowledges that the owners of the land has the ability to lodge a Development Application for adaptive re-use of heritage listed buildings under Clause 5.10 Heritage Conservation of the Dubbo Local Environmental Plan 2011.

This clause allows Council to consider a Development Application for a use which may not ordinarily be permissible on the land, subject to the adaptive re-use and conservation of the heritage building. However, any development for an adaptive re-use under Clause 5.10 Heritage Conservation that resulting in a business or commercial use must be accompanied by an Economic Impact Assessment (EIA), which has been prepared by a suitably qualified and experienced professional, which justifies the proposed activity.”

In respect of the area of the site zoned SP3 Tourist. The draft Strategy does not recommend or contain any provisions to alter this zoning in the future. Council Officers have undertaken to continue to meet regularly with the owners of the former RAAF Stores Depot Site and to maintain effective communication in respect of tourist development and commercial activity on the front of the site.

5. Other proposed changes

Following completion of the community and stakeholder engagement period, Council staff have undertaken a further review of the various components of the Employment Lands Strategy.

There are two types of changes, PART A being administrative changes and PART B being alterations as a result of consultation which hold significance for the Dubbo community.

PART A

Changes have been made to the Strategy to further refine graphs and figures, correct grammatical or numbering changes and to alter the structure of the Strategy.
PART B

Changes have been made as a result of public consultation in order to address concerns raised in the consultation period. The major changes which will have a significant impact are listed below with the alteration and a reason.

<table>
<thead>
<tr>
<th>Theme</th>
<th>Amendment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health, Well-being and Education Precinct</td>
<td>i. Include provision for a future B1 Neighbourhood Centre.</td>
<td>A Precinct Plan is being developed in consultation with stakeholders. Such process has identified that a Neighbourhood Shop is required to support patrons, employees, students and residents.</td>
</tr>
<tr>
<td></td>
<td>ii. Reduced proposed SP3 Tourist area and included R1 General Residential adjacent to Myall Street.</td>
<td>Discussions with stakeholders indicated there was a need to provide a higher density residential zone to support the precinct.</td>
</tr>
<tr>
<td></td>
<td>iii. Included recommendation for a site-specific Development Control Plan (DCP) to be prepared.</td>
<td>A DCP will assist with managing potential amenity impacts as a result of small-scale commercial development within the B4 Mixed Use zone.</td>
</tr>
<tr>
<td></td>
<td>Zoo and Camp Road Precinct</td>
<td>Disussion with property owners and stakeholders and further analysis of the precinct.</td>
</tr>
<tr>
<td></td>
<td>i. Amendments to Precinct Guidance which includes:</td>
<td>Recreational facilities (major) uses would result in amenity issues.</td>
</tr>
<tr>
<td></td>
<td>• Additional supporting information.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Removal of RU6 Transition zone with recommendation to investigate zone and minimum lot size.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Investigate removing recreational facilities (major) as a permissible use from the precinct.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commercial Centres Hierarchy</td>
<td>Amendments were made to both better clarify its intent and also include the remaining commercial zones</td>
</tr>
<tr>
<td></td>
<td>i. Changes to the Hierarchy wording.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ii. Addition of ‘Specialised Activity Centre’, ‘Employment Clusters’ and ‘Rural Centre’ into the hierarchy.</td>
<td></td>
</tr>
</tbody>
</table>
The draft Dubbo Employment Lands Strategy provides a consolidated set of long-term land use strategies and principles that aim to ensure the City of Dubbo has an appropriate level of commercial, industrial, institutional and tourist zoned land in the future which is situated in locations that can best meet the long-term requirements of the City of Dubbo. Collectively, these lands are referred to as ‘employment lands’.

### SUMMARY

<table>
<thead>
<tr>
<th>Part 3 Structure</th>
<th>Part 3 – Framework and structure of Part 3 of the Strategy modified.</th>
<th>After consultation with stakeholders, Part 3 of the Strategy was re-structured to provide better clarity.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Principles</td>
<td>i. Inclusion of three (3) Planning Principles with one (1) relating to the Zoo and Camp Road Precinct and two (2) general Principles relating to preservation of main road efficiency and ensuring large lots having access to transport infrastructure.</td>
<td>Planning Principles were included to better support proposed precinct guidance recommendations.</td>
</tr>
<tr>
<td>Victoria Street Enterprise Corridor Precinct</td>
<td>i. Inclusion of precinct guidance to both create a buffer with the adjoining residential zones and take the opportunity to remove dwellings from the commercial precinct.</td>
<td>Such measures are intended to reduce land use conflict.</td>
</tr>
<tr>
<td>East Dubbo Light Industrial Precinct</td>
<td>i. Inclusion of precinct guidance supporting the Inland Rail Maintenance Facility.</td>
<td>Submission from John Holland Rail.</td>
</tr>
<tr>
<td>North West Urban Release Area Neighbourhood Centre</td>
<td>i. Recommendation to investigate a B4 Mixed Use zone within this precinct.</td>
<td>The North West URA will house approximately 7,500 people. A B4 Mixed Use zone will assist support employment opportunities for this large residential growth area.</td>
</tr>
<tr>
<td>RAAF Base</td>
<td>i. Included additional Precinct Guidance in the Tourist Strips Precinct referencing the RAAF Base.</td>
<td>Submission received from developers of the RAAF Base.</td>
</tr>
</tbody>
</table>
Employment lands are critical to the short, medium and long term economic and social viability of communities. It is important to maintain an adequate supply of employment land to ensure a diverse range of jobs are available for residents.

The draft Strategy, once adopted, will replace the existing Commercial Areas Development Strategy, the Institutional Areas Development Strategy and the Industrial Areas Development Strategy, which were adopted by the former Dubbo City Council in 1997 as part of the Dubbo Urban Areas Development Strategy.

A preliminary Camp Road Structure Plan has been prepared. The Structure Plan will provide Council with guidance regarding the ultimate development regime, density and general development direction for the Camp Road Precinct.

Following the consideration of Council, it is proposed that consultation will be undertaken with Camp Road land owners and the Taronga Western Plains Zoo. In addition, Council will also undertake consultation with relevant State Public Agencies.

It is recommended the Employment Lands Strategy as attached to Appendix 1 be adopted.

Appendices:
1. Draft Employment Lands Strategy
2. Draft Camp Road Structure Plan
3. Submissions
APPENDIX NO: 1 - DRAFT EMPLOYMENT LANDS STRATEGY

ITEM NO: PDEC19/8

Contents

PART ONE
– A LOOK AT DUBBO TODAY

1. Introduction
   4
1.1 Snapshot of Dubbo
   5
1.2 What are Employment Lands?
   6
1.3 Importance of Employment Lands
   6
1.4 Objectives of the Strategy
   6
1.5 Relationships to other plans and policies
   7
2. Demographic Profile
   11
2.1 Dubbo’s existing population
   11
2.2 Age Profile
   12
2.3 Education
   14
2.4 Income
   14
2.5 Expenditure
   15
3. Employment Profile
   16
3.1 Employment generation by industry
   16
3.2 Employment self-sufficiency and self-containment
   17
3.3 Unemployment
   19
3.4 Socio-economic key findings
   19
4. Commercial Centres Hierarchy
   20
5. Dubbo’s existing employment lands
   23
6. Dubbo’s Industrial Candidate Areas
   26
   6.1 Industrial Candidate Area (ICA 1) rezoning
   27
      Blunyridge (previously Mitchell/Euromogo)
   6.2 ICA 2 Airport Precinct (previously Mitchell/ Rosedale)
   27
   6.3 Industrial Candidate Area (ICA 3) rezoning
   28
      Brocklehurst (previously Mendooran/ Tilbragar)
   29
   6.4 Industrial Candidate Area (ICA 4)
      Yarradale/Bootherta
      30

PART TWO
– DUBBO’S GROWTH TO 2031

7. Economic trends and drivers
   31
8. Population Projections
   33
9. Employment Projections
   34
10. Commercial Floorspace Demand Projections
    35
11. Employment Land Projections
    36
   11.1 Employment sector projections
    36
   11.2 Forecast demand for industrial zoned land
    37
   11.3 Forecast demand for special purpose zoned land
    39

PART THREE
– STRATEGY AND FRAMEWORK

12. Introduction
    40
13. Planning Principles
    40
14. Dubbo’s Employment Land Precincts
    41
14.1 Central Business District
    41
   14.1.1 B3 Commercial Core
    41
14.2 B4 Mixed Use
    45
14.3 Neighbourhood Centres
    49
14.3.1 Myall Street
    51
14.3.2 Websdale Drive
    52
14.3.3 Southlakes
    53
14.3.4 Boundary Road
    54
14.3.5 Tamworth Street
    55
14.3.6 Delray
    56
14.3.7 Victoria Street
    57
14.3.8 Bourke Street
    58
14.3.9 North West Urban Release Area
      Neighbourhood Centre
    59
14.4 Enterprise Corridors
    61
   14.4.1 Bourke Street
    61
   14.4.2 Victoria Street
    63
   14.5. Bully Good Precincts
    65
   14.5.1 Cobra Street
    65
   14.5.2 West Dubbo
    67
   14.6 Cobbaro Road and Erskine Street
      Commercial Precinct
    69
   14.7 Health, Well-being and Education Precinct
    71
14.8 Airport Precinct
    77
14.9 Industrial Precincts
    81
   14.9.1 Jannali and Depot Roads
    81
   14.9.2 East Dubbo Light Industrial
    83
   14.9.3 North Dubbo Industrial
    86
   14.9.4 South Dubbo Industrial
    89
   14.9.5 Basalt Road
    92
   14.10 Blunyridge
    95
   14.11 Brocklehurst
    99
   14.12 Yarradale
    102
   14.13 Tourist
    105
   14.13.1 Zoo and Camp Road
    105
   14.13.2 Central Tourist Strips
    111
   14.13.3 Tourist Spot Zonings
    114
   14.14 Infrastructure
    116
   14.14.1 Council Infrastructure
    116
   14.14.2 NSW Railway and Kokoda Place
    118

PART FOUR
– IMPLEMENTATION

15. Implementing the Strategy
    120
16. Monitoring
    123

LIST OF FIGURES

Figure 1: Study Area (former Dubbo LGA) 4
Figure 2: Dubbo’s road hierarchy map with employment lands 9
Figure 3: Dubbo Estimated Resident Population 11
Figure 4: Population by Age Bracket for former Dubbo LGA 12
Figure 5: Population by Life Stage 13
APPENDIX NO: 1 - DRAFT EMPLOYMENT LANDS STRATEGY

Page 41

Figure 6: Dubbo Highest Qualification 2016 14
Figure 7: People who work in Dubbo but reside elsewhere 2016 17
Figure 8: People who reside in Dubbo but work elsewhere 2016 18
Figure 9: Unemployment rates comparison 2013-2016 19
Figure 10: Commercial centres hierarchy 22
Figure 11: Dubbo's existing employment lands 23
Figure 12: Industrial Candidate Areas 26
Figure 13: Industrial Candidate Area 1 - Blueridge 27
Figure 14: Industrial Candidate Area 2 - Airport Precinct 28
Figure 15: ICA 3 Brocklehurst Precinct [previously named Mendooran/Tallbragar] 29
Figure 16: Yarrandale Road Precinct previous ICA A 30
Figure 17: Forecast Population Age Group 33
Figure 18: Industrial Candidate Area 2 - Airport Precinct 81
Figure 19: Timeline of Camp Road 108

LIST OF TABLES
Table 1: Dubbo's Population by age cohort 13
Table 2: Dubbo Medium Personal/Household Income 14
Table 3: Medium household income comparison 2016 14
Table 4: Trade Area and Retail Expenditure 15
Table 5: Dubbo's employment generation by industry 2020-2016 16
Table 6: Summary of Dubbo's Employment Land by precinct 24
Table 7: Summary of Employment Land Zoned Areas 25
Table 8: Dubbo's Population Projections 33
Table 9: Dubbo's Employment Projections by Industry 34
Table 10: Total Floorspace Demand by Retail Store Type in Dubbo 36
Table 11: Floorspace Demand versus Supply (GLA) 35
Table 12: Employment Sector Projections 36
Table 13: Projected demand for additional zoned industrial land by 2031 38
Table 14: Projected demand for additional special purpose zoned land by 2031 39

LIST OF PRECINCT GUIDANCE MAPS
Precinct Map 1: Central Business District 42
Precinct Map 2: Central Business District B3 43
Precinct Map 3: Orana Mall Precinct 48
Precinct Map 4: Neighbourhood Centres 50
Precinct Map 5: Southlakes Neighbourhood Centre 53
Precinct Map 6: Boundary Road Neighbourhood Centre 54
Precinct Map 7: Tamworth Street Neighbourhood Centre 55
Precinct Map 8: Delroy Neighbourhood Centre 56
Precinct Map 9: Victoria Street Neighbourhood Centre 57
Precinct Map 10: Bourke Street Neighbourhood Centre 58
Precinct Map 11: Bourke Street Enterprise Corridor 62
Precinct Map 12: Victoria Street Enterprise Corridor 64
Precinct Map 13: Cobra Street B5 Business Development 66
Precinct Map 14: West Dubbo B5 Business Development 68
Precinct Map 15: Cobbora Road and Erskine Street Commercial Precinct 70
Precinct Map 16: Health, Well-being and Education Precinct 72
Precinct Map 17: Airport Precinct 78
Precinct Map 18: Jannali and Depot Roads 82
Precinct Map 19: East Dubbo Light Industrial Precinct 86
Precinct Map 20: North Dubbo Industrial Precinct 87
Precinct Map 21: South Dubbo Industrial Precinct 90
Precinct Map 22: Bassalt Road Heavy Industrial Precinct 93
Precinct Map 23: Blueridge Precinct 96
Precinct Map 24: Brocklehurst precinct 100
Precinct Map 25: Yarrandale Road Industrial Precinct 103
Precinct Map 26: Zoo and Camp Road Industrial Precinct 106
Precinct Map 27: Central Tourist Sheds 112
Precinct Map 28: Tourist Spot Zoning 115
Precinct Map 29: Council owners SP2 Infrastructure Land 117
Precinct Map 30: NSW Railway and Kakoda 119

LIST OF PRECINCT MAPS
Precinct Map 1: Central Business District expansion – option 2 43
Precinct Map 2: Central Business District expansion – option 1 43
Precinct Map 3: Myall Street Neighbourhood Centre 51
Precinct Map 4: Websdale Drive Neighbourhood Centre 52
Precinct Map 5: North West Urban Release Area Neighbourhood Centre 59
Precinct Map 6: Health, Well-being and Education Precinct Guidance 75
Precinct Map 7: West Dubbo Commercial Zone 79
Precinct Map 8: ICA 2 - Airport Precinct 80
Precinct Map 9: Investigation Area 85
Precinct Map 10: Investigation Area 88
Precinct Map 11: ICA 1 - Blueridge 98
Precinct Map 12: ICA 3 Brocklehurst Precinct 101
Precinct Map 13: Yarrandale Road 104
PART ONE – A LOOK AT DUBBO TODAY

1. Introduction

This Strategy aims to ensure the City of Dubbo has an appropriate level of commercial, industrial, institutional and tourist zoned land in the future which is situated in locations that can best meet the long-term requirements of Dubbo and the Region.

Traditionally, the supply and demand for employment lands and the associated siting of such land use activities have been considered in isolation in the planning system. However, over time, commercial and industrial land use activities have shifted focus which has resulted in the traditional relationship between commercial and industrial development not keeping pace with overall land use planning trends.

The Employment Lands Strategy will replace the existing Dubbo Commercial Areas Development Strategy, the Dubbo Institutional Areas Development Strategy and the Dubbo Industrial Areas Development Strategy, which were adopted by the former Dubbo City Council in 1997 as key components of the Dubbo Urban Areas Development Strategy.

The Employment Lands Strategy is exclusively focused within the former Dubbo Local Government Area (LGA), as shown in Figure 1. Wellington retains a Settlement Strategy adopted in 2012 by the former Wellington Council which addresses commercial, industrial, residential and institutional in one document. This settlement strategy will remain in force and will not be impacted by the Employment Lands Strategy.

Figure 1: Study Area (former Dubbo LGA)
1.1 Snapshot of Dubbo

A snapshot of the former Dubbo LGA is provided below:

- **Dubbo’s Population**: *42,831* (estimated resident population)
- **Dubbo’s Population Growth**: between 0.9% and 1.2% p.a.
- **Total Number of People Employed in Dubbo**: 19,762
- **Number of Business Establishments**: 3,699
- **Gross Regional Product**: $3.09B
- **Dubbo’s Median Weekly Household Income**: $1,265.50

*2016 Census Data*

The largest employment sectors in Dubbo: health care and social assistance, retail trade, and education and training. These three sectors comprise 40% of Dubbo’s total employment.

- **Dubbo’s Total Employment**: 32,500 employees
- **Total Commercial Floor Space**: 429,203m²
- **Total Industrial Floor Space**: 524,619m²
- **Total Tourist and Infrastructure Floor Space**: 326,863m²
- **Total Commercial Floor Area**: 415,628m²
- **Total Industrial Floor Area**: 519,077m²

Dubbo’s Total Employment Floor Space: 1,276,685m²
1.2 What are Employment Lands?
For the purposes of this Strategy, employment lands include all land zoned predominately for activities resulting in employment, including the following land use zones:

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- IN2 Light Industrial
- IN3 Heavy Industrial
- SP2 Infrastructure
- SP3 Tourist

1.3 Importance of Employment Lands
Employment lands are critical to the short, medium and long term economic and social viability of communities. It is important to maintain an adequate supply of employment land to ensure a diverse range of jobs are available for residents.

Independent property and economic consultants, Hill PDA, were engaged by Council to prepare the Dubbo Commercial Floorspace Inventory and Analysis, which was completed in 2014, and the Dubbo Employment Lands Review, which was completed in 2018.

The Dubbo Commercial Floorspace Inventory and Analysis examines the supply and demand for commercial employment land through to the year 2031, and includes detailed retail supply/demand analysis and a comparative assessment of Dubbo’s retail and commercial areas.

An addendum to the study was prepared in December 2014 and again in September 2016 to update the data and demand modelling based on revised population projections and other information which was not available when the study was originally prepared. The Dubbo Employment Lands Review examines the supply and demand for industrial and special purpose (tourist and institutional) zoned land to the year 2031.

The key findings of the studies and their subsequent addendums directly inform and relate to the Dubbo Employment Lands Strategy.

1.4 Objectives of the Strategy
The objectives of the Employment Lands Strategy are:

- To facilitate and promote the orderly and sustainable provision of employment lands in Dubbo;
- To review the characteristics of the Dubbo commercial hierarchy and its role in ensuring the continued orderly and economic development of commercially-zoned land;
- To review the location and characteristics of the Industrial Candidate Areas and their effectiveness;
- To review the location and characteristics of institutional activities in the City including the importance of health and education facilities.
- To review the location, function and supply and demand for tourist land.
- To ensure the City maintains a suitable supply of employment land having regard to projected floorspace requirements during the life of the Strategy;
- To facilitate options and initiatives for the renewal of employment land precincts to attract business investment; and
- To facilitate the preparation of structure plans for key employment land precincts.
1.5 Relationships to other plans and policies

- Dubbo Mining Areas Land Use Strategy 2015
- Community Strategic Plan
- Dubbo Local Environmental Plan 2011
- Dubbo’s Road Transportation Strategy to 2045
- Central West & Orana Regional Plan
- Dubbo CBD Precincts Plan
- Dubbo Economic Development Strategy
- Regional Economic Development Strategy
- Dubbo Urban Areas Development Strategy
1.5.1 Dubbo 2040 Community Strategic Plan

The Dubbo 2040 Community Strategic Plan was adopted by Dubbo Regional Council on 28 June 2018. The Plan is separated into a number of themes, strategic goals and outcomes in respect to how the community would like the Dubbo Regional Local Government Area to look in the year 2040. The Employment Lands Strategy is directly aligned with the themes within the 2040 Community Strategic Plan, specifically housing, infrastructure, economy and liveability. This Strategy is also consistent with numerous strategic outcomes and actions as included in the 2040 Community Strategic Plan.

1.5.2 Dubbo Urban Areas Development Strategy

The Dubbo Urban Areas Development Strategy (UADS) includes the Industrial Areas Development Strategy, Commercial Areas Development Strategy and the Institutional Areas Development Strategy. If adopted by Council, this Employment Lands Strategy will replace these strategies which have been in operation since 1997. In preparation of this Employment Lands Strategy, an extensive review of these strategies has been undertaken with respect to analysing background information, review of existing precincts and their respective roles, objectives, opportunities, issues and controls.

The Commercial Areas Development Strategy highlights the importance of the role of the CBD as the primary commercial area of Dubbo at the top of the commercial centres hierarchy given its regional catchment of over 120,000 persons. This strategy intends to review the commercial centres hierarchy to ensure it meets Dubbo’s current and future needs.

1.5.3 Dubbo Local Environmental Plan 2011

The Dubbo Local Environmental Plan 2011 guides land use and development across Dubbo. The LEP controls and determines development through the use of land use zones which each have a set of objectives and permissibility tables. Employment lands in Dubbo are zoned either Business, Industrial or Special Purpose.

1.5.4 Dubbo Economic Development Strategy

The Dubbo Economic Development Strategy was adopted by Council in 2012 to promote a sustainable, forward-moving economy through business investment, increased population and employment growth.

The Employment Lands Strategy is closely aligned with the Dubbo Economic Development Strategy, which ensures there is an adequate supply of available land for commercial, industrial and tourist purposes that support a diverse local and regional economy and promotes growth.

1.5.5 Dubbo CBD Precincts Plan

Dubbo’s CBD Precinct Plan is underpinned by the Dubbo Commercial Areas Development Strategy (CADS) which places the Dubbo CBD at the top of the City’s commercial hierarchy. The CBD Precinct Plan will guide future development and growth within the CBD promoting and facilitating activity within the CBD in order to make it a vibrant and attractive centre for all.

This Strategy will replace the Dubbo Commercial Areas Development Strategy, the Dubbo Industrial Areas Development Strategy and the Dubbo Institutional Areas Development Strategy.
1.5.6 Dubbo’s Road Transportation Strategy to 2045

The Dubbo City Planning and Transportation Strategy 2045 is underpinned by the Dubbo Urban Areas Development Strategy. The Transportation Strategy was undertaken to review future transportation hierarchies based on Council’s Residential Urban Release Areas created with the adoption of the Dubbo Local Environmental Plan 2011. The Employment Lands Strategy has considered the Transportation Strategy with respect to future road networks.

Figure 2: Dubbo’s road hierarchy map with employment lands
1.5.7 Central West and Orana Regional Plan 2036

The Central West and Orana Regional Plan 2036 was released by the Minister for Planning and Housing in June 2017. The Plan effectively provides a blueprint for the future growth and development of the Central West and Orana Regions through the provision of four (4) overarching goals as provided below:

- The most diverse regional economy in NSW
- A stronger, healthier environment and diverse heritage
- Quality freight, transport and infrastructure networks
- Dynamic, vibrant and healthy communities.

The Regional Plan has a number of strategic directions for the future growth and development of the Region as provided below:

Direction 1: Protect the region's diverse and productive agricultural land
Direction 2: Grow the agribusiness sector and supply chains
Direction 3: Develop advanced manufacturing and food processing sectors
Direction 4: Promote and diversify regional tourism markets
Direction 5: Improve access to health and aged care services
Direction 6: Expand education and training opportunities
Direction 7: Enhance the economic self-determination of Aboriginal communities
Direction 8: Sustainably manage mineral resources
Direction 9: Increase renewable energy generation
Direction 10: Promote business and industrial activities in employment lands
Direction 11: Sustainably manage water resources for economic opportunities
Direction 12: Plan for greater land use compatibility
Direction 13: Protect and manage environmental assets
Direction 14: Manage and conserve water resources for the environment
Direction 15: Increase resiliency to natural hazards and climate change
Direction 16: Respect and protect Aboriginal heritage assets
Direction 17: Conserve and adaptively re-use heritage assets
Direction 18: Improve freight connections to markets and global gateways
Direction 19: Enhance road and rail freight links
Direction 20: Enhance access to air travel and public transport
Direction 21: Coordinate utility infrastructure investment
Direction 22: Manage growth and change in regional cities and strategic and local centres
Direction 23: Build the resilience of towns and villages
Direction 24: Collaborate and partner with Aboriginal communities
Direction 25: Increase housing diversity and choice
Direction 26: Increase housing choice for seniors
Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces
Direction 28: Manage rural residential development
Direction 29: Deliver healthy built environment and better urban design

The applicable Directions are further discussed in each Employment Land precinct.

1.5.8 Dubbo Mining Areas Land Use Strategy 2015

The Dubbo Mining Areas Land Use Strategy 2015 was adopted by the former Dubbo City Council on 20 April 2015. This Strategy aims to promote growth in the mining and mining technology and services industry, to ensure the impacts of mining are adequately managed to maintain the unique quality of life residents enjoy and the environmental values of the former Dubbo Local Government Area and to develop Dubbo as a major mining service centre, supporting the long term growth and development of the industry in the Orana region and across Western NSW.

The Employment Lands Strategy is also consistent with the principles for industrial land identification included in the Central West and Orana Regional Plan. The Dubbo 2040 Community Strategic Plan was adopted by Dubbo Regional Council on 25 June 2018.
1.5.9 Central Orana Regional Economic Development Strategy

The Central Orana Regional Economic Development Strategy 2018-2022, which comprises the Dubbo Regional and Narranine Shire Local Government Areas, was developed to identify economic development opportunities that capitalise on its function economic region. The Strategy was adopted by Department of Premier and Cabinet in 2018.

2. Demographic Profile

2.1 Dubbo’s existing population

ABS Census records and estimated resident population data has shown that Dubbo has been experiencing steady population growth over the past decade. As of 2016, the former Dubbo LGA had a population of 42,801. When compared to the 2004 population of 38,996, Dubbo had a population growth of 3,805 people or 9% over a 12 year period.

Figure 3 shows the Estimated Resident Population (ERP) of Dubbo from 2001 to 2017. ERP is the official ABS measure of the population according to a usual residence population concept.
2.2 Age Profile

Dubbo has an ageing population, which is consistent with demographic trends. This is evident with the number of persons over 65 years which comprises 15% of the population shown in Figure 4, compared to 12% in 2006 (Remplan, 2008). The proportion of persons aged 15 to 65 years remained stable at 64% and persons aged under 15 years decreased from 24% of the population in 2006 to 21% of the population in 2016. Despite this, persons in the working age bracket of 15 to 65 years increased over the period.

![Population by Age Bracket for former Dubbo LGA](image)

*Figure 4: Population by Age Bracket for former Dubbo LGA*

*Source: Remplan 2018*
### FORMER DUBBO LGA

<table>
<thead>
<tr>
<th>AGE COHORT</th>
<th>2006</th>
<th>2016</th>
<th>Increase % (2006-16)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-14 years</td>
<td>9,039</td>
<td>8,867</td>
<td>-2.17%</td>
</tr>
<tr>
<td>15-24 years</td>
<td>5,197</td>
<td>5,226</td>
<td>0.55%</td>
</tr>
<tr>
<td>25-34 years</td>
<td>4,577</td>
<td>5,718</td>
<td>19.95%</td>
</tr>
<tr>
<td>35-49 years</td>
<td>8,093</td>
<td>7,662</td>
<td>-5.63%</td>
</tr>
<tr>
<td>50-64 years</td>
<td>6,153</td>
<td>7,668</td>
<td>19.76%</td>
</tr>
<tr>
<td>65-84 years</td>
<td>4,021</td>
<td>5,269</td>
<td>23.69%</td>
</tr>
<tr>
<td>85+ years</td>
<td>544</td>
<td>871</td>
<td>37.54%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>37,424</strong></td>
<td><strong>41,261</strong></td>
<td><strong>8.81%</strong></td>
</tr>
</tbody>
</table>

Table 1: Dubbo’s Population by age cohort  
Source: Remplan, 2018

Understanding the population by life stage within the former Dubbo LGA provides valuable insights into the region’s requirements for amenity, services, infrastructure, investment and education and employment opportunities.

The largest life stage group in the former Dubbo LGA is “Working Age (30 to 64 years)” representing 43.7% of the overall population.

![Graph showing population by life stage](image)

Figure 5: Population by Life Stage  
Source: Remplan 2018
2.3 Education

Education levels across the community are a key indicator of the propensity of residents to be engaged in the workforce, and are also an important factor influencing levels of social wellbeing in the region.

In the former Dubbo LGA, the largest “highest qualification attained” cohort is “Certificate Level”, representing 19.1% percent of the overall population.

![Highest Qualification 2016](image)

Figure 6: Dubbo Highest Qualification 2016
Source: Remplan 2018

2.4 Income

An analysis of income data is important in order to determine the relative wealth of the former Dubbo LGA which assists in understanding ability to spend and whether there is the potential for significant capital investment by people with in the former Dubbo LGA or whether external investment should be sought.

<table>
<thead>
<tr>
<th>$/Weekly</th>
<th>2001</th>
<th>2006</th>
<th>2011</th>
<th>2016</th>
<th>2001–16 (Change) %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median total personal income</td>
<td>$386</td>
<td>$452</td>
<td>$578</td>
<td>$687</td>
<td>43.8% increase</td>
</tr>
<tr>
<td>Median total household income</td>
<td>$754</td>
<td>$965</td>
<td>$1,094</td>
<td>$1,255</td>
<td>40.4% increase</td>
</tr>
</tbody>
</table>

Table 2: Dubbo Median Personal and Household Income
Source: Remplan 2018

When comparing Dubbo’s household income to the Orana Region, NSW and Australia, Dubbo has a lower median income than that of NSW and Australia, however is higher than the Orana region.

<table>
<thead>
<tr>
<th>2016 ($/weekly)</th>
<th>Dubbo</th>
<th>Orana Region</th>
<th>NSW</th>
<th>Australia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median total household income</td>
<td>$1,265</td>
<td>$1,116</td>
<td>$1,486</td>
<td>$1,438</td>
</tr>
</tbody>
</table>

Table 3: Medium household income comparisons 2016
Source: Remplan 2018
2.5 Expenditure

Dubbo has a large catchment area, particularly with respect to providing commercial retail and services to the Orana region. As such, when discussing expenditure, the trade catchment needs to be considered.

There are three (3) main trade areas identified for the Dubbo Regional LGA as follows:

- A Primary Trade Area for ‘everyday’ shopping (i.e. supermarkets and convenience goods) which comprises the former Dubbo LGA
- A Secondary Trade Area for ‘comparative’ goods shopping (i.e. bulky goods, clothing, department stores). This area comprises the Gilgandra and Narramina LGAs and the northern parts of Parkes, Cabonne and the majority of the former Wellington LGA; and
- Tertiary Trade Area for ‘regional’ shopping on an infrequent basis. This area comprises the Bourke, Brewarrina, Walgett, Coonamble, Warrumbungle, Warren and Bogan LGAs and a proportion of Cobar and Lachlan LGAs.

<table>
<thead>
<tr>
<th>Trade Area</th>
<th>Retail Expenditure (2016)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Trade Area</td>
<td>$616 million</td>
</tr>
<tr>
<td>Secondary and Tertiary Trade Areas</td>
<td>$779 million</td>
</tr>
<tr>
<td>Total</td>
<td>$1.4 billion</td>
</tr>
</tbody>
</table>

Table 1: Trade Area and Retail Expenditure
Source: Rumpplan 2018
3. Employment Profile

3.1 Employment generation by industry

In 2016, there was an estimated 19,762 people employed in Dubbo. Healthcare and social assistance is the largest sector, followed by retail trade and education and training. When compared to the Orana Region and NSW, Dubbo has a higher percentage of people employed in service industries such as health care and social services, accommodation and food services, electricity, gas, water and waste services and arts and recreation services, highlighting the position of Dubbo as a major regional service centre.

Table 5 shows a breakdown of employment generation by industry for Dubbo between 2006 and 2016. The green highlight shows Dubbo’s top three (3) employment industries, and blue depicting the lowest three (3) employment industries.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>642</td>
<td>578</td>
<td>646</td>
<td>4</td>
<td>1%</td>
<td>68</td>
<td>12%</td>
</tr>
<tr>
<td>Mining</td>
<td>30</td>
<td>89</td>
<td>68</td>
<td>38</td>
<td>127%</td>
<td>-21</td>
<td>-24%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1,308</td>
<td>1,228</td>
<td>1,281</td>
<td>-27</td>
<td>-2%</td>
<td>53</td>
<td>4%</td>
</tr>
<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
<td>242</td>
<td>293</td>
<td>288</td>
<td>46</td>
<td>19%</td>
<td>-5</td>
<td>-2%</td>
</tr>
<tr>
<td>Construction</td>
<td>1,033</td>
<td>1,047</td>
<td>1,531</td>
<td>498</td>
<td>48%</td>
<td>484</td>
<td>46%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>829</td>
<td>734</td>
<td>674</td>
<td>-155</td>
<td>-19%</td>
<td>-60</td>
<td>-8%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>2,382</td>
<td>2,232</td>
<td>2,269</td>
<td>-113</td>
<td>-5%</td>
<td>37</td>
<td>2%</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>1,170</td>
<td>1,231</td>
<td>1,474</td>
<td>304</td>
<td>26%</td>
<td>243</td>
<td>20%</td>
</tr>
<tr>
<td>Transport, Postal &amp; Warehousing</td>
<td>803</td>
<td>758</td>
<td>812</td>
<td>9</td>
<td>1%</td>
<td>54</td>
<td>7%</td>
</tr>
<tr>
<td>Information Media &amp; Telecommunications</td>
<td>278</td>
<td>196</td>
<td>196</td>
<td>-82</td>
<td>-29%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Financial &amp; Insurance Services</td>
<td>483</td>
<td>458</td>
<td>398</td>
<td>-87</td>
<td>-18%</td>
<td>-62</td>
<td>-16%</td>
</tr>
<tr>
<td>Rental, Hiring and Real Estate Services</td>
<td>260</td>
<td>264</td>
<td>246</td>
<td>-14</td>
<td>-5%</td>
<td>-18</td>
<td>-7%</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical Services</td>
<td>719</td>
<td>766</td>
<td>873</td>
<td>156</td>
<td>21%</td>
<td>107</td>
<td>14%</td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>372</td>
<td>386</td>
<td>512</td>
<td>140</td>
<td>38%</td>
<td>126</td>
<td>33%</td>
</tr>
<tr>
<td>Public Administration &amp; Safety</td>
<td>1,295</td>
<td>1,354</td>
<td>1,432</td>
<td>137</td>
<td>11%</td>
<td>78</td>
<td>6%</td>
</tr>
<tr>
<td>Education &amp; Training</td>
<td>1,520</td>
<td>1,629</td>
<td>1,833</td>
<td>313</td>
<td>21%</td>
<td>204</td>
<td>13%</td>
</tr>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>2,367</td>
<td>2,821</td>
<td>3,269</td>
<td>922</td>
<td>39%</td>
<td>468</td>
<td>17%</td>
</tr>
<tr>
<td>Arts &amp; Recreation Services</td>
<td>199</td>
<td>241</td>
<td>324</td>
<td>125</td>
<td>63%</td>
<td>63</td>
<td>24%</td>
</tr>
<tr>
<td>Other Services</td>
<td>766</td>
<td>785</td>
<td>924</td>
<td>158</td>
<td>21%</td>
<td>139</td>
<td>18%</td>
</tr>
<tr>
<td>Inadequately described/Not stated</td>
<td>140</td>
<td>87</td>
<td>694</td>
<td>554</td>
<td>-607</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16,838</strong></td>
<td><strong>17,197</strong></td>
<td><strong>19,762</strong></td>
<td><strong>2,924</strong></td>
<td><strong>17%</strong></td>
<td><strong>2,565</strong></td>
<td><strong>15%</strong></td>
</tr>
</tbody>
</table>

Table 5: Dubbo’s employment generation by industry 2006-2016

Source: HIFPSA 2011, ABS working profile 2006, 2011 and 2016 *amalgamation of SAEs that comprise the former LGA

[Diagram showing top three employment industries (coloured green) and lowest three employment industries (coloured blue)]
3.2 Employment self-sufficiency and self-containment

The measurements of self-sufficiency and self-containment are useful for assessing the health of a particular geographical area.

In November 2018, there was an estimated 20,802 jobs in Dubbo. Of this, approximately 17,349 workers, or 83.4% resided in the former Dubbo LGA, with 3,433, or 16.6% residing outside the former Dubbo LGA. Of those who live elsewhere, they predominantly come from surrounding areas including Narramine, Wellington and Gilgandra and the Central West, as shown in Figure 7.

In comparison, only 1,106 residents worked in another LGA for their usual employment (shown in Figure 8).

![Map showing employment distribution](image-url)
Self-sufficiency is calculated by dividing the number of jobs generated within Dubbo City by the number of employed residents.

Dubbo City had a self-sufficiency rate of 103% indicating that there were 1.19 jobs provided for every employed resident. Dubbo city generated significantly more employment opportunities in 2016 than the surrounding LGAs, further highlighting the city's importance as a regional economic generator.

Self-containment measures the proportion of local residents that live and work within the same geographical area.

Dubbo City has a self-containment of approximately 92%, being the highest rate of the surrounding LGAs. The high containment rate is typical of regional areas where the longer travel distances, when compared to capital city, tend to influence local residents to live and work in the same LGA.
3.3 Unemployment

Historically, Dubbo has experienced an unemployment rate lower than the state of New South Wales. Dubbo also has a more steady unemployment rate in comparison to the Orana region, which tends to fluctuate more significantly over time. A comparison of Dubbo’s unemployment to that of NSW and the Orana region is shown in Figure 9.

Within the Dubbo labour force, approximately 66.68% are employed full time, 28.77% are employed part time, and 4.75% are away from work. The unemployment rate in Dubbo increased from 2.6% in March 2013 to 3.3% in 2016. However, it remains lower than NSW which remained steady 5.7% over the same period.

The low unemployment rate within Dubbo indicates that any growth in population would lead to increased generation of employment and associated demand for appropriately zoned land.

![Unemployment rates comparison 2013-2016](source: ABS, Labour Force, Cat 6291.0.55.001, 2016)

3.4 Socio-economic key findings

- Dubbo has had steady population growth over a long period. This is in contrast to population trends for regional communities localised within the Orana Region which are either steady or declining.
- Dubbo has a low unemployment rate, high self-sufficiency rate and high self-containment rate which demonstrates Dubbo’s ability to generate employment opportunities for residents living in Dubbo whilst also attracting residents from other LGAs. It also would imply that any increases within the primary working age cohorts would likely see a corresponding increase in employment opportunities and demand for employment lands.
- Dubbo’s population is ageing.
- Dubbo is a major service centre for regional NSW highlighted by the three largest employment sectors in health care and social assistance, retail trade and education and training. These outperform the total overall percentage of employment in the Orana region and NSW.
- Industrial (mining, manufacturing, utility services and construction), accommodation and food services, health care and social assistance, and education and training industries employ 40% of the residents in Dubbo.
4. Commercial Centres Hierarchy

The Commercial Centres Hierarchy is based on the existing well-established Commercial Centre Hierarchy, which was first developed in the former Dubbo Commercial Areas Strategy, 1997. The Hierarchy was developed to reflect the size of the city’s local and regional population catchment that has access to a range of commercial areas and shopping enterprises, whilst managing the overall economic impacts of included more commercial floor space. The Hierarchy has been reviewed and updated with this Strategy.

The existing Hierarchy focuses on B1, B2 and B3 zones and does not extend into the other commercial zones including B5, B6 and B7 zones. The revised Hierarchy now includes Specialised Activity Centres and Employment Clusters to take account of all predominantly commercial zones and their overall role in the Hierarchy, particularly with respect to their relationship to the principal, major and neighbourhood centres.

The Hierarchy also ensures that residents in retail catchment areas and across the Local Government Area have easy access to the higher order centres, as well as the convenience that lower order centres and neighbourhood centres offer in locations close to residential areas.

The Hierarchy below provides a clear description as to the role, function and where each precinct fit within the prescribed commercial activity centres Hierarchy.

Undermining the Hierarchy has potential implications for the viability of existing centres including business viability, employment and future investment.

<table>
<thead>
<tr>
<th>Hierarchy</th>
<th>Centre names</th>
<th>Role and function in the Hierarchy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Centre</td>
<td>Central Business</td>
<td>The Principal Centre (Regional) is the highest order centre for Dubbo. It provides a range of services including commercial, business, retail, food and drink, visitor, social, civic, cultural, tourist and entertainment to Dubbo and attracts visitors and businesses from a significant portion of the Orana and north-western region of New South Wales.</td>
</tr>
<tr>
<td>(Regional)</td>
<td>District</td>
<td>Dubbo has one (1) Principal Centre which is the Central Business District (CBD). It is a well-established and diverse commercial area. It delivers core commercial and business services to the Dubbo community and visitors as well providing a unique blend of shopping, retail, dining and entertainment experiences. The CBD should be protected so as it remains as Dubbo’s core and most important commercial, retail, business and entertainment precinct with a view that no other commercial precincts undermine its role and effectiveness.</td>
</tr>
<tr>
<td>Major Centre</td>
<td>Orana Mall</td>
<td>The Major Centre (Sub-Regional) is the second order centre for Dubbo. The Major Centre (Sub-Regional) provides a range of business and retail needs for the City and the region. The Centre typically serves a wider catchment than that of a neighbourhood. Dubbo has one (1) Major Centre being Orana Mall. Orana Mall is a self-contained indoor shopping centre providing approximately 23,667m² floor space area and is the largest shopping centre in Dubbo. It is located approximately 2.2 km east of the Dubbo CBD. The centre is anchored by a Woolworths supermarket and Big W and a variety of over 50 specialty shops. The centre services both East Dubbo and a wider sub-regional area. Orana Mall should support and complement Dubbo’s CBD as the Principal Centre by providing retail functions servicing the sub-regional area.</td>
</tr>
<tr>
<td>(Sub-Regional)</td>
<td></td>
<td>-----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Hierarchy</td>
<td>Centre names</td>
<td>Role and function in the Hierarchy</td>
</tr>
<tr>
<td>----------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Local Centres (Neighbourhood)</td>
<td>Myall Street, Websdale Drive, Southlakes (undeveloped), Boundary Road, Tamworth Street, Delroy (Minore Road), Victoria Street and Bourke Street</td>
<td>The Local Centres (Neighbourhood) are third order centres for Dubbo. They are small scale centres that can provide a variety of retail uses, business premises or community uses that serve the needs of the nearby residential and/or business community. These centres provide a more convenient alternative to the CBD for day to day convenience shopping. Dubbo has six existing local centres and two areas zoned to allow future neighbourhood centre developments. The existing local centres include a variety of tenancies such as post office, hairdressers, butchers, convenience store, newsagent, drycleaners, cafes and take-away food and drink premises. Of the six existing local centres, three contain supermarkets.</td>
</tr>
<tr>
<td>Specialised Activity Centre</td>
<td>Airport, Health, Well-Being and Education Precinct</td>
<td>A Specialised Activity Centre is an area which provides an important economic and employment role which generates benefits to both the local community and broader region. Specialised Precincts can include clusters of similar industries which can benefit from each other through shared synergies and infrastructure which would normally be unavailable on an individual scale. Dubbo has two Specialised Precincts which include the Airport Precinct and Health, Well-Being and Education Precinct. The Precincts each provide their own unique benefit to Dubbo and the surrounding region. Each of these Precincts involves significant infrastructure such as the airport, hospital and Universities.</td>
</tr>
<tr>
<td>Commercial Employment Clusters</td>
<td>Cobra Street, West Dubbo, Bourke Street, Victoria Street, Cobborra Road and Erskine Street, Blueridge Business Park</td>
<td>Commercial Employment Clusters consist of moderately sized clusters of similarly zoned land providing commercial services somewhat different to those in the other commercial activity centres hierarchy. These clusters can accommodate a range of industries, bulky goods retailing and business activities either directly along, or easily accessible from major transport routes. These clusters are usually located outside of the commercial activity centres due to business requirements for additional floor space area, activity or potential impact of the activity. Commercial Employment Clusters provide a range of industries which typically require larger floor areas for warehousing, showrooms, delivery, parking, access and manoeuvring areas typically not able to be achieved in the core commercial activity centres. They also allow clustering of like industries to enable viable economic activity. Dubbo has six identified Commercial Employment Clusters spread throughout the urban area. Five are located in relatively close proximity to the CBD with one located on the Dubbo’s eastern urban periiphery.</td>
</tr>
<tr>
<td>Rural Centres</td>
<td>Wongarton</td>
<td>Services a rural community. Wongarben is considered a satellite community of Dubbo.</td>
</tr>
</tbody>
</table>
5. Dubbo’s existing employment lands

Figure 11: Dubbo’s existing employment lands

Legend:
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- IN3 Light Industrial
- IN3 Heavy Industry
- SP2 Infrastructure
- SP5 Tourist

PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE
Page 61
<table>
<thead>
<tr>
<th>Precinct</th>
<th>Zone</th>
<th>Vacant Land Area (ha)</th>
<th>Occupied Land Area (ha)</th>
<th>Total Land Area (ha)</th>
<th>Number of Allotments</th>
<th>Total GFA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Business District</td>
<td>B3</td>
<td>2.6</td>
<td>68.4</td>
<td>71</td>
<td>660</td>
<td>249,196</td>
</tr>
<tr>
<td></td>
<td>B4</td>
<td>0.7</td>
<td>35.3</td>
<td>36</td>
<td>421</td>
<td>16,600</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>3.3</td>
<td>103.7</td>
<td>107</td>
<td>1081</td>
<td>265,796</td>
</tr>
<tr>
<td>Orana Mall Precinct</td>
<td>B2</td>
<td>0</td>
<td>6.88</td>
<td>6.88</td>
<td>1</td>
<td>23,700</td>
</tr>
<tr>
<td></td>
<td>B6</td>
<td>2.9</td>
<td>2.9</td>
<td>5</td>
<td>9,230</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SP3</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>9,525</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>0</td>
<td>11.78</td>
<td>11.78</td>
<td>8</td>
<td>42,455</td>
</tr>
<tr>
<td>Neighbourhood Centres</td>
<td>B1</td>
<td>2.67</td>
<td>4.28</td>
<td>6.97</td>
<td>8</td>
<td>13,299</td>
</tr>
<tr>
<td>Enterprise Corridors</td>
<td>B6</td>
<td>0.27</td>
<td>25.61</td>
<td>25.88</td>
<td>57</td>
<td>24,340</td>
</tr>
<tr>
<td>Bulky Goods</td>
<td>B5</td>
<td>2.2</td>
<td>10.09</td>
<td>12.29</td>
<td>17</td>
<td>35,303</td>
</tr>
<tr>
<td>Cobbora Road and Erskine</td>
<td>B5</td>
<td>3.67</td>
<td>8.33</td>
<td>12</td>
<td>16</td>
<td>23,022</td>
</tr>
<tr>
<td>Street Commercial Precinct</td>
<td>B6</td>
<td>0</td>
<td>6.61</td>
<td>6.61</td>
<td>69</td>
<td>13,100</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>3.67</td>
<td>14.94</td>
<td>18.61</td>
<td>85</td>
<td>36,122</td>
</tr>
<tr>
<td>Health &amp; Education Precinct</td>
<td>SP2</td>
<td>29.28</td>
<td>43.59</td>
<td>72.87</td>
<td>8</td>
<td>175,393</td>
</tr>
<tr>
<td></td>
<td>SP3</td>
<td>0</td>
<td>1.7</td>
<td>1.7</td>
<td>16</td>
<td>4,615</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>29.28</td>
<td>45.29</td>
<td>74.57</td>
<td>24</td>
<td>180,008</td>
</tr>
<tr>
<td>Airport Precinct</td>
<td>SP2</td>
<td>13.1</td>
<td>312</td>
<td>325.1</td>
<td>2</td>
<td>23,415</td>
</tr>
<tr>
<td></td>
<td>IN2</td>
<td>192.46</td>
<td>30.77</td>
<td>223.22</td>
<td>29</td>
<td>40,458</td>
</tr>
<tr>
<td></td>
<td>IN3</td>
<td>26.85</td>
<td>66.73</td>
<td>93.58</td>
<td>10</td>
<td>3,235</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>232.4</td>
<td>409.5</td>
<td>641.9</td>
<td>41</td>
<td>67,108</td>
</tr>
<tr>
<td>Jamnali Road &amp; Depot Road</td>
<td>IN2</td>
<td>14.7</td>
<td>21.6</td>
<td>36.3</td>
<td>70</td>
<td>49,706</td>
</tr>
<tr>
<td>East Dubbo Light Industrial</td>
<td>IN2</td>
<td>28.2</td>
<td>65</td>
<td>93.2</td>
<td>125</td>
<td>107,461</td>
</tr>
<tr>
<td>North Dubbo Industrial</td>
<td>IN2</td>
<td>7.4</td>
<td>50.3</td>
<td>57.7</td>
<td>173</td>
<td>76,433</td>
</tr>
<tr>
<td>South Dubbo Industrial</td>
<td>IN2</td>
<td>5.5</td>
<td>17.6</td>
<td>23.3</td>
<td>35</td>
<td>44,766</td>
</tr>
<tr>
<td>Basalt Road</td>
<td>IN3</td>
<td>129</td>
<td>77.01</td>
<td>206.01</td>
<td>3</td>
<td>2,700</td>
</tr>
<tr>
<td>Blueridge</td>
<td>B5</td>
<td>27.06</td>
<td>9.94</td>
<td>37</td>
<td>40</td>
<td>20,754</td>
</tr>
<tr>
<td></td>
<td>B7</td>
<td>46.74</td>
<td>35.26</td>
<td>82</td>
<td>26</td>
<td>7,429</td>
</tr>
<tr>
<td></td>
<td>IN2</td>
<td>49.3</td>
<td>5.1</td>
<td>54.4</td>
<td>2</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>123.1</td>
<td>50.3</td>
<td>173.4</td>
<td>66</td>
<td>28,683</td>
</tr>
<tr>
<td>Brocklehurst</td>
<td>IN2</td>
<td>6.09</td>
<td>25.7</td>
<td>31.79</td>
<td>33</td>
<td>11,546</td>
</tr>
<tr>
<td></td>
<td>IN3</td>
<td>138.31</td>
<td>246.1</td>
<td>384.41</td>
<td>19</td>
<td>5,308</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>144.4</td>
<td>272.1</td>
<td>416.5</td>
<td>59</td>
<td>16,854</td>
</tr>
<tr>
<td>Yarrandale Road</td>
<td>IN2</td>
<td>109.99</td>
<td>42.08</td>
<td>152.07</td>
<td>36</td>
<td>35,655</td>
</tr>
<tr>
<td></td>
<td>IN3</td>
<td>391.78</td>
<td>247.7</td>
<td>639.56</td>
<td>73</td>
<td>149,631</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>455.77</td>
<td>289.88</td>
<td>745.65</td>
<td>107</td>
<td>182,306</td>
</tr>
<tr>
<td>Zoo and Camp Road Tourist</td>
<td>SP3</td>
<td>449.3</td>
<td>649.9</td>
<td>1,099.2</td>
<td>46</td>
<td>17,720</td>
</tr>
<tr>
<td>Central Tourist Strips</td>
<td>SP3</td>
<td>5.3</td>
<td>25.1</td>
<td>30.4</td>
<td>131</td>
<td>79,241</td>
</tr>
<tr>
<td>Tourist Spot Zonings</td>
<td>SP3</td>
<td>0</td>
<td>0.47</td>
<td>0.47</td>
<td>4</td>
<td>1,800</td>
</tr>
<tr>
<td>Council Infrastructure</td>
<td>SP2</td>
<td>0</td>
<td>825</td>
<td>825</td>
<td>12</td>
<td>5,275</td>
</tr>
<tr>
<td>Rail &amp; Kokoda Place Precinct</td>
<td>SP2</td>
<td>0.2</td>
<td>4.9</td>
<td>5.1</td>
<td>7</td>
<td>9,879</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,676.86</strong></td>
<td><strong>2,974.45</strong></td>
<td><strong>4,651.31</strong></td>
<td><strong>2,161</strong></td>
<td><strong>1,285,455</strong></td>
</tr>
</tbody>
</table>

Table 6: Summary of Dubbo’s Employment Land, by precinct
<table>
<thead>
<tr>
<th>Zone</th>
<th>Vacant Land Area (ha)</th>
<th>Occupied Land Area (ha)</th>
<th>Total Land Area (ha)</th>
<th>Total GFA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial zoned land</td>
<td>85.91</td>
<td>213.64</td>
<td>299.51</td>
<td>435,973</td>
</tr>
<tr>
<td>Light Industrial zoned land</td>
<td>407.635</td>
<td>258.345</td>
<td>665.98</td>
<td>364,725</td>
</tr>
<tr>
<td>Heavy Industrial zoned land</td>
<td>686.135</td>
<td>637.545</td>
<td>1,323.68</td>
<td>159,894</td>
</tr>
<tr>
<td>Tourist zoned land</td>
<td>454.6</td>
<td>679.17</td>
<td>1,133.77</td>
<td>112,901</td>
</tr>
<tr>
<td>Special Purpose zoned land</td>
<td>42.98</td>
<td>1,185.49</td>
<td>1,228.07</td>
<td>211,962</td>
</tr>
<tr>
<td><strong>TOTAL EMPLOYMENT LAND</strong></td>
<td><strong>1,676.86</strong></td>
<td><strong>2,974.45</strong></td>
<td><strong>4,651.31</strong></td>
<td><strong>1,285,455</strong></td>
</tr>
</tbody>
</table>

Table 7: Summary of Employment Land Zoned Areas
6. Dubbo’s Industrial Candidate Areas

The Dubbo Industrial Areas Development Strategy (IADS) 1996-2015 identified four Industrial Candidate Areas (ICAs) and provided a detailed analysis of each regarding a range of issues such as the nature of proposed land uses, distance from City facilities, relationship to transport networks, suitability regarding size and cost, environmental issues (such as flooding), separation from residential areas and other potential conflicts. The four identified ICAs as depicted in Figure 12 and are discussed further below.

Figure 12: Industrial Candidate Areas

Key:
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- Outlines of ICAs which have been rezoned
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- Outlines of ICAs which have not been rezoned
- B7 Business Park
- IN2 Light Industrial
- IN3 Heavy Industry
- SP2 Infrastructure
- SP3 Tourist
6.1 ICA 1 Blueridge (previously Mitchell/Eulomogo)

ICA 1 was identified within the strategy for the development of a business park and prestige light industrial park consisting of light manufacturing, warehouse and distribution and high-tech industries. This was primarily as a result of the location of the land adjacent to the Mitchell Highway. The precinct is now zoned BS Business Development, B7 Business Park and IN2 Light Industrial under the provisions of the Dubbo LEP 2011.

Blueridge Business Park, which forms a part of ICA 1, as seen in Figure 13, has become a growth area for light industrial and larger format commercial uses as a result of the larger lot sizes, close proximity to Dubbo’s centre, infrastructure and access to the Mitchell Highway.

At the present time, not all land within ICA 1 had been rezoned with approximately 36 hectares of the identified ICA not zoned for industrial. Further discussion and guidance on the remaining ICA 1 land is provided in Chapter 14.10 Blueridge Precinct.

Figure 13: Industrial Candidate Area 1 - Blueridge

Key:
- Outline of ICAs which have been rezoned
- Outline of ICAs which have not been rezoned
- RU1 Primary Production
- R2 Low Density Residential
- RS Large Lot Residential
- IN2 Light Industry
- IN3 Heavy Industry
- SP2 Infrastructure
- RE1 Public Recreation
- RE2 Private Recreation
6.2 ICA 2 Airport Precinct (previously Mitchell/Rosedale)

The Airport Precinct is located within ICA 2 as seen in Figure 14. ICA 2 was identified as a long term industrial expansion area given its location and access to the airport and highway. Its identified role was to allow development and industries related to the airport including air freight and transport, road transport as well as compatible light industrial and agricultural services.

Some of ICA 2 has been zoned industrial under previous Local Environmental Plans with approximately 222 hectares of identified ICA not zoned for industrial. Further discussion and guidance on the remaining ICA 2 land is provided in Chapter 14.8 Airport Precinct.

Figure 14: Industrial Candidate Area 2 - Airport Precinct

Key:
- Outline of ICAs which have been rezoned
- Outline of ICAs which have not been rezoned
- RU1 Primary Production
- R2 Low Density Residential
- R3 Large Lot Residential
- IN2 Light Industry
- IN3 Heavy Industry
- SP2 Infrastructure
- RE3 Public Recreation
6.3 ICA 3 Brocklehurst (previously Mendooran/Talbragar)

The Brocklehurst precinct (previously known as Mendooran/Talbragar) is located within ICA 3 as shown in Figure 15. ICA 3 was identified within the strategy to provide industrial area for large scale primary processing and food manufacturers with a potential to take problem industries.

Some of ICA 3 has been rezoned under previous Local Environmental Plans with approximately 865 hectares of the identified ICA not zoned for industrial. There has been minimal industrial development within the IN3 zoned land over recent years and therefore still a sufficient supply of IN3 zoned land is available in this precinct. Some portion of the IN3 zoned land has been developed as a quarry with expansions to the west currently being undertaken. Further discussion and guidance on the remaining ICA 3 land is provided in Chapter 14.11 Brocklehurst.

![Figure 15: ICA 3 Brocklehurst Precinct (previously named Mendooran/Talbragar)](image)

Key:
- Outline of ICAs which have been rezoned
- Outline of ICAs which have not been rezoned
- RU1 Primary Production
- R2 Low Density Residential
- R5 Large Lot Residential
- IN2 Light Industry
- IN3 Heavy Industry
- SF2 Infrastructure
- RE1 Public Recreation
6.4 ICA 4 Yarrandale/Boothynba

The Yarrandale Road precinct is located within ICA 4 as shown in Figure 16. The principal strategic feature of this area is the existing road and rail transport functions including major heavy industrial uses such as the Dubbo Regional Livestock Markets and Fletcher International Exports (abattoirs). Most of ICA 4 has been rezoned with approximately 173 hectares of the identified ICA not zoned for industrial. The development of land in the IN3 Heavy Industrial zone has been somewhat slow with the land east of Yarrandale Road currently being used for agriculture, including irrigation and grazing. Further discussion and guidance on the remaining ICA 4 land is provided in Chapter 14, 12 Yarrandale Road.

Figure 16: Yarrandale Road Precinct previous ICA 4

Key:
- Outline of ICA’s which have been rezoned
- Outline of ICA’s which have not been rezoned
- RU1 Primary Production
- R2 Low Density Residential
- R5 Large Lot Residential
- IN2 Light Industry
- IN3 Heavy Industry
- SP2 Infrastructure
- RE3 Public Recreation
- RE2 Private Recreation
- E3 Environmental Management
PART TWO – DUBBO’S GROWTH TO 2031

7. Economic trends and drivers

**MACRO TRENDS (GLOBAL AND AUSTRALIAN ECONOMY)**

**Global economic conditions:** The global economy has been undergoing a mild and somewhat unsteady recovery since the global financial crisis. The Reserve Bank of Australia (May 2018) has recently reported that the global economic conditions have improved over the past two years and growth forecasts for the major economies have been revised higher.

**Domestic economy:** The Australian Government’s intervention, including lowering interest rates, direct payments to households and individuals and significant infrastructure expenditure helped to mitigate the impacts of the global financial crisis. The Reserve Bank of Australia (May 2018) has recently reported overall conditions in the domestic economy are positive, supported by low interest rates and continued strength in the global economy.

**Non-mining investment:** A key development over 2017 was the strong pick-up in non-mining investment, led by strong growth in non-residential construction (RBA 2018).

**LOCAL TRENDS**

**Dubbo’s role as a major service centre:** Dubbo has seen significant investment and growth of several large key services, which will further emphasise Dubbo as a major service centre in the Central West and Orana region. Those services seeing significant investment include the Dubbo City Regional Airport, Dubbo Base Hospital, TAFE Western’s Dubbo campus and the announcement of the inland rail maintenance facility and western region institute of sport, both to be located in Dubbo. The above investments will play a role in both attracting short and long term visitation to the city as well as assist with population and employment growth through an increase in short term construction and long term employment opportunities.

**Growing population:** Dubbo has seen a steady but sustained population growth over the decade. Dubbo’s population growth is also ageing and further growth is likely to place pressure on the local health care and social services sector.

**Tourism:** Dubbo City has a strong tourism industry which has seen an increase in both visitor numbers and expenditure over the last 5 year period. Occupancy rates for motel, hotel and serviced apartments have been trending up. Over the last 5 year period, domestic and international visitors to Dubbo has increased by 26% and overall tourist expenditure in the city has increased by 59%. Accommodation occupancy rates have also increased on average from 67% to 76% between 2009 and 2018.

Dubbo’s tourism industry is underpinned by the Taronga Western Plains Zoo being a major tourist attraction for the region. The Zoo has experienced significant investment over the last decade, having seen approximately $52 Million worth of development since 2008. Of this, $17 Million worth of development was approved in 2018 alone highlighting the significant short term investment trend of the Zoo.

**NBN:** The introduction of high speed internet to Dubbo creates productivity, provides local businesses access to potential markets as well as encourages metro business to relocate or decentralise to regional areas.

**Mining and renewable energy:** The growth of mining and renewable energy will be a significant economic generator providing construction and operational jobs. Given Dubbo’s role as the regions major service centre, there is likely to be flow-on demand for accommodation, retail, commercial and industry services.
GENERAL RETAIL AND COMMERCIAL TRENDS

Convenience shopping: Since the 1950-60s, there has been a move from traditional high street retailing to the development of shopping centres where convenience shopping and parking was prioritised. Shopping centres also tend to provide a wide variety of retailers usually anchored by a supermarket. Shopping centres have the potential to undermine existing high street retailers.

There now appears to be a trend for supermarkets being located in smaller centres such as neighbourhood centres in close proximity to residential growth areas on the urban periphery. Dubbo has seen this through the development of the Delroy Shopping Centre and the creation of the Southlakes Estate neighbourhood centre zone.

Bulky goods/large format retail: Large format retail has grown in popularity since the 1980s with stores occupying large floor space requiring high turnover on low price/cost products. There is usually a focus on hardware, whitegoods, furniture, homewares and the like by brands such as Bunnings, Harvey Norman, and The Good Guys. Bulky goods typically cluster on highway or main roads in peripheral locations outside of core commercial centres where larger lots and lower land prices are available. Recently, there appears to be a trend where non-bulky good retailers including fast food outlets (such as McDonald’s and KFC) are being attracted to these bulky goods locations.

Internet shopping: Internet shopping and online sales has increased in popularity due to the prices, convenience and range of goods available. It is estimated that online sales in Australia would equate to 16% growth between 2011 and 2017 (Hill+Old, 2014). Glen Dubbo’s role as a major regional service centre, it has an extensive population catchment attracting shoppers from as far as Narrabri, Walgett, Bourke and Cobar as a result of their limited retail offering. As there are extensive distances from these towns to Dubbo, internet shopping provides convenience for outlying towns. However, internet shopping presents both opportunities and threats.

International retailers: Large international brands are increasingly taking an interest in Australia to expand market share and the consumer’s increasing demand for international products. This will force traditional Australian retailers to compete with domestic and international business models.

De-industrialisation: There has been a general trend towards the decline of traditional manufacturing and industrial jobs. This global trend is being driven by the greater efficiencies of technology, mechanisation and cheaper labour costs in emerging countries.

New Economy: The increasing affluence of NSW’s population and growth of the New Economy (otherwise referred to as a knowledge and ideas based economy) is expected to strengthen demand for commercial floorspace especially in key locations close to tertiary education and transport links. The key long term trend in office development has therefore been the growth in the service and knowledge sectors. These sectors relate to public service and public sector administration, banking, insurance and finance, private sector administration, business services (law, accountancy and consultancy) and consumer services (health, education, media etc.). Traditionally, commercial office space has been located within commercial centres where it could cluster with a centre’s retail, civic and community facilities.
8. Population Projections

Council, in partnership with consultants, Remplan, have developed a system of population forecasts through to the year 2036. Table 8 shows an overview of Dubbo's population projections comparing Remplan's, KPMG and Department of Planning and Environment. For the purposes of undertaking projections within this strategy, population projections by Remplan have been developed using a Forecast Profile for the former Dubbo City Council area. The models used to create the Forecast Profile have been developed using a 'bottom-up' approach for nine (9) individual planning areas to produce population, dwelling and housing forecasts for Dubbo through to 2036.

Compared to the projections prepared by KPMG in 2012 and the projections released by the Department of Planning and Environment in 2014 for the former Dubbo LGA, the Remplan forecasts included in the model are considered the most accurate as they have been developed from the ground-up using an extensive range of local inputs in addition to official data and policy inputs.

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
<th>2036</th>
<th>2041</th>
<th>2046</th>
<th>2051</th>
<th>2061</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remplan (2016)</td>
<td>40,246</td>
<td>42,831</td>
<td>44,135</td>
<td>46,145</td>
<td>48,425</td>
<td>51,278</td>
<td>52,983*</td>
<td>55,274*</td>
<td>57,613*</td>
<td>59,912*</td>
</tr>
<tr>
<td>KPMG (2013 Mid series)</td>
<td>42,050</td>
<td>44,195</td>
<td>46,235</td>
<td>48,150</td>
<td>49,945</td>
<td>51,545</td>
<td>53,684*</td>
<td>55,476*</td>
<td>57,280*</td>
<td>59,118*</td>
</tr>
<tr>
<td>DoPE (2014)</td>
<td>40,290</td>
<td>41,950</td>
<td>43,650</td>
<td>45,150</td>
<td>46,500</td>
<td>48,210*</td>
<td>49,703*</td>
<td>51,192*</td>
<td>52,737*</td>
<td>54,306*</td>
</tr>
</tbody>
</table>

Table 8: Dubbo’s Population Projections

* Not official – continuation of trend only

Projections show that growth in middle aged (45-64) and older age (65+) will increase, while the proportion of younger age groups will stabilise or reduce. There will soon be more people aged 65 and over than people aged 15 years or younger, with over 65’s representing a fifth of the total population. Figure 17 shows the significant increase in the 65-84 years age cohort between 2016 and 2031.

Figure 17: Forecast Population Age Group
Source: Remplan 2018
9. Employment Projections

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

<table>
<thead>
<tr>
<th>Industry</th>
<th>2011</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
<th>Growth 2016-31</th>
<th>% Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>579</td>
<td>609</td>
<td>604</td>
<td>601</td>
<td>597</td>
<td>-12</td>
<td>-2%</td>
</tr>
<tr>
<td>Mining</td>
<td>162</td>
<td>229</td>
<td>343</td>
<td>416</td>
<td>486</td>
<td>257</td>
<td>112%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1,231</td>
<td>1,236</td>
<td>1,425</td>
<td>1,509</td>
<td>1,607</td>
<td>391</td>
<td>30%</td>
</tr>
<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
<td>280</td>
<td>214</td>
<td>404</td>
<td>474</td>
<td>534</td>
<td>320</td>
<td>150%</td>
</tr>
<tr>
<td>Construction</td>
<td>1,246</td>
<td>1,531</td>
<td>2,123</td>
<td>2,424</td>
<td>2,703</td>
<td>1,172</td>
<td>77%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>751</td>
<td>1,009</td>
<td>1,326</td>
<td>1,545</td>
<td>1,787</td>
<td>778</td>
<td>77%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>2,310</td>
<td>2,904</td>
<td>2,793</td>
<td>3,067</td>
<td>3,200</td>
<td>296</td>
<td>10%</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>1,343</td>
<td>1,377</td>
<td>1,562</td>
<td>1,639</td>
<td>1,696</td>
<td>319</td>
<td>23%</td>
</tr>
<tr>
<td>Transport, Postal &amp; Warehousing</td>
<td>891</td>
<td>756</td>
<td>1,042</td>
<td>1,133</td>
<td>1,202</td>
<td>446</td>
<td>89%</td>
</tr>
<tr>
<td>Information Media &amp; Telecommunications</td>
<td>210</td>
<td>255</td>
<td>308</td>
<td>192</td>
<td>181</td>
<td>-74</td>
<td>-29%</td>
</tr>
<tr>
<td>Financial &amp; Insurance Services</td>
<td>444</td>
<td>419</td>
<td>346</td>
<td>301</td>
<td>249</td>
<td>-170</td>
<td>-41%</td>
</tr>
<tr>
<td>Rental, Hiring &amp; Real Estate Services</td>
<td>261</td>
<td>341</td>
<td>266</td>
<td>244</td>
<td>215</td>
<td>-126</td>
<td>-37%</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical Services</td>
<td>798</td>
<td>835</td>
<td>860</td>
<td>876</td>
<td>907</td>
<td>72</td>
<td>9%</td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>459</td>
<td>643</td>
<td>852</td>
<td>999</td>
<td>1,147</td>
<td>524</td>
<td>81%</td>
</tr>
<tr>
<td>Public Administration &amp; Safety</td>
<td>1,387</td>
<td>1,263</td>
<td>1,947</td>
<td>2,264</td>
<td>2,552</td>
<td>1,289</td>
<td>102%</td>
</tr>
<tr>
<td>Education &amp; Training</td>
<td>1,709</td>
<td>1,818</td>
<td>2,018</td>
<td>2,137</td>
<td>2,253</td>
<td>435</td>
<td>24%</td>
</tr>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>2,719</td>
<td>2,863</td>
<td>3,442</td>
<td>3,762</td>
<td>4,068</td>
<td>1,205</td>
<td>42%</td>
</tr>
<tr>
<td>Arts &amp; Recreation Services</td>
<td>284</td>
<td>365</td>
<td>463</td>
<td>527</td>
<td>597</td>
<td>252</td>
<td>73%</td>
</tr>
<tr>
<td>Other Services</td>
<td>865</td>
<td>1,064</td>
<td>1,273</td>
<td>1,448</td>
<td>1,632</td>
<td>568</td>
<td>53%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>18,049</td>
<td>19,711</td>
<td>23,474</td>
<td>25,557</td>
<td>27,635</td>
<td>7,924</td>
<td>29%</td>
</tr>
</tbody>
</table>

Table 9: Dubbo’s Employment Projections by Industry
Source: Rumpian, 2016 & HillPDA, 2017

[Diagram showing employment projections]
10. Commercial Floorspace Demand Projections

This chapter reviews the occupied and vacant floorspace across the commercial areas of Dubbo and estimates the likely demand based on population and expenditure projections.

Demand for retail floorspace in Dubbo in 2016 is equivalent to around 163,025 m² Gross Leasable Area (GLA) of retail floorspace. This is set to increase to 185,489 m² by 2031. Projected demand for retail store type is shown in Table 10.

<table>
<thead>
<tr>
<th>Retail Store Type</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supermarkets &amp; Grocery Stores</td>
<td>21,830</td>
<td>23,246</td>
<td>24,591</td>
<td>25,836</td>
</tr>
<tr>
<td>Take-away Liquor Stores</td>
<td>2,764</td>
<td>2,922</td>
<td>3,077</td>
<td>3,218</td>
</tr>
<tr>
<td>Specialty Food Stores</td>
<td>3,822</td>
<td>4,016</td>
<td>4,199</td>
<td>4,368</td>
</tr>
<tr>
<td>Fast-Food Stores</td>
<td>4,807</td>
<td>5,048</td>
<td>5,276</td>
<td>5,486</td>
</tr>
<tr>
<td>Restaurants, Hotels and Clubs</td>
<td>12,780</td>
<td>13,569</td>
<td>14,202</td>
<td>14,841</td>
</tr>
<tr>
<td>Department Stores</td>
<td>22,531</td>
<td>23,367</td>
<td>24,133</td>
<td>24,794</td>
</tr>
<tr>
<td>Clothing Stores</td>
<td>15,494</td>
<td>16,107</td>
<td>16,666</td>
<td>17,153</td>
</tr>
<tr>
<td>Bulky Goods Stores</td>
<td>44,553</td>
<td>48,653</td>
<td>50,577</td>
<td>52,258</td>
</tr>
<tr>
<td>Other Personal &amp; Household Goods Retailing</td>
<td>25,007</td>
<td>26,399</td>
<td>27,708</td>
<td>28,999</td>
</tr>
<tr>
<td>Selected Personal Services</td>
<td>7,636</td>
<td>7,861</td>
<td>8,265</td>
<td>8,638</td>
</tr>
<tr>
<td>Total</td>
<td>163,024</td>
<td>171,133</td>
<td>178,694</td>
<td>185,489</td>
</tr>
</tbody>
</table>

Table 10: Total Floorspace Demand by Retail Store Type in Dubbo
Source: HERPDA, 2016

Table 11 compares demand for retail floorspace over the 2016 to 2031 period to the existing supply to determine the extent to which there is existing and projected oversupply or undersupply of retail floorspace by retail store type.

<table>
<thead>
<tr>
<th>Retail Store Type</th>
<th>SUPPLY</th>
<th>DEMAND</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2016</td>
<td>2016</td>
</tr>
<tr>
<td>Supermarkets and Grocery Stores</td>
<td>18,274</td>
<td>-3,556</td>
</tr>
<tr>
<td>Specialty Food Stores</td>
<td>6,579</td>
<td>2,757</td>
</tr>
<tr>
<td>Restaurants, Liquor, Take Aways, Hotels &amp; Clubs</td>
<td>16,380</td>
<td>-3,991</td>
</tr>
<tr>
<td>Department and Discount Department Stores</td>
<td>18,998</td>
<td>-3,503</td>
</tr>
<tr>
<td>Speciality Non Food</td>
<td>37,371</td>
<td>-3,130</td>
</tr>
<tr>
<td>Selected Personal Services</td>
<td>7,155</td>
<td>-281</td>
</tr>
<tr>
<td>Bulky Goods Stores</td>
<td>45,077</td>
<td>322</td>
</tr>
<tr>
<td>Total</td>
<td>151,612</td>
<td>-11,412</td>
</tr>
</tbody>
</table>

Table 11: Floorspace Demand versus Supply (GLA)
* Based on floorspace audit in 2016
Source: HERPDA, 2016
Comparing retail floorspace supply to demand indicates that Dubbo currently has an undersupply of retail floorspace in the order of 11,412m² GLA in 2016, increasing to 33,679m² by 2031. This is largely attributable to unmet demand for specialty non-food stores, bulky goods stores, department stores/discount department stores and restaurants and cafes.

In addition to the retail floorspace demand identified above there would be further demand for non-retail shopfront floorspace which do not ‘capture’ household retail expenditure. Such uses include banks, real estate agents, commercial services and so on. Non-retail shopfront floor space typically makes up around 5% to 7% of retail shopfront space in a retail centre but can be as high as 30% in strip shopping centres. It is considered healthy for a further 3% to 4% of shop front premises to be vacant to ensure a reasonable supply for future tenants.

11. Employment Land Projections
11.1 Employment sector projections

It is forecast that Dubbo’s industrial precincts are likely to accommodate around 3,486 additional jobs in 2031, while its special purpose precincts would accommodate an additional 2,087 jobs. The employment sector breakdown of where these jobs are expected to be located are shown in Table 12.

<table>
<thead>
<tr>
<th>Industry</th>
<th>Industrial precincts</th>
<th>Special purpose precincts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>-1</td>
<td>-1</td>
</tr>
<tr>
<td>Mining</td>
<td>103</td>
<td>0</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>367</td>
<td>7</td>
</tr>
<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
<td>256</td>
<td>48</td>
</tr>
<tr>
<td>Construction</td>
<td>820</td>
<td>23</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>739</td>
<td>0</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>59</td>
<td>6</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>6</td>
<td>303</td>
</tr>
<tr>
<td>Transport, Postal &amp; Warehousing</td>
<td>401</td>
<td>36</td>
</tr>
<tr>
<td>Information Media &amp; Telecommunications</td>
<td>-11</td>
<td>0</td>
</tr>
<tr>
<td>Financial &amp; Insurance Services</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rental, Hiring &amp; Real Estate Services</td>
<td>-19</td>
<td>0</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical Services</td>
<td>14</td>
<td>1</td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Public Administration &amp; Safety</td>
<td>258</td>
<td>258</td>
</tr>
<tr>
<td>Education &amp; Training</td>
<td>22</td>
<td>348</td>
</tr>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>6</td>
<td>1,024</td>
</tr>
<tr>
<td>Arts &amp; Recreation Services</td>
<td>227</td>
<td>5</td>
</tr>
<tr>
<td>Other Services</td>
<td>227</td>
<td>28</td>
</tr>
</tbody>
</table>

Total 3,486 2,087

Table 12: Employment Sector Projections
Source: MEPSA 2017
11.2 Forecast demand for industrial zoned land

It is forecast that around 331,000m² of additional employment floorspace would be required in Dubbo’s industrial precincts by the year 2031 to meet projected demand.

Typically, the building area of industrial developments does not encompass the entirety of the developable land of the parcel they reside within, predominantly as a result of the operational requirements for vehicle manoeuvring areas, parking areas, loading and unloading areas and the like. As such, a ratio of 0.5 and 0.75 has been applied to the projected additional industrial floorspace demand to account for the undeveloped area of land.

Using this methodology, it is forecast that Dubbo is likely to absorb an additional 44 hectares to 66 hectares of industrial zoned land to accommodate the projected demand in employment floorspace over the next 13 years.

It is considered appropriate to provide an additional supply of land (or contingency) above that projected in the interests of price competition. Without some level of vacancies, land values could become inflated undermining further economic growth and investment. A healthy additional supply of land (or contingency level) is considered to range between 20% and 40%. Given that the above projections are based on employed residents, the majority of industries have a self-containment rate of around 85 to 95% and that industry engagement identified that market rents were already quite low, a contingency level of 20% has been applied.

With this taken into account, a minimum of 53 hectares to 80 hectares of industrial zoned land would be required to meet future demand to 2031.

Currently, Dubbo has 724 hectares of vacant/undeveloped industrial zoned land, representing an oversupply.

Projected demand by industry by the year 2031 is shown in Table 13.
<table>
<thead>
<tr>
<th>Industry</th>
<th>Additional floor space (m²)</th>
<th>Additional land required at 0.5 ha</th>
<th>Additional land required at 0.75 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>-240</td>
<td>-0.05</td>
<td>-0.03</td>
</tr>
<tr>
<td>Mining</td>
<td>20,560</td>
<td>4.1</td>
<td>2.7</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>33,056</td>
<td>6.6</td>
<td>4.4</td>
</tr>
<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
<td>20,680</td>
<td>4.1</td>
<td>2.7</td>
</tr>
<tr>
<td>Construction</td>
<td>41,020</td>
<td>8.2</td>
<td>5.5</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>81,301</td>
<td>16.3</td>
<td>10.8</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>2,368</td>
<td>0.5</td>
<td>0.3</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>319</td>
<td>0.1</td>
<td>0.0</td>
</tr>
<tr>
<td>Transport, Postal &amp; Warehousing</td>
<td>96,336</td>
<td>19.3</td>
<td>12.8</td>
</tr>
<tr>
<td>Information Media &amp; Telecommunications</td>
<td>-444</td>
<td>-0.1</td>
<td>-0.1</td>
</tr>
<tr>
<td>Rental, Hiring &amp; Real Estate Services</td>
<td>-567</td>
<td>-0.1</td>
<td>-0.1</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical Ser.</td>
<td>432</td>
<td>0.1</td>
<td>0.1</td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>314</td>
<td>0.1</td>
<td>0.0</td>
</tr>
<tr>
<td>Public Administration &amp; Safety</td>
<td>9,023</td>
<td>1.8</td>
<td>1.2</td>
</tr>
<tr>
<td>Education &amp; Training</td>
<td>761</td>
<td>0.2</td>
<td>0.1</td>
</tr>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>271</td>
<td>0.1</td>
<td>0.0</td>
</tr>
<tr>
<td>Arts &amp; Recreation Services</td>
<td>11,340</td>
<td>2.3</td>
<td>1.5</td>
</tr>
<tr>
<td>Other Services</td>
<td>14,768</td>
<td>3.0</td>
<td>2.0</td>
</tr>
<tr>
<td><strong>Sub total</strong></td>
<td><strong>331,899</strong></td>
<td><strong>66.2</strong></td>
<td><strong>44.1</strong></td>
</tr>
<tr>
<td><strong>Additional supply (20%)</strong></td>
<td></td>
<td>79.5</td>
<td>53.0</td>
</tr>
</tbody>
</table>

Table 13: Projected demand for additional zoned industrial land by 2021

Source: HRI PIDM 2017
11.3 Forecast demand for special purpose zoned land

It is forecast that around 98,830m² of additional floorspace would be required in the special purpose precincts by the year 2031 to meet projected demand.

The methodology used for the industrial lands above has been applied to the special purpose zones within Dubbo. However, analysis of the floorspace audit revealed that achievable floor space ratios within these zones ranged between 0.6:1 and 1:1. As such, these ratios were applied.

It is forecast that Dubbo City is likely to require between 10 hectares and 20 hectares of additional special purpose zoned land to accommodate the projected demand in employment floorspace over the next 13 years.

It is considered prudent to provide an additional supply of land above that projected. As such, an additional 20% has been applied to the projected demand.

With this taken into account, an additional 12 hectares to 24 hectares of special purpose zoned land would be required in the year 2031.

Currently, Dubbo has 652 hectares of vacant/undeveloped special purpose zoned land within the LGA, representing an oversupply.

<table>
<thead>
<tr>
<th>Industry</th>
<th>Additional floorspace (m²)</th>
<th>Additional land required at 0.5 (Ha)</th>
<th>Additional land required at 1 (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>-240</td>
<td>-0.95</td>
<td>-0.02</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>668</td>
<td>0.1</td>
<td>0.1</td>
</tr>
<tr>
<td>Electricity, Gas, Water &amp; Waste Services</td>
<td>3,840</td>
<td>0.8</td>
<td>0.4</td>
</tr>
<tr>
<td>Construction</td>
<td>1,172</td>
<td>0.2</td>
<td>0.1</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>237</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>15,153</td>
<td>3</td>
<td>1.5</td>
</tr>
<tr>
<td>Transport, Postal and Warehousing</td>
<td>8,563</td>
<td>1.7</td>
<td>0.9</td>
</tr>
<tr>
<td>Professional, Scientific and Technical Services</td>
<td>43</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Public Administration and Safety</td>
<td>9,023</td>
<td>1.8</td>
<td>0.9</td>
</tr>
<tr>
<td>Education and Training</td>
<td>12,180</td>
<td>2.4</td>
<td>1.2</td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
<td>44,091</td>
<td>9.2</td>
<td>4.6</td>
</tr>
<tr>
<td>Arts and Recreation Services</td>
<td>252</td>
<td>0.1</td>
<td>0</td>
</tr>
<tr>
<td>Other Services</td>
<td>1,846</td>
<td>0.4</td>
<td>0.2</td>
</tr>
<tr>
<td><strong>Sub total</strong></td>
<td><strong>98,828</strong></td>
<td><strong>19.8</strong></td>
<td><strong>9.9</strong></td>
</tr>
<tr>
<td><strong>Additional 20%</strong></td>
<td></td>
<td><strong>23.7</strong></td>
<td><strong>11.9</strong></td>
</tr>
</tbody>
</table>

Table 14: Projected demand for additional special purpose zoned land by 2031
Source: HHIPDA 2017
PART THREE
- STRATEGY AND FRAMEWORK

12. Introduction
Parts One and Two of this Strategy have informed where Dubbo is today and where we will be in the year 2031. Part Three brings together Parts One and Two to provide guidance as to how each respective employment lands precinct is best served to respond to identified trends and demand for floorspace and employment lands.

13. Planning Principles
The following Strategic Planning Policy Principles have been designed to enable the overall vision for the Dubbo Employment Lands Strategy to be achieved and provide guidance for future employment land development in Dubbo.

1. Strategically important employment lands are protected from incompatible rezoning’s, incompatible uses and land use conflict.

2. Maintain Dubbo as the major employment and service centre of the Orana region.

3. Maintain and support the CBD as Dubbo’s primary service and retail centre.

4. Structure Plans are prepared for undeveloped employment lands which consider opportunities and constraints to provide overarching guidance for development.

5. Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate Dubbo’s short-term, medium-term and long-term growth.

6. Investigate opportunities for additional employment lands in West Dubbo to balance where Dubbo’s residential development will occur in the future.

7. Infrastructure is appropriately planned to encourage sustainable development of employment lands.

8. Any proposals for new employment lands are adequately planned for to meet the long-term needs of Dubbo’s industry and community.

9. Facilitate revitalisation of existing employment lands precincts to meet the changing needs of Industry.

10. Encourage the clustering of industries which share similar synergies.

11. Proposed commercial zones are supported by an Economic Impact Assessment to ensure the activity centres hierarchy is protected and maintained.

12. Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure.

13. Maintain the efficiency of Dubbo’s key transport corridors.

14. Enable the development of dwelling houses in a manner which is cognisant with Council’s focus of small scale tourist related uses in the Camp Road precinct.
14. Dubbo’s Employment Land Precincts

14.1 Central Business District

The Central Business District (CBD) precinct consists of land zoned B3 Commercial Core and B4 Mixed Use. The precinct is Dubbo’s primary commercial precinct and is supported by the adjoining B4 Mixed Use development to the east, which provides a mixture of commercial, tourist, accommodation and residential development.

14.1.1 B3 Commercial Core

Rationale

The CBD comprises 71 hectares of B3 Commercial Core zoned land being bounded by Cobra Street, Darling Street, Bligh Street and Erskine Street. The CBD is considered to be a principle activity centre and contains two large shopping centres on Macquarie Street including Dubbo Square and the Riverdale Shopping Centre.

Dubbo Square contains 12,700m² of gross floor area of retail floor space anchored by major retail chains including Target (5,476m²) and Coles (3,723m²). Riverdale Shopping Centre is situated on the northern end of Macquarie Street and anchored by retail chains Woolworths (2,727m²) and Reading cinemas (2,058m²). It provides a further 1,046m² of floor space in 10 specialty retailers.

Outside of these two shopping centres, the major retail and commercial shopping includes Myer (7,000m²) and Brennan’s Mitre Ten (5,946m²) and also includes major employer Dubbo RSL (14,100m²).

Physical Characteristics

| Land Area: 71 ha | Vacant Area: 2.6 ha | Occupied Area: 68.4 ha | Gross Floor Area: 249,196m² |

Opportunities

- The CBD Precincts Plan is maintained and implemented.
- Planning controls are reviewed to encourage urban renewal and new residential investment in the CBD.
- Encourage the conservation of heritage buildings.
- Encourage better utilisation and connection between the shop fronts and the river frontages.
- Alternative forms of transport should be encouraged for access around the CBD area including non-motorised and renewable options.
- Consider how access and manoeuvrability for vehicles, pedestrians, cyclists and disabled can be improved throughout the precinct.
- Provide for suitable links between the CBD Precinct, Cultural Precinct, the Macquarie River Corridor and open space areas.
- Encourage the provision of public spaces that allow for further activation of the CBD.
- Facilitate alternative and short-term activities (such as placemaking) that add to the vibrancy and activity in the CBD.
- Encourage through urban design guidelines, the provision of mixed use and shop top housing to increase activity.
- Ensure new developments in the CBD that are consistent with the scale and importance of heritage items.
- Ensure Council policies encourage short-term activities and existing retailers.
- Ensure new buildings in the CBD area have active street frontages.
- Regulate development within the flood plain to be sympathetic to environmental constraints.
- Ensure development on main transport corridors do not impact on traffic efficiency.
- Ensure the CBD is maintained as the primary centre within the commercial centres hierarchy.
APPENDIX NO: 1 - DRAFT EMPLOYMENT LANDS STRATEGY

ITEM NO: PDEC19/8

Precinct Map 1: Central Business District B3

Key:
- Outline of Precinct
- R1 General Residential
- R3 Low Density Residential
- SP2 Infrastructure
- SP3 Tourist
- RE3 Public Recreation
- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- RE2 Private Recreation
- E3 Environmental Management
- W2 Recreational Waterways
- B5 Business Development
- B6 Enterprise Corridor
- IN2 Light Industry

DUNDIE REGIONAL COUNCIL – EMPLOYMENT LANDS STRATEGY DRAFT

PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE
Page 80
Precinct Guidance

Based on future demand projections out to the year 2031, Dubbo will have an undersupply of retail floorspace in the vicinity of 33,879m². The retail store types with the largest projected undersupply in the year 2031 includes supermarkets & grocery stores, specialty food stores, restaurants & cafes and department/discount stores. To ensure appropriately zoned commercial floorspace can be provided over the medium and long terms, investigations should be made with respect to identifying opportunities to expand the CBD. Such investigations could include an expansion into West Dubbo as shown in Precinct Guidance 1 and 2.

Alignment to Regional Plan 2036

Direction 10: Promote business and industrial activities in employment lands
Direction 12: Plan for greater land use compatibility
Direction 17: Conserve and adaptively re-use heritage assets
Direction 22: Manage growth and change in regional cities and strategic and local centres
Direction 23: Build the resilience of towns and villages
Direction 27: Deliver a range of accommodation options for seasonal, itinerate and mining workforces
Direction 29: Deliver healthy built environment and better urban design

Planning Principles

- Strategically important employment lands are protected from incompatible rezonings, incompatible uses and land use conflict;
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.1.2 B4 Mixed Use

**Rationale**

Adjoining the CBD is approximately 36 hectares of B4 Mixed Use zoned land. This area accommodates a diverse range of uses including residential, accommodation, commercial, education, medical and health uses.

This area is intended for small scale commercial uses which provides an area for up-start businesses to operate from until they reach a size which is more conducive to the B3 Commercial Core Area. Currently, to ensure commercial uses do not significantly impact residential living, gross floor areas for commercial development is limited in size under Local Environmental Planning provisions. In this regard, business and office premises are limited to a maximum gross floor area of 200m² and retail uses 150m². Whilst the precinct is still dominated by residential development, since the gazettal of the Dubbo Local Environmental Plan 2011 there has been a reasonable distribution between residential and commercial related development lodged with Council.

**Physical Characteristics**

| Land Area: 36 ha | Vacant Area: 0.7 ha | Occupied Area: 35.3 ha | Gross Floor Area: 16,600m² |

**Opportunities**

- Promote urban revitalisation and redevelopment as a mixed used area which supports the CBD as the primary commercial precinct.
- Protect and revitalise the heritage qualities of the area.
- To aid non-private transport convenience in the way of encouraging pedestrians, cyclist and public transport in the precinct by reinforcing appropriately developed land uses and improving the amenity of the area (i.e. shade, seating and better amenity).
- To provide and maintain appropriate pedestrian and non-motorised related transport links between the CBD and adjoining residential zone.
- Continuous to monitor the effectiveness of the commercial related gross floor area restrictions provisions within the Dubbo Local Environmental Plan 2011.
- Avoid unsuitable development which would adversely impact on residential and small-scale commercial uses.
- Planning controls are reviewed to encourage urban renewal.
- Provide suitable linkages between the adjoining CBD Precinct, Cultural Precinct, Open Space and Recreational Precincts.
- Ensure development located on Cobra Street does not impact on traffic efficiency.

**Alignment to Regional Plan 2036**

- Direction 10: Promote business and industrial activities in employment lands
- Direction 12: Plan for greater land use compatibility
- Direction 17: Conserve and adaptively re-use heritage assets
- Direction 22: Manage growth and change in regional cities and strategic and local centres
- Direction 23: Build the resilience of towns and villages
- Direction 27: Deliver a range of accommodation options for seasonal, itinerate and mining workforces
- Direction 29: Deliver healthy built environment and better urban design
Precinct Map 2: Central Business District B3

Planning Principles
- Maintain and support the CBD as Dubbo's primary services and retail centre.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.2 Orana Mall Precinct

Rationale
The Orana Mall precinct comprises B2 Local Centre, B6 Enterprise Corridor and SP3 Tourist zones. The precinct is adjoined by public open space, recreational areas and residential development.

Orana Mall is a self-contained indoor shopping centre providing 23,667m² of floor space anchored by major retail chains Big W (8,205m²) and Woolworths (3,794m²) and contains over 50 specialty stores. The Orana Mall shopping centre is the second largest commercial centre in Dubbo which underwent significant expansion and redevelopment in 2015.

The precinct has good exposure to major transport routes being Wheelers Lane and Wellington Road (Mitchell Highway). Wide variety of uses include vehicle services, accommodation, food and drink, emergency services and health services.

The Orana Mall Precinct is a second order centre in Dubbo, prescribed as a ‘Major Centre (Sub-Regional)’ within the Commercial Centres Hierarchy, which sits below the CBD as the ‘Principal Centre (Regional)’. It’s role is to support and complement Dubbo’s CBD as the Principal Centre by providing retail functions servicing the sub-regional area.

Physical Characteristics

| Land Area: 11.78 ha | Vacant Area: 0 ha | Occupied Area: 11.78 ha | Gross Floor Area: 42,455m² |

Opportunities
- Facilitate non-private transport convenience in the way of encouraging pedestrians and cyclists in the precinct by enhancing the pedestrian and cyclist access to the site whilst encouraging the use of the public (bus) transportation system.
- Encourage the precinct to develop a distinct character that complements rather than undermines the CBD precincts character and role.
- Encourage aesthetically pleasing development along Wheelers Lane, Windsor Parade and Wellington Road to complement the open space parklands and major transport route into Dubbo.
- Maintain the efficiency of Wheelers Lane and Wellington Road by encouraging vehicle access on Windsor Parade.
- Ensure this precinct maintains its place within the Commercial Activity Hierarchy.
- Ensure planning controls are maintained which prohibits the shopping centre floorspace expanding where the CBD would be undermined.
- Ensure the precinct does not expand further through the rezoning of additional land.
- Opportunity to facilitate pedestrian linkage between the precinct, adjoining residential areas and adjoining open space/recreational areas.
- Maintain public transport links between the precinct and the CBD.

Alignment to Regional Plan 2636
- Direction 10: Promote business and industrial activities in employment lands
- Direction 12: Plan for greater land use compatibility
- Direction 17: Conserve and adaptively re-use heritage assets
- Direction 22: Manage growth and change in regional cities and strategic and local centres
- Direction 23: Build the resilience of towns and villages
- Direction 27: Deliver a range of accommodation options for seasonal, itinerate and mining workforces
- Direction 29: Deliver healthy built environment and better urban design
Precinct Map 3: Orana Mall Precinct

Key:
- Outline of Precinct
- R1 General Residential
- R2 Low Density Residential
- R2 Local Centre
- Rd Enterprise Corridor
- IN2 Light Industrial
- SP2 Infrastructure
- SP3 Tourist

Planning Principles
- Maintain Dubbo as the major employment and serviced centre of the Orana region.
- Maintain and support the CBD as Dubbo’s primary serviced and retail centre.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate Dubbo’s short-term, medium-term and long-term growth.
- Encourage the clustering of industries which share similar synergies.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.3 Neighbourhood Centres

Rationale

Dubbo has eight (8) neighbourhood centres zoned B1 Neighbourhood Centre, spread throughout the urban area. The location of each neighbourhood centre is shown in Precinct Map 3. These are smaller scale centres which provide a variety of retail, business and community uses that serve the day-to-day needs of the local residential population.

Neighbourhood Centres provide convenient shopping to local residential and employment populations. They are generally small scale centres that provide a variety of retail uses, business premises or community uses. They are third order centres within the Dubbo commercial centres hierarchy.

<table>
<thead>
<tr>
<th>Neighbourhood Centre</th>
<th>Land Area</th>
<th>Vacant Area</th>
<th>Occupied Area</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mjall Street</td>
<td>0.59ha</td>
<td>0.27ha</td>
<td>0.28ha</td>
<td>7.30m²</td>
</tr>
<tr>
<td>Websdale Drive</td>
<td>0.4ha</td>
<td>0.4ha</td>
<td>0.5ha</td>
<td>8.14m²</td>
</tr>
<tr>
<td>Southlakes</td>
<td>0.2ha</td>
<td>0.2ha</td>
<td>0.3ha</td>
<td>0m² *</td>
</tr>
<tr>
<td>Boundary Road</td>
<td>1.1ha</td>
<td>0ha</td>
<td>1.1ha</td>
<td>24.40m²</td>
</tr>
<tr>
<td>Tamworth Street</td>
<td>0.8ha</td>
<td>0ha</td>
<td>0.5ha</td>
<td>2.48m²</td>
</tr>
<tr>
<td>Delroy</td>
<td>1.3ha</td>
<td>0ha</td>
<td>1.3ha</td>
<td>4.40m²</td>
</tr>
<tr>
<td>Victoria Street</td>
<td>0.8ha</td>
<td>0ha</td>
<td>0.8ha</td>
<td>1.50m²</td>
</tr>
<tr>
<td>Bourke Street</td>
<td>0.3ha</td>
<td>0ha</td>
<td>0.3ha</td>
<td>0.84m²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6.95ha</strong></td>
<td><strong>2.67ha</strong></td>
<td><strong>4.28ha</strong></td>
<td><strong>13.229m²</strong></td>
</tr>
</tbody>
</table>

* Southlakes is currently undeveloped, however has provision for up to 5,000m² GFA

Alignment to Regional Plan 2036

- Direction 10: Promote business and industrial activities in employment lands
- Direction 12: Plan for greater land use compatibility
- Direction 17: Conserve and adaptively re-use heritage assets
- Direction 22: Manage growth and change in regional cities and strategic local centres
- Direction 23: Build the resilience of towns and villages
- Direction 27: Deliver a range of accommodation options for seasonal, itinerate and mining workforces
- Direction 29: Deliver healthy built environment and better urban design
14.3.1 Myall Street

Rationale
The Myall Street neighbourhood centre is located on the corner of Myall Street and John Glenn Place in East Dubbo. The centre has a frontage to Myall Street, a rear car park and vacant land which could accommodate further development. It comprises 730m² of retail floor space in 5 tenancies and currently contains one vacant tenancy. The tenancies currently comprise a hair salon, butcher, Mini-Mart and laundrette.

Opportunities
- Encourage the formalisation of the off-street car park at the rear of the neighbourhood shopping centre.
- Support the centre as a public transport node for East Dubbo linking to other major commercial centres including the CBD.
- Encourage the revitalisation of the shopping centre.
- Potential for beautification and activation of the front paved area.

Precinct Guidance Map 3: Myall Street Neighbourhood Centre

Key:
- Outline of Investigation Area
- B1 Neighbourhood Centre
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation

Precinct Guidance
Consideration should be given as to whether this entire parcel is required to be zoned B1 Neighbourhood Centre, noting the total area is 0.59ha. Investigations should be made with respect to rezoning the vacant area north of the existing car parking area, potentially to a residential zone.

Planning Principles
- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.3.2 Websdale Drive

Rationale
The Websdale Drive neighbourhood centre is located within Eastridge, East Dubbo. Development consent was granted by Council in 2009 for a 1,000m² supermarket, however to date, this site remains vacant and undeveloped. The Myall Street neighbourhood centre is located approximately 800 metres to the south west.

Opportunities
- Investigate East Dubbo’s demand for a neighbourhood facility or the possible rezoning of the area to suit the demand of East Dubbo.
- Development of adjoining sites for medium density residential.

Precinct Guidance Map 4: Websdale Drive Neighbourhood Centre

Key
- Outline of Investigation Area
- B1 Neighbourhood Centre
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation

Precinct Guidance
The Websdale Drive B1 zoned land benefits from a reasonable size catchment with some 3,000 residents offering higher spending capacity located within a 1km distance. On this basis Websdale Drive offers an opportunity to service the local community north of the Myall Street B1 neighbourhood shopping precinct.

However, it is considered that the Myall Street neighbourhood shops are not performing to their full potential and the construction of a neighbourhood shop upon Websdale Drive could further diminish Myall Street’s ability to undergo revitalisation. Ultimately, it is considered that two neighbourhood shops are not required to service the East Dubbo residential catchment. It is therefore recommended that consideration be given to rezoning the Websdale Drive B1 Neighbourhood Centre zone to a suitable residential zone being R1 General Residential, or R2 Low Density Residential.

Such consideration for rezoning could also give due regards to the use and function of the RE1 Public Recreation land to the west.

Planning Principles
- Maintain and support the CBD as Dubbo’s primary service and retail centre.
14.3.3 Southlakes

Rationale

The Southlake’s neighbourhood centre is zoned B1 Neighbourhood Centre in the Dubbo LEP 2011, situated on Boundary Road in south-east Dubbo. The site is currently undeveloped and no Development Applications have been submitted. The proposed centre will have an approximate trade area of 10,000 residents by 2031. The centre has a size requirement of up to 5,000m² Gross Floor Area.

Opportunities

- Encourage the appropriate development of the neighbourhood centre in terms of built form, scale and design which compliments the adjoining residential estates.
- Encourage non-private transportation mechanisms such as pedestrian, cyclist and public transport.
- Manage land use conflict between future commercial and residential uses.

Precinct Map 5: Southlakes Neighbourhood Centre

Key:
- Outline of Precinct
- R1 General Residential
- R2 Low Density Residential
- B1 Neighbourhood Centre
- RE1 Public Recreation

Planning Principles

- Maintain and support the CBD as Dubbo’s primary service and retail centre.
14.3.4 Boundary Road

Rationale
The Boundary Road neighbourhood centre is located in South Dubbo adjacent to the junction with Fitzroy Street. It includes the South Dubbo Tavern (1,040m²), a medical centre (520m²) and a further 10 specialty shops (880m²) including Australia Post, chemist, florist and a number of food and drink premises.

Opportunities
- Encourage revitalisation of the shopping centre and streetscape.
- Encourage access of non-motorised transportation such as pedestrian, cyclist linkages from adjoining residential areas to the centre.
- Identify improved parking and traffic management in the precinct.
- Extend trading hours for the food and drink and business premises.
- Protect and support the role of the centre in providing convenience shopping to the local catchment area.
- Act as a transportation node for the immediate area.
- Prepare site specific Development Control Plan for Neighbourhood Centres.
- Minimise land use conflicts with adjoining residential areas.

Precinct Map 6: Boundary Road Neighbourhood Centre

Planning Principles
- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.3.5 Tamworth Street

Rationale

This Tamworth Street neighbourhood centre is situated in South Dubbo between Jubilee and Sterling Streets. It provides 2,481m² of retail floor space in 13 tenancies and is anchored by an IGA supermarket (1,030m²). It also contains a variety of convenience focused uses such as hairdressers, newsagent, food and drink premise (coffee shop) and a pharmacy.

Opportunities

- Encourage non-private transportation mechanisms such as pedestrian, cyclist and public transport.
- Improve the amenity of the streetscape.
- Identify improved parking and traffic management in the area.
- Protect and support the role of the centre in providing convenience shopping to the local catchment area.
- Prepare site specific Development Control Plan for Neighbourhood Centres.
- Minimise land use conflicts with adjoining residential areas.

Planning Principles

- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Facilitate revitalisation of existing employment lands precincts to meet changing needs of industry.
14.3.6 Delroy

**Rationale**

Delroy Park is a new neighbourhood centre serving the surrounding residential catchment in West Dubbo. Delroy Park comprises 4,400m² of shopfront floor space of which 3,600m² (86%) relates to retail floor space. Delroy Park is anchored by Woolworths (2,500m²) and contains other retailers including a chemist, liquor store, bakery, Australia Post and a medical centre. It is a modern and well used centre having been constructed in 2010.

The centre serves as a convenience centre primarily for West Dubbo residents. With continued residential growth in south West Dubbo, the performance of Delroy Park will continue to improve with increased patronage.

**Opportunities**

- Encourage non-private transportation mechanisms such as pedestrian, cyclist and public transport.
- Act as a transportation node for the immediate area.
- Protect and support the role of the centre in providing convenience shopping to the local catchment area.
- Prepare site specific Development Control Plan for Neighbourhood Centres.

![Precinct Map 8: Delroy Neighbourhood Centre](image)

**Planning Principles**

- Maintain and support the CBD as Dubbo’s primary service and retail centre.
14.3.7 Victoria Street

**Rationale**

The Victoria Street neighbourhood centre is located in West Dubbo adjacent to the Victoria Street/Whylandra Street intersection. Victoria Street provides around 1,500m² of Gross Floor Area (retailing) anchored by an IGA Supermarket (908m²). The Victoria Street neighbourhood shops underwent external refurbishment to the shop fronts including rebranding, with this somewhat improving its streetscape appearance.

**Opportunities**

- Encourage non-private transportation mechanisms such as pedestrian, cyclist and public transport.
- Improve the amenity of the streetscape.
- Identify improved parking and traffic management in the area.
- Protect and support the role of the centre.
- Prepare site specific Development Control Plan for Neighbourhood Centres.
- Minimise land use conflicts with adjoining residential areas.
- Improve vehicle access to rear carparking areas.

---

**Precinct Map 9: Victoria Street Neighbourhood Centre**

**Key:**
- Outline of Precinct
- R1 General Residential
- B1 Neighbourhood Centre
- B6 Enterprise Corridor
- S2P Infrastructure
- SP3 Tourist

---

**Planning Principles**

- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.3.8 Bourke Street

**Rationale**

Bourke Street is a neighbourhood centre situated just north of the Dubbo CBD. The site comprises seven tenancies and is located on a major transport link, being the Newell Highway (Bourke Street). It performs the role of a local shopping centre providing convenience goods and services to North Dubbo residents, employees in the nearby industrial area and passing motorists.

**Opportunities**

- Protect and support the role of the CBD by providing local convenience shopping and services.
- Parking, traffic and pedestrian movement is managed with a view to improving. Pedestrian access is currently hindered due to it being adjacent to the Newell Highway.
- Revitalisation of the streetscape appearance would assist with further patronage and investment.
- Consolidation of development.
- Prepare site specific Development Control Plan for Neighbourhood Centres.

**Precinct Guidance**

Given its relatively close proximity to the CBD, the role of the Bourke Street Neighbourhood Centre should remain as local convenience centre providing goods and services for local residents, local workers and passing motorists. Consolidation and revitalisation should be considered over expansion in at least the short to medium term. Patronage would be improved with improved pedestrian access, however consideration would need to be given to manage the safety of pedestrians and motorists against the overall efficiency of the highway.

---

**Precinct Map 10: Bourke Street Neighbourhood Centre**

**Planning Principles**

- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.3.9 North West Urban Release Area Neighbourhood Centre

Rationale

The North West Urban Release Area is located on the North Western fringe of Dubbo’s urban area. It is identified as a residential growth area which is expected to see continued development and growth over the next 30 years.

Opportunities

- Investigate provision for convenience shopping for future local residential growth area.
- Encourage the appropriate development of the neighbourhood centre in terms of built form, scale and design which compliments the future adjoining residential estate.
- Encourage non-private transportation mechanisms such as pedestrian, cyclist and public transport.
- Future neighbourhood centre to be in a suitable location that enables effective access and linkages.
- Investigation of a mixed use zone to support the precinct.
- Future neighbourhood centre and mixed use zones are supported with suitable vehicle, pedestrian and cycle linkage.
**Precinct Guidance**

a) Neighbourhood Centre

This area will see approximately 2,600 dwellings developed over the next 30 years with an estimated population catchment of 7,500 people. Given the trend of smaller supermarkets to be located on residential fringe areas to provide convenience shopping, the anticipated population catchment would likely warrant a neighbourhood shopping centre to be provided within the North-West Urban Release Area. It is therefore recommended that consideration be given to providing a future B1 Neighbourhood Centre zone within a suitable location once a sufficient level of residential development has been developed which would warrant local convenience shopping.

b) Mixed zone use

Noting the significant residential growth of this area over the next 30, it recommended that a mixed use zone, such as the B4 Mixed Use zone, be investigated for this precinct. A mixed use zone in this location could provide compatible small-scale commercial development allowing opportunities for people to work close to their homes whilst also providing services to support the precinct. Any future mixed use zone should be considered as part of any future Structure Planning process with a view to allow a sufficient level of residential development to materialise within the north-western residential precinct to ensure such zone can succeed through the support of a suitable population catchment.

Any future investigation of a mixed use zone in this precinct should be considered within the Structure Planning process for the North-West Urban Release Area, particularly noting its relationship to the recommended B1 Neighbourhood Centre as well as future transport links within the Transportation Strategy.

Additionally, planning controls relating to the maximum floor space requirements for commercial uses including retail, business and office premises, should be considered in relation to providing sufficient employment opportunities and services for this area.

**Planning Principles**

- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Investigate opportunities for additional employment lands in West Dubbo to balance where Dubbo’s residential development will occur in the future.
- Any proposals for new employment lands are adequately planned for to meet the long-term needs of Dubbo’s industry and community.
- Proposed commercial zones are supported but an economic impact assessment to ensure the activity centred hierarchy is protected and maintained.
14.4 Enterprise Corridors
Dubbo has two (2) B6 Enterprise Corridor precincts which are located along Victoria Street in West Dubbo and Bourke Street in North Dubbo.

14.4.1 Bourke Street
Rationale
Bourke Street B6 Enterprise Corridor Precinct comprises Dubbo’s ‘auto-alley’ with a significant number of automotive related uses. Tenancies in this area are dominated by vehicle sales, vehicle servicing, vehicle smash repairs and retail automotive shops. The precinct has seen some redevelopment, particularly to the existing vehicle sales premium, with construction of new showroom.

Physical Characteristics

| Land Area: 21.06ha | Vacant Area: 0.27ha | Occupied Area: 20.79ha | Gross Floor Area: 6,770m² |

Opportunities
- Encourage the use of rear or side lanes for delivery access.
- Identify areas of land use conflicts (light industrial and residential) to help limit the impacts of these conflicts.
- Investigate the viability of expanding the B6 Enterprise Corridor east into River Street.
- Potential for revitalisation and beautification.
- Potential for redevelopment given its prominent exposure on a major transport route.
- Regulate development within the flood plain to be sympathetic to the environmental constraints.
- Investigate opportunities to integrate the proposed River Street bridge with Bourke Street (Newell Highway).
- Encourage high quality development along Bourke Street as a main entry point to the City.
- Investigate opportunities to resolve parking and traffic issues.
- Ensure development on main transport corridors do not impact on traffic efficiency.
- Ensure the CBD is not undermined through inappropriate development.

Alignment to Regional Plan 2036
Direction 10: Promote business and industrial activities in employment lands
Direction 12: Plan for greater land use compatibility
Direction 17: Conserve and adaptively re-use heritage assets
Direction 22: Manage growth and change in regional cities and strategic and local centres
Direction 23: Build the resilience of towns and villages
Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces
Direction 29: Deliver healthy built environment and better urban design
Precinct Guidance
Investigate an expansion of the B6 Enterprise Corridor zoning east along River Street. The investigation will need to be supported by economic studies considering the demand and supply of this type of employment lands.

This is further expanded on in the North Dubbo Industrial precinct.

Planning Principles
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Maintain the efficiency of Dubbo's key transport corridors.
- Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure.
14.4.2 Victoria Street

Rationale
The Victoria Street B6 Enterprise Corridor Precinct contains a large proportion of automotive related uses including vehicle sales, servicing and hire. This is primarily as a result of its good visual exposure on a major transport route (Mitchell Highway).

Physical Characteristics

| Land Area: 4.82ha | Vacant Area: 0ha | Occupied Area: 4.82ha | Gross Floor Area: 17,570m² |

Opportunities
- Support the existing character of the precinct as a vehicle sales and hire precinct.
- Monitor potential vehicle conflicts as Victoria Street functions as a highway.
- Ensure development does not impact on traffic efficiency of Victoria Street (Mitchell Highway).
- Develop a long term traffic management and parking plan for this strip.
- Improve the amenity of the streetscape through revitalisation and redevelopment.
- Monitor adjoining land uses with a view to minimise potential of land use conflicts.
- Encourage high quality development along Victoria Street as a main entry point to the city.
- Ensure the CBD is not undermined through inappropriate development.
- Commercial and light industrial development with side or rear vehicle access through residential streets have due regard to impact on amenity.

Alignment to Regional Plan 2036
Direction 10: Promote business and industrial activities in employment lands
Direction 12: Plan for greater land use compatibility
Direction 17: Conserve and adaptively re-use heritage assets
Direction 22: Manage growth and change in regional cities and strategic and local centres
Direction 23: Build the resilience of towns and villages
Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces
Direction 29: Deliver healthy built environment and better urban design
Precinct Map 12: Victoria Street Enterprise Corridor

Precinct Guidance
This precinct has a small number of dwellings which are operating under existing use rights. Additionally, the precinct adjoins an established residential area to the north and south.

It is recommended that a buffer be created between the precinct and the adjoining residential areas. Given the residential areas are established, a buffer will assist with minimising land use conflicts. Additionally, it is recommended that opportunities to remove existing dwellings from the precinct are taken to minimise land use conflict.

Planning Principles
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate Dubbo’s short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.5. Bulky Good Precincts

14.5.1 Cobra Street

Rationale

Cobra Street IS Business Development zone is a Major Activity Centre comprising of approximately 10 hectares of land. The site contains predominantly bulky goods retailing including Harvey Norman, The Good Guys and Fantastic Furniture. These major retailers attract a wider audience from the Orana region. The precinct has good exposure and access to the Mitchell Highway (Cobra Street).

Physical Characteristics

| Land Area: 10ha | Vacant Area: 2.2ha | Occupied Area: 7.8ha | Gross Floor Area: 26,352m² |

Opportunities

- Encourage interconnection of parking areas at rear.
- Establish a character for ready-made household-bulky goods.
- Adjoining light industrial to the south could be a supportive industry to this precinct.
- Lot areas are of a sufficient size to allow large format bulky retailers to be developed.
- Ensure high quality development is maintained along the road frontage.
- Ensure development does not impact on the traffic efficiency of Cobra Street.
- Ensure the CBD is not undermined through inappropriate development.
- Service and transport vehicle access is from Hawthorn Street where available.

Alignment to Regional Plan 2036

Direction 10: Promote business and industrial activities in employment lands
Direction 12: Plan for greater land use compatibility
Direction 17: Conserve and adaptively re-use heritage assets
Direction 22: Manage growth and change in regional cities and strategic and local centres
Direction 23: Build the resilience of towns and villages
Direction 27: Deliver a range of accommodation options for seasonal, itinerate and mining workforces
Direction 29: Deliver healthy built environment and better urban design
Planning Principles

- Strategically important employment lands are protected from rezoning’s, incompatible uses and land use conflict.
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Encourage the clustering of industries which share similar synergies.
- Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.5.2 West Dubbo

Rationale

West Dubbo BS Business Development zone contains approximately 2.29 hectares of land. The precinct contains a wide variety of uses including retail auto parts supply, light industrial uses, car wash, auto repair workshops, warehouses, emergency services (fire station), car sales and self-storage units.

Physical Characteristics

| Land Area: 2.29ha | Vacant Area: 0ha | Occupied Area: 2.29ha | Gross Floor Area: 8751m² |

Opportunities

- Minimise land use conflict arising between existing commercial and light industrial uses and nearby residential land uses.
- Investigate suitable zone for the precinct.
- Ensure development does not impact on traffic efficiency along Whylandra Street.
- Ensure the CBD is not undermined through inappropriate development.

Alignment to Regional Plan 2036

Direction 10: Promote business and industrial activities in employment lands
Direction 12: Plan for greater land use compatibility
Direction 17: Conserve and adaptively re-use heritage assets
Direction 22: Manage growth and change in regional cities and strategic and local centres
Direction 23: Build the resilience of towns and villages
Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces
Direction 29: Deliver healthy built environment and better urban design
**Precinct Guidance**

This precinct was identified for bulky goods industry in the Commercial Areas Development Strategy. However, the precinct now contains a wide variety of uses ranging from commercial to light industrial and is developed with limited potential to develop further. Given this strategy recommends that a B5 Business Development zone be investigated within the Airport Precinct it is considered appropriate for that area to become the primary consolidated area for bulky good uses in West Dubbo. Given its isolated location with unfavourable vehicle access from the highway, particularly for larger trucks and service vehicles, it is not an ideal location for the development of bulky good uses. Given the location of this precinct to the CBD, access to the highway and adjoins residential development, it would suit uses which have minimal impact on noise sensitive receivers, do not require large vehicle access from the highway and uses which support the CBD operations requiring a large floorspace.

It is recommended that consideration of a zone, such as B6 Enterprise Corridor, which is more conducive to the existing uses and that would encourage bulky good businesses to consolidate to existing or proposed B5 Business Development zones, be investigated.

**Planning Principles**

- Maintain Dubbo as the major employment and service centre of the Central West region.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.6 Cobbora Road and Erskine Street Commercial Precinct

Rationale
The precinct is zoned B5 Business Development and B6 Enterprise Corridor and is located immediately north of the CBD. The 12ha bulky goods precinct and 6.61ha Enterprise Corridor at Cobbora Road/Erskine Street is focused on the provision of wholesale trade related goods which may also sell to the public. The area is located over a major transport route, Erskine Street (Newell Highway and Golden Highway) and therefore businesses enjoy good exposure.

Physical Characteristics

| Land Area | 18.61 ha | Vacant Area | 3.67ha | Occupied Area | 14.94 ha | Gross Floor Area | 36,122 m² |

Opportunities
- Minimise land use conflict arising between commercial land use activities and residential land uses.
- Monitor potential vehicle conflicts on Erskine Street.
- Redevelopment of redundant and non-used railway sites.
- Beautification of the streetscape amenity.
- Regulate development within the flood plain to be sympathetic to the environmental constraints.
- Ensure the CBD is not undermined through inappropriate development.
- Uses with access on Mansour and Young Streets have due regard to residential development.

Alignment to Regional Plan 2036
- Direction 10: Promote business and industrial activities in employment lands
- Direction 12: Plan for greater land use compatibility
- Direction 17: Conserve and adaptively re-use heritage assets
- Direction 22: Manage growth and change in regional cities and strategic and local centres
- Direction 23: Build the resilience of towns and villages
- Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces
- Direction 29: Deliver healthy built environment and better urban design
Planning Principles

- Maintain Dubbo as the major employment and service centre of the Orana region.
- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure, and
- Maintain the efficiency of Dubbo’s key transport corridors.
14.7 Health, Well-being and Education Precinct

Rationale
The Health, Well-being and Education Precinct is zoned SP2 Infrastructure and SP3 Tourist and is located just under two kilometres or a three minute drive to the north-east of the Dubbo Railway Station. The precinct is bounded by the northern side of Cobbera Road and western side of McGrane Tony Place/Yarrandale Road. The Myall Street and Cobbera Road SP3 Tourist site is located to the south of Cobbera Road and north of Myall Street, containing self-serviced apartments and residential dwellings.

The precinct has seen significant development over recent years, particularly with the redevelopment of the Dubbo Base Hospital.

The precinct contains Dubbo Base Hospital, Dubbo Private Hospital, Charles Sturt University, Lourdes Hospital, Dubbo College Senior Campus and Sydney University of Rural Health. There is also TAFE Western, Macquarie Homestay and Manera Heights Apartments, Western College of Adult Education and Manera Plaza medical specialists all located in close proximity which support this precinct. The major land uses of health, aged care, education and accommodation related services, provided a combined floor area of 180,008m².

Physical Characteristics

| Land Area: 74.57ha | Vacant Area: 29.28ha | Occupied Area: 45.29ha | Gross Floor Area: 180,008m² |

Opportunities
- Creation of synergies between the various health, aged care, education and recreational uses.
- Facilitate the expansion of more private health and education related development within the precinct.
- Development of sporting facilities within the large undeveloped areas integrating with existing health and education facilities.
- Recognise the important relationship between the Health, Well-being and Education Precinct and the regional, sub-regional and urban locality.
- Provide appropriate infrastructure to facilitate the growth of the precinct.
- Ensure the transportation network is appropriate to encourage efficiency and ease of linkage within and to the precinct.
- Encourage non-private transportation methods such as pedestrian, cycling and public transportation systems.
- Encourage provision of services to support existing and future users of the Health, Well-being and Education Precinct such as accommodation and medical related business and industry private food services.
- Ensure an attractive and distinctive environment is provided for tourists and tourist operations.
- Support the Health, Well-being and Education Precinct with providing short-term accommodation.
- Provide interconnected transportation systems linking to the CBD.
- Activation of the area through onsite village style living which could include accommodation and support services including convenience shopping, food and drink.
- Resolve amenity conflicts with adjoining uses.
- Investigate provision of a Neighbourhood Centre to fulfill the daily needs of precinct users.

Alignment to Regional Plan 2036
Direction 5: Improve access to health and aged care services
Direction 6: Expand education and training opportunities
Direction 10: Promote and industrial activities in employment lands
Direction 19: Enhance road and rail freight links
Direction 20: Enhance access to air travel and public transport
**Precinct Guidance**

a) Mixed Use Zone

With health care and social assistance and education and training being Dubbo’s number one and number three largest employment sectors respectively, the Health, Well-being and Education Precinct is one of Dubbo’s most important Employment Lands Precincts, both with respect to the number of jobs generated and its service catchment being of a regional scale. The precinct includes Dubbo Base Hospital, Lourdes Hospital, Holy Spirit Aged Care, Charles Sturt University, Sydney University School of Rural Health, Dubbo Private Hospital and Dubbo College Senior Campus.

The Dubbo Base Hospital is currently undergoing significant redevelopment with continued government funding which is expanding the range of services, such as the development of the Western Cancer Centre. The redevelopment will cement the hospital as a major referral centre servicing Western NSW.

Additionally, significant sporting facilities including cycle track and velodrome and Western Region Institute of Sport complex are now planned in the precinct. These uses will create further opportunities for not only a regional sporting hub, but infrastructure, development and services to support this hub.

It is recommended that investigations be undertaken to create a suitable zone over the existing residential area located between the Dubbo Base Hospital site and Lourdes Hospital, with the vision to create opportunities for the Health, Well-being and Education precinct. Any potential zone should consider opportunities that include expanding and facilitating private health, education, accommodation and support services such as food and drink premises.

Noting the vision of this recommendation, consideration should be given to ensuring development of this area does not expand significantly outside of health, aged care, well-being, education and accommodation related development.

b) Site Specific Development Control Plan (DCP)

A site-specific Development Control Plan (DCP) should be implemented for the proposed mixed use zone area within Leonard and Caroline Street. This guidance is expected to provide future development in the area and a set of standards in which to measure that the amenity of the neighbourhood is protected. Some of the standards will include suitable provision of parking, landscaping, front street appearance, traffic and set-backs.

c) Macquarie Home Stay

Dubbo Macquarie Home Stay is currently being constructed on the land identified below. It provides affordable accommodation for those needing to be located in close proximity to the Dubbo Base Hospital. The land was residue as a result of the Yarrandale Road realignment and is zoned RE2 Private Recreation. Given stage 1 of the development has been constructed on the site and its intrinsic relationship to the adjoining Health, Well-being and Education Precinct, consideration should be given to zoning it SP3 Tourist. Such zone would allow Macquarie Home Stay to remain as a permissible land use but also allow any vacant or residue land to continue providing accommodation related development to support this precinct.

d) Precinct Plan

Discussions with stakeholders within the precinct indicate a desire for Council to further engage with property owners to provide synergy between all existing and future infrastructure and services and facilitate provision for future development which support the precinct. It is therefore recommended that a precinct plan be developed for the Health, Well-being and Education Precinct analysing constraints and opportunities with the ultimate aim of providing synergy between the existing and future health, aged care, education, sporting facilities, commercial and retail uses and facilitate further uses and development which supports the precinct. There is opportunity to provide future development guidance through the preparation of a precinct plan in consultation with stakeholders that takes a holistic view of opportunities for this precinct.
As part of the precinct planning process, consideration should be given to facilitating zones which reflect the recommendations of any future adopted precinct plan.

Additionally, whilst the SP2 Infrastructure zone best suits the requirements of the existing health, aged care and education facilities including Charles Sturt University and Dubbo College Senior Campus, any opportunities for uses outside of these could be supported and facilitated through a land use zoning change in line with any future adopted precinct plan.

e) Neighbourhood Centre

Investigations should be undertaken into the economic feasibility of allowing a neighbourhood centre in a consolidated area within the precinct to provide convenience shopping for visitors, residents and student population. Noting the intended growth of this precinct over the next decade, a neighbourhood centre would provide support and assist with the appropriate growth management of this precinct.

It is suggested that the area shown in blue on Precinct Map 6 could be suitable for this type of land use. The area is located centrally within the precinct allowing for greater accessibility. It is recommended that further investigations be made once the Precinct Plan is developed.

f) Myall Street and Cobbora Road Land Use

The area bounded by Myall Street, Cobbora Road and Barden Avenue has the opportunity to provide a significant supporting role to the Health, Well-being and Education Precinct. Noting the identified infrastructure planned in this precinct and number of employees which will be required to support such infrastructure, this area would suit provision for accommodation for both short and medium term stays as well providing higher density accommodation to support longer term stays and workers.

It is recommended that two separate zones be investigated for this area to provide a distinction between the short and medium term accommodation and higher density residential development and ensure the different forms of development are consolidated into defined areas. In this respect, the following comments are made:

i) The area contains an existing area zoned SP3 Tourist which comprises serviced apartments with approval to extend further east. Noting the significant growth potential of this precinct, consideration should be given to further extending this zone east along Cobbora Road (Golden Highway). It is considered that this is a long term action given there would appear to be a sufficient supply of SP3 Tourist zoned land in this location. However, it is recommended that development and growth of accommodation services within the existing SP3 Tourist zoned land be monitored with the zoning extension to be undertaken as required to support this precinct.

It is considered that the SP3 Tourist would be best located fronting Cobbora Road as identified in Precinct Guidance Map 6. The existing land zoned SP3 Tourist should be maintained with a view with this area to be developed prior to considering the SP3 Tourist land expansion.

ii) The existing residential zoned land not identified for SP3 Tourist, should be considered for higher density residential, such as R1 General Residential with a view to facilitate and support the workforce and student populations in this precinct. The higher density residential zone is better suited to this location given its access onto Myall Street and Barden Avenue which contain lower traffic volumes and therefore more appropriate for residential related vehicle access as well as not interfering with the traffic efficiency of the highway.

Both of the items identified above should be considered in conjunction with the preparation and adoption of the Precinct Plan.
Planning Principles

- Strategically important employment lands are protected from incompatible rezoning’s, incompatible uses and land use conflict.
- Maintain and support the CBD as Dubbo’s primary service and retail centre.
- Structure Plans are prepared for undeveloped employment lands which consider opportunities and constraints to provide overarching guidance for development.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate Dubbo’s short-term, medium-term and long-term growth.
- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
- Any proposals for new employment lands are adequately planned for to meet the long-term needs of Dubbo’s industry and community.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Encourage the clustering of industries which share similar synergies.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.8 Airport Precinct

Rationale
The precinct provides a total of approximately 67,108m² Gross Floor Area (GFA) of employment floor space, of which IN2 Light industrial zoned land comprised 27,303m² GFA containing transport, postal and warehousing uses while a further 8,450m² includes uses occupied by wholesale trade uses.

The precinct provides an additional 23,415m² GFA of employment floor space zoned SP2 Infrastructure, of which all was occupied by the Dubbo Regional Airport and Orana Juvenile Justice Centre.

The principle feature of this precinct is the Dubbo City Regional Airport which is one of the leading regional airports in Australia. The Dubbo City Regional Airport is strategically vital to the region, serving not only Western NSW but a large area of the Central West and north-west of the State. The Airport is the largest airport facility in the Orana and Central West Regions and provides services for a catchment in excess of 200,000 persons. The Airport also has significant general aviation activity with a total of 6,234 movements. The general aviation movements comprise charter, flight training, air-freight, air ambulance, aerial agriculture, parachuting, military and VIP flights. The Airport is also used for the purposes of refuelling transiting aircraft.

The airport precinct has recently seen significant interest from emergency services seeking to construct emergency services facilities in conjunction with existing airport facilities and infrastructure. The Rural Fire Services, State Emergency Services and Volunteer Rescue Association have either commenced or are planning emergency services facilities on the land with the Rural Flying Doctor Services undertaking an aeromedical facility.

Rural-Residential uses are present within the precinct reducing the development potential of these lots for industrial purposes while increasing potential for land use conflicts. Rural-Residential uses comprised 25% of the precinct (77.8 hectares).

Physical Characteristics

<table>
<thead>
<tr>
<th>Land Area</th>
<th>Vacant Area</th>
<th>Occupied Area</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>641.9 ha</td>
<td>232.4 ha</td>
<td>409.5 ha</td>
<td>67,108m²</td>
</tr>
</tbody>
</table>

Opportunities
- Enhance transportation links between key industrial areas and arterial roads.
- Uses are supported with the appropriate provision of infrastructure.
- Development which supports the Dubbo City Regional Airport as regionally significant infrastructure is encouraged.
- Monitor land uses and the potential for conflict.
- Encourage high quality development which does not impact the function of the airport.
- Structure plan be prepared to provide guidance for undeveloped land.
- Maintain the Dubbo City Regional Airport Masterplan.
- Development maintains the efficiency of Narromine Road (Mitchell Highway).
- Ensure Dubbo City Regional Airport is maintained as the regions major airport.
- Ensure surrounding development does not impact the airports Obstacle Limitation Surface.

Alignment to Regional Plan 2036
- Direction 20: Enhance access to air travel and public transport
- Direction 21: Coordinate utility infrastructure investment
- Direction 22: Manage the growth and change in regional cities and strategic and local centres
Precinct Guidance

a) Commercial Zone

Dubbo’s employment lands have largely focused towards Dubbo’s east being where the majority of residential development has occurred over the last 29 years. However, with a projected undersupply of commercial floorspace and the future of Dubbo’s residential development moving to the west, a commercial land supply should be considered in West Dubbo to meet demand over the long term.

The B5 Business Development zone allows a variety of permissible uses which would support and service the West Dubbo population catchment, nearby industrial zones and Dubbo City Regional Airport. The BS Business Development zone is flexible in allowing a mixture of large format commercial uses including bulky goods, warehouse and distribution centres as well as a range of light industrial uses including industrial training facilities, freight transport, passenger, transport and truck depots. This provides a good mixture of uses given its location adjacent to the Mitchell Highway.

Analysis in Part 2 of this report has shown that to meet the required industrial land supply demand in 2031, 53 to 80 hectares of industrial zoned land should be available for development. As there is currently 724 hectares of vacant/undeveloped industrial zoned land within the former Dubbo City Council area, there is an ample supply of industrial zoned land available to cater for future demands.

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

Prior to the rezoning of this land, an Economic Impact Assessment should be undertaken to ensure its impact on the employment land hierarchy is not significantly impacted.

<table>
<thead>
<tr>
<th>Key:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Outline of Investigation Area</td>
<td></td>
</tr>
<tr>
<td>RU1 Primary Production</td>
<td></td>
</tr>
<tr>
<td>R2 Low Residential</td>
<td></td>
</tr>
<tr>
<td>R5 Large Lot Residential</td>
<td></td>
</tr>
<tr>
<td>IN2 Light Industrial</td>
<td></td>
</tr>
<tr>
<td>IN3 Heavy Industry</td>
<td></td>
</tr>
<tr>
<td>BS Business Development</td>
<td></td>
</tr>
</tbody>
</table>

Precinct Guidance Map 7: West Dubbo Commercial Zone

b) Structure Planning

It is recommended that a structure plan be developed for the Airport Precinct. The airport land is currently subject to significant development of government related emergency services facilities with further opportunity for development in the future. Of the developed land within this precinct, 64% is attributed to transport, postal and warehousing uses with a further 28% attributed to wholesale trade uses.

Structure planning should be undertaken for this precinct to provide overarching guidance as to how the undeveloped land can be furthered in conjunction with existing development.

Future planning considerations within this precinct should consider opportunities to provide greater support to the Airport land through provision of air transport, warehousing and distribution and emergency services related development.

c) ICA 2 Airport Precinct (previously Mitchell/Rosedale)

The ICA 2 is located within the Airport Precinct as seen in Figure 14. ICA 2 was identified as a long term industrial expansion area given its location and access to the airport and highway. Its identified role was to allow the development of industries relating to the airport and its access to a highway. Such uses include air freight and transport, road transport as well as compatible light industrial and agricultural services.
Some of ICA 2 has been zoned industrial under previous Local Environmental Plans with approximately 222 hectares of identified ICA not zoned for industrial. Dubbo has a significant level of industrial zoned land with approximately 724 hectares of vacant/undeveloped land with 53 to 80 hectares required to meet future demand by the year 2051. Additionally, this precinct has approximately 232.4 hectares of vacant area. Given the oversupply of land both within the City and this precinct, consideration for ICA 2 should be investigated as a long term action.

Planning Principles

- Strategically important employment lands are protected from incompatible rezoning’s, incompatible uses and land use conflict.
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Structure plans are prepared for undeveloped employment lands which consider opportunities and constraints to provide overarching guidance for development.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Investigate opportunities for additional employment lands in West Dubbo to balance where Dubbo’s residential development will occur in the future.
- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
- Any proposals for new employment lands are adequately planned for to meet the long term needs of industries and growth management directions of the City of Dubbo.
- Encourage the clustering of industries which share similar synergies.
- Proposed commercial zones are supported by an Economic Impact Assessment to ensure the activity centres hierarchy is maintained.
- Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure.
14.9 Industrial Precincts

Rationale
There are four (4) distinct light industrial precincts spread throughout Dubbo as shown in precinct Map 12. These are discussed individually below.

14.9.1 Jannali and Depot Roads

Rationale
The precinct is zoned IN2 General Industrial and located approximately two and a half kilometres or a four minute drive to the north west of Dubbo Railway Station. The precinct has good connectivity and access to Dubbo town centre via Victoria Street and the Newell Highway.

In total the precinct comprises 36.2 hectares of industrial zoned land with 8.1 hectares or 22% being vacant or developed land as of 2017. All of the vacant lots were located within the northern section of the precinct along Jannali Road.

The precinct provides approximately 49,290m² GFA of employment floor space, of which 13,340m² or 27% can be attributed to transport, postal and warehousing uses. The next largest industry, by total floor space, was construction which occupied around 14,353m² GFA or 29%.

Physical Characteristics

<table>
<thead>
<tr>
<th>Land Area</th>
<th>36.3 ha</th>
<th>Vacant Area</th>
<th>14.7 ha</th>
<th>Occupied Area</th>
<th>21.6 ha</th>
<th>Gross Floor Area</th>
<th>49,706m²</th>
</tr>
</thead>
</table>

Opportunities
- Enhance transportation links between key industrial areas and arterial roads.
- Support industrial uses with appropriate provision of infrastructure.
- Monitor adjoining land uses and the potential for conflict.
- Industrial lots with direct access to railway infrastructure.
- Lots within the precinct have access to Jannali Road and Depot Road rather than directly onto the highway.
- Precinct contains a mixture of small and large sized lots allowing a range of different industrial uses.
- Larger sizes lots on Jannali Road should be protected when possible.

Alignment to Regional Plan 2036
- Direction 2: Grow the agribusiness sector and supply chains
- Direction 3: Develop advanced manufacturing and food processing sectors
- Direction 8: Sustainably manage mineral resources
- Direction 10: Promote business and industrial activities in employment lands
- Direction 19: Enhance road and rail freight links
Planning Principles

- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate Dubbo’s short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.9.2 East Dubbo Light Industrial

**Rationale**

The precinct provides approximately 107,461m² GFA of floorspace, of which around 10,400m² or 10% is vacant floorspace. Major land uses within the precinct, by total floorspace, were attributed to construction, occupying 23,970m² or 22% of total GFA, followed by transport and warehousing which occupied around 21,630m² or 20% of total GFA.

The precinct comprises a total of 93.8 hectares of industrial zoned land with 23.9 hectares or 25% being vacant or undeveloped land as of 2017. However, much of this vacant land is attributed to land identified for the Inland Rail Maintenance Facility, which will occupy a footprint of approximately 25 hectares. Of this 25 hectares, with 18 hectares is zoned IN2 Light Industrial. The remaining area is zoned a combination of SP2 Infrastructure, RE1 Public Recreation and RE2 Private Recreation, some outside of the precinct identified within the precinct.

**Physical Characteristics**

| Land Area: 93.2 ha | Vacant Area: 28.2 ha | Occupied Area: 65 ha | Gross Floor Area: 107,461m² |

**Opportunities**

- Most of the precinct has a good buffer between residential uses minimising land use conflict. This buffer should be maintained.
- Provide high quality aesthetically pleasing development along Wheelers Lane.
- Investigate the zoning of industrial land on Wheelers Lane to consider if any commercial zoning may be suitable.
- Ensure development does not interfere with the efficiency of Wheelers Lane.
- Monitor and manage land use conflicts with adjoining residential areas and dwellings in the precinct.
- Support the development of the Inland Rail Maintenance Facility once operational.
- Protect existing buffers on Mountbatten and Douglas Mawson Drivws to existing residential areas.

**Alignment to Regional Plan 2036**

Direction 2: Grow the agribusiness sector and supply chains
Direction 3: Develop advanced manufacturing and food processing sectors
Direction 8: Sustainably manage mineral resources
Direction 10: Promote business and industrial activities in employment lands
Direction 19: Enhance road and rail freight links
a) Commercial Zone

It is recommended that an investigation of the IN2 Light Industrial zoned land, as identified in the Precinct Guidance Map 9, be investigated with a view to rezing to a suitable commercial zone. The existing development within this area has appeared to become more closely aligned with that of a commercial zone. Given the locality is within close proximity to a residential area and Wheelers Lane, this would appear to be beneficial and presents an opportunity to support this trend. Noting that traffic volumes on Wheelers Lane are typically expected to increase over the long-term, there is an opportunity for commercial uses, integrating with light industrial uses. Additionally, given traffic volumes on Wheelers Lane, industrial development is not ideal as any increase in this form of development has the potential to impact the efficiency of Wheelers Lane.

b) Inland Rail Maintenance Facility

The Inland Rail Maintenance Facility is regionally significant infrastructure and expected to be fully operational by 2023. The proposed footprint extends outside of the precinct onto land zoned RE1 Public Recreation and RE2 Private Infrastructure. Additionally, the proposal includes the realignment of rail corridor. Once construction works are completed and operations commence, consideration should be given to investigating realigning the zoning over the footprint area to fit the use.

Planning Principles

- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Proposed commercial zones are supported by an economic impact assessment to ensure the activity centred hierarchy is protected and maintained.
- Preserve employment land that can accommodate relatively large floor plates larger sized lots with access to main road networks or rail infrastructure.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.9.3 North Dubbo Industrial:

Rationale
The precinct provides approximately 67,020m² GFA of employment floor space, of which around 285m² or less than 1% was vacant floor space.

Major land use activities within the precinct, by total floor space, were attributed to transport, postal and warehousing industries, occupying 19,510m² or 29% of total GFA following by construction industries which occupied around 14,740m² or 22% of total GFA.

Just less than five hectares of land is occupied by residential uses which are located within the southern proportion of the precinct. As such, there is potential for land use conflicts within this part of the precinct.

Physical Characteristics

| Land Area       | 57.7 ha | Vacant Area | 7.4 ha | Occupied Area | 50.3 ha | Gross Floor Area | 76,433 ha |

Opportunities
- Enhance transportation links between key industrial areas and arterial roads.
- Support industrial uses with appropriate provision of infrastructure.
- Monitor adjoining land uses and the potential for conflict.
- Encourage high quality infill development with appropriate built form, bulk and design.
- Regulate development within the flood plain to be sympathetic to the environmental constraints.
- Potential for River Street to become a more prominent transport route.

Alignment to Regional Plan 2036
- Direction 2: Grow the agribusiness sector and supply chains
- Direction 3: Develop advanced manufacturing and food processing sectors
- Direction 8: Sustainably manage mineral resources
- Direction 10: Promote business and industrial activities in employment lands
- Direction 19: Enhance road and rail freight links
Precinct Map 20: North Dubbo Industrial Precinct

Key:
- Outline of Precinct
- R1 General Residential
- R2 Low Density Residential
- R6 Enterprise Corridor
- IN12 Light Industrial
- SP2 Infrastructure
- RE1 Public Recreation
- C3 Environmental Management
- W2 Recreational Waterways
Precinct Guidance

a) Land use conflict
The industrial precinct continues to have a number of residential dwellings operating under existing use rights, additionally the precinct adjoins an established residential area. Industrial and residential uses in this context can typically result in land use conflicts. To reduce opportunities for land use conflict, it is recommended that opportunities to remove residential land uses within this area are undertaken.

Additionally, it is recommended that a buffer be investigated between the industrial precinct and the adjoining residential area to the south. The residential area is established and a buffer will assist with minimising land use conflicts.

b) River Street B6 rezoning investigation
Investigate the reduction of IN2 Light Industrial zoning in this precinct by the rezoning of a portion of River Street to B6 Enterprise Corridor. The existing uses in this area tend to align closer to that of a B6 Enterprise Corridor zone rather than IN2 Light Industrial. The investigation will need to be supported by economic studies considering the demand and supply of employment lands.

Planning Principles
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.9.4 South Dubbo Industrial

**Rationale**

The precinct provided approximately 44,966m² GFA of employment floor space, of which around 7,544m² or 17% was vacant floor space. The majority of this vacant floor space (6,500m² or 86%) was located within the former RAAF sub-precinct and was attributed to one of the two of the large hangars. The other hangar is being used for storage.

Major land uses within the precinct, by total floor space, were attributed to public administration and safety, occupying 8,310m² or 18% of total GFA and transport, postal and warehousing industries which occupied around 8,095m² or 18% of total GFA.

**Physical Characteristics**

<table>
<thead>
<tr>
<th>Land Area</th>
<th>Vacant Area</th>
<th>Occupied Area</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.3 ha</td>
<td>5.5 ha</td>
<td>17.8 ha</td>
<td>44,966m²</td>
</tr>
</tbody>
</table>

**Opportunities**

- Provision of a buffer between the industrial development and adjacent residential development to minimise land use conflict.
- Monitor adjoining land uses and potential land use conflict.
- Provide support to the BS Business Development zone located immediately to the north.
- Protect and enhance the heritage qualities of the RAAF Base site.
- Industrial related vehicle access considers the adjoining residential zone.

---

**Alignment to Regional Plan 2036**

- Direction 2: Grow the agribusiness sector and supply chains
- Direction 3: Develop advanced manufacturing and food processing sectors
- Direction 8: Sustainably manage mineral resources
- Direction 10: Promote business and industrial activities in employment lands
- Direction 19: Enhance road and rail freight links
Precinct Guidance

It is recommended that a buffer be created between the industrial precinct and the adjoining residential area to the South/South East. The residential area is established and a buffer will assist with minimising land use conflicts.

Planning Principles

- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.9.5 Basalt Road

Rationale
Basalt Road precinct is comprised of three lots, each zoned IN3 – Heavy Industrial. The precinct is located just under nine kilometres or an 11 minute drive to the south east of Dubbo Railway Station. The precinct is accessed via Basalt Road or Sheraton Road.

In total the precinct comprises 206.01 hectares of industrial zoned land with 129 hectares or 63% being vacant or undeveloped land. An extractive industry [quarry] is located within the western proportion of the precinct occupying 42.2 hectares of land. Immediately to the north another extractive industry [quarry] has commenced operations, however outside of the precinct.

Physical Characteristics

| Land Area | 206.01 ha | Vacant Area | 129 ha | Occupied Area | 77.01 ha | Gross Floor Area | 2,700m² |

Opportunities
- Support industrial uses with appropriate planning and provision of infrastructure.
- Monitor adjoining land uses and potential conflict.
- Future quarry operation will need to consider functioning transport route.
- Quarry operations do not extend further west which would impact residential growth areas.
- Consider environmental issues, particularly along Eulomogo Creek.

Alignment to Regional Plan 2036
Direction 2: Grow the agribusiness sector and supply chains
Direction 3: Develop advanced manufacturing and food processing sectors
Direction 8: Sustainably manage mineral resources
Direction 10: Promote business and industrial activities in employment lands
Direction 19: Enhance road and rail freight links
Precinct Guidance

Basalt Road Heavy Industrial Precinct contains an existing quarrying activity which has access onto Sheraton Road. The area should be monitored in terms of future quarry approval and respective life expectancies, given the significant residential development currently occurring and planned to occur to the west of the precinct.

In the long term this precinct may form part of Blueridge Commercial Park if future rezoning occurs as part of the identified ICA which would connect the two (2) precincts.

The long term function of this precinct should be investigated further particularly with respect to the existing quarry on the subject land (and immediately north) the potential for any further quarries on the eastern portion of the precinct, expanding residential estates to the west and the growth of Blueridge Business Park to the north.

Planning Principles

- Maintain Dubbo as the major employment and service centre of the Orana region.
- Structure Plans are prepared for undeveloped employment lands which consider opportunities and constraints to provide overarching guidance to development.
- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
- Encourage the clustering of industries which share similar synergies.
14.10 Blueridge

**Rationale**

Blueridge Estate includes land zoned B5 Business Development to the north and B7 Business Park to the south. The B5 zone is 37 hectares in size with approximately 9.94 hectares of land occupied by a mixture of bulky goods retailers, light industry, office premises, business premises, child care centres, depot and warehouses and two gymnasiaums.

The southern portion of Blueridge Estate, zoned B7 Business Park, is largely vacant with 82 hectares of land currently available for development. Recent development in this locality has largely been attributed to light industrial development.

There are two (2) dwellings located on the southern and eastern portions of the precinct, which would appear to original homesteads prior to the land being fragmented.

The eastern part of the Blueridge Business Park precinct is zoned IN2 Light Industry. This area is comprised of approximately 54.4 hectares of land. Development has occurred within the precinct.

**Physical Characteristics**

| Land Area | 173.4ha |
| Occupied Area | 50.3ha |
| Vacant Area | 123.1ha |
| Gross Floor Area | 28,683m² |

**Opportunities**

- Infrastructure is planned to allow development on vacant land to continue in a sustained manner.
- Good supply of land to enable the continued growth of Blueridge.
- Encourage high quality development with appropriate built form, bulk and design.
- Existing zone allows a wide variety of uses to re-locate to this precinct.
- Good transport linkages between the precinct and the adjoining highway and CBD.
- Future development has good road connections to allow future expansion onto other land within the precinct.
- Consider long term transport routes and their impact on the highway ensuring the efficiency of the Mitchell Highway.
- Ensure the CBD is not undermined through inappropriate use.
- Review existing Structure Plan for the precinct.

**Alignment to Regional Plan 2036**

- Direction 2: Grow the agribusiness sector and supply chains
- Direction 3: Develop advanced manufacturing and food processing sectors
- Direction 8: Sustainably manage mineral resources
- Direction 10: Promote business and industrial activities in employment lands
- Direction 19: Enhance road and rail freight links
Precinct Guidance

a) Structure Plan
It is recommended that the existing Structure Plan be prepared for this precinct is reviewed to ensure it is consistent with current and future planning trends and adopted land use Strategies. The Structure Plan review should be completed in the short term to allow for the continued development of the precinct in a sustainable manner.

b) ICA 1 Blueridge Precinct
The ICA 1 is located within the Blueridge Precinct as seen in Precinct Guidance Map 10. ICA 1 was identified within the strategy for the development of a business park and prestige light industrial park consisting of light manufacturing, warehouse and distribution and high-tech industries. This was primarily as a result of the location of the land adjacent to the Mitchell Highway. The precinct is now zoned B5 Business Development, B7 Business Park and IN2 Light Industrial under the provisions of the Dubbo LEP 2011. Blueridge Business Park, has become a growth area for light industrial and larger format commercial uses as a result of the larger lot sizes, close proximity to Dubbo’s centre, infrastructure and access to the Mitchell Highway.

At the present time, not all land within ICA 1 has been rezoned under previous Local Environmental Plans with approximately 248 hectares of identified ICA not zoned for industrial. Dubbo has a significant level of industrial zoned land with approximately 724 hectares of vacant/undeveloped land with 53 to 80 hectares required to meet future demand to the year 2031. Given the oversupply of land both within the City and this precinct, consideration for ICA 1 should be investigated as a long term action. In the long term, dependent on the further rezoning investigations, Blueridge and Basalt Road Precincts may become integrated into single larger precinct.
Precinct Guidance Map 11: Industrial Candidate Area 1 - Blueridge

Key:
- Outline of ICAs which have been rezoned
- Outline of ICAs which have not been rezoned
- RU1 Primary Production
- R2 Low Density Residential
- R3 Large Lot Residential
- IN2 Light Industry
- IN3 Heavy Industry
- SP2 Infrastructure
- RE1 Public Recreation
- RE2 Private Recreation

Planning Principles
- Maintain Dubbo as the major employment and service centre of the Orana region
- Structure plans are prepared for strategically important undeveloped employment lands
- Infrastructure is appropriately planned to encourage sustainable development of employment lands
- Encourage the clustering of industries which share similar synergies
- Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure
- Maintain the efficiency of Dubbo’s key transport corridors
14.11 Brocklehurst

Rationale

The precinct provides approximately 16,854m² GFA of employment floor space. Major land use within the precinct, by total floor space, were attributed to manufacturing industries, occupying 5,080m² or 37% of the total GFA followed by retail industries which occupied around 2,080m² or 18% of total GFA.

An existing extractive industry (quarry) is located within the precinct which has been granted approval to extend into the adjoining RU1 zone to the East of the precinct.

A large proportion of the precinct is vacant (approximately 35%). The precinct has a large frontage to existing railway infrastructure. The IN3 zoned land has minimal noise sensitive reccivers in the locality therefore suiting industry which create amenity issues.

Residential uses occupies just over 24 hectares of land within the precinct.

Physical Characteristics

| Land Area: 416.5ha | Vacant Area: 144.4ha | Occupied Area: 272.1ha | Gross Floor Area: 16,854m² |

Opportunities

- Industrial uses are supported with the appropriate provision of infrastructure.
- Monitor adjoining land uses and the potential for conflict, particularly with the nearby village of Brocklehurst.
- Aesthetically pleasing development is provided along major arterial roads.
- Heavy industrial land has direct access to railway infrastructure.
- Opportunity for development requiring access to rail infrastructure and large lots.
- Maintain traffic efficiency of the Newell Highway.
- Structure plan is prepared to provide overarching guidance for undeveloped land.
- Large amount of vacant land will form buffer to residential uses.

Alignment to Regional Plan 2036

Direction 2: Grow the agribusiness sector and supply chains
Direction 3: Develop advanced manufacturing and food processing sectors
Direction 8: Sustainably manage mineral resources
Direction 10: Promote business and industrial activities in employment lands
Direction 19: Enhance road and rail freight links
Precinct Guidance
A large proportion of the Brocklehurst Precinct is currently undeveloped.

a) Structure Plan
It is recommended that a structure plan be prepared to provide overarching guidance for the long term development of this precinct. This structure plan should be completed in the short-term to facilitate development of the precinct in an sustainable manner.

b) ICA 3 Brocklehurst
ICA 3 is located within the Brocklehurst Precinct as shown in Precinct Guidance Map 12. ICA 3 was identified within the strategy to provide industrial area for large scale primary processing and food manufacturers with a potential to take problem industries. The precinct contains IN2 Light Industrial and IN3 Heavy Industrial.

Some of ICA 3 has been rezoned under previous Local Environmental Plans with approximately 865 hectares of the identified ICA not zoned for industrial. There has been minimal industrial development within the IN3 zoned land over recent years and therefore still a sufficient supply of IN3 zoned land is available in this precinct. Dubbo has a significant level of industrial zoned land with approximately 724 hectares of vacant/undeveloped land with 53 to 80 hectares required to meet future demand to the year 2031. Given the oversupply of land both within the City and this precinct, consideration for ICA 3 should be investigated as a long term action.

Some portion of the IN3 zoned land has been developed as a quarry with expansions to the west currently being undertaken. Development of this quarry should be monitored. undertaken.

Precinct Guidance Map 12: ICA 3 Brocklehurst Precinct (previously named Mendooran/Talbragar)

Planning Principles
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Structure plans are prepared for strategically important undeveloped employment lands.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Encourage the clustering of industries which share similar synergies.
14.12 Yarrandale Road

Rationale
The precinct provided approximately 182,306m² GFA of employment floor space. Major land use within the precinct, by total floor space, were attributed to transport, postal and warehousing industries, occupying 77,745m² or 43% of total GFA followed by wholesale industries which occupied around 46,775m² or 26% of total GFA.

The precinct contains regional significant infrastructure through the Dubbo Regional Livestock Markets and the Fletcher International abattoirs. The area, in particular Purvis Lane, has seen substantial development with a focus on heavy vehicle maintenance, sales and service and also transport warehouse and distribution. There are opportunities facilitate the growth of these industries further within this precinct.

The precinct generally contains transport networks suitable for large vehicle access, particularly from the Newell Highway.

Physical Characteristics

| Land Area: 785.75ha | Vacant Area: 495.97ha | Occupied Area: 289.78ha | Gross Floor Area: 182,306m² |

Opportunities
- Enhance transportation links between key industrial areas and arterial roads.
- Support industrial uses with appropriate provision of infrastructure.
- Monitor adjoining land uses and potential conflict.
- Development which supports existing infrastructure such as railway, intermodal rail and road-train access.
- Structure plan to provide overarching guidance as to how the precinct can be developed in the future.
- Opportunities for development to take advantage of livestock infrastructure including Dubbo Regional Markets and Fletcher International Exports (abattoirs).
- Opportunities to facilitate further growth of heavy vehicle maintenance, sales and service and also transport warehouse and distribution in the precinct.
- Undertake improvement to road networks (Purvis Lane in particular) to facilitate growth in the heavy vehicle related development.
- Regulate development within the flood plain to be sympathetic to the environmental constraints.
- Opportunities to remove dwellings from the precinct where required to reduce potential amenity issues.

Alignment to Regional Plan 2036
Direction 2: Grow the agribusiness sector and supply chains
Direction 3: Develop advanced manufacturing and food processing sectors
Direction 8: Sustainably manage mineral resources
Direction 10: Promote business and industrial activities in employment lands
Direction 19: Enhance road and rail freight links
Precinct Guidance

a) Structure Plan

It is recommended that a structure plan be developed for Yarrandale Road Precinct. The area currently has substantial development along the west of Yarrandale Road and along Purvis Lane. However, there is a significant area of land zoned for industrial purposes which remains undeveloped. Structure plans should be prepared to provide overarching guidance for the future development of the precinct.

b) ICA 4 Yarrandale Road Precinct

ICA 4 is located within the Yarrandale Road Precinct as seen in Precinct Guidance Map 11. ICA 4 was identified given its location and access to existing road and rail infrastructure.

At the present time, not all land within ICA 4 has been rezoned under previous Local Environmental Plans with approximately 195 hectares of identified ICA not zoned for industrial. Dubbo has a significant level of industrial zoned land with approximately 724 hectares of vacant/undeveloped land with 53 to 80 hectares required to meet future demand to the year 2031. Given the oversupply of land both within the City and this precinct, consideration for ICA 4 should be investigated as a long-term action.

![Precinct Guidance Map 13: Yarrandale Road Precinct previous ICA 4]

**Planning Principles**

- Maintain Dubbo as the major employment and service centre of the Drana region.
- Structure Plans are prepared for undeveloped employment lands which consider opportunities and constraints to provide overarching guidance to development. Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
- Encourage the clustering of industries which share similar synergies.
- Preserve employment land that can accommodate relatively large floor plates (larger sized lots) with access to main road networks or rail infrastructure.
- Maintain the efficiency of Dubbo’s key transport corridors.
14.13 Tourist
14.13.1 Zoo and Camp Road

Rationale
This precinct contains the Taronga Western Plains Zoo which has traditionally underpinned Dubbo’s tourism industry as a major tourism attractor for the region. The Zoo has seen significant capital investment over the last decade with improvement to the visitor experience facilities as well as providing several accommodation options.

Development and investment along Camp Road has been mixed and hasn’t reached its projected strategic objective. Since 1998, a total of 46 Development Applications have been lodged on the SP3 Tourist zoned land south of Camp Road. 57% (24) of these Applications were tourist related, 33% residential related and 10% subdivision or infrastructure related. The take-up of the tourist related development has been low with only 15 of the approved 26 Applications proceeding to operational status. However, of those 15 that did proceed, only 7 of the Z5 properties on Camp Road are currently operating a tourist related development. These operational uses include recreational paintball, bed and breakfast accommodation, short to medium stay cabin accommodation, recreational pony rides, vineyard and observatory. Additionally, of note there is a function centre which is currently not operating however appears to be undergoing renovation by a new owner.

Analysis of development and investment trends on Camp Road since 1998 shows the start of a sharp downward trend around 2010-2012. Since 2010, only 4 Development Applications have been approved, with 3 proceeding to operate and only 2 currently operating. The downward trend coincides with the commencement of a major financial outlay from the state government at the Zoo.

The land south of Camp Road was envisaged in the Dubbo Commercial Areas Strategy 1997 as an area suitable for tourist and accommodation related development. Over the last two decades, this precinct has experienced both short and long term structural changes and consequently requires reconsideration of the overarching role of this precinct.

Given that over the last two decades this precinct has experienced structural changes, the overarching role of the SP3 Tourist zoned land along Camp Road will need to be reconsidered through consideration of the opportunities and issues discussed in detail over the following chapter. Noting that whilst it has been identified that tourist related development has stagnated, small-scale rural based tourist development still has a significant role to play along Camp Road and a focus on tourist should be maintained. Opportunities for the introduction of dwellings as a permissible form development to facilitate and support the development of small-scale rural based tourist development should be investigated.

Physical Characteristics

| Land Area: 1,099.2ha | Vacant Area: 449.3ha | Occupied Area: 649.9ha | Gross Floor Area: 17,720m² |

Opportunities
- Enable development of land on Camp Road whilst protecting biodiversity and cultural heritage.
- Ensure the precinct provides a buffer to the land zoned RU1 Primary Production to the south.
- Ensure agricultural activities to the south are protected from incompatible development.
- Ensure buffers between existing development including the zoo, vineyard, function centre, observatory, Morris Park Speedway and Paintball are sufficient so as not prejudice operations.
- The zoo is maintained as a significant attraction and is protected from incompatible development which would impact existing and future operations.
- Investigate suitable land uses for Camp Road to ensure activity and development are compatible and amenity impacts are minimised.
- Consider how existing and future development will be treated as a result of Camp Road being identified as a freightway in the Road Transportation Strategy to 2065.
- Consider position of Camp Road for unique or niche rural based accommodation in order to compete with the Zoo and centrally located accommodation.
- Topography provides natural noise mitigation for Morris Park Speedway activities.
- Investigate opportunities to improve linkages from the precinct to the CBD.
Issues
A summary of issues which could be surmised as to why Camp Road has not succeeded as a core tourist and accommodation area are as follows:

- Taronga Western Plains Zoo. The Zoo, which underpins Dubbo’s tourism industry as a major tourist attraction for the region, has seen significant investment over the last decade with approximately $52 Million worth of development being approved since 2008. Of this, $17 Million worth of development was approved in 2018 alone highlighting the significant short term investment in the Zoo. Additionally, the Zoo commenced investing in onsite accommodation with approximately $12.4 Million being invested since 2013. The Zoo’s significant investment in accommodation around 2013 directly coincides with a downward investment trend on Camp Road as shown in Figure 18.

- The Zoo’s accommodation provides experience and animal interactions as well as providing discounted package deals for visitors making the viability of private operators on Camp Road more difficult to compete with.

- Local Planning Provisions. The former Dubbo LEP 1998 – Urban Areas made provision for dwellings to only be a permissible form of development when ancillary to a tourist or visitor accommodation use. Following on from the Dubbo LEP 1998, the Dubbo LEP 2011 made in accordance with the standard instrument, made dwellings houses and bed and breakfast accommodation prohibited.

- Camp Road suffers from distance to the CBD. Dubbo’s existing accommodation in the CBD and along tourist strips benefit from access to city services such as restaurants, cafes and entertainment, have passing traffic visibility as well as good access to then Dubbo City Regional Airport and train station.

- A level of smaller scale accommodation have been developed on Camp Road. Discussions with property owners indicate provision of accommodation along Camp Road is difficult and viability is questionable given its distance from the CBD, competition with the zoo’s varied and integrated accommodation, competition with centrally located accommodation service providers, lack of embellishment and lack of visibility. It also competes with rural based accommodation such as farm stays and bed and breakfasts permissible in rural zones located throughout the LGA.

- Projections out to the year 2031 show Dubbo would require an additional 15,153m² of accommodation floor space. Two mixed use developments planned in the Dubbo CBD have the capacity for approximately 15,000m² of serviced apartment floor space and the Cattlemans Country Motor Inn continues to expand with another 19 units currently under construction. Additionally, it is recommended that additional SPS Tourist zoned land be investigated adjacent to the Health, Well-being and Education Precinct to capture visitor stays in close proximity to this growth area.

- Viability of tourist activity operations. The precinct contains some varied forms of tourist operations which appear to be operating effectively including the observatory, vineyard, Morris Park Speedway, the paintball field and recreational pony rides. However, discussions with property owners indicate there is difficulty in both proceeding with tourist ventures and then maintaining a viable tourist operation. Property owners stated that it was difficult to operate year round, there was a need to supplement the operations income, difficulty in accessing finance to undertake developments, lack of visibility, distance from the CBD and the need for private transport. The general consensus was there was a negative position towards Camp Road being a viable location for a full-time tourist attraction.

- The general view of the property owners was that the future of Camp Road was not large scale full-time tourist activities, rather unique smaller scale tourist activities operating on a part-time or seasonal basis. Additionally, property owners expressed they would be more inclined to invest in tourist related activities if:
  - They were able to finance against equity in their dwellings which they currently having difficulty achieving as dwellings are a prohibited use;
  - There was greater activation and embellishment of the area increasing patronage along Camp Road; and
  - Subdivide lots excess to their needs in order to access additional finance.
Figure 16: Timeline of Camp Road
Precinct Guidance

a) Future Role of Camp Road

The role of Camp Road is to provide a suitable strip of land which allows small-scale rural based tourist development that is not suitable for central urban areas which are compatible with semi-rural style residential living. The precinct should enable semi-rural style residential development to facilitate the activation and embellishment of the area in order to support small-scale rural based tourist development.

b) Land Use Zone

It is recommended that the SP3 Tourist zoned land south of Camp Road be investigated further with respect to analysing whether this is the most appropriate zone based on the future role of the precinct and Council’s objectives for the land.

c) Dwellings

It is recommended that dwellings become a permissible form of development on the land south of Camp Road.

d) Review of lot sizes

It is recommended that Council facilitate subdivision of large lots to both allow more manageable land parcels and excise unused land for additional capital. Noting that many property owners in this precinct continue to highlight issues with the ability to generate capital to undertake tourist related development ventures. This was predominantly as a result of dwellings being made a prohibited form of development in the SP3 Tourist zone complicating matters from a finance perspective with lending institutions. Given the area also lacks embellishment, somewhat as a result of stagnated development, new dwellings and property owners into the area could assist with embellishment of the precinct. Existing development which could potentially suffer through inappropriate buffers should be considered with determination of a minimum lot size.

e) Morris Park Speedway

Morris Park Speedway has operated on the south eastern side of Camp Road since the early 1940’s. Being a motorsport activity it is a significant noise generator. However, noise is somewhat mitigated with the natural topography assisting with noise reduction. Noise studies have shown that the 55 dBA noise contour is not a major constraint for the precinct. It is recommended that areas subject to noise impacts generated by Morris Park be formalised through planning provisions in the Dubbo Local Environmental Plan 2011.

f) Amenity

Given that Camp Road already contains 15 dwellings (including managers residences), major recreational facilities could potentially result in adverse amenity issues on existing residents in the locality. It is therefore considered this is not the most appropriate precinct for major recreational facilities which includes the likes to theme parks and sports stadiums. Consideration should be given to removing this form of development from the Camp Road precinct. The current provisions of the Dubbo Local Environmental Plan 2011 permit major recreational facilities in the RU1 Primary Production zone, which forms the largest zone percentage wise in the Dubbo Regional Local Government Area. It is therefore recommended that investigations be made with respect to removing recreational facilities (major) as a permissible use in the SP3 Tourist zone and making them a permissible land use in the RU2 Rural Landscape zone to provide additional options.

g) Road Transportation Strategy

Camp Road is identified as functioning as a future Distributor Road within the Dubbo Road Transportation Strategy to 2045. Whilst this strategy expects the southern freeway to be developed around the year 2045, Council is currently undertaking a further review of the Strategy and the demand for any future Distributor Road through the Camp Road precinct. On the basis of current analysis, this shows that the Camp Road link may not be required until at least 2040. However, this will continue to be reviewed in accordance with five (5) year reviews of the transportation strategy.
h) Structure Plan

It is recommended that the draft Structure Plan prepared for the precinct be finalised. The Structure Plan, with a to provide overarching guidance for the future development of this area, should identify constraints, existing development, opportunities for future tourist and semi-rural style development to minimise land use conflicts in the precinct and consider an appropriate minimum lot size. The structure plan should identify existing developments which could potentially suffer as a result of incompatible development through inappropriate buffers.

**Alignment to Regional Plan 2036**
- Direction 1: Protect the region’s diverse and productive agricultural land
- Direction 4: Promote and diversify regional tourism markets
- Direction 10: Promote business and industrial activities in employment lands
- Direction 12: Plan for greater land use compatibility
- Direction 25: Increase housing diversity and choice
- Direction 28: Manage rural residential development

**Planning Principles**
- Strategically important employment lands are protected from incompatible rezoning’s, incompatible uses and land use conflict.
- Maintain Dubbo as the major employment and service centre of the Orana region.
- Structure Plans are prepared for undeveloped employment lands which consider opportunities and constraints to provide overarching guidance for development.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate Dubbo’s short-term, medium-term and long-term growth.
- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
- Enable the development of dwelling houses in a manner which is cognisant with Council’s focus of small scale tourist related uses in the precinct.
14.13.2 Central Tourist Strips

Rationale
This tourist precinct is zoned SP3 Tourist and located along the Highway corridors leading into Dubbo. The zones run along the south of Cobra Street and along east and west of Whyandra Street. This precinct contains a high proportion of accommodation related development which benefits from a significant level of passing trade.

Physical Characteristics

| Land Area: 30.4 ha | Vacant Area: 5.3 ha | Occupied Area: 25.1 ha | Gross Floor Area: 79,241 m² |

Opportunities

- Maintain and enhance the established use of the precinct as a traveller service corridor.
- Ensure an attractive and distinctive environment for tourist and tourist operations.
- Manage the traffic volumes of the corridor without compromising passing trade.
- Resolve amenity conflicts with adjoining uses.
- Potential to support the CBD Precinct.
- Good exposure to highway corridor benefiting businesses requiring passing trade.
- Monitor and manage vehicle access and parking issues.
- Preserve and maintain heritage qualities on the RAAF Base site.
Precinct Guidance

In respect to existing structure at the former RAAF Base located within this precinct, this strategy acknowledges that the owners of the land have the ability to lodge a Development Application for adaptive re-use of heritage listed buildings under Clause 5.10 Heritage Conservation of the Dubbo Local Environmental Plan 2011. This clause allows Council to consider a Development Application for a use which may not ordinarily be permissible on the land, subject to the adaptive re-use and conservation of the heritage building.

However, any development for an adaptive re-use under Clause 5.10 Heritage Conservation that results in a business or commercial use must be accompanied by an Economic Impact Assessment (EIA), which has been prepared by a suitably qualified and experienced professional, justifying the proposed activity.

Planning Principles

- Maintain Dubbo as the major employment and service centre of the Orana region.
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Facilitate revitalisation of existing employment lands precincts to meet the changing needs of industry.
14.13.3 Tourist Spot Zonings

**Rationale**

The Dubbo Local Government Area contains several smaller sites zoned SP3 Tourist outside of the major strips and precincts. The SP3 Tourist sites include Bourke Street and Myall Street/Wheelers Lane.

The Bourke Street SP3 Tourist site is located on the corner of Bourke and Macleay Street’s containing accommodation services.

The Myall and Wheelers Lane contains accommodation services and a restaurant.

**Physical Characteristics**

<table>
<thead>
<tr>
<th>Council Facility</th>
<th>Land Area (ha)</th>
<th>Vacant Area</th>
<th>Occupied Area</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bourke Street</td>
<td>0.2 ha</td>
<td>0 ha</td>
<td>0.2 ha</td>
<td>1,085m²</td>
</tr>
<tr>
<td>Myall Street/Wheelers Lane</td>
<td>0.27 ha</td>
<td>0 ha</td>
<td>0.27 ha</td>
<td>715m²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>0.47 ha</strong></td>
<td><strong>0 ha</strong></td>
<td><strong>0.47 ha</strong></td>
<td><strong>1,800m²</strong></td>
</tr>
</tbody>
</table>

**Opportunities**

- Ensure an attractive and distinctive environment for tourist and tourist operations.
- Myall Street/Wheelers Lane - Support the Health, Well-being and Education Precinct in providing short-term accommodation.
- Manage amenity conflicts with adjoining uses.
- Bourke Street - Recognise the relationship between the adjoining B1 neighbourhood centre and this area.

---

**Alignment to Regional Plan 2036**

- Direction 1: Protect the region’s diverse and productive agricultural land
- Direction 4: Promote and diversify regional tourism markets
- Direction 10: Promote business and industrial activities in employment lands
- Direction 12: Plan for greater land use compatibility
- Direction 25: Increase housing diversity and choice
- Direction 28: Manage rural residential development
Planning Principles
- Ensure an adequate supply of appropriately located and serviced employment lands are maintained to facilitate short-term, medium-term and long-term growth.
- Ensure an adequate supply of appropriately located and services industrial, commercial, institutional and tourism lands is maintained to meet current and future demand.
14.14 Infrastructure

14.14.1 Council Infrastructure

Rationale

The Dubbo Regional Council owns a variety of facilities zoned SP2 Infrastructure used to service the Dubbo urban area. The facilities include the Whylandra Waste and Recycling Centre, Dubbo Water Treatment Facility and Bootherba Waste Water Treatment Facility. Whylandra Waste and Recycling Centre is located around 13.8 kilometres or a 13 minute drive to the north west of Dubbo Railway Station. With the facilities distance from Dubbo City contributing to its appropriateness for use as waste disposal/landfill.

The Dubbo Water Treatment Facility is zoned SP2 – Infrastructure and is located just under three kilometres or a seven minute drive to the south of Dubbo Railway Station. The facility fronts Macquarie Street, giving it good connectivity to other parts of Dubbo City.

The Bootherba Waste Water Treatment Facility is zoned SP2 Infrastructure and is located around five and a half kilometres or a seven minute drive to the north of Dubbo Railway Station.

Physical Characteristics

<table>
<thead>
<tr>
<th>Council Facility</th>
<th>Land Area (ha)</th>
<th>Vacant Area</th>
<th>Occupied Area</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whylandra Waste</td>
<td>0.2 ha</td>
<td>0 ha</td>
<td>0.2 ha</td>
<td>1,085m²</td>
</tr>
<tr>
<td>and Recycling Centre</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Treatment Facility</td>
<td>0.27 ha</td>
<td>0 ha</td>
<td>0.27 ha</td>
<td>715m²</td>
</tr>
<tr>
<td>Bootherba Waste</td>
<td>0.47 ha</td>
<td>0ha</td>
<td>0.47 ha</td>
<td>1,800m²</td>
</tr>
<tr>
<td>Water Treatment Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>825ha</td>
<td>0ha</td>
<td>825ha</td>
<td>5,275m²</td>
</tr>
</tbody>
</table>

Opportunities

- Consolidate infrastructure within existing SP2 Lands.
- Monitor population growth in respect to the demand for infrastructure facility.
- Support appropriate waste facilities to support the growth of the Dubbo Urban area.
- Provide appropriate infrastructure for the facility to function efficiently.

Alignment to Regional Plan 2036

Direction 1: Protect the region’s diverse and productive agricultural land
Direction 13: Protect and manage environmental assets
Direction 21: Coordinate utility infrastructure investment
Planning Principles

- Strategically important employment lands are protected from incompatible rezoning’s, incompatible uses and land use conflict.
- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
- Encourage the clustering of industries which share similar synergies.
14.14.2 NSW Railway and Kokoda Place

Rationale

SP2 Infrastructure zoned land outside of the major precincts and Councils ownership includes NSW Rail and Essential Energy.

The NSW Rail land is zoned SP2 Infrastructure and is in the immediate locality of the Dubbo Railway Station. The land is separated into four isolated areas which are connected by the SP2 Infrastructure zoning.

The land located at Kokoda Place is zoned SP2 Infrastructure and is a one minute drive or 1 kilometre from the Dubbo Railway Station. The precinct contains an Army Reserve building and several railway support buildings.

Physical Characteristics

<table>
<thead>
<tr>
<th>Council Facility</th>
<th>Land Area (ha)</th>
<th>Vacant Area</th>
<th>Occupied Area</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSW Rail</td>
<td>4ha</td>
<td>0.2ha</td>
<td>3.8ha</td>
<td>6228m²</td>
</tr>
<tr>
<td>Kokoda Place</td>
<td>1.1ha</td>
<td>0ha</td>
<td>1.1ha</td>
<td>1,651m²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5.1ha</strong></td>
<td><strong>0.2ha</strong></td>
<td><strong>4.9ha</strong></td>
<td><strong>7,879m²</strong></td>
</tr>
</tbody>
</table>

Opportunities

- Support the importance of the rail infrastructure for the economic prosperity of Dubbo.
- Provide appropriate infrastructure for the facility to function efficiently.
- Consolidate infrastructure within existing SP2 Lands.
- Monitor population growth in respect to the demand for this facility.
- Kokoda Place supports the community uses nature of the area.

Alignment to Regional Plan 2036

Direction 1: Protect the region’s diverse and productive agricultural land
Direction 13: Protect and manage environmental assets
Direction 21: Coordinate utility infrastructure investment
Precinct Map 30: NSW Railway and Kokoda Place SP2 Infrastructure Land

**Precinct Guidance**

Kokoda Place sub-precinct would appear to be used by the Army Reserve as a training facility and is zoned SP2 Infrastructure (Railway). As the use is not relevant to the railway or the rail corridor investigations should be made for a more appropriate zone for this lot.

**Planning Principles**

- Infrastructure is appropriately planned to encourage sustainable development of employment lands.
PART FOUR – IMPLEMENTATION

15. Implementing the Strategy

The Employment Land Strategy aims to ensure adequate demand and supply of commercial, industrial and special zoned land to facilitate the concentric growth of Dubbo employment lands. Implementation requires council staff, stakeholders and state agencies to commit to achieving the outcomes and recommendations made within the strategy. Dubbo Regional Council will play the primary role of facilitating the objectives and implementation of this document, utilizing statutory and strategic controls.

Recommendations made within this strategy allow future rezoning, structure plans and the general growth of employment lands progress in an orderly manner.

This section of the strategy will identify each recommendation, the reasons for the recommendations and will outline a basic implementation strategy for each key recommendation. Time frames for implementation are described as short, medium or long term. As the nature of population, employment lands and planning trends are constantly changing, Council wishes to focus on facilitating a flexible and practical approach to achieving these recommendations.

The anticipated phasing time frames within the table are as follows:

- **Short Term, 2019-2021**, this timeframe is anticipated to be completed within a 2 year period. These actions are considered a priority to direct the immediate growth of employment lands.

- **Medium Term, 2022-2027**, this timeframe is anticipated to be completed within a 5 year period. These actions are considered to be relatively major actions which require further analysis and investigation before delivery.

- **Long Term, 2028-2031**, this timeframe is anticipated to be completed within a 3 year period. These actions are considered to be major actions or relate to population trends which need to be monitored prior to delivery of these actions. Noting that these actions are based on current population and land demand and supply projections, it is recommended that further reviews of this strategy investigate these actions to ensure their continued appropriateness for Dubbo’s employment growth.

<table>
<thead>
<tr>
<th>Precinct Guidance</th>
<th>Comment</th>
<th>Anticipated Phasing</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBD Expansion</td>
<td>Investigate opportunities to expand the CBD to ensure sufficient retail floorspace supply is provided.</td>
<td>Long Term</td>
</tr>
<tr>
<td>Websdale Road B1 Neighbourhood Centre rezoning</td>
<td>Investigate the rezoning of the B1 zone to a residential zone.</td>
<td>Short Term</td>
</tr>
<tr>
<td>North West Urban Release Area Neighbourhood Centre</td>
<td>Investigate provision of a neighbourhood centre zone in the North-West urban release area.</td>
<td>Long Term</td>
</tr>
<tr>
<td>North West Urban Release Area Mixed Use zone</td>
<td>Investigate a mixed use zone in the NW URA.</td>
<td>Long Term</td>
</tr>
<tr>
<td>Melaleuca Street Neighbourhood Centre – rezoning investigations of undeveloped land</td>
<td>Investigations with respect to the undeveloped area at the rear of the neighbourhood shop should be undertaken with potential to zone to residential.</td>
<td>Short to Medium Term</td>
</tr>
<tr>
<td>West Dubbo – B6 Business Development zone</td>
<td>Investigate an appropriate zone for this precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Bourke Street – B6 Expansion East into River Street</td>
<td>Investigations should be made into the viability of expanding the B6 Enterprise Corridor east along River Street.</td>
<td>Short to Medium Term</td>
</tr>
<tr>
<td>Victoria Street Enterprise Corridor</td>
<td>Investigate buffer between precinct and residential areas. Also investigate opportunities to remove residential dwellings from the precinct.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Precinct Guidance</td>
<td>Comment</td>
<td>Anticipated Phasing</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Health, Well-being and Education Precinct – Mixed Use zone</td>
<td>Investigate a B4 mixed use zone for the R2 land adjacent to the Health, Well-being and Education Precinct to support the significant development occurring.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Health, Well-being and Education – Site Specific Development Control Plan</td>
<td>Preparation of a development control plan for the mixed use zone.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Health, Well-being and Education – Neighbourhood Centre</td>
<td>Investigate provision of a Neighbourhood Centre.</td>
<td>Short to Medium Term</td>
</tr>
<tr>
<td>Health, Well-being and Education Precinct – SP3 Tourist zone</td>
<td>Investigate extending the SP3 Tourist zone along Cobbora Road.</td>
<td>Long Term</td>
</tr>
<tr>
<td>Health, Well-being and Education Precinct – Macquarie Homestay</td>
<td>Investigate rezoning the land which Macquarie Homestay is located on, to SP3 Tourist.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Health and Education – Precinct Plan</td>
<td>Prepare a Precinct Plan over the Health, Well-being and Education Precinct to provide overarching guidance for the future development of this precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Airport Precinct – Commercial zone</td>
<td>Investigate a commercial zone in West Dubbo.</td>
<td>Medium to Long Term</td>
</tr>
<tr>
<td>Airport Precinct – Structure Plan</td>
<td>Prepare a Structure Plan over the Airport Precinct to provide overarching guidance for the development of this precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Airport Precinct – Industrial Candidate Area</td>
<td>Investigate whether any further industrial zoned land is required in this precinct.</td>
<td>Long Term</td>
</tr>
<tr>
<td>East Dubbo Industrial Precinct – Wheels Lane</td>
<td>Investigate rezoning the IN2 Light Industrial zoned land on western side of Wheelsers Lane to a commercial zone.</td>
<td>Long Term</td>
</tr>
<tr>
<td>East Dubbo Light Industrial – Inland Rail Maintenance Facility</td>
<td>Investigate zoning of land once Inland Rail Maintenance Facility is operational.</td>
<td>Medium Term</td>
</tr>
<tr>
<td>North Industrial Precinct – Land use conflict</td>
<td>Investigate opportunities to create a buffer between the industrial and residential precincts. Also investigate opportunities to remove residential dwellings from the precinct.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Basalt Road Precinct – Monitor Quarry Development</td>
<td>Quarry developments are monitored.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Blueridge – Structure Plan</td>
<td>Review existing Blueridge over the Structure Plan to provide overarching guidance for the development of this precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Blueridge Precinct – Industrial Candidate Area</td>
<td>Investigate whether any further industrial zoned land is required in this precinct.</td>
<td>Long Term</td>
</tr>
<tr>
<td>Brocklehurst Precinct – Structure Plan</td>
<td>Prepare a Structure Plan over the Brocklehurst Precinct to provide overarching guidance for the development of this precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Brocklehurst Precinct – Industrial Candidate Area</td>
<td>Investigate whether any further industrial zoned land is required in this precinct.</td>
<td>Long Term</td>
</tr>
<tr>
<td>Yarrandale Road Precinct – Structure Plan</td>
<td>Prepare a Structure Plan over the Yarrandale Road Precinct to provide overarching guidance for the development of this precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Yarrandale Road Precinct – Industrial Candidate Area</td>
<td>Investigate whether any further industrial zoned land is required in this precinct.</td>
<td>Long Term</td>
</tr>
<tr>
<td>Precinct Guidance</td>
<td>Comment</td>
<td>Anticipated Phasing</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Zoo and Camp Road Precinct - Land use zone</td>
<td>Investigate if SP3 Tourist is the most appropriate zone based on the future role of the precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Zoo and Camp Road Precinct - Dwellings</td>
<td>Implement the recommendation that dwellings become a permissible form of development on the land south of Camp Road</td>
<td>Short Term</td>
</tr>
<tr>
<td>Zoo and Camp Road Precinct - Review of lot sizes</td>
<td>Investigate a suitable minimum lot size for the precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Zoo and Camp Road Precinct - Morris Park Speedway</td>
<td>Implement changes into the Dubbo Local Environmental Plan 2011 to formalise areas subject to noise impacts.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Zoo and Camp Road Precinct - Amenity</td>
<td>Implement changes into the Dubbo Local Environmental Plan 2011 to remove recreational facilities (major).</td>
<td>Short Term</td>
</tr>
<tr>
<td>Zoo and Camp Road Precinct - Road Transportation Strategy</td>
<td>Review the Dubbo Road Transportation Strategy every five (5) years.</td>
<td>Long Term</td>
</tr>
<tr>
<td>Zoo and Camp Road Precinct - Structure Plan</td>
<td>Finalise Draft Structure Plan over the Zoo and Camp Road Precinct to provide overarching guidance for the development of this precinct.</td>
<td>Short Term</td>
</tr>
<tr>
<td>Central Tourist Strips – Former RAAF Stores Depot</td>
<td>Consideration of an Economic Impact Assessment for adaptive reuse.</td>
<td>Short to Medium Term</td>
</tr>
<tr>
<td>Railway and Kokoda Place – Kokoda Place rezoning</td>
<td>Investigate the rezoning of this land to a more appropriate zone.</td>
<td>Short Term</td>
</tr>
</tbody>
</table>
16. Monitoring

It is recommended this strategy generally be reviewed every 5 years to investigate changes in the economy, legislation, policies, community and development trends whilst examining demand and supply forecasts. The economy of Dubbo will be monitored by investigation of the employment characteristics and analysis of the forecasts. Planning legislation changes and planning trends will be monitored to facilitate the most modern and dynamic planning principals are implemented correctly and where appropriate. The communities vision for employment lands forms a critical component of public exhibition to encourage integration of Council policies and community views and aspirations.

The monitoring process is key in ensuring that the employment land strategy represents a living document creating synergies with Dubbo’s employment lands. The process will support the document ensuring relevant population demographics, legislation, employment trends and forecast are discussed to achieve the orderly growth of employment lands in the former Dubbo LGA.
Preliminary Camp Road Structure Plan

Background and Intent
To guide overall planning considerations in the Camp Road Precinct, Council has prepared a preliminary Camp Road Structure Plan. The role of the Structure Plan is as follows:

- To identify and recognise high level environmental constraints to development, including areas containing remnant vegetation.
- To identify the need for and the provision of buffer areas from tourist uses within the precinct and from rural land to the south.
- To consider the overall future vehicular access and movement network throughout the precinct.
- To ensure any development in the precinct does not impact the integrity and operations of existing tourist activities, including the Taronga Western Plains Zoo.
- To consider implications associated with the possibility of a future Distributor Road through the precinct connecting the Newell Highway to the Southern Distributor Road and ultimately the Mitchell Highway.
- To consider how dwelling houses could be planned for within the precinct, having regard to the objectives of the SP3 Tourist zone and the proximity of the land to the Taronga Western Plains Zoo.
- To ensure the precinct does not develop to a large lot residential density.
- To consider the most appropriate lot density having regard to identified constraints, buffer areas, future development in the precinct and the role of Camp Road.

Minimum Lot Sizes
The Structure Plan has identified two (2) distinct areas within the subject land, which have guided the lot size provisions. Due to topography and the operations of the Taronga Western Plains Zoo, the western end of the precinct is proposed to be provided with a minimum lot size for subdivision of five (5) hectares.

The eastern section of the precinct, which can have dwelling house locations outside of the 55dBa noise level associated with the Morris Park Speedway is proposed to be provided with a minimum lot size for subdivision of three (3) hectares.

The overall intent of the minimum lot size planning is to ensure lots are of a suitable size do as to allow for the provision of a dwelling house envelope and the potential for a tourist activity of a smaller scale, whilst providing for setbacks to adjoining neighbours and lands

Buffer Areas
Development within the Precinct will be guided by three distinct buffer areas. This includes a 100 metre buffer to the land zoned RU1 Primary Production to the south and a 100 metre buffer amenity buffer for development situated adjacent or within close proximity to tourist uses in the Precinct.

Morris Park Speedway
The Morris Park Speedway is located in the South-eastern corner of the Precinct. The Speedway has the potential to impact the overall development of land in the vicinity. The Structure Plan has mapped the 55dBa acoustic impact line for dwelling house development. However, dwelling houses situated outside of this area are likely to still require acoustic treatments to provide an appropriate level of residential amenity.
Preliminary Camp Road Structure Plan

Morris Park Speedway (cont.)

For the remaining lands to the north, any future residential or other development will be required to provide an acoustic assessment to Council for consideration, which has been prepared by a suitably qualified and experienced professional.

Future Distributor Road

The Dubbo City Transportation Strategy includes a proposal for a Distributor Road to connect the Newell Highway through Camp Road to the Southern Distributor and ultimately the Mitchell Highway. It is envisaged that this road will consist of two (2) lanes.

To ensure there is an appropriate setback and provision made for the road in the future, development shall be provided with a 30 metre setback to the Camp Road Road Reserve. This will also allow a suitable area to facilitate the development of future intersections and/or service roads into various sectors of the Precinct.

Taronga Western Plains Zoo

The Taronga Western Plains Zoo is situated to the north of the subject land. Part of the land immediately adjoining the Camp Road Precinct is currently used by the Zoo for technical activities, including a breeding program. This land is shown hatched in red on the Structure Plan map.
Submission 1 - Mr Michael Gough

Dubbo Regional Council
Strategic Planning Services
Strategic Planner
Lee Griffiths

12th November 2018
CC Stephen Wallace
Director Planning and Environment

To the Strategic Planner or who it may concern,

I wish to express my full support for any potential rezoning of all the SP3. Zoned land on the southern side of Camp Road and the land adjoining “Morris Park” on Obley road.

I have lived on Camp Road since 2002 and we were lucky enough to obtain a dwelling entitlement.

The Tourism zoning has achieved little in the past 16 years and has been the cause of various tourism business failures on the road. The restrictive nature of the Zoning doesn’t allow any residential uses at all without a supporting tourism venture.

It seems a logical step for Local Council to utilise the already connected reticulated treated town water and reticulated town sewer for the future expansion of rural residential uses.

My role as a local Property Valuer has exposed me to the opinions of the general market place for residential property. Rural residential holdings are in high demand and with our ageing population and the influx of retired farming families there is a need for smaller rural holdings with town services. These "cashed up" farmers bring many benefits to our local region including employment, rate paying and spending on goods and services.

Rezoning Camp road to allow for residential uses with a minimum lot size down to say 2 HA will allow future expansion to occur. This will in no way affect the tourism operations of the Zoo and its supporting tourism businesses.
I feel the expansion of Dubbo to the East is moving the City further away from the hub or CBD. Expansion of residential developments to the West and South West will allow for a better long term strategy of growth.

I may never relocate from my property at 29L Camp Road, but the restrictive zoning currently in place will never allow any of the current owners in the SP3 zone to carry out any further development of their land. This zoning has and will never work on Camp Road and as can be seen by the failed ventures present and past. "Mums and Dads" investors simply can’t raise the funding and adhere to the strict and onerous conditions spelt out in the SP3 Zoning regulations.

On another point, with the Banking Royal Commission currently underway it is becoming increasingly difficult for residential property owners to obtain finance. This is especially important for the residents on Camp road who don’t operate a tourism venture. When a lending institution (Bank) take security over a property it is now very hard to obtain finance because a residential dwelling is technically PROHIBITED and not a legally permitted use in that Zoning. This disadvantages residents on Camp Road because it attracts sometimes higher interest rates to cover the banks additional risk when lending in a “commercial” zone. Again, another reason for rezoning to a residential or rural residential area.

I’m glad Council has recognised this area and the need for revisiting the zoning and legally permitted uses on Camp and Obley Road. I sincerely hope you consider all of our submissions and keep us informed during the process.

Regards Michael Gough

Michael Gough  AAPI CPV
Certified Practising Valuer
B.Com (Land Economy)
Submission 2 - Mr and Mrs Rindfleish

11 November 2018

The General Manager
Dubbo Regional Council
PO BOX 81
DUBBO NSW 2830

Dear Sir/Madam

Submission on Draft Employment Lands Strategy

We are writing to lodge a submission on your draft Employment Lands Strategy, particularly Section 12.7, Health, Well Being and Education Precinct. Your recommendation is to convert the low density residential area including Caroline and Leonard Streets, and Finhill Parade, to Mixed Use. We strongly object to this recommendation.

We understand this document is about providing land that will support Dubbo's economy, especially in providing opportunities for employing Dubbo's workers. We have read the list of principles and opportunities for employment in the area on Page 35 of the Strategy document, which are commendable. However, they do not include any provision to secure the interests of people who have deep roots in this area. For example, we built our house in Caroline Street 53 years ago. In this house we brought up five children who now live frequently with their own families, including the two who no longer live in Dubbo. Many of the residents around these three streets have a similar history.

The area has always been quiet and family-oriented, and when our families gather we enjoy the peace of mind, safety and security afforded us by this neighbourhood. If different types of development are allowed here, this quiet enjoyment and security will inevitably disappear. There will be more traffic on the roads and more people around who don't call the area home, creating noise and major inconvenience.

We understand as well, that the developments that are to be preferred, according to the Strategy, will be connected with the hospitals and University in the area. But this is only a strategy and is not enforceable. If this area is rezoned to Mixed Use, when development applications are considered by Council, residents will be at the mercy of vested interests and businesses whose primary concern is their profit.

We have been advised by one of your own planners that our property values will increase, as if this is a positive outcome. However, increased property values are only an advantage for those interested in selling, which is not what we want to do. For us, the increased property values will mean an increased burden on our previous through the resulting higher rates.

Finally, this document is intended as a strategy to support employment. The type of development that is recommended for this area, however, is unlikely to employ many. On the other hand, it is likely to service a large clientele. The negative impact of these developments on our neighbourhood will be totally out of proportion to the number of people who are likely to be employed. This recommendation does not contribute significantly to the objectives of the strategy.

We hope that these concerns will be taken into account by the planners and councillors before the Strategy is finalised.

Yours faithfully,

[Signature]

R & M Rindfleish

[Handwritten Signature]
Submission 3 - Mr Grant Everingham

In accordance with the Personal Information Protection Act 1998, written submissions received by Council containing personal information may be made public when the matter goes before the Council for determination, as it may be included in the Council Business Papers. Persons have the right to remain anonymous if they so choose by refraining from submitting the personal information; however, the submission may be given less weight in the overall assessment and determination process.

dubbo.nsw.gov.au
(02) 6801 4000
- Cnr Church and Darling Street, Dubbo
PD Box 81, Dubbo NSW 2830
Submission 4 - Ms Chris Barber

Public exhibition closes: Friday 21 December 2018

Name: Chris Barber

Address:

Lawsen and Obby, Camp Road Be 22-2020

TO SUB

xminimo nat size of 1 acre blocks or less

Given the amount of tourist related businesses going broke or having to sell in the area the zoning change is long overdue.

In accordance with the Personal Information Protection Act 1998, written submissions received by Council containing personal information may be made public when the matter goes before the Council for determination, as it may be included in the Council Business Papers. Persons have the right to request anonymous listing are chose by retracing from submitting the personal information; however, the submission may be given less weight in the overall assessment and determination process.

Contact:

dubbo.now.gov.au

(02) 6881 4000

- Cnr Church and Darling Street, Dubbo

PO Box 84, Dubbo NSW 2830
**Submission 5 - Mathew Bender**

<table>
<thead>
<tr>
<th><strong>Public exhibition closes:</strong></th>
<th>Friday 21 December 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong></td>
<td>Mathew Bender</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td></td>
</tr>
</tbody>
</table>

I HEREBY AGREE TO SUPPORT A CHANGE OF CURRENT SPD ZONING TO R6 ZONING

---

In accordance with the Privacy Act 1988, and the Privacy管理条例, as amended, and the National Privacy Principles, as amended, the personal information you provide will be treated confidentially and will only be used for the purposes of processing your submission. The information may be disclosed to other Council staff as necessary to process your submission in a way that is consistent with these purposes. You have the right to access and correct your personal information. Further details are available at [Dubbo Region Council](http://www.dubbo.nsw.gov.au) or by contacting the Council at 02 6881 4000, by mail at Cnr Church and Darling Street, Dubbo, or by post at PO Box 81, Dubbo NSW 2830.
Submission 6 - Mrs Leetina Bender

DRAFT EMPLOYMENT LANDS STRATEGY
PUBLIC SUBMISSION FORM

Public exhibition closes: Friday 21 December 2018

Name: Leetina Bender Phone: 

Email: 

Address: 

I support the draft Employment Lands Strategy
Zoning changes to Rub:

In accordance with the Personal Information Protection Act 1998, written submissions received by Council containing personal information may be made public in the manner prescribed by the Act. Submissions containing less than six pages may be included in this Council Business Paper. Persons have the right to request anonymity in the absence of evidence to the contrary. Submissions containing more than six pages may be included in this Council Business Paper. Persons have the right to request anonymity in the absence of evidence to the contrary. Submissions containing more than six pages may be included in this Council Business Paper. Persons have the right to request anonymity in the absence of evidence to the contrary.

OFFICE USE ONLY

dubbo.nsw.gov.au
(02) 6801 6000
Cnr Church and Darling Street, Dubbo
PO Box 81, Dubbo NSW 2830
Submission 7 - Mr and Mrs Dicks

We support both tourism and housing transition zoning.

Thanks for opportunity to comment.
Submission 8 - Ms Kristy Barber

DRAFT EMPLOYMENT LANDS STRATEGY
PUBLIC SUBMISSION FORM

Public exhibition closes: Friday 21 December 2018

Name: Kristy Barber
Email: 
Address: 

I oppose the idea of 'light' zoning for residential only zoning in some areas of Dubbo. However, let me state that in most towns there are people who will not move if the demand for the tourist accommodation, the biggest demand is for retail and not residential accommodation. I support a policy of not allowing any densification or development, particularly in anticipation of change.

In accordance with the Personal Information Protection Act 1998, your submission has been received by Council. This information will be used to advise on the matter and may be published in the Council's proceedings, or on the Council’s website for public information purposes. Information may be removed from Council’s proceedings within 30 days. Further information and a copy of the Council’s Privacy Policy can be obtained from the Council website.

Dubbo NSW 2830
(02) 6881 4000
P.O Box 81, Dubbo NSW 2830
Submission 9 - Mr Raymond McTiernan

From:
Date: 16 November 2018 at 10:39:01 am AEDT
To: <Steven.jennings@dubbo.nsw.gov.au>, <lee.griffith@dubbo.nsw.gov.au>
Subject: ELS Submission

The following information has been submitted from the Dubbo Regional Council:

First Name : Ray
Last Name : McTiernan
Contact Number :
Email Address :
Comments/Feedback After reading the recommends from the Employment Lands strategy for the area between the Hospital site and Lourdes Hospital, I believe it is a good proposal that Council is considering. However such a move should not be hurried and much further information should be detailed that may effect the residents of the area so it may be seen what effect this will have on their lives as many have lived in the area for some time and do not like changes to effect them in a negative manner.

Attachment :
Submission 10 - Mr Laurence Brook

Public exhibition closes:
Friday 21 December 2018

Name: Laurence J. Brook

Address:
My wife and I have been residing at the above address for 54 years. (If the area you wish to be open)
We are very happy residents. We have great neighbours and a comfortable home.
We do not wish to have any change.

Therefore, we are against our area becoming a bit mixed use.
Submission 11 - Mr Raymond McTiernan (2)

Raymond McTiernan AFSM

29th November 2018

Chief Executive Officer
Dubbo Regional Council
Civic Administration Building
Church Street
Dubbo NSW 2830

Dear Sirs,

Thank you for your letter concerning the draft Dubbo Employment Land Strategy.

I am an owner of 13 Caroline Street in partnership with my wife Elaine McTiernan and would like to offer the following comments further from my email comments sent 16th November 2018 in regard to the Strategy as it relates to our property and the immediate area.

While I support the need to strengthen and grow our local economy and provide jobs, this needs to be done in a manner which does not adversely impact upon the amenity and property values of existing residences.

The current planning controls allow for the provisions of health consulting rooms and medical centres in the immediate area. This is a sensible provision building on and supporting the existing hospitals and other medical facilities in the area. The proposal to allow small scale commercial developments of up to 200 sqm and retail up to 150 sqm I do not believe to be appropriate for the area. Provisions such as this will promote ad hoc development which will adversely impact upon the residential amenity of the area and therefore property values. The allotments in this area are relatively small both in depth and street frontage which do not make them conducive to development of the nature proposed.

Further, given the small scale of development proposed, and the need to provide car parking it does not promote or foster the rational amalgamation of lots that will be necessary to provide for off street car parking and appropriate landscaping to minimise amenity impacts.

If Council is of the mind to provide for commercial development the appropriate location would be for those properties facing and immediately adjacent to Cobborah Road. In such a location additional space restrictions could be removed encouraging amalgamation of lots and appropriate commercial development. This would also concentrate commercial development into a single area minimising the adverse impacts that would otherwise occur as a result of the development being sprinkled through the residential area.
I support the introduction of multi dwelling housing in the area but only where it is appropriately designed to not adverse the impact on the streetscape and where adequate car parking can be provided off street.

I do not support the introduction of tourist and visitor accommodation for the same reasons that I do not support the introduction of commercial development.

I would appreciate being kept informed of Council’s decisions in regard to this matter and of any future opportunities to have input into Council’s considerations, and would also appreciate information on the likely impact of any change on our rates.

Should you wish to discuss my submission with you or require any further additional information, please do not hesitate to contact me at the above address or by mobile phone.

Yours faithfully

[Signature]

Ray

Raymond McTierman /AFSM
Submission 12 - Ms Gloria Grant

Dear Sir or Madam,

I am vehemently opposed to any zoning alterations of the part of the City of Dubbo bounded by Leonard Street, Cobbora Road and Caroline Street.

Altering the zone from R2 to B4 would create problems of noise and traffic flow and would also detract severely from the quiet cul-de-sac we enjoy today.

Yours Sincerely,

[Signature]

In accordance with the Personal Information Privacy and Data Protection Act 2002, written information received by Council containing personal information will be made public when the matter goes before the Council for determination and may be published by Council.

Businesses, people and organisations have the right to remain anonymous if they so choose when providing comments or submissions in a personal capacity. However, the information will be kept confidential and will be used for the purposes of assessment and determination processes.

dubbo.nsw.gov.au
(02) 6801 4000
- Cnr Church and Darling Street, Dubbo
- P.O. Box 81, Dubbo NSW 2830
Submission 14 - Mr Ryan Grant

Dear Sir or Madam,

I am vehemently opposed to any zoning alterations of the part of the City of Dubbo bounded by Leonard Street, Gobbora Road and Caroline Street.

Altering the zone from R2 to B4 would create problems of noise and traffic flow and would also detract severely from the quiet cul-de-sac we enjoy today.

Yours Sincerely,

[Signature]

In accordance with the Environmental Impact Assessment Act 1997, written submissions received by 20 December 2018 may be made to the Council for determination. Any oral submissions may be made at the public hearing on 7 January 2019.
Submission 15 - Ms Samantha Courts

The following information has been submitted from the Dubbo Regional Council:
Samantha
Courts

We feel the size of the blocks of land around the 1 acre size would be adequate, there does seem to be an awful lot of land under utilised in 5 acre blocks.
Submission 16 - Mr Joshua Black

The following information has been submitted from the Dubbo Regional Council:
Joshua
Black

Hello,

This submission is in addition to my earlier submission that was made before the very informative workshop with Council Planning staff on 14 November 2018.

I was encouraged by the overwhelming support for the rezoning proposal. However, if the Minimum Lot Size is too large it will be uneconomic to further develop the blocks along Camp Road. This will see the stagnation of the area continue, with the exception of creating 4 or 5 new dwelling entitlements. To avoid this unintended consequence occurring I think that a Minimum Lot Size of 4000m2 will be required.

Kind regards,

Joshua Black
Submission 17 - Eric Smith

SUBMISSION IN RELATION TO
EMPLOYMENT LANDS STRATEGY
Railway Street, Wongarbon

Report prepared by:

DOHERTY SMITH & ASSOCIATES
CONSULTING SURVEYORS
4/2 Bluestone Drive
PO Box 4794
Dubbo NSW
2830
T: (02) 6884 1008
P: (02) 6884 1008
Employment Lands Strategy - Submission

Background

Dubbo City Council are in the process of reviewing the strategy for the Employment Lands within their Local Government Area. The draft master plan has been exhibited for public comment.

The proponent owns Lot 1 in DP818661. This site was formerly the AWB grain silo at Wongarben and has been subjected to minimal maintenance in recent years. The land is currently used for rural industry purposes, limited to the storage of grain. The grain silo and ancillary equipment currently stand upon the subject land. The subject land is unfenced, and is bounded by Railway Street on the north-east and the Great Western Railway on the south-west.

The proponent has recently purchased the property and is keen to ensure that the land can be used for rural industry purposes. In addition, with a view to possible future uses for the site, the proponent would like to add rural supplies as a permitted use for the site.

Street Address: Railway Street
Town: Wongarben NSW
Postcode: 2830
Local Government Area: Dubbo Regional Council
Lot/DP: Lot 1 in DP818661
Zoning of Subject Land: SP2 Infrastructure
Proposed additional uses: Rural Industry, Rural Supplies
Land Zoning and Permitted Uses

The subject land is currently zoned SP2 Infrastructure (Railway). The objectives of the zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

Land uses permitted without consent within the E3 Environmental Management zone are:

Roads

Land uses permitted with consent within the E3 Environmental Management zone are:

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.
Historical, Existing, And Potential Future Use Of The Site

The site has historically been used for the storage and handling of grain, ancillary to the railway line and adjacent siding. The site is currently used for storage and handling of grain. The proponent intends to continue using the site for grain storage and handling in the short term. Longer term, the proponent hopes to establish a rural supplies enterprise on the site. No specific plans have been made in this regard, as the current land uses for this site do not permit this.

Storage and handling of grain is a form of rural industry.

**rural industry** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

(a) agricultural produce industries,
(b) livestock processing industries,
(c) composting facilities and works (including the production of mushroom substrate),
(d) sawmill or log processing works,
(e) stock and sale yards,
(f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note.

Rural industries are not a type of industry—see the definition of that term in this Dictionary.

The potential future use of the site for rural supplies is suitable for this site and does not conflict with adjoining land uses and zones. Land opposite Railway Street is zoned RU5 Village. Rural supplies businesses are compatible with village and agricultural land uses.

**rural supplies** means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note.

Rural supplies are a type of retail premises—see the definition of that term in this Dictionary.
Proposed amendment to Additional Permitted Uses

It is proposed that an amendment be made to the Additional Permitted Uses within the Dubbo LEP 2011. The existing and proposed land uses can be added as Additional Permitted Uses. It is suggested that a clause be added to Schedule 1 Additional Permitted Uses as follows:

Use of certain land at Railway Street Wongarbon

(1) This clause applies to Lot 1 DP818661 at Railway Street, Wongarbon.

(2) Development for the purposes of rural industry is permitted.

(3) Development for the purposes of rural supplies is permitted with consent.
Conclusion

The subject site has historically been used for grain storage and handling. The proponent intends to continue this existing use. Additional potential uses for the site are limited by its location, however it is likely that a rural supplies business could be operated from the site successfully, and without impacts on adjoining properties.

Eric Smith
B.Surv. MIS Aust.
Surveyor Registered Under The
Surveying and Spatial Information Act, 2002
Appendix A – Plans and Diagrams
Submission 18 - APA Group

APA Ref: 181220_LO_441817_Dubbo Employment Lands Strategy

20th December 2018

Dubbo Regional Council
PO Box 81
Dubbo NSW 2830

Dear Sir / Madam,

RE: Submission on Dubbo Employment Lands Strategy

Thank you for the opportunity to review and provide comment on the Dubbo Employment Lands Strategy. APA has a keen interest in this Strategy given two of APA’s pipelines runs through the area. APA has recently established an Urban Planning Team that seeks to be involved early in planning processes so that relevant issues are addressed at an appropriate stage (such as this strategy development process). APA appreciates the notice provided and opportunity to provide input.

This submission is structured in three parts. Firstly, background information is provided on APA, and our obligations in managing and operating high pressure gas transmission pipelines. This background is important to understand in relation to the submissions we are making. The second part contains specific submissions in relation to the two documents on public consultation. Lastly is a summary of key points.

1. **Background to APA and High Pressure Gas Transmission Pipelines**

   **About APA**

   APA Group [APA] is Australia’s largest natural gas infrastructure business and has direct management and operational control over its assets and investments. APA’s gas transmission pipelines span across Australia, delivering approximately half of the nation’s gas usage. APA owns and operates over 15,000 km’s of high pressure gas transmission pipelines (HPGTPs) across Australia.

   The high pressure gas pipeline infrastructure plays an important role in:
   - supplying energy needs to residential customers;
   - supplying power generators; and
   - providing energy needs to business and industry and thereby supporting economic activity in New South Wales.

   APA owns and operates both the Marsden to Dubbo Pipeline (MDP) and Central Ranges Pipeline (CRP) that runs through the subject area. These pipelines run through several of the Employment Lands Precincts identified in the Strategy, specifically the Airport and Yarrandale Road Precincts.

   The Measurement Length (ML) for the MDP and CRP extends for 218m and 500m each side of the pipeline, respectively. The ML is the area of heat radiation should the pipeline be subject to a full bore rupture and ignition. The ML is further explained below under the heading “Measurement Length (ML) and Safety”.

APA Group comprises two registered investment schemes, Australia Pipeline Trust [ASX: APT] and APT Investment Trust [ASX: 115 930 484], the automotive of which are stapled together. Australian Pipelines Limited (ABN 91 203 264 234) is the responsible entity of those trusts. The registered office is HSBC building, Level 13, 309 George Street, Sydney NSW 2000.
APA’s statutory obligations

As a licence holder for HPGTPS APA has statutory obligations under the Pipelines Act 1957 (the Act). The Pipelines Regulation 2013 states a licensee must ensure the design, construction, operation and maintenance of a pipeline is in accordance with Australian Standards 2885 (AS2885).

APA also has a role to play in ensuring development compliance with Clause 66C ‘Development adjacent to pipeline corridors’ in Division 12A of SEPP (Infrastructure) 2007, which states the following.

(1) Before determining a development application for development adjacent to land in a pipeline corridor, the consent authority must:
(a) be satisfied that the potential safety risks or risks to the integrity of the pipeline that are associated with the development to which the application relates have been identified, and
(b) take those risks into consideration, and
(c) give written notice of the application to the pipeline operator concerned within 7 days after the application is made, and
(d) take into consideration any response to the notice that is received from the pipeline operator within 21 days after the notice is given.

In considering a development proposal or rezoning APA is obligated to ensure its pipelines are not damaged, nor subject to development which may increase the future risk of damage. Furthermore, APA must ensure the pipeline is designed to “reflect the threats to pipeline integrity, and risks to people, property and the environment” (AS2885, s4.3.1). Location classes are used to determine the appropriate pipeline design and management for the circumstances. If the location class changes a Safety Management Study is required to assess the additional risk and ensure the risk is reduced to an acceptable level. The current location class for the MDP is Rural Residential (R2) and Industrial (I) and Rural Residential (R2) for the CRP. The proposed strategy would change the location class for the pipelines and require a SMS to be undertaken.

Under AS2885, APA is not only responsible for activities or development on its easements, or land which includes an easement in favour of APA. APA has responsibilities for managing the risks associated with land use well outside of the pipeline easements. This includes both increased risk of physical damage to the pipeline from development and ongoing land use activities, as well as the risk to surrounding development from a loss of containment. The two risks are related, with measures to protect the integrity of the pipeline also reducing risk to surrounding people and development. These issues are explained in more detail below under the heading ‘Measurement Length (ML) and Safety’.

APA’s role

When considering land use and development proximate to HPGTPS and associated infrastructure, APA must consider safety as a key priority.

APA has a number of responsibilities and duties to perform under a complex framework of legislation, standards and controls across Federal, State and Local Government landscapes. In discharging these duties, APA needs to continuously review what is happening around its assets, what land use changes are occurring, and what development is taking place, to ensure it remains in a position to comply with applicable operational and safety standards and legislation whilst meeting its commercial obligations and imperatives.

In order to maintain pipeline safety, it is essential APA is informed of changes in land use in areas potentially affected by a pipeline failure in order that plans to control new threats and consequences can be developed and implemented. These measures can be costly, particularly if not addressed early through appropriate land use controls and design of subdivision and site development. Therefore
early planning and involvement of APA is important. Therefore, it is in the interests of the plan makers and development proponents to communicate with the pipeline operator as early as possible in the planning process. The earlier that notice of planning proposals affecting APA's pipelines is provided to APA, the better the information available to address public safety and the better equipped planners and APA will be to design efficient and effective outcomes, including ensuring safety near transmission pipelines both during development and after public settlement in the new areas.

In addition to the macro level perspective outlined above, APA also needs to ensure future land use and development patterns do not inadvertently (or intentionally) erode, reduce or extinguish the current controls and contractual rights commercially obtained by APA through easement agreements within which pipelines and associated infrastructure are located. It is important to avoid such outcomes, which threaten the integrity of the pipeline and efficiency of ongoing operations.

Measurement Length (ML) and Safety

In managing HPGTPs and considering land use changes APA must focus on that area geographically defined by the ML. The ML area is the heat radiation zone associated with a full-bore pipeline rupture. APA is mandated to consider community safety in the ML due to the high consequences of pipeline rupture to life, property and the economy. The ML is determined taking into account:

- design criteria of the pipe (driven by the environment at the time of construction), and
- Maximum Allowable Operating Pressure (MAOP) of the pipe.

Due to the factors above the ML can vary significantly, and in the case of the subject area the ML is approximately 218m and 300m either side of the respective pipelines. Therefore, APA must discharge its statutory obligations over a significant area well beyond the extent of any pipeline easements.

AS2885 requires APA to consider community and operational safety aspects in the event of a change in land use or significant increase in population density within the Measurement Length (ML) of the pipeline. This consideration is typically undertaken through a Safety Management Study (SMS). Where required, we strongly recommend Council, the proponent and APA coordinate to undertake this process so future land use and construction within the ML can be undertaken taking account of any identified safety considerations and in compliance with AS2885 and its enabling legislation.

The SMS process does not preclude development from occurring, but ensures it occurs in a manner which maintains the pipeline integrity and community safety. Typical recommendations of an SMS may include improved physical protection of the pipeline by slabbing, increased signage, planning and construction controls, and excluding sensitive uses from the ML.

State and local government can access pipeline information via the Australian Pipelines and Gas Association which maintain an online mapping database from which data can be exported as an ESRI Shapefile or Google KML file.

This includes the measurement length for all APA transmission pipelines as well as other pipelines. Registration is available at [https://maps.landpartners.com.au/cpdb/APGALogin.aspx](https://maps.landpartners.com.au/cpdb/APGALogin.aspx).

Easement Management

To ensure compliance with the safety requirements of AS2885, APA needs to ensure our easement is managed to an appropriate standard. This includes:

- Ensuring the easement is maintained free of inappropriate vegetation and structures.
- Place warning signs at various mandated points along the pipeline route, including any change in property description/boundaries.
- Maintain a constant line of sight between warning signs.
- Undertake physical patrols and inspections of the easement.
APA will not accept outcomes that do not enable us to achieve our safety responsibilities to the surrounding community. Therefore treatment of easement within any planning and development scenario is very important.

2. Submission specifics

Requirement to complete SMS

The development envisaged under the Strategy would change the land use around the pipeline and therefore the location class would change triggering the need for an SMS. In essence the pipeline has been designed for a rural environment where the risk of damage to the pipeline is low and the consequence of a full bore rupture and explosion is also relatively low. The proposed change in land significantly increases the risks. Therefore, these risks must be examined and measures put in place to reduce the risks to acceptable levels.

The current stage of planning is an ideal time to complete an SMS. This is because development layouts can be changed and land uses can be controlled.

APA prefers that an independent facilitator manage the SMS to avoid a perceived conflict of interest. APA’s position is that the cost of the SMS and any necessary risk management measures (e.g. slabbing the pipeline) be the responsibility of the ‘agent of change’. Completing an SMS at this stage ensures the SMS addresses the site as a whole and allows costs to be shared between various development proponents. If an SMS is not completed at this time many individual SMS’s will be required as development proceeds, increasing the cost and time of development.

Preferred treatment of easement – industrial areas

APA will not permit roads to run over the length of our pipeline and easements as this creates an unacceptable risk to pipeline integrity and hence to surrounding communities and development. Where roads are required to cross an existing APA easement to allow for appropriate accessibility (subject to our assessment), the following requirements may be imposed on the applicant’s cost (depending on detailed engineering assessment and advice):

- the pipeline be positively located
- the pipeline be recoated if deemed necessary to maximise the time until future recoating is required (avoiding unnecessary road disruptions)
- slabbing be installed to the requirements of APA, including side slabbing to manage impacts of oblique crossing

While, open space is not usually provided in these areas. The preferred treatment of pipelines in industrial areas is for the pipeline and easement to be located within the frontage of lots so that APA maintains access rights, and can easily perform visual checks on the pipeline easement. Where this is not possible, APA may accept the pipeline and easement on the rear of lots. This would only be accepted subject to additional physical protection, given the increased difficulties in easement maintenance, performing visual checks, and ensuring the easement is not used for inappropriate purposes (e.g. container or hazardous material storage).

The easement should be located so that it is easily accessible, for patrols, above ground maintenance, and any future ground breaking works. This also ensures that APA can monitor for, and prevent any unauthorised works on the easement. Fragmentation of the easement over increased number of land parcels should also be minimised as much as possible. This assists in effective management of the easement and ensures we can work effectively with landholder to manage the easement to the required standard.
Sensitive uses

The SMS must consider the risk to any sensitive uses proposed within the ML (which extends 218m and 500m each side of the MDP and CRP respectively). Sensitive uses for the purpose of the SMS include:

- child care centre
- entertainment facility
- correctional centre
- educational establishment
- hospital
- residential care facility
- retail premises
- seniors housing

It is noted that a Commercial Zone (B5 – Enterprise Corridor) is envisaged for the Airport Precinct. This zoning has the potential to contain sensitive uses such as Child Care Centres, Respite Day Care Centres, and Senior Housing. Accordingly, the proposed zoning presents greater risks of having sensitive uses within the ML of the MDP. While the issue of sensitive uses would be addressed in the SMS, it is suggested that the subsequent Development Control Plan include reference to the ML and restrictions on the location of sensitive uses within it.

Structure Planning

APA notes that structure planning of the Airport and Yarrandale Road Precincts, will be undertaken to guide development of these areas. It is requested that Council ensure the future internal road layout for these precincts limits crossings of APA’s pipelines and easements to ensure the continued safe and efficient operation of APA’s assets. Any other crossings for services should be co-located with any future road crossings, if possible, to limit the number pipeline crossing points.

3. Summary

As a licence holder of HGGTPs APA has significant statutory obligations. This is the key driver for APA in seeking the outcomes outlined in the submission. APA is not opposed to urban development around its pipelines, but seeks to ensure it meets its statutory obligations and contributes towards good, safe, urban outcomes. The strategy currently presents outcomes that have the potential to compromise the integrity of the pipeline and community safety around the pipeline, and APA would like to work with Council to implement changes as outlined in this submission.

A key step which is required to facilitate the proposed land use change is a SMS. APA is willing to participate in an SMS, and can provide a list of potential facilitators. The recommendations of an SMS would provide both APA and the development proponent with the necessary assurances under AS2885 for the project to advance, and limit future issues during development assessment. Associated costs should be borne by the ‘agent of change’.

APA’s preferred easement treatments are of paramount importance to maintaining pipeline integrity and community safety. These outcomes must be incorporated into the strategy and supported by the DCP. Sensitive uses should not be located within the ML and this should also be reflected in the strategy and supported by the DCP.

APA again thanks Dubbo Regional Council for the opportunity to comment on the Dubbo Employment Lands Strategy and seeks to have continuing involvement as the process continues, including involvement in the associated Structure Plan and DCP. APA would welcome the opportunity to discuss the contents of this submission in a meeting with Dubbo Regional Council, if required to clarify any issues and advance the strategy development process.
Should you wish to discuss the contents of this correspondence, or have any further queries, please contact me on 07 3223 3385 or the Infrastructure Planning & Protection team at planningnew@apa.com.au.

Yours faithfully,

Ben Setchfield  
Senior Urban Planner  
Infrastructure Planning and Protection
Submission 19 - Mr Peter Starr

DRAFT EMPLOYMENT LANDS STRATEGY SUBMISSION

We own the property at 171 Camp Rd Dubbo and it is where we run our tourism business Dubbo Observatory. We strongly oppose any change to the zoning (SP3 to RU8) of Camp Road as recommended in the Draft Employment Lands Strategy Document.

We purchased this property with our life savings in 2015 as we are interested in astronomical tourism and seemed a good location out of town in a mainly dark sky area, in a tourism rated zone being safe from residential development, and along a signed Dubbo Tourist drive.

During this time, we have invested in improving the attraction by building an observatory building which houses one of the largest telescopes in Australia tourists can view through. We have plans to upgrade the site further in the future in renovating the main building and putting a planetarium in. These plans will now be on hold depending on the outcome of the recommendation to change the zoning of camp Rd.

Dubbo Observatory is now one of Dubbo’s main tourist attractions after the Zoo of course with 10,000 visitors attending each year. We conduct Night Sky and Telescope Viewing nights every clear night where we educate people to astronomy and the night sky, they observe the stars and planets through telescopes and they take high quality photos through the telescopes with their SLR cameras. The site is also used to track geostationary satellites for an American company which uses this information to track satellites that move out of their position can be moved back into the correct position.

We compliment the Zoo with a night alternative for tourists and this is why we are successful as we are not competing in the same opening time hours. Our observatory along with Dubbo Geol adds to the tourism diversity. A change in zoning of Camp Rd will close our business and reduce tourism diversity for Dubbo.

We reject the comment in the draft strategy “a predominantly tourist related zoning in this location (Camp Rd Precinct) does little to support the operation of the zoo”. We do not see how changing from zoned tourism to residential lots, large or small improves support to the operation of the zoo. I see tourism and tourist accommodation in the area supporting the operation of the zoo which is what is currently permitted in SP3.

We rely on dark skies for our business to be successful. We have a lot of light pollution low in the north from Dubbo despite the LEP for lighting controls imposed to cater for the protection of dark skies for Siding Spring Observatory. The rest of the sky is dark and is great for our business. We do realise that over the long-term Dubbo will grow and produce more light. We did not realise that in the short-term Council will change our zoning permitting more development in our immediate area which will inevitably produce direct light pollution. This decision will make our business no longer viable. It would then be difficult to sell the property as it has been setup as an observatory and will be useless. In other words, we lose our life savings.

At the meeting (14 Nov 2018) where landowners were invited by Council to discuss the draft strategy, some people just wanted to be able to build a house on their land which I have no objection to, but some were rubbing their hands as they see they may be able to subdivide into residential blocks, large or small to make money. There were comments that no tourists come outside of school holiday periods. We get a steady stream of customers outside school holidays and get many school groups coming then as well. There was a comment that any new housing would have to comply with lighting controls to protect Siding Spring Observatory. I was the manager at
Siding Spring and headed the committee for development of the DCP at Coonabarabran and its input to the State Government with the Orana REP about 12 years ago and approved development applications where lighting was an issue. The strict lighting restrictions for residential houses is stringent within the 3km radius and 18km radius restricting sky lights and the number of external lights and number of lumens emitted that a house can have, and they would have to be approved by Warrumbungle Council. Even then once a house was built and approved by council, people still put extra lights on as it could not be policed. Dubbo is within the 200km radius so these restrictions to residential houses do not apply. It applies to where the external lights emit over 1 million lumens.

Our sky low in the north (up to 30 degrees above the horizon) where the township of Dubbo is, is already useless, so by having this around our business spells then for Dubbo Observatory. It does not affect Siding Spring Observatory as they are far enough in distance away and they observe only 30 degrees and up from the horizon.

It is stated in the draft strategy "the draft Strategy will assist Council in planning for the development of commercial, industrial and tourist uses into the future". How does changing the zoning away from tourism increase tourism here? The blocks will all be residential due to demand. It will close our operation and that will reduce the number of tourism destinations to Dubbo. The operation requires that there is a tourism zone outside of Dubbo it can operate in, but this change would take that away.

The strategy states "It could make residential accommodation permissible whilst still allowing tourist development". If you allow residential accommodation there will be no tourism development as the properties will be sold off for residential.

The strategy states "The land south of Camp Road has not performed its intended role with the development of tourist related activities being minimal. A review of approved tourist uses in this area indicate the market for tourist development is minimal with the majority of approved uses not proceeding. This indicates that the original strategy to create Camp Road as a tourist precinct has not succeeded." What does Council do to attract tourism ventures? If some have been approved why have they not gone ahead? Are there disincentives imposed by Council for businesses to start up there. That’s what I hear anecdotally. Rhino Lodge has started up recently and now taken over by the RSL there is much development going there. Is that minimal you say in your statement? By changing the zoning, you punish ventures that did start up based on that it is zoned tourism. Will those tourism ventures be compensated if this change in zoning goes ahead?

The strategy states "The area suffers from distance to the Dubbo CBD." It is only 8km from the CBD and much less from motels along Whyandra St and Zoo accommodation. It does not stop the 10,000 visitors we get each year. Most visitors come from Sydney and travelling 8km is nothing.

The strategy states "The zoo has expanded into accommodation at varying price points and provides a direct connection with zoo related activities. It is considered this would result in the financial viability of developing accommodation on Camp Road by a private developer somewhat more difficult" I strongly disagree with this statement. There is not enough accommodation, in holiday periods people who want to book with us can’t as there is no further accommodation available in Dubbo. The Rhino Lodge is setting up and here there is another intending to also.

A change in zoning may have the following effects on Dubbo Observatory.

Increase in residential housing means more light pollution and the closure of our business as it will not be able to function as an observatory. We cannot relocate around Dubbo as there is no other tourist zone outside of town.
Any street lighting introduced will increase light pollution.

It will be hard to sell our business in the future as an observatory as our dark skies will be gone. The property is setup as an observatory with a large observatory on it so can’t be sold for another purpose without spending a lot of money on it.

It stops us from making any improvements on site.

The change would reduce the supply of tourist land outside of the township as it will be taken up by people wanting a block to live on outside of town. This will hinder future tourism for Dubbo. It does nothing to increase employment lands. I can see the tourism drive been taken away because of this.

If you go ahead will you compensate us? We have spent a lot of money buying this and building an observatory on the property. We purchased this property because it was in a SP3 tourist zone and along a tourist drive.

Peter and Jane Starr
Dubbo Observatory
17L Camp Road
Dubbo NSW 2830
12/12/18
Submission 20 - Morris Park

MORRIS PARK MOTOR SPORTS COMPLEX
Po Box 323
Dubbo 2830
Home of:
DUBBO DIRT BIKE CLUB &
DUBBO CITY SPEEDWAY CLUB

13 January 2019

Dubbo Regional Council
PO Box 82
Dubbo NSW 2830

Attn: Lee Griffith

Dear Lee,

Subject: Draft Employment Lands Strategy

Thank you for the opportunity to provide comment on the abovementioned draft strategy.

The strategy has been reviewed and the following comments are requested to be considered by Council staff during preparation of the Final Employment Lands Strategy.

Background

This comment is provided by Morris Park, located at 488 Obley Road (Lot 257 DP 40152).

Morris Park has been in operation for motorsport events since the early 1960’s.

Morris Park is utilised by both Dubbo Dirt Bike Club and Dubbo City Speedway Club. Both clubs host motorsport events from Morris Park with formalised speedway and motocross tracks and ancillary facilities to service each club’s requirements. Events held by the club occur over weekends, as daytime, twilight and night time events. Events include both club days and open events which attract a number to the area.

Draft Employment Lands Strategy

Section 12.12.1 Zoo and Camp Road, proposes to amend the strategic direction for land on the southern side of Camp Road, as this land does little to support the operation of the Zoo. The new strategic direction to allow residential accommodation aims to improve the amenity of the area, by providing a zone which offers land uses compatible with the locality.

While not directly supporting operations, Morris Park does not adversely impact on any operations of Taronga Western Plains Zoo and provides a use which attracts Tourist / visitors to the region being generally consistent with the objectives of the SP3 Tourist zone.

Noting that the use of Morris Park is generally consistent with existing zoning, rezoning of land along the southern side of Camp Road has the ability to impact on the existing operations. Any future zone should be carefully considered. Rezoning to allow residential accommodation would introduce a land use in the immediate locality which would be sensitive to noise generated by the existing use at Morris Park.

Adjoining Zoning

Adjoining land to the south is zoned RU1 Primary Production. This zoning does allow some forms of residential accommodation however is limited by the Minimum Lot size of AH 800ha. The lot size associated
with the zoning reduces the density of residential accommodation in the vicinity and as such, reduces the potential for Morris Park to have noise impacts on the residents.

The large lot size provided would indicate the area contains high value farm land, with a lot size implemented to preserve agricultural land and minimise further fragmentation and this should be reflected by any adjoining zone.

Acoustic Impacts on adjoining land users

It is acknowledged that motorsports carried out at Morris Park produce noise which would be considered intrusive. However it is noted that the facility is existing and should be considered as part of the base line for establishing what the existing amenity is in the locality.

Existing vegetation and topography adjoining the site to the north and west provides an informal acoustic buffer between Morris Park and existing residences in this direction. Removal of vegetation, increased residential density and vicinity of residences would result from the proposed strategic direction. The existing noise source needs to be fully considered prior to any future rezoning, including the impact which removal of vegetation may have on existing residents along Camp Road due to loss of attenuation.

These considerations would help to guide what is a suitable lot size by determining what setback is required to achieve suitable internal comfort level for future residents. Further these consideration may provide attenuation/mitigation measures which can be incorporated into dwelling design to achieve this comfort level. Should this occur these requirements should be incorporated into an 88b Instrument to ensure they are applied.

Conclusion

It is Morris Park's preference for residential land uses to not directly adjoin the facility to remove potential for future land use conflicts.

Should the strategic direction for Camp Road be changed to allow rezoning for residential purposes, Morris Park would hope to have the existing motorsport facility recognised within the Strategy. By acknowledging Morris Park within the strategy it would ensure that any future rezoning fully considers the facility and the impact which it may have on future residences.

If the southern side of Camp Road is rezoned to RU6 Transition, Morris Park would support implementation of a larger lot size to protect use of the facility. The lot size should be guided by acoustic testing and demonstration that future residences can be constructed to achieve suitable internal comfort levels.

Morris Park currently is facility which provides a motorsport venue in relatively close proximity to the township of Dubbo. This is a unique facility which is consistent with the current zone objectives and contributes significantly to Dubbo's tourism which should be protected for future operation within the current location.

Thank you again for the opportunity to comment on the Draft Employment Land Strategy. Should you require any further information or clarification, please contact the undersigned by email on mathews@tpg.com.au or Lindsey.Rankmore@dubbo.nsw.gov.au

Regards,

Ken Mathews & Lindsey Rankmore
Secretary & President
Submission 21 - Charles Sturt University

18th December 2018

The Chief Executive Officer
Dubbo Regional Council
PO Box 81
Dubbo NSW 2830
council@dubbo.nsw.gov.au

Dear Mr McMahon

Re: Dubbo Employment Lands Strategy

CSU is supportive of the strategy to review the Dubbo employment lands and considers that the objectives of the strategy are comprehensive and relevant. There is a strong philosophy at CSU of community engagement and we embrace all opportunities to bring our students into the community and the community onto our campuses. We therefore encourage the review of current landuse strategies to further revitalise the health, wellbeing and education precinct. This is consistent with the identified opportunities for the creation of synergies between the various uses, the development of sporting facilities, ensuring the transportation network is appropriate and triggering the activation of the area.

CSU acknowledges the objective of Dubbo Regional Council to actively plan for the attraction of industry to the precinct. The development of a structure plan is strongly encouraged and CSU would like to be involved in this process. We trust that the plan will be endorsed by Council as soon as it is finalised and that it will then underpin the integrity of future planning instruments, documents and plans. Once endorsed by Council and the community, CSU can begin incorporating some of the objectives and strategies into our own masterplanning activities.

With regard to the recommendation to rezone the existing RZ Low Density Residential area to B4 Mixed Use, CSU would be supportive of the redevelopment of this precinct. This would provide the flexibility of allied commercial partners and other uses complementary to the health and education sector to establish in close proximity to the precinct. We note the permitted uses and prohibitions within this zone under the current Dubbo Local Environmental Plan. It is recognised that the transformation would be gradual over time, given the established residential nature and multiple land ownership of the precinct. CSU sees the rezoning as complementary to the campus and, based on the permitted uses in the Dubbo LEP, does not consider that that landuse conflicts would arise from the proposal. CSU requests that we be consulted during the development of the Development Control Plan in order to further examine the impacts on our campus and understand how Dubbo Regional Council will ensure that future development remains linked to the sports, education and wellbeing objective of the precinct.

During the proposed investigations into the zoning of the CSU and Dubbo College Senior Campus land, CSU requests that Council be mindful of the State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017 and its limitations on development in prescribed zones. CSU sees the SP2 zone as the most appropriate for its site and allow the flexibility of other uses that are ancillary or otherwise related to our principal purpose of education.

www.csu.edu.au

The Centre for Research on Culture, Tourism and Leisure is an initiative of Charles Sturt University and is supported by the Australian Research Council (ARC) Future Fellowship (FT150100218) and the University Business Plan (UBP).
The extension of the SP3 Tourist zone is seen as a complementary landuse to the campus and nearby TAFE and medical facilities with good access from the highway. It is, however, somewhat remote from the area that CSU sees as the hub of the medical/educational precinct. Cobbora Street would also be seen as an impediment to easy access to the proposed northern sporting precinct either by foot, wheeled recreation device or powered vehicle. A more northerly location would also likely benefit the medical land uses. CSU would welcome the opportunity to workshop alternate locations for the tourist precinct.

Improving connections is seen as a vital part of the employment lands strategy and CSU would encourage a review of transportation links to the precinct, in particular, the River St crossing. CSU would strongly encourage the development of dedicated or shared paths for cyclists and pedestrians accessing our campus and the precinct in general. Noting that the briefing indicates limited public transport into the health and education precinct, CSU would encourage a review of routes to facilitate access and wellbeing in the area.

An important part of the strategy, from CSU’s perspective, is that River Street itself could be extended into the area north of Caroline and Leonard Streets, which we see as the hub of the precinct. This would assist in the comment earlier about improving vehicular and pedestrian links to the precinct.

CSU thanks you for the opportunity to engage with Council and its consultants in this important strategic process. If you require clarification of any of the matters raised in this submission or require further information from us, please contact Camilla Rocks, Senior Project Officer, Planning on 02 6933 2265.

Sincerely

Stephen Butt

Executive Director, Division of Facilities Management
Submission 22 - John Holland Rail Pty Ltd

18 January 2019

Mr. Lee Griffith
Dubbo Regional Council
PO Box 81
Dubbo NSW 2830

Also by email: Lee.Griffith@dubbo.nsw.gov.au

Dear Mr. Griffith,

Re: Draft Dubbo Employment Lands Strategy

Thank you for your letter dated 29 October 2018 requesting Transport for NSW (TfNSW) review and comment on the Draft Dubbo Employment Lands Strategy (Strategy).

TfNSW is the land owner of the Country Regional Network (CRN) railway lines across NSW. As of 15 January 2012, John Holland Rail (JHR) has been appointed to manage the CRN. As such JHR is responsible for reviewing developments, plans and policies adjoining the rail corridor to ensure any potential impacts of or on future rail operations are considered.

It is noted that some of Dubbo’s Employment Land Precincts identified in the Strategy need to be reviewed by Australian Rail Track Corporation (ARTC) due to their proximity to the lines currently managed by ARTC, while others need to be reviewed by JHR.

The scope of this letter is to advise requirements made by TfNSW in respect of the precincts which are in close proximity to the operational Orange Junction to Dubbo line, the non-operational Yenowal to Dubbo line and the operational Dubbo to Coonamble line. As such, unless expressed to the contrary, a reference to the railway corridor is made to indicate the areas of the railway lines currently managed by JHR. Council is advised to refer this matter to ARTC separately to obtain a comprehensive position adopted by TfNSW relating to the Strategy.

JHR note that the Strategy aims to ensure the City of Dubbo has an appropriate level of commercial, industrial, institutional and tourist zoned land which is situated in locations that meet the long-term requirements of Dubbo and the Region. The Strategy recommends various rezonings in order to ensure the required supply of employment lands.

The rezoning of land adjacent to the rail corridor and the resulting land uses have the potential to impact future rail operations. The rezoning of land adjacent to the rail corridor for industrial or commercial premises is generally supported at this stage in accordance with the Department of Planning’s LEP Practice Note Zoning for infrastructure in LEPs Ref. no PN 06-002 dated 14 December 2010.

Rezoning of land adjacent to the rail corridor to SP3 Tourist requires greater consideration at rezoning stage. The SP3 Tourist zone and permissible development, including visitor accommodation, is likely to require greater amenity for its users than the industrial or commercial zones.

As such rezoning to a SP3 Tourist zone in the vicinity of the rail corridor should only be progressed after careful consideration of the impacts of rail related noise and vibration through detailed acoustic assessments.

In addition, TfNSW is currently undertaking Regional Rail Project (https://www.transport.nsw.gov.au/projects/current-projects/regional-rail) in Dubbo. As such, Council is advised to ensure that the Strategy has no adverse impacts on the Project.

Finally, Council is advised to consider potential impacts including but not limited to minimising stormwater discharge, providing fencing to ensure safe operations, minimising dust, and ensuring excavation in accordance with State Environmental Planning Policy (SEPP) (Infrastructure) 2007 (the ISEPP) and...
roads.pdf at the development application stage.

If you have any further questions, please contact the writer on (02) 9885 5000, at your earliest convenience.

Yours faithfully,

Joanne Cheong
Commercial Property Analyst
John Holland Rail
Country Regional Network
Submission 23 - Andorra Developments

GEOLYSE

Our Ref: 111111_L60_033
25 January 2019

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

Attention: Mr Lee Griffith

SUBMISSION ON DRAFT DUBBO EMPLOYMENT LANDS STRATEGY

We refer to the above matter and advise that we act on behalf of Andorra Developments Pty Limited (Andorra), the owner of Lot 11 in DP 1050240, in making this supplementary submission in respect to the future use of the Former RAAF Stores Depot (RAAF Base).

Council is in receipt of Andorra’s submission dated 21 December 2019 to the draft strategy which sought “greater flexibility in land use and employment opportunity” within the RAAF Base and noted that the draft strategy does not recommend any changes to the current zonings or land uses within the Industrial or Tourism zoned land.

Andorra has owned the RAAF Base for over 7 years and during that time has sought a variety of zone amendments and development consents for the use of the land culminating in the most recent consent issued on 8 August 2016 by the Land and Environment Court for the subdivision of the property in 3 stages and associated works.

During the period of its tenure of the property, Andorra has investigated and pursued a range of permissible forms of development on the Tourism zoned portion of the property and has had no success attracting any viable uses for this land.

The purpose of this supplementary submission is twofold, being to seek Council’s support via the strategy for:-

1. The use of existing State Heritage listed buildings described as the Rabaul Building and Bellman Hangars 1 and 2, together with the land located between the Rabaul Building and Igloo 1 for uses in addition to those permissible under the existing respective zones pursuant to Clause 5.10 of the Dubbo Local Environmental Plan 2010, and

2. An amendment of the Tourism zoned land to allow other forms of permissible (employment generating) land uses.

1 Adaptive Re-Use

The merit of the adaptive re-use of the State Heritage listed buildings extends beyond the heritage conservation objectives of Clause 5.10, as the RAAF Base is a primary future source of employment opportunities located in the centre of Dubbo, ideally balanced between West Dubbo and the CBD (to the west of the site) and Orana Mall and Bluridge Business Park (to the east) and anchors the major traffic thoroughfare through the city (Cobra Street). In addition, the recently approved DA for the RAAF Base includes the construction of a major signalised intersection on Cobra Street and the significant investment by the developer for these works can only be justified if the whole of the site has an opportunity to be activated, but most particularly the approximately 3 hectares of Tourism zoned land located at the site’s front door. It would therefore be appropriate that the assessment of any future DA lodged for the use of these buildings placed appropriate weighting on the broader beneficial outcomes that such a development would encourage.
In respect to the use for Industrial purposes of the vacant Residential zoned land located between the Rabaul and Igloo 1, the industrial land use was a recommendation of the Office of Environment and Heritage (Heritage) and ratified in the recent consent issued by the Land and Environment Court (Item 12 of Annexure B, Heritage General Terms of Approval). The underlying reasoning of Heritage in providing this GTA was “so that the Heritage character of the Rabaul Building and Igloo 1, as former industrial buildings, is retained and protected”.

2 Rezoning of Tourism land

Excluding the Rabaul Building, Beltman 1 and a reasonable curtilage for car parking and context, the area of developable Tourism zoned land that remains would be about 2.1 hectares.

The rezoning of this land to enable other forms of “employment” uses would be justified, in our client’s opinion, for the following reasons:

(i) The land is centrally located and ideally balanced between the CBD and the Crana Mall and Blue Ridge Estate further to the east, and even more so as residential development expands in West Dubbo.

(ii) The area of the balance of the developable Tourism zoned land at the RAAF Base is about 2.1 hectares. There is approximately 90 hectares of land zoned either B5 or B7 at and adjoining Blue Ridge Business Park which when combined with other similarly zoned land in the city form a significantly larger area footprint than the 2.1 hectares at the RAAF Base. On a land area basis, the relative impact of the rezoning of the 2.1 hectares at the RAAF Base on those existing zoned parcels would therefore not be significant.

(iii) The site is located on the major traffic thoroughfare through the city (Cobra Street/Mitchell Highway) and will benefit from the construction of a major signalised intersection.

(iv) Options for the development of large or small footprint Tourism uses on this site have proven to be problematic - Andora has investigated and pursued a range of permissible forms of development on the Tourism zoned portion of the property for the last 7 years and has had no success attracting any viable uses for this land.

(v) Viable and active land uses are essential to activate the front door to this 36 hectares site - the existing Tourism zone extends approximately 160 metres into the property and this full area needs activation with other appropriate “employment” generating land uses to give life to the site.

(vi) The balance of the RAAF Base site will introduce up to 1,000 new residents when fully developed and the recent densification of residential developments in South Dubbo are likely to introduce up to a further 2,500 residents (so possibly up to 3,500 additional residents in time) over and above those numbers that were contemplated at the time of the last residential land strategy.

We invite any inquiry for further information and look forward to Council’s responding advice.

Yours faithfully,

Geolyse Pty Ltd

MATTHEW THORNE
Town Planner
REPORT: D19-25 - Dual Occupancy (attached)
Property: Lot 168 DP 1145981 Boundary Road, Dubbo
Applicant: Stehar Pty Ltd
Date Lodged: 18 January 2019

AUTHOR: Planner
REPORT DATE: 26 February 2019
TRIM REFERENCE: ID19/157

EXECUTIVE SUMMARY

Development consent is sought for a dual occupancy (attached) at Lot 168 DP 1145981, Boundary Road, Dubbo. The proposed development is located along the western side of Lot 168, adjoining parkland to the south, east and west. Specifically, the proposed development includes two (2) attached, double storey units each containing three (3) bedrooms, living/family room, patio and a single garage.

The subject land is zoned R1 General Residential under the Dubbo Local Environmental Plan, 2011 and is a permissible form of development in the zone. The proposal is consistent with the relevant objectives of the zone.

In accordance with the Dubbo Development Control Plan 2013, Chapter 1.2 Notification of Development the application was placed on public exhibition for fourteen (14) days ending 10 February 2019. During the exhibition period Council received fourteen (14) submissions. Most submissions related to the perceived loss of open space areas. Given the amount of public interest, the Application has been referred to Council’s Planning, Development and Environment Committee for determination.

The assessment of this application has been carried out under Section 4.15(1) of the Environmental Planning and Assessment Act 1979, as amended, and approval subject to conditions is recommended.

ORGANISATIONAL VALUES

Customer Focused: The application as submitted has been assessed in a timely manner against the relevant legislation and Council policy while taking into consideration the public submissions received.

Integrity: The Development Application has been assessed against the requirements of Section 4.15(1) of the Environmental Planning and Assessment Act 1979, as amended, as well as other relevant legislation and Council Policy.
One Team: The relevant Council officers from across the organisation have been involved in the assessment of the subject Development Application.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That Development Application D19-25 for a Dual occupancy (attached) at Lot 168 DP 1145981 Boundary Road, Dubbo, be approved subject to the conditions of consent set out in Appendix 1 of the report dated 25 February 2019.
2. That those people making submissions be advised of Council’s determination in this matter.

Josh Smith
Planner
BACKGROUND

On the 18 January 2019 Council received a Development Application for a dual occupancy (attached) at Lot 168 DP 1145981, Boundary Road, Dubbo.

The subject land is zoned R1 General Residential under the Dubbo Local Environmental Plan, 2011 and is a permissible form of development in the zone. The proposal is not inconsistent with the relevant objectives of the zone.

The Application was placed on public exhibition for fourteen (14) days ending 10 February 2019. During the exhibition period Council received fourteen (14) submissions.

The assessment of this application has been carried out under Section 4.15(1) of the Environmental Planning and Assessment Act 1979, as amended, and approval subject to conditions is recommended.

REPORT

1. PROPOSED DEVELOPMENT

Council is in receipt of a Development Application for the construction of a Dual Occupancy (attached) at Lot 168 DP 1145981, Boundary Road, Dubbo.

The proposed development will be located along the western side of Lot 168, adjoining parkland to the south, east and west. Specifically, the proposed development includes two (2) attached, double storey units each containing three (3) bedrooms, living/family room, patio and a single garage. Site Plan of the proposed development see Figure 1 below.

Figure 1: Submitted Site Plan, with only Units 1 and 2 applicable to this application.
Although not subject to this application the submitted site plan indicates that approval will be sought for a further three (3) dual occupancy’s to the immediate east of the proposed development. Although subject to Subdivision Certificate approval these dual occupancies will be located on four (4) separate allotments, approved under development application (D18-495). For further details regarding this subdivision see Subsection 3 Site History below.

All development plans are provided in Appendix 2.

2. SITE CHARACTERISTICS

2.1 Locality

The subject allotment is 2,136m² in area and is located along the southern side of Boundary Road adjoining public parkland to the south, east and west. For an aerial view of the site and immediate locality see Figure 2 below.

![Locality map of Lot 168 DP 1145981, Boundary Road, Dubbo.](image)

**Figure 2:** Locality map of Lot 168 DP 1145981, Boundary Road, Dubbo.
2.2 Slope

The subject site features no significant slope; it falls gradually to the south-east.

2.3 Vegetation

Approval was granted to remove existing vegetation under Development Application (D18-495) four (4) Lot Subdivision. Historical aerial imagery shows that these trees were planted between 2004 and 2009.

2.4 Access

Vehicle access to the site is available via an approved service road (D18-495) Four (4) Lot Subdivision, accessible off Boundary Road. A condition ensuring this service road is completed prior to occupation of the development will be attached to the consent.

2.5 Services

Servicing provisions were approved under Development Application (D18-495) four (4) Lot Subdivision. Noting such, a condition ensuring all servicing including drainage works are undertaken will be attached to the consent.

2.6 Adjoining uses

The subject site adjoins public parkland (zoned RE1 Public Recreation) with residential development (zoned R1 General Residential and R2 Low Density Residential) within the immediate locality.

3. SITE HISTORY

Noting the submissions received during the notification period (detailed later in the Report), much issue was raised regarding the nature of the site and that it formed part of the Southlakes Parkland. The details provided below clarify the history of the subject site, in a chronological order.

- Rezoning Application (R06-003): In accordance with the Dubbo Local Environmental Plan 1998 – Urbans Areas, the area which now forms Lot 168 (subject site) was rezoned from 2(a) Residential Suburban to 2(b) Residential Medium Density with Lot 169 (Southlakes Parkland) rezoned from 2(a) Residential Suburban to 6(a) Public Open Space.

  Approval from Council was granted on the 2 October 2008 with the rezoning gazetted 9 January 2009 (amendment 10), see Figure 3 below.
Figure 3: Approved rezoning map (gazetted 9 January 2009).
- Lots 35 and 36 were registered 4 May 2007 and form much of the rezoning as stated above, see Figure 4 below.

**Figure 4:** Lot 36 DP 1110685.

- D08-024: Subdivision of Lot 36 DP 1110685 into two (2) lots. It should be noted that the R1 zoned area (now Lot 168) formed part of Lot 36. The approval was granted on the 6 June 2008, with Lots 168 and 169 registered on the 4 February 2010, see the deposited plan **Figure 5** below, noting the location of Lot 168 (subject site) along the northern boundary.

- Dubbo Local Environmental Plan 2011 was gazetted 11 November 2011 and encompassed two (2) planning instruments and adopted new guidelines as legislated by the NSW State Government. The land forming Lot 168 was subsequently zoned R1 General Residential, being the corresponding substantive zone and the open space area was zoned RE1 Public Recreation being its corresponding substantive zone.
**Figure 5:** Registered subdivision plan which created Lots 168 and 169 DP 1145981.

- D18-495: Four (4) Lot Subdivision of Lot 168 DP 1145981, approved 8 November 2018. A Construction Certificate was subsequently issued on the 15 January 2019 with a Subdivision Certificate yet to be lodged with Council. If approved and registered the proposed dual occupancy will be located on approved lot 4. The approved subdivision plan, see **Figure 6** below.
Figure 6: Approved subdivision plan (D18-495). Lot 4 is located on the western end of the site.

There are no issues from previous development approvals which require further consideration.

4. LEGISLATIVE REQUIREMENTS S4.15

The development application is assessed in accordance with the requirements of section 4.15 of the Environmental Planning and Assessment Act 1979, as amended (the Act).

4.1 State Environmental Planning Policy

4.1.1 State Environmental Planning Policy No 55 – Remediation of Land

A review of Development Application file (D08-024) revealed a referral from Council’s Senior Environmental Health Officer. This referral stated that contamination was satisfactorily addressed under Development Application (D05-288) being the Southlakes Estate subdivision approval (361 lots). The comments provided under this application where as follows:

“The Contaminated Site Investigation report by Envirowest Consulting dated 20 August 2004, demonstrates that the site of Stage 1 as currently proposed is suitable for residential use.”

Noting the above, and given there has been no development on the site since that time which may have altered these conclusions, it is considered that the results of this assessment remain valid. Nonetheless, the following condition will be attached to the consent:
“Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure that the appropriate regulatory authority (e.g., Office of Environment and Heritage (OEH), WorkCover Authority, Council, Fire and Rescue NSW etc.) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the EPA to receive that type of waste.”

4.1.2 State Environmental Planning Policy (Infrastructure) 2007

The application was referred to Essential Energy in accordance with subclause 45 for which they responded in the correspondence dated 24 January 2019, raising no objection to the proposed development.

The requirements specified by Essential Energy above will be included as a notation on the consent.

4.1.3 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The Application requires BASIX documentation as the proposed dwellings are classed as 1a buildings under the Building Code of Australia (BCA). Legislation requires all buildings or parts of buildings of this classification to contain such documentation.

BASIX certificates have been submitted with this Application, Certificate No(s) 971382S and 971418S dated 16 November 2018. These certificates have been noted by Council’s Senior Building and Development Officer as being valid and accurate documents. The BASIX requirements and associated plans have been assessed and approved as meeting the objectives of the SEPP.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

4.2 Dubbo Local Environmental Plan 2011

The following clauses of Dubbo Local Environmental Plan 2011 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

Clause 1.2 Aims of Plan

The proposed development is not contrary to the relevant aims and objectives of the plan.
Clause 1.4 Definitions

The proposed development is defined as a Dual Occupancy (attached), which is defined as follows:

‘2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.’

Clause 1.9A Suspension of covenants, agreements and instruments

The property is subject to a covenant. Restriction 1(a) as referred to firstly states the following:

“That no residential building shall be erected on the lots so burdened unless its finished floor level is at height no less than R.L 276.50m AHD. For the purposes of this requirement, a Class 10 portion (as defined under the Building Code of Australia) of a dwelling such as a patio, unenclosed verandah, garage or the like, shall not be considered part of the residential building.”

In accordance with this restriction the submitted plans show each units finished floor level at 277.7m AHD. As such, no further action is required.

Clause 2.2 Zoning of land to which Plan applies

The subject site is zoned R1 General Residential.

Clause 2.3 Zone objectives and Land Use Table

A dual occupancy (attached) is permissible in the R1 zone subject to consent. The proposed development is consistent with the following R1 zone objectives:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To ensure development is consistent with the character of the immediate locality.

While not contrary to, the remaining zone objective is not applicable in this instance

Clause 2.6 Subdivision – consent requirements

As outlined above, there is no subdivision being sought as part of this application. Should however the subdivision approved under Development Application (D18-495) be registered the proposed development will be located on a separate allotment (approved Lot 4 – see Figure 6).
Clause 5.14  Siding Spring Observatory – maintaining dark sky

The proposed development has been assessed as unlikely to adversely affect observing conditions at the Siding Spring Observatory, having regard to:

- 2(a) the amount of light to be emitted;
- 2(b) the cumulative impact of the light emissions with regard to the critical level;
- 2(c) outside light fittings;
- 2(d) measures taken to minimise dust associated with the development; and
- 2(e) the Dark Sky Planning Guidelines.

Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more and in accordance with subclause 8, the following condition will be attached to the consent.

“The subject dwellings (individually) must not be provided with more than seven (7) outside light fittings, all of which must be shielded. If more than five (5) shielded outside light fittings are provided, those additional fittings must also be automatic light fittings.”

Clause 7.3  Earthworks

The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will placed on the consent.

Clause 7.5  Groundwater vulnerability

The subject site is included on the Natural Resource – Groundwater Vulnerability Map as containing moderately high groundwater vulnerability. The proposed development however is not likely to cause groundwater contamination nor will it likely have an effect on any groundwater dependent ecosystems. It is also considered not likely to have a cumulative impact on groundwater.

Clause 7.7  Airspace operations

The subject site is located within the Obstacle Limitation Surface map for Dubbo City Airport. The relevant level on the OLS map is 423.5m AHD, to the site which has a general ground level of 277m AHD. At a maximum building height of 7m the proposed development will have no adverse impact on the operations of the airport.

4.3 Draft environmental planning instrument

No draft environmental planning instruments apply to the land to which the Development Application relates.
4.4 Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.1 Residential Development and Subdivision

Chapter 2.1.1 Residential Design – Dwellings, Dual Occupancy and Multi-Dwelling Housing

Element 1: Streetscape Character

Built Form:

The proposed development is a double storey, pitched roof development constructed of combination of materials including weathertex cladding, powerpanel and colorbond roofing. Both dwellings have architectural merit and will respect the positive characteristics of the nearby neighbourhood with regard to built form, bulk and scale.

In addition, both dwellings orientate to Boundary Road and are not of a ‘mirror reverse’ design due to the variation in layout and façade design. As such, no further action is required.

Fencing:

The applicant intends to erect colorbond fencing to separate each unit’s private open space area with no colorbond fencing proposed forward of the building line. In relation to rear/side fencing adjoining the public park the applicant provided the following comments:

“Proposed fencing bounding parkland areas will be constructed of black open mesh fencing to match existing residential development to the south”

Such fencing is consistent with fencing used in the nearby Southlakes Estate where allotments adjoins public reserves/parklands. As such, no further action is required.

Element 2 – Building Setbacks

Front Building Setback:

Given there is no established setback along this section of Boundary Road the proposed development is required to be setback a minimum of 4.5m from Boundary Road. In accordance with the above, the front patio is setback 4.9m. As such, the proposed development complies no further action required.

In addition, both garages are setback 5.5m from Boundary Road in accordance with DCP requirements. This enables an additional vehicle to park behind the garage and not overhang onto the road reserve. As such, no further action is required.
Side/Rear Building Setbacks:

Both units are setback in excess of 0.9m in accordance with the BCA. As such, no further action is required.

Element 3: Solar Access

The Application meets the requirements of this element in that it will not adversely restrict solar access to adjoining properties and contains sufficient outdoor areas having access to sunlight all year round. As such, no further action is required.

Element 4 – Private open space and landscaping

Private Open Space:

The application complies with this element as both dwellings have sufficient Principle Private Open Space (PPOS) and Private Open Space (POS).

Unit 1 – POS total area is approximately 61m² which exceeds the 44.8m² or (20% of the relevant area) which is required for the development. (PPOS) complies as one (1) area measuring a minimum dimension of 5m x 5m has also been provided.

Unit 2 – POS total area is approximately 68m² which exceeds the 55.8m² or (20% of the relevant area) which is required for the development. (PPOS) also complies as one (1) area measuring a minimum dimension of 5m x 5m has been provided.

Landscaping:

A landscaping plan has been submitted in which the scale and density of landscaping proposed is deemed sufficient. It is considered that such landscaping will provide adequate screening between residents and those utilising the adjacent park. As such, no further action is required. A condition requiring all landscaping to be planted prior to issue of the Occupation Certificate will be attached to the consent.

Element 5: Infrastructure

All necessary servicing including vehicle access was approved under Development Application (D18-495) - 4 Lot Subdivision and the subsequent Construction Certificate. As such, to avoid the duplication of conditions the following condition will be attached to the consent:

"Prior to issue of the Occupation Certificate all relevant conditions under Development Consent D18-495 – Four Lot Subdivision, shall be complied with. This includes the provision of all necessary servicing and the construction of the service road off Boundary Road.”
This will ensure the subject site is appropriately serviced (i.e. electricity, water, sewer and vehicle access).

Element 6: Visual and acoustic privacy

Visual Privacy:

The subject site is relatively flat with 1.8m high colorbond fencing separating each unit’s private open space. As such, from the ground floor there will be no privacy impacts between both units. In terms of privacy between residents and those utilising the adjoining park, it is considered that sufficient privacy is achieved through proposed landscaping. As such, no further action is required.

In terms of the first floor there are no windows which directly overlook or face windows of adjoining residential properties. As such, screening is not considered warranted with no further action required.

Acoustic Privacy:

In terms of acoustic privacy living rooms or garages of one dwelling do not adjoin or abut bedrooms of adjacent dwellings. In addition, the common wall between both dwellings will be required to achieve a sound rating as required under the Building Code of Australia. This will be addressed in more detail with the Construction Certificate application. As such, no further action is required.

Element 7 – Vehicular access and car parking

Vehicle Access:

Vehicle access to the site will be available via a service road off the southern side of Boundary Road. This service road approved under Development Application (D18-495) – Four (4) Lot Subdivision, will be one way with the eastern most driveway (entrance only) and the western most driveway (exit only). Council’s Senior Development Engineer has reviewed the submitted plans with no concerns raised in relation to vehicle access. A condition ensuring the service road is completed prior to occupation of the development will be attached to the consent.

Car Parking:

Both proposed dwellings contain three (3) bedrooms, therefore requiring two (2) off street parking spaces each. Both dwellings contain a single garage with sufficient space forward of each garage to enable an additional vehicle to park. As such, sufficient parking is available with no further action required.
Element 8 – Waste management

Both proposed dwellings have appropriate areas to store waste disposal bins behind the building line. Such waste will then be collected by Council’s weekly collection service at the service road.

Element 9 – Site Facilities

The proposed development will provide mail boxes to each dwelling and adequate storage areas. Submitted plans also show the provision of a paraline in each units designated private open space area.

However, to ensure visual impacts on the adjoining park are minimised Unit 1’s paraline will be relocated south of the patio on the exterior wall of the living room. This location is appropriately screened through landscaping and will soften any perceived visual impacts on those utilising the parkland. As such, no further action is required.

Element 10 - Non-residential uses

The proposed development is for residential purposes. As such, this element is not applicable.

Element 11 – Signage

There is no signage proposed as part of this application.

4.5 Regulations

No matters prescribed by the Regulations impact determination of the Development Application.

5. LIKELY IMPACTS OF THE DEVELOPMENT

5.1 Natural and Built Environment

It is considered that the proposed development will have no adverse impacts on the built environment.

Although it is noted that five (5) established trees are being removed, these trees are not listed on Council’s Significant Tree Registry or within Council’s Tree Preservation Order 2018. In addition, Council’s Specialist Environmental Health Officer during his assessment of Development Application (D18-495) for the four (4) Lot subdivision of Lot 168, raised no objection to their removal. As such, no further action is required.
5.2 Social/economic

It is considered that there will not be any adverse social or economic impacts as a result of this proposal.

6. SUITABILITY OF THE SITE

6.1 Context, setting and public domain

6.1.1 Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

6.1.2 Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

6.1.3 Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?

It is considered the size and shape of the land is suitable for the proposed development. The location of the development along the western property boundary enables the future development of the site.

6.1.4 Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?

It is considered the proposed development will not have any detrimental impact on the existing or likely future amenity of the locality.

6.1.5 Will the development have an adverse effect on the public domain?

It is considered the proposed development will not have any detrimental impact on the residential public domain.

6.2 Environmental considerations

6.2.1 Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?
The proposed development is not likely to adversely impact the environment.

6.2.2 Is the development likely to cause noise pollution?

Standard conditions relating to hours of construction will be placed on the consent.

6.3 Access, transport and traffic

6.3.1 Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development.

7. SUBMISSIONS

The development proposal was placed on public exhibition for fourteen (14) days ending the 10 February 2019. During this period fourteen (14) written submissions were received. These submissions also included reference to an online Facebook poll. This poll asked members of the public if they were in favour of the townhouse development (8 Units) on the parklands in Southlakes. Although the proposed development is for dual occupancy on land adjacent to the parklands the results of the poll are noted. A copy of all submissions is provided in Appendix 3.

The issues/concerns raised have been summarised as follows:

- The proposed development is encroaching into existing parkland.

  Comment:

  Lot 168 is an existing privately owned allotment separate to the adjoining park. The residential (R1 zoned) lot was created/registered on the 4 February 2010 and has remained vacant since that time. Noting such, the proposed development is not encroaching into the adjoining park.

- A construction fence has been erected around the perimiter of site even though the Development Application is still under assessment by Council.

  Comment:

  Construction works being undertaken on the subject site are in relation to Development Application (D18-495), which approved a four (4) lot subdivision of Lot 168. This application was determined by Council on the 8 November 2018 with a Construction Certificate subsequently issued on the 15 January 2019. As such, the subdivision works being undertaken have been approved with no further action required.
- Open style fencing along the southern and western property boundaries will result in detrimental visual impacts on those utilising the park with clothes-drying and composting areas visible.

Comment:

It is considered that proposed landscaping will negate any adverse visual impacts between residents and those utilising the adjoining park. Such landscaping will be located along the southern and western property boundaries adjoining the public park.

Such fencing is commonly utilised where allotments adjoin a public park or reserve, including within the Southlakes Estate which negates the visual impact of colorbond fencing.

- Should future occupants have animals (e.g. dogs) open style fencing will contribute to noise complaints.

Comment:

Should noise complaints be received, such complaints will be pursued under separate cover outside the confines of this application. This does not act as grounds for refusal.

- Composting odours created by occupants will affect adjoining park-goers.

Comment:

Should residents elect to compost in their rear backyards and odour complaints are received, such complaints will be pursued under separate cover outside the confines of this application. This does not act as grounds for refusal.

- On windy days the fountain in the adjoining lake is likely to spray onto the proposed development likely leading to complaints and the subsequent decommissioning of the fountain.

Comment:

The impact of the spray on the development will be monitored noting that complaints if received are able to be mitigated (i.e. pressure reduced) noting the fountain is located on Council owned land with maintenance from April 2019 to be undertaken by Council.

- Unit 1’s clothes drying area is visible from both Boundary Road, Southlakes Parade and the adjoining parkland.
Comment:

To ensure Unit 1’s paraline is appropriately screened it has been relocated from its proposed location along the western property boundary to an alternative location south of the proposed patio on the exterior wall of the living room. This location is appropriately screened by landscaping and will soften any perceived visual impacts. As such, no further action is required.

- That the proposed development will detrimentally impact on residential property values.

Comment:

No conclusive evidence has been provided demonstrating that the proposed development will devalue adjoining properties. As such, no further action is required.

- The development application was not adequately notified.

Comment:

The proposed development was notified through letters to the immediate adjoining locality for fourteen (14) days ending the 10 February 2019 in accordance with Dubbo DCP 2013, Chapter 1.2 Notification of Development. The development was also placed on Council’s website, enabling those not directly notified to view and comment on the proposal.

8. PUBLIC INTEREST

There are no matters other than those discussed in the assessment of the Development Application above that would be considered to be contrary to the public interest.

9. SECTION 64/SECTION 7.11 CONTRIBUTIONS

The proposed dual occupancy results in an impact upon Council’s services and facilities and as such the following contributions are applicable. Please note a 1ET credit is applicable noting approved subdivision (D18-495).

9.1 Water Supply Contribution

City precinct - $5,714.30 per ET
Equivalent Tenement = (dual occupancy ET x dwelling units) – 1 ET credit
= (0.67 x 2) -1
= 0.34ET

Therefore water contribution = 0.34ET x $5,714.30
= $1,942.86
9.2 Sewerage Supply Contribution

City precinct - $5,714.24 per ET
Equivalent Tenement = (dual occupancy ET x dwelling units) – 1 ET credit
= (0.67 x 2) -1
= 0.34ET

Therefore water contribution = 0.34ET x $5,714.24
= $1,942.84

9.3 Open Space

Three (3) or more bedroom dwelling = 2.6 persons per dwelling
Three (3) or more bedroom dwelling = 2.6 persons per dwelling (Credit)

Dwelling occupancy rate = (Number of dwellings x persons/dwelling) – 1
Credit (2.6 persons)
= (2 x 2.6) – 2.6
= 5.2 – 2.6
= 2.6 persons

Local Planning Unit = East (South)

Therefore contribution = (persons/dwelling) x (east south Local Planning Unit Levy + City wide Planning Unit Levy + Administration Levy)
= 2.6 x ($1,189.03 + $566.43 + $24.39)
= 2.6 x $1,779.85
= $4,627.61

9.4 Urban Stormwater

The subject property is located in stormwater catchment 3.1 Keswick Trunk Drainage Scheme. This catchment incurs contributions based on a per lot basis. Given there are no additional allotments being created (i.e. there is no subdivision as part of this application) contributions are not applicable.

9.5 Urban Roads

ET Credit: Residential dwellings: 11Trips
Residential housing (trip generation) 11 Trips
Contribution residential (per trip) $600.35 (ET including admin fee)

The following contribution for urban roads is applicable:
Proposed number of trips:  
= 2 x 11 (trips)  
= 22 Trips

Contribution required  
= [proposed trips – credit] x $ET  
= 22 trips – 11 trips (1 ET credit)  
= 11 trips

Therefore contribution  
= (persons/dwelling) x (trips generated)  
= 11 x 600.35  
= $6,603.85

10. SUMMARY

The Applicant has sought development consent for the construction of dual occupancy (attached) at Lot 168 DP 1145981, Boundary Road, Dubbo.

The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.

The proposed development is consistent with the objectives of the applicable EPIs, DCPs and Council policies and is therefore recommended for approval subject to the conditions of consent in Appendix 1.

Appendices:
1. Proposed Development/Conditions/Norations
2. Proposed Plans
3. Submissions
MEMO

CONDITIONS

(1) The development shall be undertaken in accordance with the Statement of Environmental Effects and stamped approved plans detailed as follows except where modified by any of the following conditions:

Title/Plan: Units 1 & 2 Ground Floor
Drawn by: WLK/CJK
Sheet No: 2 of 54
Dated: 16-11-2018

Title/Plan: Units 1 & 2 First Floor
Drawn by: WLK/CJK
Sheet No: 3 of 54
Dated: 16-11-2018

Title/Plan: Units 1 & 2 Elevations 1
Drawn by: WLK/CJK
Sheet No: 4 of 54
Dated: 16-11-2018

Title/Plan: Units 1 & 2 Elevations 2
Drawn by: WLK/CJK
Sheet No: 5 of 54
Dated: 16-11-2018

Title/Plan: Overall Site Plan (modified in red)
Drawn by: WLK/CJK
Sheet No: 46 of 54
Dated: 16-11-2018

Title/Plan: Site Plan Units 1-4 (modified in red)
Drawn by: WLK/CJK
Sheet No: 47 of 54
Dated: 16-11-2018

(Reason: To ensure that the development is undertaken in accordance with that assessed)

(2) Prior to issue of the Occupation Certificate all relevant conditions under Development Consent D18-495 – Four Lot Subdivision, shall be complied with. This includes the provision of all necessary servicing and the construction of the service road off Boundary Road.

(Reason: To ensure the site is safe and suitable for its intended use)
(3) The proposed landscaping shown on the approved development plan (Titled: Landscaping Plan Units 1-4, dated 16-11-2018) shall be established prior to issue of the Occupation Certificate.

[Reason: To maintain the aesthetic quality of the development and ensure privacy is maintained]

(4) The Water Supply headworks contribution of $1,942.86 (0.34ETs), calculated on a land use basis, pursuant to Section 64 of the Local Government Act 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002, shall be paid by the developer prior to issue of any Occupation Certificate.

Such contribution rate per lot is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2018/2019 financial year rate is $5,714.30 per ET.

Note 2: As the above contribution rate is reviewed annually the 'current contribution rate' is to be confirmed prior to payment.

[Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003]

(5) The Sewerage Services headworks contribution of $1,942.84 (0.34ETs) calculated on a land use basis, pursuant to Section 64 of the Local Government Act 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002, shall be paid by the developer prior to issue of any Occupation Certificate.

Such contribution rate per lot is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2018/2019 financial year rate is $5,714.24 per ET.

Note 2: As the above contribution rate is reviewed annually, the 'current contribution rate' is to be confirmed prior to payment.

[Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003]

(6) The Urban Roads headworks contribution of $6,603.85 (11 trips), calculated on a land use basis, in accordance with Council's adopted Amended Section 94 Contributions Plan - Roads, Traffic Management and Carparking, operational 3 March 2016, shall be paid by the developer prior to issue of any Occupation Certificate.
Such contribution rate, per land use, is adjusted annually in accordance with Section 6.0 of the Section 94 Contributions Plan becoming effective from the 1 July each year and as adopted in Council’s Annual Revenue Policy.

Note 1: Council’s adopted 2018/2019 financial year rate is $6,603.85 per land use (Residential dwelling/lot).

Note 2: As the above contribution rate is reviewed annually, the current contribution rate is to be confirmed prior to payment.
[Reason: Implementation of Council’s Section 94 Contributions Plan - Roads, Traffic Management and Carparking dated 2016]

(7) The Open Space and Recreation Facilities contribution of $4,627.61 (2.6 persons), calculated on a density basis, in accordance with Council’s adopted Section 94 Contributions Plan – Open Space and Recreation Facilities, as amended June 2008, shall be paid by the developer prior to issue of any Occupation Certificate.

Such contribution rate per lot land use is adjusted annually in accordance with Section 2.17 of the Section 94 Development Contributions Plan for Dubbo Open Space and Recreation Facilities 2016-2026, becoming effective from 1 July each year and as adopted in Council’s Annual Revenue Policy

Note 1: Council’s adopted 2018/2019 financial year rate is $1,779.85 per person for Local Planning Unit – East (South).

Note 2: As the above contribution rate is reviewed annually, the ‘current contribution rate’ is to be confirmed prior to payment.
[Reason: Implementation of Council’s Section 94 Contributions Plan - Open Space and Recreation Facilities dated 2016-2026]

(8) In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.
[Reason: Council and statutory requirement to protect Aboriginal heritage]

(9) Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure that the appropriate regulatory authority (eg Office of Environment and Heritage (OEH), WorkCover Authority, Council, Fire and Rescue NSW etc) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.
Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the EPA to receive that type of waste.
   [Reason: Council requirement to prevent the contamination of the environment]

(10) Waste construction materials including soil arising from the development must be disposed of at an appropriately licensed waste facility.
   [Reason: To ensure environmentally safe disposal]

(11) The subject dwellings (individually) must not be provided with more than seven (7) outside light fittings, all of which must be shielded. If more than five (5) shielded outside light fittings are provided, those additional fittings must also be automatic light fittings.

*automatic light fitting* means a light fitting that is activated by a sensor and switches off automatically after a period of time.

*horizontal plane*, in relation to a light fitting, means the horizontal plane passing through the centre of the light source (for example, the bulb) of the light fitting.

*outside light fitting* means a light fitting that is attached or fixed outside, including on the exterior, of a building.

*shielded light fitting* means a light fitting that does not permit light to shine above the horizontal plane.

[Reason: Council requirement pursuant to clause 5.14 of Dubbo LEP 2011 to limit light pollution for the preservation of the 'Dark Skies' region surrounding the Sideling Spring Observatory]

(12) The finished floor level of the habitable areas of the proposed building shall in respect of its height above the external finished ground level:

(a) At the location of such building's overflow (relief) gully achieve:
   (i) A minimum of 225 mm above the finished surrounding ground level; or
   (ii) Where the overflow (relief) gully is located in a path or paved area which is finished such that surface water cannot enter it and is graded away from the building, a minimum of 150 mm above the finished surrounding path or paved area; and

(b) In all others areas achieve:
   (i) A minimum of 150 mm above the finished surrounding ground level.

Any excavated areas around the perimeter of the building shall be graded away from the building to ensure adequate surface drainage and prevent pondage.
(13) The drainage and plumbing installation shall comply with the provisions of the Local Government (General) Regulation, 2005 and the requirements of Council as the water and sewerage authority.
   (Reason: Statutory and Council requirement)

(14) Temporary closet accommodation shall be provided onsite before work on the proposed building is commenced.
   (Reason: Council requirement to preserve public hygiene)

(15) The sanitary, water plumbing and drainage associated with the proposed building requires the issue of a separate approval from Council prior to being installed. In this regard a Drainage and Plumbing Approval Application form is available from Council, and must be completed by the licensed plumbing and drainage contractor and returned to Council with the appropriate fee. Drainage or plumbing works must not be commenced until Council has issued a permit authorising such works.
   (Reason: Statutory requirement of Local Government Act 1993)

(16) All sanitary plumbing and drainage and water plumbing work shall be carried out by a licensed plumber and drainer.
   (Reason: Statutory requirement of Section 634 Local Government Act 1993)

(17) The top of each dwelling's overflow (relief) gully shall be a minimum 150 mm below the lowest sanitary fixture serving the building.
   (Reason: Statutory and sewerage authority requirement)

(18) The top of each dwelling’s overflow (relief) gully shall be a minimum 75 mm above the finished surrounding ground level to prevent ingress of surface stormwater.
   (Reason: Statutory and sewerage supply authority requirement)

(19) Roof water not conveyed to the rainwater tank(s) pursuant to the approved BASIX Certificate and the overflow from the required rainwater tanks shall be conducted to each dwelling’s allocated inter-allotment drainage pit located on the subject property.
   (Reason: To ensure satisfactory disposal of roof water)

(20) The hot water delivered to the outlets of the hand-basins, shower and bath shall not exceed 50°C.
   (Reason: Statutory requirement of the Plumbing Code of Australia)

(21) Surface water shall be directed away from the building to prevent ponding near the foundations of the building whilst ensuring surface water is not diverted to the detriment of adjoining properties.
   (Reason: To ensure satisfactory drainage)
(22) The applicant shall ensure that the responsible builder or contractor submits to Council, if Council is engaged to act as the Principal Certifying Authority (PCA), a Certificate of Installation certifying that the wet areas of the building have been protected by the installation a water-proofing system conforming to AS 3740 ‘Waterproofing of domestic wet area’. Such Certificate must be provided prior to occupation or use of the building. 
[Reason: To demonstrate the provision of an adequate moisture proofing system]

(23) The buildings shall not be occupied or used until the Principal Certifying Authority (PCA) has first issued an Occupation Certificate. 
[Reason: Statutory requirement to ensure the building is fit for occupation]

(24) A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work. 
[Reason: Council requirement to prevent pollution of the environment by wind-blown litter]

(25) All excavations associated with the erection of the building and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place. 
[Reason: Council requirement for protection of public]

(26) All building work must be carried out in accordance with the provisions of the Building Code of Australia. 
[Reason: Prescribed statutory condition under EP&A Act]

(27) If an excavation associated with the proposed building work extends below the surface level of an adjoining allotment of land and/or the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person’s own expense:

(a) Protect and support the adjoining premises from possible damage from the excavation; and
(b) Where necessary underpin the adjoining premises to prevent any such damage.

For the purposes of this condition, allotment of land includes a public road and any other public place. This condition does not apply if the person having the benefit of the development consent owns the adjoining land, or the owner of the adjoining land has given consent in writing to this condition not applying. 
[Reason: Prescribed condition pursuant to clause 98E of the EP&A Regulation 2000 and Council requirement to preserve the stability of adjoining roads/public places]

(28) Prior to works commencing the Applicant shall ensure that a sign is erected on the work site in a prominent position at the front of the property showing:
(a) The name, address and telephone number of the Principal Certifying Authority (PCA) for the work;

(b) The name of the principal contractor for the building work and a telephone number on which that person may be contacted outside of working hours; and

(c) Stating that unauthorised entry to the work site is prohibited.

Such sign must be maintained on the site during the course of the building work and not be removed until the work has been completed.

Note: In respect of (a) above, where Council is engaged as the Certifying Authority and appointed PCA, the Applicant can either prepare their own sign, or alternatively affix onsite the sticker that will be enclosed with the Council issued Construction Certificate. A larger sign in lieu of utilising the sticker is available upon request from Council's Civic Administration Building.


(29) The person having the benefit of this Development Consent, if not carrying out the work as an owner-builder, must unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed Principal Certifying Authority (PCA) to be carried out.

Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying out of the building work.

[Reason: Statutory requirement imposed by the EP&A Act 1979]

(30) Noise from the rainwater tank pump shall be controlled such that offensive noise is not emitted. In this regard, the pump shall be located in a position where it least affects neighbouring properties, and not exceed the background noise level (L_{eq}) by 5dB(A) measured at the worst affected residence.

Note: To minimise noise nuisance the pump should not be located adjacent to neighbouring bedrooms or between adjoining dwellings. If a complaint arises after installation consideration may need to be given to relocating the pump or providing an acoustic cover.

[Reason: To minimise the creation of offensive noise]

(31) Where the owner's BASIX commitments requires the pipework from the proposed rainwater tanks to be inter-connected with pipework connected to Council's town reticulated water supply the following installation criteria shall apply:

(a) A stop valve shall be provided on the rainwater delivery side of the pump. A second stop valve and a non-return valve shall be provided on the outlet side of the pump;
(b) A stop valve and a dual check valve shall be provided on the delivery side of the town water supply pipework immediately upstream of the point of inter-connection with the rainwater pipework supply; and

(c) The inter-connection point of the pipework from the two different water sources is to be provided with a three-way flow switching device.

(Refer to the following diagram for an indicative installation arrangement)

Any proposed plumbing configuration different from the above arrangements shall be discussed with Council's officers for conformity with the Plumbing Code of Australia and approved prior to installation.

Reason: Water supply authority and statutory requirement to prevent water cross-contamination

(32) The water supply pipework from the rainwater tanks shall be clearly marked at intervals not exceeding 500 mm where concealed in walls, or 1 m where exposed or buried, with the word 'RAINWATER'. Water outlets shall be identified as 'RAINWATER' with a label or a rainwater tap identified by a green coloured indicator with the letters 'RW'.

Note:

1. All 'RAINWATER' labels or signs are to have black lettering and pictogram on either a yellow or green background.

2. Marking shall be in accordance with AS 1345.
[Reason: Statutory requirements of Plumbing Code of Australia]

(33) Where a pump is required to distribute and pressurise water from the proposed rainwater tanks it shall be electrically powered.
[Reason: Council requirement to minimise the creation of offensive noise]

(34) The proposed rainwater tank(s) shall be provided with:

- A top or lid to shield the interior from light penetration; and
- A screen to all inlets and openings into the tank to prevent debris and mosquito entry.
[Reason: Council requirement to reduce contamination of the supply and breeding of mosquitoes]

(35) All roof and stormwater work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the Plumbing Code of Australia. In this regard, prior to the issue of the Occupation Certificate, the licensee is required to submit to Council a Certificate of Compliance for the subject stormwater work within two days of completion.
[Reason: Statutory and Council requirement]

(36) The following applicable works shall be inspected and passed by an officer of Council, irrespective of any other inspection works undertaken by an accredited certifier, prior to them being covered. In this regard, at least 24 hours notice shall be given to Council for the inspection of such works. When requesting an inspection, please quote Council’s reference number D19-25 Part 1.

Advanced notification for an inspection can be made by emailing enviroadmin@dubbo.nsw.gov.au or by telephoning Council’s Planning & Environment Division on 6801 4612.

- Internal and external sanitary plumbing and drainage under hydraulic test;
- Water plumbing;
- Final inspection of the installed sanitary and water plumbing fixtures upon the building’s completion prior to its occupation/use.
[Reason: Statutory provision and Council requirement being the water and sewerage authority]

(37) Surface water shall be directed away from the front and sides of the dwellings to prevent ponding near the foundations of the building whilst ensuring surface water is drained to the inter-allotment stormwater pit without being diverted to the detriment of adjoining properties.
In this regard, the plans to be submitted with the Construction Certificate application need to provide the finished surface levels and surface and stormwater drainage infrastructure, including pits for the interception of surface waters and an intra-allotment drainage system, sufficient to demonstrate compliance with Part 3.1.2 of the BCA and designed in accordance with AS/NZS 3500.3-2015 Stormwater Drainage.

Note: Regard also needs to be given to achieving the statutory overflow (relief) gully clearance heights as separately conditioned on this consent, fences/gates, landscaping, rainwater tanks etc and any future subdivision of the allotment.
[Reason: To ensure satisfactory stormwater drainage]

[38] The smoke alarms constituting the dwelling’s automatic smoke detection and alarm system, if comprised of smoke alarms conforming to AS 3786, shall be inter-connected. If Council is appointed the PCA a Certificate of Installation, completed by a licensed electrician, shall be submitted prior to the Occupation Certificate being issued.
[Reason: Council requirement to ensure an appropriate level of fire safety as a consequence of audibility limitations associated with smoke alarms alerting young children]

[39] An Erosion and Sedimentation Control Plan shall be implemented onsite prior to any site disturbance works being commenced and shall remain, in a maintained condition, until all site works are completed.
[Reason: Implementation of Council policy to reduce sediment pollution]

[40] A sediment and erosion control warning sign, as supplied by Dubbo Regional Council, shall be attached to the most prominent sediment fence on the subject site at all times whilst the building is under construction.

Note: Copies of such sign are available for collection free of charge from Council’s Planning and Environment Division.
[Reason: Council requirement imposed in the public’s interest under S79C of the EP&A Act 1979]

[41] If the building’s boundary shaft is located in a trafficable area, the boundary shaft shall be protected from being damaged by vehicular traffic by a heavy duty trafficable cover installed at the surface level above and independent of the cap. The cover shall be suitably supported so that no load can be transmitted onto the shaft. The shaft shall terminate just below the underside of the cover.
[Reason: To prevent damage to the properties boundary shaft in accordance with Australian Standard 3500.]

[42] The following measures shall be implemented as part of the building’s construction for the purposes of ensuring that natural surface gradients are maintained and/or enhanced to facilitate surface water draining to the inter-allotment stormwater pits:

(a) A deepened edge beam design shall be utilised for the building’s proposed waffle raft/slab-on-ground floor slab where required to negate the retention of any slab fill batter above natural ground level, and
(b) The cut/excavation required for the proposed buildings shall be retained at the allotment boundary. The cut side shall be secured with either:
(i) a structurally sufficient retaining wall within 10 days of the cut/excavation being made. If a longer period is required, temporary shoring shall be provided to the exposed face to prevent collapse/slumping of such face, until the retaining wall is constructed; which shall occur no later than 14 days after the pouring of the dwelling’s floor slab; or
(ii) a stabilised embankment compliant with Part 3.1.1 of the BCA, the toe of which terminates at least 2 m from the dwelling; and

(c) Surface water shall drain from the front and sides of the building to each dwelling’s allocated inter-allotment stormwater pit without obstruction and redirection into any adjoining premises. In this regard particular attention must be given to the proposed rainwater tanks, fences/gates and landscaping locations to ensure they do not obstruct drainage to the inter-allotment stormwater pits.

The aforementioned requirements must have been implemented and installed to the satisfaction of the PCA before the issue of any occupation certificate for the dwelling(s).
(Reason: Council requirement to assist in limiting obstruction of surface drainage and diversion of flows to the detriment of adjoining premises)

(43) If Council is appointed Principal Certifying Authority (PCA), the applicant shall submit to Council being the PCA, details from the frame and truss manufacturer regarding the bracing and tie-down specifications for the frame and trusses to be erected for the building. Such details shall be provided to Council prior to the frame inspection of the proposed works.
(Reason: To demonstrate the frame meets statutory requirements)

(44) No buildings or structures shall be located within any the existing “easement to drain sewer” or “easement to drain water” created over the subject land, including those created under D18-495.
(Reason: Implementation of Council Policy)

(45) Prior to the issue of the Occupation Certificate, the lodgement with Council of formal written notification from Essential Energy stating that it has been made aware of the proposed development.
(Reason: Implementation of Council policy)

(46) A combined residential standard concrete vehicular cross-overs, and kerb and gutter vehicle entrances, constructed in accordance with Council’s standards STD 5211 and STD 5235 being provided by and at full cost to the Developer to service proposed Dual Occupancy dwelling.
Should Council’s Compliance Engineer (or his representative) not undertake the required inspections as detailed in the abovementioned Council standards, then a detailed list of inspections undertaken by an accredited private certifier verifying compliance with the abovementioned Council standards will be required to be lodged with Council prior to the issue of the Occupation Certificate for the proposed development.

(Reason: Council policy in respect of residential developments)

NOTES

1. A separate application is required to be submitted to either Council or an accredited certifier to obtain a Construction Certificate to permit the erection of the proposed dwellings.

2. The Council Section 7.11/64 Contribution Plans referred to in the conditions of this consent may be viewed without charge at Council’s Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday. Copies are also available from www.dubbo.nsw.gov.au

3. The development shall be carried out in accordance with Essential Energy’s correspondence dated 24 January 2019 (copy attached).

4. Offensive noise as defined under the Protection of the Environment Operations Act, 1997 shall not be emitted from the proposed development.

Air impurities as defined under the Protection of the Environment Operations Act, 1997 shall not be released or emitted into the atmosphere in a manner which is prejudicial to the health and safety of occupants, the surrounding inhabitants or the environment.

5. Before occupation of the dwellings the street number of the premises should be displayed in a prominent position at the front of the allotment.

6. As the subject allotment may be subdivided in the future, it is recommended for the applicant to ensure that their various trade contractors are made aware of the necessity to have the electrical, water plumbing, sanitary drainage and stormwater pipework pertaining to each dwelling unit, confined to their possible future respective new allotments.

7. The fire wall separating the two attached dwellings is required to be carried through to the underside of the roof covering with no timber or other combustible material crossing such walls (other than roof purlins not greater than 75 mm x 50 mm or roof sarking).

The gap between the top of the fire wall and the underside of the roof covering must be packed with mineral fibre or other suitable fire-resisting material.
Where the fire wall joins a masonry veneer external wall, any gap between the fire wall and the external masonry veneer must be:

(a) Not more than 50 mm; and
(b) Packed with a mineral fibre or other suitable fire resistant material with the packing arranged to maintain any weatherproofing requirements of Part 3.3.4. of the BCA.

(8) Peripheral pathways, with impermeable underliner should be provided around the building. This action supplements site drainage and assists in the stabilisation of moisture conditions near the footings.

(9) The owner, after completion of the installation of a subterranean termite barrier system, is responsible for:

(a) Ensuring that the barrier is not bridged or breached by erecting untreated additions or alterations to the building, placing materials against the outside walls, constructing gardens, paths, pavers, lawns etc closer than 75 mm to the bottom of the weepholes/cavity barrier/cladding/bottom brick course; and
(b) Ensuring that regular inspection of the termite barriers and the building itself are undertaken at a frequency not greater than once every 12 months, although more frequent inspection is recommended.

Failure to observe the above may ultimately result in termite infestation of the building. The purpose of termite barriers is to impede and discourage termite entry into a building. Termites can build around barriers but they are then in the open where they can be detected more readily during regular competent inspections.

(10) It appears that the removal of an established tree(s) will be required to allow the construction of the dwellings. In this regard, if Council is appointed the Certifying Authority for the proposed building, its engineered slab details will need to address the removal of such tree(s) and their roots.
Good Evening

It is with great disappointment that I write to Council in relation to our family concerns regarding the proposed development on Boundary Rd, Southlakes.

We are not under the Southlakes Estate as such but we purchased our block of land ten years ago when we had the choice to live any where in Dubbo but loved the atmosphere, environment and parkland setting of Southlakes Estate.

We built our dream home at 163 Boundary Rd because the block of land not only had a reserve across the Rd (corner Boundary Rd and Wheelers Lane), Dieters Park, a reserve behind, but most of all because we loved the parkland that Southlakes had to offer.

Never ever were we disclosed or advised that the development in question would be built on the established parkland which would also effect the pond, lake, removal of trees and fountain region.

We were aware that future development would occur, such as the Boundary Rd extension to Sheraton Rd, and future estate south of Dieters Park. Never did we expect the pathetic approval of Hubbard tiny homes on Argyle Avenue in such an exclusive area nor councils approval for the many duplexes and tiny blocks at Magnolia Estate.

It feels like another stab in the back and completely sly that the proposed development has only come to light now that the Boundary Rd extension commenced. Even then, such a major development was poorly advertised by Council with many Southlakes residents still unaware of the proposal.

Please don’t ruin the parkland area of Southlakes any further by approving such a development on the proposed land. Not only is the parkland enjoyed by those who live under the Southlakes Estate but also by those who live in the Avian, Holmwood, Spring and Keswick Estates not to mention the general community of Dubbo. The park especially where the development is proposed has been the venue for many many weddings, family portraits and school formals photos, family gatherings, Christmas parties, birthday parties, yoga/exercise location, great place to catch up with friends/family and a quiet place to think and relax under the trees whilst listening to the calming sounds of the fountain and ducks.

In autumn/winter when the trees lose their leaves it would mean that the proposed development would look like an eyesore and out of place. The perfect location for weddings and photos etc would be no more.

Depending on the wind, we often get spray from the fountain all the way to our home so obviously the fountain spray would be a major issue to the proposed development and I understand the proposed development would also effect the fountains future. Perhaps being reduced or turned off. This would be catastrophic to the pond the fauna and flora not to mention the esthetics of the parkland.
The wildlife including many ducks, cranes, shags, turtles, yabbies, frogs and fish call the pond their home. Turning off or reducing the fountain would affect not only the look of the parkland but be an environmental disaster.

The additional cars belonging to the property owners not to mention visitors cars would cause concern as there is currently no parking on the newly extended stretch of Boundary Rd. It has been noted that an extra strip of road is currently being created, however it still doesn’t allow enough parking if each of the properties had visitors at the same time.

Please, respect the environment and retain the parkland, pond and environment as it is and do not develop on the proposed location.

Regards
Tony Holland
Colleen Fletcher

From: Gloria Klaassens <gloriaklaassens@outlook.com>
Sent: Sunday, 10 February 2019 11:45 PM
To: DRC Mailbox
Subject: Second objection letter against development application D2018-95 Property: Lot 168 DP 1145981, Boundary Road, Dubbo Proposed development: Four (4) Lot Subdivision
Attachments: 2019 09 February 2nd Objection Southlakes due 10.02.2019.docx

Please find attached the objection letter

Yours faithfully
Henderikus & Gloria Klaassens

Sent from Mail for Windows 10
Attention: Chief Executive Officer
Dubbo Regional Council
PO Box 81 Dubbo NSW 2830
9 February, 2019

Second objection letter against development application D2018-95

Property: Lot 168 DP 1145981, Boundary Road, Dubbo

Proposed development: Four (4) Lot Subdivision

This objection letter is lodged by
Henderikus (Rick) and Gloria Klaassens

9 Southlakes Parade, Dubbo

Further to our objection of the 12 October 2018 we have second objection to the
development of the building of units 1 and 2. We recognise that raising serious concerns
about the development has fallen on deaf ears, but it is important to us that our concerns
be taken seriously as set out in our first letter of objection.

The following are further reasons.

When we purchased our home from Robinson Fuller, which was a display home to be our
retirement home to enjoy time with our children, grandchildren we were never made
aware, from Robinsons & Fuller, the developers at the time, (Stevenson Family), (Brett
Harvey) and their employee (Mark Stanford) who told us that the park would never be built
on. Also there were display boards at the three display homes showing no development in
the park area.

Talking to landowners nearby to us no one could recall receiving any correspondence from
any of the developers or our local Council, of the rezoning. As a Southlakes rate payers we
would like to be able to see the rezoning notices sent from our local Council, to the
immediate rate payers in Wheelers Lane, Southlakes Parade and other rate payers effected.

We have lived in Dubbo Council for over 65 years, were we have raised our family and have
four generations living is this great city.

We would like you to appreciate our above concerns, as we have had concerns with this
development since we first noticed the blocks being measured and pegged, and now utilities
and an access road have commenced, without any correspondence.

Yours faithfully
Henderikus (Rick) & Gloria Klaassens
Colleen Fletcher

From: Blanche Robinson <Blanche.Robinson@elders.com.au>
Sent: Thursday, 7 February 2019 10:20 AM
To: DRC Mailbox
Subject: ATTENTION - THE GENERAL MANAGER: RE: Development Application (10.2019.25.1)

Importance: High

Good morning,

Please find attached submission regarding the development application 2019/25 for Proposed Dual Occupancy Units 1 & 2 at Lot 168 DP 1145981, Boundary Road, Dubbo.

I look forward to hearing from you.

Kind regards,
Blanche.
6 February 2019

Dubbo Regional Council
Attn: The General Manager
PO Box 81
DUBBO NSW 2830

& via email: council@dubbo.nsw.gov.au

RE: OBJECTIONS TO DEVELOPMENT APPLICATION 2019/25 FOR PROPOSED DUAL OCCUPANCY UNITS 1 & 2 AT LOT 168, DP 1145981, BOUNDARY ROAD, DUBBO, FOR BRETT HARVEY DESIGN & CONSTRUCTION

Development Application (10.2019.25.1)

Attention: The General Manager and Josh Smith,

Residents of Southlakes write to you in regard to the proposed development for dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Road Dubbo.

We are aware immediate neighbours of this development have been notified via mail of this submitted Development Application, however we want you to consider the effects this development will have on all residents of the surrounding area, including regular users of the Southlakes parkland that travel in from adjacent neighbourhoods to use the parkland. As stated in the Statement of Environmental Effects submitted by the applicant as part of this Development Application, “the subject site is located within a land parcel surrounded by parkland”. The fact that the site is located inside and is majority surrounded by parkland, demonstrates that it is not just immediate neighbours of the development that would be affected by the development, all users of the park would be affected by a development that is contained within the parkland, especially as the park has become a popular recreational park in Dubbo and has been in use for nearly a decade.

We were very concerned and disheartened to see that Council perceive that only nine(9) residences were considered to be effected by this development and feel that this proposal should have been more widely promoted to the residences of Southlake’s Estate, as well as surrounding estates.

Please consider the following objections to the applicant’s Statement of Environmental Effects in relation to relevant Development Control elements and performance criteria requirements of Section 2.1 of the Dubbo Development Control Plan 2013:

Objection One:

Element 1: Streetscape Character

Objectives
...To design residential housing development to complement existing streetscape and
neighbourhood character, particularly in areas of identified and valued character
including heritage precincts (see Section 3.5 Heritage Conservation);
• To design residential housing in keeping with the desired future streetscape and
neighbourhood character; and
• To provide a mix of dwelling sizes complementing the character of the area and that
provide accommodation for all sectors of the community.”

The development is to be designed to respect and reinforce the positive characteristics of the
neighbourhood, including:
- Built form;
- Bulk and scale;
- Vegetation; and
- Topography.”

Applicant’s Response to Criteria:

“The drawings indicate the mass and proportions of the proposed dwellings, which are well
articulated to maintain interest and are scaled to suit the perceived character of the
neighbourhood precinct. The architectural style is simple, and external materials and finishes
will be compatible with the housing styles in the locality.”

Objection to Applicant’s Response:

This response by the applicant fails to recognise that the proposed development is not
surrounded by residential dwellings, and as in the applicant’s own words, “is located
within a land parcel surrounded by parkland”. Because of this, the architectural style of
any building would be entirely out of place, as it would be an intrusion into the
existing streetscape which is comprised of public parkland, man-made waterways and
water features. We have to agree with the applicant that the proposed dwellings would
be well articulated to maintain interest, however the “interest” purely arises because
the proposed dwellings do not suit the immediate vicinity. Therefore, the proposed
development has not been designed to respect and reinforce the positive
characteristics of the neighbourhood, as it is directly impacting them by intruding upon
them.

Members of the community have expressed concern that the proposed dwellings would
affect the operation of the existing water fountain, as the front lake housing the water
fountain is approximately five metres from the proposed open fencing of Unit 1. Further
clarification is required by the applicant to address these concerns. Local residents
wish to register their concern that a decommissioning of the water fountain would be
of detriment to the community utilising the parkland and would only be of benefit to the
developers.
Objection Two:

Fencing

"P6
Fencing is consistent with the existing character of the area."

A6.1
Fences should take elements from neighbouring properties where elements are representative of the character of the street."

Applicant's Response to Criteria:

"Proposed fencing bounding parkland areas will be constructed of black open mesh fencing to match residential existing developments to the south. Internal dividing fences will be constructed of solid colorbond lattice panel top fencing to match the existing precinct to the south. No internal fencing will extend forward of the respective building lines.

Objection to Applicant's Response:

It is appreciated that the applicant might be making attempts to somewhat reduce the impact fencing would have on the surrounding parkland, and to keep fencing of a style consistent with previous developments that also border on parkland in residential Southlakes. However, it is to be noted the open fencing would not be beneficial to either occupants of the proposed dwellings nor park-goers. Open fencing in this location creates two potential problems:

1) It is assumed the open-style fencing has been chosen by the applicant to satisfy P7, which states "fences enable outlook from the development to the street or open space to facilitate surveillance and safety", to provide increased surveillance and safety for the occupants of the proposed dwelling. This reasoning is impaired because the surrounding location of the proposed development is an area that attracts a high volume of park-goers. Park-goers frequently utilise the footpaths and surrounding lawns that border the front lake for recreational purposes. Occupants of the proposed dwellings would be subjected to a high volume of passers-by at their back and side fences and the passers-by would be utilising the parkland in very close proximity to the dwellings (between zero to five metres from the fence, as this is the gap between the edge of the lake and the fence). The open fencing of the proposed dwellings contributes to safety issues for occupants (potential increased opportunistic crime) purely because the proposed dwellings are obtruding onto heavily-used parkland. Opportunistic aggressors utilising parkland would be able to perfectly view the occupants, their possessions and the layout of the proposed dwellings from heavily-used parkland areas.

Comparisons could be made to existing developments in Southlakes that already utilise open mesh fencing onto parkland, however the same concerns do not arise with the fencing of the existing developments, because the existing developments have been intentionally designed to have buffering of significant lengths of lawn (ten metres or more) between residence boundaries and footpaths which have been designed to encourage pedestrians to navigate the parkland areas. This proposed development appears to have not been designed with the surrounding parkland area in mind as it is not consistent with the existing character of the rest of the Southlakes area.
2. The open mesh fencing proposed for the two units will impact on park-goers utilising the parkland area. The fact that the man-made waterway and immediate parkland is important to existing residents cannot be understated, as it is currently used for a multitude of purposes, including recreational and fitness activities such as dog-walking, running, kite-flying and fishing. The proposed dwellings would impact on these current uses of the parkland because they are encroaching on the existing parkland, and the open style fencing would cause occupants to become unwilling participants in these common parkland activities. As park-goers with companion animals attend the parkland regularly, should occupants of the proposed dwellings also decide to adopt a companion animal, the open fencing would contribute to animal noise complaints (which occurs frequently when dogs being walked disturb dogs residing in their backyards, and vice versa). Animal noise complaints have been demonstrated to be a problem in other areas of Southlakes that already employ a longer lawn-buffer between back fences and concreted footpath, so the proposed development would experience an amplified version of this scenario and would require council intervention often. The area immediately surrounding the lake is also frequently utilised as a wedding ceremony destination for Dubbo residents. The open mesh fencing would be detrimental to this use of the parkland as occupants of the proposed dwellings would have their private backyard, composting and outdoor clothes-drying facilities on display as a backdrop to a wedding being held on the jetty of the front lake (which is the most common placement of wedding ceremonies in this location).

Objection Three:

Element 8: Waste management Objectives

"To ensure waste disposal is carried out in a manner which is environmentally responsible and sustainable.

P1 Domestic solid waste is disposed of in an environmentally responsible and legal manner.

A1.2 Organic waste shall be composted."

Applicant's Response to Criteria

"There is ample space for composting activities in the rear private open space areas of the dwellings, should the respective owners desire."

Objection to Applicant's Response

This response by the applicant does not satisfy the criteria of Element 8, that 'waste disposal is carried out in a manner which is environmentally responsible'. Once you consider that the area nominated by the applicant for composting, "the rear private open space areas of the dwellings", is just metres from the middle of the existing Southlakes parkland area and that odours emanating from composting activities would be further exacerbated by the proposed open-style fencing of the proposed development, this is where the concerns about environmental responsibility arise. Composting odours created by occupants would affect park-goers utilising parkland.
areas bordering the proposed development. It is to be further noted that this proposed development is of units, and as such the units would be subject to the two bin waste collection service provided by Dubbo Regional Council, which omits the green organics waste bin (the green organics bin is the usual destination for composting matter, in larger residential dwellings). So the applicant would need to submit an alternative solution to A1.2, keeping in mind council would be required to properly regulate public health issues arising from composting activity odours within the vicinity of heavily-used parkland whilst also trying to satisfy the waste management objective that organic waste shall be composted.

Objection Four:

Element 9: Site facilities Objectives

“To ensure that site facilities are functional, readily accessed from dwellings, visually attractive, blend in with the development and street character and require minimal maintenance.

A2.2
Open air, communal clothes drying facilities are easily accessible to all residents and visually screened from public streets, communal streets and recreational areas.”

Applicant’s Response to Criteria

“Not applicable to this development.”

Objection to Applicant’s Response

The applicant’s response to Element 9 is confusing as it is clearly marked in their overall site plan for the proposed dwellings to have clothes-drying facilities in the backyard of each dwelling. Perhaps they have responded as such to obscure the obvious fact that their proposed clothes-drying facilities would be in view of surrounding parkland. This would mean the applicant has tried to obstruct their violation of A2.2, which states “clothes drying facilities are... visually screened from public streets, communal streets and recreational areas”. The proposed locations of the clothes-drying facilities of Units 1 and 2 would be visible from Boundary Road, Southlakes Parade and the recreational parkland area which surrounds the proposed dwellings.

Another issue with the proposed location of the clothes-drying facilities arises when put into the context of the close proximity to the existing Southlakes water fountain. The water fountain creates a spray during windy weather that would affect the operation of the clothes-drying facilities. Again, it is demonstrated that the location of this proposed development is not compatible with blending in with the existing character of the street and surrounding areas.
Objection Five

As per the Environmental Planning and Assessment Act 1979 - Section 4.15, which states “In determining a development application, a consent authority is to take into consideration...

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

c) the suitability of the site for the development,

d) any submissions made in accordance with this Act or the regulations,

e) the public interest”

- please find relevant responses to satisfy the above:

b) Objections one through four presented above demonstrate that the proposed dwellings contribute to impacts on the natural and built environments and contribute to social impacts in the immediate vicinity and for adjacent neighbourhoods that utilise the front parkland area and man-made water-ways of Southlakes.

c) Local residents implore council to recognise the unsuitability of the site for the proposed development by taking into account all of the above objections. Ideally the submitted development application would be rejected in favour of rezoning the land as RE1, which would prioritise the needs of the local community over the profits of an opportunistic developer. The land currently satisfies all of the objectives to be zoned as RE1, which are to enable “land to be used for public open space or recreational purposes; to provide a range of recreational settings and activities and compatible land uses; protect and enhance the natural environment for recreational purposes”.

Residents impacted by the proposed development would agree that the current zoning is not suitable for the locality and current uses of the land. An overwhelming majority of residents have demonstrated they are not in favour of this development, as is represented in the following point.

e) Please find attached a poll taken by Southlakes residents and residents of adjacent neighbourhoods that demonstrates this development is not within public interest. Please note over 100 local residents that have responded as at 07 February 2019 (only 3 days being online in a specific group, not public). One hundred residents are not in favour of the proposed development. The poll can be viewed in real time at https://www.facebook.com/groups/567576014056564/
February 4 at 10:11 PM

Are you in favor of the 8 townhouse development on the parklands in Southlakes Estate? Submissions are open for Council to hear feedback & any objections by Sunday 10 February, so please take a look and decide your opinion. Please submit your vote below. Details on the development can be viewed on previous post in group.

- No
- Yes

Jackie Marie

[Like, Comment, Share]

Pamella Ella Scotty Wayne
Like Reply 2d

Rohyn Elamond No
Like Reply 2d

Libby Wells No
Like Reply 2d

Scotty Wayne They are a bloody stupid idea. If anything is built there it should be a playground or bbq area.
Like Reply 2d

Scotty Wayne Once they are built I bet the water fountain won’t be turned on.
Like Reply 2d

Chris Thornton Looks like it’s too late. I went on my morning walk today and construction fencing was being erected. Council won’t do anything because it means more rates for them and now that the water meters etc. have been installed it will be too late to stop it. What a shame to spoil the parklands there 🐶 🐶 🐶 🐶 🐶.
Like Reply 2d
What a shame to see the park go, I hope

Robyn Comments Can we at least stop them from turning the
futurist house into a giant shop? I could see the

Blanche Robinson Hi Robyn. I have given your concern
into a short submission to EDC. Submissions close on the
10th at 9am, so hurry, the site will be ready if you have

Mandy Turner Do you just send it to the GM and Mayor?
Going to send one off too

Amanda Collins

Louise Welsh Does anyone have a letter or a letter template?

Blanche Robinson

Blanche Robinson Louise Welsh please also submit a
letter if you can.

Blanche Robinson Hi all
For those who have voted no please try and take the time
to let

Blanche Robinson Hi all
For those who have voted no please try and take the time to let

Sarah Jane Goodbye green space. Goodbye place of calm.
Blanche in there some sort of a template we should use. I've never
written a submission. Thanks.

Like Reply 85
Please ensure the above objections are taken into consideration against this proposed development.

Please respond with further information regarding intention by the applicant to affect action by council to alter the current operations of the water fountain feature within the Southlakes entrance parkland.

Yours faithfully,

Blanche Robinson
To The General Manager,

Please see attached my submission letter for the proposed development for dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Road Dubbo, for Brett Harvey Design & Construction. DA (10.2019.25.1)

Thank you & I await your response in regards to my OBJECTION.

Many thanks

Christine Dowler
A Concerned resident of
Southlakes Dubbo
7th February 2019

Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

RE: OBJECTIONS TO DEVELOPMENT APPLICATION 2019/25 FOR PROPOSED DUAL OCCUPANCY UNITS 1 & 2 AT LOT 168, DP 1145981, BOUNDARY ROAD, DUBBO, FOR BRETT HARVEY DESIGN & CONSTRUCTION

Attention Josh Smith,

I write to you in regard to the proposed development for dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Road Dubbo.

I OBJECT to all that is stated in the Statement of Environmental Effects submitted by the applicant as part of this Development Application, this is a PARK! NOT a place for 8 TWO STORY DUAL OCCUPANCY UNITS!! And as a resident of Southlakes I really do think this development shouldn't go ahead!

My family & I use this park, AND it is quite sad to think that we are going to lose it. Even my boys have said to me.. “but Mum if they put houses in there.. the fountain won't ever go on again” & "where are we supposed kick our footy now? My boys are 8 & 5 and even they think this development shouldn't go ahead.

Also why is it that ONLY 9 residents were notified of this proposed development for dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Road Dubbo. When in fact, it impacts every resident of Southlakes, not only 9.

But, Please consider my objection as a concerned resident/parent of Southlakes.

Your faithfully,

[Signature]

Christine Dowler
Colleen Fletcher

From: Serena Prout
Sent: Friday, 8 February 2019 8:18 AM
To: DRC Mailbox
Subject: OBJECTIONS TO DEVELOPMENT APPLICATION 2019/25 FOR PROPOSED DUAL OCCUPANCY UNITS 1 & 2 AT LOT 168, DP 1145981, BOUNDARY ROAD, DUBBO, FOR BRETT HARVEY DESIGN & CONSTRUCTION

8 February 2019

Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

RE: OBJECTIONS TO DEVELOPMENT APPLICATION 2019/25 FOR PROPOSED DUAL OCCUPANCY UNITS 1 & 2 AT LOT 168, DP 1145981, BOUNDARY ROAD, DUBBO, FOR BRETT HARVEY DESIGN & CONSTRUCTION

Attention Josh Smith, General Manager and Councillors

As a resident of Southlakes I write to you in regards to the proposed development for dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Road Dubbo.

Whilst I am not a direct neighbour to the proposed development, I drive past it every day. Construction fencing has already been erected around the proposed site and trenching has commenced, despite the fact the Development Application is currently with Council. This proposed development will have a huge impact on all residents in the Southlakes area as well as surrounding Holmwood, Avian and Keswick estates, especially for those who regularly use the Southlakes parkland.

As stated in the Statement of Environmental Effects submitted by the applicant as part of this Development Application, "the subject site is located within a land parcel surrounded by parkland". The fact that the site is located inside and is mainly surrounded by parkland, demonstrates that it is not just immediate neighbours of the development that would be affected by the development, all users of the park would be affected by a development that is contained within the parkland, especially as the park has become a popular recreational park in Dubbo and has been in use for nearly a decade.

The proposed development is actually quite contradictory to the current Public Space Master Plan currently on public exhibition. It was a 2008 recommendation to retain all recreational facilities "Council retain all recreation facilities and use of recreation facilities for recreational purpose in areas where an existing and/or projected deficiency of recreation facilities has been identified" and the new master plan further aims to create a 'Green Web' through trees and green spaces. How does this development meet this recommendation? So many families utilise this parkland for recreational purposes and I feel Council would be doing a disservice to residents if such a proposed development was to proceed.

Please consider the following objections to the applicant’s Statement of Environmental Effects in relation to relevant Development Control elements and performance criteria requirements of Section 2.1 of the Dubbo Development Control Plan 2013:
Objection One:

Element 1: Streetscape Character

Objectives

- "To design residential housing development to complement existing streetscape and neighbourhood character, particularly in areas of identified and valued character including heritage precincts (see Section 3.5 Heritage Conservation);

- To design residential housing in keeping with the desired future streetscape and neighbourhood character; and

- To provide a mix of dwelling sizes complementing the character of the area and that provide accommodation for all sectors of the community."

P2
The development is to be designed to respect and reinforce the positive characteristics of the neighbourhood, including:

- Built form;
- Bulk and scale;
- Vegetation; and
- Topography."

Applicant’s Response to Criteria

"The drawings indicate the mass and proportions of the proposed dwellings, which are well articulated to maintain interest and are scaled to suit the perceived character of the neighbourhood precinct. The architectural style is simple, and external materials and finishes will be compatible with the housing styles in the locality."

Objection to Applicant’s Response

This response by the applicant fails to recognise that the proposed development is not surrounded by residential dwellings, and as in the applicant’s own words, "is located within a land parcel surrounded by parkland. Because of this, the architectural style of any building would be entirely out of place, as it would be an intrusion into the existing streetscape, which is comprised of public parkland, man-made waterways and water features. The proposed dwellings do not suit the immediate vicinity. Therefore, the proposed development has not been designed to respect and reinforce the positive characteristics of the neighbourhood, as it is directly impacting them by intruding upon them.

I have heard concerns that the proposed dwellings would affect the operation of the existing water fountain, as the front lake housing the water fountain is approximately five metres from the proposed open fencing of Unit 1. Further clarification is required by the applicant to address these concerns. Decommissioning the water fountain would be of detriment to the community utilising the parkland and would only be of benefit to the developers.

Objection Two:

Fencing

P6
Fencing is consistent with the existing character of the area.
Applicant's Response to Criteria

"Proposed fencing bounding parkland areas will be constructed of black open mesh fencing to match residential existing developments to the south. Internal dividing fences will be constructed of solid colorbond lattice panel top fencing to match the existing precinct to the south. No internal fencing will extend forward of the respective building lines.

Objection to Applicant's Response

It is appreciated that the applicant might be making attempts to somewhat reduce the impact fencing would have on the surrounding parkland, and to keep fencing of a style consistent with previous developments that also border on parkland in residential Southlakes. However, it is to be noted the open fencing would not be beneficial to either occupants of the proposed dwellings nor park-goers. Open fencing in this location creates two potential problems:

1) It is assumed the open-style fencing has been chosen by the applicant to satisfy P7, which states "fences enable outlook from the development to the street or open space to facilitate surveillance and safety", to provide increased surveillance and safety for the occupants of the proposed dwelling. This reasoning is impaired because the surrounding location of the proposed development is an area that attracts a high volume of park-goers. Park-goers frequently utilise the footpaths and surrounding lawns that border the front lake for recreational purposes. Occupants of the proposed dwellings would be subjected to a high volume of passers-by at their back and side fences and the passers-by would be utilising the parkland in very close proximity to the dwellings (between zero to five metres from the fence, as this is the gap between the edge of the lake and the fence). The open fencing of the proposed dwellings contributes to safety issues for occupants (potential increased opportunistic crime) purely because the proposed dwellings are obtruding onto heavily-used parkland. Opportunistic aggressors utilising parkland would be able to perfectly view the occupants, their possessions and the layout of the proposed dwellings from heavily-used parkland areas. This proposed development appears to have not been designed with the surrounding parkland area in mind as it is not consistent with the existing character of the rest of the Southlakes area.

2) The open mesh fencing proposed for the two units will impact on park-goers utilising the parkland area.

The fact that the man-made waterway and immediate parkland is important to existing residents cannot be under-stressed, as it is currently used for a multitude of purposes, including recreational and fitness activities such as picnics, dog-walking, running, kite-flying and fishing. The proposed dwellings would impact on these current uses of the parkland because they are encroaching on the existing parkland, and the open style fencing would cause occupants to become unwilling participants in these common parkland activities. As park-goers with companion animals attend the parkland regularly, should occupants of the proposed dwellings also decide to adopt a companion animal, the open fencing would contribute to animal noise complaints (which occurs frequently when dogs being walked disturb dogs residing in their backyards, and vice versa). Animal noise complaints have been demonstrated to be a problem with other areas of Southlakes that already employ a longer lawn-buffer between back fences and concreted footpath, so the proposed development would experience an amplified version of this scenario and would require council intervention often. The area immediately surrounding the lake is also frequently utilised as a wedding ceremony destination for Dubbo residents. The open mesh fencing would be detrimental to this use of the parkland as occupants of the proposed dwellings would have their private backyard, composting and outdoor clothes-drying facilities on display as a backdrop to a wedding being held on the jetty of the front lake (which is the most common placement of wedding ceremonies in this locations).
Element 8: Waste management Objectives

"To ensure waste disposal is carried out in a manner which is environmentally responsible and sustainable."

Domestic solid waste

P1

Domestic solid waste is disposed of in an environmentally responsible and legal manner.

A1.2

Organic waste shall be composted."

Applicant’s Response to Criteria:

“There is ample space for composting activities in the rear private open space areas of the dwellings, should the respective owners desire.”

Objection to Applicant’s Response

This response by the applicant does not satisfy the criteria of Element 8, that ‘waste disposal is carried out in a manner which is environmentally responsible’. Once you consider that the area nominated by the applicant for composting, “the rear private open space areas of the dwellings”, is just metres from the middle of the existing Southlakes parkland area and that odours emanating from composting activities would be further exacerbated by the proposed open-style fencing of the proposed development, this is where the concerns about environmental responsibility arise. Composting odours created by occupants would affect park-goers utilising parkland areas bordering the proposed development. It is to be further noted that this proposed development is of units, and as such, the units would be subject to the two bin waste collection service provided by Dubbo Regional Council, which omits the green organics waste bin (the green organics bin is the usual destination for composting matter, in larger residential dwellings). So the applicant would need to submit an alternative solution to A1.2, keeping in mind council would be required to properly regulate public health issues arising from composting activity odours within the vicinity of heavily-used parkland whilst also trying to satisfy the waste management objective that organic waste shall be composted.

Objection Four:

Element 9: Site facilities Objectives

“To ensure that site facilities are functional, readily accessed from dwellings, visually attractive, blend in with the development and street character and require minimal maintenance.

A2.2

Open air, communal clothes drying facilities are easily accessible to all residents and visually screened from public streets, communal streets and recreational areas.”

Applicant’s Response to Criteria

“Not applicable to this development.”

Objection to Applicant’s Response

The applicant’s response to Element 9 is confusing as it is clearly marked in their overall site plan for the proposed dwellings to have clothes-drying facilities in the backyard of each dwelling. Perhaps they have responded as such to obscure the obvious fact that their proposed clothes-drying facilities would be in view of surrounding parkland. This would mean the applicant has tried to obstruct their violation of A2.2, which states “clothes drying facilities are... visually screened from public streets, communal streets and recreational areas”. The proposed locations of the clothes-drying facilities of Units 1 and 2 would be visible from Boundary Road, Southlakes Parade and the recreational parkland area, which surrounds the proposed dwellings.
Another issue with the proposed location of the clothes-drying facilities arises when put into the context of the close proximity to the existing Southlakes water fountain. The water fountain creates a spray during windy weather that would affect the operation of the clothes-drying facilities. Again, it is demonstrated that the location of this proposed development is not compatible with blending in with the existing character of the street and surrounding areas.

Objection Five

As per the Environmental Planning and Assessment Act 1979 - Section 4.15, which states ‘In determining a development application, a consent authority is to take into consideration...

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest’

- please find relevant responses to satisfy the above:

b) Objections one through four presented above demonstrate that the proposed dwellings contribute to impacts on the natural and built environments and contribute to social impacts in the immediate vicinity and for adjacent neighbourhoods that utilise the front parkland area and man-made water-ways of Southlakes.

c) Local residents implore council to recognise the unsuitability of the site for the proposed development by taking into account all of the above objections. Ideally the submitted development application would be rejected in favour of rezoning the land as RE1, which would prioritise the needs of the local community over the profits of an opportunistic developer. The land currently satisfies all of the objectives to be zoned as RE1, which are to enable ‘land to be used for public open space or recreational purposes; to provide a range of recreational settings and activities and compatible land uses; to protect and enhance the natural environment for recreational purposes’. Residents impacted by the proposed development would agree that the current zoning is not suitable for the locality and current uses of the land. An overwhelming majority of residents have demonstrated they are not in favour of this development, as is represented in the following point.

e) A Facebook poll taken by over 100 Southlakes residents and residents of adjacent neighbourhoods that demonstrated this development is not within public interest. One hundred residents are not in favour of the proposed development. The poll can be viewed at https://www.facebook.com/groups/195757041066648/

Please ensure the above objections are taken into consideration against this proposed development and respond with further information regarding the intention to alter the current operations of the water fountain feature within the Southlakes entrance parkland.
Yours faithfully,

Serena Prout and Krystal Laughton
Colleen Fletcher

From: Mandy Quayle
Sent: Wednesday, 6 February 2019 9:48 PM
To: DRC Mailbox
Subject: OBJECTIONS TO DEVELOPMENT APPLICATION 2019/25 FOR PROPOSED DUAL OCCUPANCY UNITS 1 & 2 AT LOT 168, DP 1145981, BOUNDARY ROAD, DUBBO, FOR BRETT HARVEY DESIGN & CONSTRUCTION

Ait: Josh Smith
CC: General Manager, Dubbo Regional Council

Please find attached a submission regarding the objection to the development application 2019/25 for proposed dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Rd Dubbo for Brett Harvey Design & Construction.

Kind Regards

Mandy and Christopher Turner
6 February 2019

Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

RE: OBJECTIONS TO DEVELOPMENT APPLICATION 2019/25 FOR PROPOSED DUAL OCCUPANCY UNITS 1 & 2 AT LOT 168, DP 1145981, BOUNDARY ROAD, DUBBO, FOR BRETT HARVEY DESIGN & CONSTRUCTION

Attention Josh Smith,

As a resident of Southlakes I write to you in regards to the proposed development for dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Road Dubbo.

Whilst I am not a direct neighbour to the proposed development I have been made aware of the development since construction fence has already been erected around the proposed site, despite the fact the Development Application is currently with Council. The proposed development will have a big impact on all residents in the Southlakes area as well as surrounding Holmwood, Avian and Kesswick estates, especially regular uses of the Southlakes parkland. As stated in the Statement of Environmental Effects submitted by the applicant as part of this Development Application, “the subject site is located within a land parcel surrounded by parkland”. The fact that the site is located inside and is mainly surrounded by parkland, demonstrates that it is not just immediate neighbours of the development that would be affected by the development, all users of the park would be affected by a development that is contained within the parkland, especially as the park has become a popular recreational park in Dubbo and has been in use for nearly a decade.

The proposed development is actually quite contradictory to the current Public Space Master Plan currently on public exhibition. It was a 2008 recommendation to retain all recreational facilities “Council retain all recreation facilities and use of recreation facilities for recreational purpose in areas where an existing and/or projected deficiency of recreation facilities has been identified” and the new master plan further aims to create a ‘Green Web’ through trees and green spaces. I feel approving a development such as the one proposed in DP 1145981 would only be reducing the public open space available in Dubbo especially that around the Southlakes, Holmwood, Kesswick and Avian Estate areas. So many families utilise this parkland for recreational purposes and feel Council would be doing a disservice to residents if such a proposed development was to proceed.

Please consider the following objections to the applicant’s Statement of Environmental Effects in relation to relevant Development Control elements and performance criteria requirements of Section 2.1 of the Dubbo Development Control Plan 2013:

Objection One:
Element 1: Streetscape Character

Objectives

- To design residential housing development to complement existing streetscape and neighbourhood character, particularly in areas of identified and valued character including heritage precincts (see Section 3.5 Heritage Conservation);
- To design residential housing in keeping with the desired future streetscape and neighbourhood character; and
- To provide a mix of dwelling sizes complementing the character of the area and that provide accommodation for all sectors of the community.

"P2
The development is to be designed to respect and reinforce the positive characteristics of the neighbourhood, including:

- Built form;
- Bulk and scale;
- Vegetation; and
- Topography."

Applicant’s Response to Criteria

“The drawings indicate the mass and proportions of the proposed dwellings, which are well articulated to maintain interest and are scaled to suit the perceived character of the neighbourhood precinct. The architectural style is simple, and external materials and finishes will be compatible with the housing styles in the locality.”

Objection to Applicant’s Response:

This response by the applicant fails to recognise that the proposed development is not surrounded by residential dwellings, and as in the applicant’s own words, “is located within a land parcel surrounded by parkland”. Because of this, the architectural style of any building would be entirely out of place, as it would be an intrusion into the existing streetscape, which is comprised of public parkland, man-made waterways and water features. We have to agree with the applicant that the proposed dwellings would be well articulated to maintain interest, however the “interest” purely arises because the proposed dwellings do not suit the immediate vicinity. Therefore, the proposed development has not been designed to respect and reinforce the positive characteristics of the neighbourhood, as it is directly impacting them by intruding upon them.

Members of the community have expressed concern that the proposed dwellings would affect the operation of the existing water fountain, as the front line housing the water fountain is approximately five metres from the proposed open fencing of Unit 1. Further clarification is required by the applicant to address these concerns. Local residents wish to register their concern that a decommissioning of the water fountain would be of detriment to the community utilising the parkland and would only be of benefit to the developers.

Objection Two:

Fencing
"P6
Fencing is consistent with the existing character of the area.

A6.1
Fences should take elements from neighbouring properties where elements are representative of the character of the street."

Applicant's Response to Criteria

"Proposed fencing bounding parkland areas will be constructed of black open mesh fencing to match residential existing developments to the south. Internal dividing fences will be constructed of solid colorbond lattice panel top fencing to match the existing precinct to the south. No internal fencing will extend forward of the respective building lines.

Objection to Applicant's Response

It is appreciated that the applicant might be making attempts to somewhat reduce the impact fencing would have on the surrounding parkland, and to keep fencing of a style consistent with previous developments that also border on parkland in residential Southlakes. However, it is to be noted the open fencing would not be beneficial to either occupants of the proposed dwellings nor park-goers. Open fencing in this location creates two potential problems:

1) It is assumed the open-style fencing has been chosen by the applicant to satisfy P7, which states "fences enable outlook from the development to the street or open space to facilitate surveillance and safety", to provide increased surveillance and safety for the occupants of the proposed dwelling. This reasoning is impaired because the surrounding location of the proposed development is an area that attracts a high volume of park-goers. Park-goers frequently utilise the footpaths and surrounding lawns that border the front lake for recreational purposes. Occupants of the proposed dwellings would be subjected to a high volume of passers-by at their back and side fences and the passers-by would be utilising the parkland in very close proximity to the dwellings (between zero to five metres from the fence, as this is the gap between the edge of the lake and the fence). The open fencing of the proposed dwellings contributes to safety issues for occupants (potential increased opportunistic crime) purely because the proposed dwellings are obtruding onto heavily-used parkland. Opportunistic aggressors utilising parkland would be able to perfectly view the occupants, their possessions and the layout of the proposed dwellings from heavily-used parkland areas.

Comparisons could be made to existing developments in Southlakes that already utilise open mesh fencing onto parkland, however the same concerns do not arise with the fencing of the existing developments, because the existing developments have been intentionally designed to have buffering of significant lengths of lawn (ten metres or more) between residence boundaries and footpaths which have been designed to encourage pedestrians to navigate the parkland areas. This proposed development appears to have not been designed with the surrounding parkland area in mind as it is not consistent with the existing character of the rest of the Southlakes area.

2) The open mesh fencing proposed for the two units will impact on park-goers utilising the parkland area. The fact that the man-made waterway and immediate parkland is important to existing residents cannot be under-stressed, as it is currently used for a multitude of purposes, including recreational and fitness activities such as picnics, dog-walking, running, kite-flying and fishing. The proposed dwellings would impact on these current uses of the
Objection Three:

Element 8: Waste management Objectives

"To ensure waste disposal is carried out in a manner which is environmentally responsible and sustainable.

Domestic solid waste
P1

Domestic solid waste is disposed of in an environmentally responsible and legal manner,

A1.2

Organic waste shall be composted."

Applicant's Response to Criteria

"There is ample space for composting activities in the rear private open space areas of the dwellings, should the respective owners desire."

Objection to Applicant's Response:

This response by the applicant does not satisfy the criteria of Element 8, that 'waste disposal is carried out in a manner which is environmentally responsible'. Once you consider that the area nominated by the applicant for composting, "the rear private open space areas of the dwellings", is just metres from the middle of the existing Southlakes parkland area and that odours emanating from composting activities would be further exacerbated by the proposed open-style fencing of the proposed development, this is where the concerns about environmental responsibility arise.

Composting odours created by occupants would affect park-goers utilising parkland areas bordering the proposed development. It is to be further noted that this proposed development is of units, and as such the units would be subject to the two bin waste collection service provided by Dubbo Regional Council, which omits the green organics waste bin (the green organics bin is the usual destination for composting matter, in larger residential dwellings). So the applicant would need to submit an alternative solution to A1.2, keeping in mind council would be required to properly regulate public health issues arising from composting activity odours within the vicinity of heavily-
used parkland whilst also trying to satisfy the waste management objective that organic waste shall be composted.

**Objection Four:**

**Element 9: Site facilities Objectives**

"To ensure that site facilities are functional, readily accessed from dwellings, visually attractive, blend in with the development and street character and require minimal maintenance."

A2.2
Open air, communal clothes drying facilities are easily accessible to all residents and visually screened from public streets, communal streets and recreational areas."

**Applicant's response to Criteria:**

"Not applicable to this development."

**Objection to Applicant's Response:**

The applicant's response to Element 9 is confusing as it clearly marks in their overall site plan for the proposed dwellings to have clothes-drying facilities in the backyard of each dwelling. Perhaps they have responded as such to obscure the obvious fact that their proposed clothes-drying facilities would be in view of surrounding parkland. This would mean the applicant has tried to obstruct their violation of A2.2, which states "clothes drying facilities are... visually screened from public streets, communal streets and recreational areas". The proposed locations of the clothes-drying facilities of Units 1 and 2 would be visible from Boundary Road, Southlakes Parade and the recreational parkland area, which surrounds the proposed dwellings.

Another issue with the proposed location of the clothes-drying facilities arises when put into the context of the close proximity to the existing Southlakes water fountain. The water fountain creates a spray during windy weather that would affect the operation of the clothes-drying facilities. Again, it is demonstrated that the location of this proposed development is not compatible with blending in with the existing character of the street and surrounding areas.

**Objection Five:**

As per the Environmental Planning and Assessment Act 1979 - Section 4.15, which states "In determining a development application, a consent authority is to take into consideration...

(a) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(b) the suitability of the site for the development,

d) any submissions made in accordance with this Act or the regulations,

e) the public interest"

please find relevant responses to satisfy the above:

b) Objections one through four presented above demonstrate that the proposed dwellings contribute to impacts on the natural and built environments and contribute to social impacts in the immediate vicinity and for adjacent neighbourhoods that utilise the front parkland area and man-made water-ways of Southlakes.
c) Local residents implore council to recognise the unsuitability of the site for the proposed development by taking into account all of the above objections. Ideally the submitted development application would be rejected in favour of rezoning the land as RE1, which would prioritise the needs of the local community over the profits of an opportunistic developer. The land currently satisfies all of the objectives to be zoned as RE1, which are to enable “land to be used for public open space or recreational purposes; to provide a range of recreational settings and activities and compatible land uses; to protect and enhance the natural environment for recreational purposes”. Residents impacted by the proposed development would agree that the current zoning is not suitable for the locality and current uses of the land. An overwhelming majority of residents have demonstrated they are not in favour of this development, as is represented in the following point.

e) Please find attached a poll taken by Southlakes residents and residents of adjacent neighbourhoods that demonstrates this development is not within public interest. Please note over 100 local residents that have responded as at 6 February 2019. One hundred residents are not in favour of the proposed development. The poll can be viewed in real time at https://www.facebook.com/groups/195757041065648/

Blanco Robinson created a poll.
Yesterday at 10:11 PM

Are you in favor of the 8 townhouse development on the parklands in Southlakes Estate? Submissions are open for Council to hear feedback & any objections by Sunday 10 February, so please take a look and decide your opinion. Please submit your vote below.
Details on the development can be viewed on previous post in group.

Yes

8 Comments 5 Shares

Pamella Ella Scotty Wayne
Like · Reply · 23h
APPENDIX NO: 3 - SUBMISSIONS

ITEM NO: PDEC19/9

Robyn Diamond

Like • Reply • 16h

Libby Wall

Like • Reply • 16h

Scotty Wayne They are a bloody stupid idea. If anything is built there it should be a playground or bbq area.

Like • Reply • 16h

Scotty Wayne Once they are built I bet the water fountain won't be turned on

Like • Reply • 13h

Chris Thornton Looks like it's to late, I went on my morning walk today and construction fencing was being erected. Council won't do anything because it means more rates for them and now that the water meters etc. have been installed it will be too late to stop it. What a shame to spoil the park lands there.

Like • Reply • 12h

Robyn Diamond Can we at least stop them from turning the fountain off forever! If they don't want a giant water spout maybe it could be changed to a different design fountain.

Like • Reply • 9h

Blanche Robinson Hi Robyn, please put your concerns into a short submission to DRC. Submissions close on the 10th of February, so every little bit will help. If you have a concern, now is the time to raise it for the consideration of the planners.

Like • Reply • 8h

Please ensure the above objections are taken into consideration against this proposed development. Please respond with further information regarding intention by the applicant to affect action by council to alter the current operations of the water fountain feature within the Southlakes entrance parkland.

Yours faithfully,

Christopher and Mandy Turner
Dubbo Regional Council

RE: Southlakes Estate Development of Eight apartments at the Lake and Fountain Entry

To Whom it may concern,

We are saddened and disappointed that the beauty of open space parklands and the picturesque lake and fountain, which are the drawcards to the Estate, will be destroyed by greedy land developers who don’t consider the aesthetics which this entrance holds. Now the plan will crowd out the area with bricks and mortar.

Being one of the earlier residents to the Estate we have seen our view of the distant dairy cows grazing quickly disappear as houses have increased and two-storey dwellings appear. We have accepted this and learnt to live with it but the present development caps the lot.

People from near and far walk the paths daily for exercise and enjoyment of the beauty of the Estate. A coffee shop would have been a nice attraction as well for walkers and cyclists and local Mums with small children (such as the Outlook Café at the Cultural Centre)

We hope council will consider the needs of the surrounding Estates to use this parkland for wedding photo shoots, picnics, recreation with maybe a children’s playground and toilets which the café could provide instead of another block of units in its place.

This development is causing people to think about moving out and I’m sure the value of their residence will be less.

For your urgent and deepest consideration

Yours faithfully

Sandra and Ian
Colleen Fletcher

From: David Strain
Sent: Sunday, 10 February 2019 9:47 PM
To: DRC Mailbox
Subject: Development Application D2019-25 objection

Development Application D2019-25
Property: Lot 168 DP 1145981, Boundary Road Dubbo
Proposed Development: Dual Occupancy

To whom it may concern,

Our views and the reasons for objection for this development were previously stated back in October, 2018 and were subsequently disregarded without any satisfactory consideration. So it is quite apparent to us that the present council supports townhouses being built on this well-used green space regardless of it being regularly enjoyed by so many good citizens of the community.

Since it is a given that this will go ahead despite popular opinion. I would implore the little decency that is left with those individuals involved to at least make an effort to make the boundary around this development blend in with the natural surroundings as much as possible by planting extensive greenery.

We are disgusted with the flippan way this whole process has occurred and I ensure you will not be soon forgotten when the next Dubbo City council election rolls around.

Sincerely,

David and Kerry-Lyn Strain

******************************************************************************
This message is intended for the addressee named and may contain privileged information or confidential information or both. If you are not the intended recipient please delete it and notify the sender.
******************************************************************************
Hi manager

We would like record and to strongly object and disapprove of council decision to let a new development of houses to go ahead in the Southlakes area alongside park on Boundary Road.

Anthony and Joan O'Brien

Sent from my iPad
To whom it may concern,

Please see my attached letter of objection to the proposed units on Lot 168 boundary road.

Regard,

Neil
9 February 2019

Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

RE: OBJECTIONS TO DEVELOPMENT APPLICATION 2019/25 FOR PROPOSED DUAL OCCUPANCY UNITS 1 & 2 AT LOT 168, DP 1145981, BOUNDARY ROAD, DUBBO, FOR BRETT HARVEY DESIGN & CONSTRUCTION

To Whom It May Concern,

Residents of Southlakes write to you in regard to the proposed development for dual occupancy units 1 & 2 at Lot 168, DP 1145981, Boundary Road Dubbo.

We are aware immediate neighbours of this development have been notified via mail of this submitted Development Application, however we want you to consider the effects this development will have on all residents of the surrounding area, including regular users of the Southlakes parkland that travel in from adjacent neighbourhoods to use the parkland. As stated in the Statement of Environmental Effects submitted by the applicant as part of this Development Application, “the subject site is located within a land parcel surrounded by parkland”. The fact that the site is located inside and is majority surrounded by parkland, demonstrates that it is not just immediate neighbours of the development that would be affected by the development, all users of the park would be affected by a development that is contained within the parkland, especially as the park has become a popular recreational park in Dubbo and has been in use for nearly a decade.

Please consider the following objections to the applicant’s Statement of Environmental Effects in relation to relevant Development Control elements and performance criteria requirements of Section 2.1 of the Dubbo Development Control Plan 2013:

Objection One:

Element 1: Streetscape Character

Objectives

- “To design residential development to complement existing streetscape and neighbourhood character, particularly in areas of identified and valued character including heritage precincts (see Section 3.5 Heritage Conservation);
- To design residential housing in keeping with the desired future streetscape and neighbourhood character; and
- To provide a mix of dwelling sizes complementing the character of the area and that provide accommodation for all sectors of the community.”
The development is to be designed to respect and reinforce the positive characteristics of the neighbourhood, including:

- Bulk form;
- Bulk and scale;
- Vegetation; and
- Topography."

Applicant's Response to Criteria

"The drawings indicate the mass and proportions of the proposed dwellings, which are well articulated to maintain interest and are scaled to suit the perceived character of the neighbourhood precinct. The architectural style is simple, and external materials and finishes will be compatible with the housing styles in the locality."  

Objection to Applicant's Response

This response by the applicant fails to recognise that the proposed development is not surrounded by residential dwellings, and as in the applicant's own words, "is located within a land parcel surrounded by parkland". Because of this, the architectural style of any building would be entirely out of place, as it would be an intrusion into the existing streetscape which is comprised of public parkland, man-made waterways and water features. We have to agree with the applicant that the proposed dwellings would be well articulated to maintain interest, however the "interest" purely arises because the proposed dwellings do not suit the immediate vicinity. Therefore, the proposed development has not been designed to respect and reinforce the positive characteristics of the neighbourhood, as it is directly impacting them by intruding upon them.

Dubbo Regional Council, if unable to unapproved the proposed development, would be able to assist the applicant in reinforcing the positive characteristics of the neighbourhood by screening the proposed development's park-facing facades with shrubs and trees that are consistent with the existing shrubs and trees in the rest of the Southlakes parkland. Doing so would help to ensure the parkland's shade amenity is retained (as this development will remove at least five existing parkland trees), some of the current appeal of the parkland is preserved and the impact of the proposed development on Southlakes residents is minimised.

Members of the community have expressed concern that the proposed dwellings would affect the operation of the existing water fountain, as the front lake housing the water fountain is approximately five metres from the proposed open fencing of Unit 1. Further clarification is required by the applicant to address these concerns. Local residents wish to register their concern that a decommissioning of the water fountain would be of detriment to the community use of the parkland and would only be of benefit to the developers.

Decommissioning the water fountain poses potential environmental issues, one of which is of stagnant water. As per NSW Health's Mosquito Fact Sheet (https://www.health.nsw.gov.au/infectious/factsheets/pages/mosquito.aspx) reducing the breeding ability of mosquitoes is achieved by "avoid[ing] water collecting in low-lying areas for long periods of time" and "avoid[ing] standing water". Another environmental issue that can arise from decommissioning the water fountain is a worsening of the smell of the front lake. The oxygen content of the front lake decreases whenever the water fountain is turned off. When water is exchanged from the lake to the air via fountain
spray, the oxygen content of the water is increased and gas build-up is reduced, which is the mechanism by which the smell of the pond is improved. As the water fountain causes movement of the lake, decommissioning the water fountain will contribute to surface algae growth. This is for two reasons: the lower oxygen levels can be conducive to excessive carbon dioxide levels which provide perfect growing conditions for algae; and the water flow and movement provided by the water fountain also reduces nutrient levels in the water, making it harder for algae to grow.

Objection Two:

Fencing

"P6 Fencing is consistent with the existing character of the area.

A6.1 Fences should take elements from neighbouring properties where elements are representative of the character of the street."

Applicant’s Response to Criteria

"Proposed fencing bounding parkland areas will be constructed of black open mesh fencing to match residential existing developments to the south. Internal dividing fences will be constructed of solid colorbond lattice panel top fencing to match the existing precinct to the south. No internal fencing will extend forward of the respective building lines.

Objection to Applicant’s Response

It is appreciated that the applicant might be making attempts to somewhat reduce the impact fencing would have on the surrounding parkland, and to keep fencing of a style consistent with previous developments that also border on parkland in residential Southlakes. However, it is to be noted the open fencing would not be beneficial to either occupants of the proposed dwellings nor park-goers. Open fencing in this location creates two potential problems:

1) It is assumed the open-style fencing has been chosen by the applicant to satisfy P7, which states "fences enable outlook from the development to the street or open space to facilitate surveillance and safety", to provide increased surveillance and safety for the occupants of the proposed dwelling. This reasoning is impaired because the surrounding location of the proposed development is an area that attracts a high volume of park-goers. Park-goers frequently utilise the footpaths and surrounding lawns that border the front lake for recreational purposes. Occupants of the proposed dwellings would be subjected to a high volume of passers-by at their back and side fences and the passers-by would be utilising the parkland in very close proximity to the dwellings (between zero to five metres from the fence, as this is the gap between the edge of the lake and the fence). The open fencing of the proposed dwellings contributes to safety issues for occupants (potential increased opportunistic crime) purely because the proposed dwellings are protruding onto heavily-used parkland. Opportunistic aggressors utilising parkland would be able to perfectly view the occupants, their possessions and the layout of the proposed dwellings from heavily-used parkland areas."
Comparisons could be made to existing developments in Southlakes that already utilise open mesh fencing onto parkland, however the same concerns do not arise with the fencing of the existing developments, because the existing developments have been intentionally designed to have buffering of significant lengths of lawn (ten metres or more) between residence boundaries and footpaths which have been designed to encourage pedestrians to navigate the parkland areas. This proposed development appears to have not been designed with the surrounding parkland area in mind as it is not consistent with the existing character of the rest of the Southlakes area.

2) The open mesh fencing proposed for the two units will impact on park-goers utilising the parkland area. The fact that the man-made waterway and immediate parkland is important to existing residents cannot be under-stressed, as it is currently used for a multitude of purposes, including recreational and fitness activities such as dog-walking, running, kite-flying and fishing. The proposed dwellings would impact on these current uses of the parkland because they are encroaching on the existing parkland, and the open style fencing would cause occupants to become unwilling participants in these common parkland activities. As park-goers with companion animals attend the parkland regularly, should occupants of the proposed dwellings also decide to adopt a companion animal, the open fencing would contribute to animal noise complaints (which occurs frequently when dogs being walked disturb dogs residing in their backyards, and vice versa). Animal noise complaints have been demonstrated to be a problem with other areas of Southlakes that already employ a longer lawn-buffer between back fences and concreted footpath, so the proposed development would experience an amplified version of this scenario and would require council intervention often. The area immediately surrounding the lake is also frequently utilised as a wedding ceremony destination for Dubbo residents. The open mesh fencing would be detrimental to this use of the parkland as occupants of the proposed dwellings would have their private backyard, composting and outdoor clothes drying facilities on display as a backdrop to a wedding being held on the jetty of the front lake (which is the most common placement of wedding ceremonies in this location).

Objection Three:

Element 8: Waste management Objectives

"To ensure waste disposal is carried out in a manner which is environmentally responsible and sustainable."

Domestic solid waste

P1 Domestic solid waste is disposed of in an environmentally responsible and legal manner;

AL2 Organic waste shall be composted."

Applicant's Response to Criteria:

"There is ample space for composting activities in the rear private open space areas of the dwellings, should the respective owners desire."
Objection to Applicant’s Response

This response by the applicant does not satisfy the criteria of Element 8, that ‘waste disposal is carried out in a manner which is environmentally responsible’. Once you consider that the area nominated by the applicant for composting, “the rear private open space areas of the dwellings”, is just metres from the middle of the existing Southlakes parkland area and that odours emanating from composting activities would be further exacerbated by the proposed open-style fencing of the proposed development, this is where the concerns about environmental responsibility arise. Composting odours created by occupants would affect park-goers utilising parkland areas bordering the proposed development. It is to be further noted that this proposed development is of units, and as such the units would be subject to the two bin waste collection service provided by Dubbo Regional Council, which omits the green organics waste bin (the green organics bin is the usual destination for composting matter, in larger residential dwellings). So the applicant would need to submit an alternative solution to A1.2, keeping in mind council would be required to properly regulate public health issues arising from composting activity odours within the vicinity of heavily-used parkland whilst also trying to satisfy the waste management objective that organic waste shall be composted.

Objection Four:

Element 9: Site facilities Objectives

“To ensure that site facilities are functional, readily accessed from dwellings, visually attractive, blend in with the development and street character and require minimal maintenance.

A2.2
Open air, communal clothes drying facilities are easily accessible to all residents and visually screened from public streets, communal streets and recreational areas.”

Applicant’s Response to Criteria

“Not applicable to this development.”

Objection to Applicant’s Response

The applicant’s response to Element 9 is confusing as it is clearly marked in their overall site plan for the proposed dwellings to have clothes-drying facilities in the backyard of each dwelling. Perhaps they have responded as such to obscure the obvious fact that their proposed clothes-drying facilities would be in view of surrounding parkland. This would mean the applicant has tried to obstruct their violation of A2.2, which states “clothes drying facilities are... visually screened from public streets, communal streets and recreational areas”. The proposed locations of the clothes-drying facilities of Units 1 and 2 would be visible from Boundary Road, Southlakes Parade and the recreational parkland area which surrounds the proposed dwellings.

Another issue with the proposed location of the clothes-drying facilities arises when put into the context of the close proximity to the existing Southlakes water fountain. The water fountain creates a spray during windy weather that would affect the operation of the clothes-drying facilities. Again, it is demonstrated that the location of this proposed development is not compatible with blending in with the existing character of the street and surrounding areas.
Objection Five
As per the Environmental Planning and Assessment Act 1979 - Section 4.15, which states "In determining a development application, a consent authority is to take into consideration...
(a) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
(c) the suitability of the site for the development,
(d) any submissions made in accordance with this Act or the regulations,
(e) the public interest"
- please find relevant responses to satisfy the above:

b) Objections one through four presented above demonstrate that the proposed dwellings contribute to impacts on the natural and built environments and contribute to social impacts in the immediate vicinity and for adjacent neighbourhoods that utilise the front parkland area and man-made water-ways of Southlakes.

c) Local residents implore council to recognise the unsuitability of the site for the proposed development by taking into account all of the above objections. Ideally the submitted development application would be rejected in favour of rezoning the land as RES, which would prioritise the needs of the local community over the profits of an opportunistic developer. The land currently satisfies all of the objectives to be zoned as RES, which are to enable “land to be used for public open space or recreational purposes; to provide a range of recreational settings and activities and compatible land uses; to protect and enhance the natural environment for recreational purposes”. Residents impacted by the proposed development would agree that the current zoning is not suitable for the locality and current uses of the land. An overwhelming majority of residents have demonstrated they are not in favour of this development, as is represented in the following point.

e) Please find attached a poll taken by Southlakes residents and residents of adjacent neighbourhoods that demonstrates this development is not within public interest. Please note over 100 local residents that have responded as at 9 February 2019. 110 respondents are against the proposed development. The poll can be viewed in real time at https://www.facebook.com/groups/1957726918636387/

Please ensure the above objections are taken into consideration against this proposed development. Please respond with further information regarding intention by the applicant to affect action by council to alter the current operations of the water fountain feature within the Southlakes entrance parkland.

Yours faithfully,

Neil Sayers
Blanche Robinson created a poll.

February 4 at 10:11 PM

Are you in favor of the 8 townhouse development on the parklands in Southlakes Estate? Submissions are open for Council to hear feedback & any objections by Sunday 10 February, so please take a look and decide your opinion. Please submit your vote below.

Details on the development can be viewed on previous post in group.

No

Yes

4

15 Comments 10 Shares
Colleen Fletcher

From: Peter Collie
Sent: Friday, 8 February 2019 12:31 PM
To: DRC Mailbox
Subject: Boundary Road Dubbo NSW Objection
Attachments: 07022019105656-0001.pdf

Dear Sir

Please find attached my objection to the Development Application which is before the Dubbo Regional Council. I have noted today that the property in question is now fully fenced, earthworks has already commenced along the footpath and a porta loo is on site, but application is still under consideration.

Yours
Sincerely

[Signature]
Peter Collie
The General Manager
Dubbo Regional Council
PO Box 81
Dubbo NSW 2820

Dear Sir,
Development Application (10.2019.25.1) Dual Occupancy
Boundary Road Dubbo NSW 2830
Lot 168 DP 1145981

It has recently come to my attention that a Development Application is currently before the Dubbo Regional Council to consider approval of 8 units (4 sets of double story units).

As our property overlooks the Park I would assume I would be notified as I will be looking at the back of the proposed units. I am amazed that a copy of the proposal wasn’t forward to me for consideration.

Firstly, I was always given to believe that the area in question was zoned recreational land/open space.

Recently I was informed that there was a potential for a small coffee shop to overlook the lake, but now I cannot believe the area has been rezoned residential?

Was it originally recreational land?

When was it converted from Commercial for use as a Coffee shop?

When/how was it converted to Residential?

This application will result in the loss of Park land and create a situation where people using the park will lose their privacy as the two-story units will be overlooking everyone in the park.

I personally think it’s a disgrace that there is a plan before the Council to build the units which will ruin the outlook of the park lands and result in the loss of 5 mature gum trees.

I have checked the DRC Site and it indicated that
# Adjoining neighbors were informed on 22/1/2019 with a Due date of 10/2/19 (Sunday)
# Application is under assessment with a due date of 19/2/2019

As it hasn’t been approved DRC could please advise on the following:

# How can DRC Staff install water meters for the eight dwellings when it’s still under assessment?
# Why are DRC Staff re-routing the irrigation system which impact the development while under assessment?

Why has security fencing been installed around the subject “Park Lands”, which extends over the footpath cutting off the access along the DRC footpath when it’s still under assessment (Photos available).

This morning two of the panels were swung out on the bike lane (Photos available).

Could you also confirm as to where all the Trades will park their work vehicles during construction?

I assume the DA will not permit the Trades to park in the bike lane, on the footpath. Will they be permitted to park on the recreational land. What action will be in place to ensure this does not happen?

Could you advise if there is any other residential or commercial land in the area bounded by Wheelers Lane, Boundary road and Southlake Pde?

I am urging DRC to reconsider the application and decline on the basis that it is not in the public interest to approve this Development Application.

Yours Sincerely

Peter Cottie
Note: Copy forwarded to Mayor and all Counsellors
Colleen Fletcher

From: Sarah McFetridge <sarah.mcfetridge@uon.edu.au>
Sent: Sunday, 10 February 2019 11:21 AM
To: DRC Mailbox
Subject: DP 1145981 southlakes estate park

Dubbo Regional Council
PO Box 81
Dubbo NSW 2830

Dear Councillors

Re: Objectives to development application 2019/25 for proposed dual occupancy units 1&2 at lot 168, DP 1145981, boundary road Dubbo, for Brett Harvey design and construction.

My name is Sarah McFetridge and I am a ratepayer of Dubbo and in the new magnolia estate. I work at the Department of Health Mental Health Drug and Alcohol facility in Dubbo and am also a mother of an 18 month old child.

I spoke to John Ryan on Friday 8th February who noted that there had already been a lot of concerned community members re the proposed development of 8 duplexes in the parkland of southlakes however encouraged that I put mine in an email also.

Some of the reasons for compiling this email include
The loss of trees and impact on the local habitat
Impact on recreation and social activities
Loss of a view
Lack of consultation with the community and neglecting to incorporate community values into planning

Recreational
The southlakes parkland has been an important place of recreation since moving to the area.
We found the lots in magnolia estate more affordable than southlakes, however initially were drawn to the area due to the southlakes area knowing it would suit our lifestyle by incorporating our values and appreciation of nature. The open space is especially important for residents in magnolia to access due to the smaller block sizes and tiny backyards which leaves limited outdoor space to be enjoyed. As the subdivision is growing the blocks are getting smaller, down to 384m². See the master plan for lot sizes http://maasgroupfamilyproperties.com.au/_projects/magnolia-estate

The integration of community values have been neglected to be factored in this development.
Values including:
Aesthetics/ Nature/ scenic value
Activity/ physical exercise and recreation
Health/ therapeutic
Social and children’s play

The proposed development of 8 duplexes will have a direct impact on the community neglecting to incorporate community values and other planning principles focused on needs and uses. It has not incorporated some of the key factors influencing this open space including home and living styles, population age structure and the degree of community based cultural interests.
Currently the parkland is home to an array of wildlife including ibis, ducks, magpies, swans, pelicans and several other bird species. Myself and other members enjoy visiting this park to be with nature and enjoy the unique and beautiful scenery this waterway has to offer. The water fountain is also an important part of the aesthetics.
Issues related to the development that need addressing are:
- The potential loss of flora and fauna.
- The loss of the water fountain, due to its casting spray onto the proposed development.
- The aesthetic impact which will have a detrimental impact on the community using this space for weddings and other special social occasions - mothers groups meetings on the lawns for example and the impact it will have on our southlakes community Christmas party as there will be no space for jumping castles or farm animals if the proposal were to go ahead.

It has been well documented in the life planning for green open space in urbanising landscapes by RMIT University Melbourne (https://www.environment.gov.au/system/files/pages/25570c73-a276-4eeb-8264-16f802320c62/file/planning-green-open-space-report.pdf) that "parks closer to water bodies are more valuable for aesthetics and social activities". This provides more grounds as to why the proposed development should be rejected.

It is a well maintained and safe park for children which according to the report "well maintained community parks raise prices of properties." It is of concern to the community that their properties may not be as well maintained due to the alteration of the aesthetics of the area. Other parks in Dubbo such as elston park are littered with cigarette buts, drink bottle lids, takeaway drink straws and chicken bones, thanks to my daughter's exploration and adventuring she has made me more aware and mindful of this as she tries to put them in her mouth. It has been a pleasure attending the parkland at southlakes as the grounds are clean and well maintained.

The recreation and therapeutic benefits of this area should not be discounted. The area of the proposed development is a lovely open green space making it a place where families can enjoy an uninterrupted game of cricket, soccer, or have a quiet picnic out of the way of the walkers that use the paths for exercise. The development could see families having to drive to another area to complete their recreation activities which may put families off going altogether due to having to get in a car. The lack of activity may be detrimental to their health and wellbeing. Also I am aware that even though lake view gated estate is not over 55s, largely residents are over 55 regardless of their no age rules being in place. Many people as they age would find it difficult to drive to a place of recreation if the parkland at southlakes were to be altered with the proposed development. The use of this green space has also been an important place to link other neighbours including Keswick, magnolia and some of the older suburbs of Dubbo.

An area of concern also is one of the southlakes master plan
http://masongroupfamilyproperties.com.au/_projects/southlakes-estate. I have emailed Bill Kelly and am concerned as to why this proposed development was not blocked out on the master plan. Many residents feel as though this development was a "surprise" and for a good reason. It is not on the master plan and many residents feel mislead to thinking the park was quarantined as a park. To go ahead with the development would be detrimental to the Mason group and the community by it disrupting their vision to have a perfect balance of the natural and built environment for a place of passive and active recreation. No one saw this development coming.

May I recommend council look closely at the recommendations of the report from RMIT University as they are largely applicable to the area (even if it's zoned residential). Something should be done to keep it as it is or look at enhancing the area with some other suggestions that the community has offered including a cafe, play equipment, BBQ area or fitness equipment.

Can I suggest as this proposal has caused significant concern to the community that environmentally it considers the ecological community and a more comprehensive assessment be done (if it hasn't been already) due to the large amount of fauna in the area as described above.

Could the council thoroughly consider first port of call principles including engaging the community with surveys, design competitions etc; consider the population age structure, home and living styles, cultural and recreational interests and importantly the spatial location of the development proposal as the parkland is already an open green space that is enhanced by linking neighbourhoods through green corridors and walking paths and should not be ruined. It is a largely attractive area as a green space that serves multiple purposes that should not be traded for 8 duplexes.
I look forward to hearing from you soon and am happy to be contacted if there are further questions.
Yours Sincerely
Sarah Mcetridge
Dear Sir,

I wish to lodge an objection to the Brett Harvey dual occupancy development which is planned to be constructed in the fountain park area corner Boundary Rd and Wheelers Lane in Southlakes estate Dubbo. I strongly recommend that Council reject the Harvey development application for the following reasons:

1. Local residents (not just South Lakes) have enjoyed using the park in its entirety for some time now. While there is another park diagonally opposite, it is not safely accessible for young and elderly local residents of South Lakes estate due to the busy intersection of Boundary and Wheelers Lane.

2. The park is regarded as one of the most beautiful in Dubbo with many weddings being held and photographed there. Placement of a new housing development is likely to deter usage of the existing facilities.

3. From an aesthetic viewpoint, building dual occupancy townhouses in the park, is not in fitting with the original stage one South Lakes development layout. Large homes of individual design on well spaced blocks with park and fountain areas. If the Harvey development goes ahead, it will be near impossible to avoid the park area looking cramped.

4. Increasing the building density of what is well known as a selling point for real estate in the South Lakes estate area is potentially detrimental to other real estate vendors. The fountain and park area is a gateway to the estate with most prospective clients passing directly by the feature. As many of these clients are likely to be families, a spacious park near where they wish to live will certainly have an influence on their decision to buy in the area.

5. The enormous development in the areas beyond the fountain area by MAAS group and others is an important economic benefit for Dubbo. These areas are mostly accessed by roads passing the fountain/park area. It is important to retain a park which is family friendly, beautiful, with open spaces and a pleasing feature as an introduction to the estate, to encourage potential business. Allowing one vendor to take advantage of the view of the park and pond to make revenue will quite credibly have a negative effect on the business of many others. I petition Dubbo Regional Council to ask, is this fair business?

6. Residents who live in homes near the park will be disadvantaged. A feature, which was, no doubt, used by the original vendors as a reason to buy, is planned to be reduced in size. It is also quite probably going to be far less attractive. The Daily Liberal Dubbo has already given witness to the very strong negative response from such residents.

I urge Council to consider the issues of this development application carefully and hopefully reject it. It is something that will benefit Brett Harvey Designs but will come at the cost of many others.

Yours in community,

David Cooper (Dubbo NSW)
<table>
<thead>
<tr>
<th>From:</th>
<th>Cindy Grey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent:</td>
<td>Sunday, 10 February 2019 9:50 PM</td>
</tr>
<tr>
<td>To:</td>
<td>DRC Mailbox</td>
</tr>
<tr>
<td>Subject:</td>
<td>Objection letter against development application D2018-95</td>
</tr>
<tr>
<td>Attachments:</td>
<td>council objection letter 2.docx</td>
</tr>
</tbody>
</table>
Attention: Chief Executive Officer
Dubbo Regional Council
PO Box 81
Dubbo NSW 2830

10 February 2019

Objection against Development D2018-95
Development application D2018-95
Property: Lot 168 DP 1145981 Boundary Road, Dubbo
Proposed development: Four (4) Lot Subdivision

Dear Chief Executive Officer;

In regards to councils’ letter 22 February 2019 I would like to put in my objection to the said sub-divisions being built opposite our house. To date there have been multiple objections to the development, all of which have fallen on deaf ears. Objections are as follows;

Breach of guidelines for development approval by council
The development Assessment Process has been breached. The council has commenced construction at the specified sub-division before making certain considerations such as; how this development will impact the natural environment, the rights of the surrounding landholders, broader public interest, etc.
By commencing construction at the specified sub-division prior making considerations and completing a Statement of Environmental Effects the council is in breach of its own policies and guidelines. A reasonable person would assume the council has already made it’s decision by moving forward with the development. Development should not commence until all considerations have been deliberated.

Attributes to this particular land have not been adequately considered.
I would like to be specific and say there are attributes to this particular land, which have not been adequately considered. There was no assessment of the park prior to making a decision to grant the development and the enjoyment of specific attributes such as the fountain have not been considered. As such the council have not taken adequate steps to ensure its decision was in line with its own policies granting approval. On this basis I believe the Council should start the development assessment again.

7 Southlakes Parade was purchased on the premise it would overlook parkland.
On purchasing our block of land (7 Southlakes Parade), we were told that nothing would be built in the park land. It is my understanding this was also communicated to other home owners in the Southlakes area. If the sub-divisions do go ahead, we were provided with false and misleading statements when purchasing our blocks of land that the park land would remain untouched.
Loss of Property value caused by reduced access.
This subdivision of dupicky's will devalue our home and the reason we bought our block of land was because of the view and of the value that Parkland gave our house.

No investigation into the broader public interest
So many people from the Dubbo community have come up to me to enquire on what was happening in the parkland. When I have communicated the councils plans, people have been shocked and stunned. The broader public has been deceived by the council who has been attempting to keep the development under wraps.

As mentioned previously I would like to ask council why the letter for objection was sent when, gas mains, water mains and now all fencing of the area is up. This tells me that the sub-division will go ahead regardless of what anyone in the town has to say. I would like to request written response in regards to all issues raised above. I would also like to request copies or evidence of the councils assessments of plans, policies and impacts on the natural and built environment and the social and economic impacts in the locality.

Kind Regards
Cindy and Stephen Grey