# PLANNING RESOURCE DOCUMENTS

There are a number of local land use strategies which guide the future growth and development in the Dubbo Regional Council Local Government area.

## LAND USE STRATEGIES

The Dubbo Urban Areas Development Strategy (UADS) and Rural Areas Development Strategy (RADS) were adopted in 1996 following extensive research and public consultation. The UADS and RADS form the basis for the land use zoning and planning controls in the Dubbo Regional Local Environmental Plan 2022 (  526.8KB).

### DUBBO URBAN AREAS DEVELOPMENT STRATEGY

The Dubbo Urban Areas Development Strategy is made up of the following strategies:

- Residential Areas Strategy (  3.2MB)
- Employment Lands Strategy (  51.6MB)

- Recreational Areas Strategy ( 1.5MB)
- Future Directions and Structure Plan part 1 of 2 ( 6.7MB) and part 2 of 2 ( 4MB)

## DUBBO RURAL AREAS DEVELOPMENT STRATEGY

The Dubbo Rural Areas Development Strategy is made up of the following strategies:

- Dubbo Rural Areas Development Strategy - ¦rst ¦ve yearly review ( 1.5MB)
- Benelong District Strategy ( 3.2MB)
- Coolbaggie District Strategy ( 2.5MB)
- Goonoo District Strategy ( 3.2MB)
- Macquarie District Strategy ( 3.6MB)
- Minore District Strategy ( 3MB)
- Southern District Strategy ( 3.1MB)
- Talbragar District Strategy ( 3.5MB)

## URBAN RELEASE AREA STRATEGIES

The Dubbo Regional Local Environmental Plan 2022 de¦nes a number of key Urban Release Areas for the provision of future residential, commercial and industrial development.

The Dubbo Urban Release Areas map can be found in the Dubbo Regional Local Environmental Plan 2022 ( 526.8KB)

- North-West Dubbo Urban Release Area Precinct Plan ( 1.2MB)

(adopted by Council on 23 March 2023)

- South-East Dubbo Residential Urban Release Area Stage 1 Structure plan ( 4.7MB) (adopted by Council on 25 May 2016)

## RESIDENTIAL RELEASE STRATEGIES

Residential Release strategies for the South East Dubbo Residential Release Strategy ( 740.9KB)and the West Dubbo Residential Release Strategy ( 1MB) were adopted by Council in March 2011. The Residential Release strategies are designed to provide a greater level of detail and certainty as to the timing and level of residential development in west and south-east Dubbo.

The Residential Release strategies provide the appropriate mechanisms and controls to ensure orderly residential development having regard to:

- The location of lands
- Environmental capability of lands
- Effective provision of required infrastructure
- Proximity to community service facilities and employment networks
- Development to be undertaken in a staged manner re§ecting market aspirations and the needs of the community
- Affordable housing opportunities.

## WELLINGTON SETTLEMENT STRATEGY

- Wellington Settlement Strategy ( 33.3MB)

## HOUSING ROADMAP

- Housing Roadmap - June 2022 ( 2.4MB)

## HERITAGE

- Dubbo Rural Heritage Review Report 2002 ( 970.1KB)
- Urban Heritage Review and Community Based Heritage Study Report 14 July 2008 ( 29.9KB)
- Dubbo Urban Heritage Review 2007 Volume 1 ( 4.9MB)

## FLOOD PLANNING

- Dubbo City Council Flood-Prone Land Policy ( 3.1MB)
- Eumungerie Flood Risk Management Study Plan ( 9MB)
- Geurie Flood Study ( 10.6MB)
- Geurie Flood Study Maps ( 63.9MB)
- Wellington Floodplain Risk Management Study Plan - 2013 ( 18.8MB)

## DUBBO MINING AREAS LAND USE STRATEGY AND COAL SEAM GAS POSITION STATEMENT

The Dubbo Mining Areas Land Use Strategy and Coal Seam Gas (CSG) Position Statement were adopted by Council in April 2015.

The Strategy promotes growth in the mining and associated technology and services industries, whilst also aiming to ensure the impacts of mining are adequately managed to maintain the unique quality of life residents enjoy and the environmental values of the Dubbo Local Government Area.

The CSG Position Statement con¦rms Council's position in respect of the issue of CSG extraction and outlines the core principles to be applied in any Council assessment of CSG development proposals in the future.

- Dubbo Mining Areas Land Use Strategy ( 4.9MB)
- CSG Position Statement ( 1.1MB)

## STRUCTURE PLANS

Camp Road Structure Plan ( 1.8MB)

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