



REPORT: Draft North-West Urban Release Area Precinct Plan

DIVISION: Development and Environment
REPORT DATE: 8 September 2022
TRIM REFERENCE: ID22/1848

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Strategic Project Update
Issue	- This report presents a key first step in the strategic planning of the North-West Urban Release Area with the preparation of the draft North-West Precinct Plan (attached in Appendix 1). The draft Plan will guide the strategic direction of land on the north-western fringe of the Dubbo urban area. - The draft Plan identifies land use zones and provides strategic considerations that will enable further housing in the Dubbo Local Government Area across a range of densities and product styles, in addition to the future development of a neighbourhood shopping precinct. - The draft Plan will be placed on public exhibition for a minimum of 28 days, and Council will consult with land owners in the precinct, state agencies and adjoining land owners. - This report also seeks Council endorsement for the preparation of a grant application under the State Government Accelerated Infrastructure Fund for Stage 1 of River Street West, which will connect the Newell Highway (River Street Bridge) to Bunglegumbie Road.	
Reasoning	The draft North-West Precinct Plan, as included in the Dubbo Regional Housing Roadmap, will help Council facilitate an ongoing supply and mix of housing to meet the needs of the community.	
Financial Implications	Budget Area	Proposed Grant funding from NSW State Government Accelerated Infrastructure Fund (Round 3), including a co-contribution of \$3,075,000 from Council, and Growth Planning.
	Funding Source	As above
	Proposed Cost	\$12,400,000
	Ongoing Costs	Nil
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	The draft Precinct Plan guides the overall zones and land uses in the precinct. Realising the range of land zones will require changes to the Dubbo Regional Local Environmental Plan 2022.

STRATEGIC DIRECTION

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

Theme:	1 Housing
CSP Objective:	1.1 Housing meets the current and future needs of our community
Delivery Program Strategy:	1.1.1 A variety of housing types and densities are located close to appropriate services and facilities
Theme:	1 Housing
CSP Objective:	1.1 Housing meets the current and future needs of our community
Delivery Program Strategy:	1.1.5 Development opportunities are communicated to the community
Theme:	1 Housing
CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.1 Land is suitably zoned, sized and located to facilitate a variety of housing types and densities

RECOMMENDATION

1. That Council adopt the draft Precinct Plan for the North-West Urban Release Area (attached in Appendix 1) for the purposes of public exhibition.
2. That the draft Precinct Plan be placed on public exhibition for a period of not less than 28 days.
3. That Council undertake targeted consultation with landowners in the precinct and relevant State Government Agencies.
4. That following completion of public exhibition, a further report be presented to Council for consideration, including the results of public exhibition.
5. That Council submit a grant application under the NSW State Government Accelerated Infrastructure Fund (Round 3) for the construction of River Street West from its connection with the Newell Highway extension (to be constructed) to Bunglegumbie Road.
6. That the identified 25% or \$3,075,000 Council contribution for the construction of River Street West be sought from unrestricted reserves generated from savings from the 2021/2022 financial year.

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BACKGROUND

1. Previous resolutions of Council

23 June 2022 Ordinary Council Meeting	<i>In Part</i> 1. <i>That the draft Dubbo Regional Housing Roadmap (provided here in Appendix 1) be adopted by Council.</i>
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The Dubbo Regional Housing Roadmap identifies the plans, actions and initiatives Council is undertaking to help facilitate an appropriate supply and mix of housing to meet the needs of the community.

The Roadmap includes a strategic work program for residential growth areas in West Dubbo, including the North-West Urban Release Area. The first component of this work is the preparation of a plan to guide the development of these Urban Release Areas. The plan would identify strategic constraints, infrastructure requirements and development outcomes to facilitate future growth and housing over the next 30 years.

The draft North-West Precinct Plan is a key action included in the Dubbo Residential Housing Roadmap.

2. What is an Urban Release Area?

An Urban Release Area is land located on the edge of the established urban area that has been identified for future residential, commercial, recreational or industrial use. It has future strategic value, and it will be developed at a suitable time in a staged, logical and cost-effective manner. The North-West Urban Release area has been identified as a growth area in the Dubbo Regional Local Environmental Plan 2022 and the superseded Dubbo Local Environmental Plan 2011.

REPORT

1. North-West Urban Release Area and Current Zoning

The North-West Urban Release Area (the North-West Precinct) is located on the north-western fringe of the Dubbo urban area as shown in Figure 1. The Precinct has an area of approximately 375 Ha, and is approximately 2km north-west of the Dubbo Central Business District and 4km west of the Dubbo Health and Education Precinct.

The Precinct adjoins the Macquarie River to the east, the Dubbo Regional Airport to the north, residential development to the south and existing industrial development to the west. It will benefit from the future extension of the Newell Highway with an additional crossing of the Macquarie River (River Street Bridge).

Approximately 334.6 Ha of the Precinct is zoned R2 Low Density Residential and 40.4ha is zoned R5 Large Lot Residential under the Dubbo Regional Local Environmental Plan 2022.



Figure 1: North-West Urban Release Area ('North West Precinct') in context

2. Draft North-West Precinct Plan

The North-West Urban Release Area is anticipated to drive residential development opportunities in West Dubbo and add diversity to the housing stock in the Local Government Area. It is anticipated that fully developed the Precinct will have the potential to realise between 5,000 and 6,000 dwellings, with a population of up to 15,000 people.

A draft Precinct Plan has now been prepared by Staff (provided here in **Appendix 1**) to establish the vision for the Precinct, identify land use opportunities, define a layout and location of strategic roads and the general capacity and capabilities of the Precinct.

The proposed Structure Plan for the Precinct is shown in Figure 2 and contains a range of land use zones, which are focused on the delivery of diverse residential housing opportunities and densities.

The following zones are incorporated in the Plan:

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

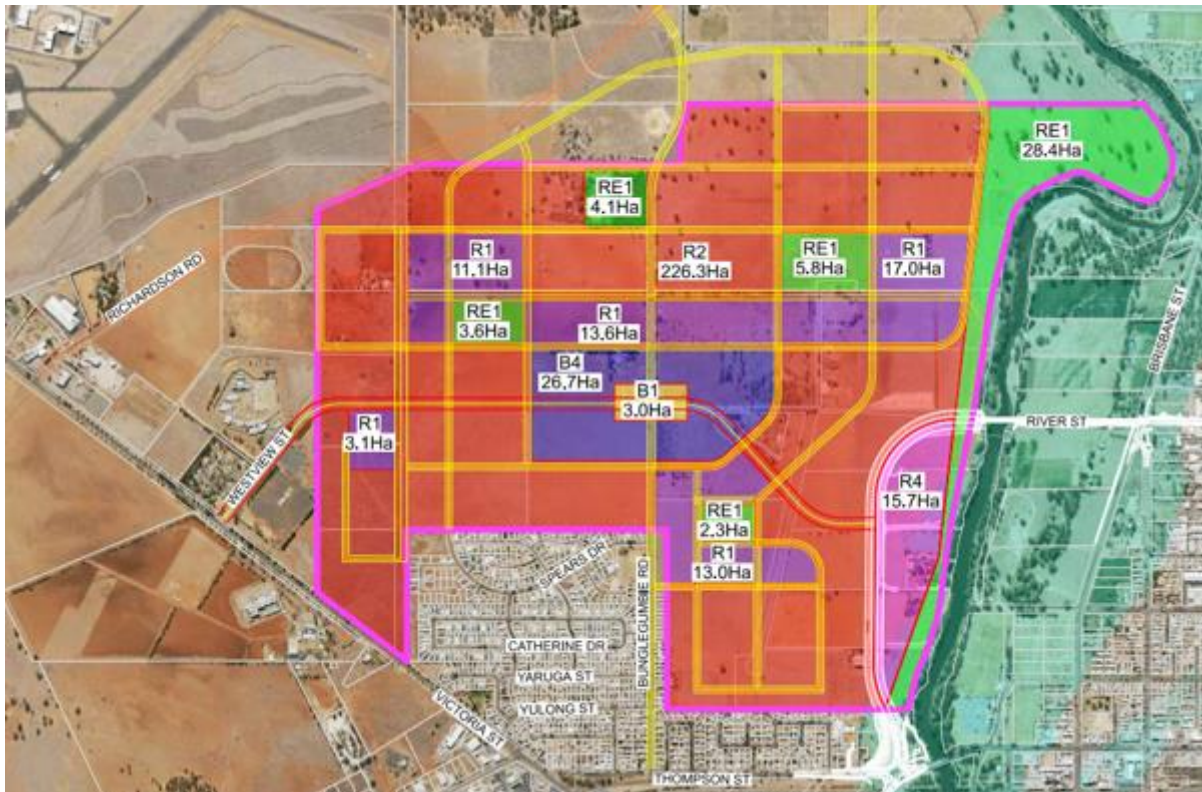


Figure 2. Indicative land use zones and key road network

The draft Precinct Plan identifies the vision, strategic growth principles, direction, future character and urban form for the future growth and overall development of the North-West Urban Release Area over the next 30 years.

The information included in the draft Precinct Plan will guide landowners and developers in the area and inform the following:

- Any future Planning Proposal/s to change the land use zoning and/or minimum lot sizes;
- Site specific Development Control Plan/s required in accordance with Part 6 of the Dubbo Local Environmental Plan 2022;
- Potential development opportunities and constraints; and
- Any future Development Applications.

The role of the draft Precinct Plan is not to replace any of the steps above but to operate as a first consideration of opportunities and constraints and to establish overall land use zone allocation and overall infrastructure connectivity.

The draft Precinct Plan also includes a broad environmental constraints analysis that may impact development, and includes the following:

- Flooding;
- Proximity to the Dubbo Regional Airport and acoustic considerations;
- Flora and Fauna;
- Groundwater and salinity;
- Environmental heritage;
- Geology and soils; and
- Land contamination.

3. Planning Proposal

To realise the key strategic vision for the Precinct as included in the draft Plan, rezoning of some of the lands will be required to be undertaken as part of a Planning Proposal process with the State Government Department of Planning and Environment.

The Planning Proposal will seek to rezone land to a mixture of R1 General Residential, R2 Low Density Residential, R4 High Density Residential, B4 Mixed Use and B1 Neighbourhood zone. In addition, the Planning Proposal will also include a range of minimum lot sizes for the different zones. Further consideration and analysis will be undertaken as part of the Planning Proposal process.

It should be noted that any Planning Proposal for the land will be subject to extensive consultation activities with all landowners in the Precinct. Any Planning Proposal will be prepared following endorsement of the Precinct Plan by Council and public consultation processes.

4. River Street West

The draft Precinct Plan identifies the need for a strategic road network in the Precinct. Bunglegumbie Road will continue to perform a strategic function taking future traffic north/south with its connection to Thompson Street in the South and Troy Bridge Road in the north. However, there is also the strategic need for a key east/west connection, which will connect the Newell Highway Bypass (to be constructed) with the Mitchell Highway (Westview Street) in the west.

The River Street West connection will ensure the Precinct will have two major points of access over time, which includes Bunglegumbie Road and the Newell Highway Bypass (River Street Bridge).

The draft Plan has a focus on River Street West providing a focal point for the Precinct with the potential development of a neighbourhood shopping area. This neighbourhood shopping area will also be supported by an area of land zoned for Mixed Use development. This area of

the Precinct will be predominately residential in nature with the ability to have small scale commercial activities that don't impact the primacy or role of the Dubbo Central Business District. In addition, this area would also allow for a greater level of activities that would complement a higher density of residential development including restaurants, cafes, medical centres and the like.

The River Street West road connection is provided in Figure 3:



Figure 3. Indicative land use zones and key road network

5. State Government Accelerated Infrastructure Fund Round 3 (River Street West)

Round 3 of the Accelerated Infrastructure Fund was recently announced by the State Government as a component of a package of reforms to address the recommendations of the Regional Housing Taskforce.

The objectives of the Accelerated Infrastructure Fund (Round 3) are to:

- Support housing growth in both metropolitan and regional NSW;
- Have all projects start construction within two years to accelerate housing delivery;
- Partner with Councils and agencies to co-fund an expanded and accelerated infrastructure program;
- Deliver critical enabling infrastructure projects that will create new, serviced development land;
- Deliver local development infrastructure projects that can accelerate housing supply and construction activity; and

- Deliver social infrastructure that supports emerging populations and responds to current services shortfalls.

This report seeks Council endorsement for the preparation of a grant application under the Accelerated Infrastructure Fund Round 3 for the completion of parts of the River Street West (Stage 1) from the Newell Highway (River Street Bridge) to Bunglegumbie Road. This section of the road connection will be a key facilitator of access to the Precinct to realise further housing development whilst maintaining the operational integrity of Bunglegumbie Road and Thompson Street.

Construction of Stage 1 of the River Street West have been identified to cost \$12.3 million to deliver. The terms of the grant requires Council to own (or commit to acquire) land to be eligible. Further, the terms of the grant require 25% for the project to be contributed by Council. This would mean that Council would need to fund approximately \$3,075,000 to enable the grant application to be submitted and to commit to construction of the project. The \$3,075,000 Council contribution for the project will be obtained from unrestricted reserves generated from savings from the 2021/2022 financial year.

The grant application is required to be submitted to State Government by 30 September 2022. The following are the critical dates for the grant moving forward:

- Nomination period closes 30 September 2022;
- Minister for Planning and Homes approves recommended investments January 2023;
- Funding agreement stage begins January 2023;
- All projects must begin construction before 1 July 2025; and
- All projects must be completed by 30 June 2026.

Given the critical need for the infrastructure and the timing required for delivery by the State Government, Council would undertake a tender process for delivery of the project.

6. Public Exhibition and Consultation

Initial endorsement of the draft Precinct Plan as included in this report will enable Staff to formally commence consultation activities with landowners, State Government Agencies and other stakeholders.

In addition, the draft Plan will also be placed on public display for a minimum period of 28 days to provide opportunity for public comment to be provided.

Following completion of the public exhibition period and stakeholder consultation, a further report will be provided to Council, including any submissions provided.

7. Resourcing Implications

Strategic planning activities for the North-West Precinct are captured under the actions and initiatives included in the Dubbo Regional Housing Roadmap. This will include staff time and resources through the existing Growth Planning Branch budget.

Continued strategic development of the North-West Urban Release Area will be undertaken in conjunction with key partners and also Council activities. The other planning activities in the Precinct are likely to include the following:

- Planning Proposal preparation and background activities;
- Servicing Strategy framework;
- Development Control Plan for Residential lands; and
- Development Control Plan for the Town Centre development area.

Table 1 as provided below includes the implications for the River Street West Stage 1.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	\$6,150,000	6,150,000	0	0	0
b. Operating expenses	\$100,000			0	0	0
c. Operating budget impact (a – b)	\$100,000	0	0	0	0	0
d. Capital Expenditure	0	\$6,150,000	\$6,150,000	0	0	0
e. Total net impact (c – d)	\$100,000	0	0	0	0	0
Does the proposal require ongoing funding?			No, funding will be project based			
What is the source of this funding?			Proposed Grant funding from NSW State Government Accelerated Infrastructure Fund (Round 3), including a co-contribution of \$3,075,000 from Council.			

Table 1. Ongoing Financial Implications

Ongoing strategic planning activities for the North-West precinct will be sourced from the Growth Planning Branch budget.

8. Next Steps

Following completion of the public exhibition period, a further report will be provided to Council for consideration, including the results of public exhibition.

Following endorsement of the Precinct Plan, Council's Growth Planning branch will engage a consultant to prepare a Planning Proposal and work with owners in the Precinct to realise the preparation of a Development Control Plan to guide development. Council's focus will be on delivery of the required strategic work as expeditiously as possible to ensure we can aim to deliver more housing opportunities for our community.

APPENDICES:

- 1  Draft North-West Precinct Plan