

# Revised Planning Proposal

Dubbo North-West  
Urban Release Area

PP-2023-2820

October 2025

Acknowledgement:

Dubbo Regional Council wish to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. Council pay respect to the Elders past, present and emerging of the Wiradjuri Nation and extend that respect to other First Nations people.

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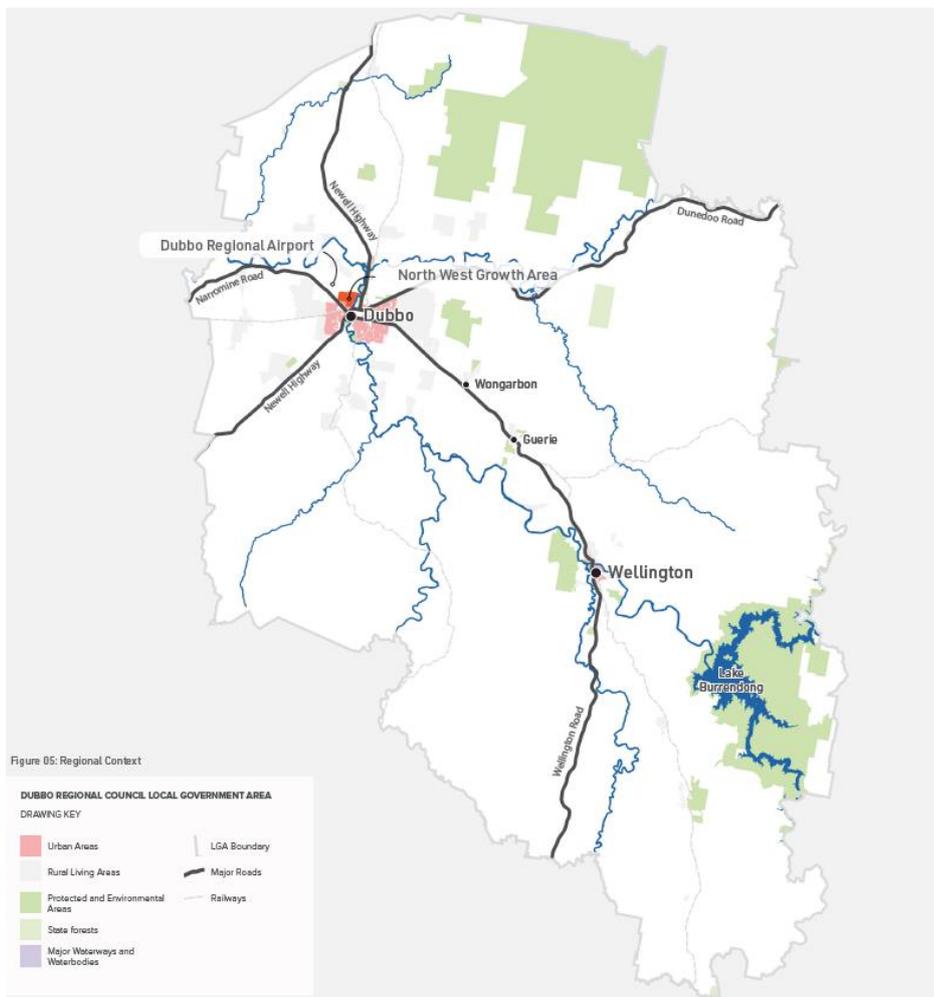
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# Executive Summary

## Introduction

This Planning Proposal report outlines revised amendments to Dubbo Regional Local Environmental Plan 2022 (DRLEP) which would facilitate the development of land located in Dubbo’s North-West Urban Release Area (NWURA). The Planning Proposal was initially submitted to Department of Planning, Housing and Infrastructure (DPHI) in December 2023, and subsequent revised version submitted in July 2024 and September 2025. The Planning Proposal initially received a Gateway Determination from DPHI in January 2024 and an altered Gateway Determination on 8 July 2025 which requires exhibition in accordance with the Environmental Planning and Assessment Act, 1979.

The NWURA is a 375-hectare area on the northwestern edge of the urban area of Dubbo, within the Dubbo Regional Local Government Area (LGA). The NWURA is identified in Figure 1 below, bounded by the Macquarie River and Central Business District (CBD) to the east, the Dubbo Regional Airport to the west, existing low density residential development to the south, and agricultural land to the north. The NWURA is identified as a growth area in the Central West and Orana Regional Plan 2041 and the Dubbo Regional Local Strategic Planning Statement (LSPS).



**Figure 1** - Dubbo's Regional Context, Source: NWURA Development Control Plan – Master Plan

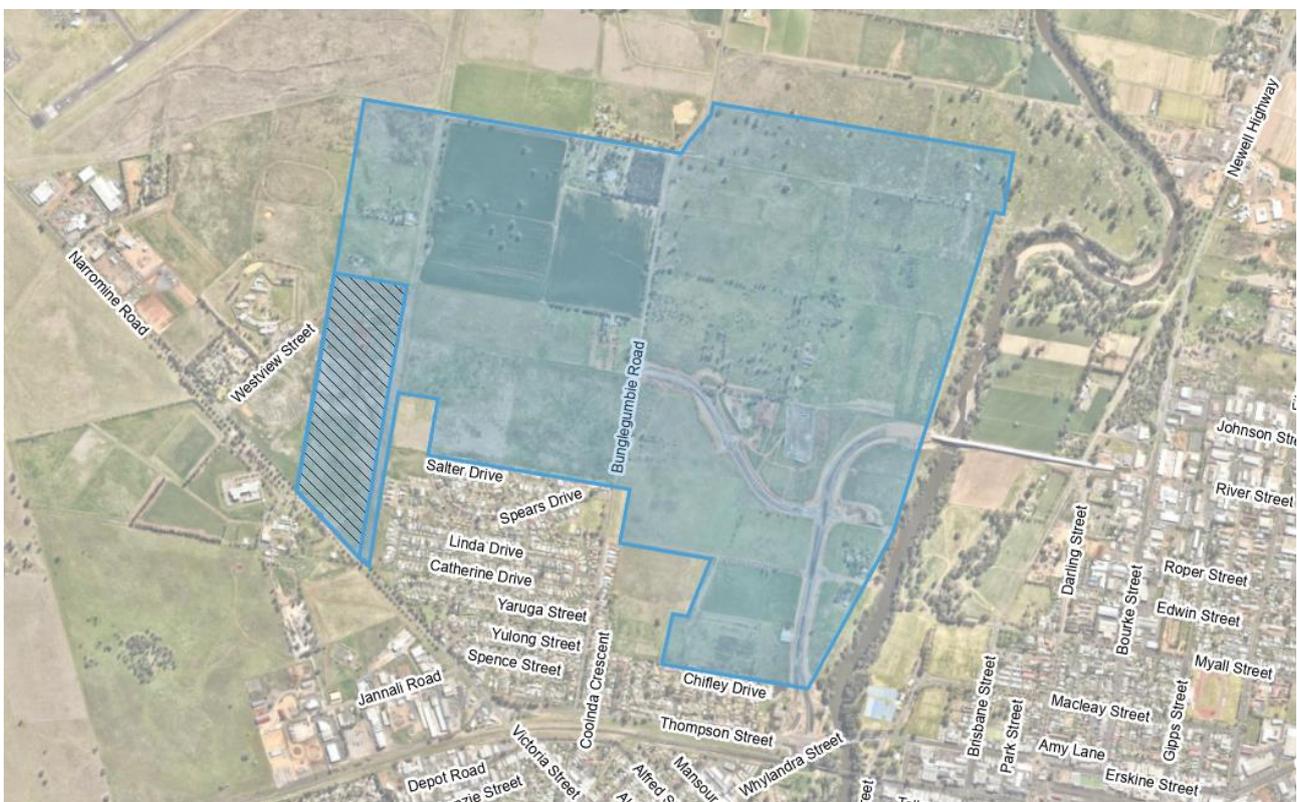
## North-West Urban Release Area (NWURA) Precinct

The NWURA is predominantly zoned R2 Low Density Residential, with a portion zoned R5 Large Lot Residential on the western edge and a parcel of land zoned RU2 Rural Landscape to the north. The land is largely vacant and comprises areas of residual agriculture and grass land. Previous activities within the area include agriculture, the Bunglegumby Sewerage Treatment Plant and the Dubbo City Animal Shelter. The site generally slopes from the west to the Macquarie River.

The land to which this Planning Proposal applies (the NWURA Precinct) is shown in Figure 2.

At the time of writing, the NWURA precinct comprises 36 lots and includes majority of land in the NWURA as well as two directly adjoining parcels of land, i.e. Lot 1 DP653795 (already reflects the zoning and minimum lot size controls of the adjoining land in the NWURA) and also Part Lot 87 DP753233 (21L Bunglegumby Road, Dubbo).

Land in the Precinct is owned by Council and multiple private landowners.



**Figure 2** – The North-West Urban Release Area precinct (highlighted in blue above) where this Planning Proposal applies (excluding the hatched area)

The hatched in Figure 2 above (east of Westview Street) is owned by the Dubbo Local Aboriginal Land Council (LALC).

Upon further consideration, this area has been identified as a ‘future investigation area’. Whilst still part of the NWURA precinct, this area will be planned in detail at a later stage, particularly in collaboration with the Dubbo LALC. This will ensure the LALC’s aspirations for the above highlighted area can be better realised through further consultation and engagement processes.

## North-West Urban Release Area Master Plan

A Master Plan for the NWURA was adopted by Dubbo Regional Council (DRC) on 26 October 2023. This Plan seeks to guide the development of the area to deliver a unique residential precinct that differs from current regional expectations. The Master Plan is the guiding document for the Planning Proposal and consist of the following key elements:

- a diversity of residential typologies and a village heart/town centre with a mix of co-located uses.
- an open space network along the Macquarie River and connected green spaces throughout the Precinct, with a ‘green loop’ of active transport links connecting to key precincts across Dubbo.
- a transport and movement hierarchy that provides connectivity to Dubbo CBD via a new River Street Bridge, and supports an internal public transport loop in addition to a pedestrian and cycle network.
- Opportunities to implement quality urban design and embed artwork reflecting local stories in the village streetscape and open space network.

## Intent and Objectives of the Planning Proposal

The primary objective of this Planning Proposal is to amend Dubbo Regional Local Environmental Plan 2022 to achieve the transformative vision outlined in the Master Plan and contribute to the City’s capacity to accommodate a growing population over the next 20 years.

The intent of the Planning Proposal is to achieve the following outcomes:

- Create capacity for approximately 5,500 dwellings.
- Encourage housing diversity and choice
- Make provision for a future local centre with co-located retail, commercial and community uses.
- Contribute to the regional open space network through regional open space along the Macquarie River and a connected network of local open spaces.
- Safeguard culturally significant landscapes along the Macquarie River.

The proposed amendments to Dubbo Regional Local Environmental Plan 2022 are to:

- Rezoning land in the North-West Urban Release Area to R1 General Residential, R2 Low Density Residential, E1 Local Centre, RE1 Public Recreation and SP2 Infrastructure. It is noted that certain areas within the North-West Urban Release Area are intended to be used as either ‘roads’ and ‘recreation areas’, including ‘public parks’, even though they are zoned residential under the DRLEP2022, noting these uses are still permissible in the proposed residential zones.
- Introducing 300m<sup>2</sup>, 450 m<sup>2</sup> and 600m<sup>2</sup> minimum lot size provisions for proposed R2 Low Density Residential zoned land.
- Introducing ‘dwelling yield’ ranges for the proposed R1 General Residential zoned land under Part 6 of the DRLEP2022, linked to identified ‘sectors’ shown in an updated Urban Release Area map ‘dwelling yield’ controls.
- Updating the Urban Release Area map to reflect the above amendments, amending the North West Urban Release Areas boundary, and including the proposed addition of Lot 1 DP653795 and Part Lot 87 DP753233 to the Urban Release Area.
- Introducing a gross floor area restriction for the proposed E1 Local Centre zone to maintain the commercial centre hierarchy of Dubbo.
- Designating three lots in the North-West Urban Release Area precinct as a future investigation area (Lot 53, Lot 133, Lot 8 DP 753233) and retaining current zones under the

DRLEP2022. These lots will be planned for at a later stage following additional consultation with respective landowners.

- Amending maps for the heritage item “Mount Olive” to reflect the current lot layout.
- Identifying land to be reserved for acquisition for part of the key east-west road connection (SP2 zone, west of Bunglegumbie Road), five (5) RE1 Public Recreation zoned areas on lots that are subject to an existing Development Application, and a potential school site (SP2 zone, east of Bunglegumbie Road).

## Strategic Merit

The Planning Proposal demonstrates that there is strategic merit to support the proposed amendments.

The Planning Proposal aligns with and promotes several key strategic planning priorities of Council and the State Government as identified within various State, Regional, and local policies, and strategies, including:

- Central West and Orana Regional Plan 2041,
- Dubbo Regional Local Strategic Planning Statement,
- Dubbo Towards 2040 Community Strategic Plan,
- Dubbo Regional Employment Lands Strategy 2019,
- Dubbo Transportation Strategy 2020,
- North-West Urban Release Area – Development Control Plan – Master Plan, and
- State Environmental Planning Policies and Ministerial Directions.

The population of the LGA is growing and this is forecast to continue. Together with the major investment projects attracting new workers to the region, this will increase demand for new dwellings in the LGA.

Over 20% of the population is aged over 60 years and this proportion is projected to be 24% of the population in 2041. Providing a range of diverse housing options is important to meet the needs of workers and the growing population.

## Site-specific Merit

The Planning Proposal has site-specific merit as there are no major adverse environmental impacts resulting from the proposal. The site location is within 1.5km of the Dubbo CBD and other residential development. The area is identified as an Urban Release Area under the DRLEP 2022 and already serviced by drinking water and wastewater infrastructure.

Matters concerning built form and massing, bushfire prone land, contamination, Dubbo Regional Airport, ecology, flooding, heritage, open space, salinity, and traffic have been assessed in preparation of the proposal. Any potential impact from future development is able to be managed and mitigated with appropriate measures as outlined in this proposal.

Land within the 1% AEP is proposed to be zoned RE1 Public Recreation to manage flood risk. The ‘Mount Olive’ heritage item will continue to be heritage listed and protected. The location of Dubbo Regional Airport to the west of the site does not constrain future development. In addition, development of the Precinct is not likely to impact operations of the Airport.

The scale of future development is not envisaged to result in environmental impacts that cannot be managed through the development application process. This includes further consideration of:

- Aboriginal cultural heritage items and Aboriginal Heritage Impact Permits on land where development is proposed
- Management strategies for salinity
- Contamination
- Ecology and biodiversity.

The proposed village centre and employment opportunities will stimulate economic growth in Dubbo's North West Region. This can facilitate a greater work-life balance for the future residents and provide convenient nearby services and facilities to meet the needs of residents. Promoting compatible uses such as education, age care, health, and commerce within the village can create a place of diversity and resilience and support intergenerational learning and care within the community.

The proposed open space areas in the North West Urban Release Area will comprise more than 30% of the NWURA precinct, with most dwellings within 400 metres of open space. The regional open space located adjacent to the Macquarie River will include community facilities such as BBQ facilities, sport fields, amenities and playground equipment that will improve the social amenity of the North- West Urban Release Area.

## **Conclusion**

The proposed development of the North-West Urban Release Area Precinct will be a catalyst for major positive change in the Dubbo LGA, delivering significant residential opportunities within a master planned area in proximity to Dubbo's CBD. This Planning Proposal will particularly enable an increased and diverse housing supply in the LGA and also contribute to growth in the broader region.

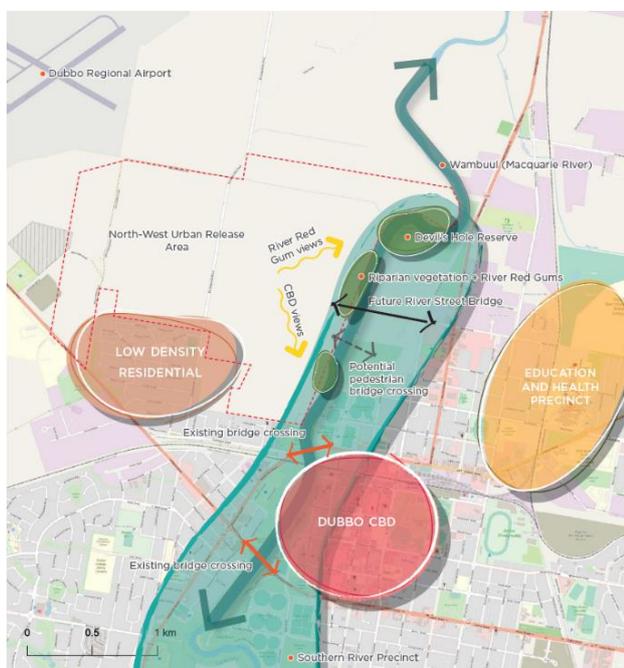
# Introduction

This Planning Proposal report outlines revised amendments to Dubbo Regional Local Environmental Plan 2022 (DRLEP) which would facilitate the development of land located in Dubbo’s North-West Urban Release Area (NWURA). The NWURA is a 375-hectare area on the northwestern edge of the urban area of Dubbo, within the Dubbo Regional Local Government Area (LGA). The NWURA is bounded by the Macquarie River and Central Business District (CBD) to the east, the Dubbo Regional Airport to the west, existing low density residential development to the south, and agricultural land to the north. The NWURA is identified as a growth area in the Central West and Orana Regional Plan 2041 and the Dubbo Regional Local Strategic Planning Statement (LSPS).

The Planning Proposal was initially submitted to Department of Planning, Housing and Infrastructure (DPHI) in December 2023, and subsequent revised version submitted in July 2024 and September 2025. The Planning Proposal initially received a Gateway Determination from DPHI in January 2024 and an altered Gateway Determination on 8 July 2025 which requires exhibition in accordance with the Environmental Planning and Assessment Act, 1979.

## North-West Urban Release Area

The North-West Urban Release Area (URA) is identified in the Dubbo Regional LEP 2022. As shown in Figure 3, this area is located to the northwest of the Dubbo CBD, west of the Macquarie River corridor and to the north of the Mitchell Highway. Dubbo Regional Airport is less than a kilometre northwest of the Precinct. The area is bounded by existing low density residential development to the south.



**Figure 3 – North-West Urban Release Area's Local Context, Source: North-West Urban Release Area Development Control Plan – Master Plan**

The Precinct is located approximately 1.5km from Dubbo City Centre and is accessed by Bunglegumbie Road which runs through the centre of the Precinct. The land is predominantly zoned R2 Low Density Residential with a portion zoned R5 Large Lot Residential on the western edge. Land in the Precinct largely vacant and comprises areas of residual agriculture and grassland. The land was previously mainly used for agricultural purposes. The former Bunglegumbie Sewerage Treatment Plant was in the Precinct.

## Land Application

The land in the NWURA to which this Planning Proposal applies (referred to as the ‘NWURA Precinct’) is shown in Figure 2.

Land in the Precinct is owned by Council and multiple private landholders. At the time of writing, the NWURA precinct comprises 36 lots (as identified in Table 1) and includes majority of land in the NWURA as identified under DRLEP 2022, as well as two directly adjoining parcels of land, i.e. Lot 1 DP653795 (which already reflects the zoning and minimum lot size controls of the adjoining land in the NWURA) and also Part Lot 87 DP753233 (21L Bunglegumbie Road, Dubbo).

Three lots east of Westview Street (as shown in Figure 2) are owned by Dubbo LALC have been identified as a ‘future investigation area’. This area, whilst part of the NWURA precinct, will be planned in detailed at a later stage, particularly in collaboration with the Dubbo Aboriginal Land Council (LALC). Upon further consideration, this area has been identified as a ‘future investigation area’. Whilst still part of the NWURA precinct, this area will be planned in detail at a later stage, particularly in collaboration with the Dubbo LALC. This will ensure the LALC’s aspirations for the above highlighted area can be better realised through further consultation and engagement processes.

**Table 1 - Land Application Property Details**

ADDRESS	LOT	DP	AREA
15L Bunglegumbie RD DUBBO	60	753233	16.19H
19L Bunglegumbie RD DUBBO	62	753233	16.19H
20R Bunglegumbie RD DUBBO	1	217195	1.01H
9R Bunglegumbie RD DUBBO	7	250606	11.47H
Undefined	1	653795	2782.00m <sup>2</sup>
14R Blizzardfield RD DUBBO	16	242992	12.00H
12R Blizzardfield RD DUBBO	15	242992	12.46H
10R Blizzardfield RD DUBBO	14	242992	11.31H
17L Blizzardfield RD DUBBO	581	595112	13.46H
19L Bunglegumbie RD DUBBO	2	1206861	16.29H
6R Bunglegumbie RD DUBBO	32	1219695	1.65H
6R Bunglegumbie RD DUBBO	51	1282381	8.51H
6R Bunglegumbie RD DUBBO	52	1282381	3.86H
6R Bunglegumbie RD DUBBO	15	1285243	9.92H
Undefined	23	1285243	1.30H
Undefined	16	1285243	8.33H
Undefined	24	1285243	1.41H
Undefined	25	1285243	1.73H
20R Bunglegumbie RD DUBBO	18	1285243	8.00H

Undefined	26	1285243	2.48H
20R Bunglegumbie RD DUBBO	101	1307854	10.31H
Undefined	102	1307854	2255.00m <sup>2</sup>
Undefined	103	1307854	1.78H
Undefined	104	1307854	8.79H
20R Bunglegumbie RD DUBBO	105	1307854	20.90H
20R Bunglegumbie RD DUBBO	106	1307854	23.12H
20R Bunglegumbie RD DUBBO	107	1307854	90.18H
9L Bunglegumbie RD DUBBO	3	1296351	16.26H
Undefined	1	1296351	304.20m <sup>2</sup>
Undefined	2	1296351	1409.00m <sup>2</sup>
12L Bunglegumbie RD DUBBO	1	1314866	11.10H
14L Bunglegumbie RD DUBBO	2	1314866	5.06H
21L Bunglegumbie RD DUBBO	87 (part lot)	753233	Approx 0.41 ha
8R Narromine RD DUBBO (Future Investigation area)	53	753233	8.09H
5R Westview ST DUBBO (Future Investigation area)	133	753233	8.09H
Undefined (Future Investigation area)	8	753233	7.31H

## Local Housing Needs

The LGA is experiencing significant population growth, which is forecast to continue and result in an increase in population, with the NSW Government forecasting an additional 7,875 residents between 2024 and 2041 (1 DPHI Common Planning Assumptions (2024)). This population growth will generate likely demand for 5,011 additional dwellings between 2024 and 2041, or 295 dwellings per year (REMPAN Jan 2025). This number is expected to rise further by 2051. It is noted that major project investments in the region such as the Central-West Orana Renewable Energy Zone, Critical Minerals Hub and other projects is anticipated increase demand for short-term worker accommodation.

Most new homes have been detached dwellings in the Urban Release Areas in Dubbo. However, this does not meet the needs of all population groups. Just over 20% of the population is aged over 60 years and this proportion is projected to 24% of the population in 2041. As people age, their housing needs change. Providing a range of diverse housing options is also important to meet the needs of workers, changing household sizes, and lifestyle aspirations of the growing community.

## North-West Urban Release Area Master Plan

The North-West Urban Release Area Master Plan was adopted by Dubbo Regional Council on 23 March 2023. The Master Plan seeks to:

- promote a range of housing forms and welcoming streetscapes
- ensure that the area is ecologically and economically sustainable
- support walkability and the protection of the natural landscape
- respect the culture of the Traditional Owners of the land

- enable an inclusive, sustainable, culturally respectful, unique, and connected village.

Key elements of the Master Plan are:

- A ‘green loop’ which connects the Precinct to key areas within Dubbo e.g. Dubbo CBD, the Education and Health Precinct, Macquarie River open spaces via active transport paths.
- An open space network along the Macquarie River and connected green spaces and public parks in the Precinct. The open space network means that residents will be able to access green space within 400 metres of their homes. The Macquarie River Parklands are an expansion of the Dubbo regional open space network and will offer passive and active recreation uses. In the long term, the River Red Gum forest in the riparian flood plain will be enhanced, restored and rehabilitated.
- Diverse residential typologies and a ‘village heart’ (town centre), with a mix of co-located uses such as commercial and retail uses, a potential school site, medical services and aged care.
- A transport and movement hierarchy that provides connectivity to Dubbo CBD via the new River Street bridge and supports an internal bus loop and pedestrian and cycle network.
- Opportunities to embed artwork reflecting local stories within the village streetscape and connected art trails through the open space network.

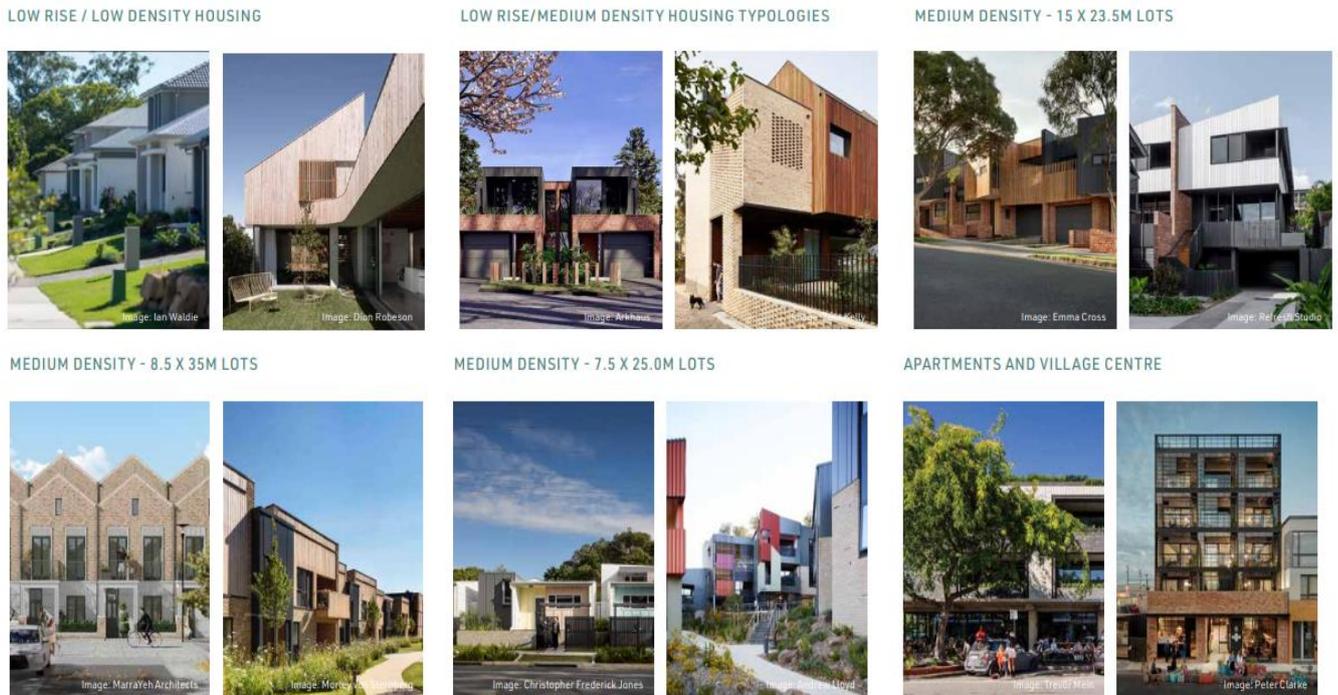


**Figure 4** – NWURA Master Plan, Source: North-West Urban Release Area Development Control Plan – Master Plan

The Master Plan aims to create opportunities for housing diversity and choice through a range of housing typologies and price points. This includes detached dwellings, dual occupancies, attached dwellings, secondary dwellings, multi dwelling/terrace housing, manor homes, seniors housing and co-living and

shop-top housing and apartments in the village centre. This will create a diverse and integrated precinct with potential for up to 5,500 new dwellings. Ageing in place will be possible through a range of homes and their proximity to open space, retail, employment and connections to the CBD.

Future residential development enabled by this Planning Proposal will continue to be guided by the North-West Urban Release Area Development Control Plan – Master Plan. A range of housing types envisioned for the NWURA precinct are shown in Figure 5.



**Figure 5** –Potential range of dwelling typologies, Source: North-West Urban Release Area Development Control Plan – Master Plan

### Draft Residential NWURA Development Control Plan

At its Ordinary Meeting of 22 July 2025, Council endorsed a draft Residential Development Control Plan that applies to R1 General Residential and R2 Low Density Residential zones in the NWURA precinct. The draft DCP aims to deliver the Master Plan with greater focus on the desired outcomes for the NWURA precinct, providing controls for dwelling houses and dual occupancies, as well as semi-detached dwellings, attached dwellings, multi-dwelling housing, and residential flat buildings.

Future residential development in the NWURA precinct will be further supported by the proposed Residential NWURA Development Control Plan.

# About this Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning, Housing and Infrastructure Local Environmental Plan Making Guidelines (August 2023).

This section is structured as follows:

- Part 1 – A statement of the objectives and intended outcomes
- Part 2 – An explanation of the proposed provisions
- Part 3 – Justification of strategic and site-specific merit, outcomes, and the process for implementation
- Part 4 – Mapping
- Part 5 – Details of community consultation that is to be undertaken on the Planning Proposal
- Part 6 – Project timeline

# Part 1 Objectives and Intended Outcomes

The primary objective of this Planning Proposal is to amend the Dubbo Regional Local Environmental Plan 2022 to achieve the transformative vision outlined in the Master Plan for the North-West Urban Release Area and provide further opportunities to accommodate a growing population over the next 20 to 30 years. The intent of the Planning Proposal is to achieve the following outcomes:

- create capacity for approximately 5,500 dwellings
- encourage housing diversity and choice
- make provision for a future local centre with co-located retail, commercial and community uses
- contribute to the regional open space network through regional open space along the Macquarie River and a connected network of local open spaces
- safeguard significant landscapes along the Macquarie River.

A draft infrastructure contributions plan is separately being finalised by Council to appropriately plan for and fund the infrastructure required to develop the NWURA.

# Part 2 Explanation of Provisions

This Planning Proposal seeks to amend specific provisions of Dubbo Regional Local Environmental Plan 2022 and introduce two new provisions, one being a local provision relating to the proposed E1 zone in the NWURA precinct having a total Gross Floor Area for retail purposes, and the other relating to dwelling yield numbers under Part 6: Urban Release Areas.

## 2.1 Urban Release Areas Mapping

Amendments proposed for the DRLEP2022 Urban Release Area (URA) mapping are outlined below.

### Correcting URA mapping to exclude already developed lots

The Urban Release Area map under DRLEP 2022 currently includes a number of lots at the southwest of the North West Urban Release Area that are already part of an approved residential subdivision (north of Linda Drive, as highlighted in Figure 6 below). Accordingly, this Planning Proposal intends to update the DRLEP2022 Urban Release Area mapping to exclude these lots (proposed updated Urban Release Area mapping is shown in Figure 8).



**Figure 6 - Current Urban Release Area mapping (DRLEP 2022)**

Intent to include two lots to the North West URA map

The Planning Proposal intends to add two additional lots to the NWURA mapping. This includes Lot 1 DP653795, which directly adjoining the North West Urban Release Area map under the DRLEP 2022. This lot has the same zoning and minimum lot size controls as its directly adjoining lot within the NWURA (i.e. 20R Bunglegumbie Road). The other parcel proposed to be included in the Urban Release Area map is Part Lot 87 DP753233 (21L Bunglegumbie Road) which is a triangular shaped parcel to the east of Bunglegumbie Road currently zoned RU2 Rural Landscape.

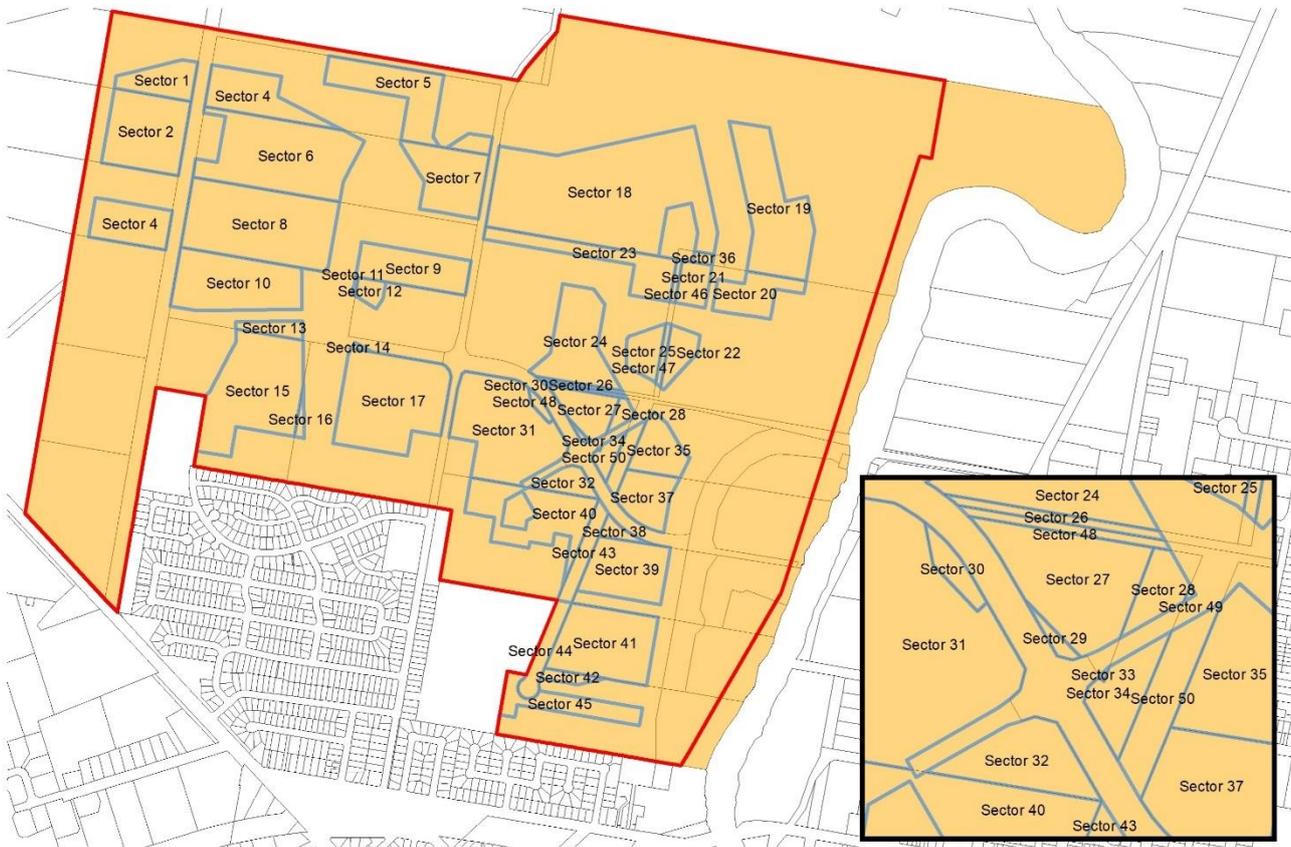
Sections 2.3 and 2.4 of this report contain further details and justification for this amendment.



**Figure 7-** Part Lot 87 DP 753233 (east of Bunglegumbie Road) and Lot 1 DP 653795 adjoining the NWURA intended to be included in the NWURA mapping

Identifying ‘sectors’ within the NWURA map (for the purposes of applying a dwelling yield)

The Urban Release Area map will be further amended to identify areas (e.g. ‘sector 1’, ‘Sector 2’) for the purposes of implementing dwelling yield numbers. There are 49 such sectors as shown in Figure 8. This control would only apply to the proposed R1 General Residential zoned land in the NWURA precinct. These ‘sectors’ will also be included in the amended URA mapping (as shown in Figure 8) and correspond to a new clause in the LEP (discussed further under section 2.2).



**Figure 8** –Proposed Urban Release Area map with 49 identified ‘sectors’, as discussed in Section 2.2

## 2.2 Dwelling Yield control

This revised Planning Proposal introduces a dwelling yield control through the inclusion of a new clause in the DRLEP 2022 (i.e. under Part 6, ‘clause 6.4’). This clause will correspond to the amended URA mapping shown in Figure 8. The proposed clause in the DRLEP 2022 will require future residential development applications for R1 General Residential zones in the NWURA to achieve the dwelling yield numbers specified under Clause 6.4. This clause (along with the amended URA mapping) will replace the dwelling density mapping proposed in the previous version of the Planning Proposal. It is considered that a dwelling yield control will provide additional clarity for future development applications. Further, it will help ensure minimum dwelling numbers are met for the NWURA precinct.

The proposed dwelling yield is essentially a range of minimum and maximum dwelling numbers, based on appropriate residential density targets applicable to various R1 General Residential zoned land in the NWURA precinct (calculations based on per hectare of land, at a 70% yield, allowing a 30% buffer for factors such as road areas, vegetation and other site constraints).

A total of 49 ‘sectors’ in the proposed amended URA mapping represent areas where each sector has a designated density applied, based on site opportunities and constraints, starting with minimum 35 dwellings per hectare. For example, R1 General Residential zoned areas near the airport have been calculated at a lower density, and areas near the E1 Local Centre have been calculated at a higher density. A dwelling yield range with a minimum number will meet housing numbers in the NWURA precinct through a range of housing typologies. A maximum number within the range will help ensure that there will be sufficient infrastructure to cater to new development in the NWURA. Table 2 summarises calculations for the proposed sectors.

Proposed Clause 6.4 wording is akin to Pittwater Local Environmental Plan 2014 (Clause 6.1 Warriewood Valley Release Area) and also Tamworth Regional Local Environmental Plan 2010 (Section 7.12), both of which have controls to establish a dwelling number (yield). Proposed Clause 6.4 of the DRLEP2022 has been outlined below.

**6.4 North-West Urban Release Area precinct**

(1) *The objectives of this clause are as follows—*

- (a) *to ensure the provision of a mix of dwelling types and housing choices,*
- (b) *to ensure the efficient use of public infrastructure and land resources,*
- (c) *to meet the demand for regional housing,*
- (d) *to ensure the viability of public transport, recreation, community facilities and other services in the area.*

(2) *This clause applies to land identified as a ‘sector’ on the Urban Release Area map.*

(3) *Development consent must not be granted for development on land in a sector mentioned in Column 1 of the table to this clause unless the consent authority is satisfied that the total number of dwellings shown opposite that sector in Column 2 of that table will be erected.*

<b>Column 1</b>	<b>Column 2</b>
<b>Sector</b>	<b>Number of dwellings to be erected</b>
1	Not less than <b>63</b> dwellings or more than <b>69</b> dwellings
2	Not less than <b>153</b> dwellings or more than <b>168</b> dwellings
3	Not less than <b>79</b> dwellings or more than <b>87</b> dwellings
4	Not less than <b>97</b> dwellings or more than <b>106</b> dwellings
5	Not less than <b>120</b> dwellings or more than <b>132</b> dwellings
6	Not less than <b>260</b> dwellings or more than <b>286</b> dwellings
7	Not less than <b>94</b> dwellings or more than <b>104</b> dwellings
8	Not less than <b>273</b> dwellings or more than <b>301</b> dwellings
9	Not less than <b>229</b> dwellings or more than <b>252</b> dwellings
10	Not less than <b>174</b> dwellings or more than <b>192</b> dwellings
11	Not more than <b>5</b> dwellings
12	Not less than <b>27</b> dwellings or more than <b>29</b> dwellings
13	Not less than <b>21</b> dwellings or more than <b>23</b> dwellings
14	Not more than <b>1</b> dwelling
15	Not less than <b>220</b> dwellings or more than <b>242</b> dwellings
16	Not less than <b>11</b> dwellings or more than <b>12</b> dwellings
17	Not less than <b>341</b> dwellings or more than <b>375</b> dwellings
18	Not less than <b>503</b> dwellings or more than <b>553</b> dwellings
19	Not less than <b>162</b> dwellings or more than <b>178</b> dwellings
20	Not less than <b>60</b> dwellings or more than <b>66</b> dwellings
21	Not less than <b>35</b> dwellings or more than <b>38</b> dwellings

22	Not less than <b>28</b> dwellings or more than <b>31</b> dwellings
23	Not less than <b>108</b> dwellings or more than <b>119</b> dwellings
24	Not less than <b>174</b> dwellings or more than <b>192</b> dwellings
25	Not less than <b>36</b> dwellings or more than <b>39</b> dwellings
26	Not less than <b>6</b> dwellings or more than <b>7</b> dwellings
27	Not less than <b>54</b> dwellings or more than <b>59</b> dwellings
28	Not less than <b>13</b> dwellings or more than <b>14</b> dwellings
29	Not more than <b>3</b> dwellings
30	Not less than <b>7</b> dwellings or more than <b>8</b> dwellings
31	Not less than <b>223</b> dwellings or more than <b>246</b> dwellings
32	Not less than <b>23</b> dwellings or more than <b>26</b> dwellings
33	Not more than <b>0.3</b> dwelling
34	Not less than <b>14</b> dwellings or more than <b>15</b> dwellings
35	Not less than <b>51</b> dwellings or more than <b>56</b> dwellings
36	Not more than <b>4</b> dwellings
37	Not less than <b>54</b> dwellings or more than <b>60</b> dwellings
38	Not less than <b>10</b> dwellings or more than <b>11</b> dwellings
39	Not less than <b>97</b> dwellings or more than <b>107</b> dwellings
40	Not less than <b>106</b> dwellings or more than <b>117</b> dwellings
41	Not less than <b>110</b> dwellings or more than <b>121</b> dwellings
42	Not less than <b>10</b> dwellings or more than <b>11</b> dwellings
43	Not less than <b>29</b> dwellings or more than <b>32</b> dwellings
44	Not less than <b>30</b> dwellings or more than <b>33</b> dwellings
45	Not less than <b>53</b> dwellings or more than <b>58</b> dwellings
46	Not less than <b>6</b> dwellings or more than <b>7</b> dwellings
47	Not less than <b>7</b> dwellings or more than <b>8</b> dwellings
48	Not less than <b>6</b> dwellings or more than <b>7</b> dwellings
49	Not more than <b>0.8</b> dwelling

(4) In this clause—

**North-West Urban Release Area precinct** means the land identified as North-West Urban Release Area precinct on the Urban Release Area Map.

**Sector** means land identified as “sector” on the Urban Release Area Map.

**Table 2** - R1 General Residential zone dwelling yield calculations, based on indicative site area and applied densities (Source DRC 2025)

Sector	Approximate site area in hectares	Total area at 70% yield	Lot	DP	Density applied	Minimum Dwelling numbers	Maximum number of dwellings (10% of minimum yield added)
1	2	1.4	14	242992	45	63.00	69.30
2	4.84	3.388	15	242992	45	152.46	167.71
3	2.52	1.764	16	242992	45	79.38	87.32
4	3.07	2.149	62	753233	45	96.71	106.38
5	4.89	3.423	62	753233	35	119.81	131.79
6	8.25	5.775	2	1206861	45	259.875	285.8625
7	3.85	2.695	2	1206861	35	94.33	103.76
8	8.68	6.076	60	753233	45	273.42	300.762

9	3.45	2.415	60	753233	95	229.43	252.37
10	5.53	3.871	1	1314866	45	174.195	191.6145
11	0.07	0.049	1	1314866	95	4.66	5.12
12	0.4	0.28	1	1314866	95	26.60	29.26
13	0.65	0.455	1	1314866	45	20.475	22.5225
14	0.04	0.028	1	1314866	45	1.26	1.386
15	6.99	4.893	581	595112	45	220.185	242.2035
16	0.34	0.238	3	1296351	45	10.71	11.781
17	7.49	5.243	3	1296351	65	340.795	374.8745
18	15.97	11.179	107	1307854	45	503.055	553.3605
19	6.59	4.613	107	1307854	35	161.46	177.60
20	2.43	1.701	106	1307854	35	59.535	65.4885
21	1.1	0.77	106	1307854	45	34.65	38.115
22	1.14	0.798	106	1307854	35	27.93	30.723
23	3.43	2.401	105	1307854	45	108.045	118.8495
24	4.53	3.171	105	1307854	55	174.405	191.8455
25	1.46	1.022	105	1307854	35	35.77	39.347
26	0.25	0.175	106	1307854	35	6.125	6.7375
27	1.7	1.19	103	1307854	45	53.55	58.905
28	0.41	0.287	101	1307854	45	12.915	14.2065
29	0.08	0.056	101	1307854	45	2.52	2.772
30	0.22	0.154	102	1307854	45	6.93	7.623
31	7.09	4.963	101	1307854	45	223.335	245.6685
32	0.95	0.665	101	1307854	35	23.275	25.6025
33	0.01	0.007	103	1307854	35	0.245	0.2695
34	0.57	0.399	101	1307854	35	13.965	15.3615
35	2.08	1.456	18	1285243	35	50.96	56.056
36	0.15	0.105	1	217195	35	3.675	4.0425
37	2.21	1.547	104	1307854	35	54.145	59.5595
38	0.41	0.287	104	1307854	35	10.045	11.0495
39	3.96	2.772	16	1285243	35	97.02	106.722
40	4.34	3.038	7	250606	35	106.33	116.963
41	4.49	3.143	15	1285243	35	110.005	121.0055
42	0.42	0.294	51	1282381	35	10.29	11.319
43	1.17	0.819		Part Road	35	28.665	31.5315
44	1.24	0.868		Part Road	35	30.38	33.418
45	2.16	1.512	51	1282381	35	52.92	58.212
46	0.2	0.14	1	217195	45	6.3	6.93
47	0.28	0.196	1	217195	35	6.86	7.546
48	0.24	0.168		Part Road	35	5.88	6.468
49	0.03	0.021		Part Road	35	0.735	0.8085

The above calculations indicate the potential for minimum 4189 dwellings to maximum 4608 dwellings for R1 General Residential zoned land in the NWURA precinct, excluding the land owned by LALC.

## 2.3 Zoning

The Planning Proposal seeks to amend the Land Zoning Map generally in accordance with the adopted NWURA Master Plan and increase the dwelling capacity. The proposal includes rezoning the land to:

- R1 General Residential to allow a mix of housing typologies and densities
- R2 Low Density Residential to allow low density housing on the edges
- RE1 Public Recreation provide open space across the URA
- E1 Local Centre for a highly integrated mixed density local centre
- SP2 Infrastructure for major roads and a potential school site.



**Figure 9** – Proposed zoning map for the NWURA precinct

The Planning Proposal also proposes to rezone a triangular shaped 0.41 ha site to the North West URA map to the east of Bunglegumbie Road (i.e. part lot 87 DP753233 and 21L Bunglegumbie Road, Dubbo, as shown in Figure 7) from RU2 Rural Landscape to R2 Low Density Residential. This site will be included in the amended URA mapping, as discussed in Section 2.1.

Whilst Lot 87 DP753233 is zoned RU2 Rural Landscape under the DRLEP 2022, this is dissected from the larger parcel of the lot by Bunglegumbie Road. Given that this parcel is already fragmented on account of its size, shape and location, it is considered suitable to be rezoned to R2 Low Density Residential, particularly because it already adjoins existing R2 Low Density Residential land in the North-West Urban Release Area to the south. Furthermore, if rezoned, this segregated RU2 Rural Landscape parcel of land will entirely adjoin existing residential zoned lots (other than adjoining Bunglegumbie Road), and therefore rezoning to match the adjoining residential zone would help reduce potential land-use conflicts in the NWURA. The larger parcel of the lot to the west of Bunglegumbie Road will remain zoned RU2 Rural Landscape, and outside of the NWURA.

## 2.4 Minimum Lot Size

The proposal seeks to amend the Minimum Lot Size Map for R2 Low Density Residential zoned land, recognising the need to increase dwelling capacity and deliver diverse housing choices in the area.

The following is a summary of the key minimum lot size changes proposed:

- Apply a mix of 300sqm and 450 sqm minimum lot size for some of the areas that would be zoned R2 Low Density Residential (as shown in Figure 10) and retain a minimum lot size of 600 sqm for the remainder of the areas proposed to be retained as R2 Low Density Residential.
- Remove the minimum lot size controls where land is proposed to be zoned as R1 General Residential (a dwelling yield will be applied instead, as discussed under Section 2.2)
- Remove the minimum lot size controls from land proposed to be zoned as E1 Local Centre, SP2 Infrastructure and RE1 Public Recreation.

The Planning Proposal will also amend the Minimum Lot size from 100 ha to 450 sqm for Part lot 87 DP753233. Lot 87 DP753233 is contained within two parcels of land, including a triangular parcel to the east of Bunglegumbie Road (approximately 0.41 ha) directly adjoining North-West Urban Release Area, and a segregated larger parcel (approximately 17.7ha) to the west of Bunglegumbie Road. Whilst Lot 87 DP753233 has a minimum lot size of 100Ha under the DRLEP 2022, the actual site area of this lot is approximately 18.28Ha, where the proposed minimum lot size would only apply to 0.41ha of the site. This parcel of land will be included in the amended URA mapping as discussed in Section 2.1.



**Figure 10 – Proposed Minimum Lot Sizes**

## 2.5 Land Reservation Application

The revised Planning Proposal seeks to reserve the below areas for acquisition (refer to Part 4: Mapping, Figure 27):

- Part of the key east-west road connection (SP2 zone, west of Bunglegumbie Road),
- A potential school site (SP2 zone, east of Bunglegumbie Road), and
- Five (5) RE1 Public Recreation areas on lots that are subject to an existing Development Application.

This approach is considered appropriate as the Land Zoning map will ensure land parcels are reserved for future infrastructure such as major roads, open space and/or drainage, either through a SP2 or RE1 zone. This allows Council to only acquire land when it is appropriate and possible to do, enabling funding collected under the draft NWURA contributions plan to pay for infrastructure in the NWURA precinct as required, whilst ensuring compliance with legislative timeframes associated with land acquisition.

## 2.6 Heritage

An amendment to the Heritage Map and Schedule 5 under DRLEP 2022 is proposed for the Heritage Item “Mount Olive” (I78) at 6R Bunglegumbie Road, Dubbo.

The property description for the item is currently identified in Schedule 5 as Lot 31 DP1219695 and Lot 32 DP1219695. Lot 31 has been subdivided into three lots as part of the Newell Highway Upgrade project. This proposed amendment is to remove the reference to Lot 31 and any of the results resulting from its subdivision. Although this reduces the curtilage of the heritage item, a Statement of Heritage Impact (Roads and Maritime Services Publication Number RMS 19.1210) was prepared in 2019 as part of the Newell Highway Upgrade - New Dubbo Bridge project by Transport for NSW. This statement addressed the subdivision of the lot on which the heritage item is located, noting that “*the proposal (the new bridge and road corridor) will impact the curtilage of Mount Olive but will not impact on the items which are identified in the Dubbo LEP (2010) as making a primary or secondary contribution to its heritage significance*”.



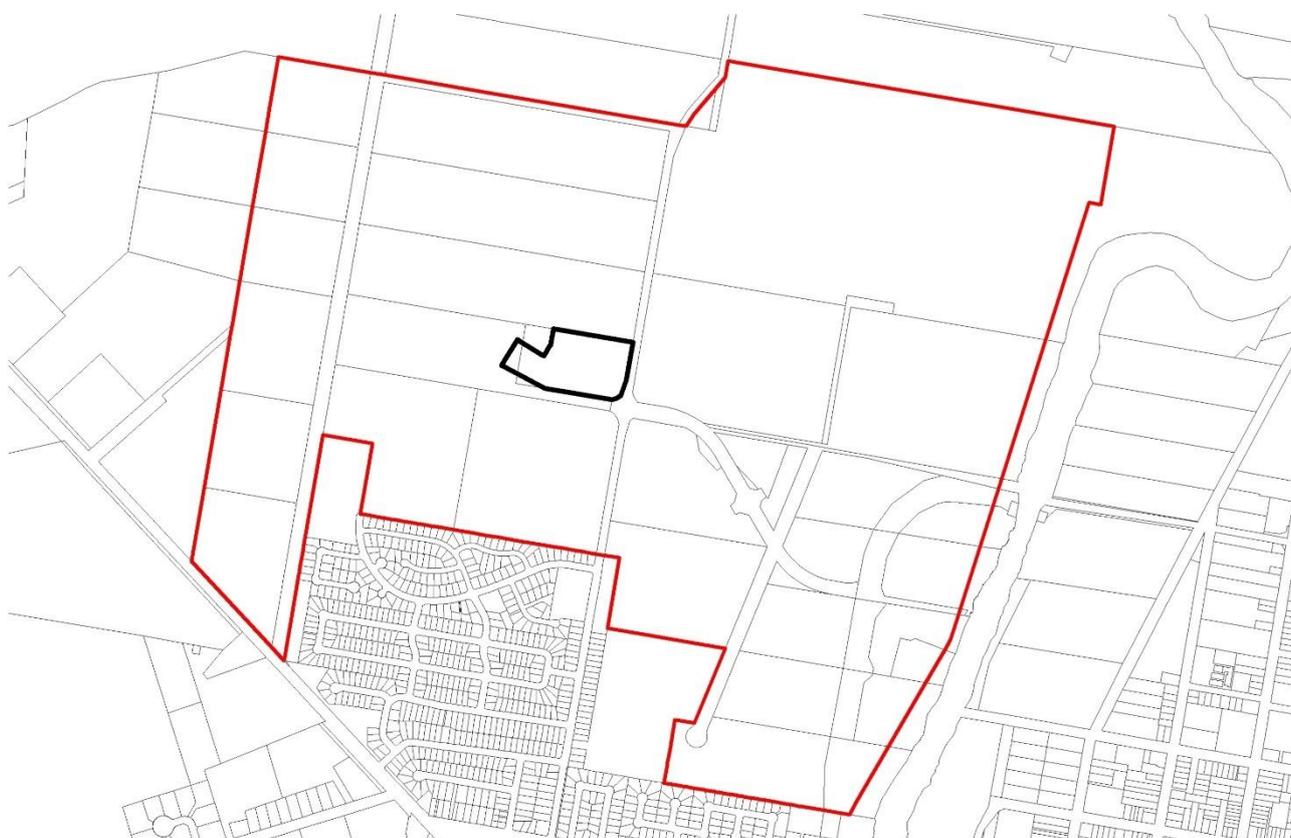
**Figure 11**– existing (left) and proposed (right) Heritage mapping for the North West URA

## 2.7 Gross Floor Area control

The introduction of a gross floor area control for the local centre is proposed to manage the level of commercial floor space provided in the URA and potential impacts on the Dubbo CBD. A provision similar to Clause 7.12 Shops on certain land in Zone E1 under the DRLEP 2022 is proposed, where the objective of the proposed clause will be ‘to maintain the commercial centres hierarchy of Dubbo by encouraging retail development of an appropriate scale in neighbourhood centres’. The clause will:

- Limit the total gross floor area of retail purposes in the local centre to 8,000 sqm.
- Require the consent authority, in deciding whether to grant development consent to shops with a gross floor area of 500 sqm or greater to consider the economic impact of the development and be satisfied that the development is consistent with the commercial centres hierarchy of Dubbo.

The proposed control will only apply to land shown in Figure 12 (outlined in black).



**Figure 12** – A total gross floor area of 8,000 sqm of retail purposes will apply to the proposed E1 local centre (as outlined in black)

## Part 3 Justification of Strategic and Site-Specific Merit

The Planning Proposal is consistent with the strategic planning framework for Dubbo, particularly the Dubbo Regional LSPS, which identifies the North-West Urban Release Area for future housing. Since the LSPS was prepared, housing has also emerged as a key planning, social and economic issue across Australia and is affecting regional Australian centres such as Dubbo. This includes a shortage of housing, challenges to affordability and a lack of appropriate and diverse housing forms to accommodate a range of household types and their needs. This Planning Proposal responds to this circumstance and will create capacity for approximately 5,500 dwellings and encourage a diversity of housing forms and at a variety of price points.

The Planning Proposal demonstrates strategic merit when assessed under the following strategies, policies and guidelines (as outlined in Section B of this report):

- Central West and Orana Regional Plan 2040
- Dubbo Regional Council – Local Strategic Planning Statement
- Dubbo Regional Council – Towards 2040 Community Strategic Plan
- Dubbo Employment Lands Strategy 2019 and Dubbo Transportation Strategy 2020
- Ministerial Directions and State Environmental Planning Policies.

The site-specific merits of the North-West Urban Release Area have been assessed against a range of environmental, social and economic considerations as discussed in Section C. This assessment has indicated that there is merit to development as a residential precinct.

### Population and Dwelling Growth and Projections

The 2021 Census showed that 54,922 people reside in the Local Government Area (LGA). 40,578 people reside in Dubbo's urban area which makes up approximately 74.9% of the LGA's population. Dubbo's urban population has grown by approximately 4,500 people between 2016 and 2021.

While the number of households has increased, the average household size has declined. ABS data shows that household size in Australia has fallen from an average of 4.5 people per household in 1911 to around 2.5 by 2021. In the 2021 Census, Dubbo Regional Council had an average household size of 2.5 people. If the average household size in Dubbo follows the national trend, more dwellings will be required to meet demand.

Major project investments including the Central-West Orana Renewable Energy Zone, the Critical Minerals Hub, and other health, government, and industry projects have also caused an increase in demand for workers' accommodation. A research report on Short-Term Worker Accommodation conducted by Consultants Delos Delta in 2023 found that Dubbo faces a major challenge in housing shortfall and without any intervention, worker demand will spike between 2025-2030 due to the low amount of short-term accommodation supply. In relation to the North-West Urban Release Area, the report recommended an update to land release plans to increase housing supply. This proposal includes a range of smaller lot sizes in the North-West Urban Release Area.

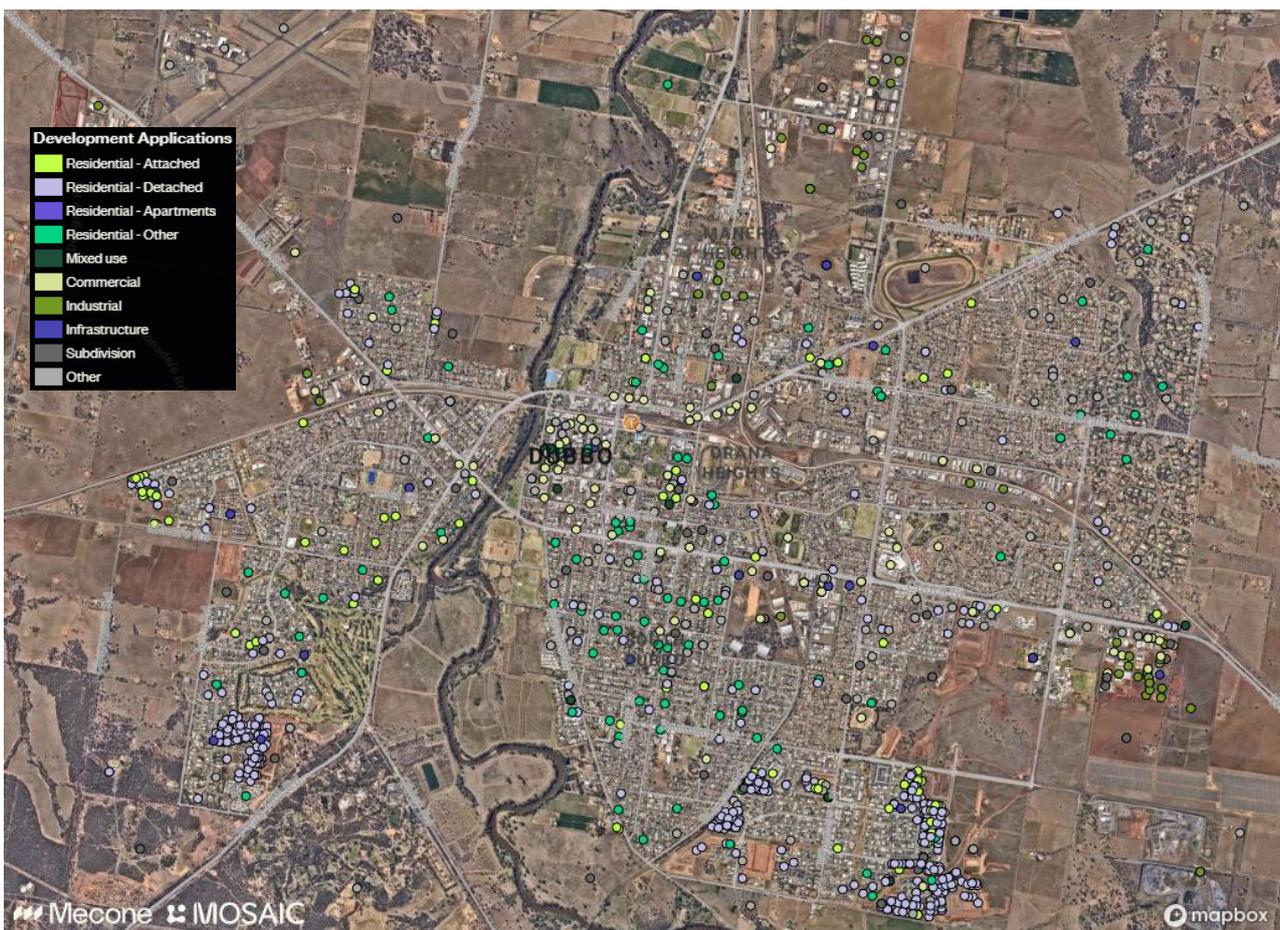
## Demographic change

The 2021 Census found that 21% of the population was aged over 60 years. Projections by the Department of Planning, Housing and Infrastructure (DPHI) indicates that this proportion is projected to be 24% of the population in 2041. As people age, their housing needs change. Older people may prefer smaller homes with smaller gardens that require less maintenance. Older people may also prefer to locate closer to shops, services and community facilities so they can continue to access these activities despite changes to their mobility.

## Recent Development Activity and Housing Typologies

Over the 2022-2023 financial year, the Australian Bureau of Statistics Building Approvals dataset found that 394 new dwellings were built in Dubbo Regional LGA. In comparison to similar regions and cities, more dwellings were built in Dubbo than in Bathurst, Coffs Harbour, Orange, Tamworth, and Wagga Wagga in the same financial year. Dubbo Regional Council has had high volumes of residential development activity to the southwest and southeast of Dubbo as indicated in Figure 13.

Analysis by Mecone Group Pty Limited found that the dominant forms of housing that have been built in the Urban Release Areas since 2021 are detached dwellings (seen in the light purple) followed by attached dwellings (seen in lime). This indicates that detached dwellings the most delivered residential built form.



**Figure 13** - Recent development activity in Dubbo, Source: Mecone Mosaic, 2023

## **Total number of dwellings expected in the NWURA precinct through this Planning Proposal**

This Planning Proposal is anticipated to provide significant housing supply for the NWURA precinct.

For R1 General Residential zoned land in the NWURA precinct, excluding land owned by LALC, a minimum of 4189 dwellings and a maximum 4608 dwellings are anticipated. A dwelling yield range with a minimum number will meet housing numbers in the NWURA precinct through a range of housing typologies. A maximum dwelling yield on the proposed R1 General Residential zones will help manage infrastructure needs in the NWURA.

The proposed R2 Low Density Residential zone will potentially result in minimum 914 dwellings via a diverse range of proposed lot sizes, including 260 dwellings from approximately 11.12ha of land area (proposed at 300m<sup>2</sup> Minimum Lot Size), 429 dwellings from approximately 27.59ha of land area (proposed at 450m<sup>2</sup> Minimum Lot Size), and 225 dwellings from approximately 19.24ha of land area (proposed at 600m<sup>2</sup> Minimum Lot Size).

In addition to the above, any potential future secondary dwellings on eligible R2 Low Density Residential zoned lots in the NWURA will contribute to additional housing numbers. The land owned by the Dubbo Local Aboriginal Land Council (LALC), although set aside as a 'future investigation area', also has the potential to provide at least 400 dwellings. There may also be further residential yield from the proposed E1 Local Centre, through potential future shop top housing development, although this cannot be ascertained at this stage.

Given the above, it is envisaged that the dwelling numbers in the NWURA precinct will be well over 5500 dwellings.

## **Section A - Need for the Planning Proposal**

**Question 1.** Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

North-West Urban Release Area Master Plan - Development Control Plan

The Planning Proposal has arisen from the North-West Urban Release Area Master Plan - Development Control Plan adopted by Dubbo Regional Council on 26 October 2023. The Master Plan seeks to:

- promote a range of housing forms and welcoming streetscapes
- ensure that the area is ecologically and economically sustainable
- support walkability, connectivity and the protection of the natural landscape
- respect the culture of the Traditional Owners of the land
- act as 'Village' to the Dubbo CBD located across the river.

Dubbo Regional Local Strategic Planning Statement

The Dubbo Regional Local Strategic Planning Statement (LSPS) plans for the economic, social and environmental land use needs of the Dubbo community over the next 20 years. The LSPS sets land use planning priorities to ensure that development is appropriate for the local context. Housing is one of the five planning themes identified in the LSPS. The LSPS recognises that across Dubbo there is considerable land available for the development of approximately 7,000 houses. This includes urban renewal opportunities within and in proximity to the Central Business District and new residential

development areas. The LSPS identifies the North-West URA as one of the three Dubbo URAs. Action 12.3 of the LSPS is to ‘Prepare a Structure Plan for the North-West Urban Release Area’.

**Question 2.** Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and outcomes identified in the North-West Urban Release Area Master Plan. The current LEP zoning, and development standards do not align to the identified objectives and outcomes. A site-specific planning proposal allows for the redevelopment of the Precinct and how it integrates with surrounding area to be contemplated in detail.

## Section B – Relationship to the Strategic Planning Framework

**Question 3.** Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 was published in December 2022 and aims for the region to have a prosperous economy that is home to more than 325,000 people. Dubbo services a catchment in excess of 120,000 people and capitalises on education, tourism, manufacturing, mining, and renewable energy. Dubbo benefits from a collaborative approach to planning with a focus on high quality and sustainable urban design and integrated land use, transport, infrastructure, open space and recreation planning and delivery. The expanded population and workforce in Dubbo will be supported by local housing choice and services.

In relation to the North-West Precinct, local planning in Dubbo is to focus on facilitating residential growth to ensure significant economic development opportunities are realised and the improvement of public open space, pedestrian, and cycle networks to and along the Macquarie River Corridor.

The Planning Proposal is consistent with the relevant key objectives in the Central West and Orana Regional Plan 2041 as demonstrated in the table below.

Table 3 - Central West & Orana Regional Plan 2041

Direction	Actions	Response
Part 2 – A sustainable and resilient place		
<b>Objective 6: Support connected and Healthy Communities</b>	<b>Strategy 6.2</b> – Strategic planning and local plans should consider opportunities to ensure new residential areas provide sufficient public and open space and link to existing pedestrian and cycle networks.	More than 30% of the subject site will be open space areas including areas dedicated to support, link and create new pedestrian and cycle networks. The NWURA precinct is proposed to contain over 100 hectares of open space land which will provide regional, district and local open spaces. These open spaces will help to connect the North-West Urban Release Area to the 30km Outer Dubbo Green Loop. Furthermore, the provision of open space has been strategically located

		across the subject area to ensure that most residential land would be within a 400 metre walkability radius.
<b>Objective 7: Plan for resilient places and communities</b>	<p><b>Strategy 7.1</b> – Reducing the level of vulnerability and risk for communities will involve early consideration of natural hazards and avoidance and mitigation for both existing and new development areas. To achieve this strategic and local planning must design communities that:</p> <ul style="list-style-type: none"> <li>• provide interactive public and open spaces to enhance a sense of place and social cohesion to enable communities to withstand and adapt to climate change and respond to natural hazard events; and</li> <li>• integrate, protect, and deliver green infrastructure networks at the precinct and landscape scales to help avoid new hazards such as the urban heat island effect.</li> </ul>	<p>Consistent. A regional park has been placed as a buffer between Macquarie River and the planned residential area to protect the future community from the risk of flooding and to ensure the site is adaptable to the impacts of climate change.</p> <p>Stormwater pipes will use the network of green spaces to filter, retain and direct stormwater catchment before reaching the river. This will create an effective network of green and blue infrastructure that will help the local environment be resilient to new hazards.</p>
<b>Objective 9: Ensure site selection and design embraces and respects the region’s landscapes, character, and cultural heritage</b>	<p><b>Strategy 9.1</b> – Strategic and local planning will strengthen the amenity in centres across the region by:</p> <ul style="list-style-type: none"> <li>• identifying and protecting scenic and cultural landscapes</li> <li>• providing guidance for new development to ensure that views of scenic and cultural landscapes, particularly views from the public realm, are protected, elevating the importance of design quality and design excellence and</li> <li>• reflecting local built form, heritage, and character in new and intensified housing areas.</li> </ul>	<p>Consistent. Sensitive Aboriginal sites and the River Red Gums that line the Macquarie River will be located within land proposed to be zoned RE1 Public Recreation.</p> <p>The Heritage Item “Mount Olive” is identified on the Heritage Map and in Schedule 5 of the LEP. This will continue to be protected as an integral part of the open space along the Macquarie River.</p>
	<p><b>Strategy 9.3</b> – Use strategic planning and local plans to consider opportunities to apply the seven urban design strategies for regional NSW when planning for:</p>	<p>The vision, key outcomes and principles of the Master Plan integrate the main elements of the urban design strategies in planning for the URA, as outlined below:</p> <ol style="list-style-type: none"> <li>1. Engage with the history and culture of places – A walk on country with local</li> </ol>

	<ul style="list-style-type: none"> <li>• public space in centres, including main streets,</li> <li>• development in both existing and new neighbourhoods.</li> </ul>	<p>Indigenous stakeholders was completed by the Master Plan Design team (organised by a land owner) and had considerations on aspects of culture, land and processes.</p> <ol style="list-style-type: none"> <li>2. A strong connection with country – The Master Plan proposes an art strategy that is embedded with a connected local story.</li> <li>3. Revitalise main streets and town centres – Not applicable as the Planning Proposal relates to a new release rather than Dubbo’s CBD. The potential population growth in this Precinct could help to increase activity in Dubbo’s CBD.</li> <li>4. Prioritise connectivity, walkability and cycling opportunities – the Master Plan proposes an active transport network that enhances connectivity and encourages open space areas within 400 metres of any dwelling in the North-West Urban Release Area.</li> <li>5. Balance urban growth – The North-West Urban Release Area is located in close proximity to the CBD, the Airport and the Education and Health Precinct. A local centre is also proposed which supports a balanced and consolidated approach to new development in the area.</li> <li>6. Increase options for diverse and healthy living with a range of lot sizes.</li> <li>7. Respond to climatic conditions and their impacts – regional open space that expands the Macquarie River Parklands is proposed to ensure that no sensitive uses are built on flood prone land.</li> </ol>
	<p><b>Strategy 9.4</b> – Identify, conserve, and enhance Aboriginal and non-Aboriginal cultural heritage values through strategic planning and local plans by:</p> <ul style="list-style-type: none"> <li>• engaging Traditional Owners and the community early in the planning process to</li> </ul>	<p>A Walk on Country with local Indigenous Stakeholders took place on 5 March 2023, during the community engagement phase of the Master Plan. This provided cultural insight to the land, water, and surrounds. The considerations and feedback provided has been embedded into both the design outcome and process.</p>

	<p>understand cultural and heritage values.</p> <ul style="list-style-type: none"> <li>• working with Traditional Owners to deliver strategic adaptation plans and pilot actions to mitigate climate change impacts on Aboriginal cultural heritage.</li> <li>• undertaking heritage studies to inform conservation and value add opportunities; adaptively re-using heritage items and heritage interpretation and;</li> <li>• managing and monitoring the cumulative impact of development on the heritage values and character of places.</li> </ul>	<p>The outcomes from the Walk on Country included:</p> <ul style="list-style-type: none"> <li>• Find ways to showcase the Wiradjuri language within the project.</li> <li>• Consider Indigenous land management practices to help restore the land and seek out ways to have local people involved throughout the life of the project.</li> <li>• To be guided by First Nations peoples when considering planting and materials on the project.</li> <li>• To be guided by First Nations Peoples in respect to the protection and care of significant vegetation, landscapes, and artefacts.</li> </ul> <p>A high level Aboriginal cultural heritage constraints overview of the URA highlighted the clustering of known Aboriginal cultural heritage items near the Macquarie River on land proposed to be zoned RE1 Public Recreation.</p> <p>Council has also engaged AREA Environmental &amp; Heritage Consultants for an Aboriginal Cultural Heritage Assessment Report (ACHAR). This report is now in the process of being reviewed by Registered Aboriginal Parties involved in the assessment, in compliance with the NSW Aboriginal Cultural Heritage Consultation Requirements for Proponents. The ACHAR is likely to be finalised by November 2025.</p>
<b>Part 3 – People, centres, housing, and communities</b>		
<p><b>Objective 11:</b> Strengthen Bathurst, Dubbo, and Orange as innovative and progressive regional cities</p>	<p><b>Strategy 11.1</b> – Use economic development and local housing strategies to reinforce the regional-scale functions of each regional city by ensuring there is sufficient capacity to meet ongoing housing and employment needs.</p>	<p>Consistent. The proposal will help to deliver capacity to meet ongoing housing needs in Dubbo and contribute to the accommodation needs of key workers moving into the area.</p>
<p><b>Objective 12:</b> Sustain a network of</p>	<p><b>Strategy 12.2</b> – Use local strategic planning and local</p>	<p>Consistent. The proposal will reinforce the beneficial housing and employment relationships due to the location of the land</p>

<p>healthy and prosperous centres</p>	<p>plans to strengthen commercial cores.</p> <p><b>Strategy 12.4</b> – Use strategic planning and local plans to strengthen connectivity within centres.</p>	<p>placed within proximity to Dubbo’s CBD, Education and Health Precinct and the Dubbo Regional Airport. A village centre is also proposed within the Precinct.</p> <p>Consistent. One of the Master Plan’s core sustainability principles is that the area is walkable, cyclable, and accessible. An indicative internal bus loop will allow for future public transport provision and promotes sustainable travel modes. The site will dispersal natural and built form amenity across the subject area to allow residents to be within 400 metres to green space and key neighbourhood elements.</p>
<p><b>Objective 13:</b> Provide well located housing options to meet demand.</p>	<p><b>Strategy 13.1</b> – To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:</p> <ul style="list-style-type: none"> <li>• respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities;</li> <li>• consider how proposed release areas could interact with longer term residential Precincts;</li> <li>• provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure;</li> <li>• Identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth.</li> </ul>	<p>Consistent. The proposal responds to environmental considerations with the extension of regional open space located along the Macquarie River and through stormwater management as a response to the impacts of overland flow, the urban heat island effect, and other natural hazards. A new village centre and a potential school is proposed to be located within the centre of the Precinct which will generate local employment and boost the local economy. This proposal will allow for additional housing capacity for the Region. The proposal will be staged to ensure that housing supply is adequate in accordance with demand.</p> <p>A draft infrastructure contributions plan is being finalised by Council to identify the infrastructure required to develop the NWURA and deliver a pipeline of housing.</p>
<p><b>Objective 14:</b> Plan for diverse, affordable, resilient, and inclusive housing</p>	<p><b>Strategy 14.1</b> – To improve housing diversity, strategic and local planning should allow a diversity of housing including affordable housing, student housing, shop top housing, more dense housing types and</p>	<p>A mix of lot sizes and dwelling yield controls are proposed to ensure diversity of housing products. Diverse and specialised housing types with good access to services are proposed in the village centre.</p>

	<p>housing choices for seniors close to existing services, and on land free from hazards</p>	
	<p><b>Strategy 14.2</b> – Plan for a range of sustainable housing choices in strategic planning and local plans including: a diversity of housing types and lot sizes, through appropriate development standards, including:</p> <ul style="list-style-type: none"> <li>• minimum lot sizes, minimum frontage, and floor space ratio;</li> <li>• housing that is more appropriate for seniors, including low-care accommodation;</li> <li>• considering development incentives or reduced contributions to boost construction of secondary dwellings;</li> <li>• innovative solutions for older people, multigenerational families, group housing, people with special needs or people from different cultural backgrounds and;</li> <li>• sustainable housing solutions that can reduce costs and environmental impacts of household operations.</li> </ul>	<p>Consistent. The proposal will provide a diversity of housing typologies from low rise to apartment sized developments. The Master Plan will support approximately 5,500 new dwellings within the Precinct.</p> <p>Different housing typologies, from detached dwellings to shop top housing, are indicated in the master plan to increase housing diversity in Dubbo and will be facilitate through a mix of lot sizes and dwelling densities.</p>
<p><b>Objective 16:</b> Provide accommodation options for seasonal, temporary, and key workers</p>	<p><b>Strategy 16.1</b> – Strategic and statutory planning should consider:</p> <ul style="list-style-type: none"> <li>• the provision of housing for workers by employers, including state agencies, by providing flexible controls, the capacity of existing and planned infrastructure to service accommodation for workers and;</li> <li>• provision for workers’ accommodation sites such as caravan parks, manufactured home estates, tiny homes, and manufactured homes on land in or adjoining existing centres,</li> </ul>	<p>Consistent.</p>

	new development areas and publicly owned land.	
<b>Objective 17:</b> Coordinate smart and resilient utility infrastructure	<b>Strategy 17.1</b> – Use strategic and local planning to maximise the cost-effective and efficient use of new or existing infrastructure by: <ul style="list-style-type: none"> <li>• establishing whether land can be efficiently and feasibly serviced; providing attractive modal alternatives to private vehicle transport including public transport services as well as integrated walking and cycling networks;</li> <li>• installation of a fibre-ready pit and pipe network that allows for Fibre to The Premises broadband service in accordance with the Australian Government’s National Broadband Network (NBN) and;</li> <li>• identification of appropriate sites and capacity to provide for water security, wastewater service capacity, electricity supply, and emergency services.</li> </ul>	<p>Consistent.</p> <p>Council is currently undertaking an updated water strategy and a draft wastewater strategy (through Beca HunterH2O) to provide efficient and cost-effective water supply to new development areas in Dubbo. Dubbo’s existing service reservoirs are strategically located on high ground to supply water to all areas of growth out to, and beyond, 2036. The Precinct is served by the Bourke Hill reservoir. In terms of reservoir storage capacity, it will be necessary within the 25-year planning horizon under consideration to construct extra reservoirs in West Dubbo. A new reservoir is proposed to be built at Bourke Hill. The existing sewerage system is capable of servicing initial residential development undertaken in the Precinct with relatively minor augmentation.</p> <p>Public transportation services can be provided in future with the Master Plan providing indicative locations for potential bus stops and integrated walking and cycling networks are ensured with open space is provided within a 400-metre catchment to all residential development.</p> <p>Further details are provided under Section D - Infrastructure.</p>
Part 4 – Prosperity, productivity, and innovation		
<b>Objective 20:</b> Protect and leverage the existing and future road, rail and air transport networks and infrastructure	<b>Strategy 20.1</b> – Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> <li>• minimise the negative impacts of freight movements and deliveries on urban amenity, particularly with proposed town and heavy vehicle bypass and distributor roads;</li> <li>• identify and address bypass-related impacts and</li> </ul>	<p>Consistent.</p>

	<p>opportunities for centres and employment precincts;</p> <ul style="list-style-type: none"> <li>• identify future heavy vehicle and town bypass and associated road corridors and the reservation of this land for future use at the appropriate time to minimise the encroachment of incompatible land uses and;</li> <li>• manage the road traffic and safety impacts associated with major employment development and precincts on the local and state road network.</li> </ul>	
	<p><b>Strategy 20.2</b> – Support the operation and future land use potential of regional airports and aerodromes through strategic planning and local plans which should consider opportunities to:</p> <ul style="list-style-type: none"> <li>• limit the encroachment of incompatible development and;</li> <li>• ensure operations are not compromised by development that penetrates the Obstacle Limitation Surface.</li> </ul>	<p>Consistent.</p> <p>The proposal is consistent with the Dubbo Regional Airport Master Plan 2019-2040. This Planning Proposal does not encroach on the airport operations and the proposed building heights do not penetrate the Obstacle Limitation Surface.</p> <p>Council’s draft North-West Urban Release Area Residential Development Control Plan 2025 also contains a dedicated section on the Dubbo Regional Airport, providing performance measures for noise, wind shear and lighting, fauna and glaring impacts, as well as maximum height limits.</p> <p>In addition to the above, Dubbo Regional Council engaged To70 Aviation Australia (To70) to develop a 20-year forecast Australian Noise Exposure Concept (ANEC) and number-above contours (N-contours) for the planned extended 2,200-metre runway at Dubbo Regional Airport, and additional N-contours for current operations. A draft report outlining the methodology and key assumptions underpinning the noise modelling process (including the parameters employed in constructing the AEDT model) has been prepared by To70 and is currently awaiting endorsement from Airservices Australia.</p>

<p><b>Objective 23:</b> Supporting Aboriginal aspirations through land use planning</p>	<p><b>Strategy 23.1</b> – Strategic and statutory planning should be informed by and aim to:</p> <ul style="list-style-type: none"> <li>• build delivery capacity for LALCs by reflecting Aboriginal aspirations, supported by strategic merit;</li> <li>• improve the identification and conservation of environmental and Aboriginal cultural heritage values and;</li> <li>• embed cultural knowledge and values in land use planning decisions.</li> </ul>	<p>Consistent.</p> <p>Cultural knowledge and value have been embedded in land use planning decision-making. Local Indigenous stakeholders were consulted during the master planning phase through a walk on Country which provided cultural insight into the land, water, and surrounds.</p> <p>Proponent-led consultation with the LALC in January 2023 was undertaken regarding the North-West Urban Release Area. Feedback focused on the need for more art, Wi-Fi access, management of land and waterways and the need for future development to be culturally appropriate.</p> <p>In addition to the above, Council presented and discussed proposals for the NWURA precinct at the Dubbo Local Aboriginal Land Council (LALC) Board Meeting in December 2022. Council also formally requested feedback on the draft North-West Precinct Plan (October 2022) and the draft Development Control Plan for the North-West Urban Release Area (July 2023). Letters were also sent to Dubbo LALC in July 2024 regarding the Draft NWURA Planning Proposal. No written feedback has been received.</p> <p>In February 2025, Council staff met with the Dubbo LALC at their board meeting to present the Planning Proposal and enable greater engagement.</p> <p>Upon further consideration, it has been determined to include the LALC land in the NWURA precinct as part of a ‘future investigation area’. This approach will allow Council to continue further consultation with the Dubbo LALC and collaboratively help realise Dubbo LALC’s aspirations more appropriately.</p> <p>In regard to Aboriginal cultural heritage assessment for the NWURA precinct, Council has engaged AREA Environmental &amp; Heritage Consultants for an Aboriginal Cultural Heritage Assessment Report (ACHAR). This report is now in the process of being reviewed by Registered Aboriginal</p>
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		Parties involved in the assessment, in compliance with the NSW Aboriginal Cultural Heritage Consultation Requirements for Proponents. The ACHAR is likely to be finalised by November 2025.
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**Question 4.** Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Dubbo Regional Council Local Strategic Planning Statement (LSPS)

The LSPS identifies the North-West URA as one of the three Dubbo URAs. The Planning Proposal is consistent with the relevant planning priorities in the Dubbo Regional Council LSPS as demonstrated in the table below.

**Table 4 - Dubbo Regional Local Strategic Planning Statement**

Direction	Actions	Response
Part 2 – A sustainable and resilient place		
<b>Planning Priority 1:</b> Plan for the delivery of infrastructure to support growth	<b>Action 1.8</b> – Review Council’s strategies and plans to ensure active cycling and pedestrian networks are provided and linked across urban areas.	Consistent. The Precinct will connect to a 30km green loop that will connect residents to the Airport, Education Precinct, CBD, Macquarie River, Dubbo Zoo, and other residential areas within Dubbo.
	<b>Action 9.2</b> – Review the LEP provisions to facilitate greater housing choice in R1 and R2 zones particularly where located near services and open space.	Consistent. The proposed R1 and R2 zones in this Planning Proposal can facilitate greater housing choice as most future dwellings will be within 400 metres of public open space. Mixed minimum lot sizes are proposed in the R2 Low Density Residential zone, ranging from 300sqm, 450sqm and 600sqm lots. Dwelling yield controls have also been applied to the R1 General Residential zone based on appropriately planned residential densities in the NWURA. These provisions will encourage housing diversity and cater to the different demographics and changing needs of the community.
<b>Planning Priority 9:</b> Provide diversity and housing choice to cater for the needs of the community	<b>Action 9.4</b> – Investigate opportunities to rezone land close to town centres and the Dubbo Base Hospital in order to accommodate residential demand for students, workers and visitors.	Consistent. The North-West Urban Release Area is located within close proximity to the Dubbo CBD and the urban area.

	<b>Action 10.1</b> – Review the LEPs residential zone provisions to assess potential development opportunities for increased innovative affordable housing types.	Consistent. The Planning Proposal seeks to rezone land to enable housing diversity and choice through a mix of land use zones, range of minimum lot sizes and dwelling densities. A range of housing types will be promoted including, detached dwellings; dual occupancies; attached dwellings; secondary dwellings; seniors housing, co-living and shop top housing and apartments.
<b>Planning Priority 10:</b> Improve the affordability of housing	<b>Action 10.2</b> – Maintain local housing character through best practice design outcomes.	Consistent.
	<b>Action 10.3</b> – Investigate and manage increased opportunity for dual occupancies and multi-dwelling housing to meet affordable housing requirements in established neighbourhoods, close to services.	Consistent.
	<b>Action 12.2</b> – New urban releases are supported by and aligned with local and regional strategic plans.	Consistent.
<b>Planning Priority 12:</b> Create sustainable and well-designed neighbourhoods	<b>Action 12.3</b> – Prepare a Structure Plan for the North-West Urban Release Area.	Consistent.
	<b>Action 14.2</b> – Expand the Green Web by: Prioritise missing links and future urban release.	Consistent. The Planning Proposal will connect the North-West Urban Release Area to Dubbo’s 30km outer green ring which will enable residents and visitors to move around the city independent of major road networks.
<b>Planning Priority 14:</b> Create high quality open space	<b>Action 15.5</b> – New development within the Macquarie, Talbragar and Bell rivers floodplains will be designed to not place the community at risk from flood impact.	Consistent.

<p><b>Planning Priority 15:</b> Protect areas of high environmental value and significance</p>	<p><b>Action 16.4</b> – Council will ensure that development is minimised in areas containing high biodiversity values.</p>	<p>Consistent. High Biodiversity values are identified along the Macquarie River. Development in this area will be minimised with the extension of the open space uses in this area in the future.</p>
<p><b>Planning Priority 16:</b> Recognise, protect, and celebrate heritage</p>	<p><b>Action 17.3</b> – Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate.</p>	<p>Consistent. Cultural knowledge and value have been embedded in land use planning for the Precinct. Local Indigenous stakeholders were consulted during the master planning phase through a walk on Country which provided cultural insight to the land, water, and surrounds.</p> <p>Council has also engaged AREA Environmental &amp; Heritage Consultants for an Aboriginal Cultural Heritage Assessment Report (ACHAR). This report is now in the process of being reviewed by Registered Aboriginal Parties involved in the assessment, in compliance with the NSW Aboriginal Cultural Heritage Consultation Requirements for Proponents. The ACHAR is likely to be finalised by November 2025.</p>
<p><b>Planning Priority 17:</b> Acknowledge and embrace Aboriginal culture</p>	<p><b>Action 19.2</b> – Implement and integrate water sensitive urban design principles into all development works and asset management.</p>	<p>Consistent.</p>
<p><b>Planning Priority 19:</b> Create an energy, water, and waste efficient city</p>	<p><b>Action 19.3</b> – Encourage stormwater management and re-use.</p>	<p>Consistent. Stormwater management and re-use is encouraged using a network of green spaces to filter, retain and direct stormwater catchment before reaching the river.</p> <p>Council is also reviewing a draft stormwater strategy (prepared by Stantec) focusing on the NWURA precinct. This work is anticipated to be finalised by November 2025.</p>
	<p><b>Action 19.4</b> – Encourage development which aligns with the United Nations Sustainable Development Goals.</p>	<p>Consistent. Development within the Precinct will utilise design principles that align with the United Nations Sustainable Development Goals.</p>

## Towards 2040 Community Strategic Plan

The Planning Proposal is consistent with the relevant objectives in the Towards 2040 Community Strategic Plan as demonstrated in the table below. The following objectives are applicable to this Planning Proposal.

**Table 5 - Towards 2040 Community Strategic Plan**

Direction	Relevant Actions	Response
<b>Theme 1: Housing</b>		
<b>Objective 1.1:</b> Housing meets the current and future needs of our community	<b>Strategy 1.1.1</b> – A variety of housing types and densities are located close to appropriate services and facilities	Consistent.
<b>Objective 1.2:</b> An adequate supply of land is located close to community services and facilities	<b>Strategy 1.2.1</b> – Land is suitably zoned, sized and located to facilitate a variety of housing types and densities	Consistent.
<b>Theme 2: Infrastructure</b>		
<b>Objective 2.1:</b> The road transportation network is safe, convenient, and efficient	<b>Strategy 2.1.2</b> – The road network meets the needs of the community in terms of traffic capacity, functionality, and economic and social connectivity	Consistent.
<b>Objective 2.2:</b> Infrastructure meets the current and future needs of our community	<b>Strategy 2.2.1</b> – Water and sewer infrastructure and services meet the needs of the community	Consistent.
<b>Objective 2.3:</b> Transportation systems support connections within and outside the region	<b>Strategy 2.3.2</b> – A network of cycleways and pedestrian facilities is provided and maintained	Consistent.
<b>Theme 5: Liveability</b>		
<b>Objective 5.2:</b> Our First Nations communities and cultures are celebrated and enhanced	<b>Strategy 5.2.3</b> – Items, areas, and places of First Nations cultural heritage significance are protected and conserved	Consistent.
<b>Objective 5.3:</b> Our community has access to a	<b>Strategy 5.3.1</b> – Access to a variety of high quality education facilities,	Consistent. The Planning Proposal identifies land in the Precinct to be investigated for an education

full range of educational opportunities	opportunities and choice is available	facility. Council will continue to liaise with School Infrastructure NSW as required.
<b>Objective 5.5:</b> Our community has access to a diverse range of recreational opportunities	<b>Strategy 5.5.1</b> – Passive and active open space is located to maximise access and use by the community	Consistent.
<b>Theme 6: Environmental Sustainability</b>		
<b>Objective 6.3:</b> Land use management sustains and improves the built and natural environment	<b>Strategy 6.3.3</b> – Endangered ecological communities, threatened species, habitats and environmental assets are protected	Consistent.
	<b>Strategy 6.4.1</b> – People and property are protected from fire related incidents	Consistent.
<b>Objective 6.4:</b> We plan for and mitigate the impacts of natural events and disasters	<b>Strategy 6.4.2</b> – Development does not place the community at risk from flood impacts	Consistent.

#### Dubbo Transportation Strategy 2020

The Dubbo Transportation Strategy 2020 aims to mitigate current transport issues whilst maintaining a good quality of life as Dubbo will need to accommodate 100,000 people by 2055. The Planning Proposal is consistent with the goals of the Transportation Strategy.

Council is also currently preparing an updated traffic modelling for Dubbo, including modelling for the NWURA precinct, in consultation with TfNSW. This work is anticipated to be ready by the end of 2025.

#### Dubbo Employment Lands Strategy 2019

The Dubbo Employment Lands Strategy 2019 aims to ensure there is an appropriate level of commercial, industrial, institutional and tourist zoned land in the future to best meet the long-term requirements of Dubbo and the region.

In relation to the North-West Urban Release Area, the strategy suggested further investigations as to whether the centre should be zoned E1 Local Centre or MU1 Mixed Use.

**Table 6** - Dubbo Employment Lands Strategy 2019

<b>Precinct Guidance</b>	<b>Council Comment</b>	<b>Response</b>
<b>North-West Urban Release Area</b>	Investigate provision of a neighbourhood centre zone in the North-West urban release area.	The Planning Proposal seeks to rezone the proposed village centre to E1 Local Centre.

<b>Neighbourhood Centre</b>		
<b>North-West Urban Release Area Mixed Use zone</b>	Investigate a mixed-use zone in the North-West urban release area.	This Planning Proposal does not seek to rezone the village centre to mixed use upon investigation.

**Question 5.** Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable state and regional studies or strategies to this Planning Proposal.

**Question 6.** Is the Planning Proposal consistent with applicable SEPPs?

Yes, as outlined below:

**Table 7 - State Environmental Planning Policies**

<b>State Environmental Planning Policy</b>	<b>Consistency</b>	<b>Comment</b>
SEPP (Biodiversity and Conservation) 2021	Consistent	The Precinct is not identified as a strategic conservation area or includes land to be avoided. The SEPP does not prevent the development of the proposed additional permitted uses in the Precinct.  A Biodiversity report for the precinct has been prepared for NSW DPHI’s review.
SEPP (Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal will not impact the application of the SEPP.
SEPP (Housing) 2021	Consistent	The Planning Proposal will support the delivery of a diversity of housing types permissible through the application of the SEPP, including affordable housing, boarding houses, supportive accommodation, secondary dwellings, group homes, co-living housing, and seniors housing.  Residential flat buildings (including shop top housing) are anticipated to be common in and around the Village centre and will require compliance with the Apartment Design Guide during the Development Application stage.
SEPP (Industry and Employment) 2021	Not applicable	Not applicable

SEPP (Planning Systems) 2021	Not applicable	The Planning Proposal does not include state or regionally significant development.
SEPP (Precincts – Central River City) 2021	Not applicable	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	Not applicable
SEPP (Precincts – Regional) 2021	Not applicable	Not applicable
SEPP (Precinct – Western Parkland City) 2021	Not applicable	Not applicable
SEPP (Primary Production) 2021	Not applicable	Not applicable
SEPP (Resilience and Hazards) 2021	Consistent	<p>A Preliminary Site Impact Statement, and a Preliminary Contamination Assessment Report (prepared by AccessEP) has been submitted to the DPHI, as required by the Gateway Determination for this Planning Proposal. Future development stages will continue to consider if any remediation is required.</p> <p>In addition to the requirements of the Gateway Determination, Council has engaged consultants Enviroscience Solutions Pty Ltd to undertake further contamination assessment for land within the old sewerage treatment plant area. This work is ongoing (expected to be finalised by November 2025) and will assist any future development in the NWURA.</p>
SEPP (Resources and Energy) 2021	Consistent	The Planning Proposal will not create additional uses that fall within the definition of mining, petroleum production or extractive industries.
SEPP (Sustainable Buildings) 2021	Consistent	The Planning Proposal does not impact application of the SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent	The Planning Proposal is consistent with the SEPP.

**Question 7.** Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The Planning Proposal’s consistency has been considered under all relevant Ministerial Directions as outlined in the table below.

**Table 8 - Ministerial Directions**

Clause	Applicable Directions	Consistency
1.1	Implementation of Regional Plans	The Planning Proposal is consistent with the directions, objectives and planning priorities identified in the Central West and Orana Regional Plan.
1.3	Approval and Referral Requirements	The proposal does not include consultation, referral, or concurrence provisions, nor clarifies any development as designated development.
1.4	Site Specific Provisions	The Planning Proposal does not propose any unnecessarily restrictive site-specific planning controls.
3.1	Conservation Zones	The Planning Proposal does not contain or propose any conservation zones.
3.2	Heritage Conservation	<p>Consistent. The Planning Proposal will clarify the location of the “Mount Olive” local Heritage Item in Schedule 5 and on the Heritage Map. Areas with Aboriginal cultural heritage are mainly located in the south-east of the Precinct and will be zoned RE1 Public Recreation.</p> <p>Council is currently preparing an Aboriginal heritage assessment report which is likely to be finalised by November 2025.</p>
3.6	Strategic Conservation Planning	A Biodiversity Development Assessment Report (BDAR) report has been prepared by Consultants AccessEP to understand the likely future credit liability of any future development. The BDAR identifies the biodiversity values present on the site so that they can be protected where possible and accounted for as part of future development where impact cannot be avoided. Council will endeavour to comply with this direction at all stages of development.
4.1	Flooding	<p>A compilation of Flood Studies on the Macquarie River was prepared by Cardno in 2019 which noted some flood risk to the North-West Urban Release Area. The area that is subject to the 1% AEP flood risk is located along the Macquarie River, i.e. to the eastern boundary of the subject site. The Planning Proposal does not seek to undertake any residential development on this land.</p> <p>The Planning Proposal intends to rezone this flood prone area from R2 Low Density Residential to RE1 Public Open Space, providing a</p>

		<p>buffer from the Macquarie River to any residential development. This will protect the future community from the risk of flooding and ensure the site is adaptable to the impacts of climate change.</p> <p>Council has also undertaken a Flood Impact and Risk Assessment (FIRA) for the North-West Precinct, prepared by Stantec, which is currently being considered by the NSW DPHI.</p>
4.4	Remediation of Contaminated Land	<p>A Preliminary Site Impact Statement and a Preliminary Contamination Assessment Report (prepared by AccessEP) has been prepared for NSW DPHI's review. It is considered the Planning Proposal can proceed with further assessment required at future stages of development.</p>
5.1	Integrating Land Use and Transport	<p>The Planning Proposal is consistent with the following objectives under this direction:</p> <ul style="list-style-type: none"> <li>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>(b) increasing the choice of available transport and reducing dependence on cars, and</li> <li>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</li> <li>(d) supporting the efficient and viable operation of public transport services, and</li> <li>(e) providing for the efficient movement of freight.</li> </ul> <p>This is because the adopted Master Plan prepared in support of the Planning Proposal provides opportunities for a bus network to be extended through the precinct, as well as the incorporation of active transport, with walking and cycling paths throughout the precinct. It is expected that the allowance for an internal bus loop (as shown in the adopted North-West Urban Release Area Development Control Plan – Masterplan) will provide a public transport route within walkable distance for all residents. This promotes sustainable travel modes and access to the proposed village centre, as well as the Dubbo CBD and the broader region.</p> <p>Higher order road sections including parts of River Street West servicing the proposed village centre will also incorporate a wide shared path with tree canopy where possible, facilitating active transport for residents commuting to and from the village centre. Key routes like this are anticipated to contain streetscape furniture and pedestrian lighting to encourage maximum pedestrian usage.</p> <p>The Planning Proposal also involves rezoning land from R2 Low Density to RE1 Public Recreation which envisages that residents in the precinct will have non-car dependent access to open space and recreation areas. The Masterplan for the precinct particularly highlights that “the dispersal of natural and built form amenity throughout the site means that residents are able to access green space and key neighbourhood elements within 400m of their front door, enabling accessibility and walkability”.</p>

		<p>The Planning Proposal also supports efficient movement of freight, including via Bunglegumbie Road, which is an arterial road along the proposed village centre, providing the primary north-south vehicular connection through the site, and River Street West which will provide an east-west connection towards Mitchell Highway and the Dubbo CBD.</p> <p>The new River Street bridge will also provide an efficient and flood free connection across the Macquarie River directly into the CBD and to the education and health precincts. These roads will enable efficient freight movements to and through the precinct.</p>
5.2	Reserving Land for Public Purposes	<p>The revised Planning Proposal seeks to only acquire the potential school site and the next stage of the proposed River Street West, as discussed under Section 2.5 of this report. The proposed school site for reservation is for investigation only and will only be acquired if agreed by School Infrastructure NSW.</p> <p>Land within the 1% AEP is proposed as RE1 Public Recreation zoning to manage flood risk.</p>
5.3	Development Near Regulated Airports and Defence Airfields	<p>The NWURA precinct is located near Dubbo Regional Airport. The Dubbo Regional Airport Masterplan 2019 – 2040 prepared by Rehbein Airport Consulting anticipates growth in flight movements and includes a development concept for expansion of the airport infrastructure to support this growth. This expansion is mainly on the western side of the airport, away from the URA.</p> <p>The Master Plan for the North-West URA was also referred to the Manager, Dubbo Regional Airport for comments which were considered as part of the DCP- Master Plan consultation process.</p> <p>The proposal is consistent with the Dubbo Regional Airport Master Plan 2019-2040. The URA is outside of the ANEF 20 and the height of development anticipated within the URA is below the OLS for the airport. The proposed built form will not impact the capacity or operations of the airport. Some forms of development permissible in the R2 and R1 zones may be noise sensitive. It is considered that appropriate mitigation measures can be resolved at development application stage.</p> <p>Council’s draft North-West Urban Release Area Residential Development Control Plan 2025 also contains a dedicated section on the Dubbo Regional Airport, providing performance measures for noise, wind shear and lighting, hazards relating to fauna, glare, as well as maximum height limits. This will ensure that future development does not impact the safety and ongoing efficiency of the Dubbo Regional Airport.</p>

		<p>In addition to the above, Dubbo Regional Council engaged To70 Aviation Australia (To70) to develop a 20-year forecast Australian Noise Exposure Concept (ANEC) and number-above contours (N-contours) for the planned extended 2,200-metre runway at Dubbo Regional Airport, and additional N-contours for current operations.</p> <p>To70 produced the airport noise contours using Aviation Environmental Design Tool (AEDT) version 3e, the current version Airservices Australia (Airservices) uses for Australian Noise Exposure Forecast (ANEF) technical endorsement. AEDT is a computer noise prediction model developed by the U.S. Federal Aviation Administration for airport noise assessments worldwide and is used as standard in Australia.</p> <p>A draft report outlining the methodology and key assumptions underpinning the noise modelling process (including the parameters employed in constructing the AEDT model) has been prepared by To70 and is currently awaiting endorsement from Airservices Australia.</p>
6.1	Residential Zones	<p>The proposal supports the delivery of up to approximately 5,500 dwellings by including varying lot sizes and a range of dwelling yield numbers across the precinct to encourage diversity in housing, in alignment with the adopted Master Plan.</p> <p>The proposed zoning and minimum lots sizes, along with proposed dwelling yield controls (dwelling numbers) in this revised Planning Proposal are all anticipated to encourage dwelling types from low rise/low density through to more dense developments including apartments in the local centre. The dwelling yield range clause proposed in the DRLEP 2022 will also ensure the efficient use of public infrastructure.</p> <p>The proposed RE1 zoning restricts residential development on land with environmental values. Together with the proposed zoning, this will assist with minimising the impact of residential development on important environments, for example, the Macquarie River.</p>
7.1	Business and Industrial Zones	<p>The planning proposal intends to rezone land to E1 Local Centre and create potential for new employment uses. The Dubbo Employment Lands Strategy 2019 highlights the importance of the Dubbo CBD as the primary commercial area within the commercial centres hierarchy and also identifies the North-West area as a residential growth area which is expected to see continued development and growth over the next 30 years.</p> <p>The Planning Proposal responds to the finding of the Commercial Needs Assessment (prepared for the purposes of this Planning</p>

		<p>Proposal by Consultants HillPDA) by including a Gross Floor Area control to manage the level of commercial floor space provided in the URA and minimise any potential impacts on the Dubbo CBD, so supporting the ongoing viability of existing centres.</p> <p>The proposal does not reduce the extent of employment land zoned E4 General Industrial to the west of the URA. The additional residents in the URA may however support growth of employment activities and the use of this land.</p>
9.1 9.2	Rural Zones Rural Lands	<p>The Planning Proposal predominantly applies to existing residential zoned land. However, a small 0.41ha parcel of land that is currently zoned RU2 Rural Landscape located to the north of the precinct (and directly adjoining residential land within the precinct) is proposed to be included in the URA and rezoned to R2 Low Density Residential under this Planning Proposal. This can enable potential development on the parcel of land in the future (although dependent on future infrastructure and services being available). It is considered that the parcel is currently restricted given its current zone and location. This parcel is also currently dissected from the larger adjoining RU2 zoned parcel to its west by Bunglegumbie Road. It is considered that rezoning this area is suitable given this parcel's relative size, shape and position directly adjoining the existing NWURA.</p> <p>Furthermore, rezoning this parcel of land does not impede the protection of agricultural land to the northwest of the parcel, which will remain rural.</p>

## Section C – Environmental, Social and Economic Impacts

**Question 8.** Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

There are several Endangered Ecological Communities (EEC) and Plant Community Types (PCT) in the NWURA Precinct. A Biodiversity Development Assessment Report (BDAR) has been prepared by consultants AccessEP to outline the biodiversity values present on the Site and to demonstrate how they can be managed in its future development, or mitigated where impact is unavoidable.

The scale of the North-West Precinct is quite large and contains a number of variously sized remnant patches of native vegetation. These patches have been evaluated on site by Access EP as part of preparing the preliminary BDAR for the site. As a result of field surveys the following PCT's have been initially identified:

- PCT 45 Plains Grass grassland in the NSW South Western Slopes Bioregion
- PCT 78 River Red Gum riparian tall woodland in the Brigalow Belt South Bioregion

- PCT 81 Western Grey Box – Cypress Pine shrub/grass tall woodland in the Brigalow Belt South Bioregion
- PCT 248 Mixed Box Eucalyptus woodland on alluvium Central West NSW
- PCT 438 River Red Gum riparian tall woodland on basaltic alluvial soils mainly in the Liverpool Plains sub-region, Brigalow Belt South Bio-Region
- PCT 454 River Red Gum grassy chenopod open tall woodland (wetland) on floodplain clay soil of the Darling Riverine Plains Bioregion and western Brigalow Belt South Bioregion.

PCT 81 is likely to be part of an EEC and, ultimately, may be found to be the pre-cursor for derived grasslands where PCT 45 is currently identified. Unless otherwise excluded from assessment under the Biodiversity Offset Scheme (BOS), any vegetation clearing proposed in the NWURA must be assessed, and impacts avoided or minimised through redesign, and any unavoidable impacts must be mitigated.

An ecosystem credit liability of 759 credits has been calculated, although this remains preliminary. The majority of the currently calculated credits arise from impacts to PCT 45 (Plains Grass grassland), the presence and quality of which were largely assumed due to access issues at this early stage in the process. This liability appears likely to reduce as more detailed site surveys become possible.

At this point in the process a candidate fauna species, Glossy Black Cockatoo, has been assumed to be present by the consultants and carried with it a credit liability of 113 species credits. This assumption of presence will be tested at the appropriate survey time.

Initial ecological investigations revealed a significant number of habitat trees as shown in Figure 14. Habitat trees contain nest hollows and are generally mature landscape scale trees. Loss or removal of habitat trees does require environmental offsetting or habitat replacement, as such residential development should optimally be designed to avoid impacting these valuable trees. The majority of the eastern group of nominated trees are within the flood zone and thereby protected from residential development.

Detailed ecological investigations will be undertaken at the Development Application stage to provide additional details and consideration of biodiversity impacts. Further consultation will be undertaken with relevant NSW state agencies during the public exhibition process.



**Figure 14** – Location of Habitat Trees – North-West Urban Release Area. Source: AccessEP 2023

**Question 9.** Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

Matters concerning built form and massing, bushfire prone land, contamination, proximity to Dubbo Regional Airport, ecology, flooding, heritage, open space, salinity, and traffic have been assessed in consideration of the proposal. It is considered that there are no adverse environmental impacts directly resulting from the proposal, rather as demonstrated below any impacts can and will be appropriately managed.

**Bushfire Prone Land**

The NWURA is mapped as bushfire prone and contains Vegetation Category 3. Despite this, it is considered that bushfire is not an impediment to the Planning Proposal. Ongoing consultation with the NSW Rural Fire Service will be undertaken as part of this Planning Proposal.

Bushfire will also be considered further at the future planning stages of any subdivision and development in the Precinct. All development will be required to provide sufficient buffer zones.

## Contamination

A Preliminary Contamination Assessment Report (in addition to a Preliminary Site Impact Statement) has been prepared for the NWURA precinct. There is potential contamination of land in the precinct, including from the former Bunglegumbie Treatment Plant and Dubbo City Animal Shelter.

Whilst the former treatment plant has been demolished, complete remediation works are yet to take place. It is however noted that the Preliminary Contamination Assessment Report states that *“the length of time that has passed since the former sewage treatment plant was decommissioned, solar exposure and plant growth could have acted to reduce contamination loads in the top few centimetres of soil. Further investigation is required to determine the extent and concentration of remaining contamination zones, including investigation of deeper soil substrates”*.

In addition to the above, recommendations from the Preliminary Contamination Report include:

- *Existing material stockpiles should be sampled and characterised for waste classification and undergo appropriate removal procedures to licenced waste facilities.*
- *Further broad screening of the irrigated effluent area should confirm soil condition and the requirement for remediation.*
- *The former sewage treatment plant and associated areas (earthen basin and biosolid deposition area) need more screening and assessment to confirm contamination status and required actions before the acceptability of those sites for residential site use can be confirmed. Samples of groundwater should also be examined.*
- *Residential development could be staged so that localised sites that have higher potential for contamination are reserved for construction in later stages allowing time to address contamination concerns.*
- *Sheeting and building components suspected of containing asbestos should be tested to verify composition before any work or structure modification occurs at the site. If asbestos is confirmed, licenced professionals must be engaged for removal.*
- *A detailed site investigation should be undertaken at the location of the proposed school, in the first instance, which will provide more information to refine further site examination. Further detailed site assessment is likely required for residential areas planned to the east of the proposed school location. Detailed exploration is justified particularly in areas of the site previously used for potentially contaminating activities, with the proposed land use change.*

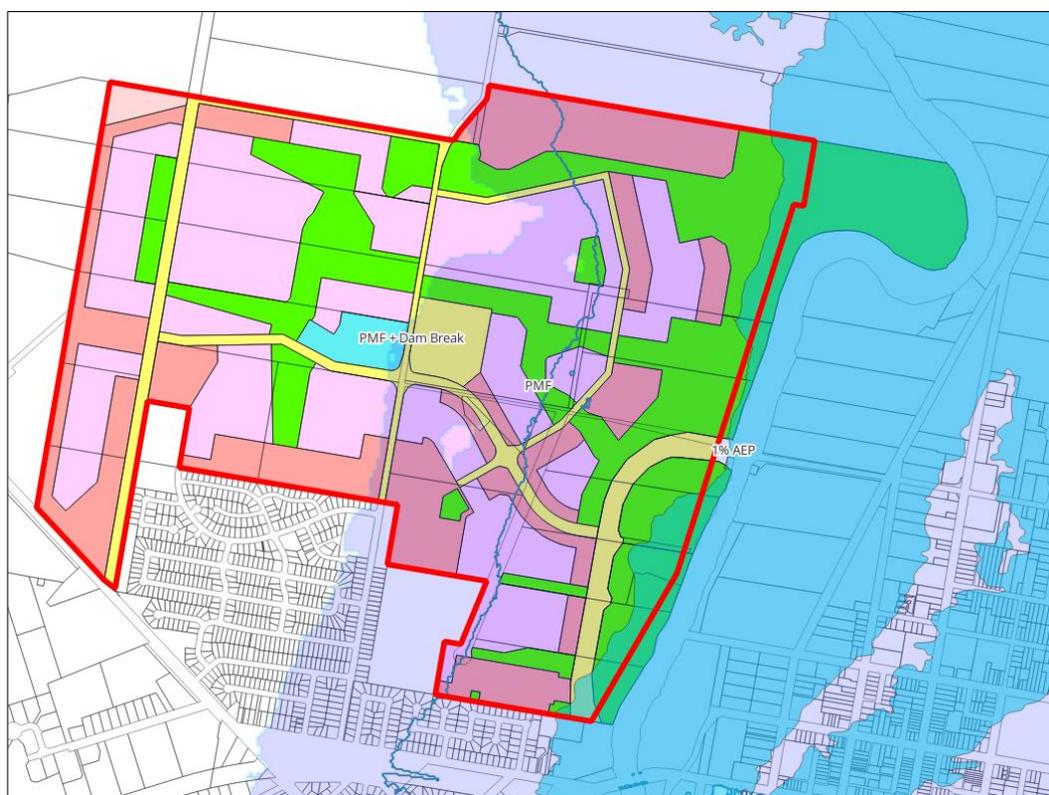
Given the above, it is considered that any site-specific contamination risks can be assessed during future development stages to ensure that this will not impact future development in the Precinct. With regards to the proposed school site, although the Preliminary Contamination Assessment Report identifies it as potentially having a medium contamination risk, the report states that *“the location for a school can still be considered where Council is satisfied that the condition of the land is suitable or will be suitable after remediation”*.

Furthermore, Council engaged consultants Enviroscience Solutions Pty Ltd to undertake detailed contamination assessment for land within the old sewerage treatment plant area, in addition to the requirements of the Gateway Determination. This work is ongoing (expected to be completed by November 2025) and will assist any future development in the NWURA.

## Flooding

A compilation of Flood Studies on the Macquarie River prepared by Cardno in 2019 identify a minor flood risk to the North-West Urban Release Area. The area that is subject to the 1% AEP flood risk is located along the Macquarie River to the eastern boundary of the site. This land area is proposed to be zoned for public recreation and can therefore be concluded that no future development is impacted by this constraint. Rezoning to public recreation zone also provides a buffer from the Macquarie River to proposed residential zones in the precinct.

In addition to the above, Council selected two extreme flood cases to be modelled, this includes the Probable Maximum Flood (PMF) and the PMF with Burrendong Dam failure, as shown in Figure 15. These scenarios give an indication of the potential impact of probable maximum flood in the Macquarie River and on substantial areas of Dubbo as well as the adverse impacts of failure of Burrendong Dam under extreme weather conditions. These impacts can however be mitigated and will be considered further at future development application stages.



**Figure 15– PMF and AEP 1 in 100 Year Flood Map for North-West Urban Release Area**

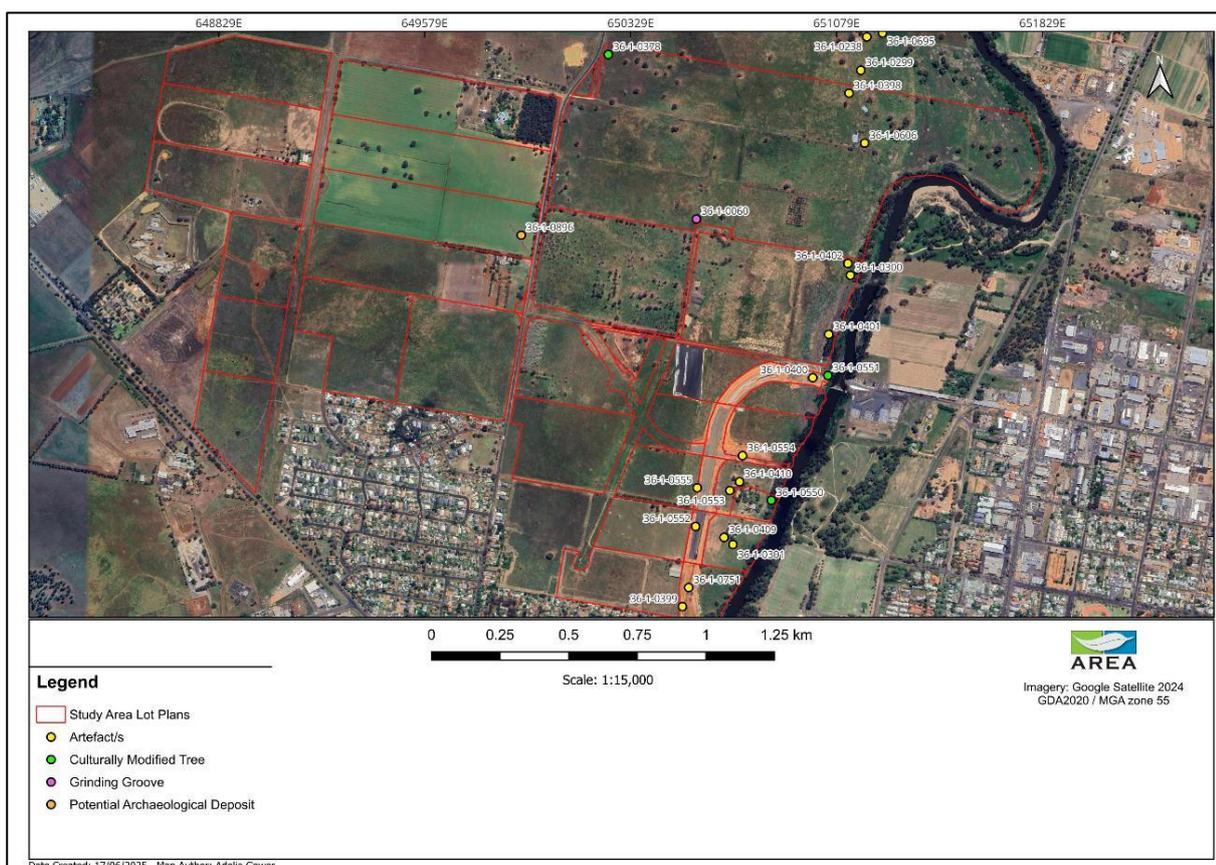
Council has undertaken a Flood Impact and Risk Assessment (FIRA) for the North-West Precinct, which is currently being considered by the NSW DPHI. This FIRA was commissioned to determine the potential flood impacts of the proposed North-West Planning Proposal. The assessment was undertaken using a 1D/2D TUFLOW model of the Macquarie River floodplain that was developed to assess the mainstream flooding in the vicinity of the Dubbo North-West precinct as well as a local TUFLOW model of the Dubbo NW precinct that was developed to assess the overland flow flooding. Future development in the precinct will be able to refer to the findings in the FIRA and have appropriate measures in place to mitigate potential impacts.

## Heritage – Aboriginal

An Aboriginal Cultural Heritage Due Diligence Report was prepared to inform the first stage of development in the NWURA (undertaken by Stage 1 proponents). This contained high level considerations for the NWURA.

Council engaged AREA Environmental & Heritage Consultants for an Aboriginal Cultural Heritage Assessment Report (ACHAR) for the NWURA which involved engagement with Aboriginal parties, following the NSW Aboriginal Cultural Heritage Consultation Requirements for Proponents. This report is now in the process of being reviewed by Registered Aboriginal Parties involved in the assessment, in compliance with the NSW Aboriginal Cultural Heritage Consultation Requirements for Proponents. The ACHAR is likely to be finalised in November 2025.

AHIMS sites located within the Study Area are shown in Figure 16.



**Figure 16**– AHIMS sites located within the Study Area

It is noted that field work for this ACHAR resulted in the successful relocation of grinding grooves in the NWURA that had not been identified in previous landscape assessments, likely due to incorrect GPS coordinates in the AHIMS database. It had been widely assumed that the grooves may have been destroyed by historical land use and recent disturbances, making their rediscovery a meaningful cultural event. To offer additional protection from any damage or future development, the grinding grooves site (and a suitable buffer area around it) has now been proposed as a RE1 Public Recreation zone.

For the land area adjoining the New Dubbo Bridge, an Aboriginal Cultural Heritage Assessment Report was prepared on behalf of Transport for NSW in 2019 (Roads and Maritime Services Publication

Number RMS.19.12.10). Furthermore, an addendum Aboriginal Cultural Heritage Report (2022) was prepared to acknowledge and fix some system errors displayed in the 2019 report (including AHIMS search outputs). Council has obtained permission to refer to both these reports for the purposes of reviewing this Planning Proposal. These reports contain recommendations for future development.

Further archaeological work is required to inform an Aboriginal Heritage Impact Permit (AHIP) prior to any development taking place.

#### Heritage - European

There is a heritage Item called ‘Mount Olive’ in the NWURA which is listed on the Dubbo Regional Local Environmental Plan 2022. Mount Olive is one of the earliest houses in the Dubbo Area and is a rare example of period architecture from the 1860s. As discussed in Section 2.6, the property description associated with the Heritage Item “Mount Olive” (I78) will be updated to reflect the recent subdivision of land.

#### Salinity

The North-West Urban Release Area is identified across two Hydrogeological Landscapes (HGL). A HGL provides a structure for how salinity manifests itself in a particular area and how different types of salinity are expressed in each landscape. The impact of salinity in these HGLs is presented in Table 9.

**Table 9 - Hydrogeological Landscapes for the Western Central West Catchment**

Western Central West Catchment					
HGL	Land Salinity	Salt Export	Water Impact	Quality	Overall Hazard
Macquarie Alluvium	Low	Moderate	Low		Moderate likelihood/ Significant potential impact
West Dubbo (Dubbo Basalt)	Low	Moderate	Low		Moderate likelihood/ Limited potential impact

Source: Hydrogeological Landscapes for the Western Central West Catchment (n.d.), NSW Office of Environment and Heritage

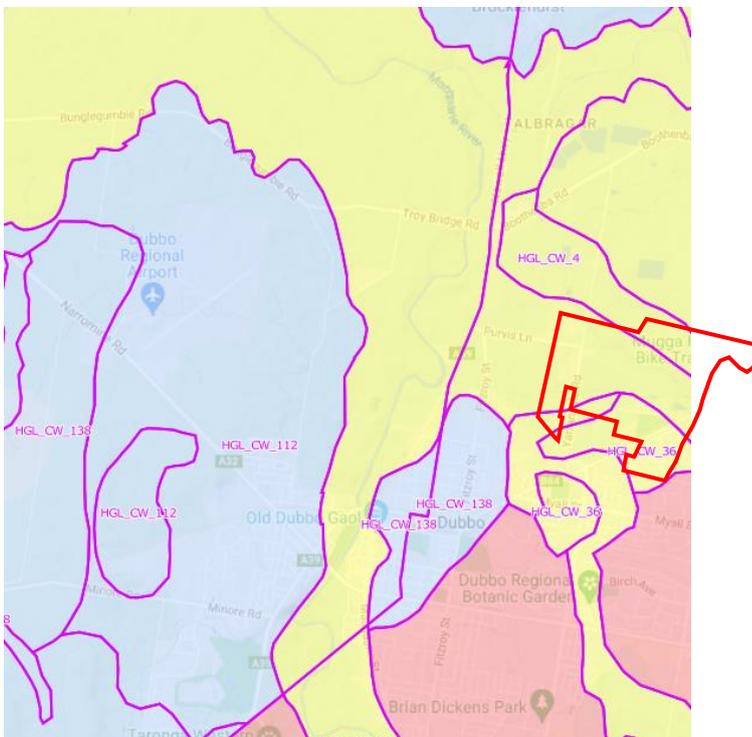
The West Dubbo HGL has a Medium level of salinity hazard with Moderate Land impact, Salt load export impact and impact on water quality. At the same time the West Dubbo landscape is currently an important source of fresh water from runoff. This fresh water is important as a dilution source for 9 of 26 urban contaminants moving downstream of Dubbo but also generates a salt load via this runoff which is then redistributed through the catchment.

The Macquarie Alluvium HGL is also a Medium salinity hazard landscape with Low Land impact and impact on water quality and Medium Salt load export impacts. The Macquarie Alluvium is a landscape which provides important base level flows to the Macquarie River and also receives and stores mobilised salts through surface runoff. The combination of these two HGL’s in the Precinct ensures there is a medium level of risk in future developments across this landscape from dryland salinity and

that, similarly, future development poses a medium level of salinity risk to groundwater and surface water sources.

The Precinct is mapped as having high vulnerability to groundwater contamination, due to the relatively high hydraulic conductivity of the alluvial sediments and the shallow riparian linked aquifer underlying the site. This assessment relates to non-saline contamination, contamination from pollutants, PFAS etc. Top-down contamination is possible on a site where the surface soil layer has a high hydraulic conductivity. This is further justification for accurate and appropriately detailed contaminated land assessments, and salinity and groundwater assessments supporting any future development proposal. It is noted that proponents for Stage 1 of the NWURA development have already undertaken a detailed salinity and groundwater study which will continue to be considered as part of the Development Application assessment.

In summary, although salinity proposes a risk hazard within the Precinct, this hazard can be reduced with appropriate management strategies, which are implemented at Development Application stage. The risk from salinity is not considered to be an impediment to the proposed land uses.



**Figure 17-** Hydrogeological Landscapes (Light Blue shade- West Dubbo HGL; and Yellow- Macquarie Alluvium and Site outlined in Red), Source: Hydrogeological landscapes (2013), NSW Government eSPADE

### Built Form and Massing

The scale of future development is not envisaged to result in environmental impacts that cannot be managed through future development stages.

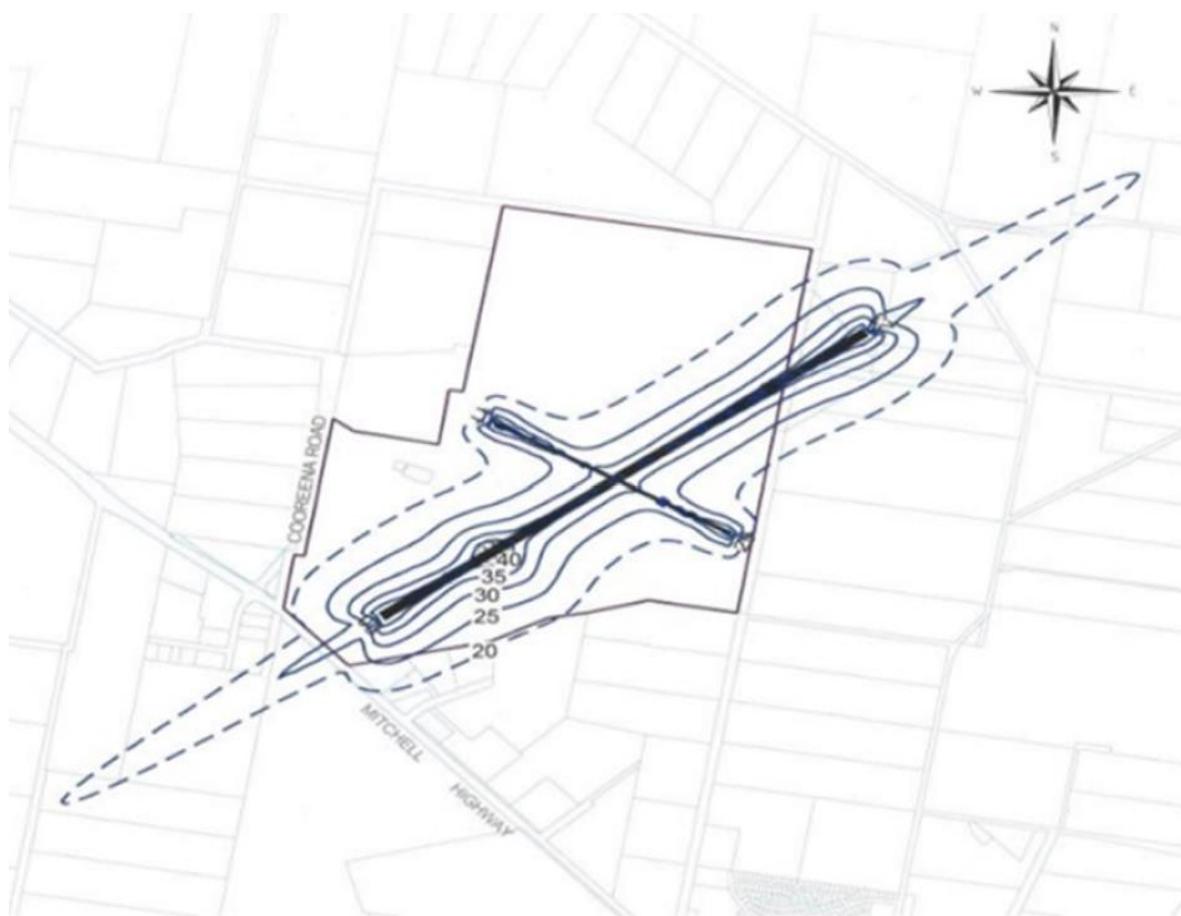
## Traffic

Council is currently reviewing the Dubbo strategic traffic model in collaboration with Transport for NSW. This review considers the increased density resulting from the Planning Proposal and potential impacts on local traffic movements. Council will continue to consult with DPHI and Transport for NSW as required to finalise the Planning Proposal.

It is noted that Council has already sought Secretary’s concurrence for the North-West Urban Release Area in early 2023 and accordingly TfNSW along with the NSW DPHI will continue to assess traffic and transportation requirements for the Precinct.

## Dubbo Regional Airport

The NWURA precinct is located directly adjacent to the Dubbo Regional Airport, 4R Cooreena Road (Mitchell Highway).



**Figure 18-** Dubbo Regional Airport Noise Contours, Source: North-West Urban Release Area Precinct Plan 2023

A Master Plan for Dubbo City Regional Airport was prepared by Rehbein Airport Consulting. The Master Plan for the Airport includes an assessment of any impacts from aircraft noise on residential development, in addition to safeguarding airspace for the approach and departure of both the Main Runway and Cross Runway. The aircraft noise mapping included in the Master Plan provides an assessment of the future noise profile of the Airport based on an ultimate runway length of 2,350 metres and use by larger aircraft types. The Precinct falls outside the 20 ANEF contours and this Planning

Proposal does not encroach on the airport operations and the proposed building heights do not penetrate the Obstacle Limitation Surface.

Council's draft North-West Urban Release Area Residential Development Control Plan 2025 also contains a dedicated section on the Dubbo Regional Airport, providing performance measures for noise, wind shear and lighting, hazards relating to fauna, glare, as well as maximum height limits. This will ensure that future development does not impact the safety and ongoing efficiency of the Dubbo Regional Airport.

In addition to the above, Dubbo Regional Council engaged To70 Aviation Australia (To70) to develop a 20-year forecast Australian Noise Exposure Concept (ANEC) and number-above contours (N-contours) for the planned extended 2,200-metre runway at Dubbo Regional Airport, and additional N-contours for current operations. A draft report outlining the methodology and key assumptions underpinning the noise modelling process (including the parameters employed in constructing the AEDT model) has been prepared by To70 and is currently awaiting endorsement from Airservices Australia.

### Energy Efficiency and Water Sensitive Design

The adopted North West Development Control Plan Stage 1 requires that any Water Cycle Management Strategy for future development must demonstrate energy efficient stormwater management, in addition to performance measures that consider solar access, prevailing weather and cross ventilation. Council will continue to implement energy efficient and water sensitive design processes, including through future Development Control Plan/s for the NWURA.

### Enhancing Dubbo as a Smart City

Council developed the *Smart Region Strategy* in 2022 to guide the adoption of technology, data, and innovation as the Dubbo Region pursues greater prosperity, connection, wellbeing, and sustainability. It is anticipated that residents in the North-West URA will benefit from Council's ongoing implementation of the Strategy. Similarly, future works in the precinct will continue to encompass various principles stated in the Strategy, including various community engagement opportunities. Council's Yoursay Page also enables the community to view and comment on plans for the NWURA, at their own pace, allowing greater transparency and ease of use through a digital medium.

**Question 10.** Has the Planning Proposal adequately addressed any social and economic effects?

### Open Space

The location of open space areas are dispersed across the NWURA and will be largely located within 400 metres of any residential dwelling. This will ensure that the precinct is walkable, cyclable, and accessible. The regional open space located adjacent to the Macquarie River is an expansive extension of the planned regional open space network known as the Macquarie River Parklands. Community facilities such as BBQ facilities, sport fields and amenities that facilitate sport use, playground equipment are examples of infrastructure that will improve the social amenity of the Precinct.

The Planning Proposal is also aligned with Council's Open Space Masterplan 2018 with dedicated open space areas that link to and from the Dubbo CBD area and connect the North-West Urban Release Area to Dubbo's 30km outer green ring. The NWURA will essentially provide additional recreation areas,

including the multi-use of drainage reserves that will provide pedestrian and cycle links, responding directly to ‘Dubbo Region Green Web’ chapter outlined in the Open Space Masterplan 2018. Council is also working on the Open Space Master Plan 2034 which will outline open space requirements in the North West Urban Release Area.

**Table 10** - Open space requirements to be contributed by developers under the adopted Open Space Masterplan 2018

<b>Park category</b>	<b>Desired level of service (ha/1000 people)</b>
District	3.0
Regional	0.5
Sporting	2.8
Total	7.8

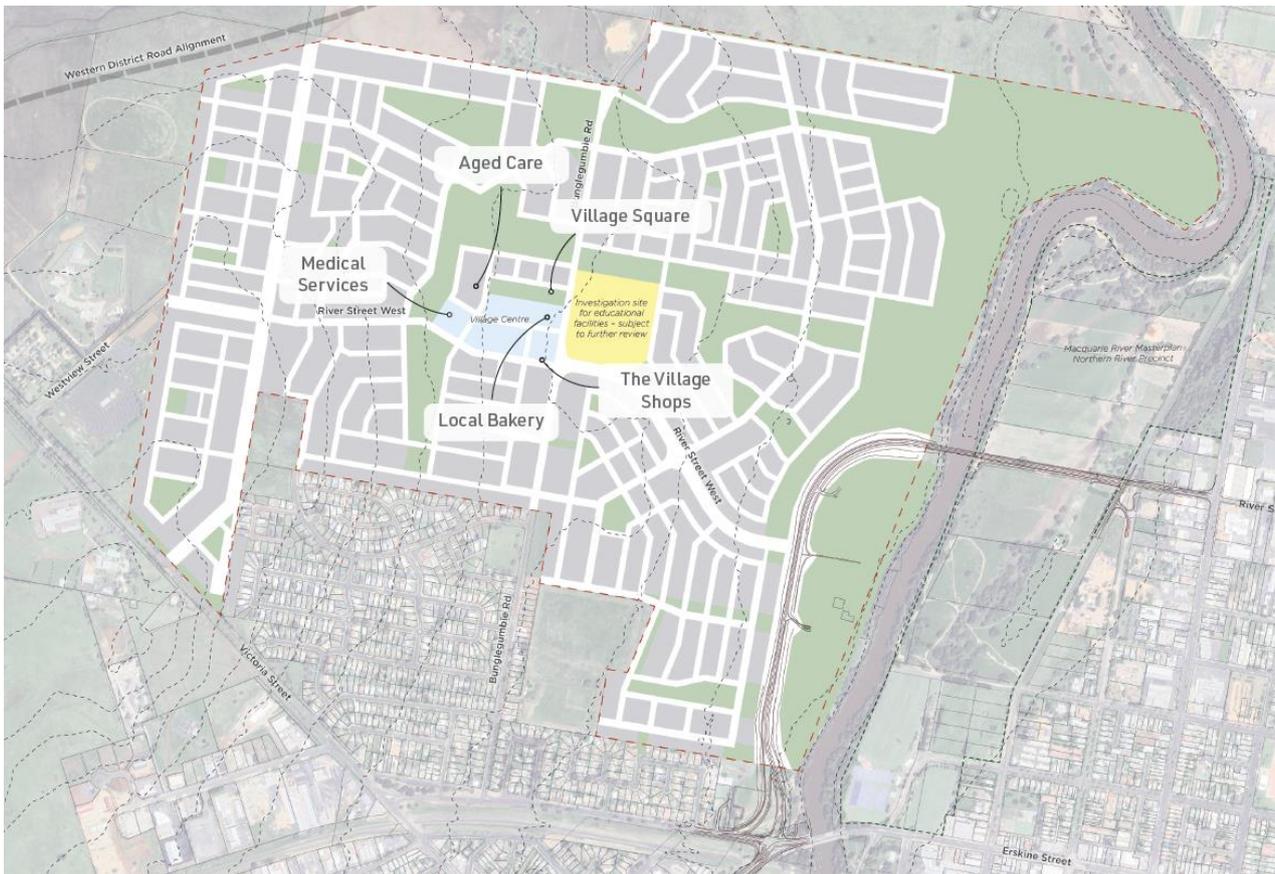
Further to the above, a draft infrastructure contributions plan is being finalised by Council. The plan aims to ensure that adequate open space infrastructure is provided to meet the demand generated by new development in the NWURA. The area set aside for public recreation will be significant for higher densities anticipated in the precinct as residents will have access to an open space and/or green corridor within 400m walking distance.

#### Economic Impact and Assessment

The establishment of a Village Centre and employment generating uses will stimulate and support economic growth in Dubbo’s North-West Region. This shift would facilitate a work-life balance for future residents (between 12,500 to 15,000 people) but also respond to the need of local job creation and reduce the distances that worker commute. The centre will also provide opportunities to attract convenient services and facilities to meet the needs of residents.

The Commercial Needs Assessment, prepared by Consultations Hill PDA provides a baseline needs assessment on the required floor space and uses required for the village centre as the North-West Urban Release Area continues to develop. This assessment determined that the village centre is ideally located to accommodate the size and demand capacity/potential of the proposed land uses, given its proximity to key growth areas such as Dubbo Regional Airport, Dubbo CBD and Dubbo Education and Health Precinct.

The village centre in the North-West Urban Release Area is located at the centre of the site in the north western corner of River Street West and Bunglegumbie Road. A school site is proposed in the north eastern corner of the intersection. This will provide positive social effects to the future population of the Precinct and will gather compatible uses such as education, age care, health, and commerce within a village centre to promote intergenerational learning and care within the community. The Master Plan for the NWURA shows a range of potential uses within the village centre, including an aged care facility, medical centre, educational facilities and retail uses, such as a local bakery, as shown in Figure 19.



**Figure 19** - Proposed Village Centre area at the centre of the NWURA, Source: North-West Urban Release Area Development Control Plan – Master Plan

Indicative retail and commercial floor space recommendations have been provided in the table below. To manage the potential risk of oversupply of retail/commercial space, a 8,000sqm cap on Gross Floor Area for retail premises in the village centre is proposed.

**Table 11** - Indicative floorspace recommendation for the Village Centre, Source: Hill PDA

Indicative floorspace recommendation for the Village Centre					
Use	Floorspace GLA (sqm)				
	Low growth 2033	Medium growth Stage 1 (2031)	Medium growth Stage 2 (2036+)	High Growth Stage 1 (2031)	High Growth Stage 2 (2036+)
Supermarket	600 – 800sqm	Up to 2,000sqm	3,000sqm to 4,000sqm	Up to 3,200sqm	Full-line supermarket 3,200sqm and 2nd supermarket up to 2,000sqm
Specialty Retail	600 – 800sqm	Up to 2,000sqm	Up to 2,500sqm	Up to 2,000sqm	Up to 4,000sqm

Non-retail stores	100sqm	Up to 300sqm	Up to 500sqm	Up to 400sqm	Up to 600sqm
General private medical practice (possible)	-	One general practice up to 300sqm	Two general practices totalling around 600sqm	One general practice up to 300sqm	Two to three general practices totalling around 600-900sqm
Gym (possible)	-	-	Up to 300sqm	-	Up to 300sqm
Childcare centre (possible and desirable)	-	One childcare centre of around 300sqm (internal area)			
<b>Total</b>	<b>~1,500sqm</b>	<b>~5,000sqm</b>	<b>~8,000sqm</b>	<b>~6,000sqm</b>	<b>~11,500sqm</b>
Land Requirements	Up to 1 Ha (Additional land should be retained to enable the centre to expand once the population has established)	2- 3 Ha	3 – 4 Ha	3 – 4 Ha	4 – 5 Ha

### Housing affordability

Although Council does not have an adopted social and/or affordable housing strategy, Council was successful in receiving a grant under the Australian Government’s Housing Support Program (Stream 1). This grant allowed Council to prepare a draft Regional Housing Strategy for the Dubbo LGA in accordance with the NSW Government *Local Housing Strategy Guidelines*. This draft Strategy is currently being exhibited and includes considerations for a draft Affordable Housing Framework, identifying Council’s role and potential options for incentivising an increase in social and affordable housing, and required partnerships.

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

Council is acutely aware of the need and demand for a range of residential housing opportunities at several price points in the Housing Market. Council undertakes regular consultation activities with stakeholders, including the Dubbo Housing Supply Reference Group. The NWURA precinct has been designed to provide flexibility and variety in residential typologies, which will add to available housing stock.

## Section D – Infrastructure

### **Question 11.** Is there adequate public infrastructure for the Planning Proposal?

The NWURA precinct will provide adequate public infrastructure including public utilities and servicing to cater for future development. It is considered that there is expandable capacity of water and sewer infrastructure services to meet the needs of the community. Ongoing work will determine future servicing to support future development on the site. The Dubbo North-West Urban Release Area Precinct Plan (2023) also provides guidance on utility servicing for the Precinct.

#### Roads

Key roads for efficient connectivity have been shown in the North-West Urban Release Area Master Plan and will be accounted for in a draft contributions plan that is currently being finalised by Council. Transport for NSW are delivering the Newell Highway Upgrade (state road), which includes the New Dubbo Bridge project, that runs through to the east of the Precinct.

#### Stormwater

In broad terms, stormwater drainage provision can be adequately accommodated with the Precinct draining effectively towards the Macquarie River and the Newell Highway Bypass project providing stormwater infrastructure to accommodate development of the Precinct. However, issues in respect of stormwater quantity and quality will be required to be further considered by Council in future planning stages of the Precinct. This includes the need for a centralised stormwater infrastructure.

Council is currently reviewing a draft stormwater strategy focusing on the NWURA precinct. This work is anticipated to be finalised by November 2025.

#### Water

Council is currently preparing a comprehensive review of an updated water strategy (through Beca HunterH2O) to provide efficient and cost-effective water supply to new development areas in Dubbo. Dubbo's existing service reservoirs are strategically located on high ground to supply water to all areas of growth out to, and beyond, 2036. The Precinct is served by the Bourke Hill reservoir. In terms of reservoir storage capacity, it will be necessary within the 25-year planning horizon under consideration to construct extra reservoirs in West Dubbo. A new reservoir is proposed to be built at Bourke Hill, with the ultimate requirements to be determined by the Infrastructure Servicing and Development Strategy, under development.

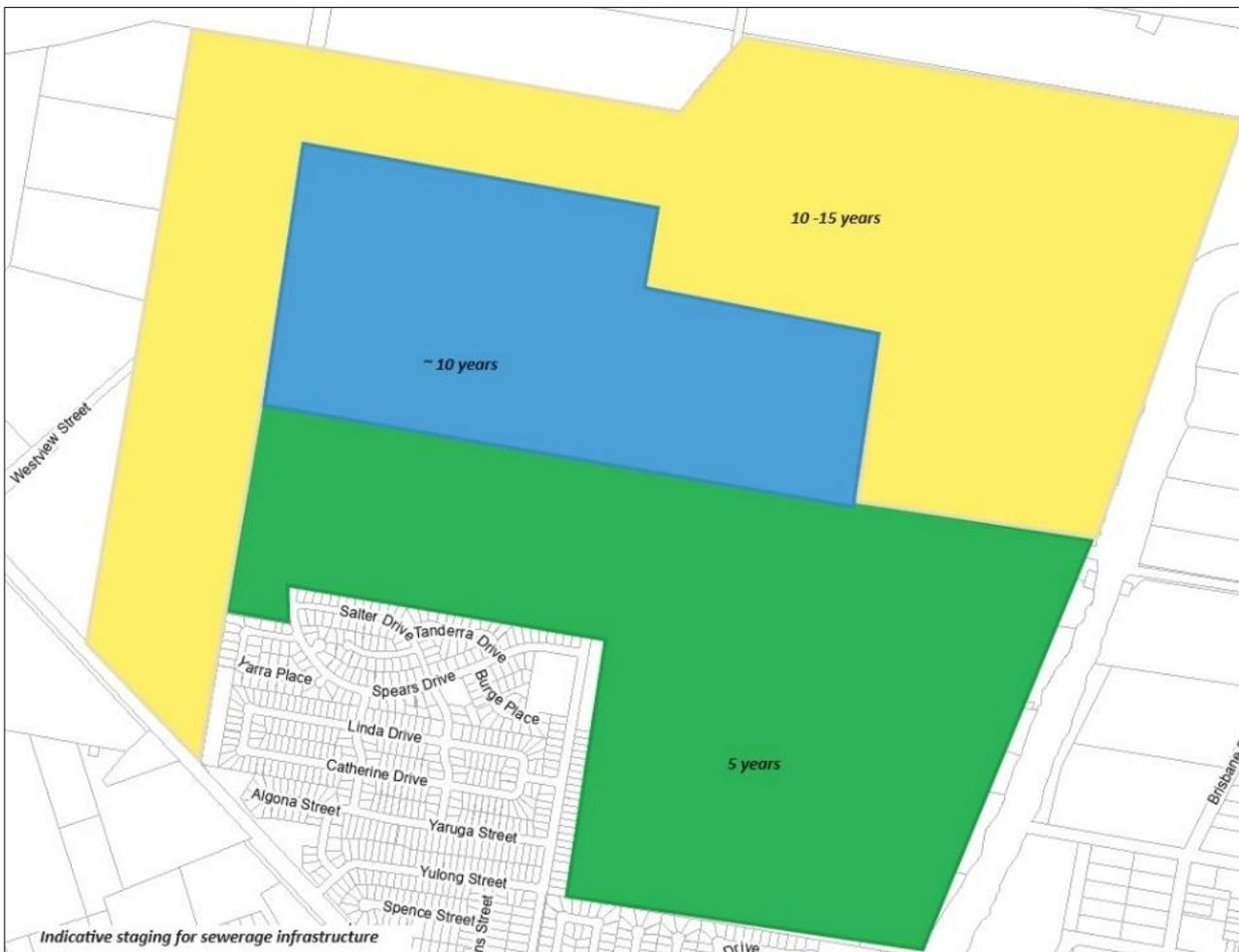
#### Sewer

The existing sewerage system is capable of servicing initial residential development undertaken in the Precinct with relatively minor augmentation. However, to realise overall development of the Precinct, development of a trunk sewerage main will be required to service the ultimate development densities in West Dubbo by 2051. Beca HunterH2O has been engaged by Council to develop a servicing strategy for Dubbo's wastewater transportation system requirements. A draft version of this strategy is currently being reviewed by Council's Infrastructure division.

As part of this draft strategy, staging for wastewater servicing in Dubbo has been assessed at five milestones, 2028 (+5 years), 2033 (+10 years), 2038 (+15 years), 2053 (+30 years) and Total Known Development (TKD). The approach to the staging assumes that development areas closer to the Dubbo

existing system will be developed first with development occurring progressively further away from the existing network.

A large part of the NWURA (including Stage 1) is anticipated to be delivered within the next 5 to 10 years as indicated in Figure 20.



**Figure 20-** Indicative NWURA staging proposed for wastewater servicing

### Electricity

Electrical supply upgrades will be undertaken where required however it is understood there is sufficient capacity to accommodate the initial stages of future development.

Further engagement will be carried out with Essential Energy as part of public consultation.

### Telecommunications

Dubbo is part of NBN Co’s rollout of Fibre to the Premise (FTTP) and it is expected that future urban areas of Dubbo will have access to ultra-high speed internet. This rollout is ongoing.

## Section E – State and Commonwealth Interests

**Question 12.** What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?

Preliminary consultation has been undertaken with School Infrastructure NSW (SINSW), Department of Planning, Housing and Infrastructure (DPHI) and NSW Rural Fire Service (RFS) as part of the North-West Urban Release Area Master Plan, summarised in Table 12.

**Table 12 – State Agency Comments**

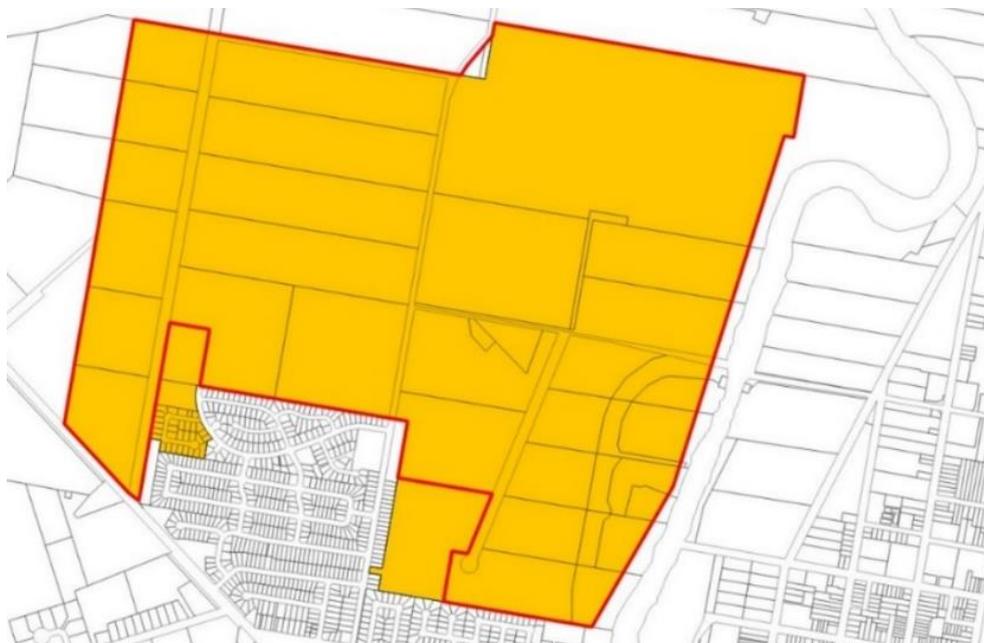
Agency	Issues raised
SINSW	<p>SINSW has updated its original analysis of the cumulative scale of demand from three West Dubbo URAs and have advised that an additional school site will likely be required (in the NW URA) to service future long-term population projected for the North-West URA.</p> <p>SINSW has advised that Council should refer to the proposed school site as “Investigation site for educational facilities –subject to further review”. This has been noted.</p> <p>Council will continue to liaise with SINSW as part of this Planning Proposal.</p>
Biodiversity, Conservation and Science Director (DPHI)	<p>BCS has made recommendations and feedback was provided under four primary areas of interest which included:</p> <ul style="list-style-type: none"> <li>• Future development of the subject area should be considered under a single development application.</li> <li>• An on-ground investigation of plant community types and potential threatened species will help to simplify future development assessment.</li> <li>• Elements of the DCP provisions relating to native vegetation and the Open Space Network are unclear.</li> <li>• Follow-up advice to Council regarding potential flood impacts is required.</li> </ul>
Local and Regional Planning (DPHI)	<p>General guidance was provided on planning controls, site specific issues and infrastructure required for the Precinct.</p> <ul style="list-style-type: none"> <li>• Land use zoning, minimum lot size and development controls               <ul style="list-style-type: none"> <li>○ Justification for residential land use zones</li> <li>○ Proposed Neighbourhood centre</li> <li>○ Minimum Lot Size recommendations for R2 Low Density Residential ranging from 450m<sup>2</sup>—750m<sup>2</sup> and R1 General Residential zone ranging from 250m<sup>2</sup>—450m<sup>2</sup>.</li> <li>○ Development Control Plan</li> <li>○ Planning Pathways</li> </ul> </li> <li>• Site specific considerations               <ul style="list-style-type: none"> <li>○ Flooding, Bushfire Hazard, Heritage, Potential Contamination, Vegetation, Salinity and Groundwater</li> </ul> </li> <li>• Infrastructure delivery               <ul style="list-style-type: none"> <li>○ Engagement with Transport for NSW and School Infrastructure NSW is needed.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ General feedback on Developer Contributions and if Council were to establish Voluntary Planning Agreements with developers.</li> </ul>
Crown Lands (DPHI)	No objections to the proposed land use zones as no impact to Crown land has been identified.
NSW Government Architect (DPHI)	General advice in support of walkability principles and is not a review of Dubbo Regional Council's proposed DCP.
Urban Design Team (DPHI)	<p>The proposal has detailed many aspects of the development. However, some issues/questions may require further consideration, as outlined below:</p> <ul style="list-style-type: none"> <li>● Need clarity on the affordable housing target for the Precinct.</li> <li>● Adjustments to the proposed road network might need to be made to align with lot boundaries and ownership.</li> <li>● Provide a reference design scheme for the neighbourhood centre, to cross check the yields and determine if they align with Council's target and objectives for the Precinct.</li> <li>● Further consideration is required for the size and location of open spaces.</li> <li>● Clarification on whether the Open Space Master Plan will be integrated into the North- West Urban Release Area.</li> <li>● Consideration for R1 zoning should be considered given it allows for a variety of housing options.</li> <li>● Further engagement in the community is recommended to gather feedback from residents on their desired housing preferences and aspirations.</li> <li>● Some block lengths are excessively long and would require them to be reoriented to improve urban mobility.</li> <li>● The Dubbo Transportation Strategy has only planned to accommodate a capacity of 2,550 new dwellings. A reassessment will be needed if the site were to accommodate more than 5,500 dwellings.</li> </ul>
NSW RFS	RFS supports the directions, however subject to future consultation with the NSW RFS for Local Environmental Plans, Master Plans, and Planning Proposals.

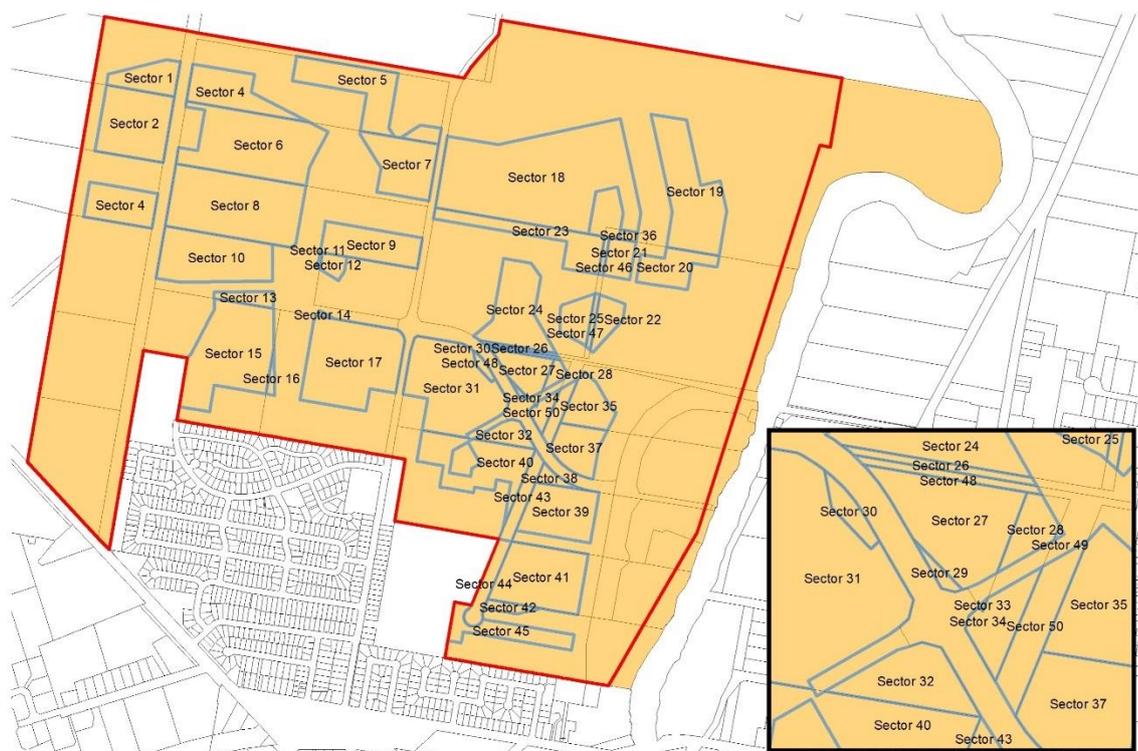
Council is in consultation with relevant agencies as part of the public exhibition of this Planning Proposal.

# Part 4 Mapping

Urban Release Area

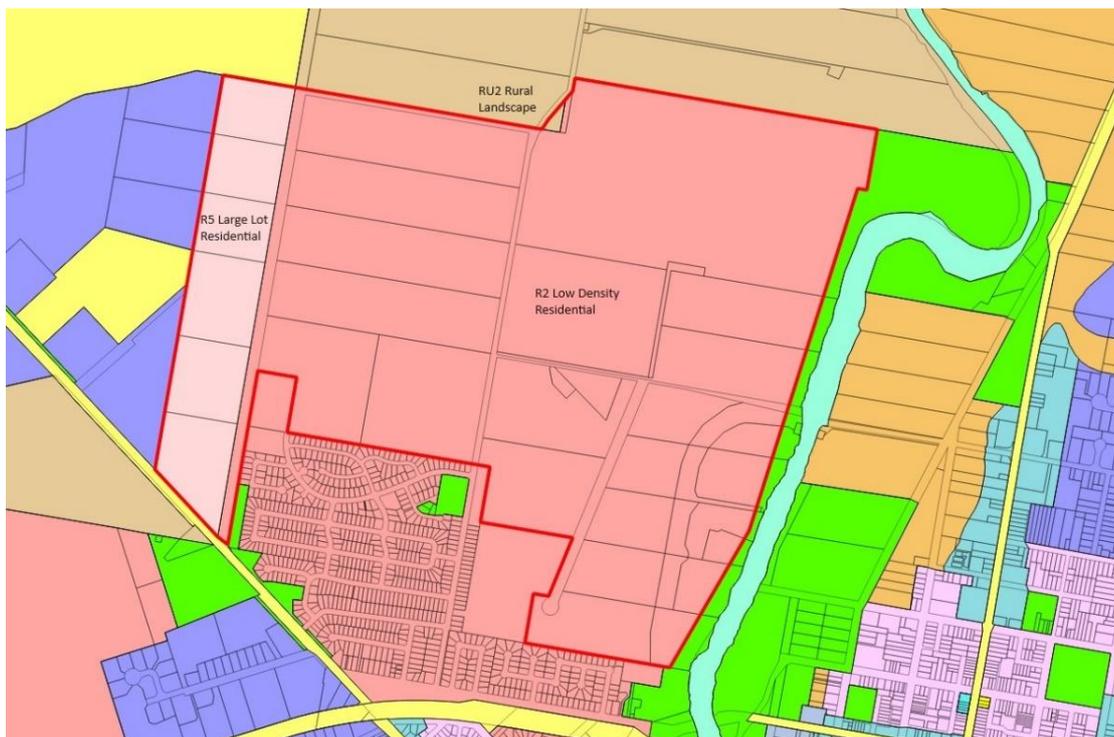


**Figure 21** – Existing DRLEP 2022 Urban Release Areas Map (red outline shows Planning Proposal application area)



**Figure 22** – Proposed DRLEP 2022 Urban Release Areas Map (red outline shows Planning Proposal application area, sectors shown in blue outline are applicable to R1 General Residential zones only)

## Land Zoning

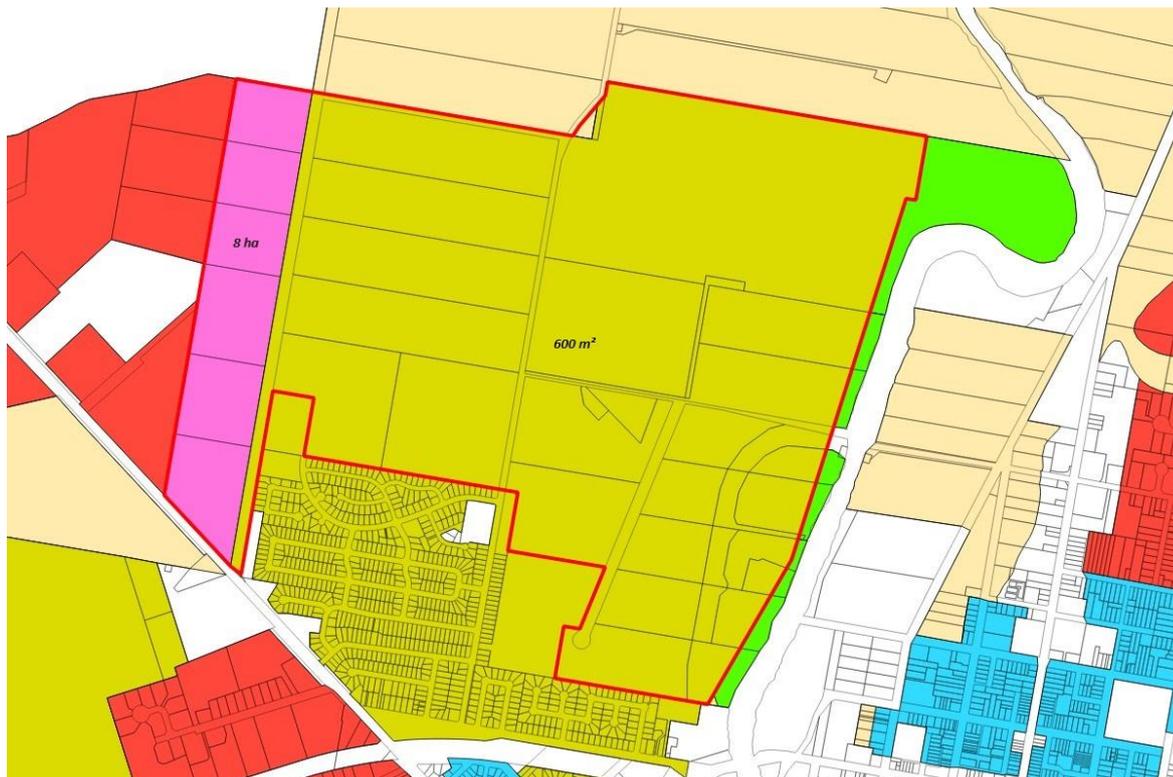


**Figure 23 - Existing DRLEP 2022 Land Zoning Mapping**

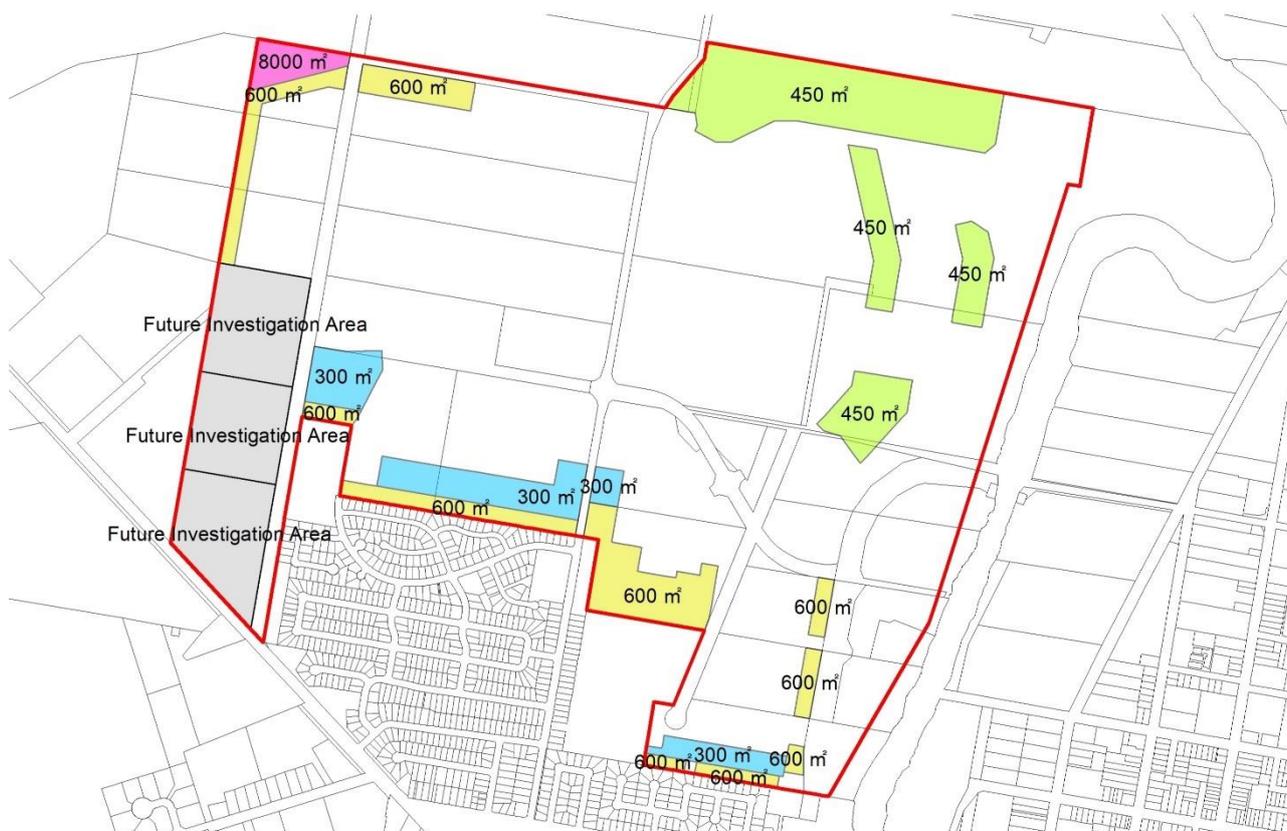


**Figure 24 - Proposed DRLEP 2022 Land Zoning Map**

Minimum Lot Size



**Figure 25 - Existing DRLEP 2022 Minimum Lot Size Map**



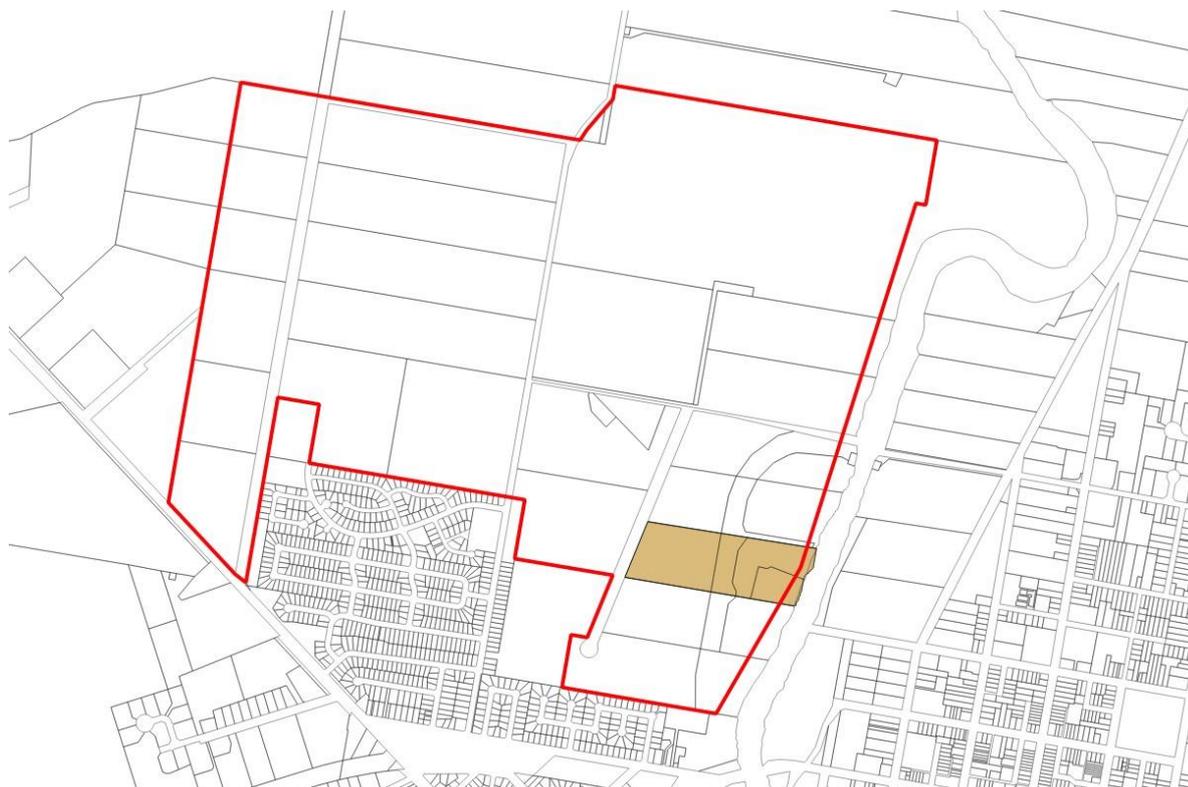
**Figure 26 - Proposed DRLEP 2022 Minimum Lot Size Map (applicable to R2 areas only)**

## Land Reservation Application

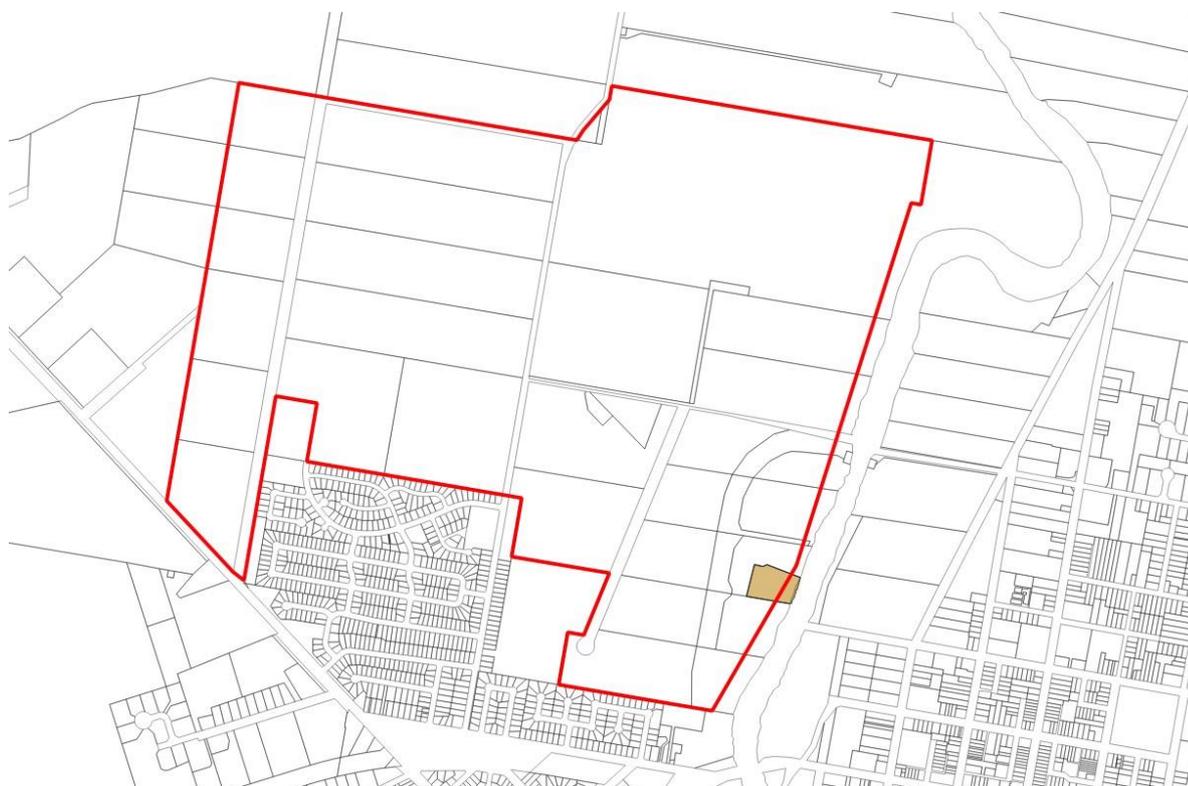


**Figure 27 - Proposed DRLEP 2022 Land Reservation Acquisition Map**

## Heritage



**Figure 28** – Existing DRLEP 2022 Heritage mapping associated with the heritage item "Mount Olive"



**Figure 29** – Proposed DRLEP 2022 Heritage Map associated with the heritage item "Mount Olive" to reflect the current lot layout

# Part 5 Community Consultation

Community consultation will be in accordance with the requirements of the Gateway Determination and the Local Environmental Plan Making Guidelines.

The Planning Proposal is on public exhibition from 17 October 2025 to 28 November 2025, and it will be notified in the following ways:

- NSW Planning Portal
- Council's Customer Experience Centres – Dubbo and Wellington
- Macquarie Regional Library - Dubbo and Wellington branches
- Council's website
- Local newspaper –weekly advertisement on the Daily Liberal
- Email to development stakeholders, including those who previously made a submission for the NWURA PP
- Letters to landowners and adjoining landowners.

Council will also consult with the following agencies and organisations as required under the DPHI Alteration of Gateway Determination (dated 8 July 2025) for PP2023-2820:

- NSW Department of Climate Change, Energy, the Environment and Water – Environment and Heritage Group
- NSW Department of Climate Change, Energy, the Environment and Water – Water Group
- NSW Rural Fire Service
- Transport for NSW
- Civil Aviation and Safety Authority
- School Infrastructure NSW
- NSW Environment Protection Authority
- NSW State Emergency Service
- Health NSW
- Essential Energy
- Jemena
- Dubbo Local Aboriginal Land Council.

## Part 6 Project Timeline

Table 13 below is the indicative timeline to progress the Planning Proposal to the next stages.

**Table 13** - Project Timeline

Key date	Explanation	Completed
September 2025	Submission of the revised Planning Proposal to the DPHI for approval	✓
October – November 2025	<ul style="list-style-type: none"> <li>Public exhibition of revised Planning Proposal</li> <li>Consultation with public authorities, government agencies and organisations as per altered Gateway Determination dated 8 July 2025.</li> </ul>	
November - December 2025	Anticipated completion of technical studies (ACHAR, detailed contamination report, Traffic modelling work, Stormwater strategy work)	
November - December 2025	Consideration of public submissions and preparing the post-exhibition report to Council	
December 2025	<ul style="list-style-type: none"> <li>Report to Council on 9 December 2025 - consideration by Council</li> <li>Submission to the DPHI for finalisation</li> <li>DPHI review and making of the LEP amendment via Parliamentary Counsel's Office.</li> </ul>	

# Conclusion

The Planning Proposal has been prepared to amend the Dubbo Regional LEP 2022 to allow for diverse housing, increase the dwelling capacity and to enable the development of a village centre.

The Planning Proposal has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979
- NSW Department of Planning, Housing and Infrastructure's Local Environmental Plan Making Guidelines (September 2022)
- relevant Section 9.1 Ministerial Directions.

The Planning Proposal demonstrates that it has site-specific and strategic merit to enable an amendment to the Dubbo Regional LEP 2022. Specifically, the Planning Proposal demonstrates that:

- it is consistent with the Central West and Orana Regional Plan 2041 and the Dubbo Regional Local Strategic Planning Statement.
- it is consistent with relevant Ministerial Directions and relevant State Environmental Planning Policies.
- It is unlikely that there are no constraints on the Site that can't be managed that would prevent future development under the proposed land use zones.

The Planning Proposal will result in the following positive outcomes for the Dubbo region:

- create capacity for approximately 5,500 dwellings.
- enable a diversity in the type, scale, and density of housing to address demand and affordability in the Dubbo region and to decrease the upward pressure on property.
- recognise the NWURA precinct's unique characteristics through flexibility in the design, scale, and planned density of the built form.
- provide open space opportunities for residents and visitors.

The Planning Proposal acts as a catalyst for major positive change for the North-West Urban Release Area that will deliver significant residential and commercial opportunities in a strategically located site bounded by the Macquarie River, Dubbo CBD, existing residential development, a Rural Landscape buffer zone and Dubbo Regional Airport.

## Document Control

Responsible Officer:	Senior Growth Planner
Division:	Development and Environment
Prepared by:	Growth Planning
Version:	1 (Revised Planning Proposal)
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