



Dubbo Regional Housing Strategy

HillPDA
CONSULTING

 DUBBO
REGIONAL
COUNCIL



ED25/128795

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Executive summary

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

THEME	EVIDENCE BASE FINDINGS	DIRECTIONS
<p>SUPPLY</p> 	<ul style="list-style-type: none"> • The region has significant undeveloped zoned land. Most of the land that is undeveloped, unconstrained and fully serviced is contained within the R2 Low Density Residential and R1 General Residential zones. • Four residential Urban Release Areas project opportunity for approximately 14,450 dwellings, however detailed structure and infrastructure planning is required. • As of October 2024, the region has around a two year supply of housing approved and ready for development. • Most supply is in the form of greenfield development. • The rental property market is tight (below 1% in Dubbo City), with limited stock available. 	<ul style="list-style-type: none"> • 1.1 Unlock infill and greenfield housing supply to ensure a balanced approach to growth. • 1.2 Monitor housing development and take-up • 1.3 Facilitate the provision of rental accommodation on the market
<p>CHOICE</p> 	<ul style="list-style-type: none"> • The region lacks dwelling diversity with over 85% of housing stock detached houses. • Based on historic trends and the pipeline of development applications, the dominance of separate houses will continue, with an estimated 84% being built as detached houses. • Engagement indicated that there is unmet demand for medium-density and other housing types, however the feasibility of this product type is challenging. • Wellington and villages increasingly offer an alternative for residents priced (or seeking to move) out of Dubbo. • There will be additional demand for temporary worker housing in the short-to-medium term due to a number of renewable energy projects in the region. 	<ul style="list-style-type: none"> • 2.1 Facilitate a diversity of housing choice to cater for the needs of the community • 2.2 Encourage greater housing diversity around centres and major employment precincts • 2.3 Leverage the renewable energy zone to deliver housing

<p>INFRASTRUCTURE ALIGNMENT</p> 	<ul style="list-style-type: none"> • Infrastructure upgrades such as water, sewer and transport connections are essential for housing development. • Infrastructure costs impact the viability of residential expansion. • Villages generally have capacity within existing urban footprints with current servicing provision. • The mitigation of some environmental constraints may add to infrastructure costs. 	<ul style="list-style-type: none"> • 3.1 Align infrastructure with housing delivery • 3.2 Collect and allocate funding to support infrastructure delivery in line with growth
<p>RURAL LIFESTYLE</p> 	<ul style="list-style-type: none"> • There is continuing community desire for more consistent rural lifestyle housing opportunities in lots sized approximately 0.4 hectares, 1 hectare and 8 hectares in outer Dubbo, Wellington and some villages. • Rural lifestyle development can often have lower infrastructure costs, but more environmental constraints may be present. • Most villages have capacity for further infill development through existing lot patterns, but growth in some villages is highly constrained by environmental hazards and infrastructure limitations. • Rural lifestyle lots must not adversely impact local character, primary production or environmentally significant land. • The character and sense of community within villages is highly valued with an expectation that growth is fairly minimal. 	<ul style="list-style-type: none"> • 4.1 Facilitate rural lifestyle options • 4.2 Facilitate village growth opportunities
<p>AFFORDABLE HOUSING</p> 	<ul style="list-style-type: none"> • Social and affordable housing options have declined in recent years with a reduction in housing stock. • The affordable housing need represents 23.8% of rental households and 10.5% of the total households in the region. • There are over 1,447 rental households in Dubbo that are in housing that is considered unaffordable for their income band • Council can deliver affordable housing either directly or indirectly through various mechanisms. • Increasing the provision of affordable housing will reduce pressure on social housing, by providing alternative options for people on lower incomes. 	<ul style="list-style-type: none"> • 5.1 Build consensus around Council's role in facilitating viable affordable housing options • 5.2 Facilitate viable affordable housing options

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

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

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

INTRODUCTION

1.0 Introduction

1.1 What is the Dubbo Regional Housing Strategy?

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

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

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

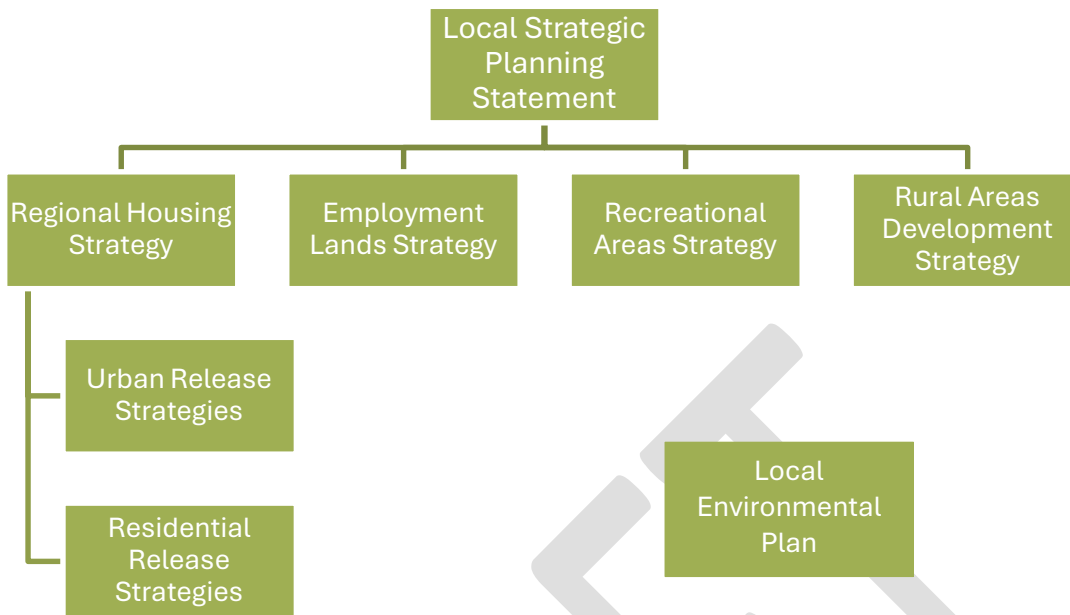
1.2 Why do we need a Housing Strategy?

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

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

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

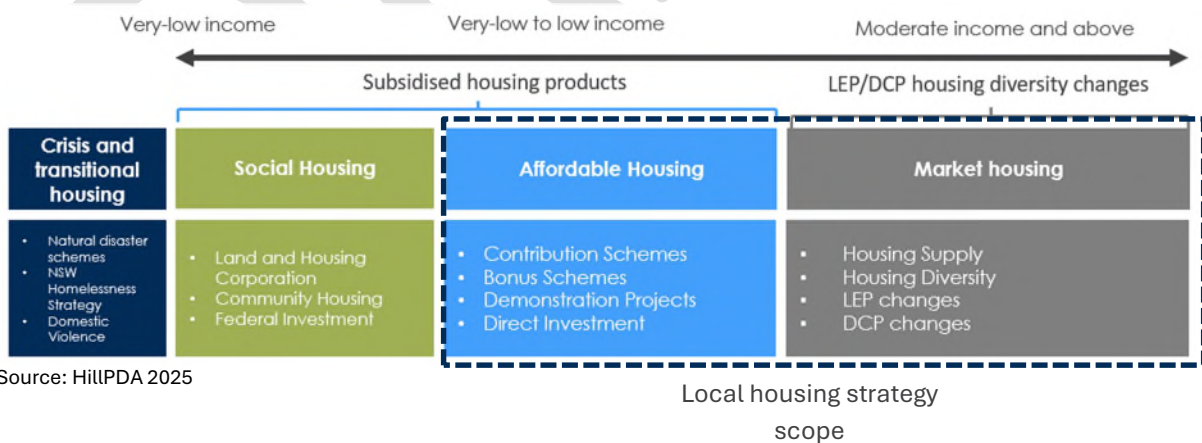
Figure 1: Strategic Planning Framework



1.3 What is the role of Council in housing provision?

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

Figure 2: Housing continuum, levers and mechanisms



Source: HillPDA 2025

CONTEXT

2.0 Context

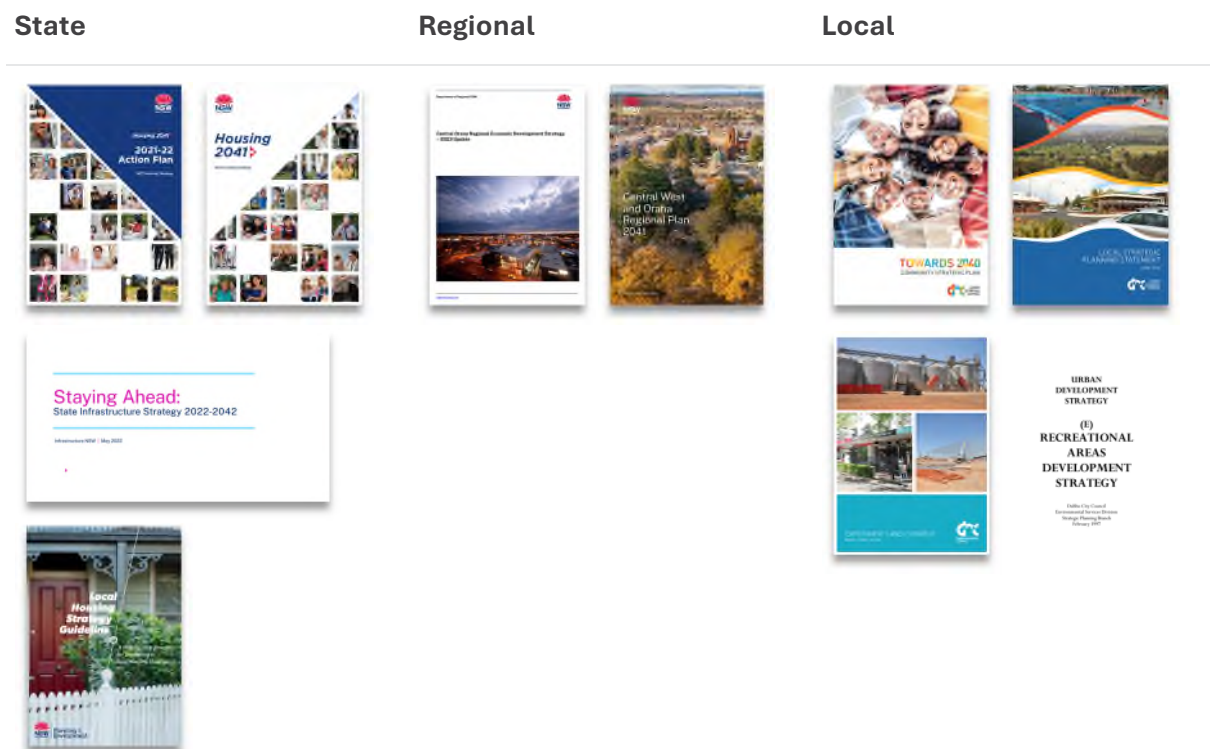
2.1 Planning and policy context

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

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

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

Figure 3: Strategic planning alignment



Strategic directions

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

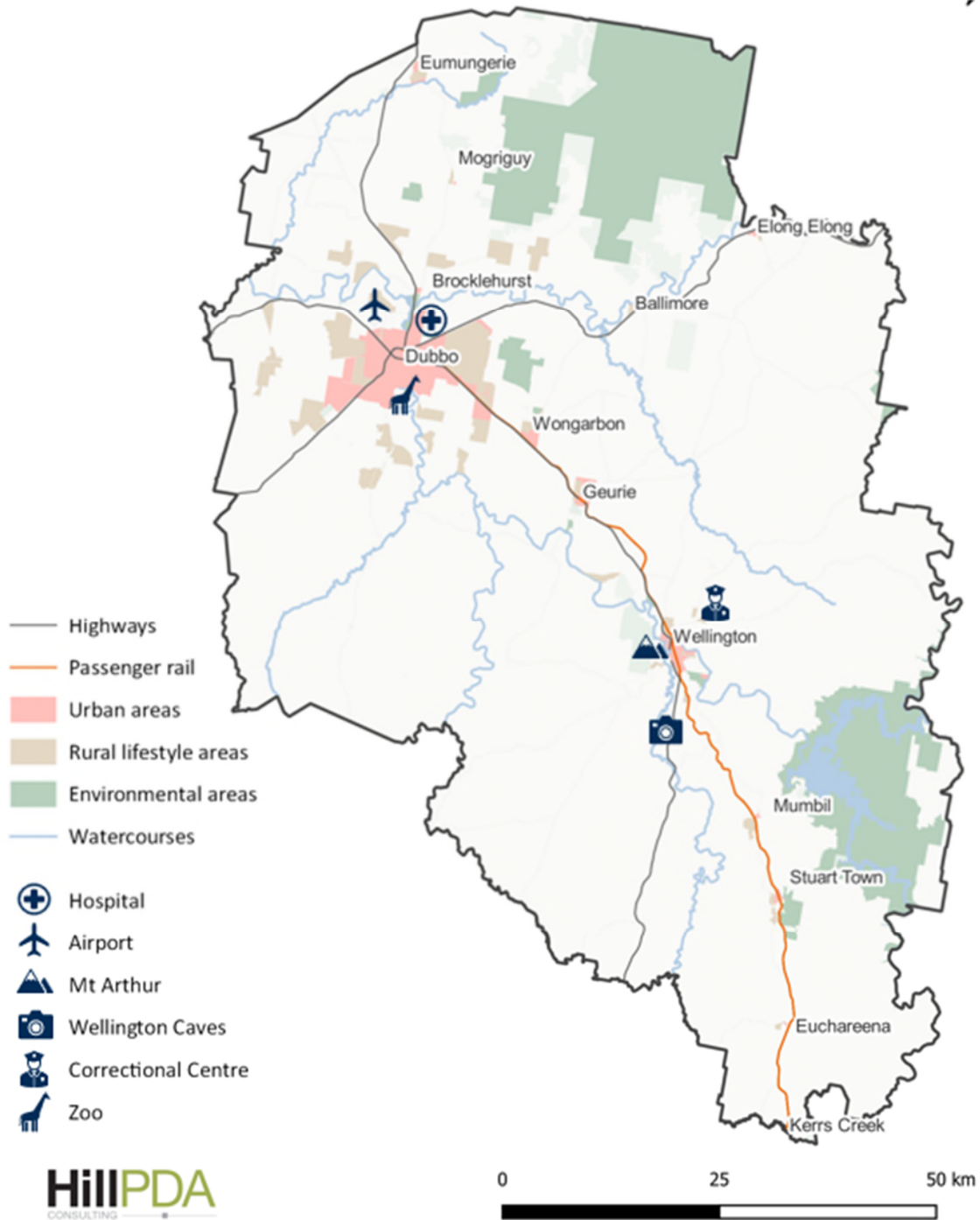
Table 1: Themed strategic directions from relevant planning documents

Strategic theme	Summarised relevant directions
Housing supply and demand	<ul style="list-style-type: none"> • Ensure timely housing supply by assessing environmental and population factors. • Track housing data and coordinate infrastructure planning using the Regional Housing Monitor.
Housing diversity and choice	<ul style="list-style-type: none"> • Provide a variety of housing choice that makes efficient use of existing infrastructure and facilities. • Promote diverse housing types near services. • Ensure the availability of affordable housing types and formats including for seniors and people with a disability. • Direct new seniors housing to high amenity, serviced, accessible locations within Dubbo and Wellington urban boundaries. • Consult with Aboriginal communities on housing strategies. • Review LEP provisions to enhance housing choice. • Renew social housing sites to increase stock and diversity. • Consider alternative housing options to address homelessness. • Develop an affordable housing policy with incentives for social housing providers. • Support dual occupancies and multi-dwelling housing in established areas.
Encourage infill housing	<ul style="list-style-type: none"> • Encourage the supply of a mix of affordable and low-cost market housing in areas with good access services, employment and infrastructure. • Maintain local character while increasing housing density. • Realise increased efficiencies in servicing provision through modifying street layouts and/or permitting slightly increased housing densities in appropriate locations while retaining local character.
Rural residential development	<ul style="list-style-type: none"> • Plan rural residential areas near urban centres, avoiding sensitive lands. • Require local strategies for new rural residential developments.
Accommodation for workers	<ul style="list-style-type: none"> • Plan flexible worker housing options near existing infrastructure. • Require workforce accommodation strategies in large project applications.
Infrastructure and service alignment	<ul style="list-style-type: none"> • New residential growth in towns and villages is supported by reticulated water and sewer as well as a range of other urban services. • New or infill development to be supported by infrastructure, including green infrastructure.
Community engagement	<ul style="list-style-type: none"> • Communicate development opportunities to the community • Ensure residents from the various centres, towns and villages hear their voices reflected in strategies plans and consultation.

2.2 LGA snapshot

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

Figure 4: Overview of Dubbo LGA



Source: Dubbo Local Strategic Planning Statement; HillPDA

THE EVIDENCE

3.0 The evidence

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

3.1 Key insights



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



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



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



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



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



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



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



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



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

¹ DPHI Common Planning Assumptions (2024)

² REMPLAN (Jan 2025)

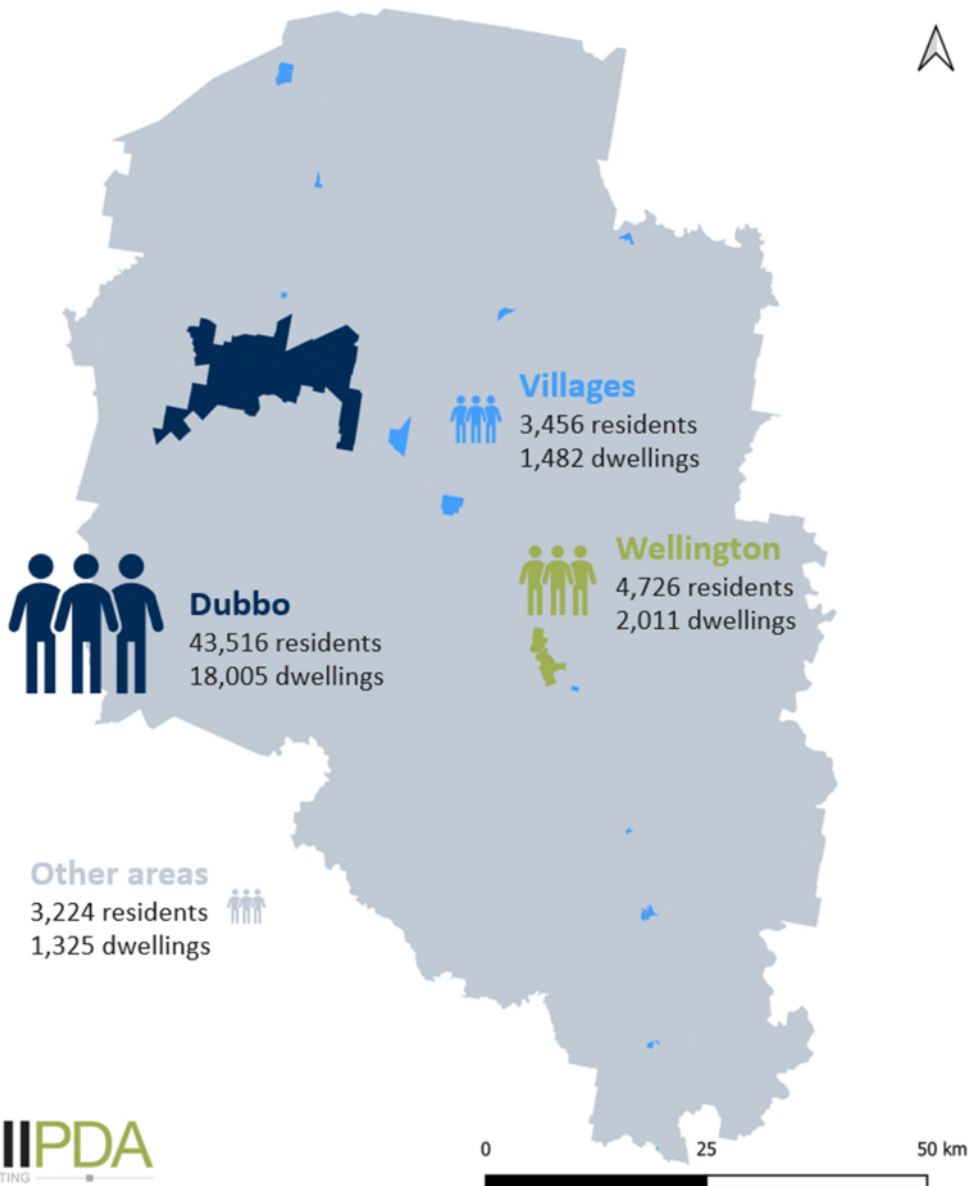
³ REMPLAN (Jan 2025); Dubbo Regional Council; HillPDA

3.2 Current trends

3.2.1 People and households

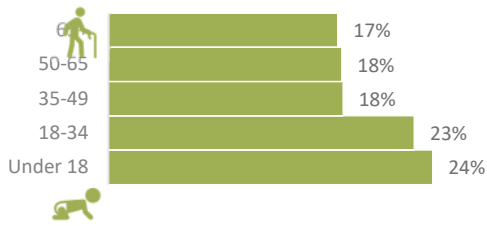
As of 2021, the region had **54,922 residents** and **22,823 dwellings**, split between Dubbo, Wellington, multiple villages and surrounding areas (see Figure 5).

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



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

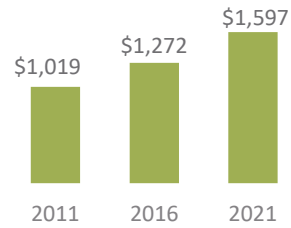
Figure 6: Key 2021 housing statistics, Dubbo Region



2.5 average residents per household



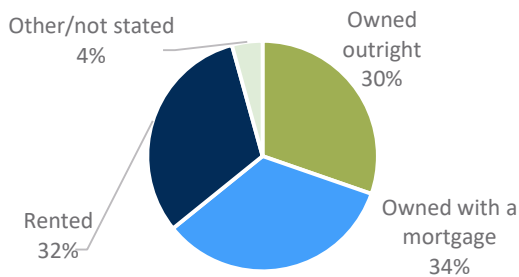
\$1,597 median weekly household income



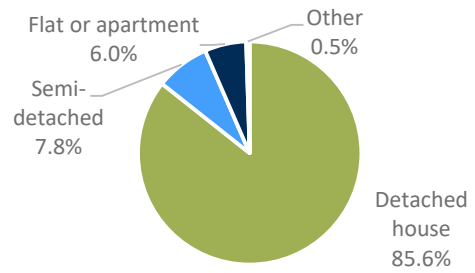
3.3 average bedrooms per household



Private dwellings by tenure



Private dwellings by type



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

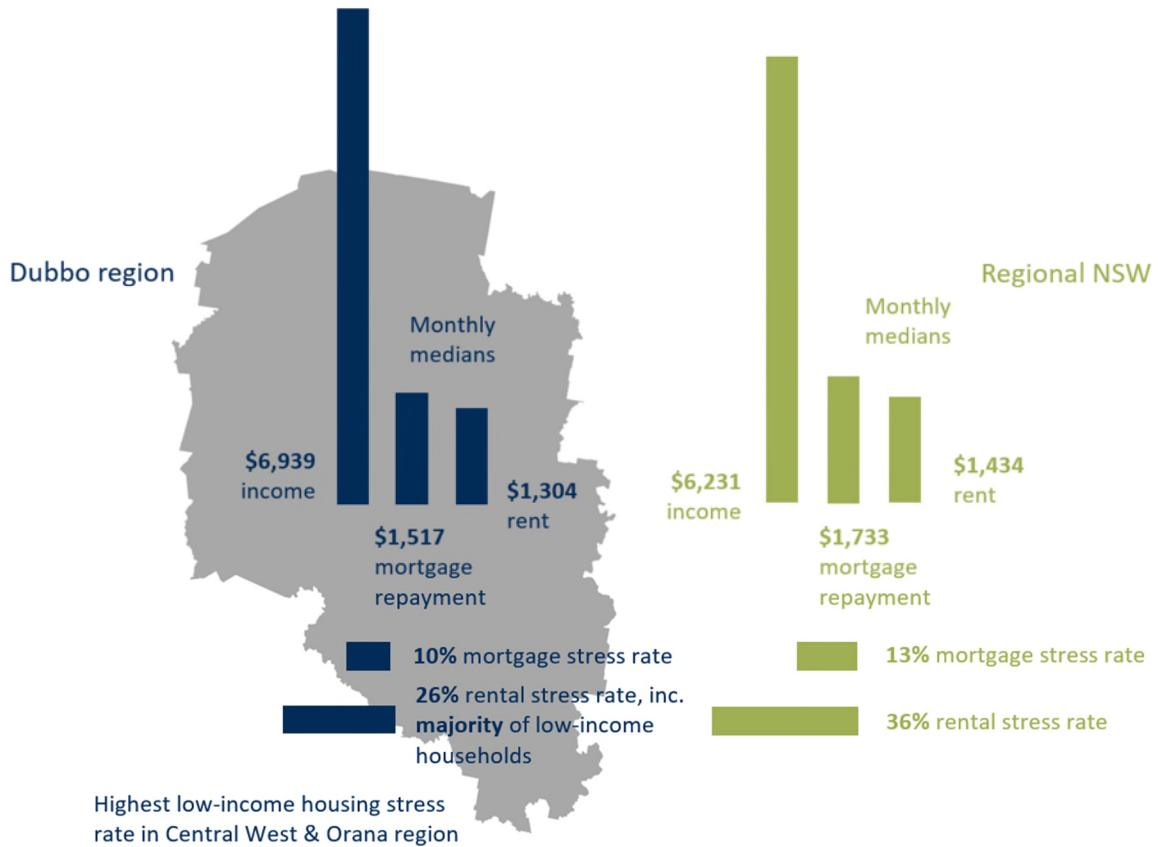
Figure 7: Places of origin of new Dubbo Region residents, last 5 years



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

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

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



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

⁴ SQM Research

3.2.2 Existing housing supply

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

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

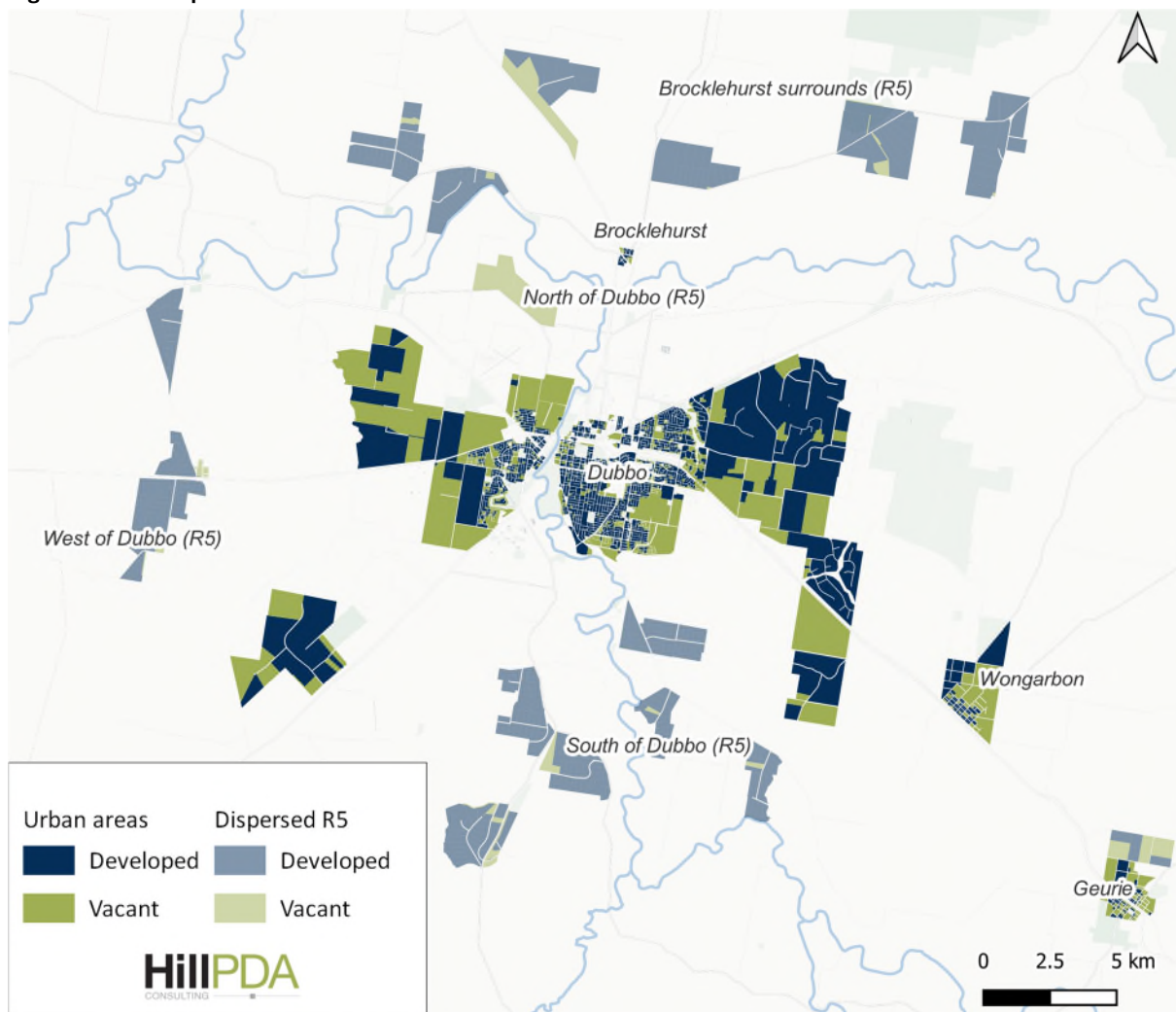


Source: ABS, Census TableBuilder Pro; Dubbo Regional Council; HillPDA. Imagery: DPHI NOTE: A housing audit has not been undertaken

3.2.3 Theoretical housing capacity

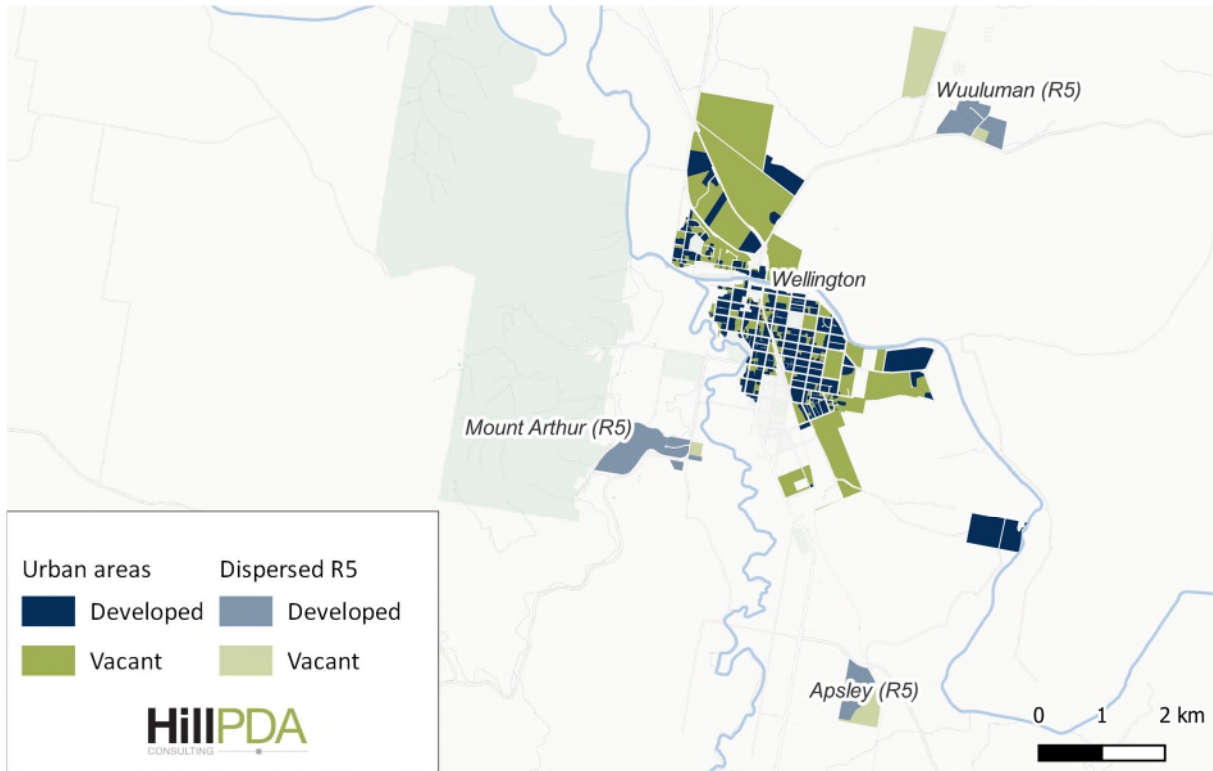
There is approximately 6,760ha of **vacant residential zoned land** (including R5-zoned land) across the region. Some of the developed land also has further subdivision or intensification capacity (see Figure 10 and Figure 11).

Figure 10: Developed and vacant land - Dubbo and surrounds



Source: Google; HillPDA. Imagery: DPHI; CARTO

Figure 11: Developed and vacant land - Wellington and surrounds



Source: Google; HillPDA. Imagery: DPHI; CARTO

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

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

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

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

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

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

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

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



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

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

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

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

3.3 Factors affecting supply

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

Figure 12: Factors influencing development in the Dubbo Region

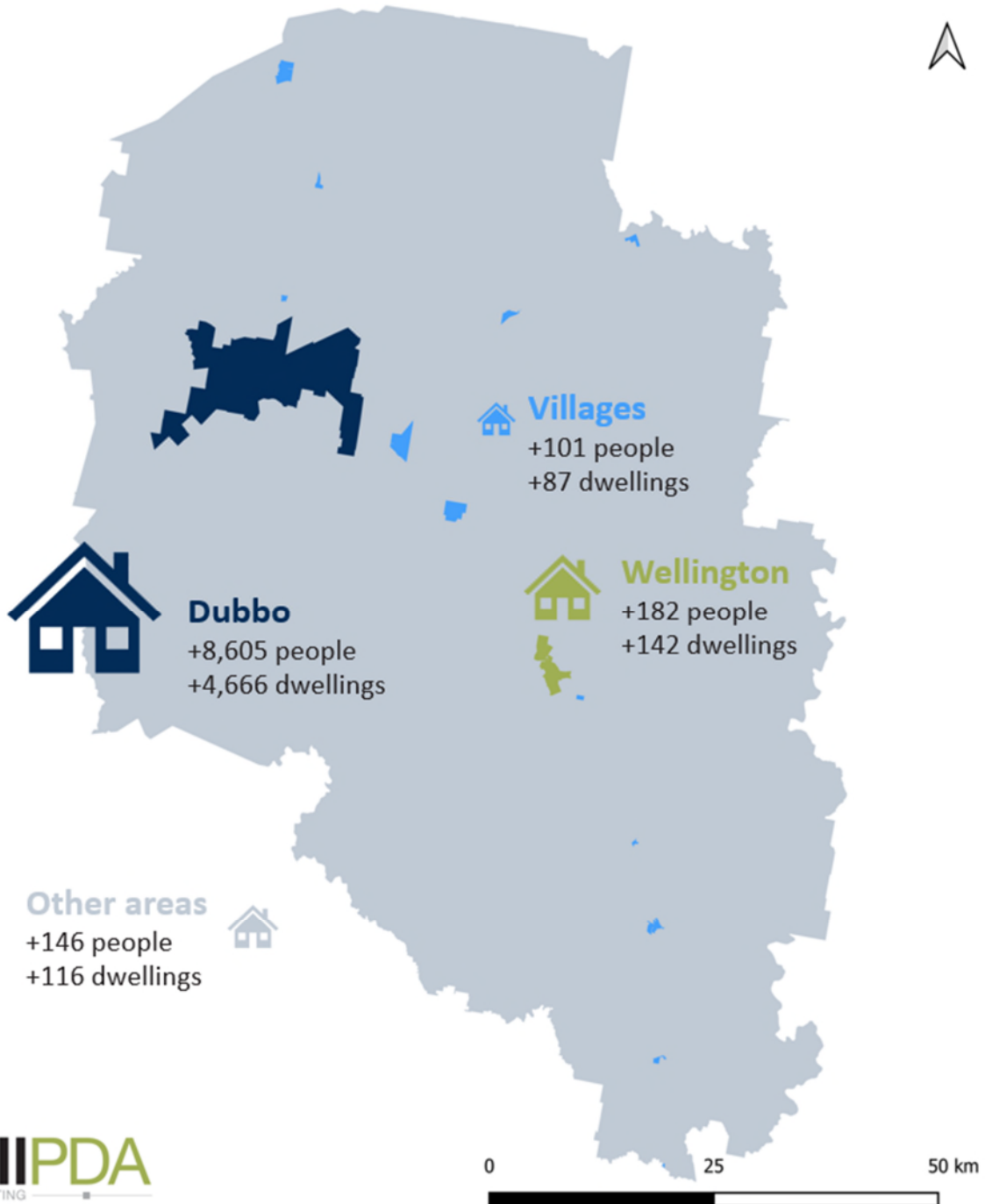


3.4 Future need

3.4.1 Housing demand

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

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



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

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

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

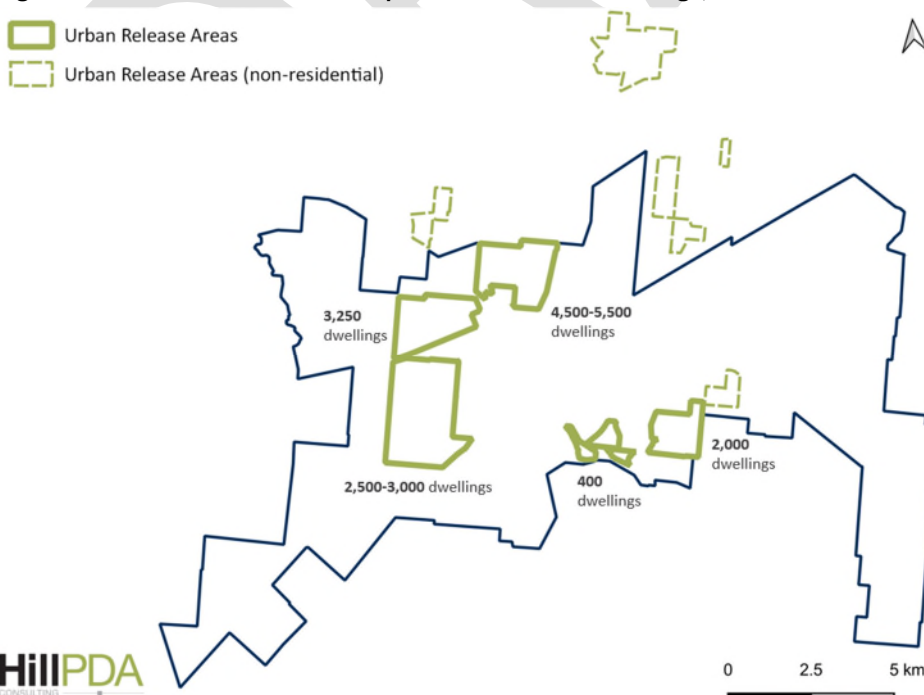
Count of dwellings by zone	R1	R2	MU1	E2	RU1	RU5	Total
Detached houses	340	1,479	17	3	0	31	1,870
Dual occupancies & secondary dwellings	177	639	7	0	0	0	823
Multi dwelling	44	483	0	0	0	20	547
Other	0	187	0	0	0	0	187
Total	561	2,788	24	3	0	51	3,427

Source: Dubbo Regional Council; HillPDA

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

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

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



Source: Dubbo Regional Council; HillPDA

3.4.2 Housing types

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

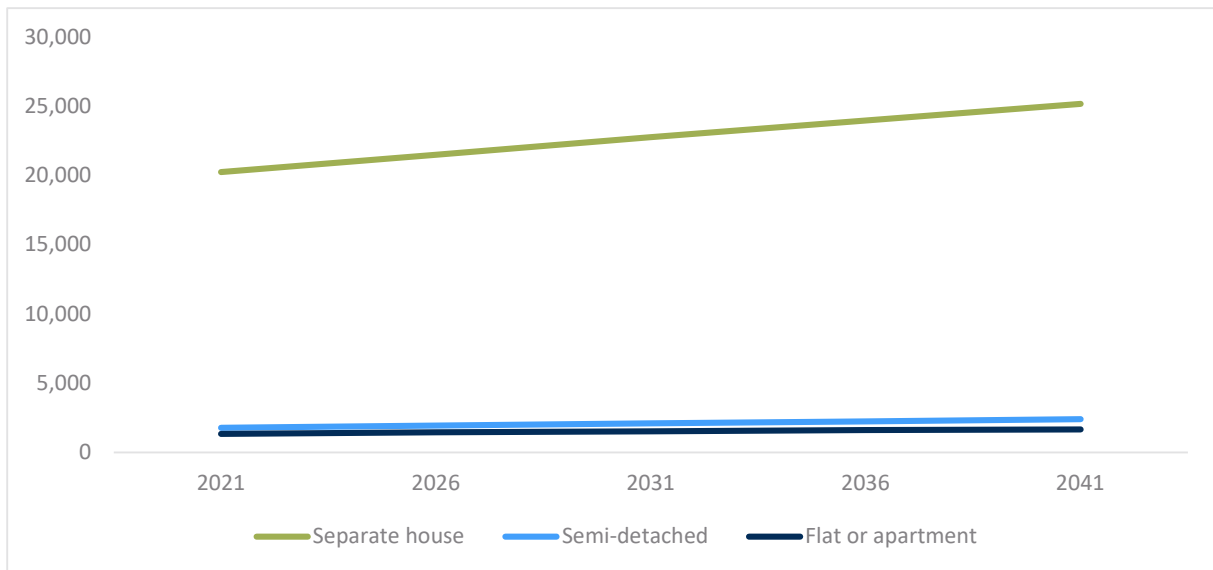
Figure 15: Projected demographic and housing trends, Dubbo Region



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

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

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



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

Figure 17: 1 Church Street, Dubbo, November 2024



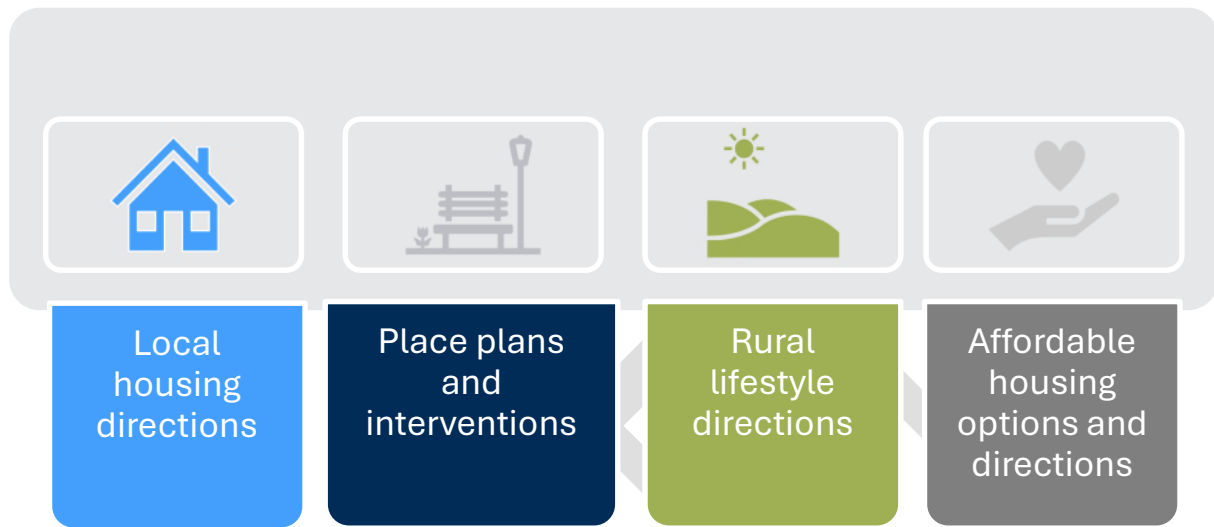
Source: HillPDA

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

LOCAL HOUSING STRATEGY

4.0 Housing Strategy

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



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

HOUSING VISION

Housing in the region is:

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

4.1 Local housing directions



Local housing directions

The local housing directions have been formulated around three themes of supply, choice and infrastructure alignment.

SUPPLY

- 1.1 Facilitate infill and greenfield housing supply to ensure a balanced and economic approach to growth.
- 1.2 Monitor housing development and take-up.
- 1.3 Facilitate the provision of rental accommodation on the market.

CHOICE

- 2.1 Facilitate a diversity of housing choice to cater for the needs of the community.
- 2.2 Encourage greater housing diversity around centres and major employment precincts.
- 2.3 Leverage the renewable energy zone to deliver housing.

INFRASTRUCTURE ALIGNMENT

- 3.1 Align infrastructure with housing delivery.
- 3.2 Collect and allocate funding to support infrastructure delivery in line with growth.

4.1.1 Theme: Supply

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

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

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

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



Table 5: Supply directions and actions

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

4.1.2 Theme: Choice

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

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

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



Table 6: Choice directions and actions

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

4.1.3 Theme: Infrastructure alignment

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

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

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

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

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




Table 7: Infrastructure alignment directions and actions

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

4.2 Place plans



Place plans and interventions

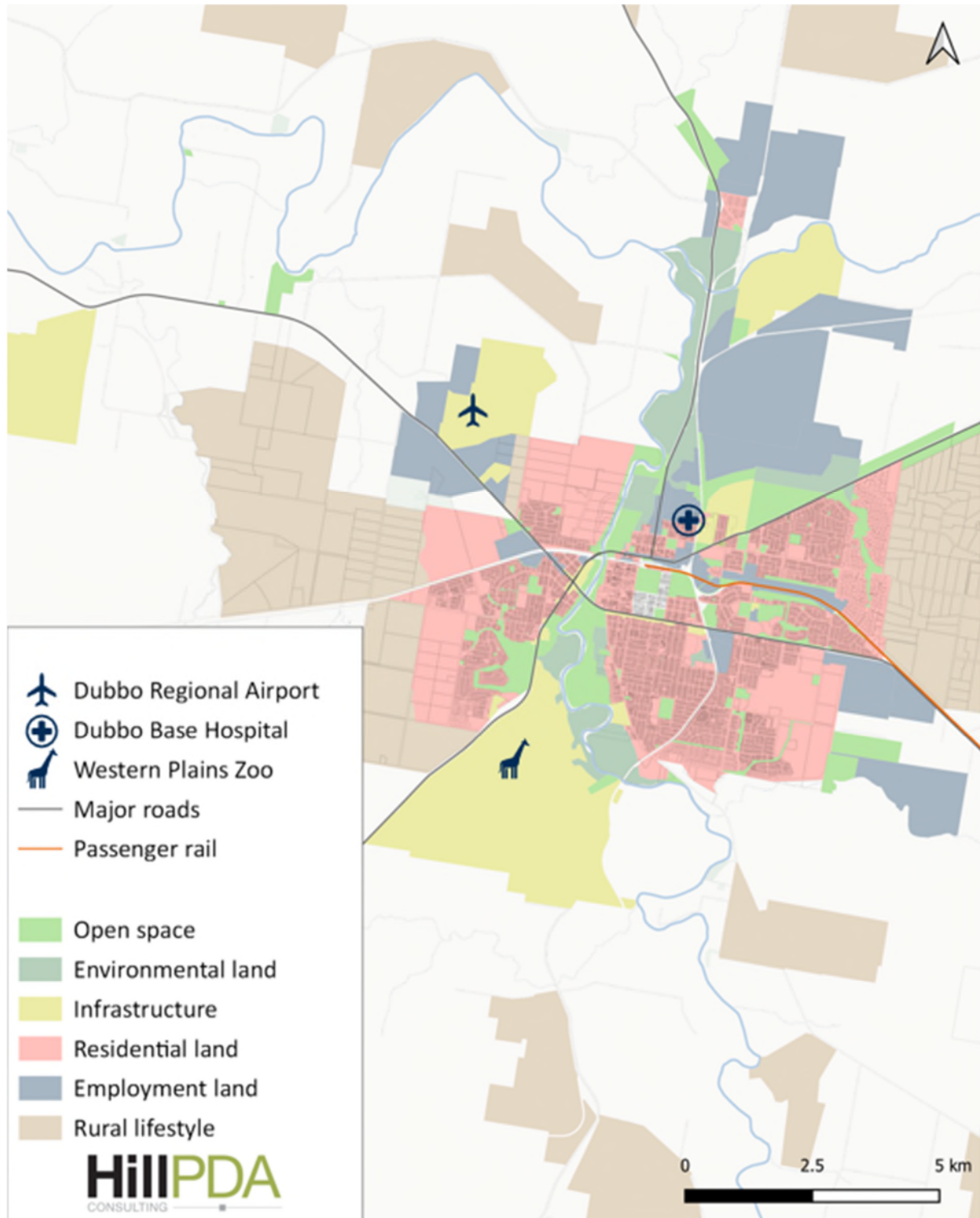
The Place Plans for Dubbo, Wellington and the villages have been drafted with consideration of perspectives gained through community consultation. They recognise that each place is different and will respond to growth demands in different ways.

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

4.2.1 Dubbo

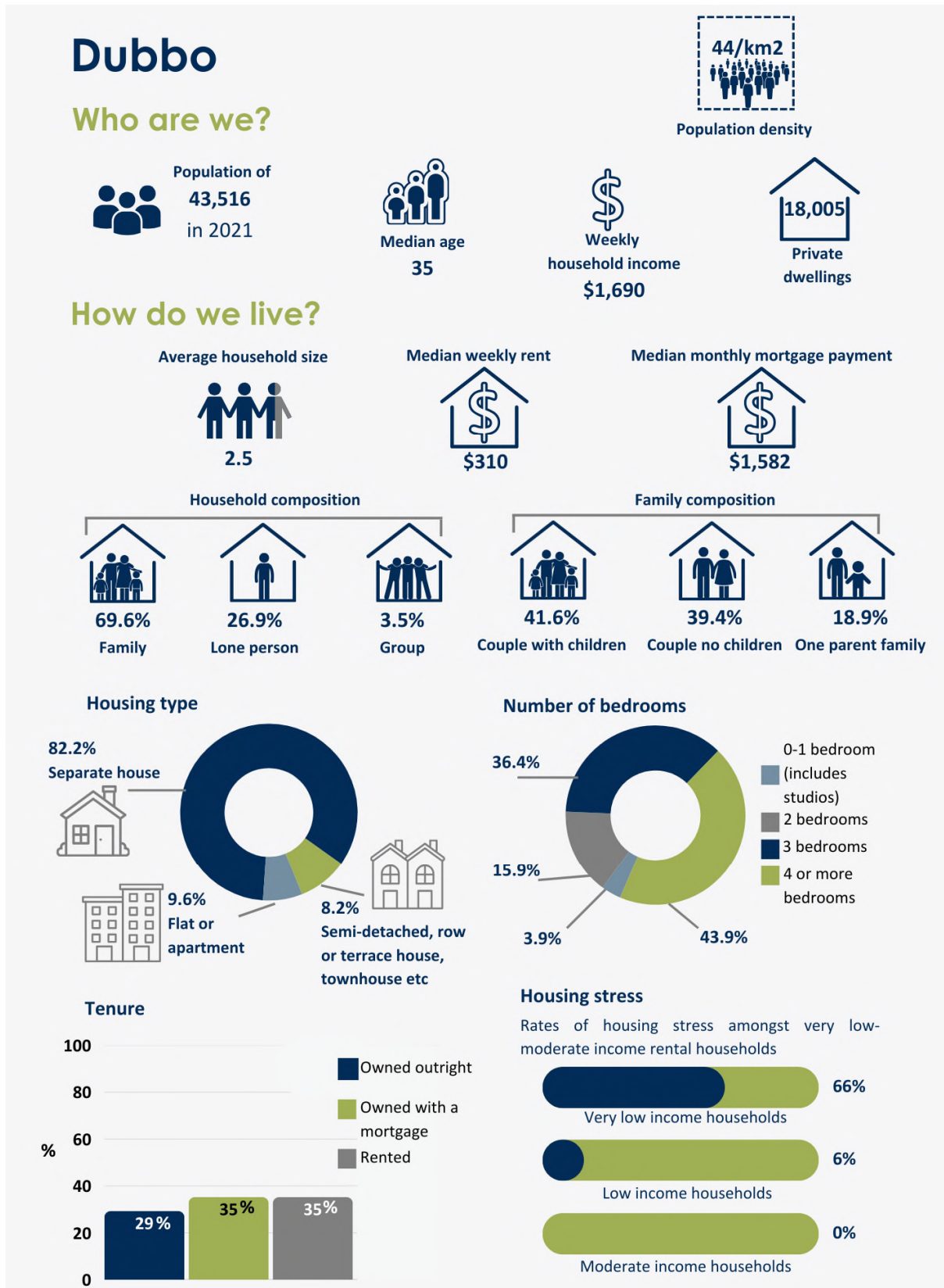
Dubbo is the largest population centre in the Orana region, serving as a hub for business, industry, education, and services in western NSW. Strategically located at the junction of major highways, with access to regional air travel, it is a key service centre that also features significant cultural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

Figure 18: Dubbo city map



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

Figure 19: Dubbo city overview

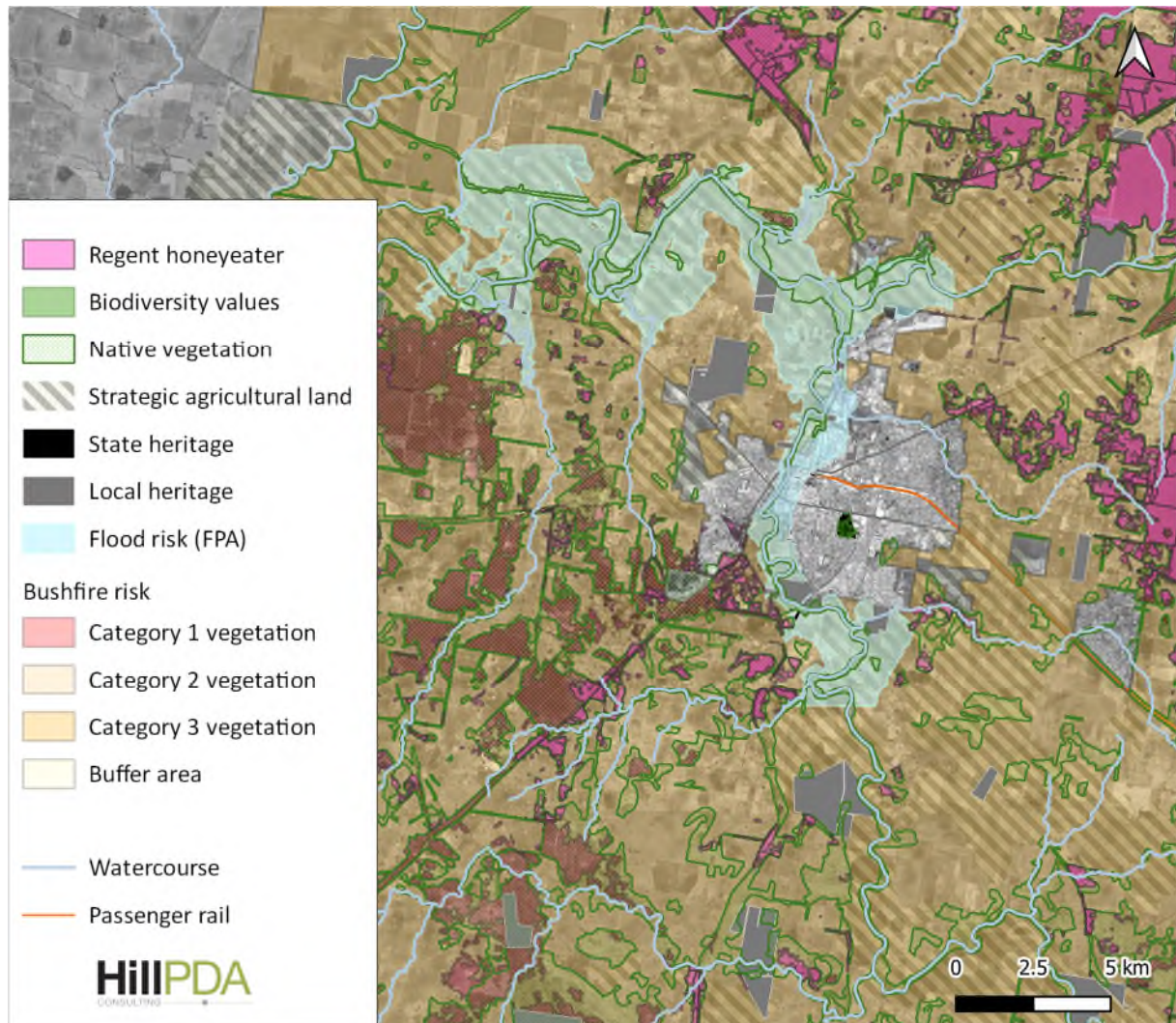


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the Suburb and Locality (SAL) level. Proportions exclude undetermined/other.

Constraints

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

Figure 20: Dubbo constraints



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

Housing delivery and gaps

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

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

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

Source: REMPLAN (Jan 2025); HillPDA

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

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

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

Place growth principles

To achieve the desired future character:

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

Urban Release Areas

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

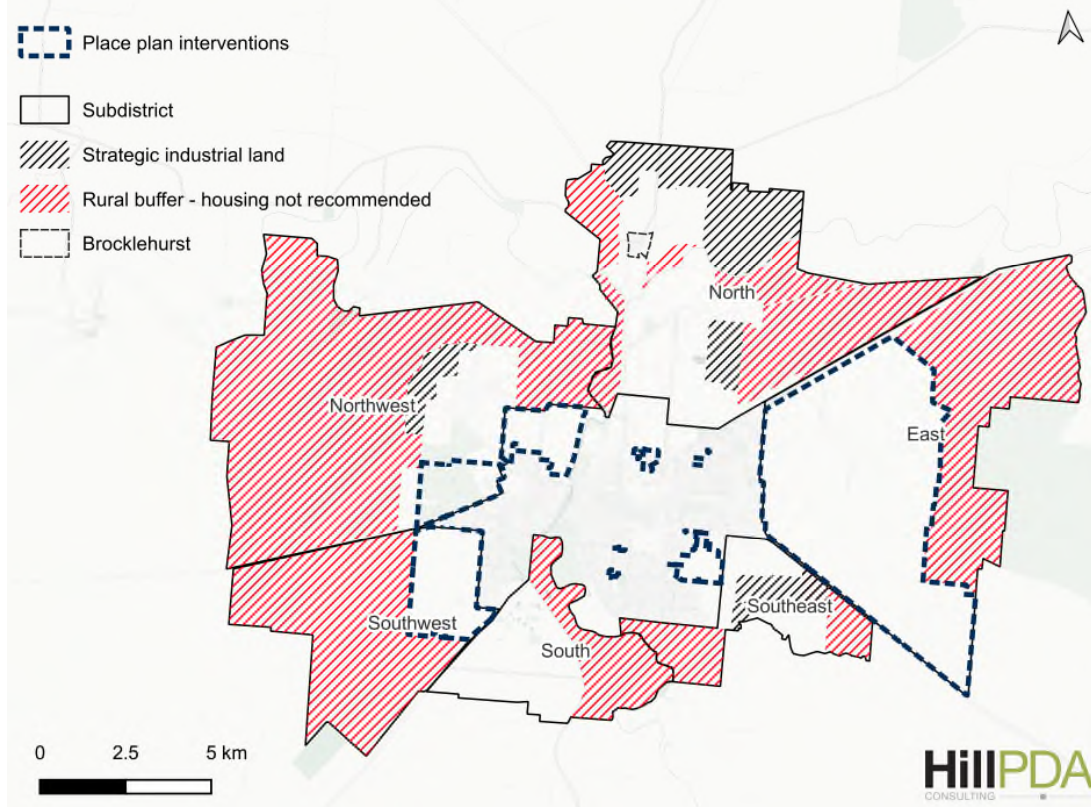
Urban release areas must be developed and strategically planned for in accordance with Part 6 of the Dubbo Regional LEP 2022. This requires:

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

4.2.1.1 Place interventions

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

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

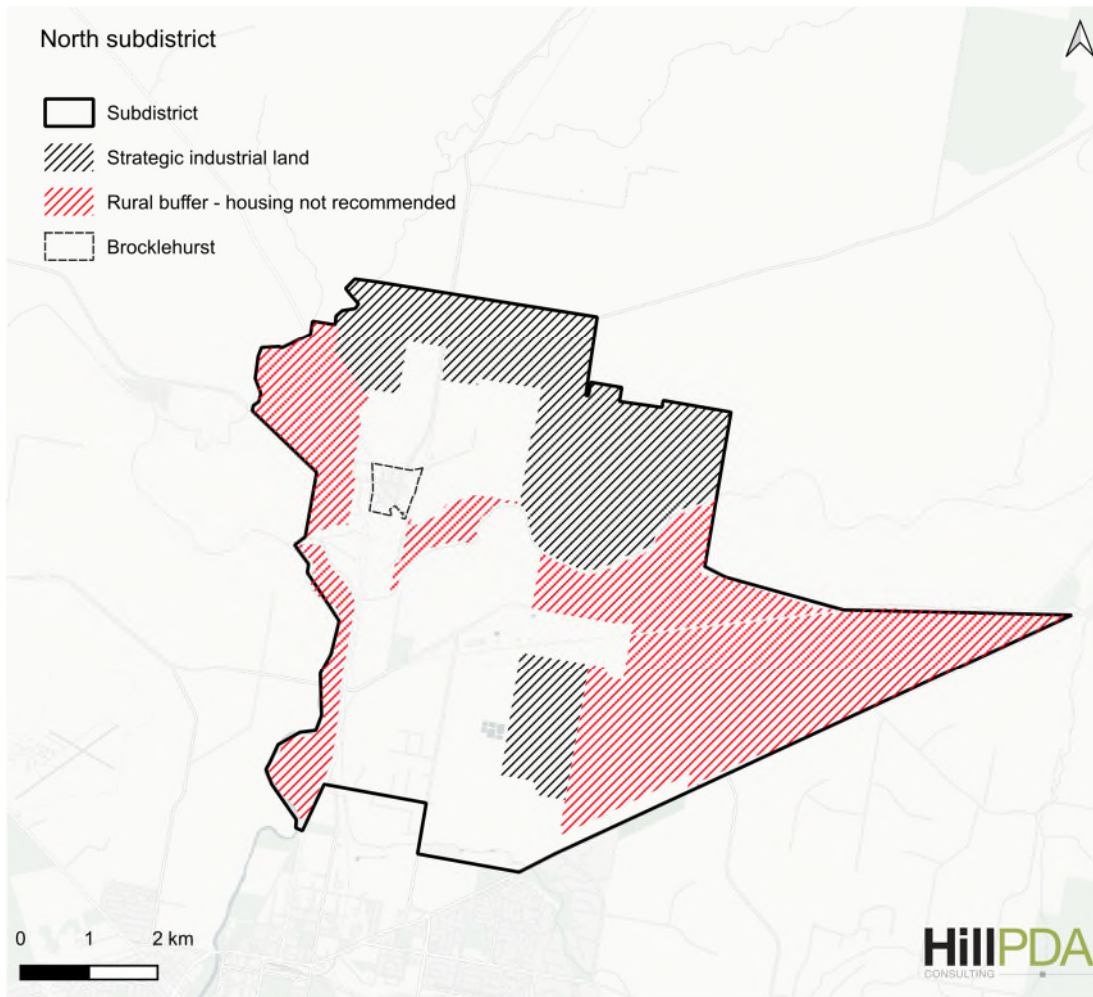


Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.1.2 North subdistrict

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

Figure 22: North subdistrict

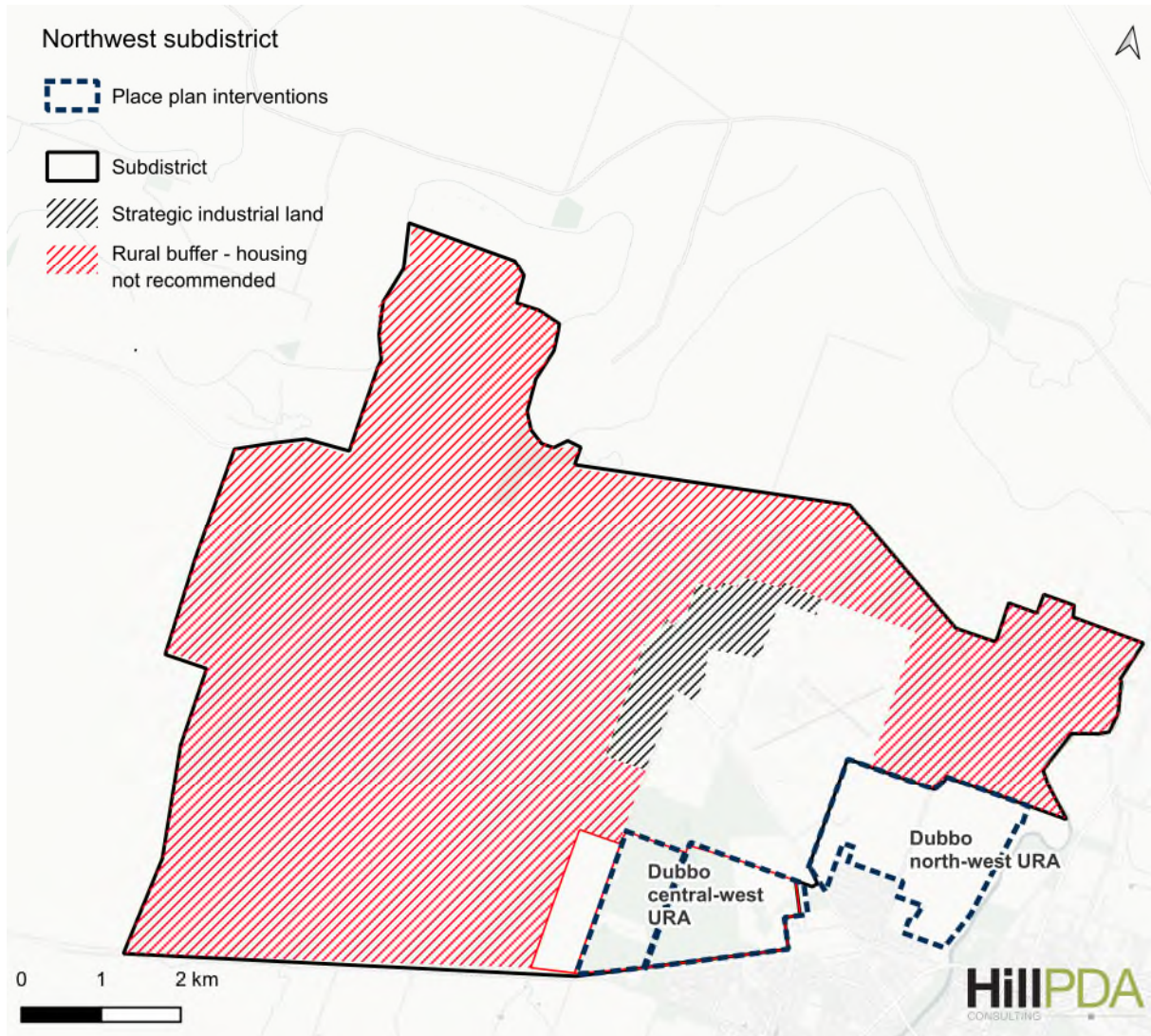


Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.1.3 Northwest subdistrict

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

Figure 23: Northwest subdistrict



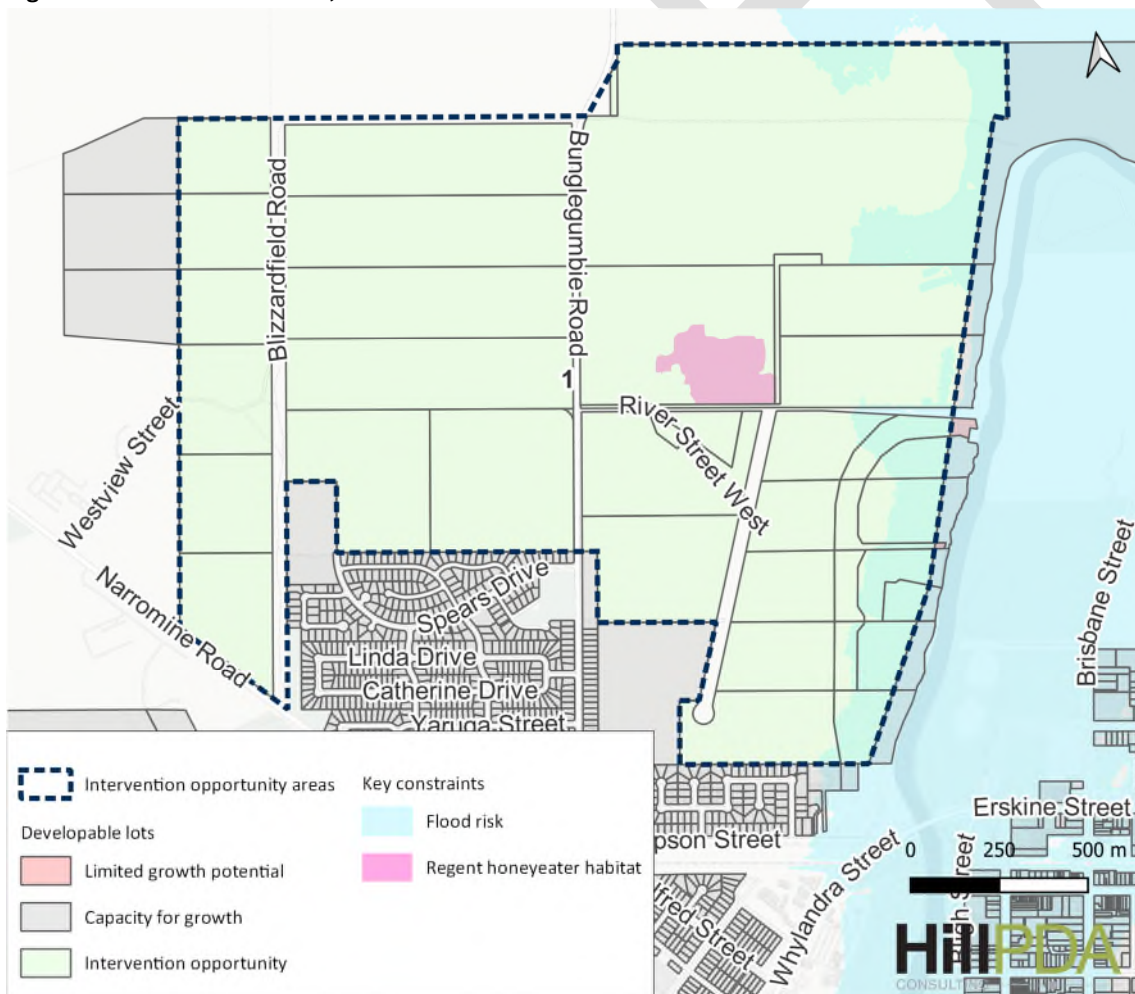
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

Dubbo North-West urban release area

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

Intervention	Action	Additional yield
1	<p>Facilitate the delivery of the North-West Urban Release Area through the following tasks:</p> <ul style="list-style-type: none"> • Rezoning the land to areas of R1 General Residential, R2 Low Density Residential, E1 Local Centre and RE1 Public Recreation. • Introduce dwelling density controls and amend the minimum lot size area. 	5,500 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Prepare a Strategic Transportation Model for to identify transport capacity and augmentation requirements.	N/A

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



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

Dubbo Central-West urban release area

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

Intervention	Action	Additional yield
	Facilitate the delivery of the Central-West Urban Release Area through the following tasks:	
1	<ul style="list-style-type: none"> • Rezoning the land to areas of R1 General Residential and R2 Low Density Residential • Reduce the minimum lot size area of part of precinct’s eastern extent 	Up to 2,000 dwellings
2	Explore the subsequent rezoning of land along Rosedale Road to R2 Low Density Residential, with a reduced minimum lot size.	Up to 1,250
3	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
4	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
5	Prepare a Strategic Transportation Model to identify transport capacity and augmentation requirements.	N/A

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

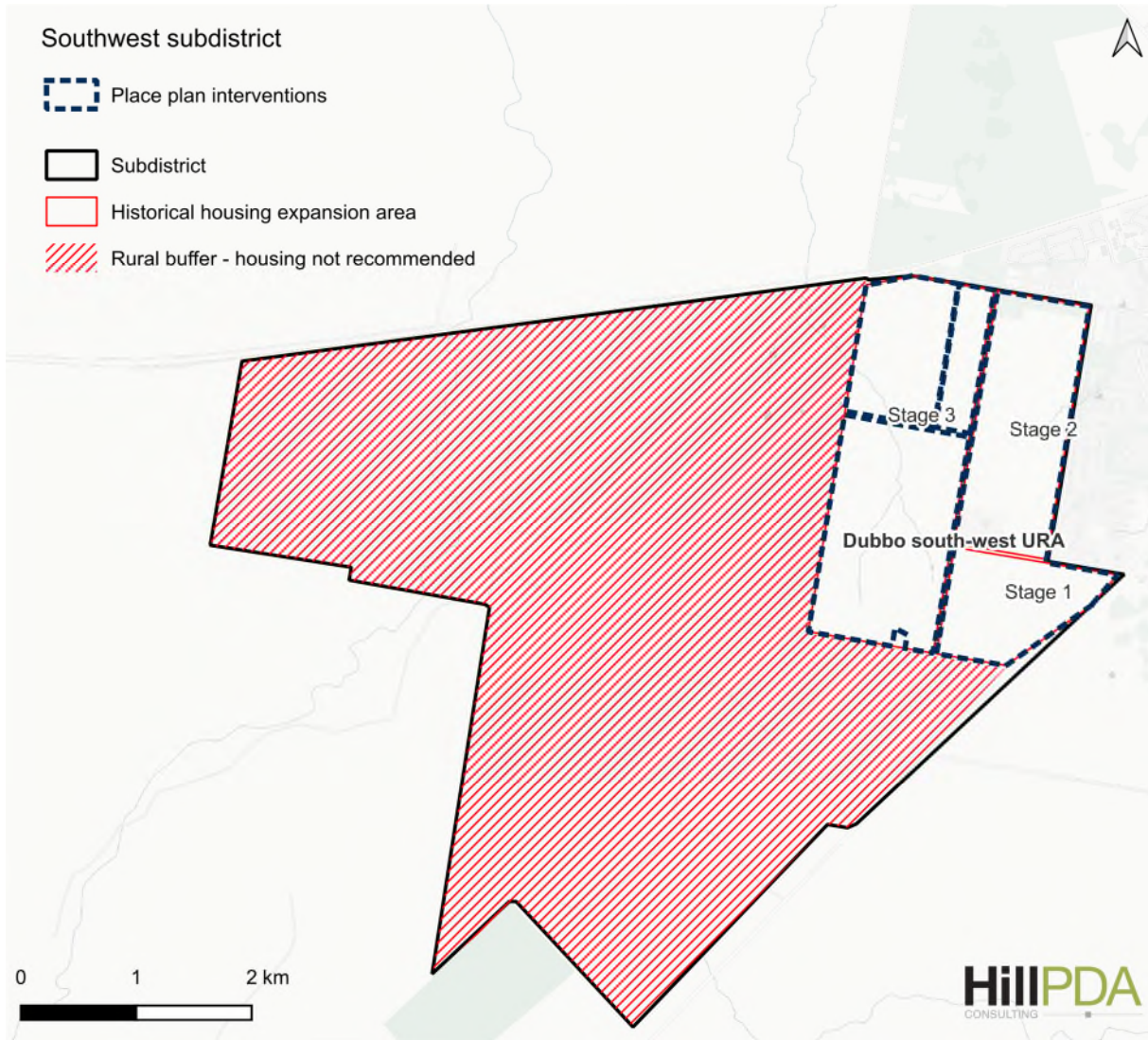


Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.1.4 Southwest subdistrict

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

Figure 26: Southwest subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

Dubbo South-west urban release area

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

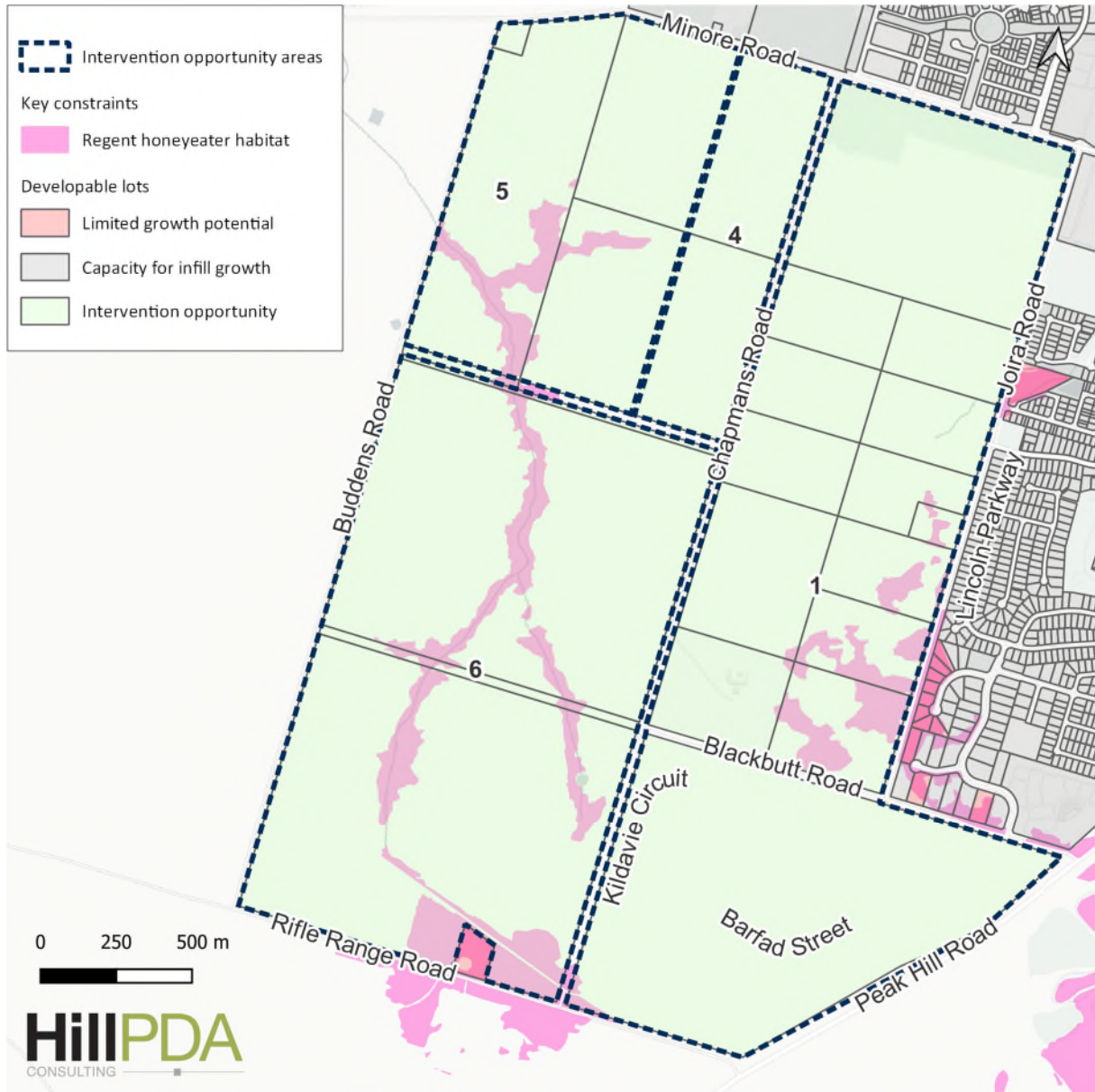
- Staging information to assist in the timely and efficient release of land and infrastructure
- Overall transport hierarchy, major circulation routes and connections required
- Overall landscaping strategy and protection of vegetation
- Active and passive recreational areas
- Stormwater and water quality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

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

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

Intervention	Action	Additional yield
1	Facilitate the delivery of stages 1 and 2 of the South-West Urban Release Area through the following tasks: <ul style="list-style-type: none"> ● Rezoning land to areas of R1 General Residential and R2 Low Density Residential. ● Working with landowners to coordinate the delivery of infrastructure and housing. 	2,500 to 3,000 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure.	N/A
3	Prepare a Water and Sewerage Strategy to identify hydraulic capacity and system augmentation requirements.	N/A
4	Explore the rezoning of land along Chapmans Road to R2 Low Density Residential, with a reduced minimum lot size.	Up to 1,020 dwellings
5	Explore the subsequent rezoning of land along Minore Road to R2 Low Density Residential, with reduced minimum lot size.	Up to 2,040 dwellings
6	Investigate and structure plan the southern area to incorporate a range of lot sizes that are sensitive to the environmental corridors and significant vegetation.	Up to 50 dwellings
7	Prepare a Strategic Transportation Model to identify transport capacity and augmentation requirements.	N/A

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

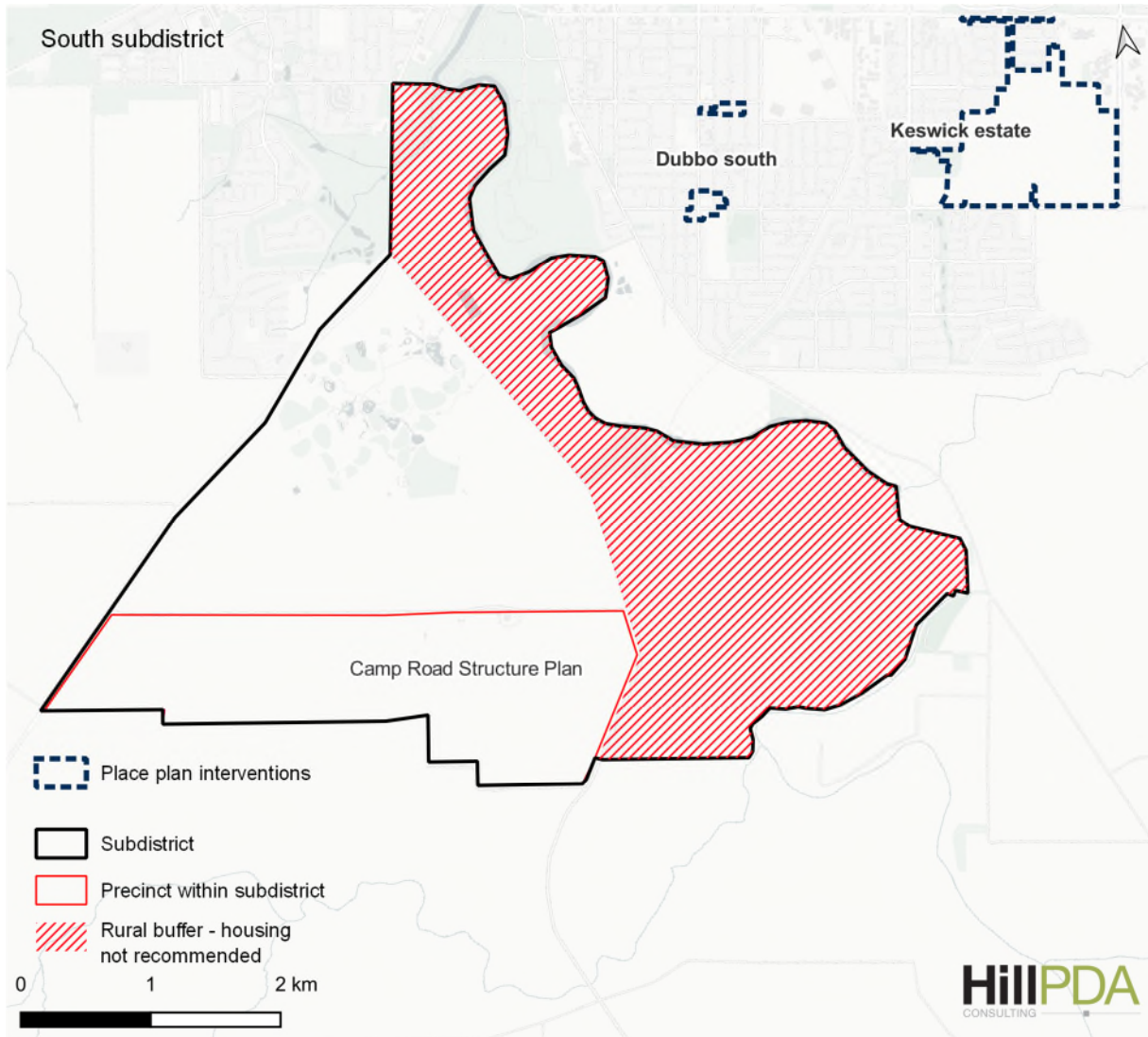


Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.1.5 South subdistrict

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

Figure 28: South subdistrict



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

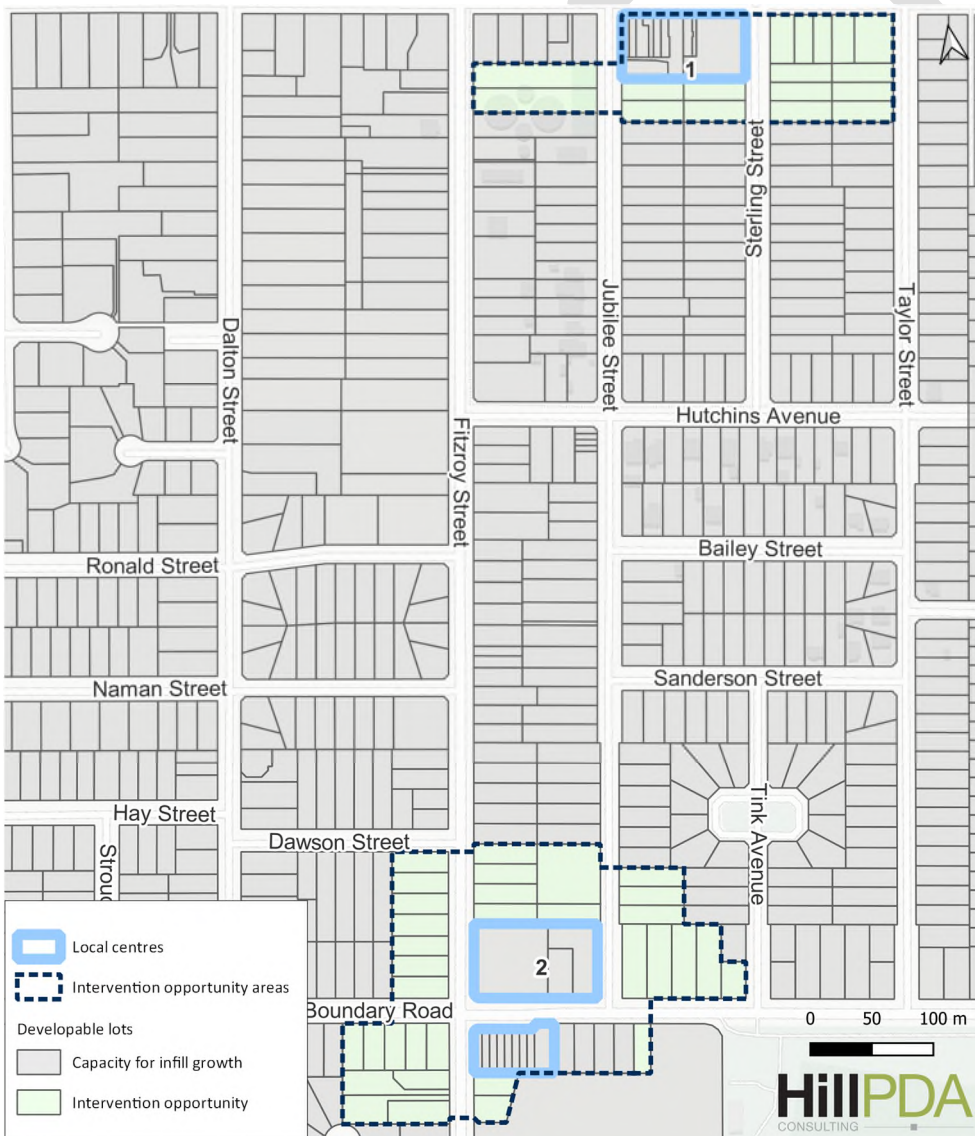
4.2.1.6 City subdistrict

Dubbo south

Table 12: Place interventions, Dubbo south

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

Figure 29: Place interventions, Dubbo south



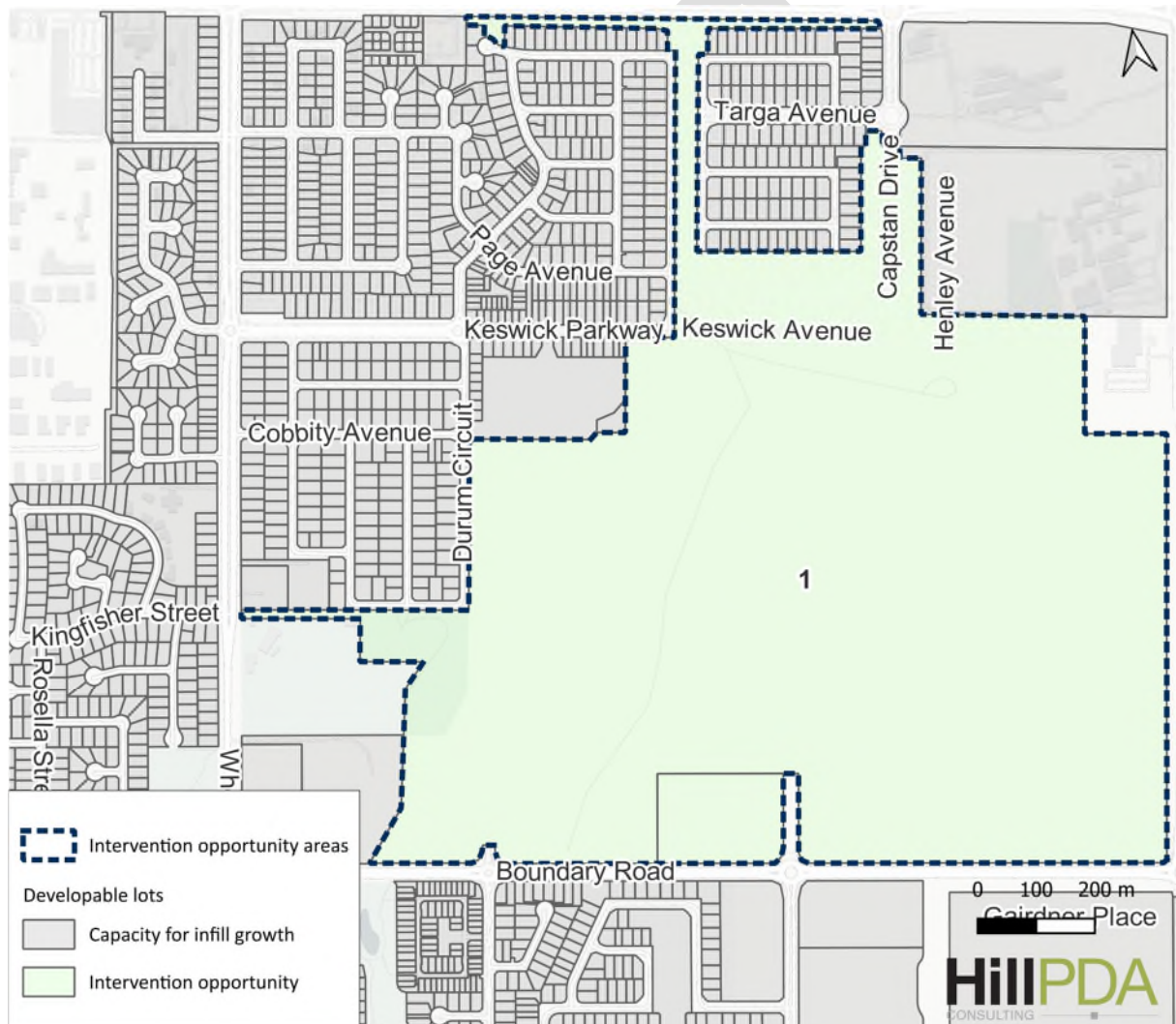
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

Keswick Estate

Table 13: Place interventions, Keswick Estate

Intervention	Action	Additional yield
1	Facilitate the delivery of Keswick Estate through the following tasks: <ul style="list-style-type: none"> • Rezoning the land to areas of R1 General Residential, R2 Low Density Residential and RE1 Public Recreation. • Reduce the minimum lot size area for of part of precinct. 	Up to 1,900 dwellings
2	Prepare a Development Contributions Plan that would support the provision of new infrastructure	N/A

Figure 30: Place intervention, Keswick Estate



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

Dubbo north-east

Table 14: Place interventions, Dubbo north-east

Intervention	Action	Additional yield
1	<p>Support delivery of the Dubbo Health, Education and Well-being Precinct masterplan through the following tasks:</p> <ul style="list-style-type: none"> • Consider precinct-specific planning provisions to accord with the Dubbo Local Strategic Planning Statement • Continue to work with partners to identify development opportunities and barriers • Explore opportunities for health worker accommodation. 	Dependent on collaboration and planning outcomes
2	Explore rezoning Alexander Bell Memorial Park to R1 General Residential and R2 Low Density Residential, subject to stormwater easement, power line and road access limitations.	Dependent on planning outcomes
3	Explore the rezoning to R2 Low Density Residential.	Up to 10 dwellings

Figure 31: Place intervention, Dubbo north-east

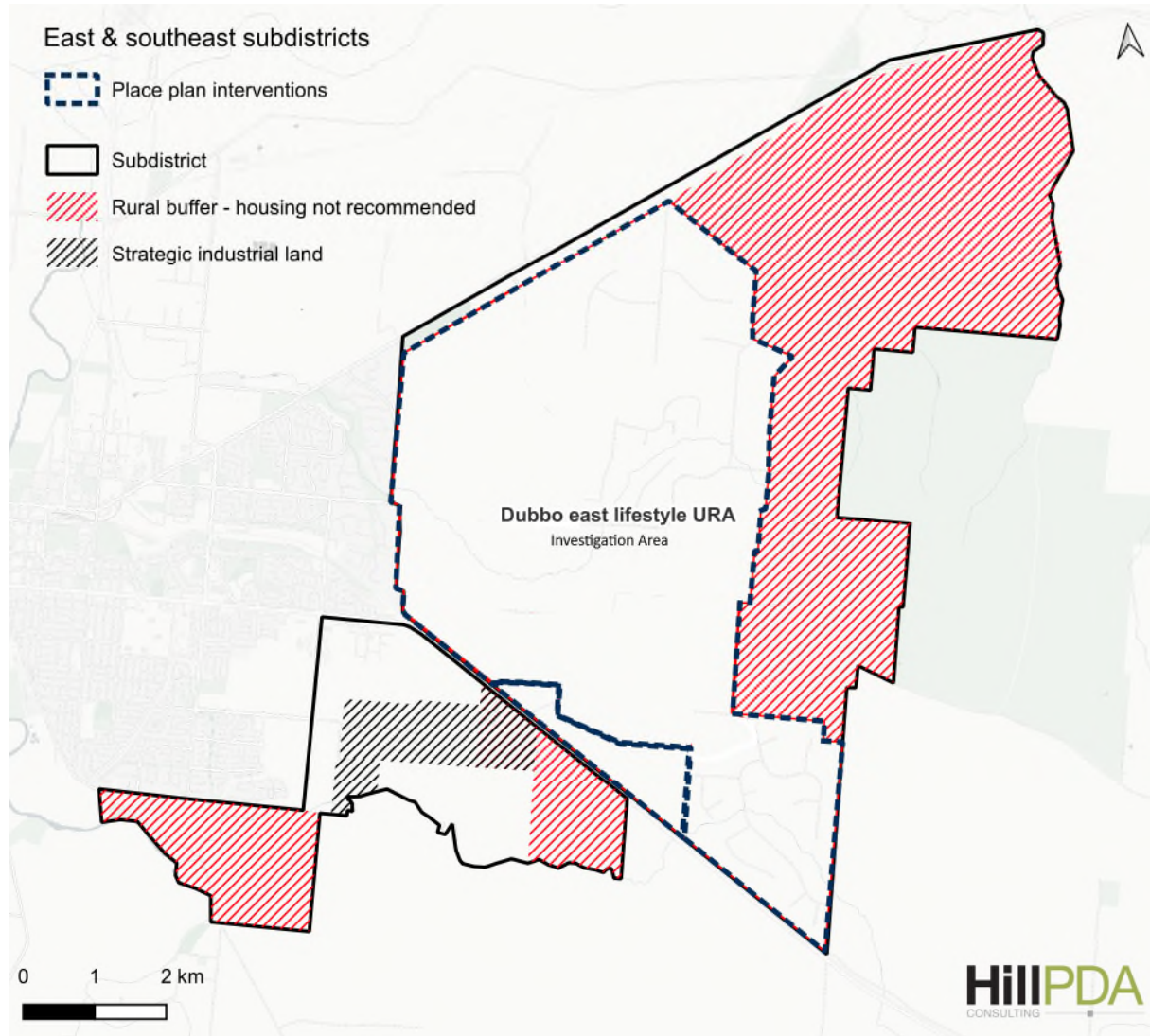


Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.1.7 East and southeast subdistricts

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

Figure 32: East and southeast subdistricts



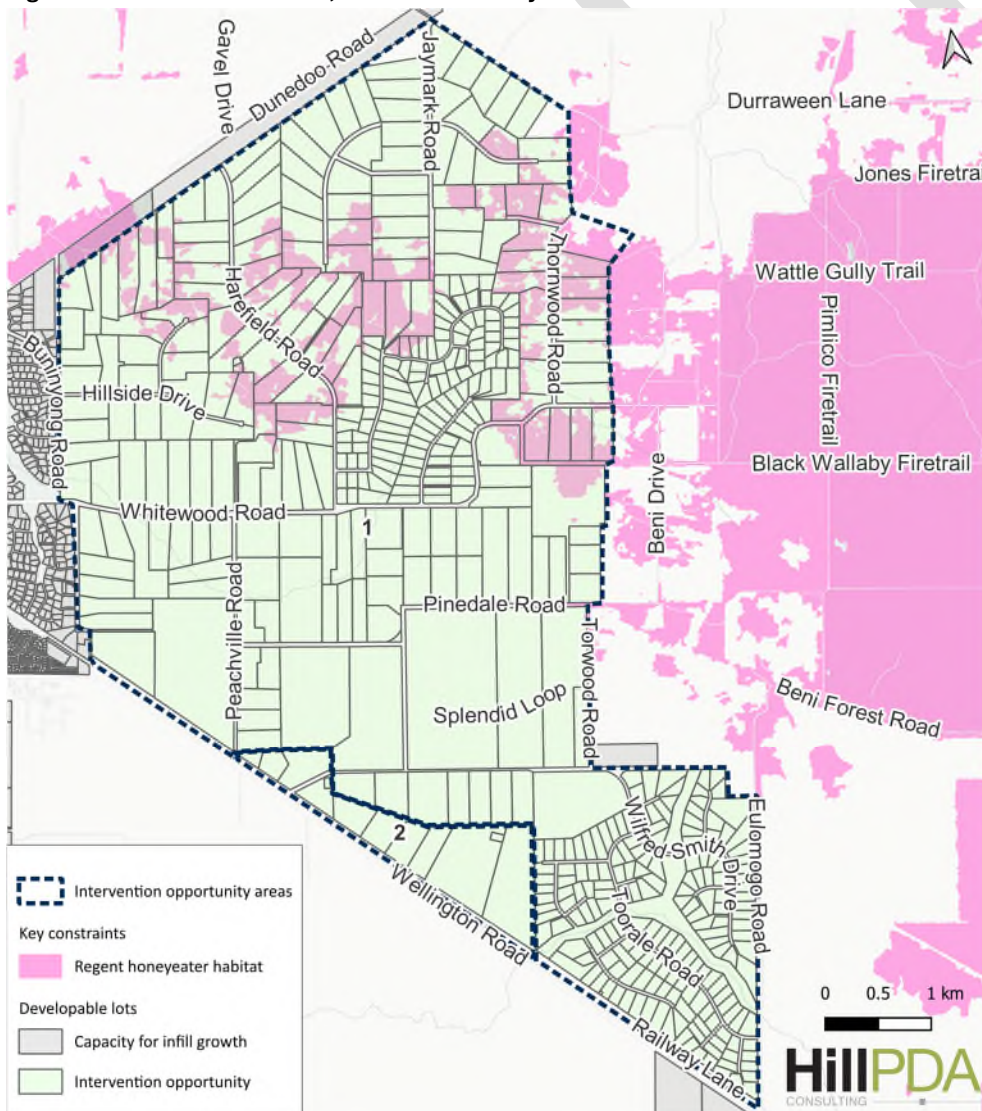
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

Dubbo east lifestyle URA – Investigation area

Table 15: Place interventions, Dubbo east lifestyle

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

Figure 33: Place interventions, Dubbo east lifestyle URA



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

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

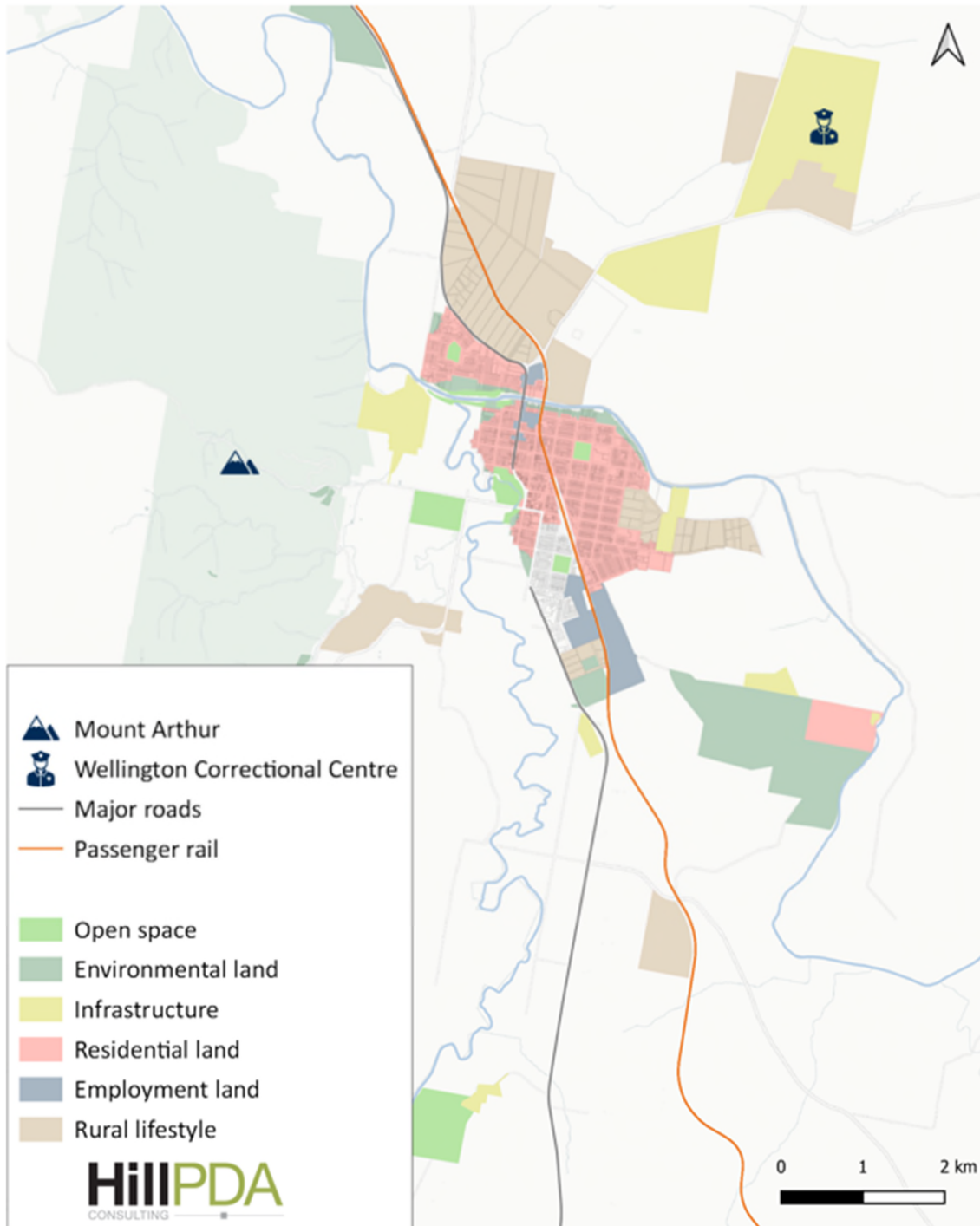
Whilst there is strong ongoing demand for rural lifestyle land and it is important to Dubbo's existing and new communities, designating it an urban release area – investigation area does not necessarily mean that this area will fulfill a different residential function in the future. To ensure opportunities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

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

4.2.2 Wellington

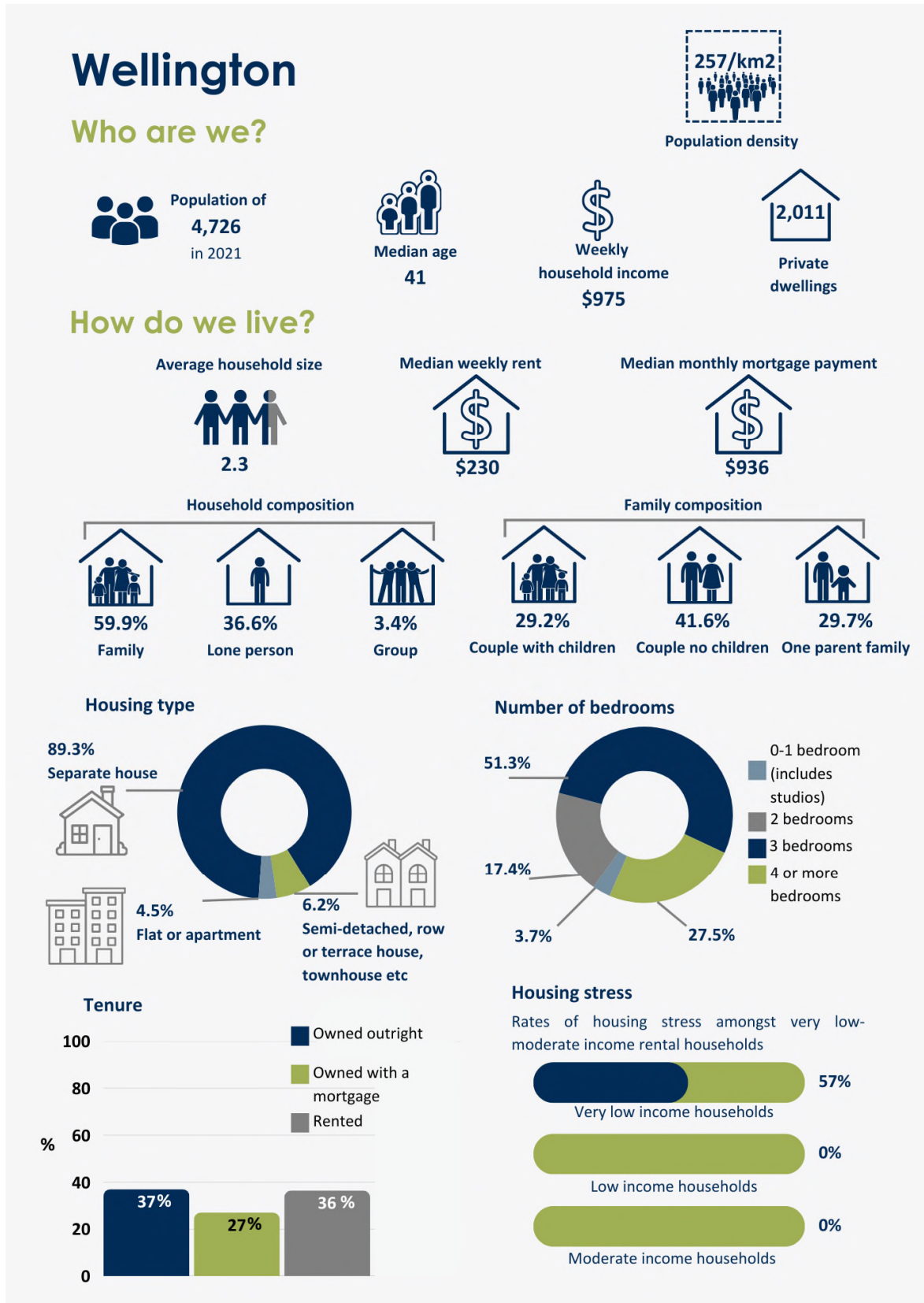
Wellington, located at the junction of the Macquarie and Bell Rivers, is strategically positioned in the Central-West Orana Renewable Energy Zone and near Dubbo, Orange, and Mudgee. The town centre offers diverse business, retail, social, cultural, and recreational opportunities, and contains many historical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

Figure 34: Wellington map



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

Figure 35: Wellington overview



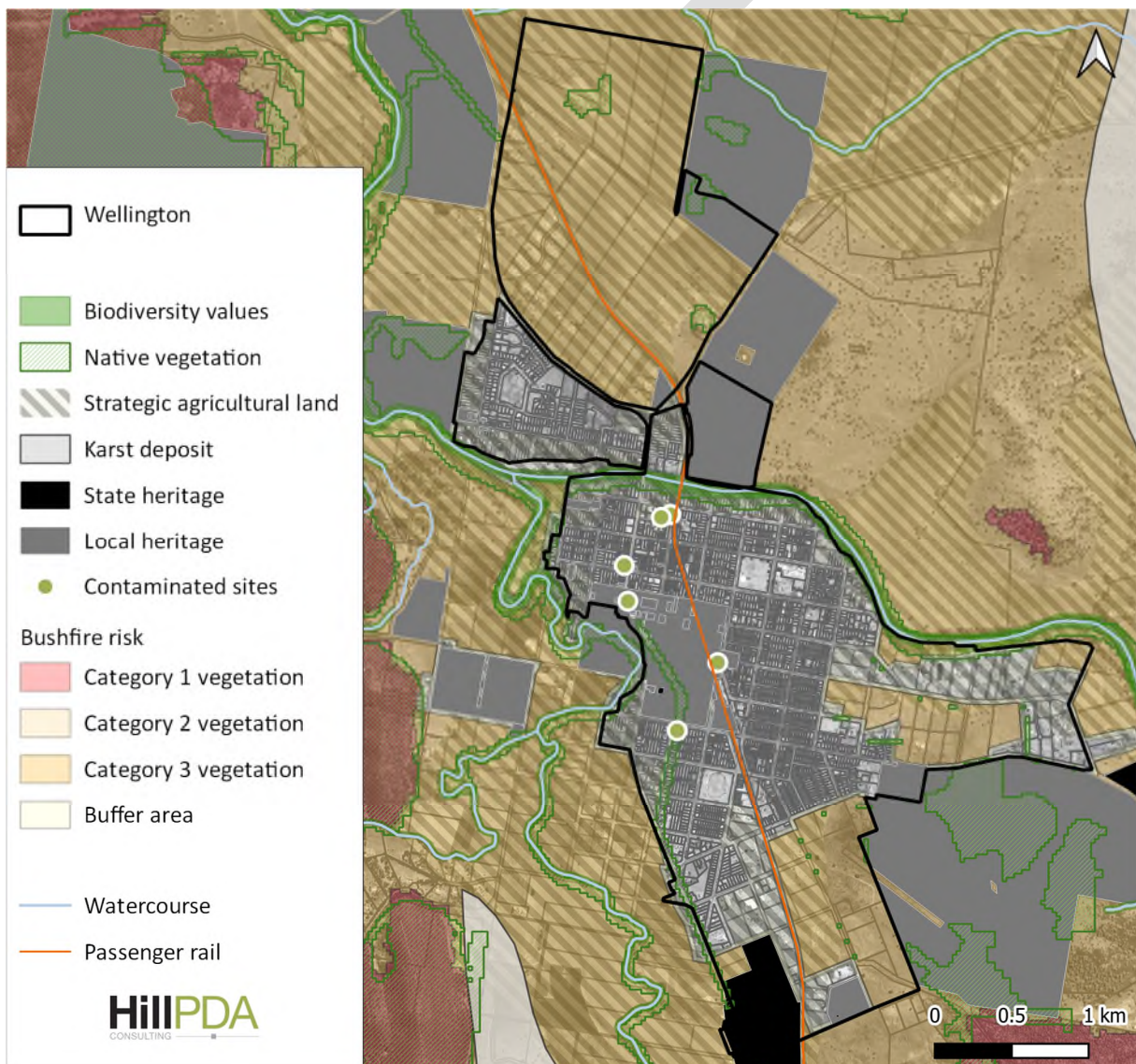
Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on aggregated data at the SAL level. Proportions exclude undetermined/other.

Constraints

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

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

Figure 36: Wellington constraints



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

Housing delivery and gaps

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

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

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

Source: REMPLAN (Jan 2025); HillPDA

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

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

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

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

Place growth principles

To achieve the desired future character:

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

Place interventions

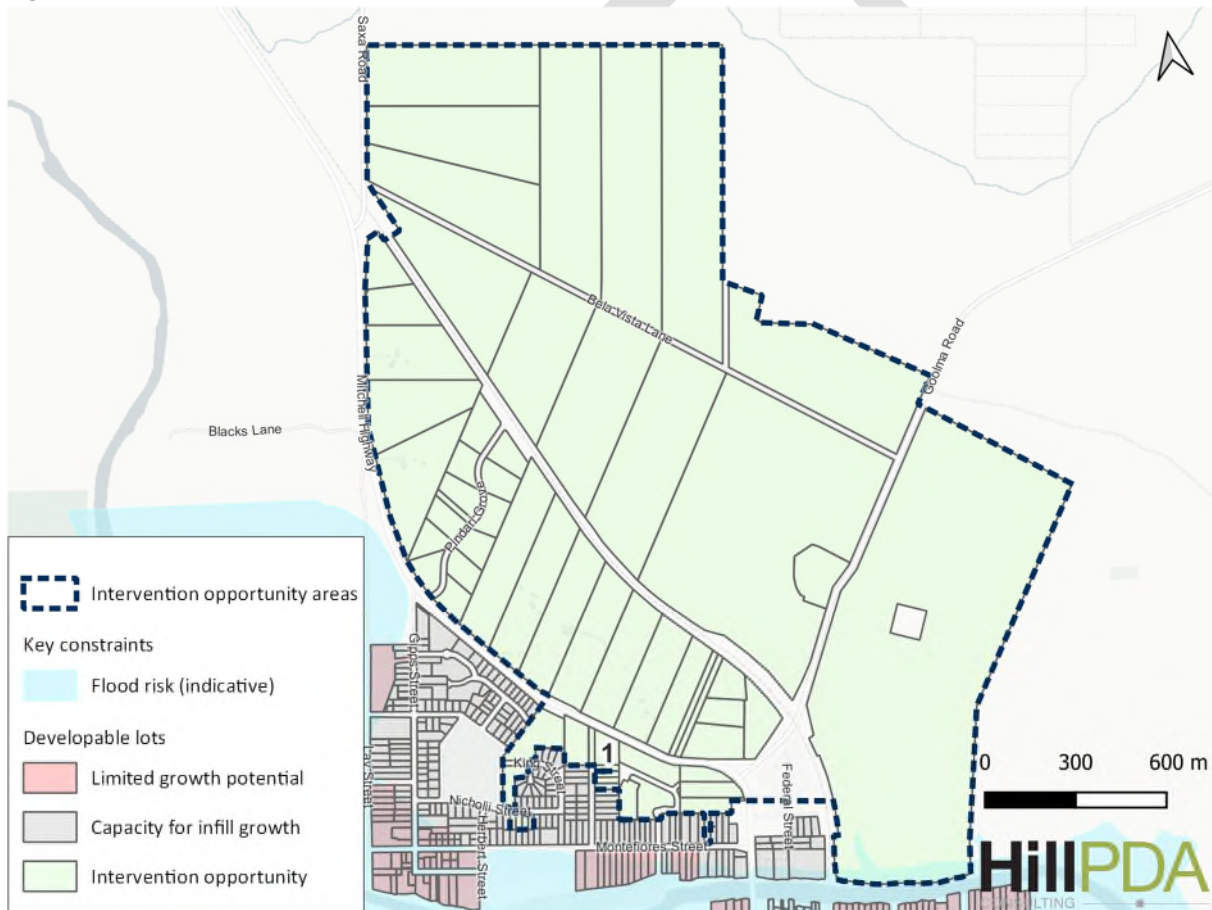
Following a review of development trends, growth requirements and planning controls, specific interventions have been identified for Montefiores and the periphery of Wellington.

Montefiores

Table 17: Place interventions, Montefiores

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

Figure 37: Place interventions, Montefiores



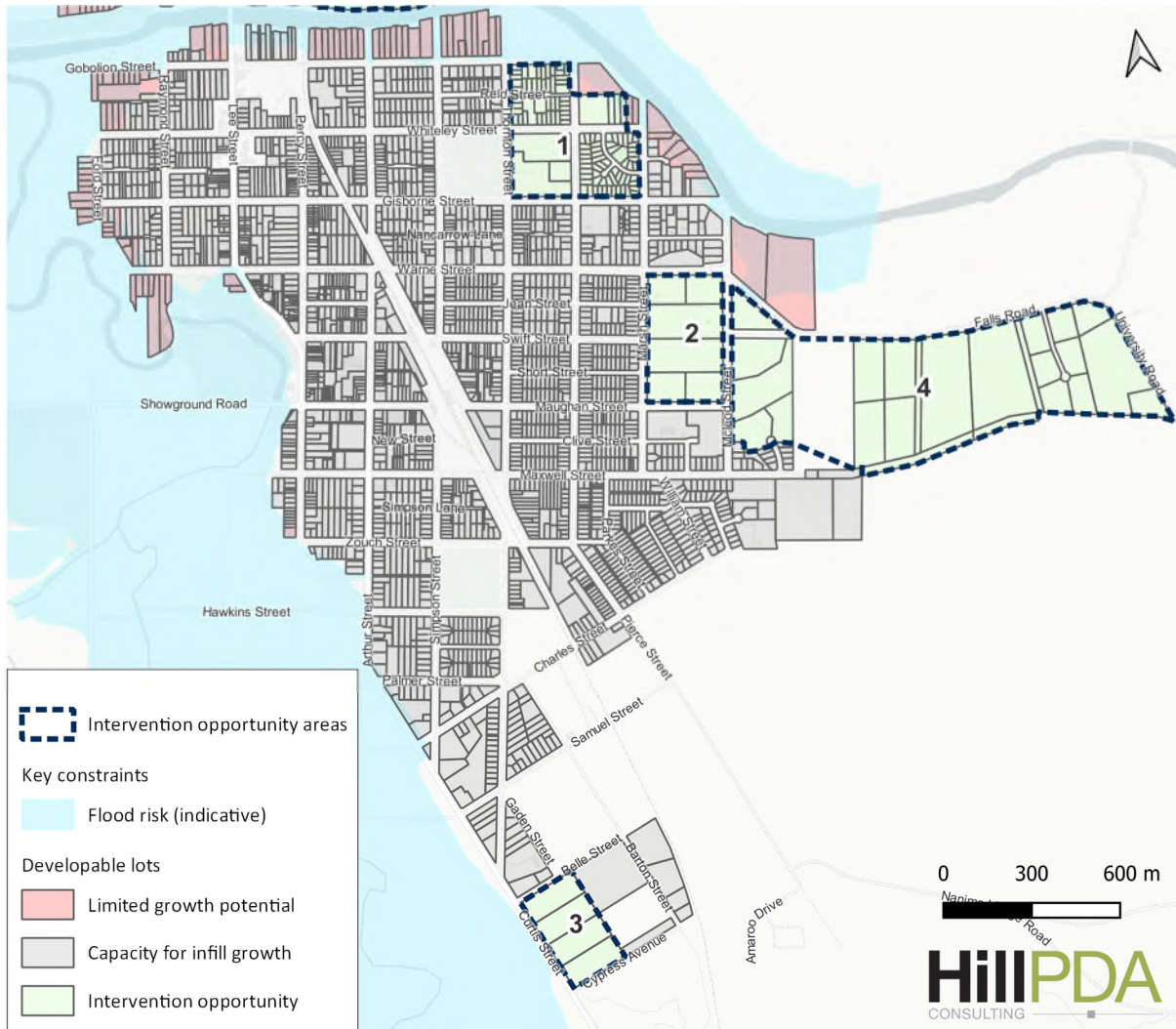
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

Wellington

Table 18: Place interventions, Wellington

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

Figure 38: Place interventions, Wellington



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3 Village Place plans

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

Place Plans have been prepared for the following villages:

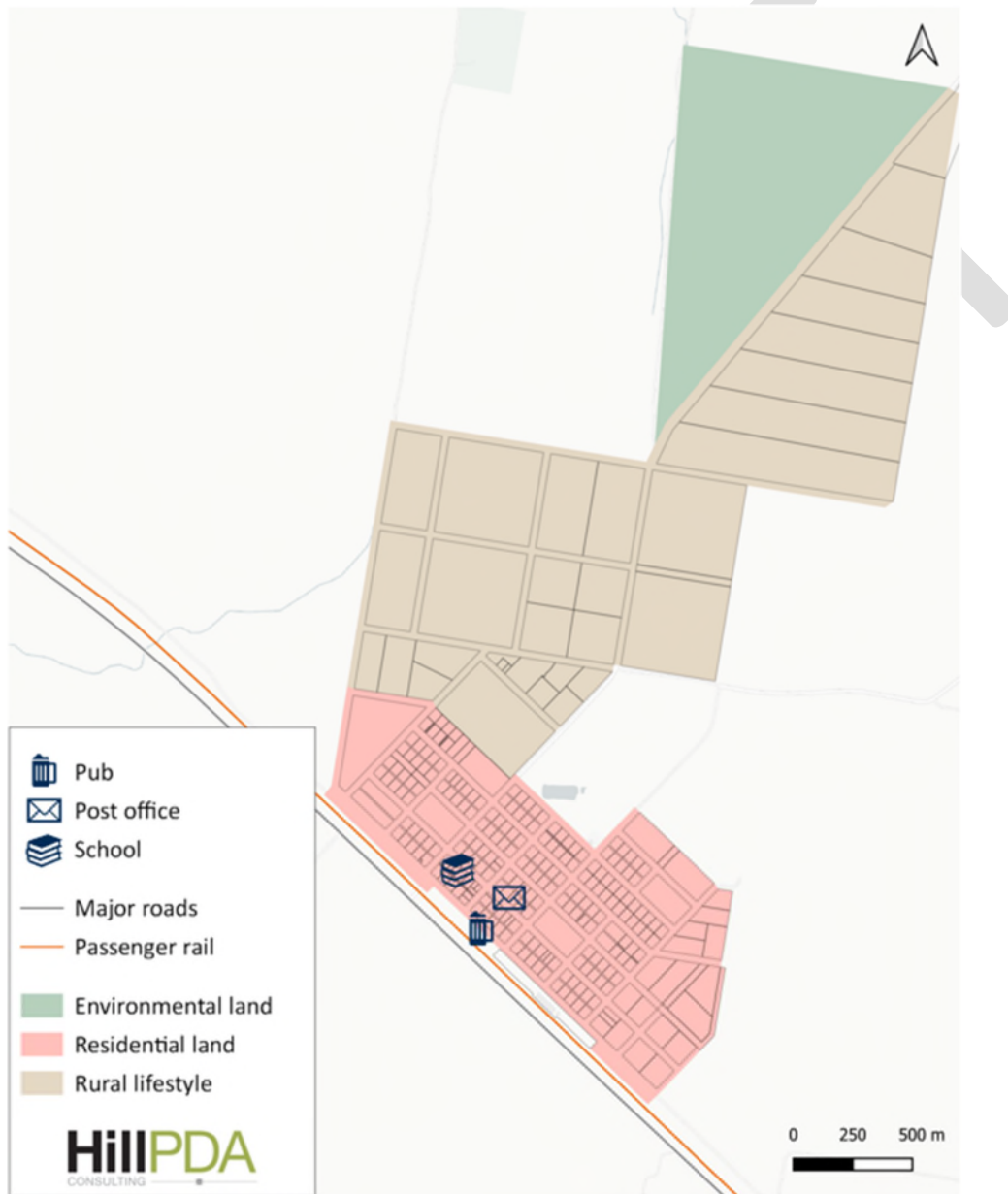
- Wongarbon
- Geurie
- Mumbil
- Stuart Town
- Euchareena
- Kerrs Creek
- Ballimore
- Elong Elong
- Brocklehurst
- Mogriguy
- Eumungerie

4.2.3.1 Wongarbon

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

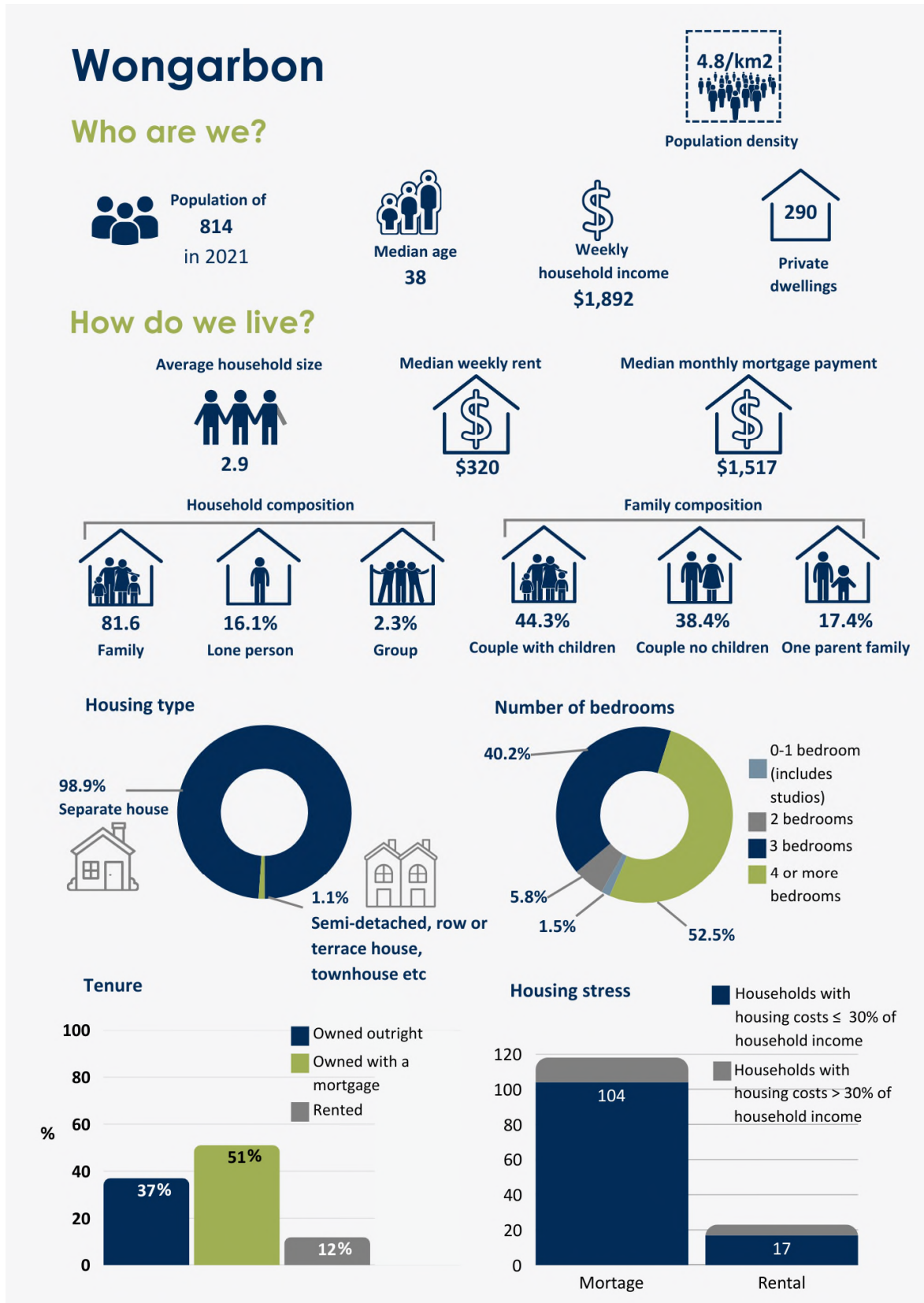
Figure 39: Wongarbon map

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



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

Figure 40: Wongarbron overview

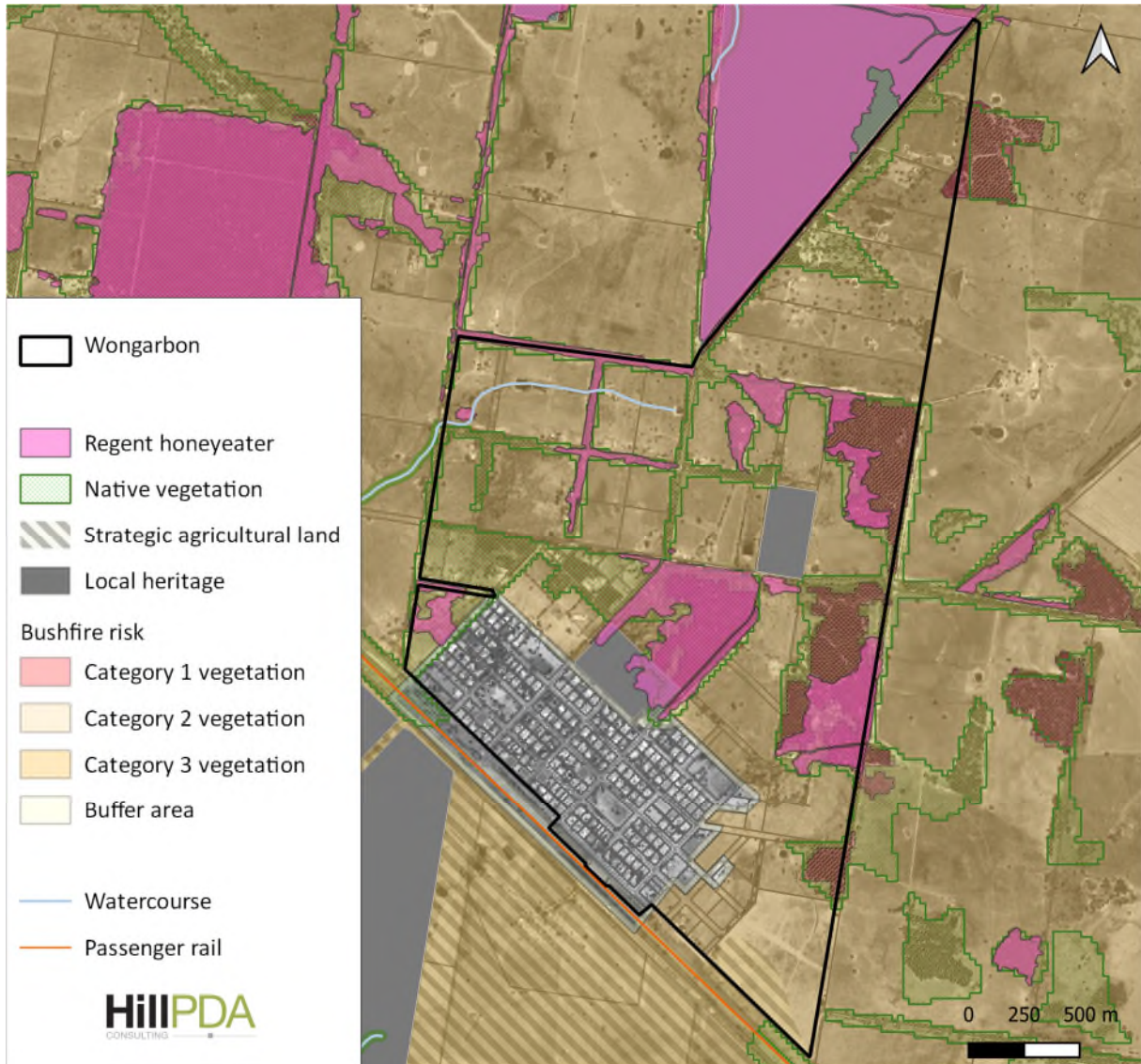


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

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

Figure 41: Wongarbron constraints



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

Housing delivery and gaps

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

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

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

Source: REMPLAN (Jan 2025); HillPDA

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

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

Desired future character

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

Place growth principles

To achieve the desired future character:

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

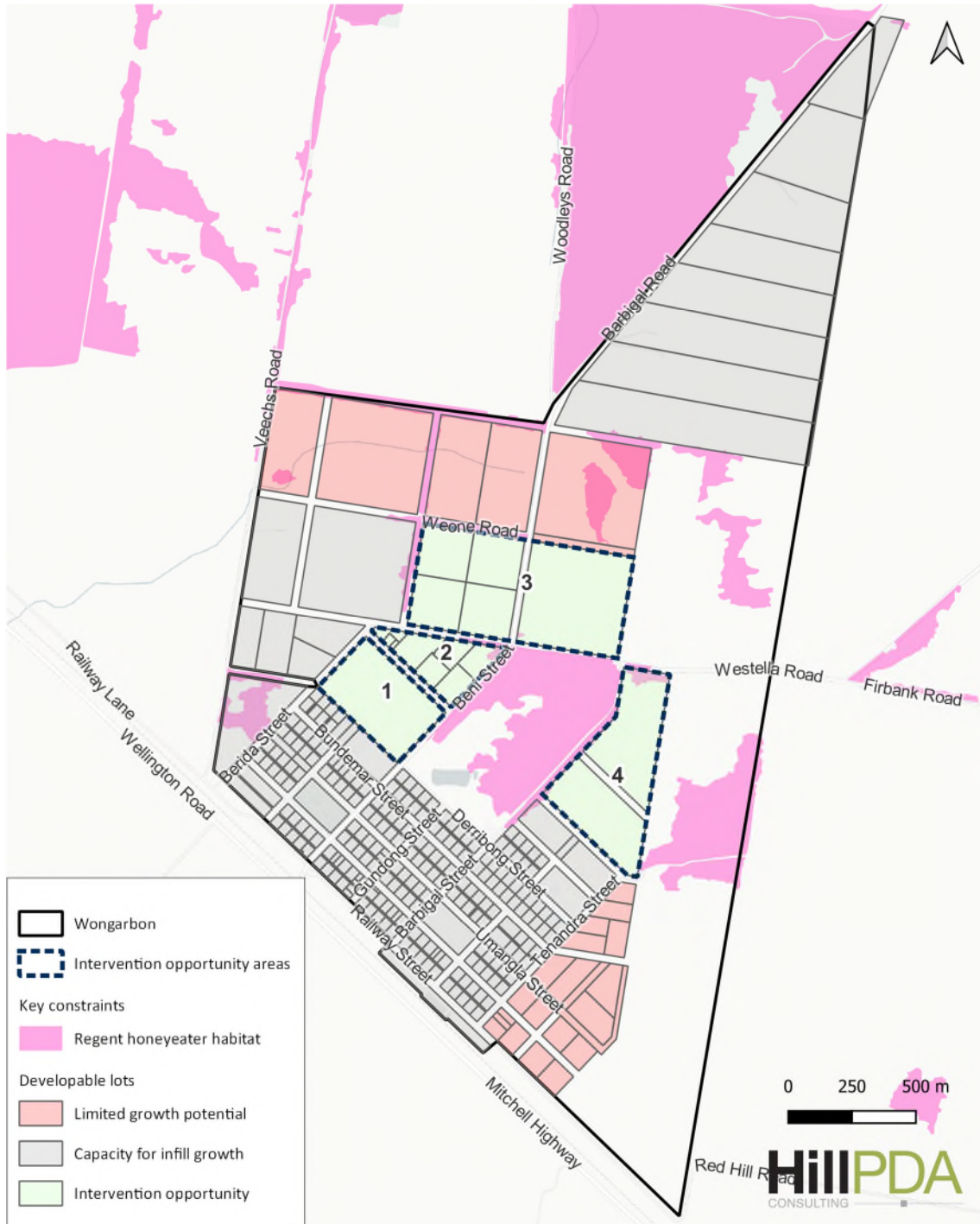
Place directions

Table 20: Place interventions, Wongarbon

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

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

Figure 42: Place interventions, Wongarbon



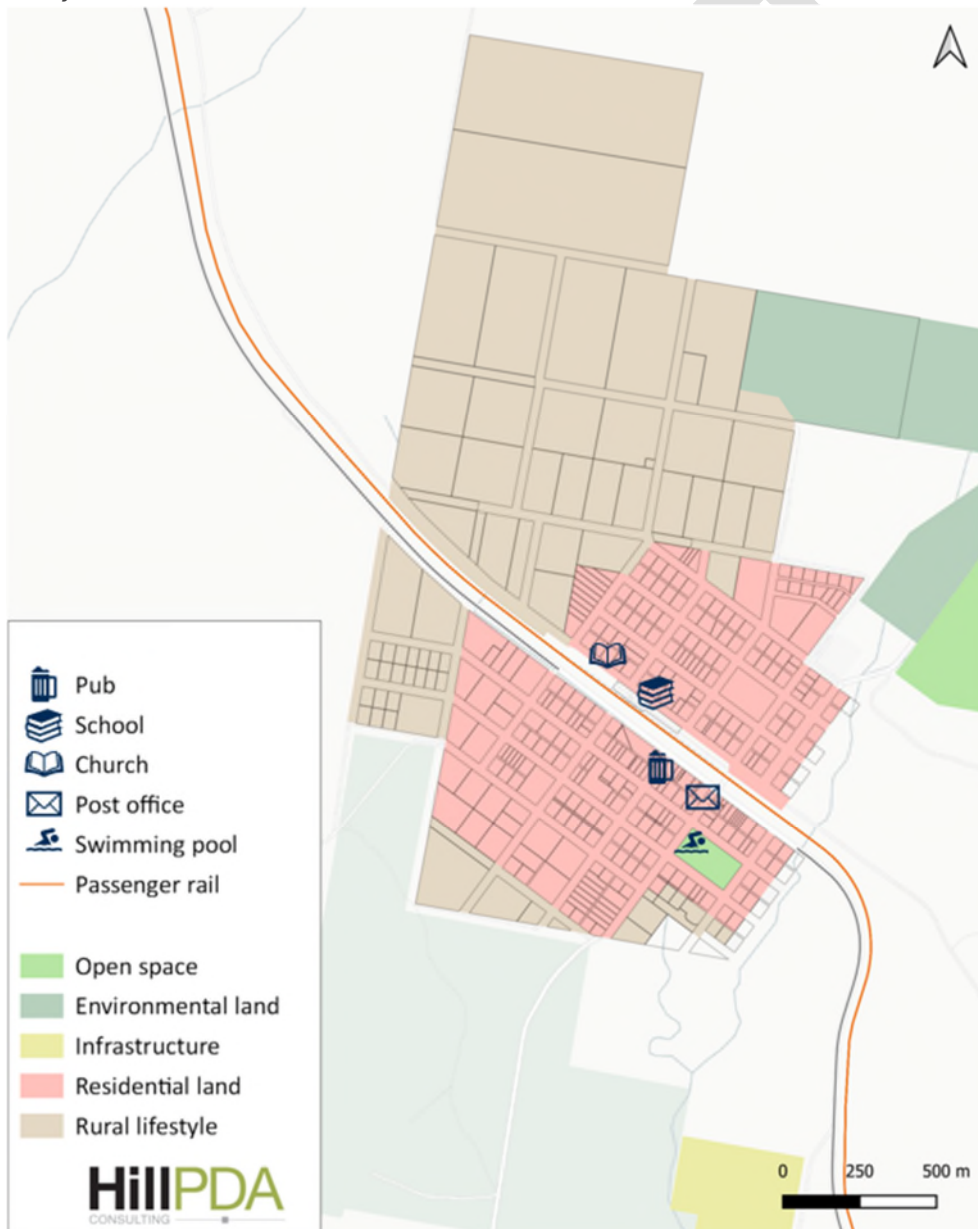
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.2 Geurie

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

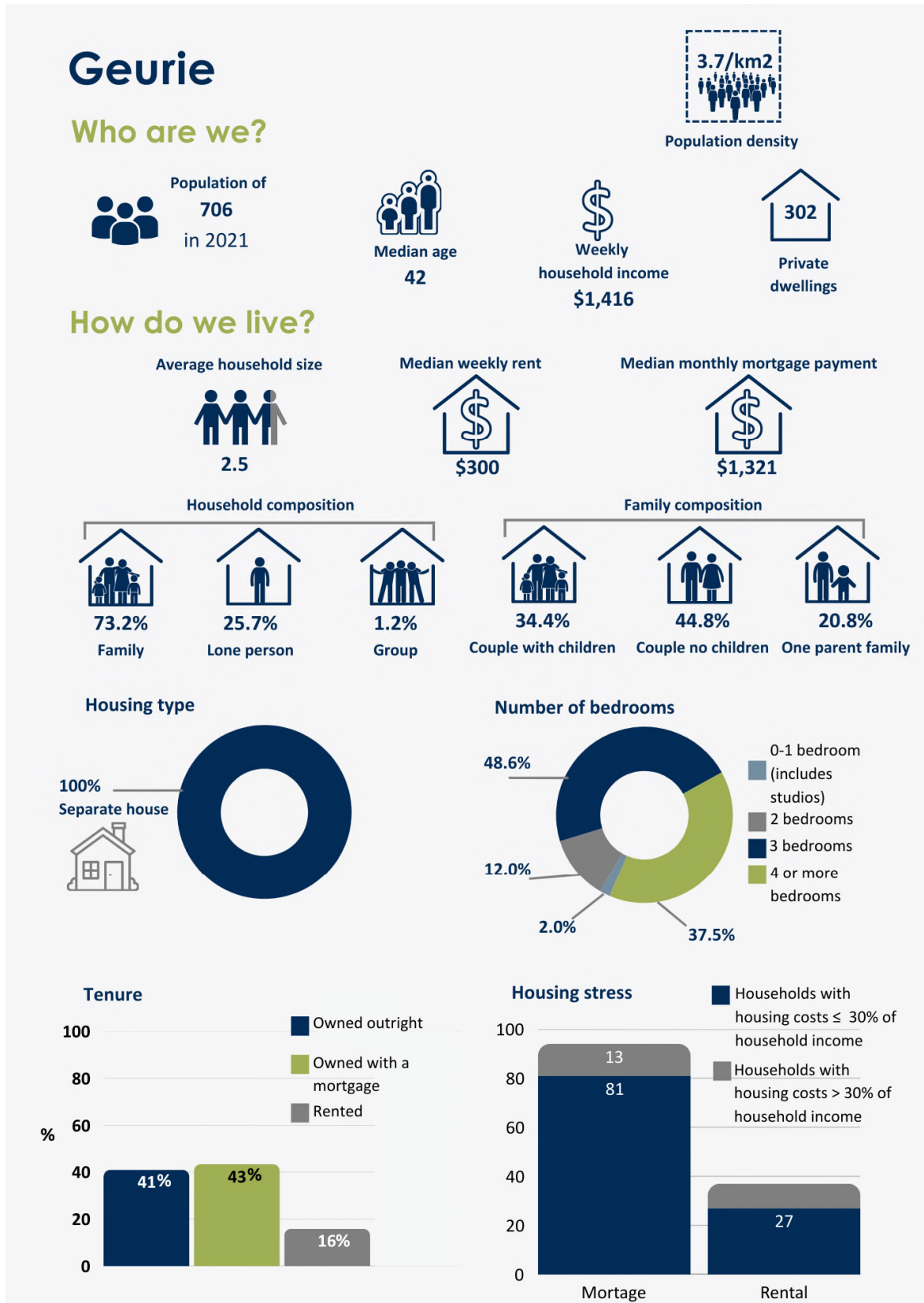
Figure 43: Geurie map

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



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

Figure 44: Geurie overview

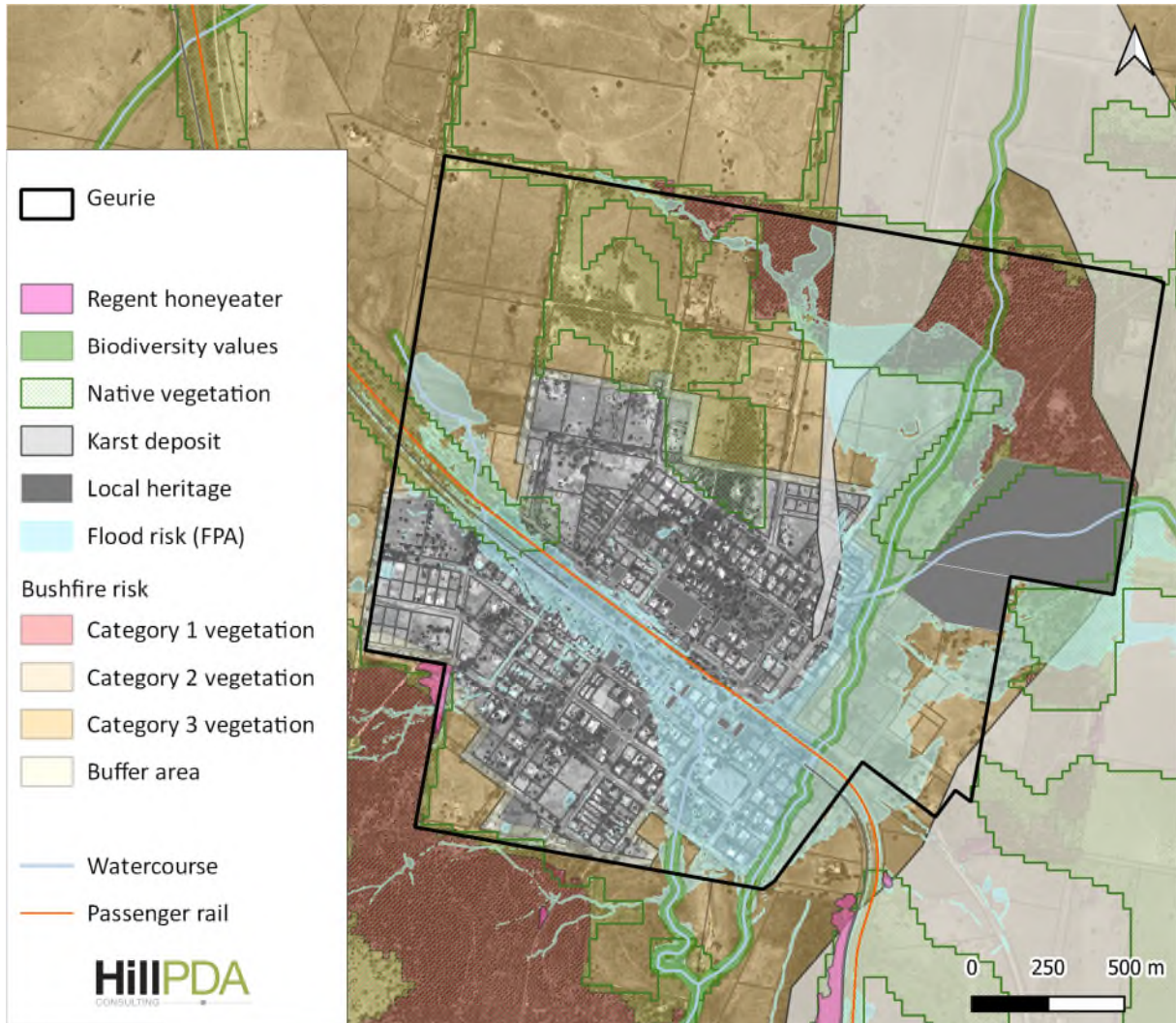


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

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

Figure 45: Geurie constraints



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

Housing delivery and gaps

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

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

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

Source: REMPLAN (Jan 2025); HillPDA

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

Desired future character

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

Place growth principles

To achieve the desired future character:

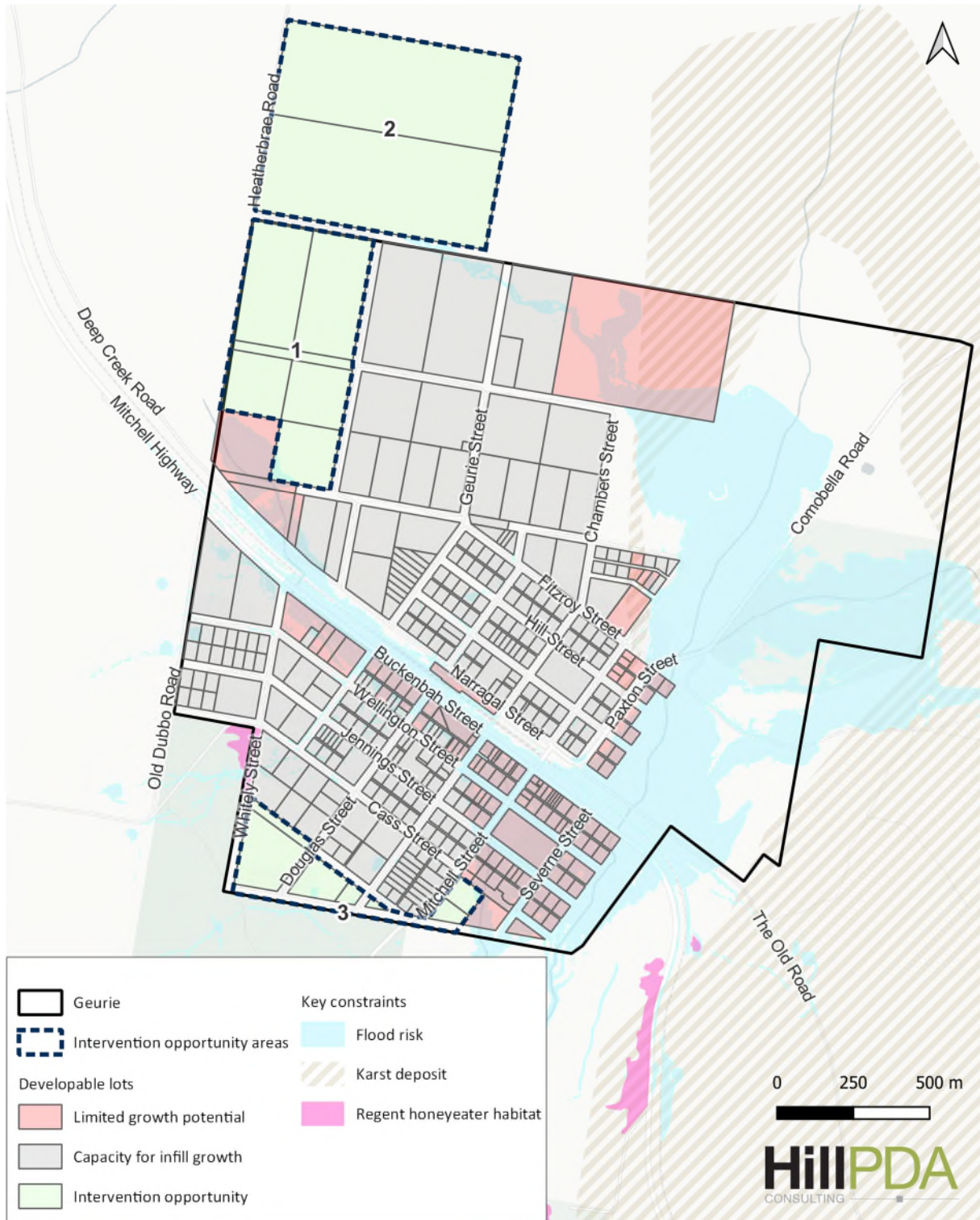
- Avoid further development in low lying and floodprone areas of Geurie.
- Address demand for rural lifestyle blocks through altering minimum subdivision lot sizes on already zoned land.
- Encourage infill development on vacant and constraint-free lots and through secondary dwellings.
- Provide additional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

Place directions

Table 22: Place interventions, Geurie

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

Figure 46: Place interventions, Geurie



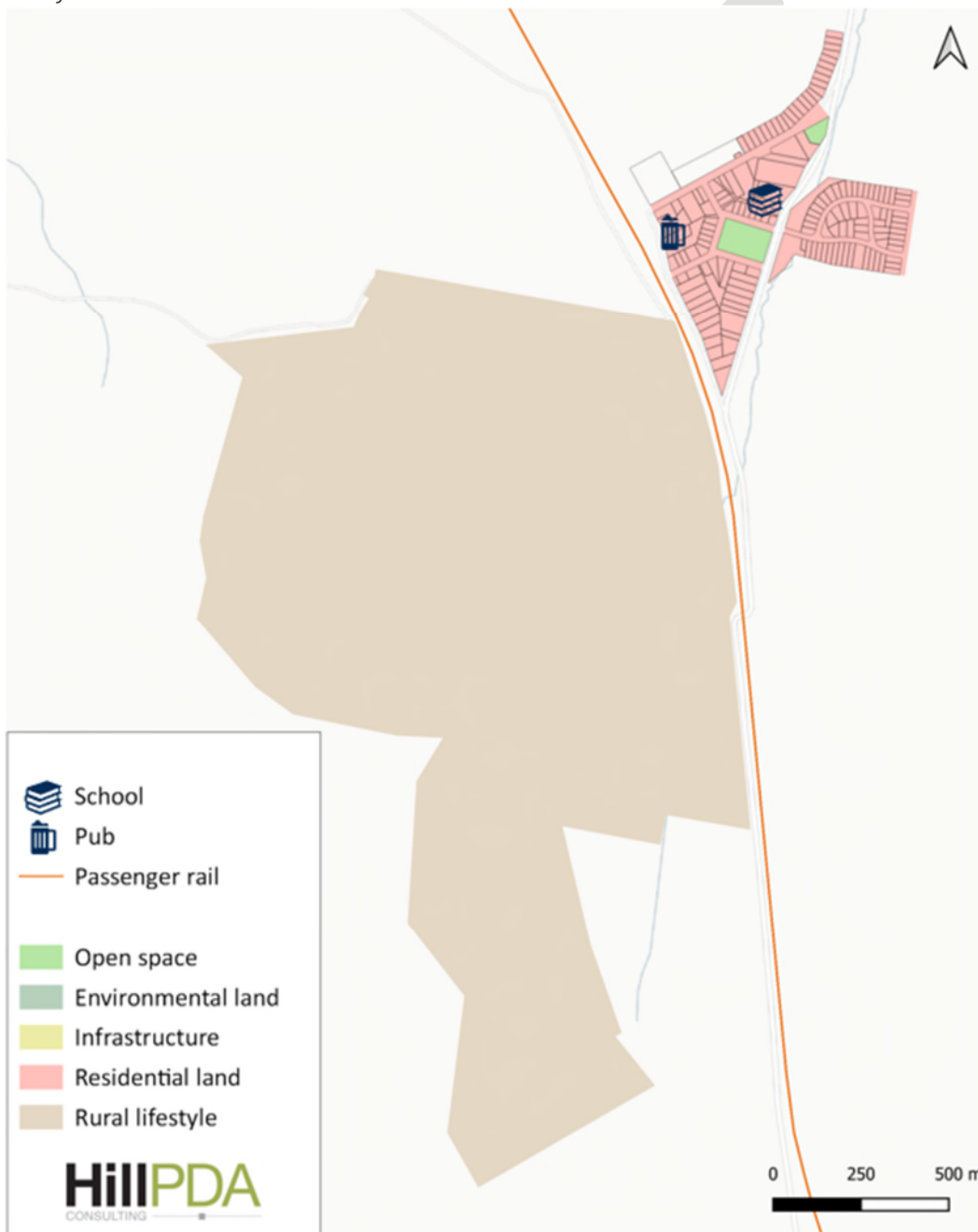
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.3 Mumbil

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

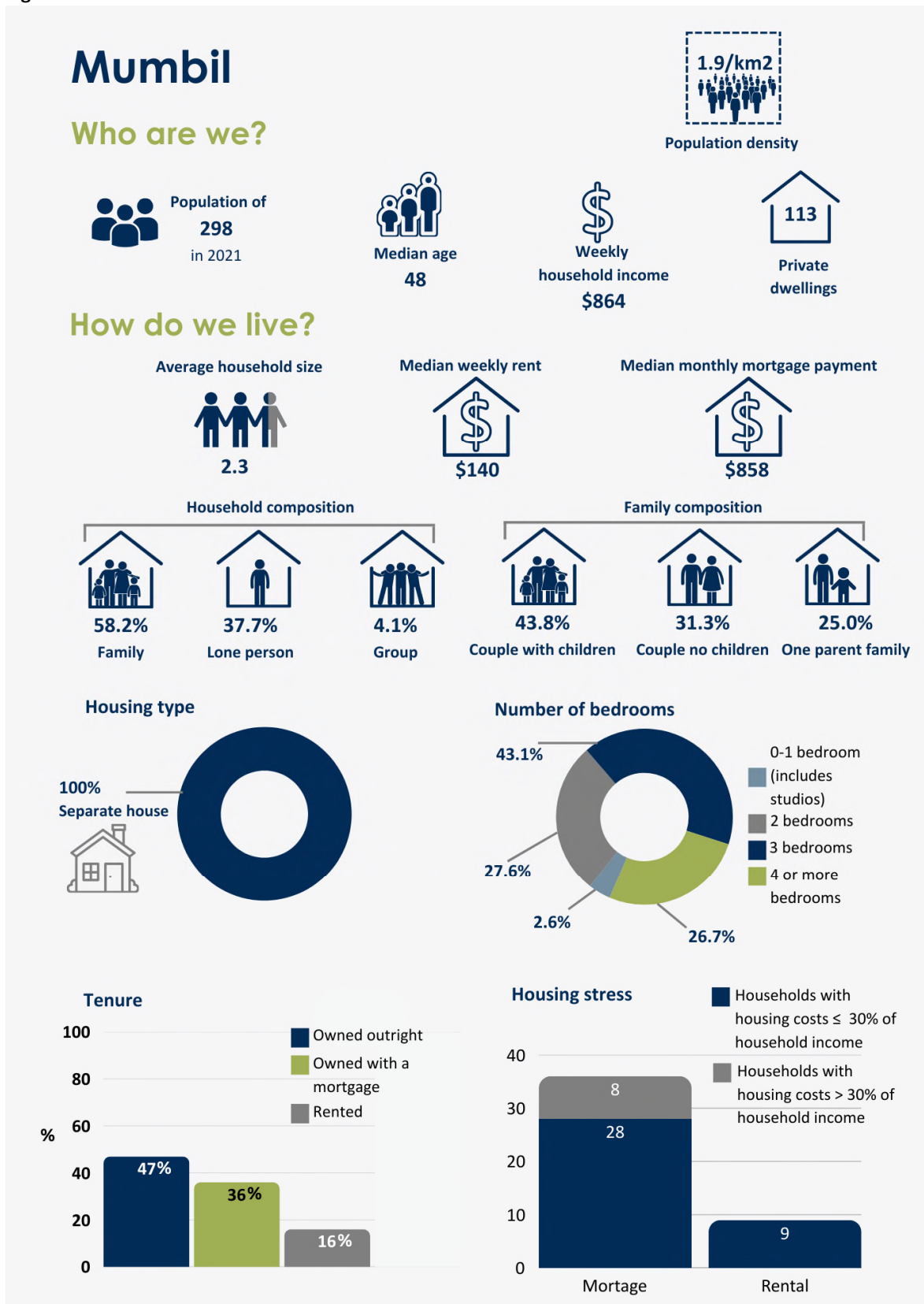
Figure 47: Mumbil map

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



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

Figure 48: Mumbil overview

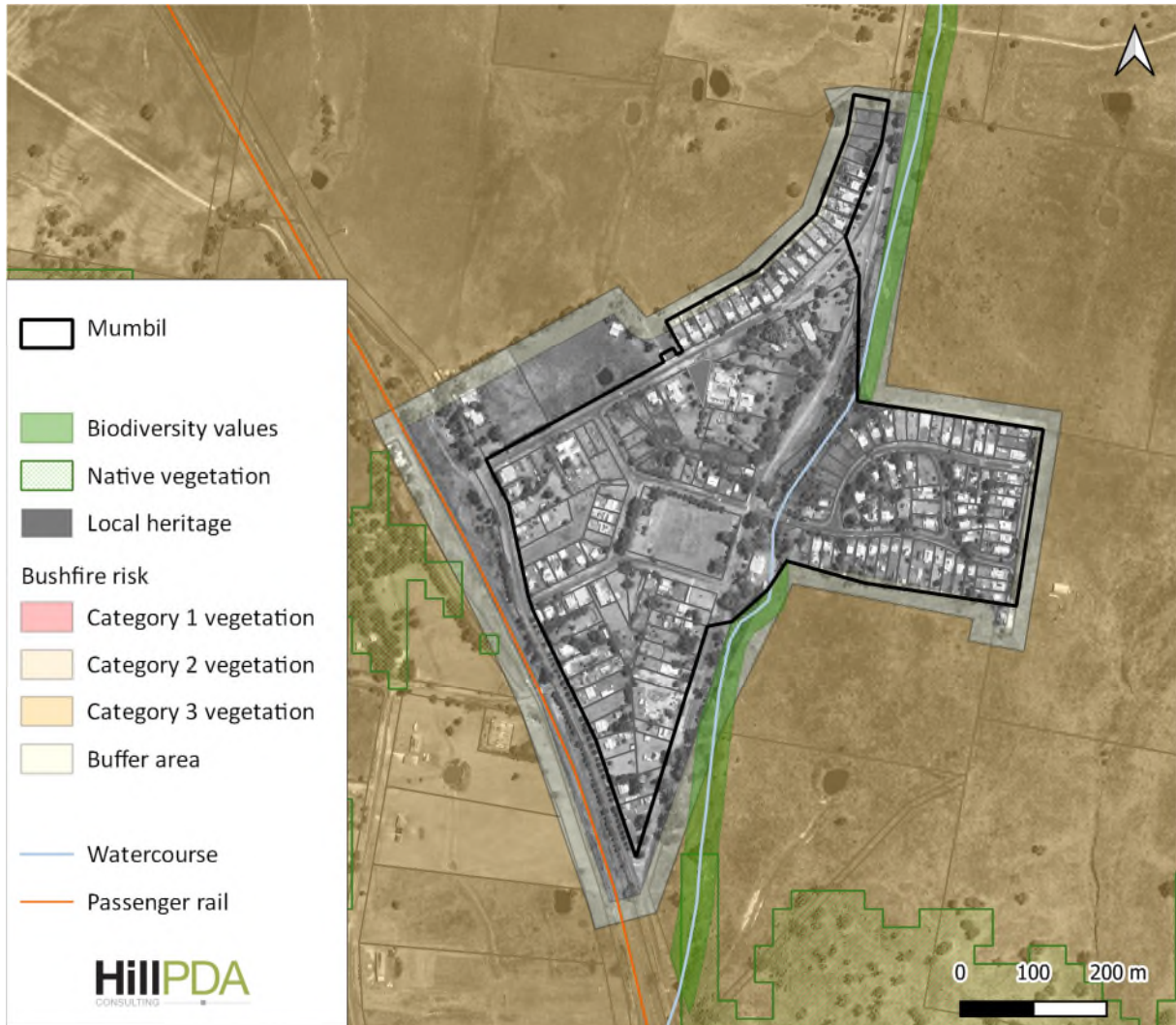


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

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

Figure 49: Mumbil constraints



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

Housing delivery and gaps

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

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

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

Source: REMPLAN (Jan 2025); HillPDA

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

Desired future character

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

Place growth principles

To achieve the desired future character:

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

Place directions

Table 24: Place interventions, Mumbil

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

Figure 50: Place interventions, Mumbil



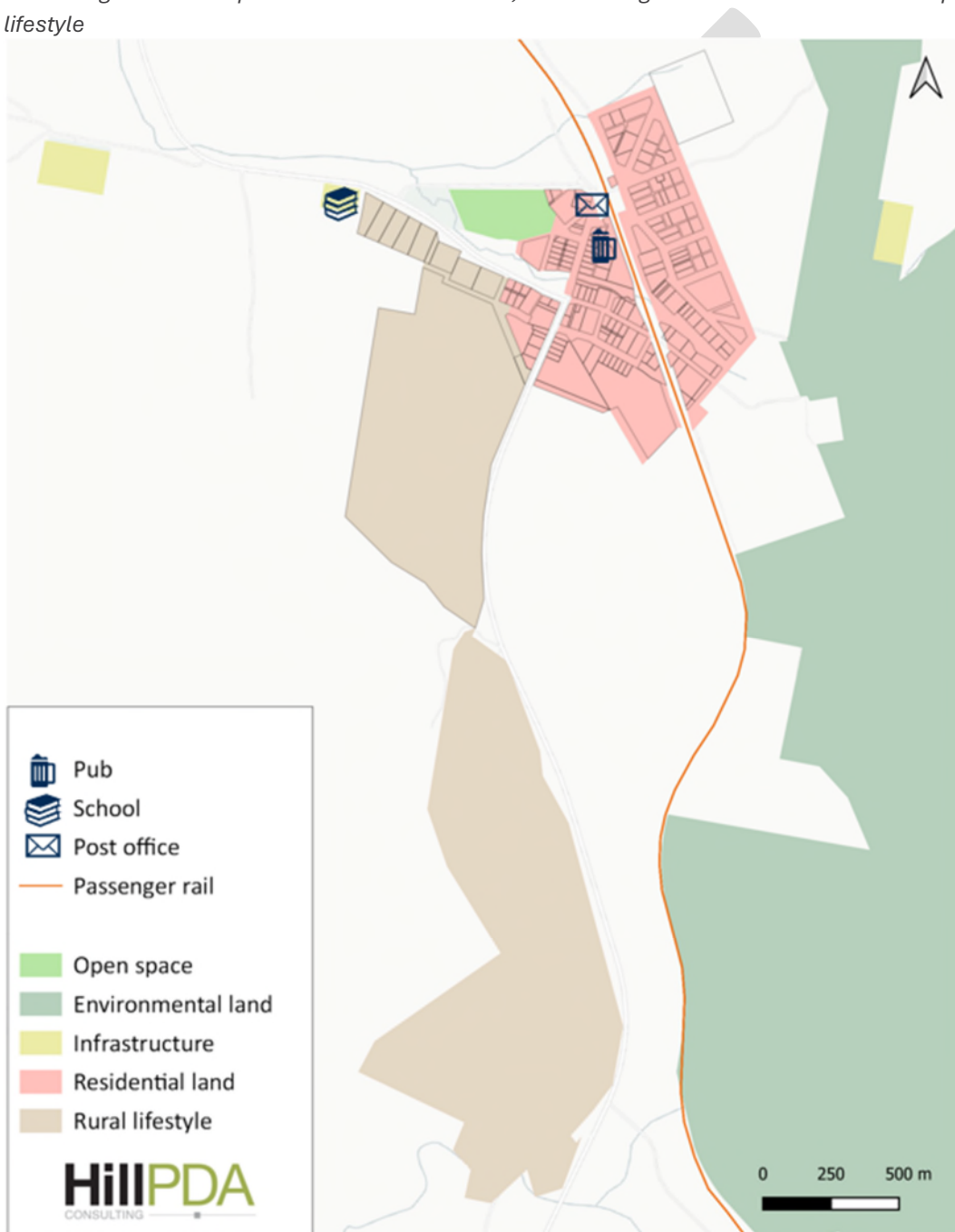
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.4 Stuart Town

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

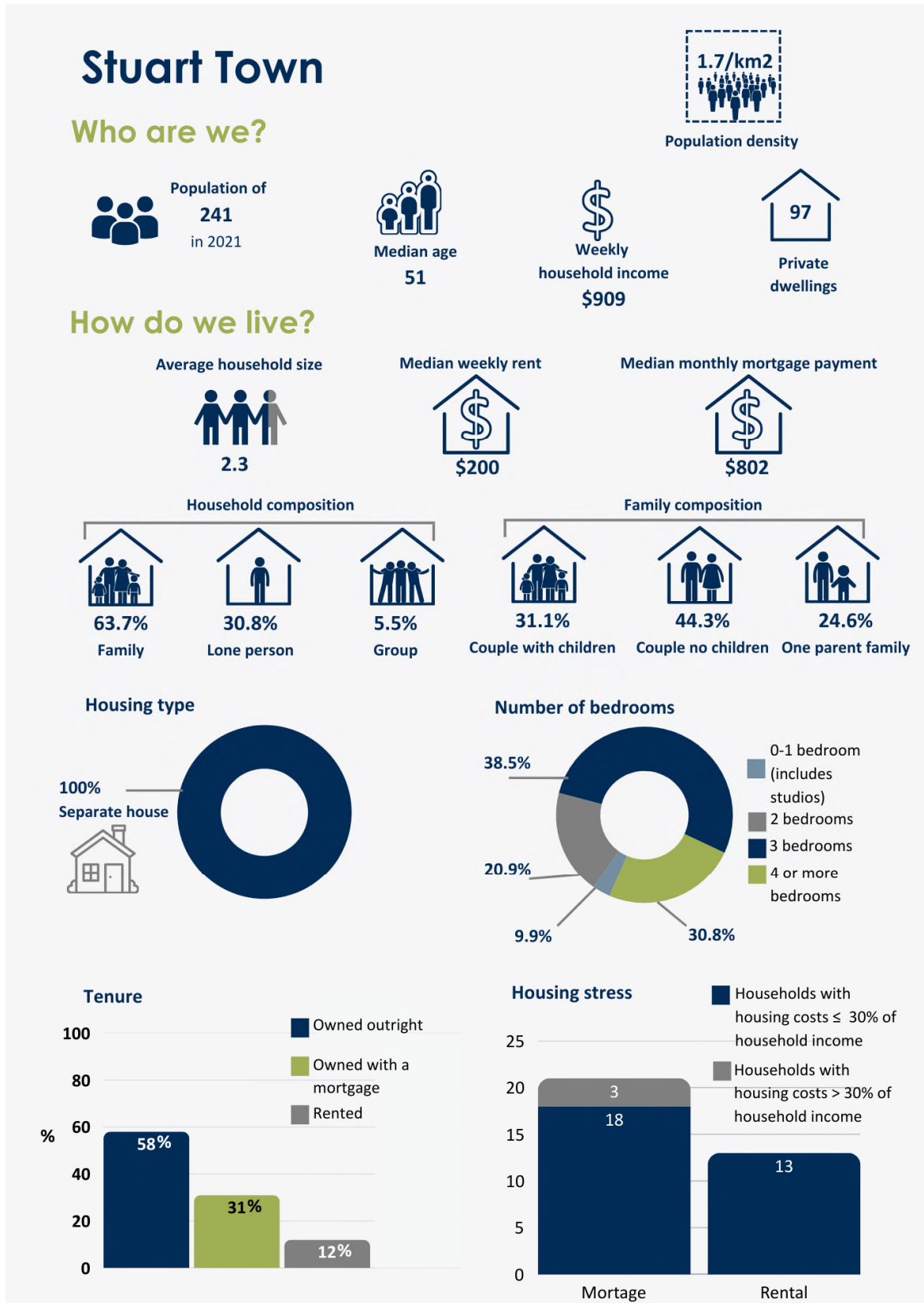
Figure 51: Stuart Town map

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



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

Figure 52: Stuart Town overview

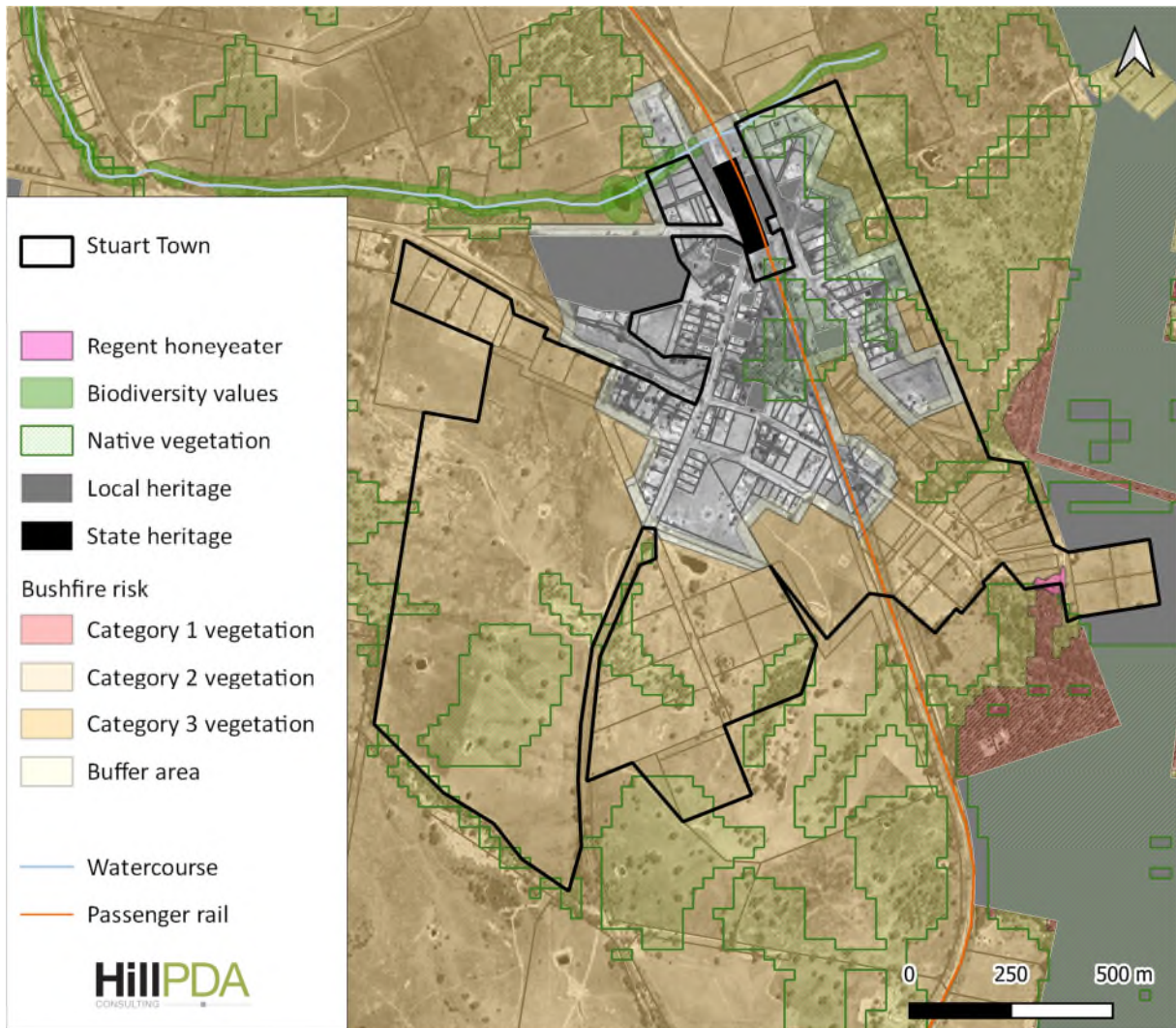


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

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

Figure 53: Stuart Town constraints



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

Housing delivery and gaps

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

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

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

Source: REMPLAN (Jan 2025); HillPDA

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

Desired future character

Stuart Town will retain its village character. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure. New development to accommodate growth and change will be directed to existing and periphery areas. Stuart Town will attract new residents, including from exposure to the Central-West Orana Renewable Energy Zone and a local visitor economy.

Place growth principles

To achieve the desired future character:

- Create additional capacity along the main approach to the town.
- Encourage infill development within the village footprint, with consideration of flood and servicing constraints.
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 26: Place interventions, Stuart Town

Intervention	Action	Additional yield
1	Explore rezoning lots to RU5 Village.	Up to 11 dwellings
2	Explore reducing the minimum lot size.	Up to 40 dwellings
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 54: Place interventions, Stuart Town



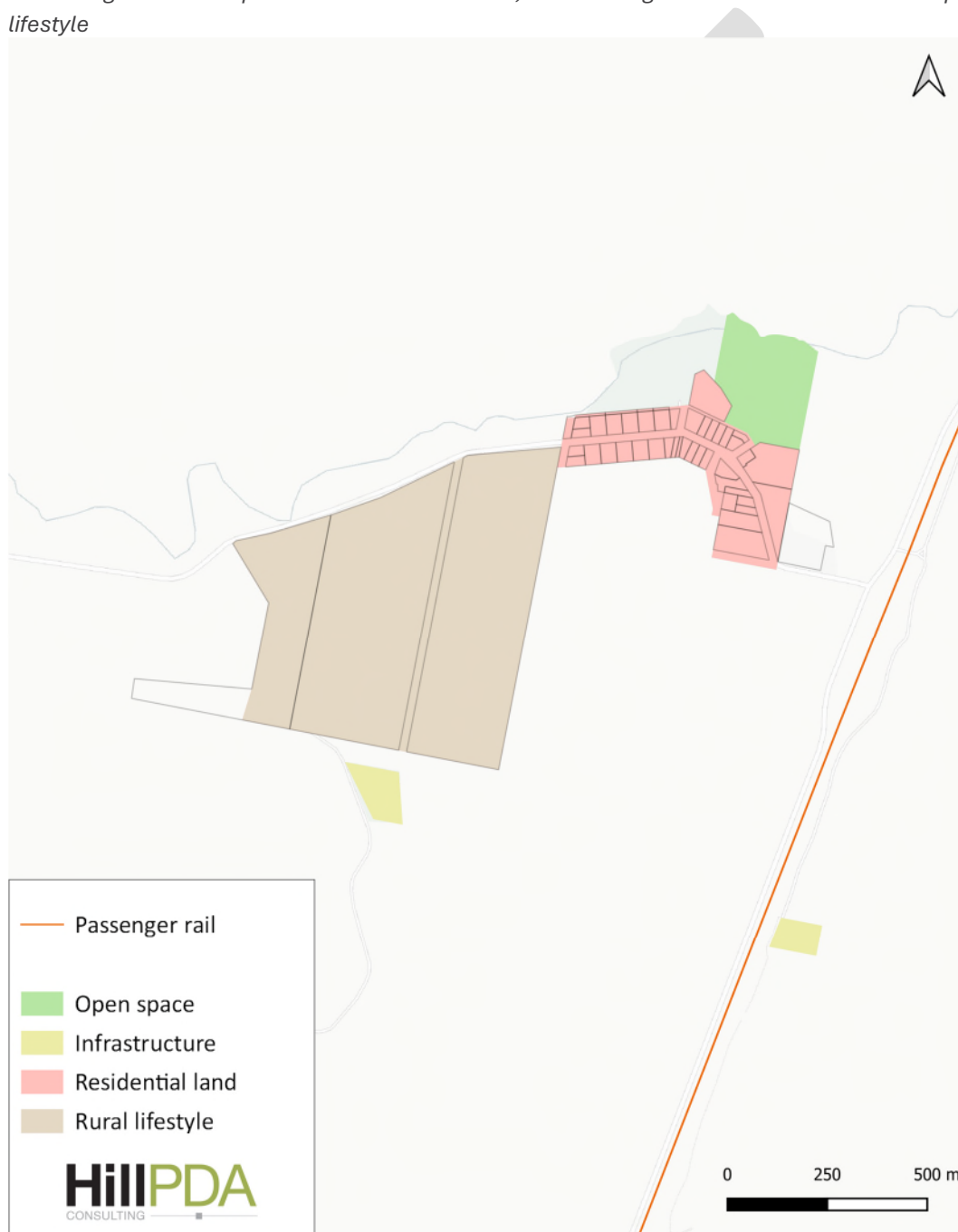
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.5 Euchareena

Euchareena is situated south-east of Wellington and Dubbo, accessible via Burrendong Way and the Mitchell Highway. The village includes urban blocks of varying sizes, with some larger blocks offering subdivision potential. Euchareena faces limitations for significant growth and is prone to bushfires. The village has a small population with high home ownership rates, and some mortgage stress among mortgagee households.

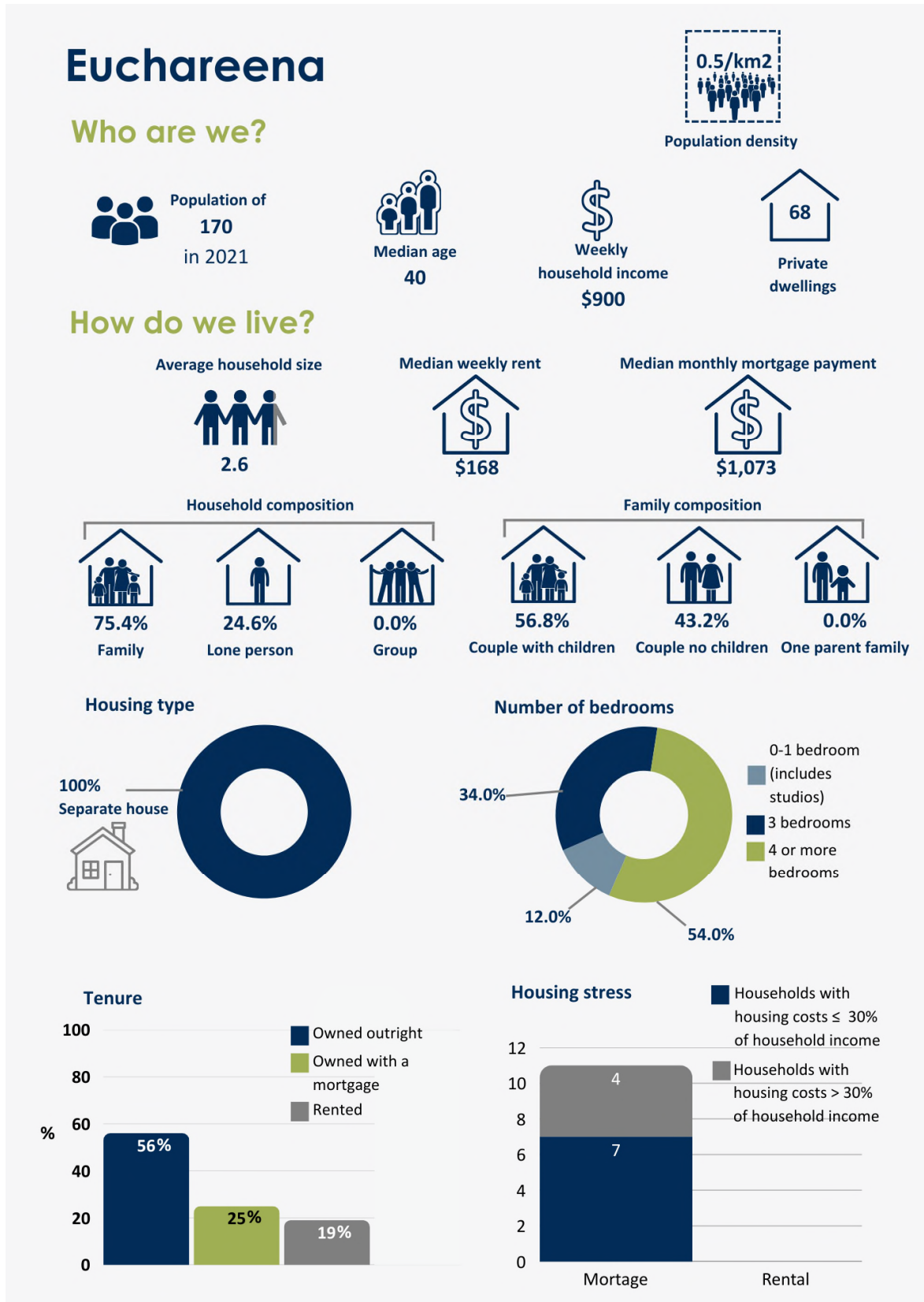
Figure 55: Euchareena map

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



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

Figure 56: Euchareena overview

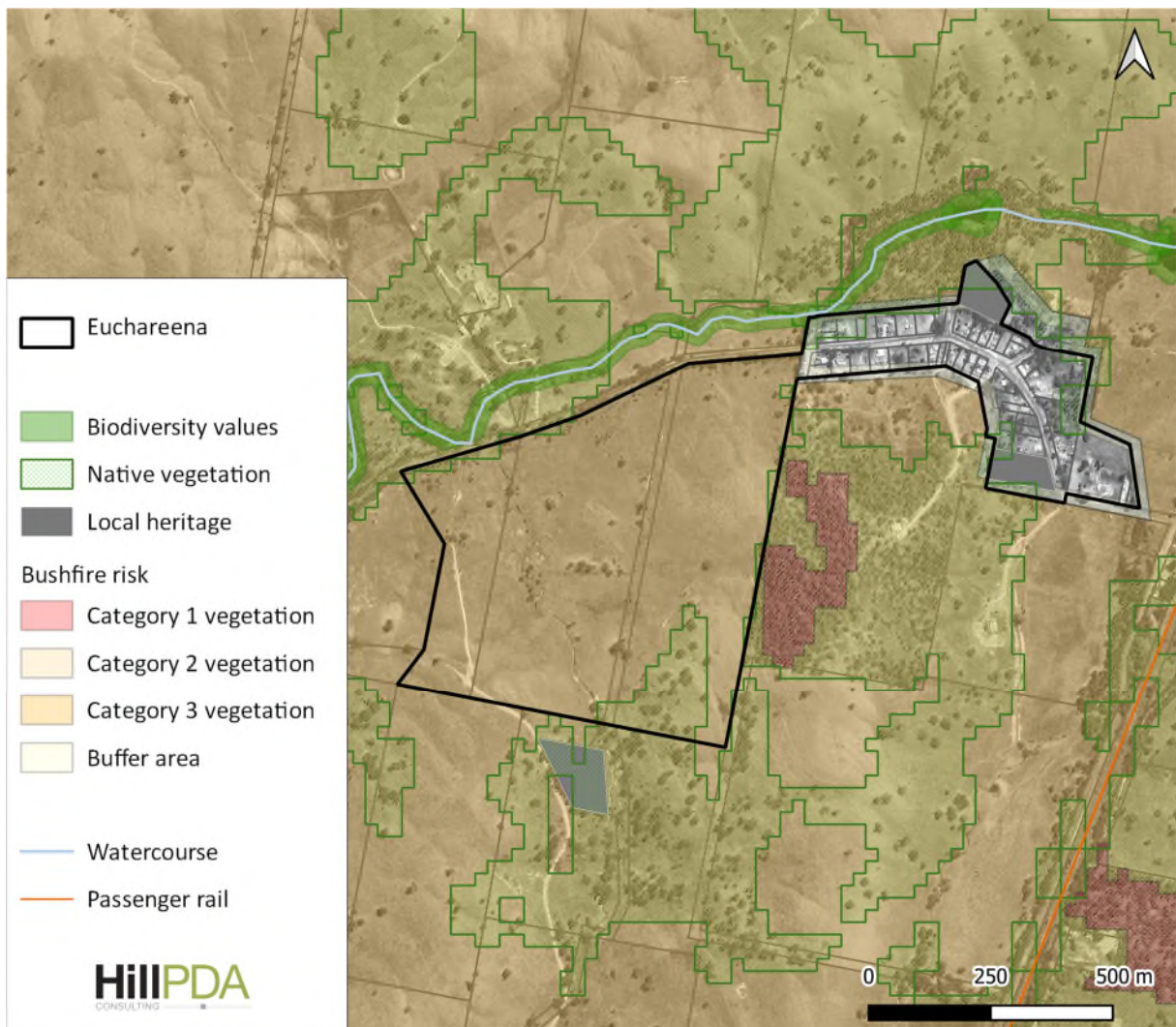


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

Euchareena is impacted by vegetation and heritage constraints, with some bushfire risk nearby (see Figure 57). A key barrier for development is servicing, with reticulated networks costly to develop due to Euchareena’s location.

Figure 57: Euchareena constraints



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

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Euchareena to 2041. Nonetheless, several dwellings are expected to be delivered, based on historical take-up trends. There is capacity under existing planning controls to accommodate this growth.

Euchareena’s key housing gap is community desire for sustainable but notable growth, despite a low level of development being anticipated.

Desired future character

Sustainable growth will be pursued in Euchareena, enabling new entrants into the community while ensuring the protection of its current village atmosphere. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure. Euchareena will attract new residents, including from exposure to the Central-West Orana Renewable Energy Zone and a local visitor economy.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites
- Encourage zoned rural residential land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future rural lifestyle lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 27: Place interventions, Euchareena

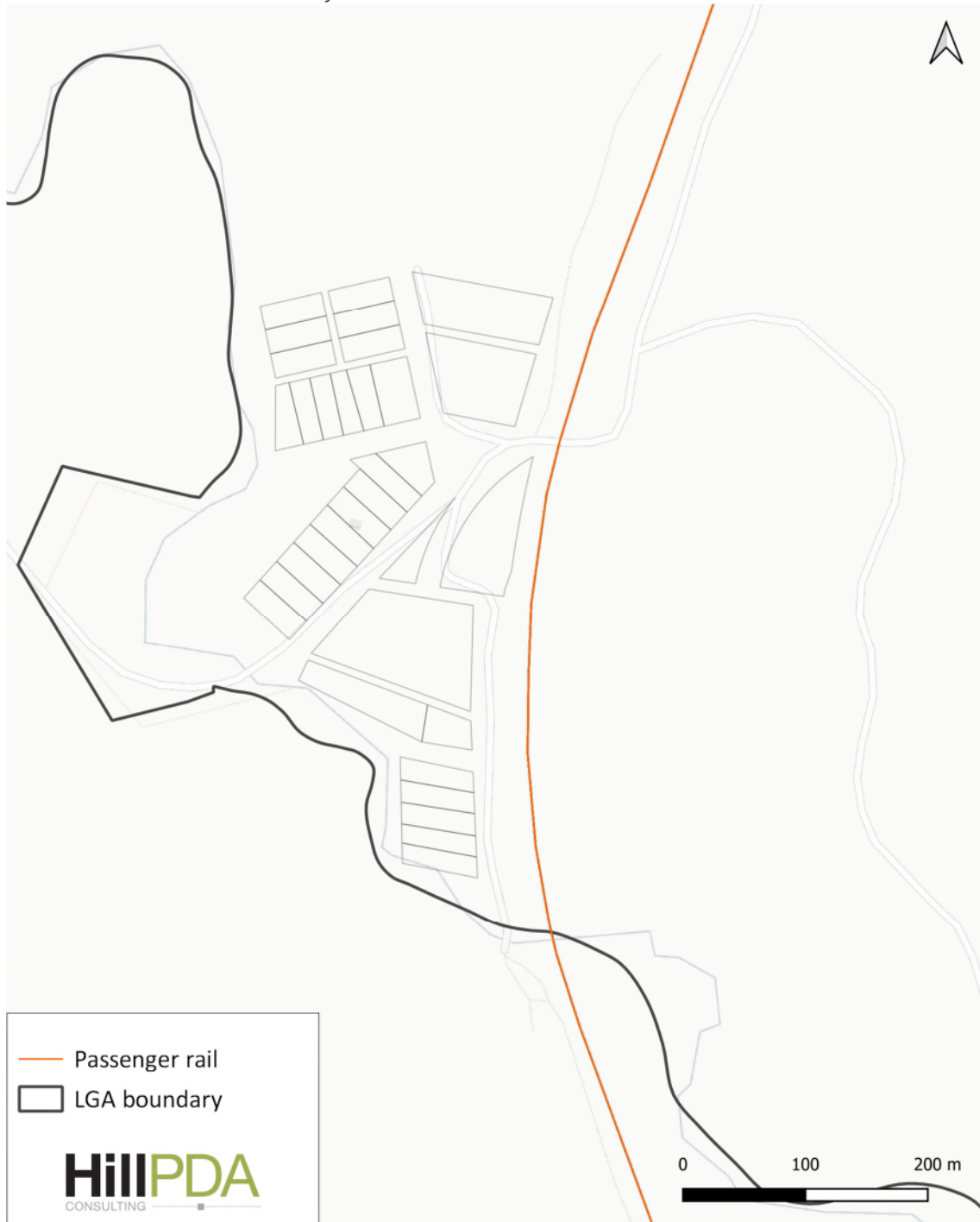
Intervention	Action	Additional yield
1	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

4.2.3.6 Kerrs Creek

Kerrs Creek is located in the southern portion of the LGA, positioned more closely to Orange than to Dubbo. Surrounding land is mainly agricultural, focusing on sheep and cattle grazing. Kerrs Creek has a small, older population. In 2021, the community was predominantly housed in family-occupied dwellings, reflecting a close-knit community.

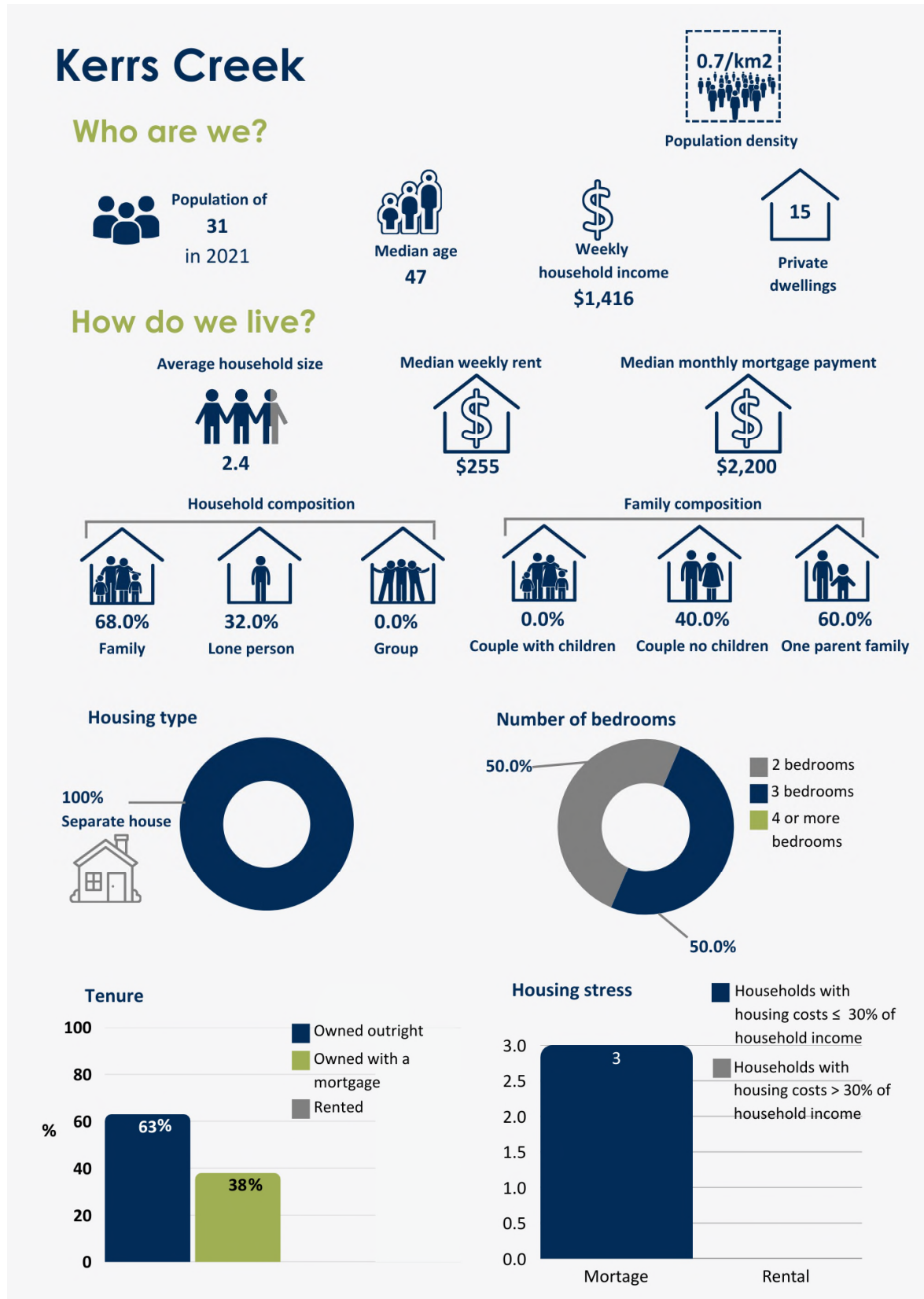
Figure 58: Kerrs Creek map

Kerrs Creek is zoned RU1 Primary Production



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

Figure 59: Kerrs Creek overview

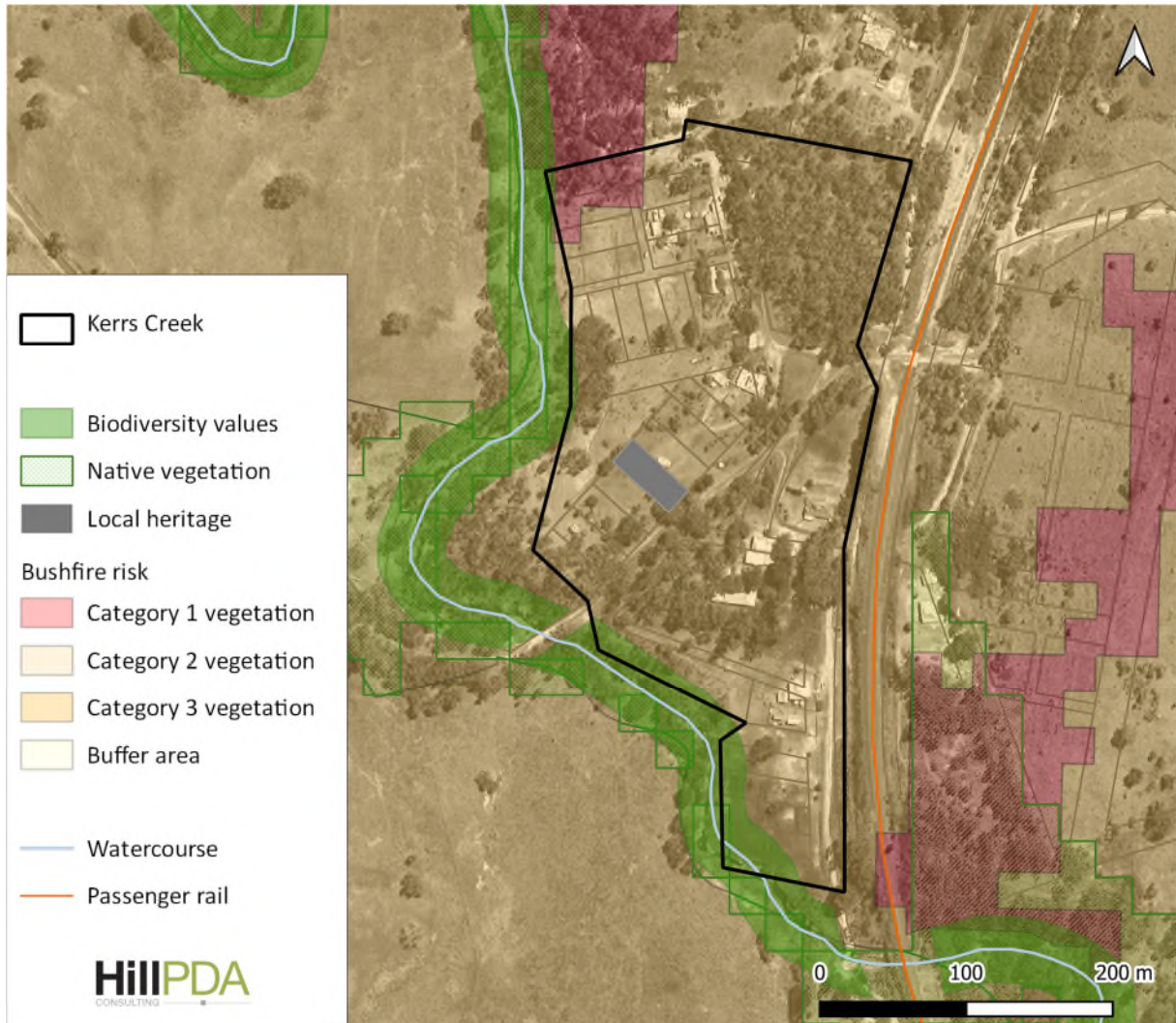


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

Kerrs Creek is impacted by bushfire risk and vegetation constraints. Flooding is also likely due to the proximity of a watercourse (see Figure 60).

Figure 60: Kerrs Creek constraints



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

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Kerrs Creek to 2041. Based on historical dwelling take-up patterns, no additional housing development is anticipated during this time. The key housing gap for Kerrs Creek is community interest in growth, despite a small pipeline and low demand.

Desired future character

Kerrs Creek will continue to function sustainably as a small community on the periphery of the region. Opportunities will be sought to accommodate new residents, ensuring that infrastructure is adequate to service any growth. Temporary and ongoing accommodation for workers associated with the Central-West Orana Renewable Energy Zone will provide economic benefits and legacy infrastructure.

Place growth principles

To achieve the desired future character:

- Explore the potential for Kerrs Creek to be rezoned to RU5 Village, including whether development can occur unconstrained by flood risk.
- Explore opportunities for temporary worker accommodation in Kerrs Creek.

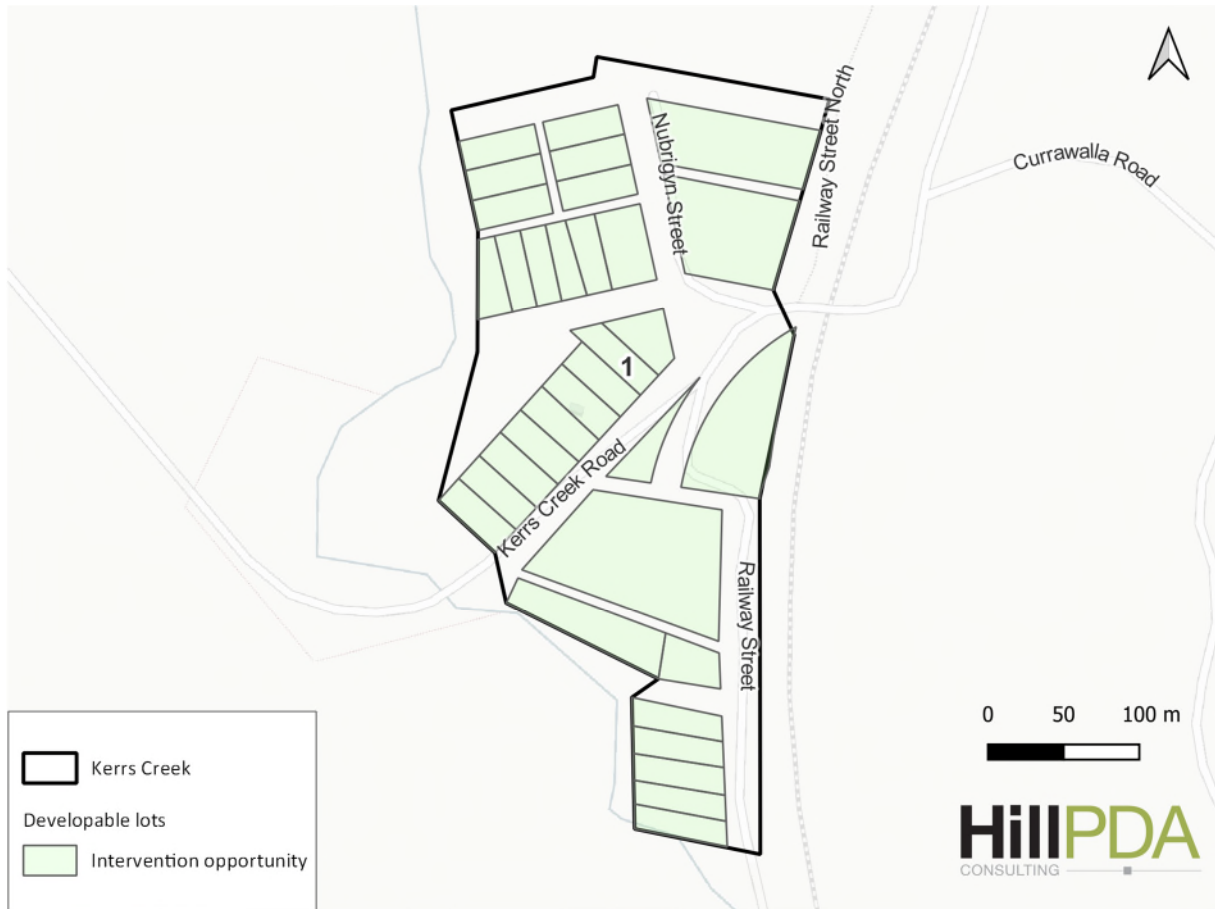
Place directions

Following a review of development trends, growth requirement and planning controls, specific interventions for Kerrs Creek have been identified in the below table and figure.

Table 28: Place interventions, Kerrs Creek

Intervention	Action	Additional yield
1	Explore rezoning Kerrs Creek to RU5 Village.	Up to 16 dwellings
2	Undertake a Flood Study and Risk Management Plan to establish the capacity for infill growth in Kerrs Creek.	N/A
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 61: Place interventions, Kerrs Creek



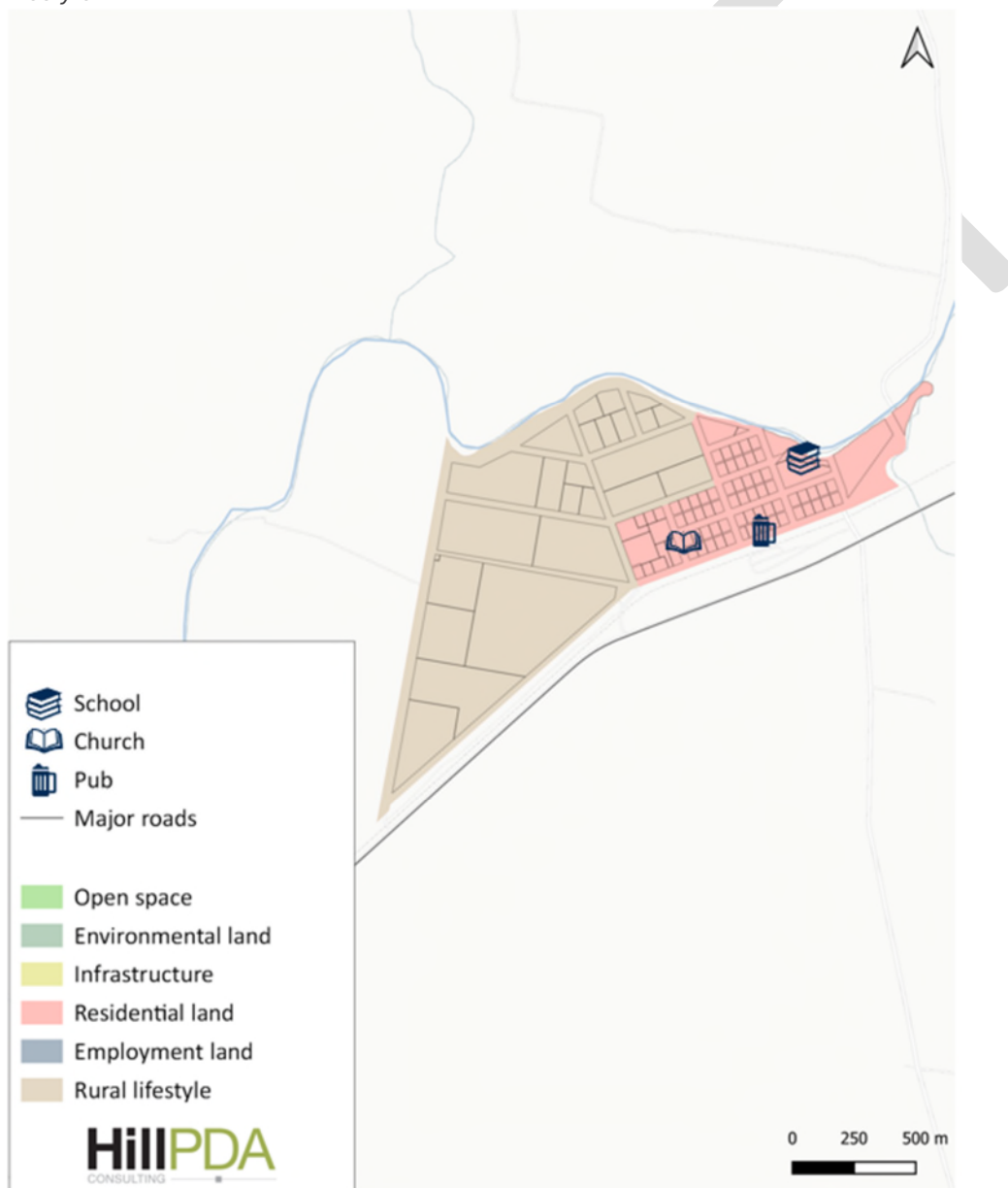
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.7 Ballimore

Ballimore, east of Dubbo along the Golden Highway, includes a village zone with amenities such as a school, hotel, and recreational facilities, and a rural lifestyle zone to the west. In 2021, a significant proportion of homes had spare bedrooms, and the local labour force was actively engaged, with many residents working full-time in management, trades, or professional roles. Key industries included farming, construction, and retail, reflecting Ballimore's rural and service-oriented character.

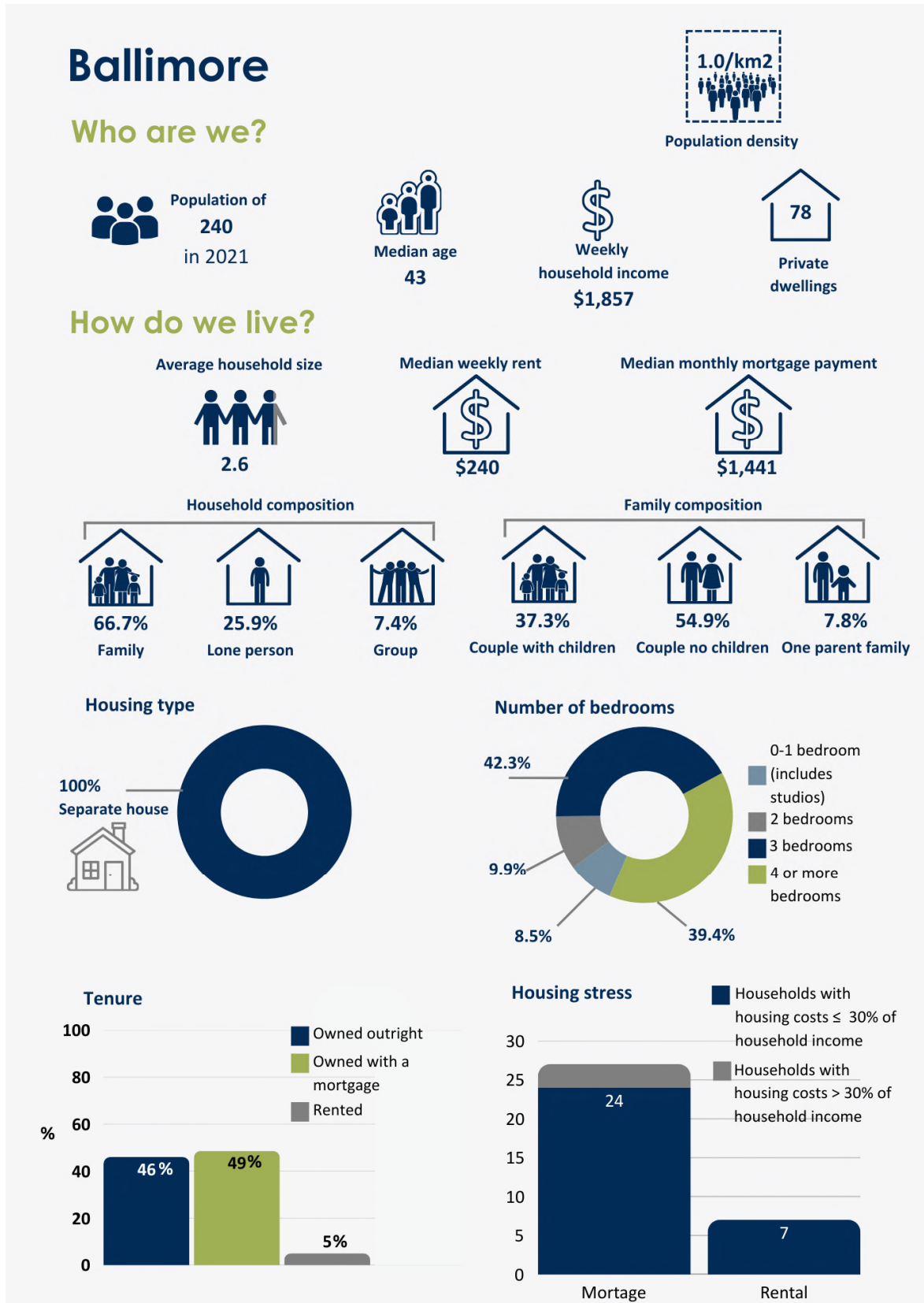
Figure 62: Ballimore map

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



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

Figure 63: Ballimore overview

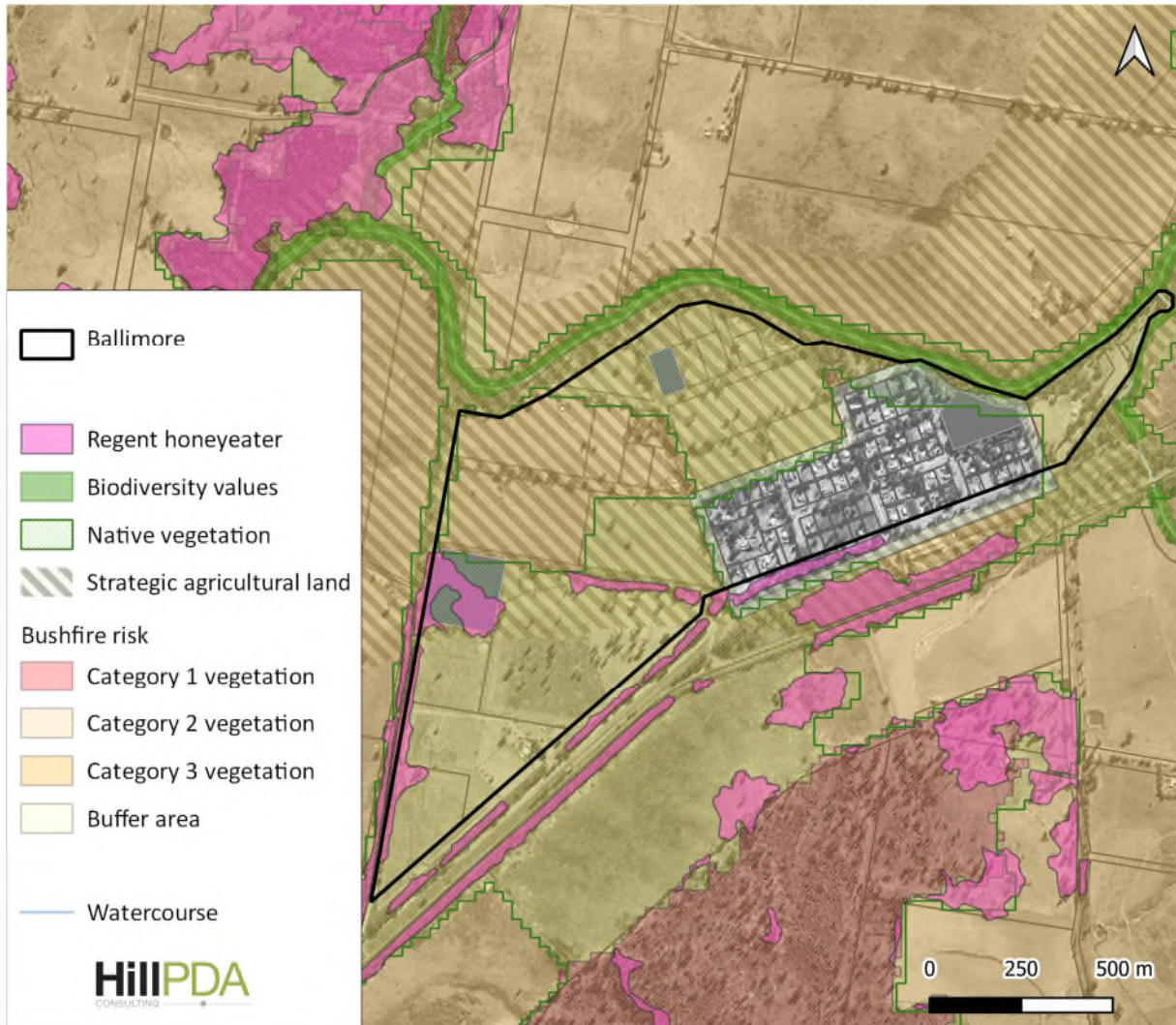


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

Ballimore has a range of constraints, with flooding being the key limitation restricting growth (see Figure 64). Other constraints in agricultural land and native vegetation.

Figure 64: Ballimore constraints



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

Housing delivery and gaps

Table 29 indicates Ballimore’s dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 29: Dwelling take-up, demand, difference and capacity, Ballimore, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	48 (2024)	N/A	41
Projected	+0 by 2041	+17 (by 2041)	-17 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

While Ballimore has theoretical capacity for more dwellings, the Ballimore Flood Study needs to progress to establish whether Ballimore can accommodate more development within its current footprint.

Desired future character

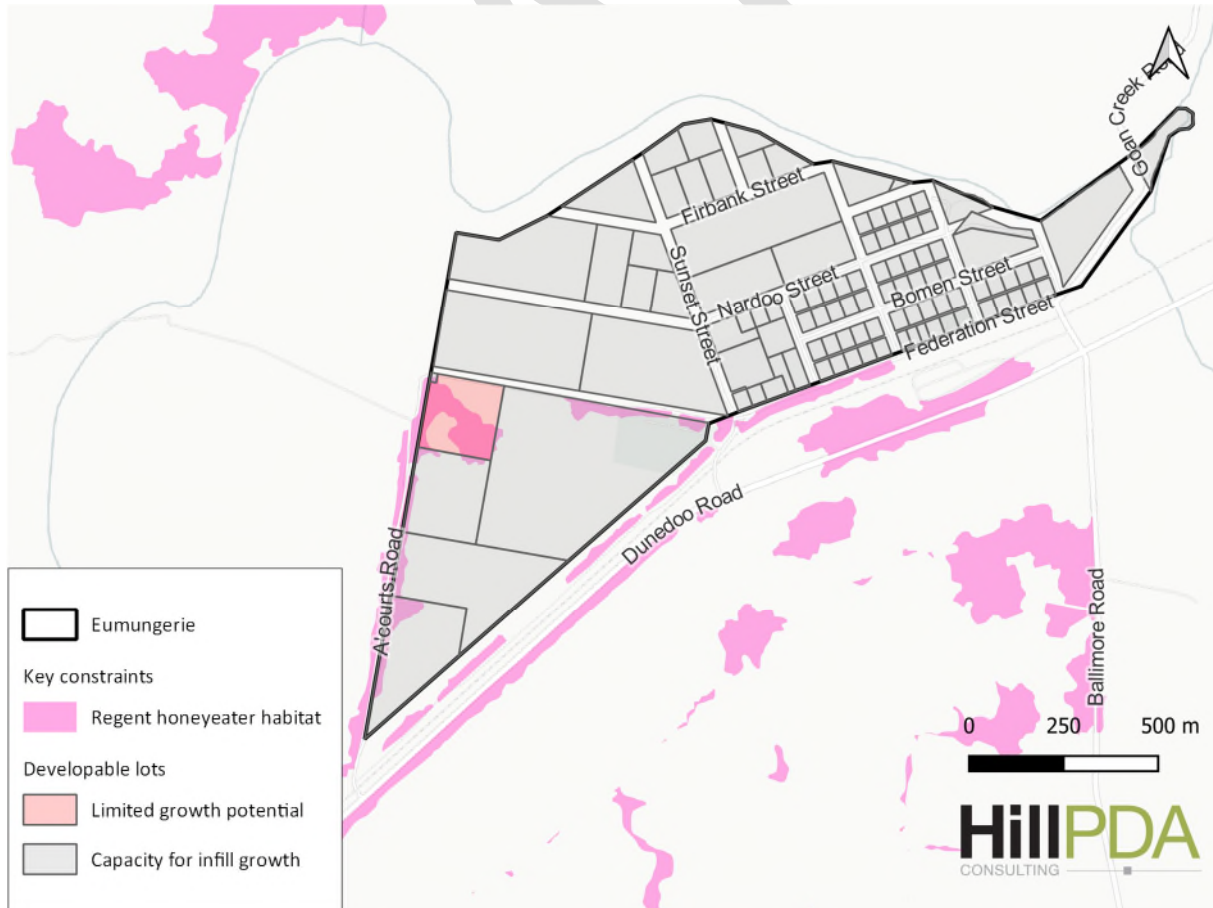
Ballimore’s village character will be protected and preserved, with infrastructure improvements prioritised over growth. It will continue to exist as a compact village neighbourhood in a rural setting, with infill development only supported on unconstrained land.

Place directions

Table 30: Place interventions, Ballimore

Intervention	Action	Additional yield
1	Progress the Ballimore Flood Study and Risk Management Plan to establish capacity for infill growth.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 65: Place interventions, Ballimore



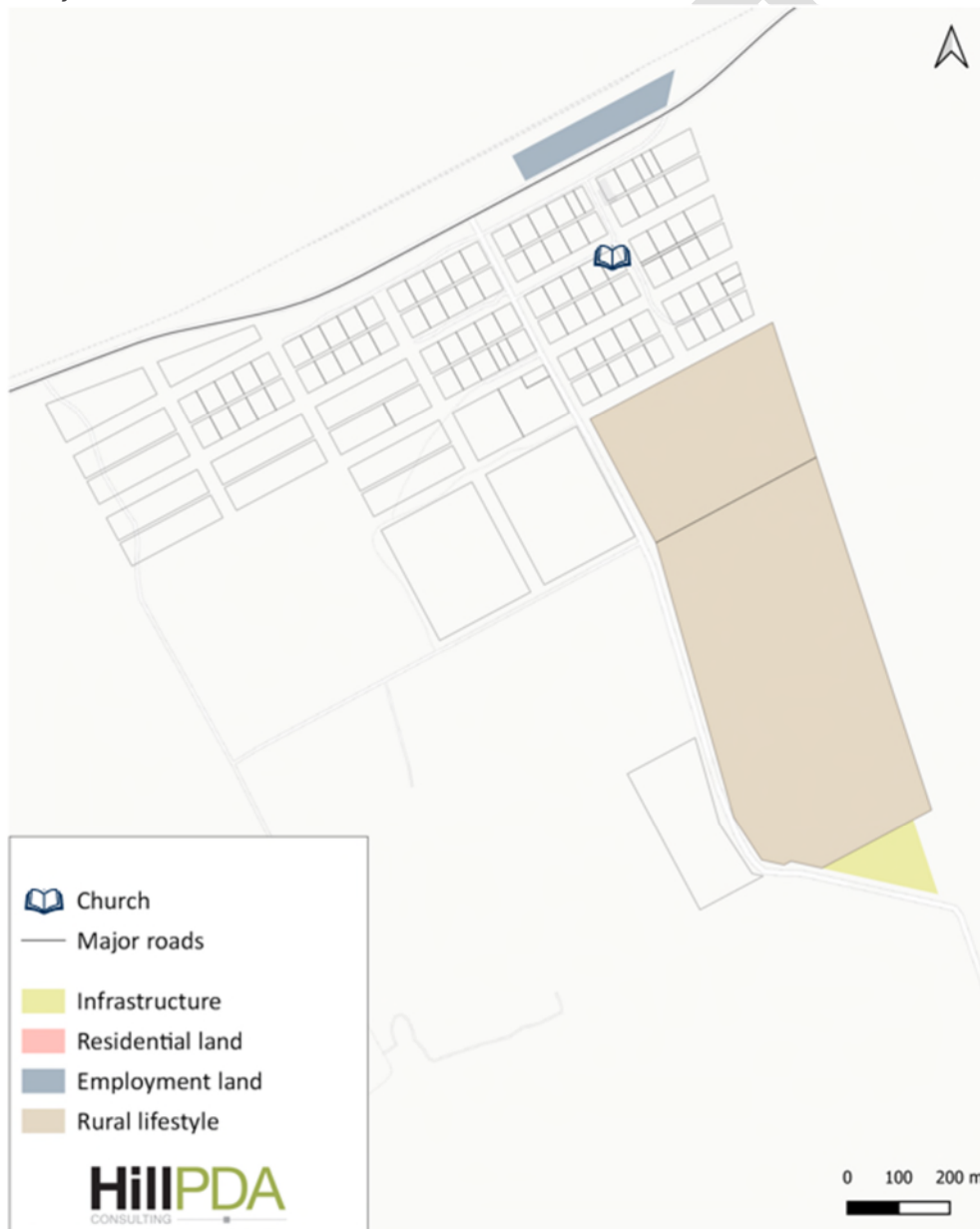
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.8 Elong Elong

Elong Elong is located on the Golden Highway north-east of Dubbo and Ballimore. In 2021, over half the population was in the labour force, with top occupations including managers and technicians. Leading industries were sheep farming and childcare services. The area has high home ownership, but also notable rental and mortgage stress. Elong Elong has a relatively modest median household income, with a significant portion of households earning less than \$650 weekly. Elong Elong’s proximity to renewable energy developments provides an opportunity to capitalise on investment and the presence of temporary workers in the area.

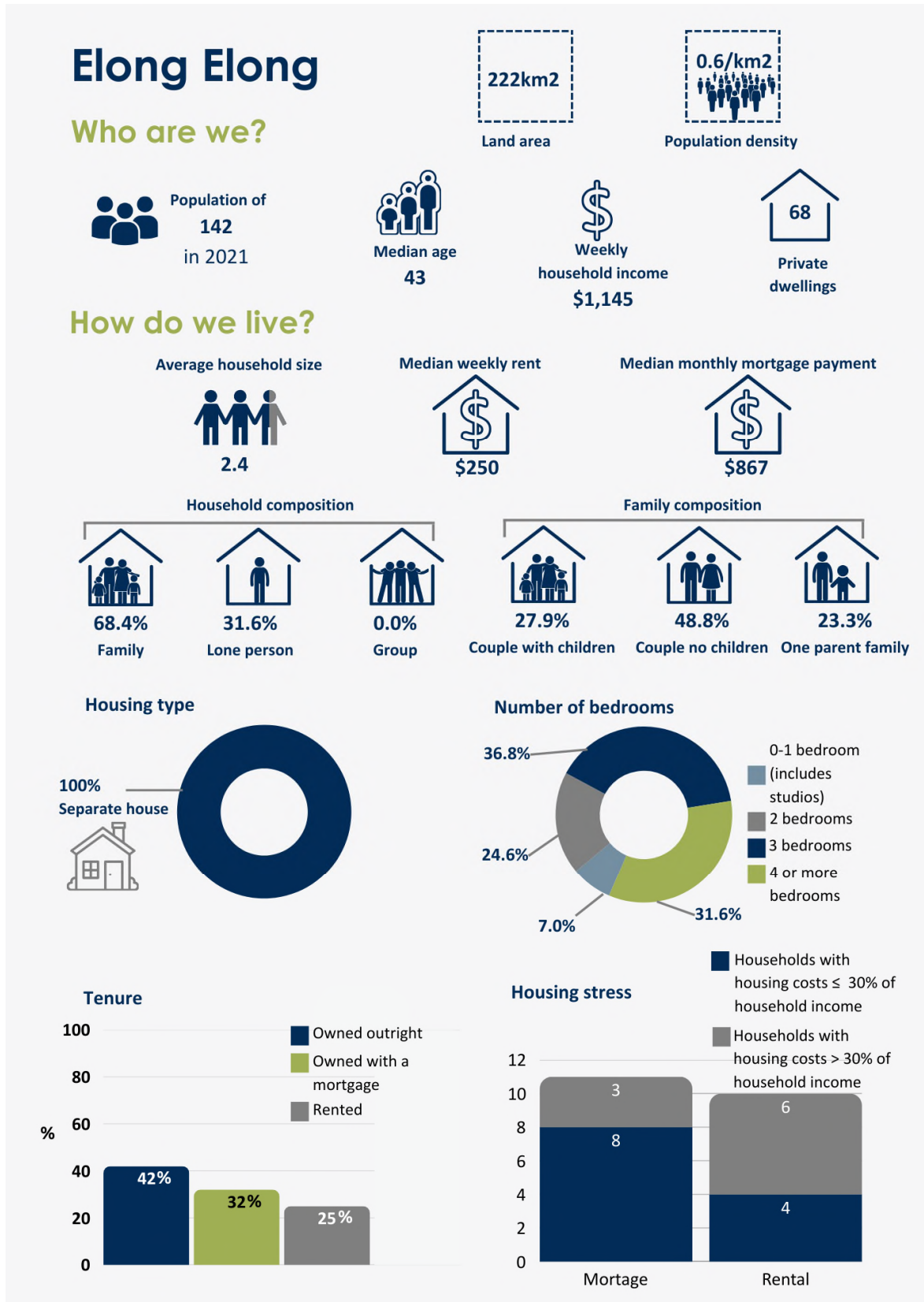
Figure 66: Elong Elong map

Elong Elong is zoned RU1 Primary Production, and R5 Large Lot Residential zone is depicted as Rural lifestyle



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

Figure 67: Elong Elong overview

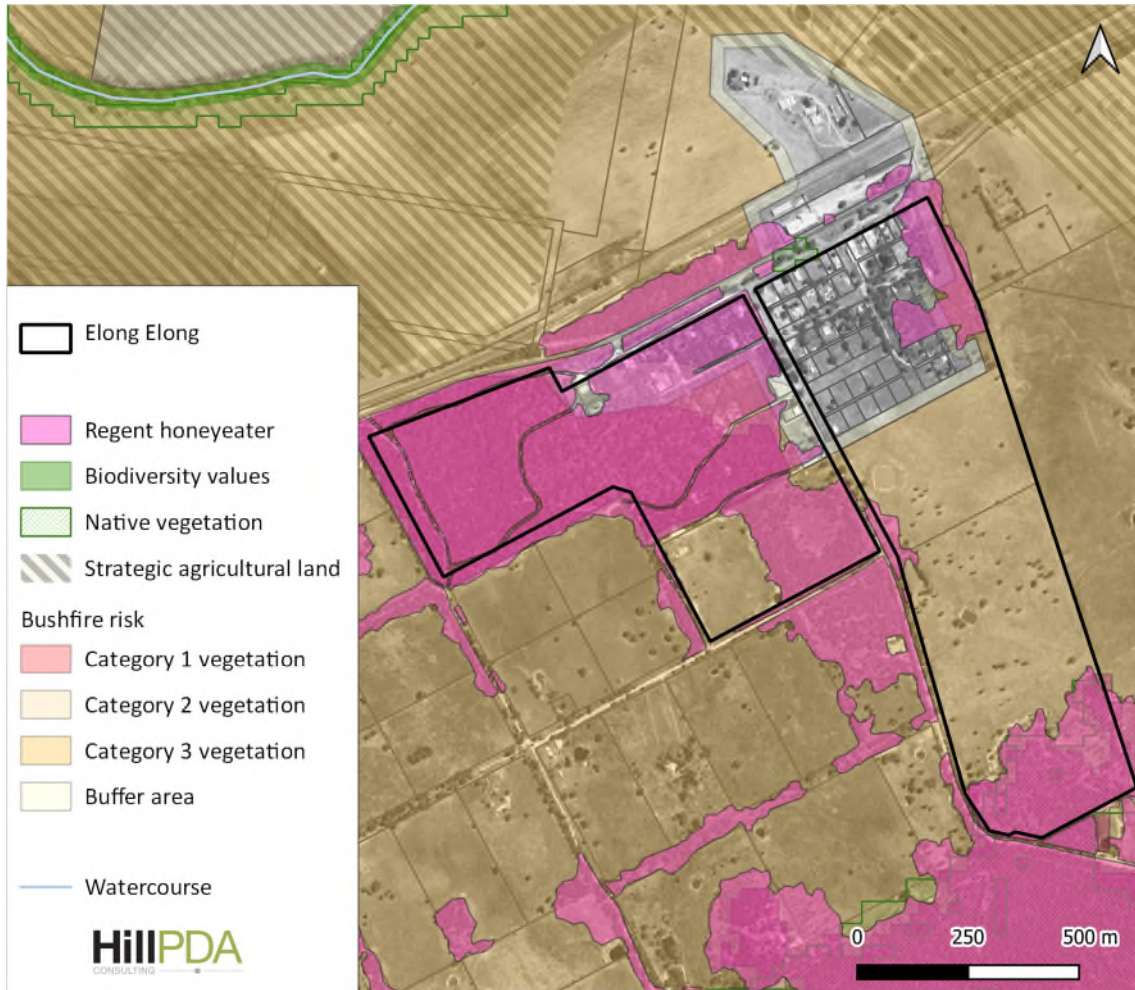


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

Elong Elong is significantly impacted by regent honeyeater habitat, with other constraints present on the outskirts (see Figure 68). Water and sewer infrastructure do not exist, and road infrastructure is rudimentary. Although past consideration has been given to extending water and sewer servicing from Ballimore, this remains difficult and unlikely to happen.

Figure 68: Elong Elong constraints



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

Housing delivery and gaps

Table 31 indicates Elong Elong’s dwelling take-up and demand between 2024 and 2041.

Table 31: Dwelling take-up, demand, difference and capacity, Elong Elong, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference
Current	+0pa (last 5yrs)	Insufficient data	N/A
Projected	+0 by 2041	Insufficient data	Insufficient data

Source: REMPLAN (Jan 2025); HillPDA

A very low level of development is expected for Elong Elong by 2041, with insufficient data to determine projected demand. Elong Elong’s primary community concern is its lack of village zoning.

Desired future character

Elong Elong’s valued rural character will be preserved, offering village lifestyle opportunities for people in the region, with growth opportunities limited to the village scale.

Place growth principles

To achieve the desired future character:

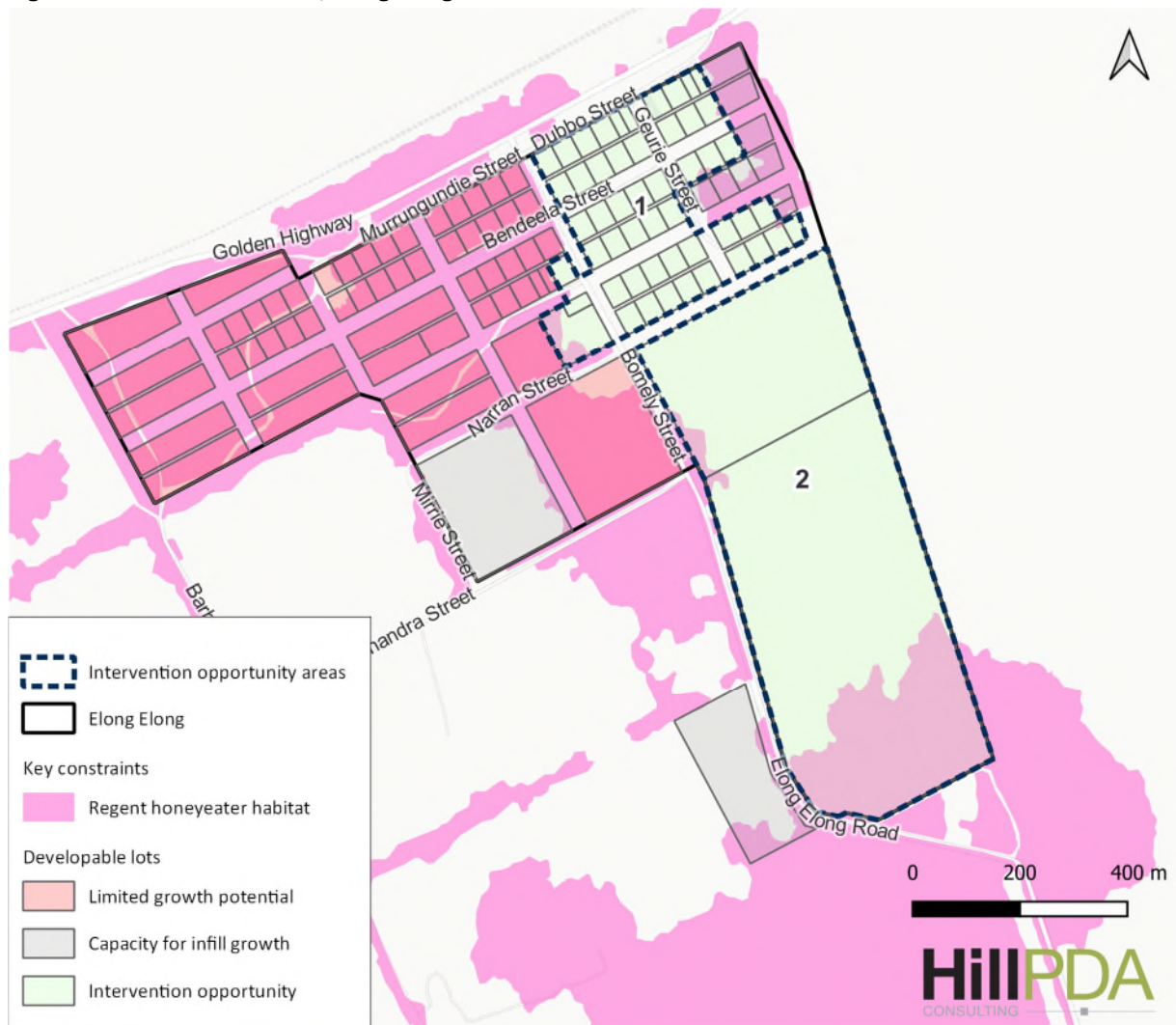
- Provide opportunity for sustainable, rational growth by providing village-zoned land in central Elong Elong on relatively unconstrained and subdivided land.
- Avoid further development of areas identified with Regent Honey Eater habitat.
- Encourage land to accommodate temporary worker accommodation for nearby renewable projects, with legacy infrastructure creating capacity for future lots.
- Provide opportunities for sharing, re-use and repurposing of temporary workers accommodation between projects and for legacy use.

Place directions

Table 32: Place interventions, Elong Elong

Intervention	Action	Additional yield
1	Explore the rezoning of relatively unconstrained and subdivided land to RU5 Village.	Up to 26 dwellings
2	Explore reducing the minimum lot size.	Dependent on planning outcomes
3	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 69: Place interventions, Elong Elong



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.9 Brocklehurst

Brocklehurst, a village located immediately north of Dubbo, consists of central blocks surrounded by industrial land supporting various businesses, including freight services and light manufacturing. The village has limited local services, with residents typically commuting to Dubbo for daily needs. The land to the south is affected by its proximity to the Talbragar-Macquarie floodplain and Dubbo’s wastewater treatment plant. In 2021, the village had a high labour force participation rate and relatively underutilised housing stock.

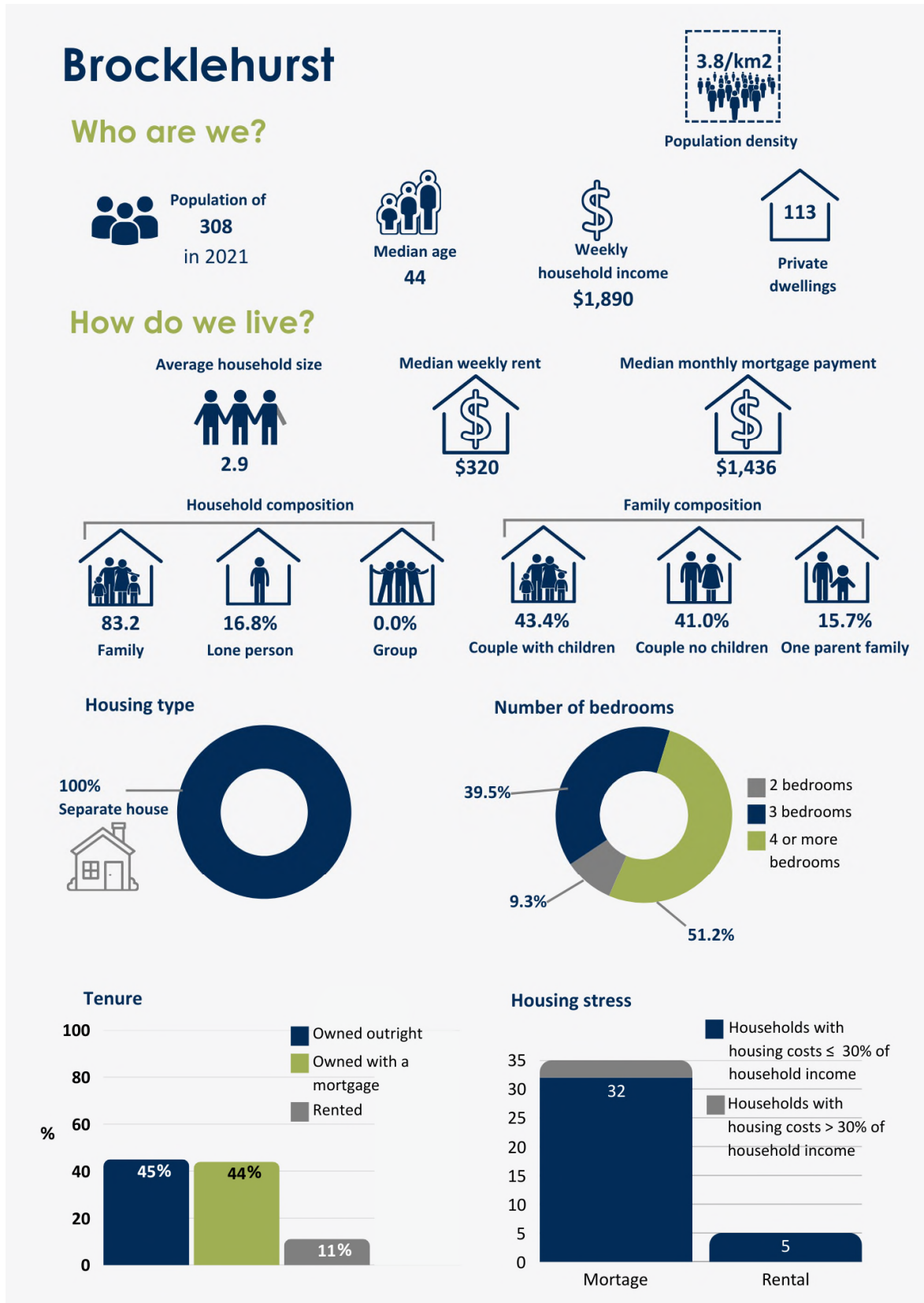
Figure 70: Brocklehurst map

R5 Large Lot Residential zone is depicted as Rural lifestyle



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

Figure 71: Brocklehurst overview

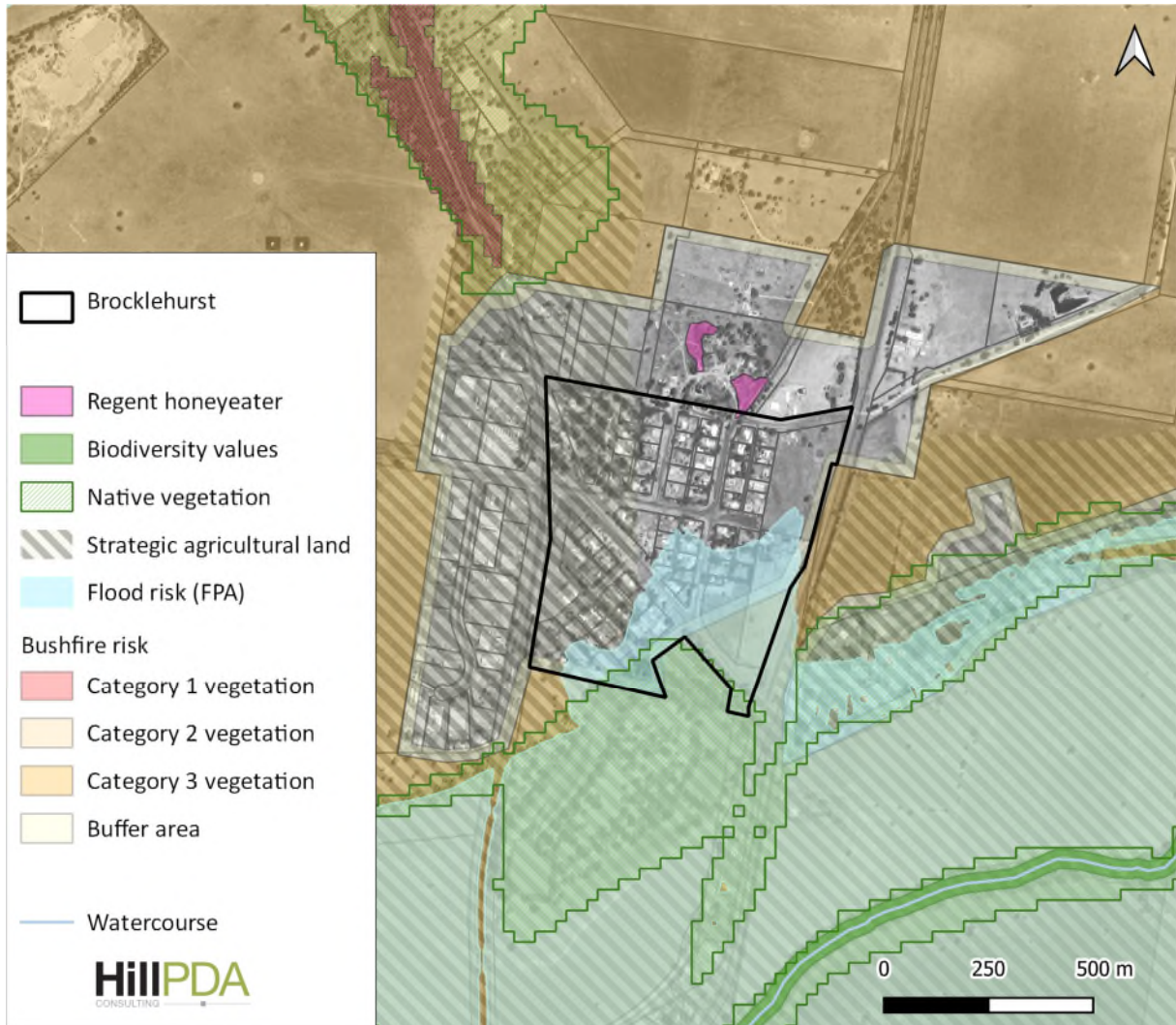


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

Brocklehurst is significantly constrained by factors such as flood risk, strategic agricultural land and potential land use conflict from surrounding industrial land (see Figure 72).

Figure 72: Brocklehurst constraints



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

Housing delivery and gaps

Table 33 indicates Brocklehurst’s dwelling take-up, demand, projected shortfall and capacity between 2024 and 2041.

Table 33: Dwelling take-up, demand, difference and capacity, Brocklehurst, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+0pa (last 5yrs)	79 (2024)	N/A	32
Projected	+0 by 2041	+2 (by 2041)	-2 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Brocklehurst is projected to experience a low level of housing demand to 2041, with minimal development also expected, reflecting low historical take-up rates. There is some capacity for more development in the village under current controls.

Key housing concerns for Brocklehurst involve maintaining its current village atmosphere and ensuring adequate infrastructure provision.

Desired future character

The highly valued village character of Brocklehurst will be protected and maintained. Where growth is desired, it can be accommodated through infill development.

Place growth principles

To achieve the desired future character:

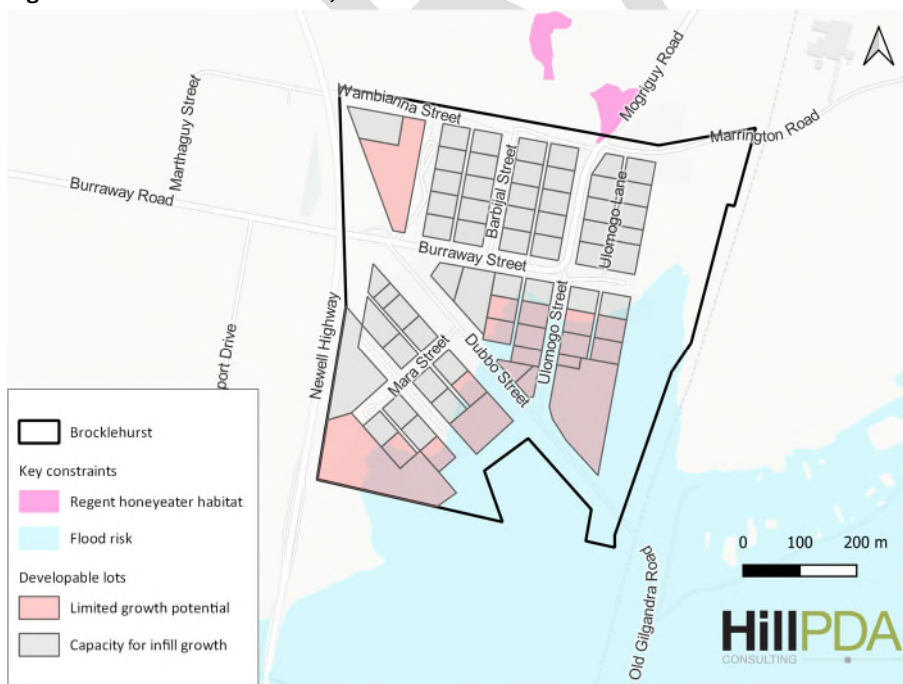
- Facilitate growth with infill development on vacant sites or through secondary dwellings.
- Discourage growth in areas identified for limited growth potential due to flood risk.

Place directions

Table 34: Place interventions, Brocklehurst

Intervention	Action	Additional yield
1	Increase the minimum lot size to 2,000m ² to retain the village character.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 73: Place interventions, Brocklehurst



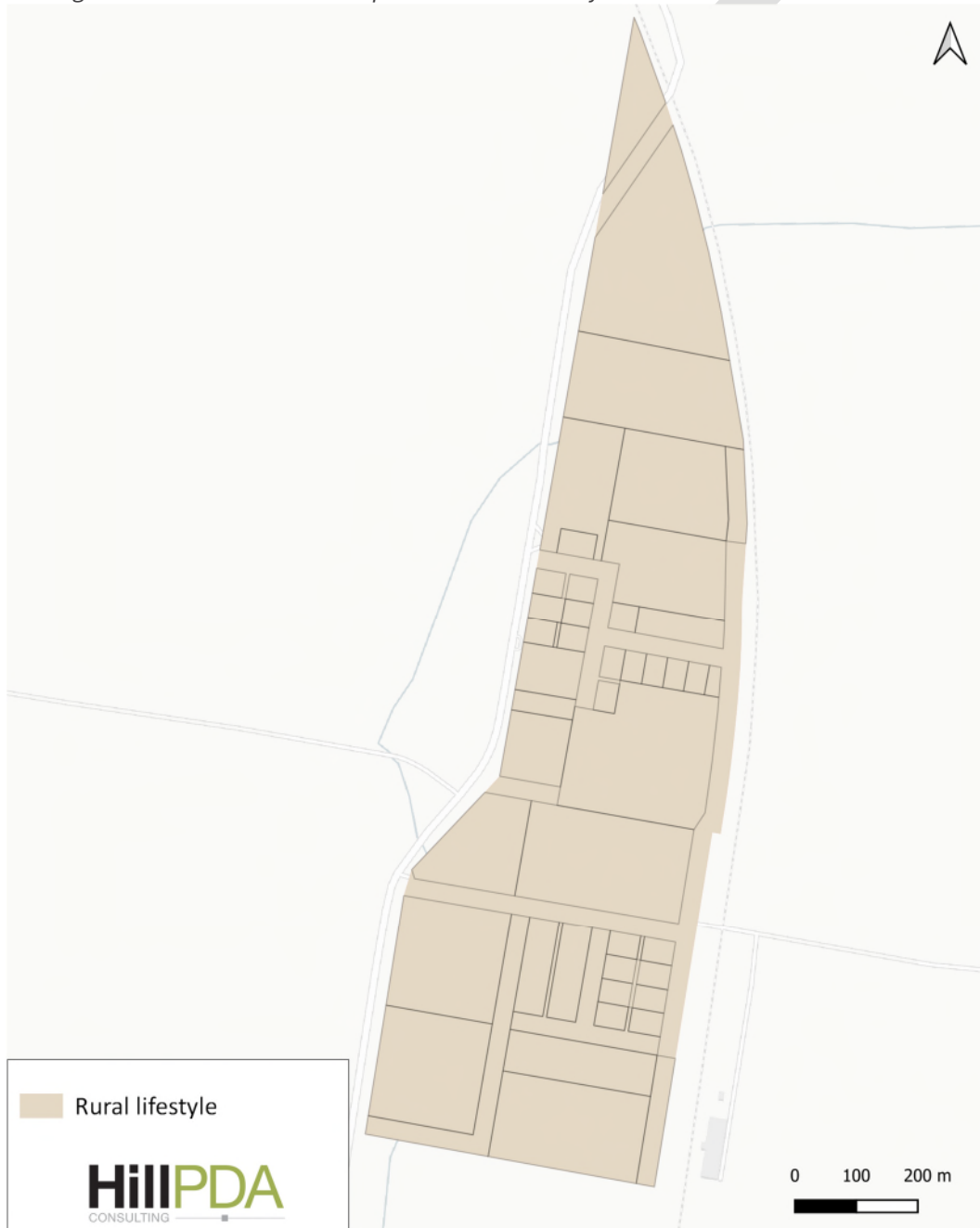
Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.2.3.10 Moriguy

Moriguy is situated on Moriguy Road and the Dubbo-Coonamble railway line. It contains a small population, living in a mix of owner-occupied and mortgaged homes. The village's median weekly household income is relatively high, with most residents participating in the labour force. Key occupations include technicians, trade workers, and managers, with significant employment in sheep farming, meat processing, and state government roles. Many of Moriguy's dwellings have spare bedrooms, indicating underutilisation of housing stock.

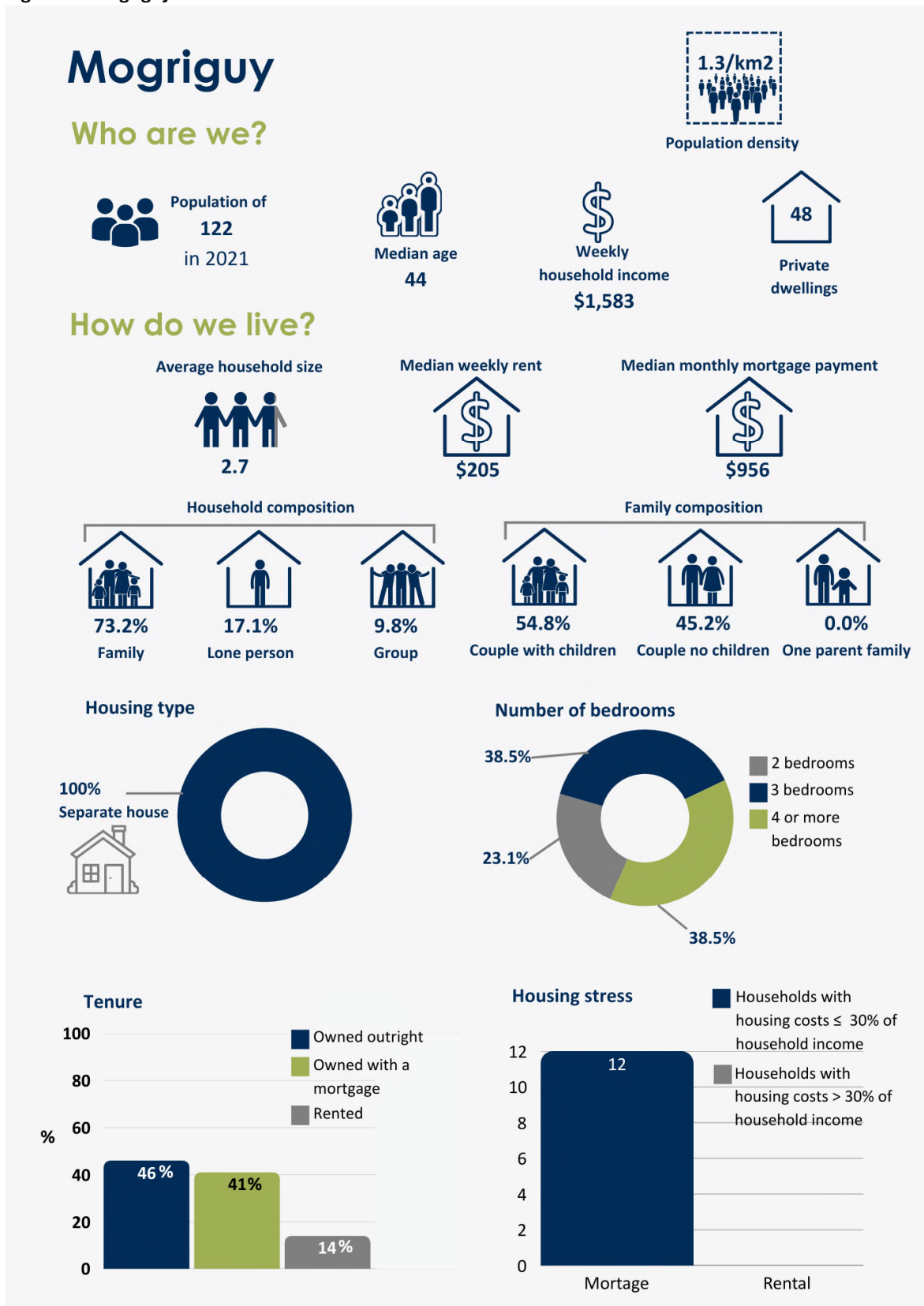
Figure 74: Moriguy map

R5 Large Lot Residential zone is depicted as Rural lifestyle



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

Figure 75: Mogriguy overview

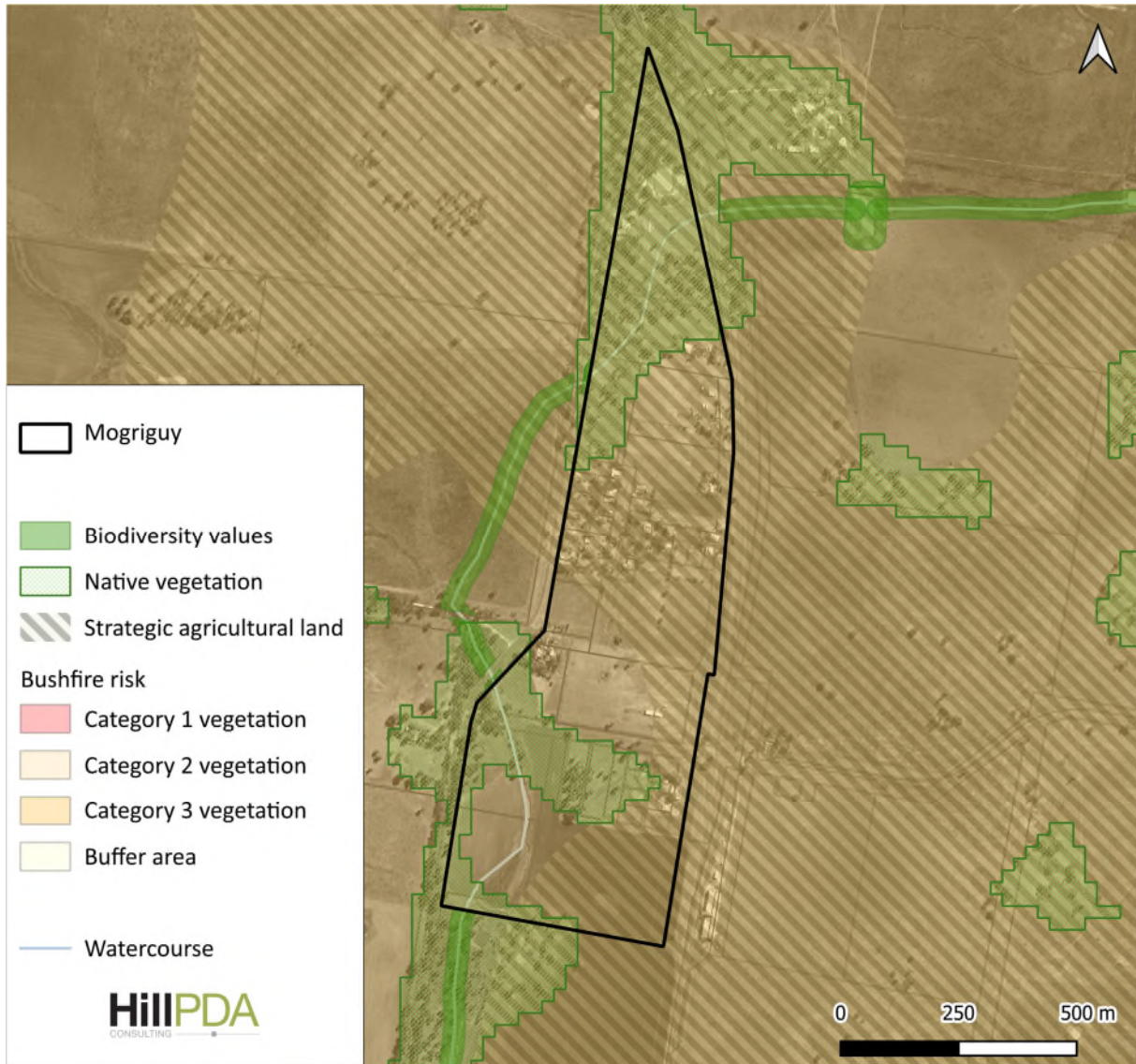


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

Mogriguy is generally affected by flood risk, but flood data is not currently available. Other constraints include native vegetation, strategic agricultural land and bushfire risk (see Figure 76).

Figure 76: Mogriguy constraints



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

Housing delivery and gaps

Insufficient data is available to project dwellings demanded in Mogriguy to 2041. Based on historical dwelling take-up patterns, no additional housing development is anticipated during this time, although there is capacity for additional dwellings under current controls on existing, vacant lots in the R5 zone.

The key housing gap for Mogriguy is community interest in growth, despite a small pipeline and low demand.

Desired future character

Mogriguy's current village atmosphere will be protected, with future growth limited in scale. If new development is sought, it will be accommodated through existing infill capacity.

Place growth principles

To achieve the desired future character:

- Facilitate growth with infill development on vacant sites in the R5 zone.
- Any development proposed on land identified with limited growth potential needs to justify that environmental risk and strategic agricultural land values have been considered.

Place directions

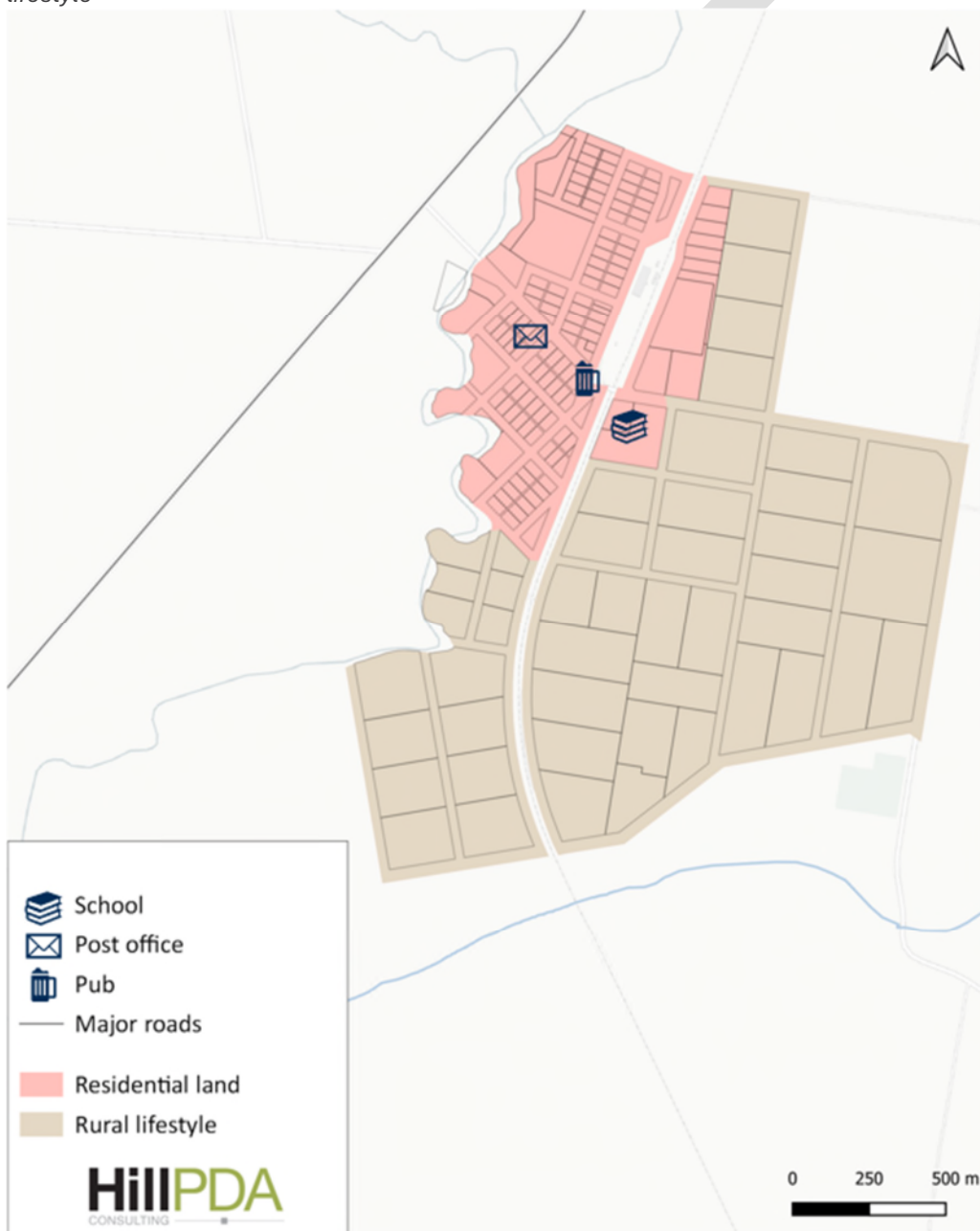
Following a review of development trends, growth requirement and planning controls, specific interventions for Mogriguy are not required.

4.2.3.11 Eumungerie

Eumungerie is located adjacent to the Newell Highway, roughly mid-way between Dubbo and Gilgandra, at the northern edge of the LGA. It contains essential services such as a primary school, post office, and grain handling facility. In 2021, more than half of Eumungerie’s working-age residents were part of the labour force, with the majority employed full-time. A significant portion of households had two spare bedrooms, indicating some underutilisation of housing stock.

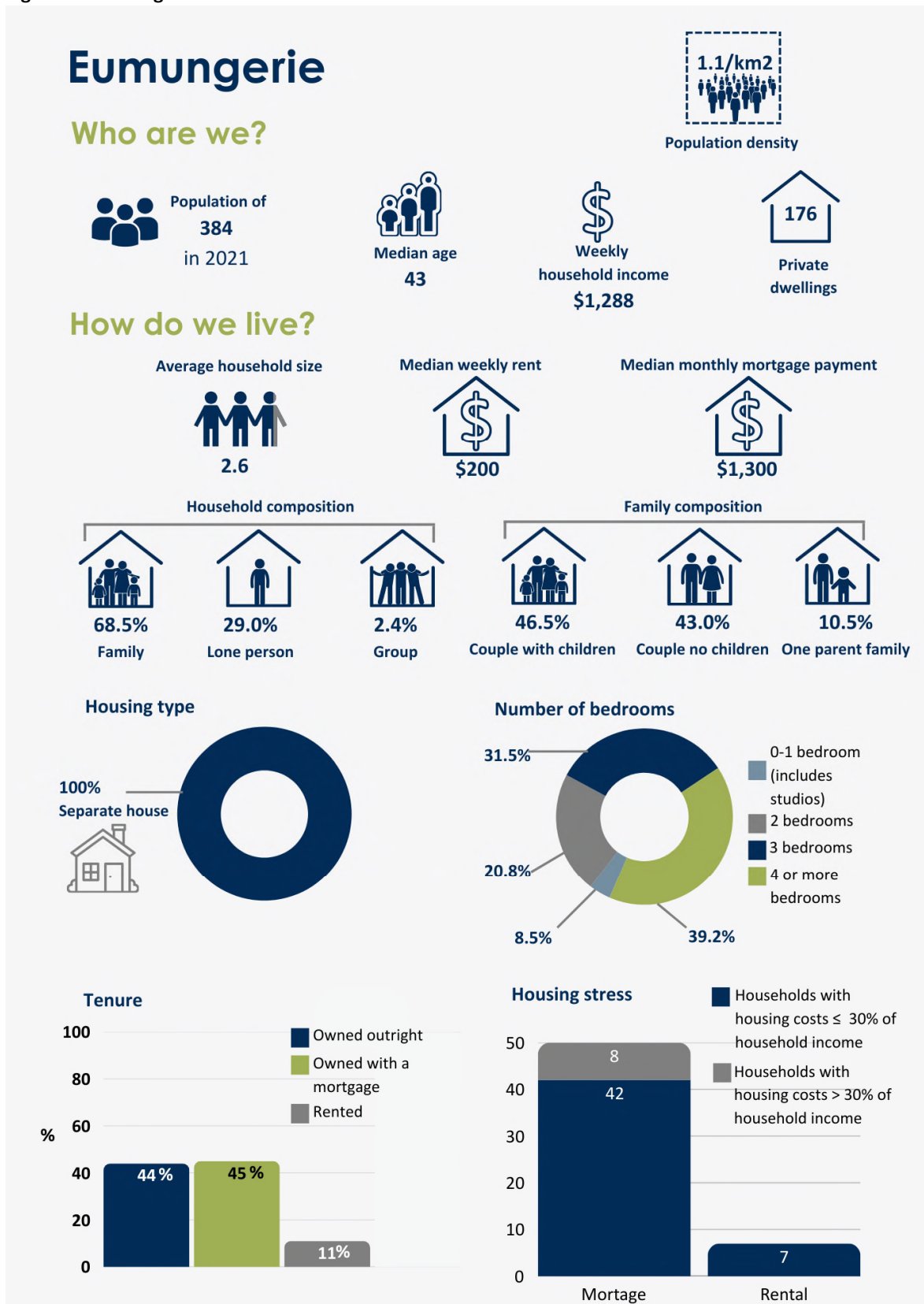
Figure 77: Eumungerie map

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



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

Figure 78: Eumungerie overview

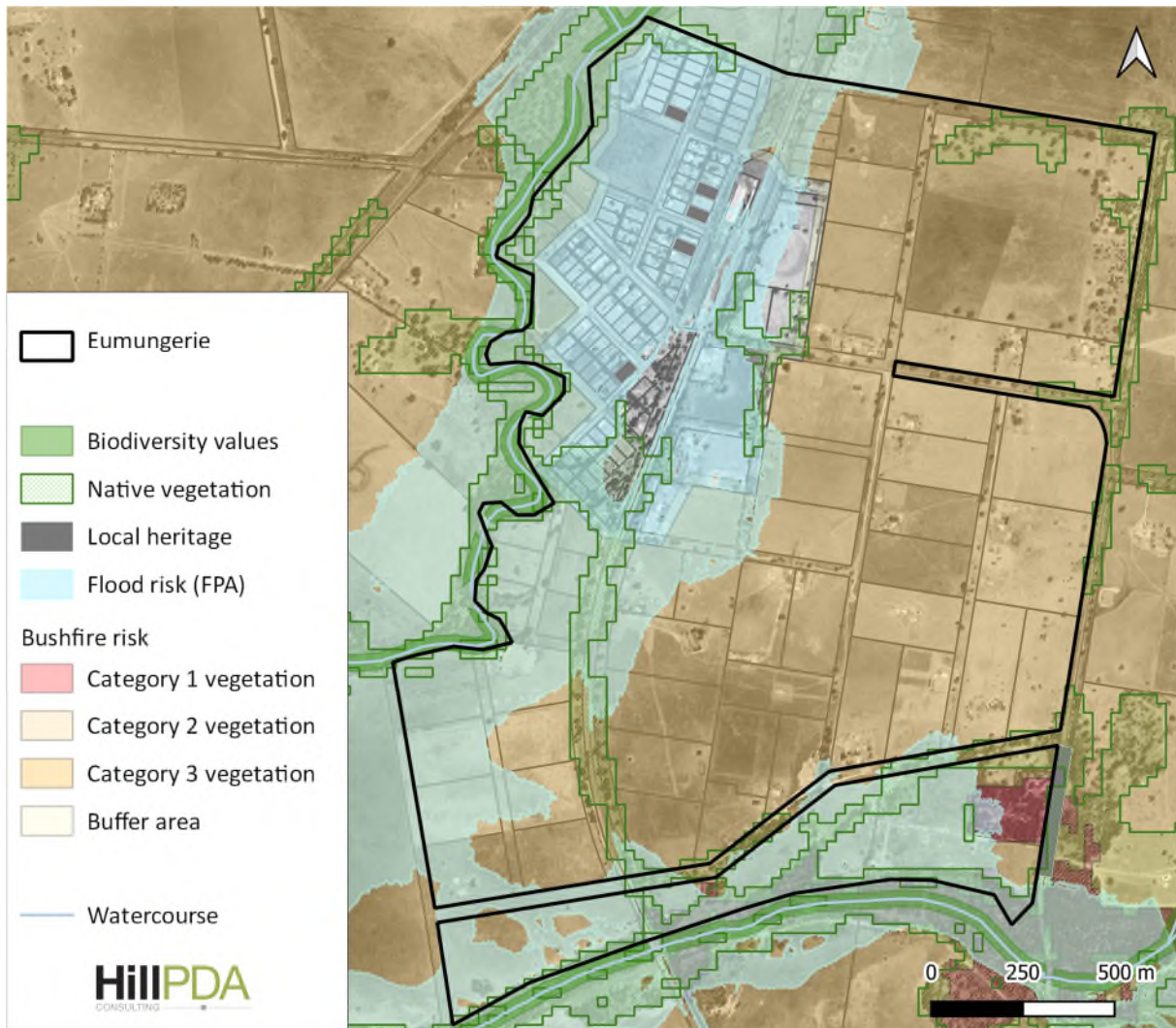


Source: ABS, Census TableBuilder Pro; ABS, Census All persons QuickStats. Note: numbers based on data at the SAL level. Proportions exclude undetermined/other.

Constraints

Eumungerie is significantly constrained by flooding and biodiversity (see Figure 79).

Figure 79: Eumungerie constraints



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

Housing delivery and gaps

Table 35 indicates Eumungerie’s dwelling take-up, demand, projected surplus and capacity between 2024 and 2041.

Table 35: Dwelling take-up, demand, difference and capacity, Eumungerie, 2024-41

Timeline	Historical dwelling take-up	Dwelling demand	Take-up/demand difference	Dwelling capacity
Current	+1pa (last 5yrs)	71 (2024)	N/A	90
Projected	+14 by 2041	+5 (by 2041)	+9 by 2041	N/A

Source: REMPLAN (Jan 2025); HillPDA

Based on historical take-up rates, Eumungerie would have sufficient dwelling delivery to meet demand by 2041, with adequate capacity under current controls.

Eumungerie’s key concerns for housing development involve infrastructure and the presence of constraints.

Desired future character

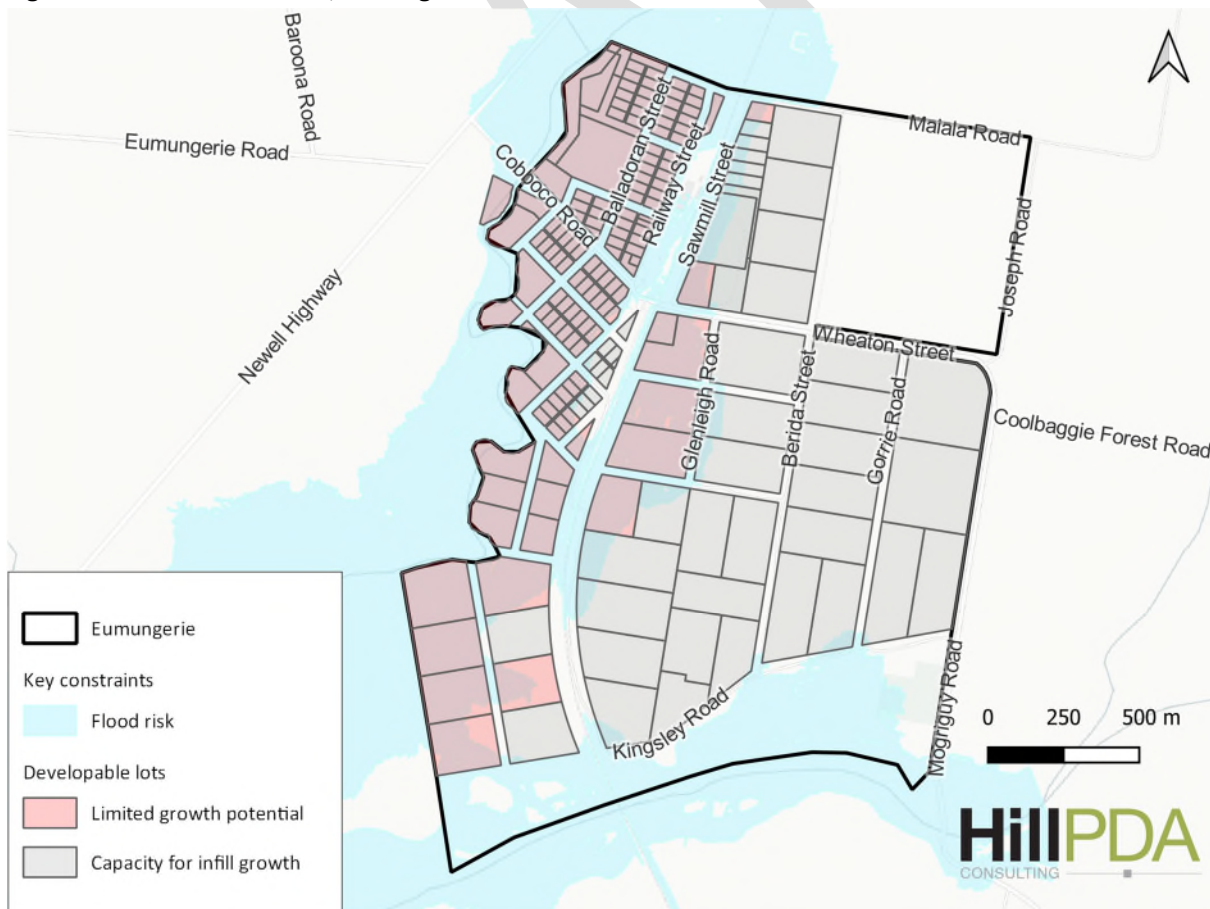
Eumungerie’s current character will be retained through infill development on vacant and unconstrained site, but infrastructure improvements will be prioritised over growth. It will continue to exist as a compact village neighbourhood in a rural setting.

Place directions

Table 36: Place interventions, Eumungerie

Intervention	Action	Additional yield
1	Progress the Flood Study and Risk Management Plan to establish Eumungerie’s capacity for infill growth.	N/A
2	Prepare a multi-village Development Contributions Plan that would support the provision of new infrastructure.	N/A

Figure 80: Place interventions, Eumungerie



Source: Dubbo Regional Council; HillPDA. Imagery: CARTO

4.3 Rural lifestyle directions



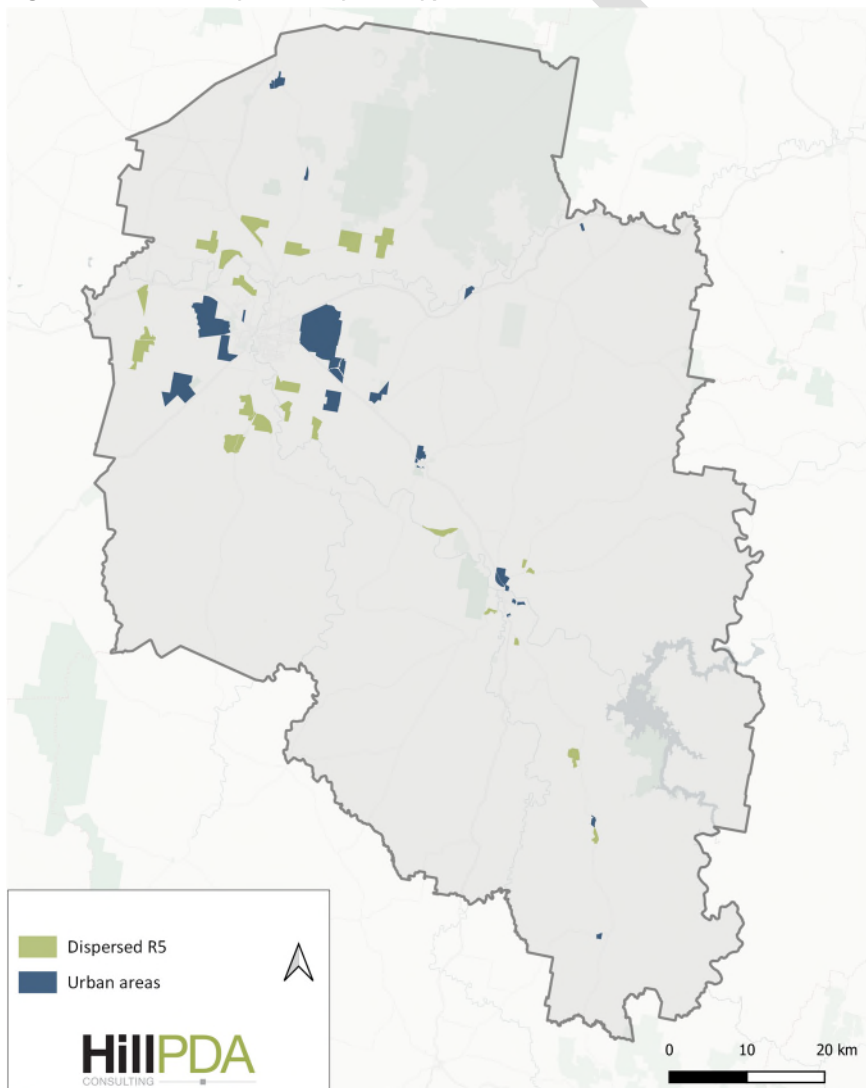
The region contains significant portions of land zoned R5 Large Lot Residential, intended as ‘rural lifestyle’ areas. While some of this land is within urban areas, other segments are more dispersed across the region, reflecting historical subdivision approvals and the previous small farm estates zone under the Dubbo Local Environmental Plan 1997 – Rural Areas.

Consultation has identified the importance of rural lifestyle land to the region’s existing and new communities, and how it is highly valued and sought after.

4.3.1 Where is the region’s rural lifestyle land?

Rural lifestyle land is significantly dispersed across the region (see Figure 81).

Figure 81: Rural lifestyle land by area type



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

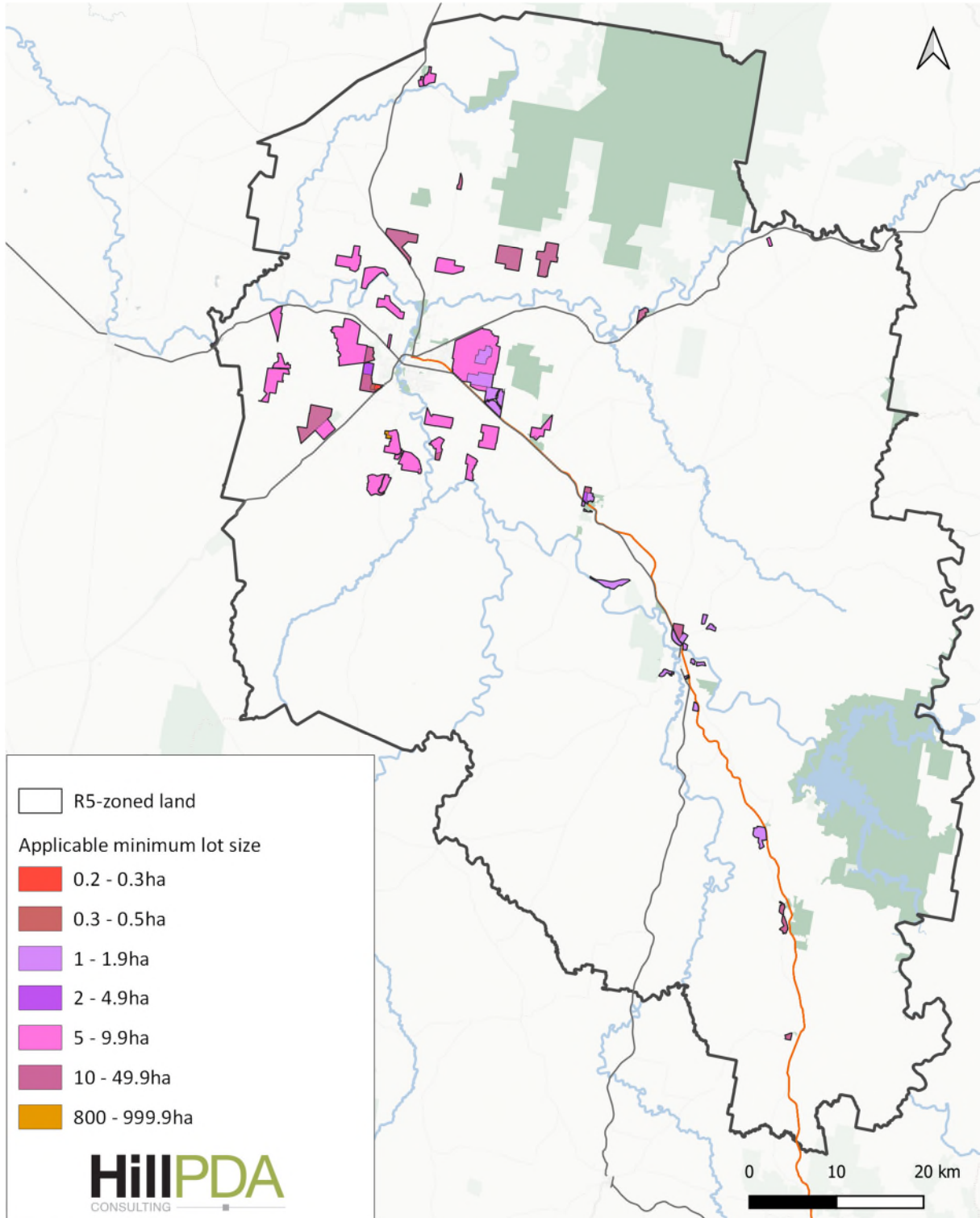
4.3.2 How can rural lifestyle land grow?

R5 Large Lot Residential is currently dispersed across the region with limited consistency as to the application of minimum lot size controls. Under current planning controls, there is theoretical capacity for approximately additional 1,210 lots if all zoned land was subdivided into current minimum lot sizes (see Table 37, Figure 82 and Figure 83). This assessment is based on subdivision and single-dwelling development comprising each site's highest and best use.

Table 37: Theoretical dwelling capacity, R5-zoned land

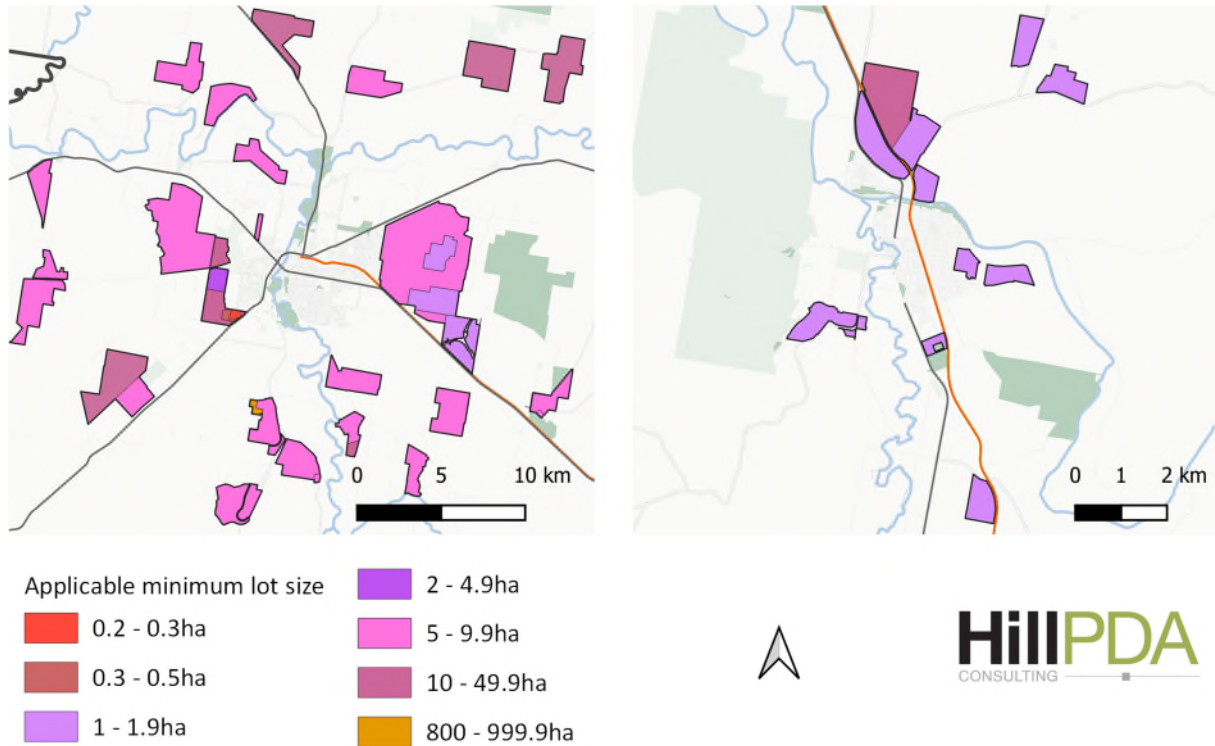
Area	Theoretical dwelling yield
Ballimore	0
Dubbo	351
Elong Elong	5
Euchareena	0
Eumungerie	0
Geurie	48
Mogriguy	0
Stuart Town	4
Wellington	162
Wongarbon	5
Urban area total	575
Apsley	42
Brocklehurst surrounds	41
Maryvale	204
Mount Arthur	35
North of Dubbo	22
South of Dubbo	24
South of Stuart Town	0
West Mumbil	160
West of Dubbo	35
Wuuluman	72
Dispersed R5 total	635
Total additional dwellings	1,210

Figure 82: Rural lifestyle land by minimum lot size



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

Figure 83: Rural lifestyle land by minimum lot size, Dubbo (L) and Wellington (R)



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

The region contains approximately 14,687 hectares of rural lifestyle land with capacity (see Table 38). The greatest extent of potentially developable rural lifestyle land area is contained under the 8-hectare minimum lot size provision, followed by the 35-hectare minimum lot size provision. However, most of the region’s additional capacity can be delivered by properties that have a minimum lot size of one hectare. This represents the significant extent of development that smaller minimum lot sizes can facilitate.

Table 38: Potential additional lots if Dubbo LEP minimum lot sizes (MLSs) are applied

Minimum lot size (LEP) Ha	Total developable area		Subdivision capable lots		Potential additional lots	
	Ha	%	Count	%	Count	%
0.7	4	0%	0	0%	0	0%
1	1,005	7%	141	51%	718	59%
1.5	657	4%	21	8%	60	5%
2	137	1%	3	1%	63	5%
4	40	0%	2	1%	2	0%
5	36	0%	2	1%	5	0%
8	9,495	65%	97	35%	327	27%
10	843	6%	8	3%	34	3%
35	2,469	17%	1	0%	1	0%
Total	14,687	100%	275	100%	1,210	100%

Note: Where multiple MLSs apply to one lot, the largest applicable MLS has been recorded for the lot

4.3.3 Rural lifestyle directions

This Strategy does not identify specific parcels of land to be rezoned or amend the minimum lot size, but instead identifies the preferred direction for large lot residential growth. When considering owner-initiated requests to amend planning controls, the amount of land suitable for rezoning should always be larger than the amount required by the theoretical capacity assessment, and include a mix of landowners so that supply is not constrained by limited areas of land or limited owners.

Rural lifestyle development can have environmental, social and economic costs that are significantly higher than those of standard residential development. Rural lifestyle development will be planned to:

- avoid generating demand for costly or inefficient social or physical infrastructure
- minimise land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers
- avoid significant impacts to primary production or to the environmental or cultural values of a rural area
- protect natural resources, environmental areas, biodiversity and landscape values
- ensure new growth and development is directed to locations with sufficient infrastructure, low risk of natural hazards and will not increase the risk of natural hazards.

Dubbo Region's rural lifestyle and village character is highly valued and sought after.

Key **rural lifestyle** housing findings from the evidence base:

- There is theoretical capacity for additional development on existing lots.
- There is continuing community desire for more consistent rural lifestyle housing opportunities in lots sized approximately 0.4 hectares, 1 hectare and 8 hectares in outer Dubbo, Wellington and some villages.
- Rural lifestyle development can often have lower infrastructure costs, but more environmental constraints may be present.
- Most villages have capacity for further infill development through existing lot patterns, but growth in some villages is highly constrained by environmental hazards.
- Rural lifestyle lots must not adversely impact local character, primary production or environmentally significant land.
- The character and sense of community within villages is highly valued with an expectation that growth is fairly minimal.



Table 39: Rural lifestyle directions and actions

Direction	Action
4.1 Facilitate rural lifestyle options	4.1.1 Support R5 Large Lot Residential development primarily within existing R5 zoned land, where necessary infrastructure and services can support additional population growth, and within identified investigation areas as outlined in the Dubbo Rural Areas Development Strategy.
	4.1.2 Minimise impact on high quality agricultural lands by avoiding new fragmented pockets of R5 Large Lot Residential land throughout rural zones.
	4.1.3 Promote efficient lot sizes that utilise existing infrastructure and have buffers to existing and future rural areas, watercourses and sensitive environmental areas.
	4.1.4 Ensure new housing is integrated into rural areas in a way that preserves local heritage, environmental sustainability, and the rural lifestyle.
4.2 Facilitate village growth opportunities	4.2.1 Promote housing options that maintain the unique characteristics of rural and village communities, by implementing interventions within the place plans.

There are a number of instances where the observed average lot size is less than the prescribed minimum lot size. There may be opportunity to reduce the lot size to better reflect the existing subdivision layout, which could create minor increases in capacity.

As there is theoretical capacity for additional development on existing lots, proposals to create new R5 land or amend the minimum lot size would need a holistic approach to ensure access, services, environmental values and the character of the area are not impacted. In addition, RU4 Primary Production Small Lots may provide rural lifestyle living opportunities.

Table 40: Place interventions

Intervention	Action
1	Undertake a supply and demand analysis for land in both the R5 Large Lot Residential and RU4 Primary Production Small Lots.
2	Regularly monitor R5 zone land for supply and demand on a geographical basis

4.4 Affordable housing options and directions



This affordable housing options and directions section explores Council's role and options for incentivising an increase in social and affordable housing in the region, and partnerships required.

Access to affordable, appropriate, and secure housing is a basic human right. It is also essential for creating a prosperous and thriving community that is socially, economically, and environmentally sustainable in the long-term. Consistent with the Central-West Orana Regional Plan, Council seeks to encourage and support the delivery of affordable and low-cost market housing in areas that are well-served by supporting infrastructure and services.

4.4.1 What is affordable housing?

Affordable housing is separate and distinct from social housing. The statutory definition of affordable housing relates to housing that is developed for households with very low, low, and moderate incomes. Mortgage repayments or rents for such housing are priced so these households can meet their other essential living costs, such as food, clothing, transportation, medical care, and education.

Affordable housing can be delivered or owned by private developers, investors, governments, charitable organisations, and not-for-profit community housing providers (CHPs). While some affordable housing dwellings are owner-occupied, in most cases they are leased and managed by a CHP or private investor. Given that the needs and preferences of occupants differ and change over time, diversity in this sector is essential.

Affordable housing is part of a wider 'housing continuum', which ranges from homelessness and fully subsidised crisis housing at one end to completely unsubsidised market housing/home ownership at the other. People's housing needs may be met at different points along the housing continuum at different points in their lives, depending on their circumstances, aspirations, and capacity. For some people, affordable housing provides a stepping-stone to market housing. For others, it provides an essential safety net during challenging times so they can continue to fully participate in society.

4.4.2 Council's role in affordable housing

Council can facilitate affordable housing through land use zoning, development controls, the timing of land release, location of services and facilities and the levying of rates, development contributions and application fees (see Figure 84).

Figure 84: Affordable housing levers



Source: HillPDA 2025

4.4.3 The technical need for affordable housing

Housing market conditions can generate social and affordable housing needs. At the 2021 Census, a majority of Dubbo’s rental households were eligible for subsidised affordable rental housing under the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*.⁵ A smaller proportion were on waitlists for social housing (527 general applicants and 103 priority applicants).

Table 41 indicates social housing waiting times in Dubbo and Wellington, where social housing is mostly located. Social housing stock has declined over the last 10 years in both areas.⁶

Table 41: Social housing waiting times by dwelling size, S042 Dubbo and S056 Wellington

Zone	Studio/1-bedroom	2-bedroom	3-bedroom and larger
Dubbo	0-2 years	2-5 years	10+ years
Wellington	0-2 years	2-5 years	2-5 years

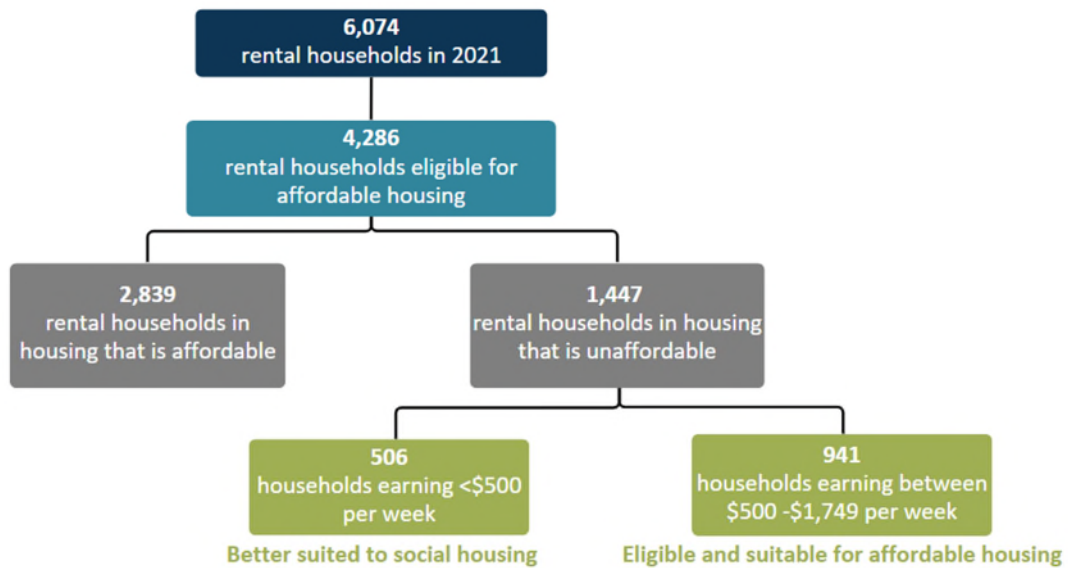
Source: Homes NSW

In 2021, 6,074 households were renting in the Dubbo LGA, public, privately and otherwise. The affordable housing need of these households is shown in Figure 85.

⁵ ABS, Census All persons QuickStats; ABS, Census TableBuilder Pro; HillPDA

⁶ ABS, Time Series Profile

Figure 85: Affordable housing need



Source: HillPDA 2025

Most of the shortfall in affordable housing provision occurred for households in the very low income bracket (households with less than \$1,250 weekly income) with 63 per cent identified as living in unaffordable housing. In the figure above, this group encapsulates the left-side green box and some of the right-side green box.

4.4.4 Why explore affordable housing options?

Owing to a combination of increasing housing prices, a general shortage of housing, and community sentiment for more affordable housing provision, Council is exploring options for improving affordable housing outcomes in the region. As part of wider national and state policy towards increasing housing supply, the State government has also flagged a responsibility of local governments and the planning system to set affordable housing targets and encourage the development of affordable housing.

Social and affordable housing provision is critical to ensuring that:

- People on very low to moderate incomes have access to a place to live which is safe, secure and appropriate.
- People can choose to live close to their workplaces and businesses can attract and retain diverse workforce.
- People can meet other basic living costs such as food, clothing, transport, medical care and education.
- Essential workers remain in the areas they serve.
- People with a close connection to Dubbo Regional LGA can continue to live near friends, family or workplaces.

4.4.5 What are the options for affordable housing?

Table 42, Table 43 and Table 44 explore the various options for facilitating affordable housing. The options require further investigation to determine the best fit for council and the public benefit.

Table 42: Lever 1 - Regulate

Option	Pros	Cons
<p>Introduce an affordable housing contribution scheme</p> <p>An affordable housing contribution allows council to charge a levy for affordable housing. These contributions are in addition to any developer contributions required under a s7.11 or s7.12 plan.</p> <p>A Scheme could apply either:</p> <ul style="list-style-type: none"> • In areas where Council is seeking to target a change in development controls, or • Throughout the LGA on all development 	<ul style="list-style-type: none"> • When paired with upzonings and flagged with industry, the impact on development viability can be minimal. • Provides Council with the flexibility to accept dwellings or funds. • Can reduce land speculation. • Signals Council's stance on affordable housing supply and provision. • Uplift-based schemes are supported by the NSW Government. 	<ul style="list-style-type: none"> • If development conditions worsen, affordable housing contributions can impacts viability. • The development industry is opposed to additional government charges. • Requires Council staff to levy, manage and utilise the contributions. • The NSW Government is generally opposed to broad-based contribution schemes. • Challenging development viability means uplift-based contribution schemes need to involve significant uplift to generate enough value. • Regional councils may struggle to establish an uplift-based scheme where rezonings are not warranted, despite local demand for new housing, as there is little to no land value uplift to generate contributions.



Option	Pros	Cons
<p>Implement an affordable housing policy that articulates:</p> <ul style="list-style-type: none"> • Councils’ objectives for affordable housing in the LGA. • Mechanisms for delivering affordable housing. • Affordable housing targets. • Councils’ requirements for affordable housing including: <ul style="list-style-type: none"> – Preferences around dwellings in-kind or monetary contributions – Specifying who affordable housing will be for – Defining rent setting mechanisms and how rent will be calculated. • How Council will manage affordable housing it owns. 	<ul style="list-style-type: none"> • Helps to communicate the intent and benefits of affordable housing to the community and stakeholders. • Provides clear guidance on how contributions are calculated, collected and allocated, ensuring consistent and equitable implementation. 	<ul style="list-style-type: none"> • Can be challenging to implement if the community is not supportive of the provision of affordable housing within their area.
<p>Develop a supportive planning agreement framework</p> <p>Establish a planning agreement policy that sets out the criteria and methodology for requiring affordable housing as part of proponent-led rezonings or significant infrastructure projects.</p>	<ul style="list-style-type: none"> • Council has an existing planning agreement example of where affordable housing has been agreed. • Can increase efficiency for planning agreement assessments. • Promotes discussions between Council and developers rather than a strict contribution rate. • Can levy affordable housing independently, or in support, of an affordable housing contribution scheme. • Responsive to the needs and context of individual developments. • Allows higher contributions to be charged in certain situations. • Can apply anywhere in the LGA. 	<ul style="list-style-type: none"> • Can be time and resource intensive for Council to pursue. • Planning agreements need to provide benefits to Council and the applicant. • Can be confusing for the general public. • Cannot be easily scaled in application as it works on a case-by-case basis. • There is no certainty as planning agreements are voluntary.

Table 43: Lever 2 – Deliver

Option	Pros	Cons
<p>Utilise existing Council owned land to develop affordable housing products.</p> <p>Product is managed by a Community Housing Provider (CHP), with Council retaining ownership of product and land.</p>	<ul style="list-style-type: none"> • Development feasibility is not impeded by cost of land. • Opportunity for a joint venture. • Delivers on community expectations that Council plays an active role in affordable housing delivery. • Opportunity to repurpose site in the future if needs change. 	<ul style="list-style-type: none"> • Additional risks associated with development. • Ongoing asset maintenance costs.
<p>Dedicate land to CHP</p> <p>Council no longer retains ownership.</p>	<ul style="list-style-type: none"> • Council can identify CHP partners with experience in developing and managing affordable housing. • Delivers public benefit by increasing the supply of affordable housing stock. • Gifting is ideal when the primary goal is maximising Affordable Housing delivery. • Appropriate if Council has limited resources to manage land disposal. 	<ul style="list-style-type: none"> • Council does not retain ownership of land. • Unlikely to be suitable for sites where other council services are required to be delivered, or where Council expects the site could be required for another purpose in the future. • Financial impacts to existing ratepayers.
<p>Enter a joint venture with a CHP to develop affordable housing on Council land.</p>	<ul style="list-style-type: none"> • Allows for shared risk and investment. • Partnership with a CHP increases the chances of accessing additional funding and resources from the state and federal governments. • A shared equity or joint venture model to provide land to a CHP in return for a share in development, enables construction to commence. • Council retains ownership of land. 	<ul style="list-style-type: none"> • Risk of misalignment between council goals and CHP's operational priorities. • Joint ventures are complex and restricted by legislation, requiring substantial skill and resourcing. • High level of risk, and most likely to apply to more complex sites involving significant funding and financing and mix of public benefits.

Option	Pros	Cons
<p>Use Council funds for strategic land acquisition to develop purpose-built affordable housing.</p>	<ul style="list-style-type: none"> • Is suited to large scale redevelopment and multiple sites. • Control of the development process. • Ensures housing is built to meet the needs of the community. • Council can ensure housing remains affordable in the long term. • Possibility of entering into a joint venture for the development. 	<ul style="list-style-type: none"> • Requires council to have available funding sources to invest. • Council resource intensive. • Potential to create conflicts of interests if competing with the private sector.
<p>Undertake a build-to-rent (BTR) demonstration project with a designated percentage of affordable housing.</p>	<ul style="list-style-type: none"> • Where development conditions are challenging or there is a lack of market evidence for affordable housing projects, Council can deliver a part-market, part-affordable development to demonstrate to the private market that mixed tenure developments are possible. • Council retains ownership of the asset • Increases the stock on the market • Do not need to comply with Apartment Design Guide (ADG) – allows innovation to be demonstrated 	<ul style="list-style-type: none"> • Managing a mixed-tenure development could be more complex than solely affordable housing, requiring specialised expertise in managing the needs of market renters and social/affordable renters.



Table 44: Lever 3 - Advocacy

Option	Pros	Cons
<p>Partner and engage with the State and Federal Government around affordable housing</p> <p>As the holders of substantial funds and policy powers, Council can continue to advocate to the NSW Government and Federal Government to either investment or supportive policies. This can involve the development of NSW Government and Federal Government land for affordable housing purposes.</p>	<ul style="list-style-type: none"> • Advocacy only requires a minor investment of Council resources but can deliver substantial benefits. • Even if NSW Government or Federal Government support is not gained, increasing awareness from advocacy is beneficial. • If successful, can increase funding for housing programs. 	<ul style="list-style-type: none"> • Advocacy fatigue can occur if numerous efforts are made with minimal results. • It can be difficult to target advocacy efforts in the right areas. • Dependence on government priorities and budgets • Political hurdles and delays in decision-making • Risk of insufficient or poorly targeted funding • Local councils may lack influence over higher levels of government.
<p>Run an education campaign about the benefits of affordable rental housing</p> <p>Raising community awareness about the nature of the benefits of affordable housing, including best practice examples, could reduce the potential for protracted and contentious development approvals that can otherwise significantly impact development viability.</p>	<ul style="list-style-type: none"> • Assists in diffusing stigma and increase general community support for affordable housing. • Having a greater community understanding of affordable housing can reduce the risks CHPs face in development. 	<ul style="list-style-type: none"> • Advocacy fatigue can occur if numerous efforts are made with minimal results • It can be difficult to target community education efforts in the right areas.

4.4.6 Affordable housing directions

Affordable housing is essential for providing stable living conditions, reducing homelessness, supporting economic mobility, and ensuring that all individuals, regardless of income, have access to safe and decent places to live.

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

- Social and affordable housing options have declined in recent years with a reduction in housing stock.
- The affordable housing need represents 23.8% of rental households and 10.5% of the total households in the LGA.
- There are over 1,447 rental households in Dubbo that are in housing that is considered unaffordable for their income band.
- Council can deliver affordable housing either directly or indirectly through land use zoning, development controls, the timing of land release, location of services and facilities and the levying of rates, development contributions and application fees.
- Increasing the provision of affordable housing will reduce pressure on social housing, by providing alternative options for people on lower incomes.



The following directions have been identified guide council towards a pathway for increasing affordable housing provision across the Dubbo Region.

Table 45: Affordable housing directions and actions

Direction	Action
5.1 Build consensus around Council’s role in facilitating viable affordable housing options	5.1.1 Undertake targeted stakeholder engagement on affordable housing options.
	5.1.2 Test the feasibility of direct investment options across various typologies and markets.
5.2 Facilitate viable affordable housing options	5.2.1 Undertake feasibility testing of each “regulate” mechanism to inform the preferred approach.

IMPLEMENTATION AND MONITORING

5.0 Implementation and monitoring

This Implementation Plan aims to realise the strategic directions and actions of this Strategy and guide its delivery. For each action, the Implementation Plan indicates Council's role, partners for collaboration, and the priority of the action.

To understand the Implementation Plan we provide the following explanation of meaning:

5.1 Implementation

5.1.1 Council's role

Council will play different roles in the implementation of this Strategy. These will vary between the roles of Provider, Collaborator and Advocator. A description of these various roles is provided below.

- Provider: implement strategic planning responsibilities, and deliver the services and programs to meet the needs of the community
- Collaborator: support and work in partnership with stakeholders to deliver benefits to the community
- Advocator: communicate and promote community needs and interests to other decision-making organisations

5.1.2 Priority

Actions have been prioritised into short, medium and long term, or ongoing. Priorities will be periodically reviewed every 5 years and reassessed in line with available budgets, market conditions, resources and funding opportunities. Priorities are defined below.

- Short: action to occur over the next 0-4 years
- Medium: action to occur over the next 4-10 years
- Long: action to occur over the next 10+ years
- Ongoing: actions do not have a specified timeframe and will be completed over the lifetime of this Strategy.

5.1.3 Implementation plan

Table 46: Implementation plan

Direction	Action	Council's role	Partners	Priority
1. SUPPLY				
1.1 Unlock infill and greenfield housing supply to ensure a balanced approach to growth.	1.1.1 Expand opportunities for new residential developments by conducting detailed planning for urban release areas.	Collaborate	Private sector	Ongoing
	1.1.2 Expand opportunities for infill development around areas with good access to services by undertaking neighbourhood planning in consultation with the community.	Collaborate	Private sector	Medium
	1.1.3 Create and monitor a land supply pipeline to help identify and plan for new urban release areas.	Provider	Private sector	Ongoing
1.2 Monitor housing development and take-up	1.2.1 Create a monitoring system to track the progress of developments and uptake rates, and adjust strategies as necessary to meet housing demand and ensure sustainable growth.	Provider	Private sector	Ongoing
1.3 Facilitate the provision of rental accommodation on the market	1.3.1 Investigate opportunities on Council-owned land to increase the provision of affordable or private rental stock.	Collaborator	Homes NSW Private sector	Short
2. CHOICE				
2.1 Encourage a diversity of housing choice to cater for the needs of the community	2.1.1 Advocate for the renewal of State Government housing estates to encourage greater housing diversity and typologies.	Advocator	Homes NSW	Medium
	2.1.3 Review and consolidate the DCP to make it simpler, more flexible and attractive for development.	Provider	Private sector	Medium
	2.1.4 Encourage private market development innovation, such as build to rent models, affordable housing and co-living.	Collaborator	Private sector	Ongoing
	2.1.5 Encourage the delivery of aged care and retirement living establishments in locations that have strong transport connections and good access to services.	Collaborator	Private sector	Ongoing

Direction	Action	Council's role	Partners	Priority
2.2 Encourage greater housing diversity around centres and major employment precincts	2.2.1 Encourage the provision of more key worker and higher density housing around hospitals in Dubbo and Wellington by revisiting masterplans and working with land owners.	Collaborator	Homes NSW Department of Planning, Housing and Infrastructure	Short
	2.2.2 Explore the expansion of R1 General Residential zones around local centres in Dubbo.	Collaborator	Private sector	Short
	2.2.3 Actively encourage urban renewal in the Dubbo CBD and Wellington Town Centre by undertaking or implementing masterplans.	Collaborator	Private sector	Medium
3. INFRASTRUCTURE ALIGNMENT				
3.1 Align infrastructure with housing delivery	3.1.1 Establish and publish an infrastructure delivery plan to help with development sequencing.	Provider	Private sector	Medium
	3.1.3 Prepare a Water and Sewerage Strategy for new release areas to identify hydraulic capacity and system augmentation requirements.	Provider	Private sector	Short
	3.1.4 Prepare a Strategic Transportation Model for new release areas to identify transport capacity and augmentation requirements.	Provider	Private sector	Short
3.2 Collect and allocate funding to support infrastructure delivery in line with growth	3.2.1 Review LGA-wide and site-specific development contribution plans to ensure adequate and equitable funding for infrastructure.	Provider	Private sector	Short
	3.2.2 For new release areas, prepare and implement development contributions plans for adequate and equitable infrastructure funding.	Collaborator	Private sector	Short
	3.2.3 Prepare a multi-village development contributions plan to support the provision of new infrastructure.	Provider	Private sector	Medium

Direction	Action	Council's role	Partners	Priority
4. RURAL LIFESTYLE				
4.1 Facilitate rural lifestyle options	4.1.1 Ensure new housing is integrated into rural areas in a way that preserves local heritage, environmental sustainability, and the rural lifestyle.	Collaborator	Private sector	Ongoing
	4.1.2 Support R5 Large Lot Residential development primarily within existing R5 zoned land and identified investigation areas, as outlined in the Dubbo Rural Areas Development Strategy.	Provider	Private sector	Ongoing
	4.1.3 Minimise impact on high quality agricultural lands by avoiding fragmented pockets of R5 Large Lot Residential land throughout rural zones.	Provider	Private sector	Ongoing
	4.1.4 Promote efficient lot sizes that utilise existing infrastructure and have buffers to existing and future rural areas, watercourses and sensitive environmental areas.	Provider	Private sector	Ongoing
4.2 Facilitate village growth opportunities	4.2.1 Promote housing options that maintain the unique characteristics of rural and village communities.	Advocator	Private sector	Ongoing
5. AFFORDABLE HOUSING				
5.1 Build consensus around Council's role in facilitating viable affordable housing options	5.1.1 Undertake targeted stakeholder engagement on affordable housing options.	Collaborator	Homes NSW, Private sector	Short
	5.1.2 Test the feasibility of direct investment options across various typologies and markets.	Collaborator	Homes NSW, Private sector	Short
5.2 Facilitate viable affordable housing options	5.2.1 Undertake feasibility testing of each "regulate" mechanism to inform the preferred approach.	Provider	Homes NSW, Private sector	Short

5.2 Monitoring

To ensure the actions remain relevant, this Strategy will be monitored and reviewed on an annual, five-year and 10-year basis.

Table 47: Monitoring and review description

Review type	Description
Annual review	Annual reviews will consider annual housing delivery and supply against the implementation plan to ensure that this Strategy and the Dubbo Regional Local Environmental Plan 2022 are delivering the objectives in a timely manner. The annual review provides an opportunity to monitor and identify trends which will help to inform and be considered as part of the five-year review.
Five-year review	Five-year reviews will consider the evidence base and housing stock against the broader aims of the Central West and Orana Regional Plan to ensure that this Strategy is aligned with identified housing needs. The five-year review will also include a review of the policies that influence the supply and demand for housing in the local area.
10-year review	The 10-year review will ensure that the vision statement, evidence base, and the strategic and planning contexts of this Strategy are aligned with the goals of the community, the broader aims of regional plans, and the implementation and delivery plan.

Document Control

Responsible Officer:	Manager Growth Planning
Division:	Development and Environment
Prepared by:	HillPDA Growth Planning
Version:	1
Revision:	1
Document Date:	26 August 2025
Effective:	

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