



# AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 10 FEBRUARY 2020

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

The meeting is scheduled to commence at 5.30pm.

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<b>DEC20/1</b>	
<b>BUILDING SUMMARY - JANUARY 2020 (ID20/25)</b>	2
The Committee had before it the report dated 28 January 2020 from the Director Development and Environment regarding Building Summary - January 2020.	
<b>DEC20/2</b>	
<b>WELLINGTON TOWN CENTRE PLAN AND MASTER PLAN UPDATE (ID20/57)</b>	13
The Committee had before it the report dated 31 January 2020 from the Manager Growth Planning regarding Wellington Town Centre Plan and Master Plan Update.	



DUBBO REGIONAL  
COUNCIL

## REPORT: Building Summary - January 2020

**AUTHOR:** Director Development and  
Environment  
**REPORT DATE:** 28 January 2020  
**TRIM REFERENCE:** ID20/25

### EXECUTIVE SUMMARY

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

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

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

### FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

### POLICY IMPLICATIONS

There are no policy implications arising from this report.

### RECOMMENDATION

**That the report from the Director Development and Environment dated 31 January 2020 be noted.**

*Stephen Wallace*  
Director Development and Environment

REPORT

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

1. Residential Building Summary

Dwellings and other residential developments approved during January 2020 were as follows:

January 2020

Dwellings	4
Other residential development	1
(No. of units)	2

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

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

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

2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for January 2020 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 January 2020 – 31 January 2020</u>	<u>1 July 2019 – 31 January 2020</u>
No. of applications	26	414
Value	\$4,694,238	\$88,471,343
	<u>1 January 2019 – 31 January 2019</u>	<u>1 July 2018 – 31 January 2019</u>
No. of applications	69	473
Value	\$15,673,866	\$158,477,846

A summary breakdown of the figures is included in **Appendices 2-5**.

### 3. Online Application Tracking

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

What information is available?

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

What information is not available?

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

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

The information included in this report is provided for notation.

Appendices:

- 1 [↓](#) Building Summary - January 2020
- 2 [↓](#) Approved Applications - 1 January 2020 to 31 January 2020
- 3 [↓](#) Approved Applications - 1 January 2019 to 31 January 2019
- 4 [↓](#) Approved Applications - 1 July 2019 to 31 January 2020
- 5 [↓](#) Approved Applications - 1 July 2018 to 31 January 2019

## STATISTICAL INFORMATION ON DWELLINGS AND MULTI UNIT HOUSING

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2011/2012													
Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
Flat Buildings	1	1	-	1	2	2	-	-	-	-	-	1	8
(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
2012/2013													
Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
Flat Buildings	4	6	-	-	1	9	-	-	1	-	2	-	23
(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
2013/2014 (incl. private certifiers)													
Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
Flat Buildings	-	1	1	-	-	1	4	2	1	2	-	3	15
(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
2014/2015*													
Single dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
Multi unit housing	3	1	6	5	6	12	-	4	2	1	9	5	54
(No of units)	(6)	(2)	(31)	(50)	(6)	(21)	(-)	(87)	(4)	(1)	(25)	(10)	(243)
2015/2016*													
Single dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
Multi unit housing	6	8	8	4	1	3	3	3	3	5	3	8	55
(No of units)	(50)	(98)	(12)	(7)	(2)	(5)	(18)	(4)	(5)	(14)	(6)	(23)	(244)
2016/2017*													
Single dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
Multi unit housing	8	5	7	4	6	5	3	2	1	5	4	7	57
(No of units)	(10)	(10)	(13)	(7)	(10)	(16)	(6)	(75)	(2)	(8)	(13)	(14)	(184)
2017/2018* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
Multi unit housing	6	9	2	1	9	1	5	5	11	1	3	5	58
(No of units)	(11)	(16)	(3)	(2)	(16)	(2)	(8)	(5)	(23)	(2)	(3)	(9)	(100)
2018/2019* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
Multi unit housing	3	4	3	-	6	2	2	1	5	7	9	5	47
(No of units)	(4)	(7)	(5)	(-)	(11)	(29)	(4)	(1)	(12)	(25)	(15)	(10)	(123)

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2019/2020* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	16	11	8	18	27	14	4						98
Multi unit housing	4	4	3	4	11	6	1						33
(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)						(59)

\* (Includes private certifiers and redefined land use categories based on LEP definitions)



Civic Administration Building  
P.O. Box 81 Dubbo NSW 2830  
T (02) 6801 4000  
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ABN 53 539 070 928

Print Date: 28/01/2020

Print Time: 8:47:46AM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/01/2020 - 31/01/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	6	1,170,415	4	1,049,000	2	121,415	4	
Dwelling - Dual Occupancy, one storey	1	375,000	1	375,000			2	
Garage/Carport/Roofed Outbuildings	8	72,823	8	72,823				
Swimming Pool	5	144,000	5	144,000				
Retail Building	1	5,000			1	5,000		
Educational Building	1	74,000			1	74,000		
Demolition	1	23,000			1	23,000		
Change of Use - Commercial	1	0	1					
Tourism Development	1	2,800,000	1	2,800,000				
Subdivision - Residential	2	30,000						5
<b>Totals for Development Types</b>	<b>27</b>	<b>4,694,238</b>						

**Total Number of Applications for this period: 26**

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

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Print Date: 28/01/2020

Print Time: 8:48:52AM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/01/2019 - 31/01/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	30	10,771,431	25	9,888,631	5	882,800	25	
Dwelling - Secondary/Dual Occ Dwelling	2	627,000	2	627,000			3	
Dwelling - Dual Occupancy, one storey	1	490,000	1	490,000			2	
Garage/Carport/Roofed Outbuildings	21	460,152	18	391,651	3	68,501		
Fences/Unroofed Structures	3	25,000	3	25,000				
Swimming Pool	6	153,283	6	153,283				
Office Building	1	350,000			1	350,000		
Retail Building	1	0			1			
Warehouse/storage	1	200,000			1	200,000		
Signs/Advertising Structure	1	86,000			1	86,000		
Subdivision - Residential	3	310,000	1					15
Miscellaneous	3	2,201,000	3	2,201,000				
<b>Totals for Development Types</b>	<b>73</b>	<b>15,673,866</b>						

**Total Number of Applications for this period: 69**

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

----- End of Report -----





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**Print Time: 8:52:11AM**

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/01/2020**

<b>Development Type</b>	<b>Number of Applications</b>	<b>Est. \$</b>	<b>New Developments</b>	<b>Est. \$</b>	<b>Additions and Alterations</b>	<b>Est. \$</b>	<b>New Dwellings</b>	<b>New Lots</b>
Dwelling - single	130	38,559,811	107	36,381,979	23	2,177,832	107	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	27	6,632,169	27	6,632,169			46	
Dwelling - Dual Occupancy, one storey	12	4,820,000	12	4,820,000			22	
Dwelling - Dual Occupancy, >one storey	1	795,625	1	795,625			2	
Garage/Carport/Roofed Outbuildings	113	1,759,527	97	1,422,513	16	337,014		
Fences/Unroofed Structures	5	51,500	5	51,500				
Swimming Pool	44	1,324,145	44	1,324,145				
Office Building	9	1,502,000	3	1,110,000	6	392,000		
Retail Building	10	3,530,014	2	1,900,000	8	1,630,014		
Hotels	2	95,000			2	95,000		
Hostels, Boarding House	1	10,000			1	10,000		
Factory/Production Building	4	2,050,000	3	1,570,000	1	480,000		
Warehouse/storage	4	2,047,000	4	2,047,000				
Infrastructure - Transport, Utilities	6	416,493	3	233,480	3	183,013		
Health Care Facility - Other	1	15,000	1	15,000				
Educational Building	3	4,574,000	1	4,500,000	2	74,000		
Entertainment/Recreational Building	2	119,632	1		1	119,632		
Community/Public Building	4	900,000	2	700,000	2	200,000		
Signs/Advertising Structure	6	209,300	5	186,500	1	22,800		
Demolition	6	106,109	2		4	106,109		
Home Business	2	0			2			

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/01/2020**

<b>Development Type</b>	<b>Number of Applications</b>	<b>Est. \$</b>	<b>New Developments</b>	<b>Est. \$</b>	<b>Additions and Alterations</b>	<b>Est. \$</b>	<b>New Dwellings</b>	<b>New Lots</b>
Change of Use - Commercial	12	283,120	6	21,800	6	261,320		1
Tourism Development	2	3,455,000	1	2,800,000	1	655,000		
Subdivision - Residential	17	11,640,000	3	1,070,000				18
Subdivision - Commercial	3	2,055,898						2
Subdivision - Industrial	1	5,600						
Subdivision - Rural	2	0						6
Subdivision - Other	1	5,000						
Miscellaneous	5	1,240,300	5	1,240,300				
<b>Totals for Development Types</b>	<b>436</b>	<b>88,471,343</b>						

**Total Number of Applications for this period: 414**

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

----- End of Report -----



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Print Date: 28/01/2020

Print Time: 8:49:51AM

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/01/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	151	48,045,421	123	44,535,002	28	3,510,419	123	
Dwelling- Transportable/Relocatable	3	649,333	3	649,333			3	
Dwelling - Secondary/Dual Occ Dwelling	11	3,706,523	11	3,706,523			17	
Dwelling - Dual Occupancy, one storey	11	4,703,000	11	4,703,000			21	
Medium Density Res - one/two storeys	1	475,000	1	475,000			4	
Garage/Carport/Roofed Outbuildings	124	2,187,960	115	1,974,369	9	213,591	1	
Fences/Unroofed Structures	12	337,620	12	337,620				
Swimming Pool	67	1,797,918	66	1,768,013	1	29,905		
Office Building	4	1,531,385			4	1,531,385		
Retail Building	13	7,653,500	4	6,326,000	9	1,327,500		
Hotels	2	960,000			2	960,000		
Retail & Residential Building	1	34,987,150	1	34,987,150			27	
Factory/Production Building	2	1,114,037	2	1,114,037				
Warehouse/storage	8	4,350,500	5	3,970,500	3	380,000		
Infrastructure - Transport, Utilities	9	1,168,896	5	1,005,350	4	163,546		
Health Care Facility - Hospital	1	74,700			1	74,700		
Health Care Facility - Other	2	450,000	2	450,000				
Educational Building	4	2,014,592			4	2,014,592		
Entertainment/Recreational Building	2	193,000			2	193,000		
Community/Public Building	2	1,840,000	2	1,840,000				
Signs/Advertising Structure	7	190,050	5	99,050	2	91,000		
Demolition	6	154,000	4	114,000	2	40,000		

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/01/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Home Business	1	5,000	1	5,000				
Change of Use - Commercial	4	382,500	1	7,000	3	375,500		
Change of Use - Industrial	2	15,000	2	15,000				
Agricultural Development	2	200,000	2	200,000				
Tourism Development	4	11,732,261	3	11,732,261	1			
Parks/Reserves	1	90,000	1	90,000				
Subdivision - Residential	17	4,004,500	4	3,044,500				150
Subdivision - Commercial	2	250,000						6
Subdivision - Rural	5	6,000	1		1			2
Miscellaneous	11	23,208,000	11	23,208,000				
<b>Totals for Development Types</b>	<b>492</b>	<b>158,477,846</b>						

**Total Number of Applications for this period: 473**

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

----- End of Report -----



DUBBO REGIONAL  
COUNCIL

## REPORT: Wellington Town Centre Plan and Master Plan Update

**AUTHOR:** Manager Growth Planning  
**REPORT DATE:** 31 January 2020  
**TRIM REFERENCE:** ID20/57

### EXECUTIVE SUMMARY

The Wellington Town Centre is the heart of Wellington that provides a variety of business, retail, social, community, cultural, recreational and other activities and opportunities for residents, business, visitors and highway traffic. Council will continue to support the growth and development of the Town Centre and provide a foundation for the future of the centre through the development of the Wellington Town Plan and Master Plan.

The development of an effective Plan will seek to further understand the Wellington Town Centre including, but not limited to the role heritage currently plays and how can this change over time, streetscape, public realm, car parking and what positive change could be enacted to draw in the community and visitors.

The Plan will also seek to understand more information about the Wellington economy and how the Town Centre can bring Wellington residents together as a focal point of retail, dining, shopping, specialist's uses and activities across differential focus points in the town centre.

To assist in preparation of the Plan, Council was successful in obtaining a funding grant of \$45,000 from the Federal Government Building Better Regions Funds in 2019 to assist in developing the plan.

The purpose of this report is to provide Council with an update on progression of the Wellington Town Centre Plan and Master Plan, to detail the major focal areas for consideration and to provide a platform for finalisation of the project.

### FINANCIAL IMPLICATIONS

There are no direct financial implications arising from this report.

### POLICY IMPLICATIONS

There are no direct policy implications arising from this report.

**RECOMMENDATION**

- 1. That the report of the Manager Growth Planning dated 31 January 2020 be noted.**
- 2. That a Councillor Workshop be held in March 2020 to consider the findings of the stakeholder consultation and consultancy studies to inform the Wellington Town Centre Plan and Master Plan.**

*Steven Jennings*  
Manager Growth Planning

## BACKGROUND

The Wellington Town Centre is the heart of Wellington that provides a variety of commercial, social and recreational activities and opportunities for locals, visitors and highway traffic. Council will continue to support the growth and development of the Town Centre and provide the foundation for the future of the centre through the development of the Wellington Town Plan and Master Plan.

Council at its meeting on 10 December 2018 considered a Notice of Motion from Councillor Greg Mohr in respect of the Wellington Town Centre and the need for a Wellington Master Plan. Council, in consideration of the Notice of Motion resolved as follows:

*“That the Chief Executive Officer be requested to develop a Master Plan for Wellington, following appropriate community consultation, incorporating town entrances, main routes through the town, shopfronts and streetscape of the Central Business District.”*

The development of an effective Plan will seek to further understand the Wellington Town Centre including, but not limited to the role heritage currently plays and what can this change to over time, the streetscape, public realm, car parking and what positive change could be enacted to draw in the community and visitors. The Plan will also seek to understand more information about the Wellington economy and how the town centre can bring Wellington residents together as a focal point of retail, dining, shopping specialist’s uses and activities across differentiated market experiences in the Town Centre.

Council have been successful in attaining funding of \$45,000 from the Federal Government Building Better Regions Funds in 2019 to assist in developing the Plan.

The purpose of this report is to provide Councillors with an update on progression of the Wellington Town Centre Plan and Master Plan, to detail the major focal areas for consideration and to provide a platform for finalisation of the project.

## REPORT

### 1. Development of the Wellington Town Centre and Master Plan

Commenced in December 2019 with a detailed stakeholder and community consultation regime. The initial results of this consultation will be further discussed in the report.

Council also sought the services of a range of other reputable consultants in respect of the following:

- Heritage Conservation;
- Economics;
- Streetscape, the public realm, signage, car parking, traffic and transport, way finding, entrance signage; and
- Community consultation.

## 2. Stakeholder and Community Consultation

A stakeholder and community consultation regime was developed to target a number of different community members throughout the town of Wellington. Consultation utilised three (3) unique consultation techniques to reach the community.

Council engaged the services of consultant Concepts of Change, to complete a community listening phase within the Town Centre. In addition, Council staff conducted traditional non-targeted consultation, complemented by targeting local business owners within the town centre with a short survey regarding the opportunities and constraints of operating a business within the Wellington Town Centre.

The overarching goals of the stakeholder and community consultation regime were as follows:

- To hear and understand the ‘stories of Wellington.’ This allows the public to articulate some of the stories that have contributed to the development of Wellington, its economic drivers, the early years, why did the town thrive and what could be done towards the further realisation and development of a more positive economic outlook.
- To hear from residents, shopkeepers, people using the public realm and other stakeholders as to what they want to see change in the Wellington Town Centre. This could be simple items through to large-scale changes to the public realm, car parking, access, signage and way-finding.
- To further understand the role heritage may play in Wellington in the future.

### (a) Community Listening Phase

Consultant, Concepts of Change, were commissioned to undertake the first stage of consultation which was a ‘blank canvas’ approach providing people the opportunity to tell their stories of Wellington.

The aim of the community listening phase was to inform the Wellington Town Centre Plan and Master Plan by providing information from stakeholders on their ‘story of Wellington’. This needed to include key perceptions of the town centre itself, perceptions and ideas about ways in which the centre would match their story, and suggestions on the way in which residents could initiate change. Given the long ‘main street’ of Wellington, a sub-aim was to discover which area of Wellington was perceived as the Town Centre.

The community listening phase involved spending seven (7) days talking to people in the community and listening to their thoughts and perceptions about Wellington. This was conducted by walking around the town, into shops and businesses and following leads from people who were met along the way. The method involved having a short conversation that usually began with “what’s it like to live here? What’s it like to work here?”

The findings of the community listening phase included:



- The community loves their town. The reasons given included 'the community spirit' and 'everyone knows everyone';
- There is an enthusiastic group of residents who want to live and work from Wellington;
- Many of the residents are associated with arts in the town and are enthusiastic about revitalisation through art and beautification of the town;
- There are multi-generational aboriginal leaders who want to encourage youth to stay in town and organise programs to help youth; and
- There was no consensus on the area of the town centre however, an area surrounding Cameron Park, north of Maughan Street and South of Warne Street is the clear focus for most residents.

Resulting from the Community Listening phase there are a number of recommendations which have been directly influenced by listening to the residents of Wellington. These recommendations will be recognised in the Wellington Town Centre Plan and Master Plan.

(b) Traditional consultation

Council is also undertaking traditional consultation activities aimed at all residents of Wellington. This consultation has been in the form of residents and business owners providing their perspectives on how Wellington has developed, ideas that could be investigated by Council to improve Wellington and the Wellington Town Centre and this consultation component has been advertised three (3) times in the Wellington Times newspaper and online at Councils Website and Facebook.

The consultation is open until Friday 14 February 2020.

(c) Targeted business operator consultation

Targeted consultation is being undertaken with 40 local business owners and managers to ascertain specific information regarding operational issues and opportunities for running business in Wellington. The consultation is open until Friday 14 February 2020.

Following the cessation of this initial consultation period, Council Staff will undertake an assessment of all submissions and perspectives provided and provide a summary to Councillors at a future Councillor Workshop to discuss the project.

### 3. Consultancy Reports

Council also sought the services of a range of other reputable consultants in respect of the following:

- Heritage Conservation;
- Economics;
- Streetscape, the public realm, signage, car parking, traffic and transport, way finding, entrance signage; and
- Community consultation.

These reports will provide valuable insights into the current and future role of heritage, the streetscape, public realm and car parking and how positive change could be enacted to assist the community and visitors.

#### **4. Future Direction**

Following completion of the stakeholder and community consultation process, the next key milestone for the project will include a workshop with Councillors in March 2020. The purpose of the workshop will be for staff to present the results of the public consultation, the initial results of the other consultancies undertaken on behalf of Council and a copy of the draft Plan.

Council staff will progress the preparation of the plan during February and March with the input of the community consultation, consultancy studies and Councillor Workshop findings.

Following conclusion of the Councillor Workshop, Council staff will undertake the required changes and present a report and the draft Plans for adoption to Council at its March 2020 Monthly Meeting.

#### **SUMMARY**

Council will continue to support the growth and development of the Town Centre and provide a foundation for the future of the centre through the development of the Wellington Town Plan and Master Plan.

The development of an effective Plan will seek to further understand the Wellington Town Centre including, but not limited to the role heritage currently plays and how can this change over time, streetscape, public realm, car parking and what positive change could be enacted to assist the community and visitors.

The Plan will also seek to understand more information about the Wellington economy and how the Town Centre can bring Wellington residents together as a focal point of retail, dining, shopping, specialist's uses and activities across differential focus points in the town centre.