



# AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 12 OCTOBER 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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	Page
<b>DEC20/28</b>	<b>2</b>
<b>BUILDING SUMMARY - SEPTEMBER 2020 (ID20/1210)</b>	
The Committee had before it the report dated 29 September 2020 from the Director Development and Environment regarding Building Summary - September 2020.	
<b>DEC20/29</b>	<b>13</b>
<b>COUNCIL POLICY - PLANNING PROPOSALS (ID20/1132)</b>	
The Committee had before it the report dated 6 October 2020 from the Growth Planner regarding Council Policy - Planning Proposals.	
<b>DEC20/30</b>	<b>25</b>
<b>DRAFT WELLINGTON TOWN CENTRE PLAN - STATUS UPDATE (ID20/1275)</b>	
The Committee had before it the report dated 7 October 2020 from the Growth Planning Projects Leader - Digital Futures regarding Draft Wellington Town Centre Plan - Status Update.	



DUBBO REGIONAL  
COUNCIL

## REPORT: Building Summary - September 2020

**AUTHOR:** Director Development and  
Environment  
**REPORT DATE:** 29 September 2020  
**TRIM REFERENCE:** ID20/1210

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### EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and other residential development approved in the Dubbo Regional Local Government Area (LGA) together with statistics for total approved Development Applications for the information of Council.

**Appendix 1** relates specifically to residential approval figures, and includes both historical and current financial year data relating to the Dubbo Regional LGA. **Appendices 2 to 5** include both the current and retrospective figures for all development types approved within the Dubbo Regional LGA for the financial years stated.

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 information contained within the report of the Director Development and Environment dated 29 September 2020, be noted.**

*Steven Jennings*  
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 September 2020 were as follows:

#### September

Single dwellings	21
Other residential development	5
(No. of units)	11

For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into 'Single Dwellings' (defined in the LEP as 'dwelling house') and 'Other residential development' (comprising 'dual occupancies', 'secondary dwellings', 'multi dwelling housing', 'seniors housing', 'shop top housing' and 'residential flat buildings').

These figures include development applications approved by private certifying authorities (in the form of 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 September 2020, a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 September – 30 September 2020</u>	<u>1 September to 30 September 2019</u>
No. of applications	71	61
Value	\$12,994,541	\$10,706,161
	<u>1 July 2020 – 30 September 2020</u>	<u>1 July 2019 – 30 September 2019</u>
No. of applications	210	177
Value	\$36,500,503	\$39,522,122

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.
- 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.
- 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 - September 2020
- 2 [↓](#) Approved Applications - 1 September 2020 to 30 September 2020
- 3 [↓](#) Approved Applications - 1 September 2019 to 30 September 2019
- 4 [↓](#) Approved Applications - 1 July 2020 to 30 September 2020
- 5 [↓](#) Approved Applications - 1 July 2019 to 30 September 2019

STATISTICAL INFORMATION ON \*SINGLE DWELLINGS AND \*\*OTHER RESIDENTIAL DEVELOPMENTS

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
DCC	2011/2012													
	Single Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
	Other Residential Developments (No of units)	1 (14)	1 (2)	- (-)	1 (1)	2 (4)	2 (3)	- (-)	- (-)	- (-)	- (-)	- (-)	1 (16)	8 (40)
DCC	2012/2013													
	Single Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
	Other Residential Developments (No of units)	4 (8)	6 (6)	- (-)	- (-)	1 (2)	9 (11)	- (-)	- (-)	1 (2)	- (-)	2 (39)	- (-)	23 (68)
DCC	2013/2014***													
	Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
	Other Residential Developments (No of units)	- (-)	1 (2)	1 (2)	- (-)	- (-)	1 (2)	4 (46)	2 (1)	1 (2)	2 (4)	- (-)	3 (6)	15 (65)
DCC	2014/2015***													
	Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
	Other Residential Developments (No of units)	3 (6)	1 (2)	6 (31)	5 (50)	6 (6)	12 (21)	- (-)	4 (87)	2 (4)	1 (1)	9 (25)	5 (10)	54 (243)
DCC	2015/2016***													
	Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
	Other Residential Developments (No of units)	6 (50)	8 (98)	8 (12)	4 (7)	1 (2)	3 (5)	3 (18)	3 (4)	3 (5)	5 (14)	3 (6)	8 (23)	55 (244)
DCC	2016/2017***													
	Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
	Other Residential Developments (No of units)	8 (10)	5 (10)	7 (13)	4 (7)	6 (10)	5 (16)	3 (6)	2 (75)	1 (2)	5 (8)	4 (13)	7 (14)	57 (184)
DRC	2017/2018***													
	Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
	Other Residential Developments (No of units)	6 (11)	9 (16)	2 (3)	1 (2)	9 (16)	1 (2)	5 (8)	5 (5)	11 (23)	1 (2)	3 (3)	5 (9)	58 (100)
DRC	2018/2019***													
	Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
	Other Residential Developments (No of units)	3 (4)	4 (7)	3 (5)	- (-)	6 (11)	2 (29)	2 (4)	1 (1)	5 (12)	7 (25)	9 (15)	5 (10)	47 (123)

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2019/2020***													
DRC	Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	137
	Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	42
	(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)	(2)	(2)	(1)	(73)
	2020/2021***													
DRC	Single Dwellings	7	17	21										45
	Other Residential Developments	5	2	5										12
	(No of units)	(7)	(4)	(11)										(22)

\* Single Dwellings = Single 'Dwelling House'

\*\* Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings

\*\*\* Includes private certifiers



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 P.O. Box 81 Dubbo NSW 2830  
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Print Date: 29/09/2020  
 Print Time: 9:34:51AM

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/09/2020 - 30/09/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	35	9,592,570	21	7,975,000	14	1,617,570	22	
Dwelling- Transportable/Relocatable	1	180,000	1	180,000			1	
Dwelling - Dual Occupancy, one storey	3	1,155,000	3	1,155,000			6	
Medium Density Res - one/two storeys	1	1,000,000	1	1,000,000			4	
Garage/Carport/Roofed Outbuildings	16	420,060	16	420,060				
Swimming Pool	7	203,911	7	203,911				
Office Building	1	98,000			1	98,000		
Signs/Advertising Structure	1	160,000	1	160,000				
Demolition	1	20,000			1	20,000		
Change of Use - Commercial	3	80,000	1		2	80,000		
Subdivision - Residential	7	45,000						12
Miscellaneous	1	40,000			1	40,000		
<b>Totals for Development Types</b>	<b>77</b>	<b>12,994,541</b>						

**Total Number of Applications for this period: 71**

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

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**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/09/2019 - 30/09/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	12	3,117,835	11	3,107,835	1	10,000	11	
Dwelling - Secondary/Dual Occ Dwelling	5	1,432,865	5	1,432,865			9	
Dwelling - Dual Occupancy, one storey	3	1,210,000	3	1,210,000			5	
Garage/Carport/Roofed Outbuildings	19	300,776	18	282,266	1	18,510		
Fences/Unroofed Structures	1	29,000	1	29,000				
Swimming Pool	7	225,936	7	225,936				
Retail Building	4	1,943,000	2	1,900,000	2	43,000		
Hotels	1	35,000			1	35,000		
Infrastructure - Transport, Utilities	3	171,149	1	13,959	2	157,190		
Community/Public Building	2	700,000	2	700,000				
Signs/Advertising Structure	1	9,000	1	9,000				
Demolition	1	50,000			1	50,000		
Change of Use - Commercial	2	6,000			2	6,000		
Subdivision - Residential	3	1,470,000	1					2
Subdivision - Industrial	1	5,600						
<b>Totals for Development Types</b>	<b>65</b>	<b>10,706,161</b>						

**Total Number of Applications for this period: 61**

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

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**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 30/09/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	77	21,422,876	54	18,920,129	23	2,502,747	55	1
Dwelling- Transportable/Relocatable	2	309,370	2	309,370			2	
Dwelling - Secondary/Dual Occ Dwelling	6	1,925,000	6	1,925,000			10	
Dwelling - Dual Occupancy, one storey	4	1,460,000	4	1,460,000			7	
Medium Density Res - one/two storeys	1	1,000,000	1	1,000,000			4	
Garage/Carport/Roofed Outbuildings	73	1,833,741	72	1,824,741	1	9,000		
Fences/Unroofed Structures	3	33,750	2	14,500	1	19,250		
Swimming Pool	20	609,701	20	609,701				
Office Building	5	993,000			5	993,000		
Retail Building	3	394,325			3	394,325		
Office & Retail Building	2	24,500	1	10,000	1	14,500		
Factory/Production Building	3	2,592,500	1	367,500	2	2,225,000		
Warehouse/storage	1	910,000	1	910,000				
Infrastructure - Transport, Utilities	2	280,000	2	280,000				
Educational Building	2	1,924,500	1	1,900,000	1	24,500		
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	3	179,240	3	179,240				
Demolition	1	20,000			1	20,000		
Change of Use - Commercial	3	80,000	1		2	80,000		
Agricultural Development	1	300,000	1	300,000				
Subdivision - Residential	8	60,000						14
Subdivision - Industrial	2	28,000						5

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 30/09/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Miscellaneous	1	40,000			1	40,000		
<b>Totals for Development Types</b>	224	36,500,503						

**Total Number of Applications for this period: 210**

\*\*\* 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: 9:40:42AM

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 30/09/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	55	15,319,312	42	13,931,865	13	1,387,447	42	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	8	1,988,969	8	1,988,969			13	
Dwelling - Dual Occupancy, one storey	8	3,305,000	8	3,305,000			15	
Dwelling - Dual Occupancy, >one storey	1	795,625	1	795,625			2	
Garage/Carport/Roofed Outbuildings	44	712,726	40	680,474	4	32,252		
Fences/Unroofed Structures	3	49,000	3	49,000				
Swimming Pool	19	545,236	19	545,236				
Office Building	5	412,000	1	70,000	4	342,000		
Retail Building	4	1,943,000	2	1,900,000	2	43,000		
Hotels	1	35,000			1	35,000		
Hostels, Boarding House	1	10,000			1	10,000		
Factory/Production Building	1	480,000			1	480,000		
Warehouse/storage	1	800,000	1	800,000				
Infrastructure - Transport, Utilities	5	244,434	2	61,421	3	183,013		
Educational Building	1	0			1			
Community/Public Building	2	700,000	2	700,000				
Signs/Advertising Structure	3	31,800	2	9,000	1	22,800		
Demolition	3	50,000	1		2	50,000		
Change of Use - Commercial	7	231,320	3	20,000	4	211,320		
Subdivision - Residential	10	11,590,000	3	1,070,000				18
Subdivision - Commercial	1	0						2

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 30/09/2019**

<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>
Subdivision - Industrial	1	5,600						
Subdivision - Rural	1	0						2
Miscellaneous	1	4,000	1	4,000				
<b>Totals for Development Types</b>	<b>187</b>	<b>39,522,122</b>						

**Total Number of Applications for this period: 177**

\*\*\* 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: Council Policy - Planning Proposals

**AUTHOR:** Growth Planner  
**REPORT DATE:** 6 October 2020  
**TRIM REFERENCE:** ID20/1132

### EXECUTIVE SUMMARY

Council, at its meeting on 22 June 2020, adopted the fees and charges for the 2020/2021 Financial Year. The document included a revised fee structure for Council's assessment and processing of an amendment to a local environmental plan as requested by a land owner/developer. This process is referred to as a planning proposal request and must be undertaken in accordance with Section 3.13 of the Environmental Planning and Assessment Act, 1979.

A draft Policy has been prepared to inform the application of a tiered fee structure with the aim to provide guidance to landowners, developers and the community alike. A copy of the draft Policy is provided as **Appendix 1**.

The tiered fee structure varies depending on the simplicity or complexity of a particular request and comprises of minor, major and complex applications in accordance with Council's adopted 2020/2021 fees and charges document.

Each fee comprises of two (2) separate payments. Payment 1, is to be made upon lodgement of the Planning Proposal and Payment 2, is to be made following the issue of a positive Gateway Determination from the Department of Planning, Industry and Environment (DPIE).

It is recommended that Council adopt the draft Planning Proposal Policy for the purposes of public exhibition only.

### FINANCIAL IMPLICATIONS

There are no direct financial implications arising from this report. The fees and charges mentioned in this report were previously adopted by Council, at its meeting on 22 June 2020.

### POLICY IMPLICATIONS

The draft Policy, subject to adoption by Council, will assist in the interpretation of the tiered fee structure contained in the 2020/2021 Fees and Charges document.

**RECOMMENDATION**

- 1. That the draft Planning Proposal Policy as attached to the report of the Growth Planner as Appendix 1 be adopted for the purposes of public exhibition.**
- 2. That the draft Planning Proposal Policy as attached to the report of the Growth Planner as Appendix 1 be placed on public display for a period of 28 days.**
- 3. That following completion of the public exhibition period, a further report be provided to Council including the results of public exhibition.**

*Nicholas Allatt*  
Growth Planner

## BACKGROUND

Council, on 22 June 2020, adopted the fees and charges for the 2020/2021 Financial Year. The document included a revised fee structure for Council's assessment and processing of an amendment to a local environmental plan as requested by a developer. This process is referred to as a planning proposal request and must be undertaken in accordance with Section 3.13 of the Environmental Planning and Assessment Act, 1979.

A draft Policy has been prepared to inform the application of the tiered fee structure with the aim to provide guidance to landowners, developers and the community alike. A copy of the draft Policy is provided as **Appendix 1**.

It is recommended that Council adopt the draft Planning Proposal Policy for the purposes of public exhibition.

## REPORT

The purpose of the draft Planning Proposal Policy is to provide guidance to landowners, developers and the community on the application of Council's three-tiered, fee structure for the assessment of a planning proposal request.

The draft Policy applies to any developer led planning proposal request lodged with Council which seeks to amend either the Dubbo Local Environmental Plan 2011 or the Wellington Local Environmental Plan 2012.

### 1. Fee Structure

The tiered fee structure varies depending on the simplicity or complexity of a particular request and comprises of minor, major and complex applications in accordance with Council's adopted 2020/2021 fees and charges document.

The fee category in which a planning proposal request is classified will be based on the anticipated staff resourcing requirements and the complexity of the proposed amendment. Further details and examples of each tier are provided in the attached draft Policy (**Appendix 1**).

The adopted 2020/2021 fee structure for the preparation of local environmental plans is shown in **Figure 1**.

**GROWTH PLANNING**

**PREPARATION OF LOCAL ENVIRONMENTAL PLANS/PLANNING PROPOSALS FEE**

Fee to offset the cost of preparing amendment to Local Environment Plan initiated by Developers

**MINOR PLANNING PROPOSAL**

Minor Planning Proposal	\$0.00	\$0.00	\$15,000.00	N	PCR	GST Exempt
Payment 1	\$0.00	\$0.00	\$12,500.00	N	PCR	GST Exempt
Payment 2	\$0.00	\$0.00	\$2,500.00	N	PCR	GST Exempt

**MAJOR PLANNING PROPOSAL**

Major Planning Proposal	\$0.00	\$0.00	\$35,000.00	N	PCR	GST Exempt
Payment 1	\$0.00	\$0.00	\$20,000.00	N	PCR	GST Exempt
Payment 2	\$0.00	\$0.00	\$15,000.00	N	PCR	GST Exempt

**COMPLEX PLANNING PROPOSAL**

Complex Planning Proposal	\$0.00	\$0.00	\$50,000.00	N	PCR	GST Exempt
Payment 1	\$0.00	\$0.00	\$35,000.00	N	PCR	GST Exempt
Payment 2	\$0.00	\$0.00	\$15,000.00	N	PCR	GST Exempt

Figure 1. 2020/2021 fee structure for the preparation of local environmental plans.

**2. Staged Payment of Fees**

Each fee comprises of two separate payments. Payment 1, is to be made upon lodgement of the Planning Proposal and Payment 2, is to be made following the issue of a positive Gateway Determination from the Department of Planning, Industry and Environment (DPIE).

A flowchart of the Local Environmental Plan Making Process has been provided to highlight the stage at which the developer is to make each payment. The flowchart is provided in **Figure 2**.



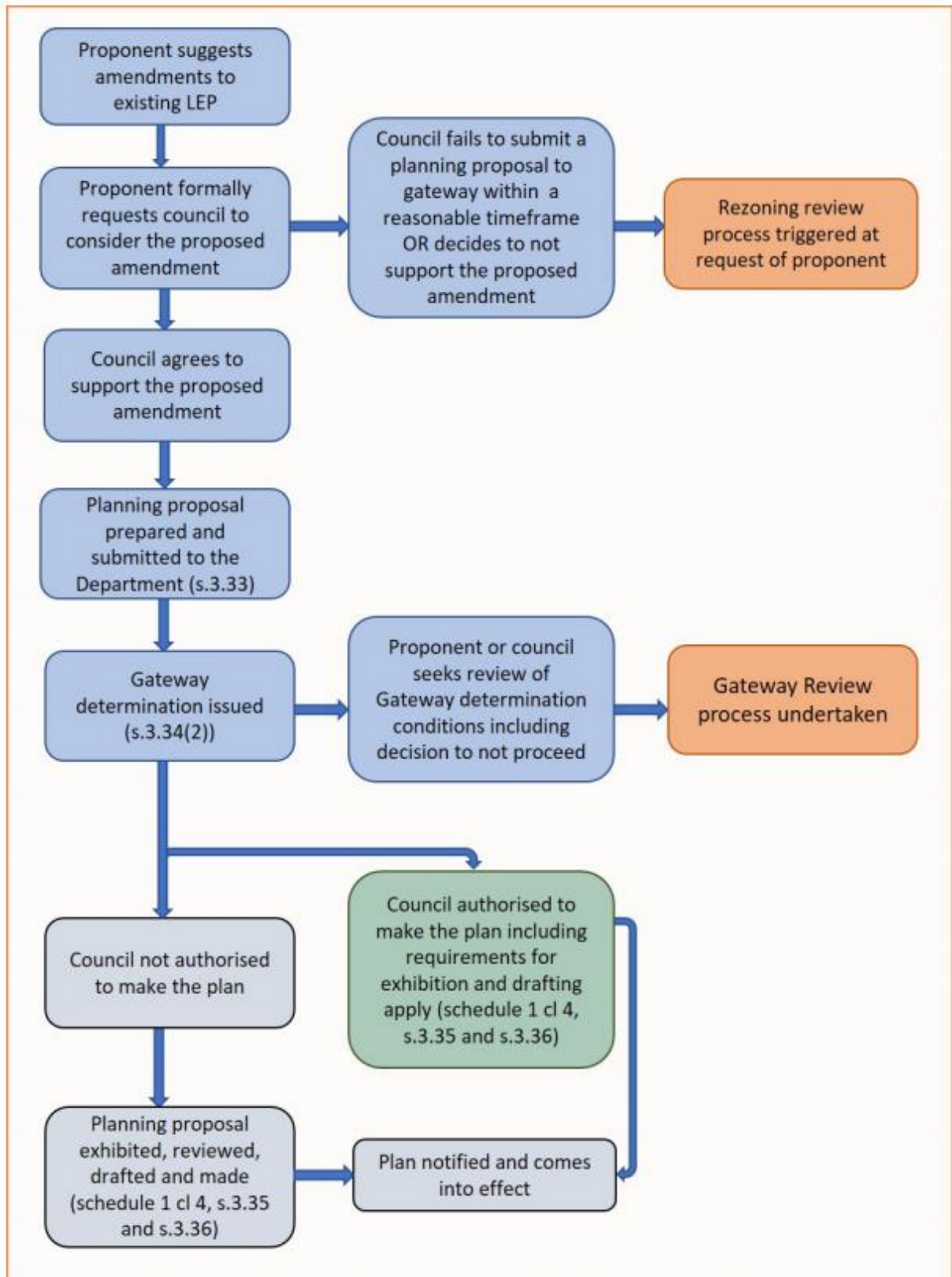


Figure 2. Local Environmental Plan Making Process (Department of Planning, Industry and Environment – A guide to preparing local environmental plans)

**SUMMARY**

Council, on 22 June 2020, adopted the fees and charges for the 2020/2021 Financial Year. The document included a revised fee structure for Council's assessment and processing of an amendment to a local environmental plan as requested by a developer.

The purpose of the draft Planning Proposal policy is to provide guidance to landowners, developers and the community on the application of Council's three-tiered, fee structure for the assessment of a planning proposal request.

It is recommended that Council adopt the draft Policy for the purposes of public exhibition.

Appendices:

[1](#) draft Planning Proposal Policy



DUBBO  
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# COUNCIL POLICY

## Planning Proposals

**Date** October 2020

**Council Resolution Date**

**Clause Number**

**Responsible Position** Manager Growth Planning  
**Branch** Growth Planning  
**Division** Development and Environment  
**Version** 2  
**TRIM Reference Number** ED20/171085  
**Review Period**  
**Review Date**  
**Consultation**

Document Revision History	
Description	Date
<b>Notes</b>	

## POLICY

### PURPOSE

The purpose of this Policy is to provide guidance to landowners, developers and the community on the application of Council's three-tiered, fee structure for the assessment of a planning proposal request. The Policy aims to ensure that the application of the fee structure is delivered in a clear and transparent manner which can be easily interpreted and understood.

### BACKGROUND AND RELATED LEGISLATION

Council, on 22 June 2020, adopted the fees and charges for the 2020/2021 financial year. The document included a revised fee structure for the preparation of an amendment to a local environmental plan as requested by a developer. This process is referred to as a planning proposal request and must be undertaken in accordance with Section 3.13 of the Environmental Planning and Assessment Act, 1979.

This Policy should be read in conjunction with the Department of Planning, Industry and Environment's '*a guide to preparing planning proposals*' and '*a guide to preparing local environmental plans*'.

### SCOPE

This Policy applies to any developer led planning proposal request lodged with Council which seeks to amend either the Dubbo Local Environmental Plan 2011 or the Wellington Local Environmental Plan 2012.

### POLICY

#### 1. Fee Structure

Council plays a key role in the assessment and processing of planning proposal requests. To cover the costs associated with the assessment and processing of a planning proposal request, Council has adopted a new tiered fee structure.

The tiered fee structure varies depending on the simplicity or complexity of a particular request and comprises of minor, major and complex applications in accordance with Council's adopted 2020/2021 fees and charges document.

Each fee comprises of two (2) separate payments. Payment 1, is to be made upon lodgement of the Planning Proposal and Payment 2, is to be made following the issue of a positive Gateway Determination from the Department of Planning, Industry and Environment (DPIE).

A copy of the local environmental plan making process is provided as **Attachment 1**.

It should be noted that the fees and charges mentioned in this Policy are for the 2020/2021 financial year and may be subject to change.

The 2020/2021 fees and charges associated with the assessment and processing of a developer led planning proposal request are as follows:

DRAFT

## GROWTH PLANNING

### PREPARATION OF LOCAL ENVIRONMENTAL PLANS/PLANNING PROPOSALS FEE

Fee to offset the cost of preparing amendment to Local Environment Plan initiated by Developers

#### MINOR PLANNING PROPOSAL

Minor Planning Proposal	\$0.00	\$0.00	\$15,000.00	N	PCR	GST Exempt
Payment 1	\$0.00	\$0.00	\$12,500.00	N	PCR	GST Exempt
Payment 2	\$0.00	\$0.00	\$2,500.00	N	PCR	GST Exempt

#### MAJOR PLANNING PROPOSAL

Major Planning Proposal	\$0.00	\$0.00	\$35,000.00	N	PCR	GST Exempt
Payment 1	\$0.00	\$0.00	\$20,000.00	N	PCR	GST Exempt
Payment 2	\$0.00	\$0.00	\$15,000.00	N	PCR	GST Exempt

#### COMPLEX PLANNING PROPOSAL

Complex Planning Proposal	\$0.00	\$0.00	\$50,000.00	N	PCR	GST Exempt
Payment 1	\$0.00	\$0.00	\$35,000.00	N	PCR	GST Exempt
Payment 2	\$0.00	\$0.00	\$15,000.00	N	PCR	GST Exempt

i) Minor Planning Proposal

A minor planning proposal request should consist of an administrative or basic LEP amendment that demonstrates clear strategic merit, by giving effect to the Dubbo Regional Local Strategic Planning Statement or other local land use strategy.

An example of a minor planning proposal request may include a proposal to allow an additional permitted use on land that would be consistent with the objectives of the relative land zoning.

ii) Major Planning Proposal

A major planning proposal request would require additional resources to assess the greater number of planning considerations presented to Council. A major planning proposal request must clearly demonstrate strategic merit by giving effect to the Dubbo Regional Local Strategic Planning Statement or other local land use strategy.

An example of a major planning proposal request may include a change in the land use zoning and/or alteration to minimum lot sizing of an area of land for future subdivision.

iii) Complex Planning Proposal

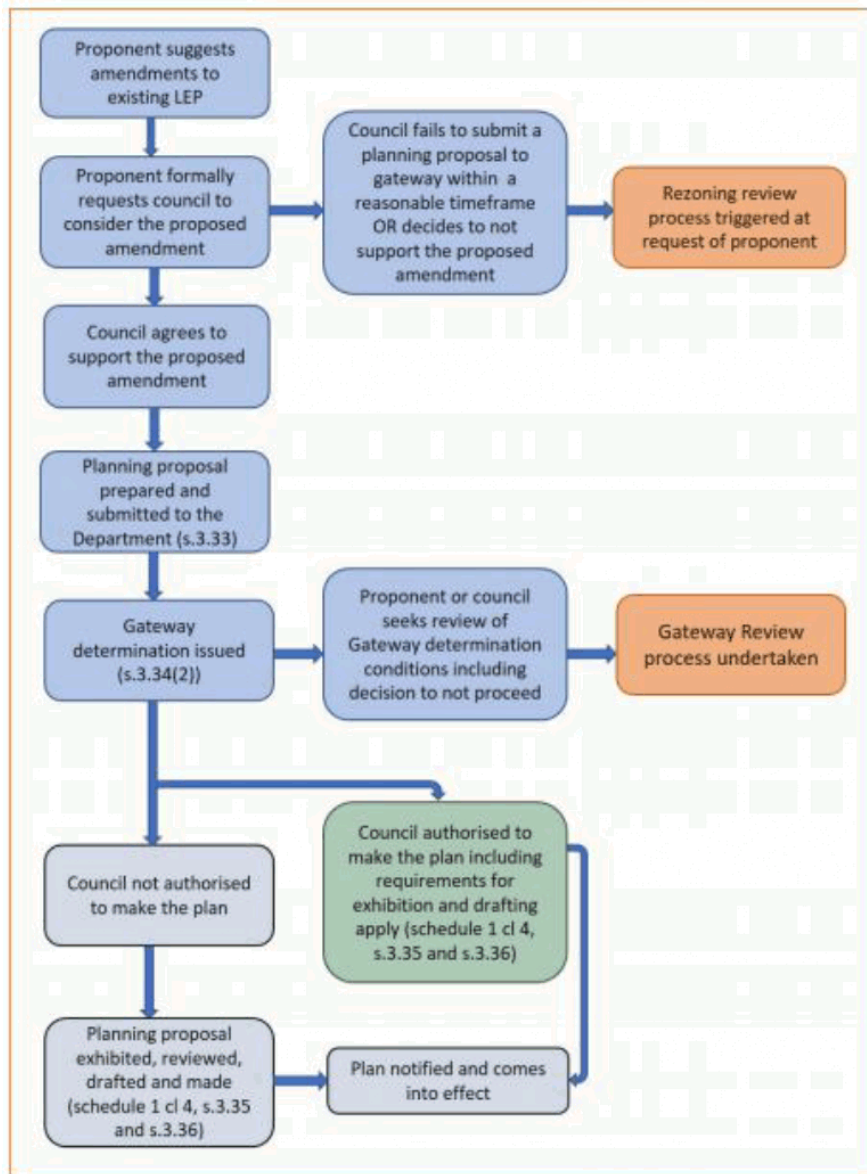
A complex planning proposal request may not directly align with the strategic direction of the existing Local Strategic Planning Statement or other local land use strategy, however, this request may offer alternative opportunities for the Local Government Area. This type of request would require Council to prioritise a concurrent review of relevant strategic land use plans.

An example may include the rezoning of a parcel of land from residential to commercial, which is not identified as future commercial under the existing Dubbo Employment Lands Strategy. This process would involve a review of the Dubbo Employment Land Strategy.

**2. Additional Considerations**

The Applicant is liable for all costs associated with preparing a planning proposal request. That includes any technical studies that may be required to support this request. It should be noted that lodgement of a planning proposal request with Council does not guarantee that the request will result in an amendment to a local environmental plan.

Attachment 1 – Local Environmental Plan Making Process



Source: Department of Planning, Industry and Environment – A guide to preparing local environmental plans





DUBBO REGIONAL  
COUNCIL

## REPORT: Draft Wellington Town Centre Plan - Status Update

**AUTHOR:** Growth Planning Projects Leader -  
Digital Futures  
**REPORT DATE:** 7 October 2020  
**TRIM REFERENCE:** ID20/1275

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### EXECUTIVE SUMMARY

Council, at its meeting on 27 July 2020, considered a report in respect of the new draft Wellington Town Centre Plan, which had been recently completed by Council Staff. Council, in consideration of the report, resolved to adopt the draft Wellington Town Centre Plan for the purposes of undertaking community and stakeholder consultation.

Council has prepared the draft Wellington Town Centre Plan with the key aims of addressing the growing number of vacancies and low levels of activation within the town centre. The draft Plan involved a three (3) stage community consultation program and inputs from specialists in the fields of community engagement, retail economics, traffic engineering, landscape architecture and heritage.

Public exhibition of the draft Wellington Town Centre Plan commenced on Tuesday 25 August 2020 and will conclude on Sunday 25 October 2020.

The purpose of this report is to again remind the Wellington public about the draft Plan, its purpose, background, key features and proposed actions for the future of the Wellington Town Centre.

It is recommended that the report be noted and that Council undertake further measures in the last period of the public exhibition process to maximise public and stakeholder benefits from the Plan.

### FINANCIAL IMPLICATIONS

It is considered that this report does not provide for any additional financial impacts. The financial impacts associated with specific actions will be further considered by Council during action development and planning processes.

### POLICY IMPLICATIONS

It is considered that this report will not result in any adverse policy impacts.

**RECOMMENDATION**

- 1. That the report of the Growth Planning Projects Leader – Digital Futures dated 7 October 2020 be noted.**
- 2. That all stakeholders including business operators/owners, landowners and interested persons are encouraged to review the draft Wellington Town Centre Plan and provide submissions to Council by 25 October 2020.**

*Carmel O'Connor*

Growth Planning Projects Leader - Digital Futures

## BACKGROUND

The draft Wellington Town Centre Plan has been prepared in response to Council's resolution of 10 December 2018, as follows:

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

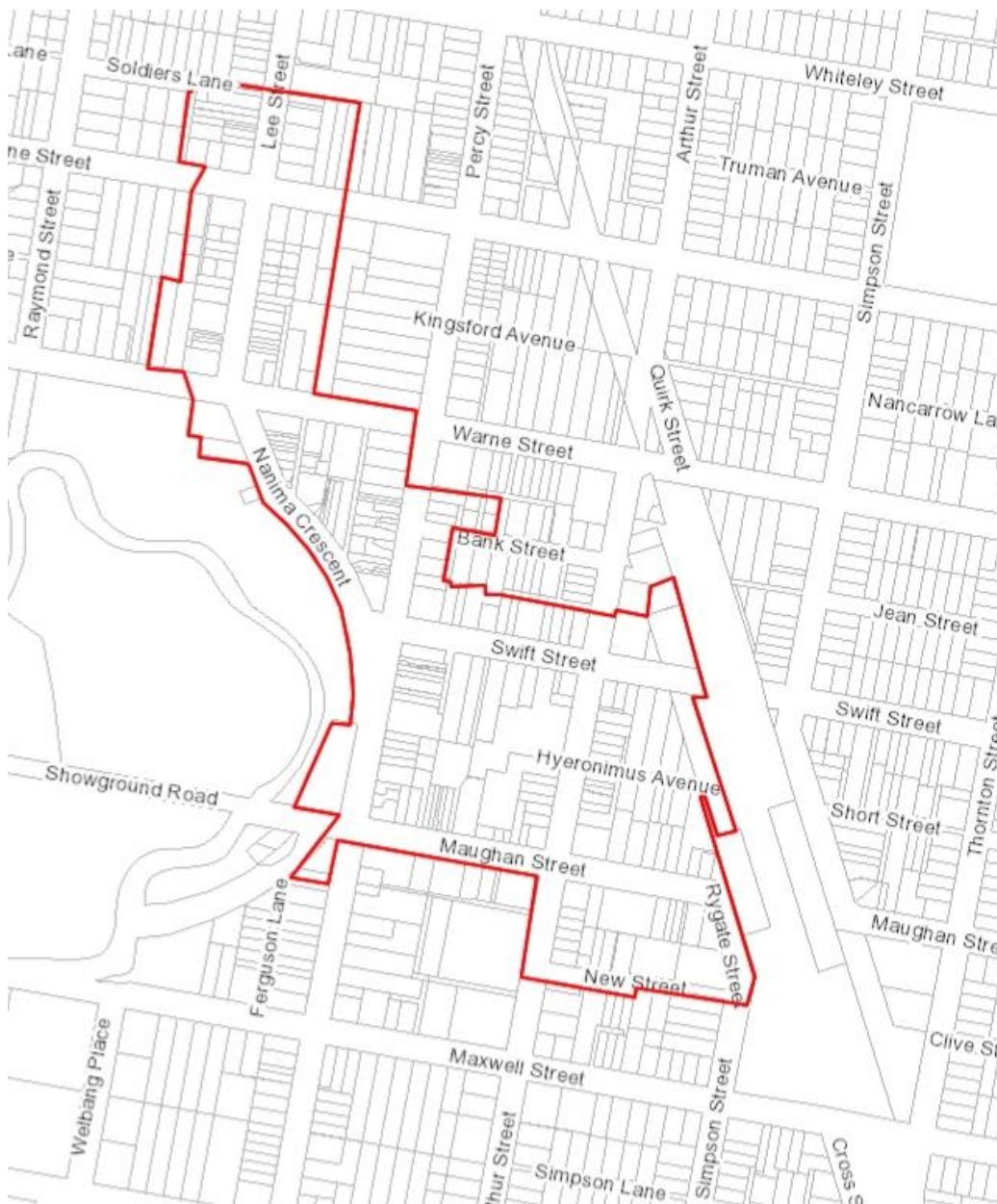
Preparation of a draft Wellington Town Centre Plan is also a key action of Council's 2040 Community Strategic Plan. The overall aim of the Plan is to address the demise of the Wellington Town Centre and to provide a framework to encourage investment that supports the revitalisation of the centre in the short and long term.

Over recent years, the Wellington Town Centre has experienced a significant decline in retail activity, which is currently reflected in a 27 per cent vacancy rate of shop fronts at ground floor level. This vacancy rate in turn contributes to a lack of activity in the centre and has flow-on effects for the entire centre.

## REPORT

The draft Plan has been prepared using specialist input and is informed by community consultation processes already undertaken by Council, including face to face interviews (prior to the adoption of COVID-19 restrictions), selected group discussions, online feedback and written invitations to retailers.

Figure 1: Wellington Town Centre Plan Study Area



Source: Moir Landscape Architecture, 2020

The Study area for the Plan, shown in Figure 1 above, focuses on that part of the centre zoned B2 Local Centre in the Wellington Local Environmental Plan 2012. The Plan identifies constraints and opportunities that can be used to activate the CBD and the actions that could be used to re-activate the centre.

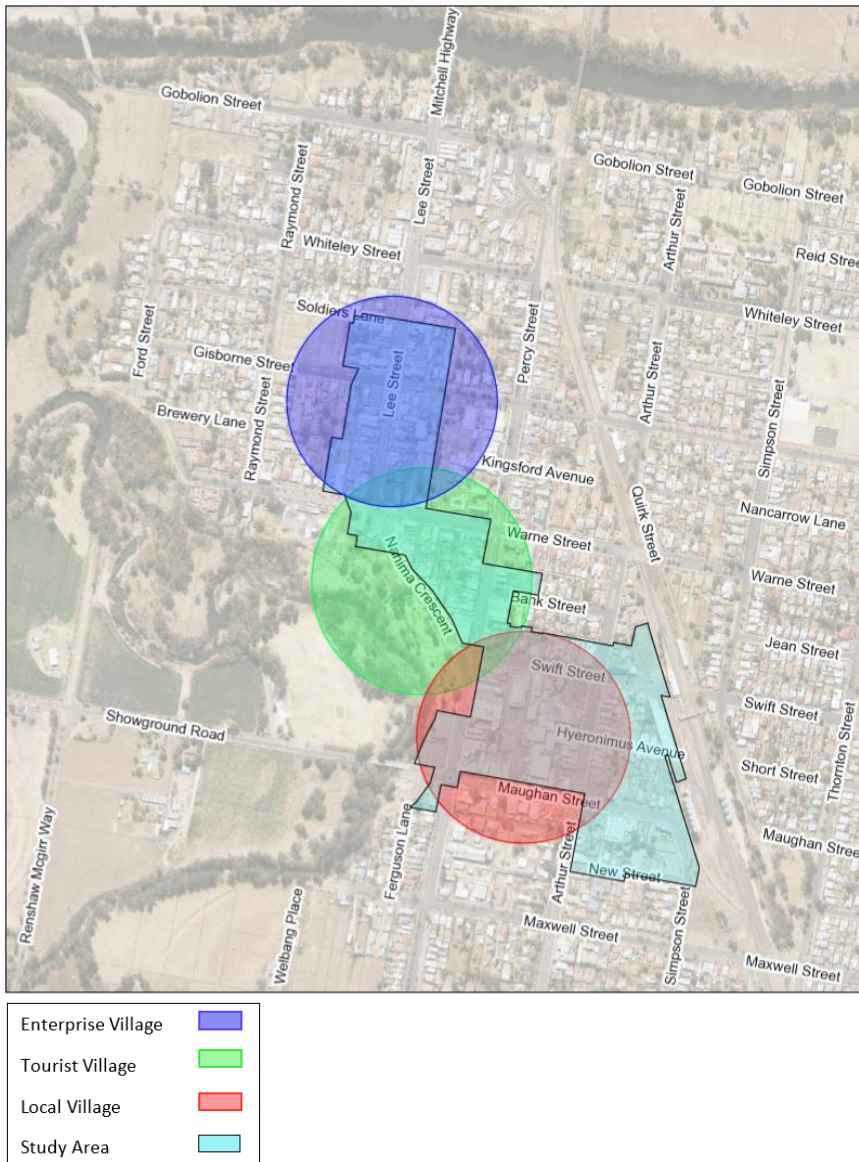
Given the size of the town centre and its linear nature, it has been considered in the context of three (3) general precincts as detailed below and as shown in Figure 2.

Precinct 1 – Local Village is at the southern-most extent of the town centre and broadly encompasses that area from New Street north to Swift Street and provides for the day to day needs of the centre including supermarkets, newsagency and bakery.

Precinct 2 – Tourism Village is the central portion of the town centre and includes Swift Street, Cameron Park, Nanima Crescent to Warne Street and generally provides the tourist focus for the centre including Cameron Park and the public art of Fong Lees Lane.

Precinct 3 – Enterprise Village includes the area generally from Warne Street north to Soldiers Lane and includes larger land uses that capitalise on the highway frontage.

Figure 2: Three Villages Three Themes



Source: Dubbo Regional Council, 2020

A range of actions aimed at activating and re-vitalising each village as well as the entire centre are included in the draft Plan. These actions are varied in nature and generally include the following:

- Traffic calming measures and intersection treatments.

- Investigation of planning controls and land uses.
- Public domain and street beautification works.
- Tourism activities and opportunities.
- Town Entrance Statements including signage.
- The relationship with Cameron Park, Pioneer Park and the town centre.
- Heritage and the importance of heritage conservation to the future of the town centre.

A priority level of short, medium and long-term has been allocated to each action depending generally on resourcing and potential timeframes involved.

The Opportunity/Actions proposed to be included in the draft Plan are as below:

Overall Actions

No	Action	Priority
1	<i>Roundabout reconfiguration</i> Consult with RMS regarding plans to reconfigure roundabouts on Mitchell Highway and Percy and Arthur Streets and to channel light traffic into the town centre.	Long
2	<i>Town entrance statements</i> Investigate the provision of town entry statements including significant tree planting and branded signage at key entrances to the town. Subject to RMS approval.	Short
3	<i>Public domain works</i> Utilise Moir LA revised proposed public domain concept plans to prepare detailed public designs.	Medium
4	<i>Awnings and corner elements</i> Investigate a program to restore awnings and verandas throughout the centre, initially focussed on key locations.	Medium
5	<i>Heritage</i> Investigate development of a program to relax the retrospective BCA requirements for the re-use of heritage items.	Short
6	<i>Heritage</i> Council to provide clear, plain English advice for shop owners regarding adaptive re-use of heritage items, accessible on Council's website.	Short
7	<i>Heritage</i> Council to investigate and promote funding sources for heritage items in Wellington.	Short

No	Action	Priority
8	<i>Heritage</i> Council to continue investigate options for reuse of former gaol and police station.	Medium
9	<i>Heritage</i> Council to prepare tourism brochure regarding heritage of Wellington tying in with actions regarding public art and heritage walks.	Short
10	<i>Heritage</i> Preparation of a heritage study for Wellington Town Centre including the significance of heritage items.	Medium
11	<i>Façade/awning and shopfront reinstatement/ improvement program</i> Investigate potential funding program for eligible applicants Program could be initiated in stages and specific less active streets.	Medium
12	<i>Heritage walks</i> Develop a heritage walks focussed on significant people and landmarks with input from community consultation.	Medium
13	<i>Art Trail</i> Develop a local art trail celebrating the town's varied heritage, including Fong Lees Lane, potentially incorporate into heritage walks action. Utilise community input.	Short
14	<i>Markets and Festivals</i> Encourage markets and festivals near retail development/ possibly adjacent to the library. Investigate existing festivals occurring in the Town and consult with relevant stakeholders to ensure events are coordinated and benefits for the town are maximised.	Short
15	<i>CCTV</i> Investigate the installation of CCTV in locations in key parts of the centre and Cameron Park	Medium
16	<i>Statutory Controls</i> Investigate land use zoning and development controls for the entire centre. With a view to encouraging large retailers to the northern part of town and encouraging small business. Council may investigate the potential retraction of the B2 Local Centre Zone with the aim of increasing walkability and permeability.	Short

No	Action	Priority
17	<i>Promotion of popup Stores</i> Council to investigate development of pop-up stores through potential rent subsidies to reduce long-term vacancies.	Short
18	<i>Initiate a business improvement program</i> Council could establish a program where business applies for grants to improve retail developments.	Medium
19	<i>Shared space/small business start-up hub</i> Council could provide or facilitate the provision of a shared space for workers to work from, thereby activating the local area.	Medium
20	<i>Contaminated sites</i> Investigate the location of identified contaminated sites and methods for funding remediation of potentially contaminated prominent vacant sites	Medium

Local Village Actions

No	Action	Priority
1	<i>Supermarket Vehicle Access</i> Provide right in and right out turns for the supermarket carpark and Maughan Street.	Long
2	<i>Supermarket carpark access</i> Repair supermarket car parks, add shelter through landscaping, investigate CCTV options, formalise car parking	Medium
3	<i>CBD entrance statements</i> Themed CBD entry at Mitchell Highway and Arthur Streets. Prepare strategy themes.	Short
4	<i>Mitchell Highway, Percy and Arthur Streets intersections</i> Discuss plans to reconfigure roundabouts on Mitchell Highway and Percy and Arthur Streets with the RMS. Prepare concept designs for discussion purposes, detailed designs, scoping will be required.	Medium
5	<i>Community Centre + Community Gardens</i> Investigate the purchase 24-32 Maughan Street to create a community hub including community centre and garden. If feasible develop initial concepts for construction of a community	Long



No	Action	Priority
	centre	
6	<i>Repurposing of the former Gaol and Police Station</i> Council to identify a suitable future use for the former Wellington Gaol and Police Station following community consultation.	Medium

Tourism Village Actions

No	Action	Priority
1	<i>Mitchell Highway – low speed environment</i> Investigate narrowing the visual/physical width of Nanima Crescent and increasing the visibility/relocation/number of pedestrian crossings and refuges (subject to consultation with the RMS).	Long
2	<i>Mitchell Highway – pedestrian crossing</i> Increase pedestrian access across the Mitchell Highway (Nanima Crescent) subject to RMS consultation.	Long
3	<i>Cameron Park</i> Continued upgrades Cameron Park including pedestrian bridge to Pioneer Park (funding being investigated), playground, Wirradjuri Experience Centre.  Investigate feasibility of partial removal of the wall around Cameron Park to allow physical and visual connections from Nanima Crescent to the park and Bell River. This action will require a specific heritage study to confirm the heritage value of the wall.	Medium
4	<i>Fong Lees Lane</i> Prepare suggestions concepts for the repair and beautification of Fong Lees Lane for community consultation.	Medium

Enterprise Corridor Village Actions

No	Action	Priority
1	<i>Community Gardens</i> Investigate feasibility of purchasing former Caltex service station site at the corner of Lee and Warne Street. As a former service station site, the site may be contaminated; appropriate investigations will need to be undertaken.	Long
2	<i>CBD entry statement</i>	Short

	Themed CBD entry at roundabout of Lee Street and Gisborne Street. Design themes will need to be prepared and adopted.	
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**SUMMARY**

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