



AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 9 JUNE 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.

	Page
DEC20/14 REPORT OF THE DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 11 MAY 2020 (ID20/448)	2
The Committee had before it the report of the Development and Environment Committee meeting held 11 May 2020.	
DEC20/15 BUILDING SUMMARY - MAY 2020 (ID20/470)	5
The Committee had before it the report dated 26 May 2020 from the Director Development and Environment regarding Building Summary - May 2020.	
DEC20/16 REVIEW OF COUNCIL POLICY - OUTDOOR DINING - MACQUARIE STREET, DUBBO (ID20/493)	17
The Committee had before it the report dated 25 May 2020 from the Manager Growth Planning regarding Review of Council Policy - Outdoor Dining - Macquarie Street, Dubbo.	
DEC20/17 DUBBO CENTRAL BUSINESS DISTRICT PLAN (ID20/541)	21
The Committee had before it the report dated 1 June 2020 from the Manager Growth Planning regarding Dubbo Central Business District Plan.	



**DUBBO REGIONAL
COUNCIL**

**Report of the Development and
Environment Committee - meeting 11
May 2020**

**AUTHOR: Executive Manager Governance and
Internal Control**
REPORT DATE: 12 May 2020

The Committee had before it the report of the Development and Environment Committee meeting held 11 May 2020.

RECOMMENDATION

That the report of the Development and Environment Committee meeting held on 11 May 2020, be noted.



**REPORT
DEVELOPMENT AND ENVIRONMENT
COMMITTEE
11 MAY 2020**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Acting Governance Team Leader, the Community Support Officer, the Director Organisational Performance, the Chief Information Officer, the Director Culture and Economy, the Director Infrastructure, the Acting Director Infrastructure, the Director Development and Environment and the Director Liveability.

The Local Government Act and Regulations were amended to provide for video conferencing of Council and Committee meetings. This meeting was held by video conference with live web streaming.

Councillor B Shields assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30pm.

**DEC20/11 REPORT OF THE DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING
14 APRIL 2020 (ID20/387)**

The Committee had before it the report of the Development and Environment Committee meeting held 14 April 2020.

Moved by Councillor G Mohr and seconded by Councillor A Jones

MOTION

That the report of the Development and Environment Committee meeting held on 14 April 2020, be noted.

CARRIED

DEC20/12 BUILDING SUMMARY - APRIL 2020 (ID20/353)

The Committee had before it the report dated 28 April 2020 from the Director Development and Environment regarding Building Summary - April 2020.

Moved by Councillor S Lawrence and seconded by Councillor A Jones

MOTION

That the information contained within the report of the Director Development and Environment dated 30 April 2020, be noted.

CARRIED

DEC20/13 LEAVE OF ABSENCE

A request for leave of absence was received from Councillor J Ryan who was absent from the meeting due to personal reasons.

Moved by Councillor S Lawrence and seconded by Councillor V Etheridge

MOTION

That such request for leave of absence be accepted and Councillor J Ryan be granted leave of absence from this meeting.

The meeting closed at 5.33pm.

.....
CHAIRMAN



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - May 2020

AUTHOR: Director Development and
Environment
REPORT DATE: 26 May 2020
TRIM REFERENCE: ID20/470

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and other residential development approved in the Dubbo Regional Council 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 LGA. **Appendices 2 to 5** include both the current and retrospective figures for all development types approved within the Dubbo 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 26 May 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 May 2020 were as follows:

May

Single dwellings	8
Other residential development	1
(No. of units)	2

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 May 2020 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 May 2020 – 31 May 2020</u>	<u>1 July 2019 – 31 May 2020</u>
No. of applications	36	617
Value	\$4,293,037	\$137,905,409
	<u>1 May 2019 – 31 May 2019</u>	<u>1 July 2018 – 31 May 2019</u>
No. of applications	72	695
Value	\$25,347,266	\$321,857,355

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 - May 2020
- 2 [↓](#) Approved Applications - 1 May 2020 to 31 May 2020
- 3 [↓](#) Approved Applications - 1 May 2019 to 31 May 2019
- 4 [↓](#) Approved Applications - 1 July 2019 to 31 May 2020
- 5 [↓](#) Approved Applications - 1 July 2018 to 31 May 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		129
	Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1		41
	(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)	(2)	(2)		(72)

* 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



Civic Administration Building
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Print Date: 26/05/2020

Print Time: 10:59:16AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/05/2020 - 31/05/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	10	2,813,133	8	2,593,133	2	220,000	8	
Dwelling - Dual Occupancy, one storey	1	490,000	1	490,000			2	
Garage/Carport/Roofed Outbuildings	12	353,519	12	353,519				
Fences/Unroofed Structures	1	7,000	1	7,000				
Swimming Pool	7	234,385	7	234,385				
Retail Building	1	90,000			1	90,000		
Warehouse/storage	1	300,000			1	300,000		
Signs/Advertising Structure	1	5,000	1	5,000				
Demolition	1	0			1			
Subdivision - Residential	5	0						7
Totals for Development Types	40	4,293,037						

Total Number of Applications for this period: 36

*** 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: 26/05/2020

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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/05/2019 - 31/05/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	25	7,464,477	21	6,351,577	4	1,112,900	21	
Dwelling- Transportable/Relocatable	1	15,000	1	15,000			1	
Dwelling - Secondary/Dual Occ Dwelling	3	790,000	3	790,000			3	
Dwelling - Dual Occupancy, one storey	7	2,460,267	7	2,460,267			13	
Garage/ Carport/Roofed Outbuildings	14	199,706	10	157,786	4	41,920		
Fences/Unroofed Structures	1	730,400	1	730,400				
Swimming Pool	3	79,400	3	79,400				
Office Building	1	60,000			1	60,000		
Retail Building	3	3,585,000	2	3,435,000	1	150,000		
Factory/Production Building	1	1,530,000	1	1,530,000				
Warehouse/storage	2	1,005,000	2	1,005,000				
Infrastructure - Transport, Utilities	1	215,000	1	215,000				
Health Care Facility - Other	1	4,248,016	1	4,248,016				
Educational Building	1	2,800,000	1	2,800,000				
Entertainment/Recreational Building	1	3,000	1	3,000				
Demolition	1	10,000			1	10,000		
Home Business	1	0	1					
Change of Use - Commercial	2	25,000	1	25,000	1			
Subdivision - Residential	9	0	2					15
Subdivision - Rural	1	7,000						6
Miscellaneous	2	120,000	2	120,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/05/2019 - 31/05/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	81	25,347,266						

Total Number of Applications for this period: 72

*** 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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Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/05/2020

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	186	54,376,392	151	50,698,098	35	3,678,294	151	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	39	9,854,079	39	9,854,079			64	
Dwelling - Dual Occupancy, one storey	18	7,535,000	18	7,535,000			34	
Dwelling - Dual Occupancy, >one storey	1	795,625	1	795,625			2	
Garage/Carport/Roofed Outbuildings	180	3,312,976	163	2,968,172	17	344,804		1
Fences/Unroofed Structures	8	164,500	8	164,500				
Swimming Pool	67	1,958,785	67	1,958,785				
Office Building	10	1,752,000	3	1,110,000	7	642,000		
Retail Building	14	4,034,010	2	1,900,000	12	2,134,010		
Hotels	2	95,000			2	95,000		
Hostels, Boarding House	1	10,000			1	10,000		
Office & Retail Building	1	80,000			1	80,000		
Retail & Residential Building	1	7,800,000	1	7,800,000				
Factory/Production Building	4	2,050,000	3	1,570,000	1	480,000		
Warehouse/storage	8	3,002,000	5	2,062,000	3	940,000		
Infrastructure - Transport, Utilities	9	666,983	5	478,970	4	188,013		
Health Care Facility - Other	1	15,000	1	15,000				
Educational Building	4	7,374,000	1	4,500,000	3	2,874,000		
Place of Worship	1	430,000			1	430,000		
Entertainment/Recreational Building	2	119,632	1		1	119,632		
Community/Public Building	5	1,050,000	2	700,000	3	350,000		

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/05/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Signs/Advertising Structure	8	219,300	7	196,500	1	22,800		
Demolition	10	106,109	3		7	106,109		
Home Business	2	0			2			
Change of Use - Commercial	15	340,120	7	23,800	8	316,320		1
Agricultural Development	1	200,000	1	200,000				
Tourism Development	2	3,455,000	1	2,800,000	1	655,000		
Subdivision - Residential	25	23,254,000	4	12,684,000				18
Subdivision - Commercial	4	2,055,898						2
Subdivision - Industrial	4	13,600						4
Subdivision - Rural	5	0						11
Subdivision - Other	2	9,000						
Miscellaneous	10	1,507,300	8	1,490,300	2	17,000		
Totals for Development Types	651	137,905,409						

Total Number of Applications for this period: 617

*** 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: 26/05/2020

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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/05/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	215	64,974,755	174	59,860,636	41	5,114,119	174	
Dwelling- Transportable/Relocatable	4	664,333	4	664,333			4	
Dwelling - Secondary/Dual Occ Dwelling	22	7,268,409	22	7,268,409			35	
Dwelling - Dual Occupancy, one storey	22	9,604,707	22	9,604,707			42	
Medium Density Res - one/two storeys	3	4,152,065	3	4,152,065			21	
Garage/Carport/Roofed Outbuildings	185	3,079,633	168	2,776,559	17	303,074	1	
Fences/Unroofed Structures	15	1,079,020	15	1,079,020				
Swimming Pool	86	2,282,586	85	2,252,681	1	29,905		
Office Building	7	1,905,385	1	14,000	6	1,891,385		
Retail Building	22	34,083,900	8	32,318,400	14	1,765,500		
Hotels	2	960,000			2	960,000		
Motels	1	13,007			1	13,007		
Office & Retail Building	2	130,000			2	130,000		
Retail & Residential Building	2	119,348,332	2	119,348,332			27	
Factory/Production Building	3	2,644,037	3	2,644,037				
Warehouse/storage	15	7,594,671	10	6,929,500	5	665,171	1	
Infrastructure - Transport, Utilities	16	2,064,896	12	1,901,350	4	163,546		
Health Care Facility - Hospital	1	74,700			1	74,700		
Health Care Facility - Other	3	4,698,016	3	4,698,016				
Educational Building	5	4,814,592	1	2,800,000	4	2,014,592		
Entertainment/Recreational Building	3	196,000	1	3,000	2	193,000		
Community/Public Building	2	1,840,000	2	1,840,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/05/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Signs/Advertising Structure	8	201,050	5	99,050	3	102,000		
Demolition	7	164,000	4	114,000	3	50,000		
Home Business	4	9,000	2	5,000	2	4,000		
Child Care - Centre Based	1	1,000,000	1	1,000,000			1	
Change of Use - Commercial	7	417,500	3	42,000	4	375,500		
Change of Use - Industrial	4	95,000	2	15,000	2	80,000		
Agricultural Development	2	200,000	2	200,000				
Tourism Development	5	14,732,261	4	14,732,261	1			
Parks/Reserves	1	90,000	1	90,000				
Subdivision - Residential	29	6,484,500	6	3,044,500				150
Subdivision - Commercial	3	330,000						6
Subdivision - Rural	9	20,000	3		1			23
Subdivision - Other	1	140,000	1	140,000				
Miscellaneous	16	24,501,000	16	24,501,000				
Totals for Development Types	733	321,857,355						

Total Number of Applications for this period: 695

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

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



REPORT: Review of Council Policy - Outdoor Dining - Macquarie Street, Dubbo

AUTHOR: Manager Growth Planning
REPORT DATE: 25 May 2020
TRIM REFERENCE: ID20/493

EXECUTIVE SUMMARY

Council, on 26 August 2019, adopted a new Council Policy for Outdoor Dining on Macquarie Street in the Dubbo Central Business District.

Council, in consideration of the Policy, resolved as follows:

1. *That the draft Macquarie Street Outdoor Dining Policy, attached to the report of the Manager Growth Planning dated 13 August 2019, as Appendix 1, be adopted by Council.*
2. *That the lease fee for the remainder of the 2019/2020 Financial Year be determined to be \$0 for Category A Areas.*
3. *That a review of the Policy be undertaken by Council prior to the end of the 2019/2020 Financial Year.*
4. *That the review of the Policy required to be undertaken in Item 3 also determine an appropriate per square metre rate.*
5. *That an advertisement be placed in local print media advising of adoption of the Policy.*

This report presents the first 12 month review of the operating period of the new Policy.

At the present time, use of the Policy has not been taken up by any food and drink premises situated on Macquarie Street.

Given the fact that no operator has taken up the opportunity, combined with the impacts of the COVID-19 pandemic particularly in relation to food and drink premises, this report recommends that the lease fee for the 2020/2021 Financial Year be kept at \$0 for Category A areas (Category A areas will allow for the provision of permanent structures in association with an approved outdoor dining area). Following the cessation of the 2020/2021 Financial Year, the relevant fee to be payed to Council to utilise this area is estimated to be \$160 per week.

This report also recommends that the subject Policy be extended in its next iteration to include the balance of CBD lands generally between Darling Street, Cobra Street, Macquarie Street and Talbragar Street.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

1. That the next review of the Policy be undertaken before the end of the 2022 Financial Year.
2. That the Outdoor Dining Policy be extended to incorporate Talbragar Street, Darling Street, Brisbane Street, Cobra Street, Butje Street and Wingewarra Street, within the Dubbo Central Business District.
3. That extension of the Outdoor Dining Policy examine suitable outdoor dining opportunities for Category A locations.
4. That the Category A lease fee of \$160 per week (50 square metres) be included in Council's Fees and Charges.
5. That the lease fee for the 2020/2021 Financial Year be \$0 for Category A areas.

Steven Jennings
Manager Growth Planning

BACKGROUND

Council on 21 December 2018 granted development consent for the use of shop 34 and shop 35, 177-191 Macquarie Street, Dubbo (Dubbo Square Shopping Centre), for the purposes of a Food and Drink Premises (Burger Urge).

The Development Application also included a proposal to utilise approximately 50 square metres of the adjoining street frontage for the purposes of outdoor dining. The Proponent as a component of the Development Application also sought approval from Council to construct a permanent structure on the footpath.

Following consultation with the Proponent, the Development Application was approved without the provision of a permanent on-street structure.

The subject Development Application raised the requirement for Council to develop a policy for permanent on-street dining, including the provision of permanent structures and to consider the future design aesthetics and location of permanent outdoor dining structures on Macquarie Street. To assist in this process, Council engaged consultants, Moir Landscape Architecture, to prepare an Outdoor Dining Policy for the subject area.

Council at its meeting on 25 February 2019 considered a report in respect of an outdoor dining policy for the Dubbo Central Business District. In consideration of the report, Council resolved as follows:

- “1. That the draft Outdoor Dining Policy as attached to the report of the Manager Strategic Planning Services as Appendix 1 be adopted for the purposes of public exhibition.*
- 2. That the draft Outdoor Dining Policy as attached to the report of the Manager Strategic Planning Services as Appendix 1 be placed on public display for a period of 28 days.*
- 3. That Council seek an assessment from a suitably qualified and experienced professional Valuer to provide an appropriate per square metre annual rental rate for Category A permanent outdoor dining locations in the Dubbo Central Business District.*
- 4. Following completion of the public exhibition period that a further report be provided to Council, including the results of public exhibition and a suitable annual rental rate for Category A permanent outdoor dining locations.”*

This report provides future recommendations to maintain and enhance the existing Policy.

REPORT

At the present time, use of the Policy has not been taken up by any food and drink premises situated on Macquarie Street.

Given the fact that no operator has taken up the opportunity and the impacts of the COVID-19 pandemic, especially in respect of food and drink premises, this report recommends that the lease fee for the 2020/2021 Financial Year be kept at \$0 for Category A areas (Category A areas will allow for the provision of permanent structures in association with an approved outdoor dining area). Following the cessation of the 2020/2021 Financial Year, the relevant fee to be paid to Council to utilise this area is estimated to be \$160 per week (noting that Category A locations under the provisions of the Policy all have an area of 50 square metres). This figure has been calculated having regard for the current leasing costs associated with ground floor Macquarie Street premises, the benefits this area is likely to provide a food and drink premises having regard to extra floor area, and Council's strategic focus in providing further opportunities for activation of the Dubbo CBD.

This report also recommends that the subject Policy be extended to Talbragar Street, Darling Street, Brisbane Street, Cobra Street, Bultje Street and Wingewarra Street, within the Dubbo Central Business District.

SUMMARY

This report presents the first annual review of the Macquarie Street Outdoor Dining Policy. This report recommends that Category A areas remain fee free for a further one (1) Financial Year and for the Policy to be extended to examine opportunities for Outdoor Dining throughout the balance of the Dubbo CBD.



DUBBO REGIONAL
COUNCIL

REPORT: Dubbo Central Business District Plan

AUTHOR: Manager Growth Planning
REPORT DATE: 1 June 2020
TRIM REFERENCE: ID20/541

EXECUTIVE SUMMARY

Staff, with the assistance of industry consultants Moir Landscape Architecture, have been progressing development of a new Plan for the Dubbo Central Business District. This new Plan and its associated preparation processes have the following objectives:

- Activate the CBD by planning for flexible multi-use spaces that will play host to a variety of programmed seasonal events and festivals.
- Encourage a thriving day and night-time economy facilitated by the creation of adaptable and flexible spaces.
- Explore and embrace opportunities to integrate technology and innovation to better service and connect the community.
- Increase the CBD's relationship with the Macquarie River by better connecting and reinforcing the east/west axis both visually and physically through landscape and public domain works.
- Promote active transport (cycle and pedestrian) through improved linkages and adequate shade provision.
- Understand the CBD's car parking needs and develop a plan to best service these needs.
- Foster a culture of creativity across the town centre through public art and performance.
- Increase accessibility and inclusiveness to encourage participation and visitation from a diverse range of user groups and individuals.
- Integrate sustainable practices that are cognisant of maintenance, ease of construction and longevity to ensure the on-going costs are kept to a minimum.

A strong emphasis of this project was to ensure the CBD can adequately connect to the river corridor and ensure the overall CBD is a robust and multi-focused Central Business District for the future.

A draft completed Dubbo CBD Plan was due to be provided to Council in May 2020 for consideration prior to public exhibition. However, the completion date and the project methodology have been reviewed following the COVID-19 Pandemic and the resultant Government restrictions. This is important due to the outcomes and the success of this project being ultimately guided by ensuring overall project 'buy-in' by CBD stakeholders and the public more generally.

However, the consultant Moir Landscape Architecture have prepared an initial Site Analysis Report. The purpose of this report is to provide the initial draft Site Analysis Report for the consideration of Council and to determine the further steps forward in the Plan development process from this point forward.

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 Manager Growth Planning dated 1 June 2020, be noted.

Steven Jennings
Manager Growth Planning

BACKGROUND

The Dubbo CBD Precincts Plan was developed by the former Dubbo City Council. The Plan included four (4) separate and distinct programs as follows:

- Placemaking Program, which aimed to deliver lighter, quicker and cheaper projects.
- Cutting Red Tape, which aimed at streamlining Council's policies, procedures and generally removing over regulation.
- Infrastructure Development, this included the delivery of a range of key CBD infrastructure, ranging from initial duplication of the LH Ford Bridge, through to easier and more convenient parking, vehicle access, street lighting and more.
- Making Development Easier included an examination of Council's infrastructure contributions framework through incentivisation.

The Dubbo CBD Precincts Plan was developed with significant and far reaching community and stakeholder consultation. The CBD Precincts Plan has achieved a major purpose in that Council and the community don't just think of the Dubbo CBD as a place for retail and business, it is now known as a destination for mixed use activities and interesting experiences.

The role of the new Dubbo CBD Plan is not to re-create the Dubbo CBD Precincts Plan. The Plan will overlap. However, the new Dubbo CBD Plan will focus across all of the elements of the CBD Precincts Plan, in addition to Smart Cities, sustainability, improved transport linkages and CBD way-finding and to shape and deliver a CBD comprised of Precincts that are resilient (especially post COVID-19).

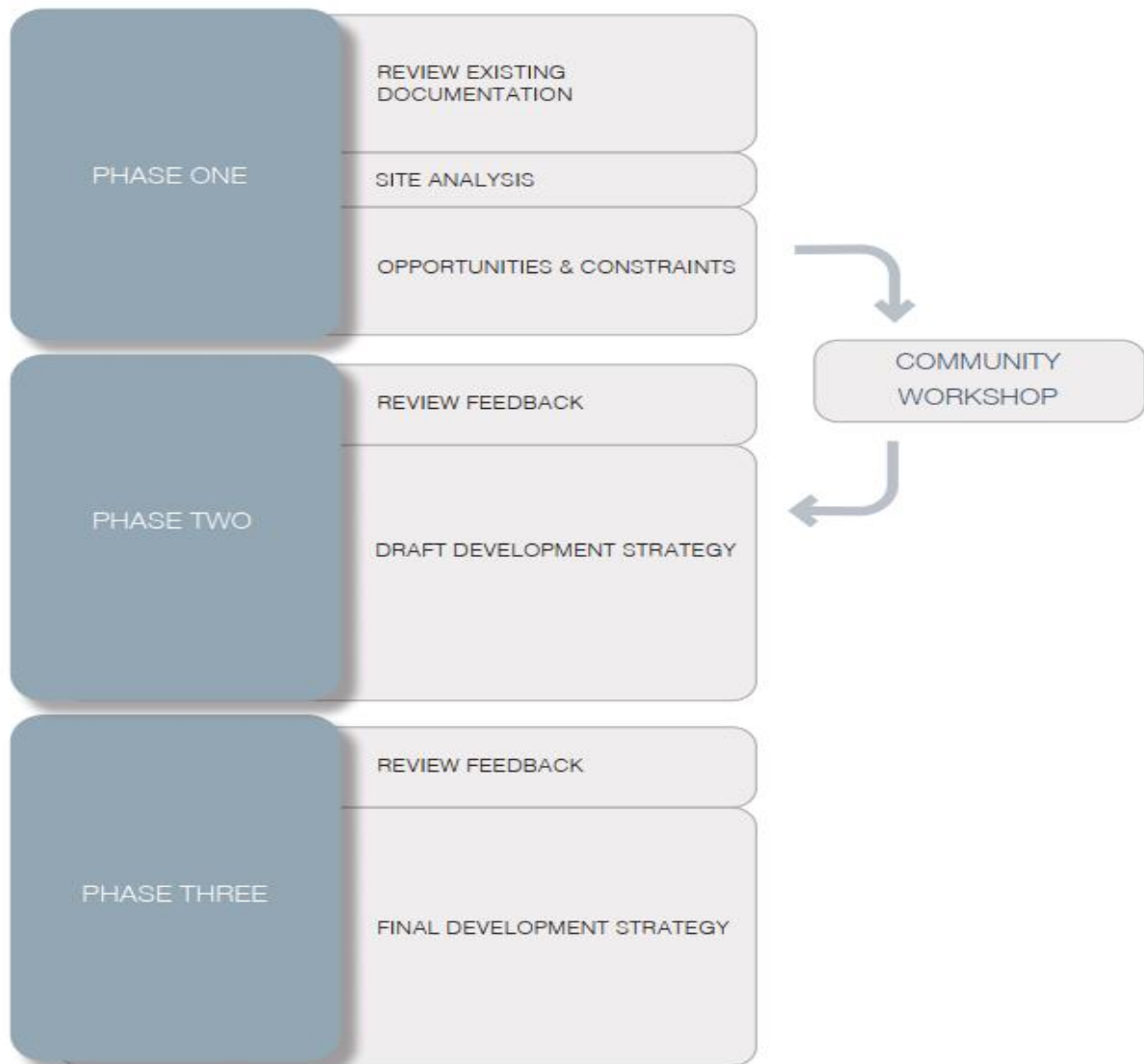
REPORT

1. Project Methodology

The Plan will be prepared in line with three (3) separate phases. The consultant is currently operating in Phase one as a result of the COVID-19 Pandemic.

One of the next key stages in the project is the community workshop phase, which will seek the views and aspirations of the community for the CBD, in addition to seeking particular feedback around the constraints and opportunities identified.

The overall project methodology is provided as follows:



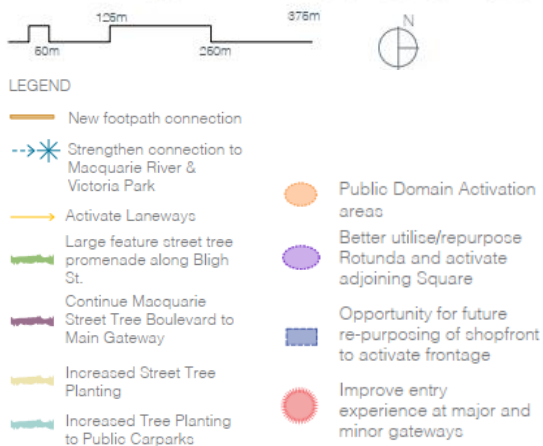
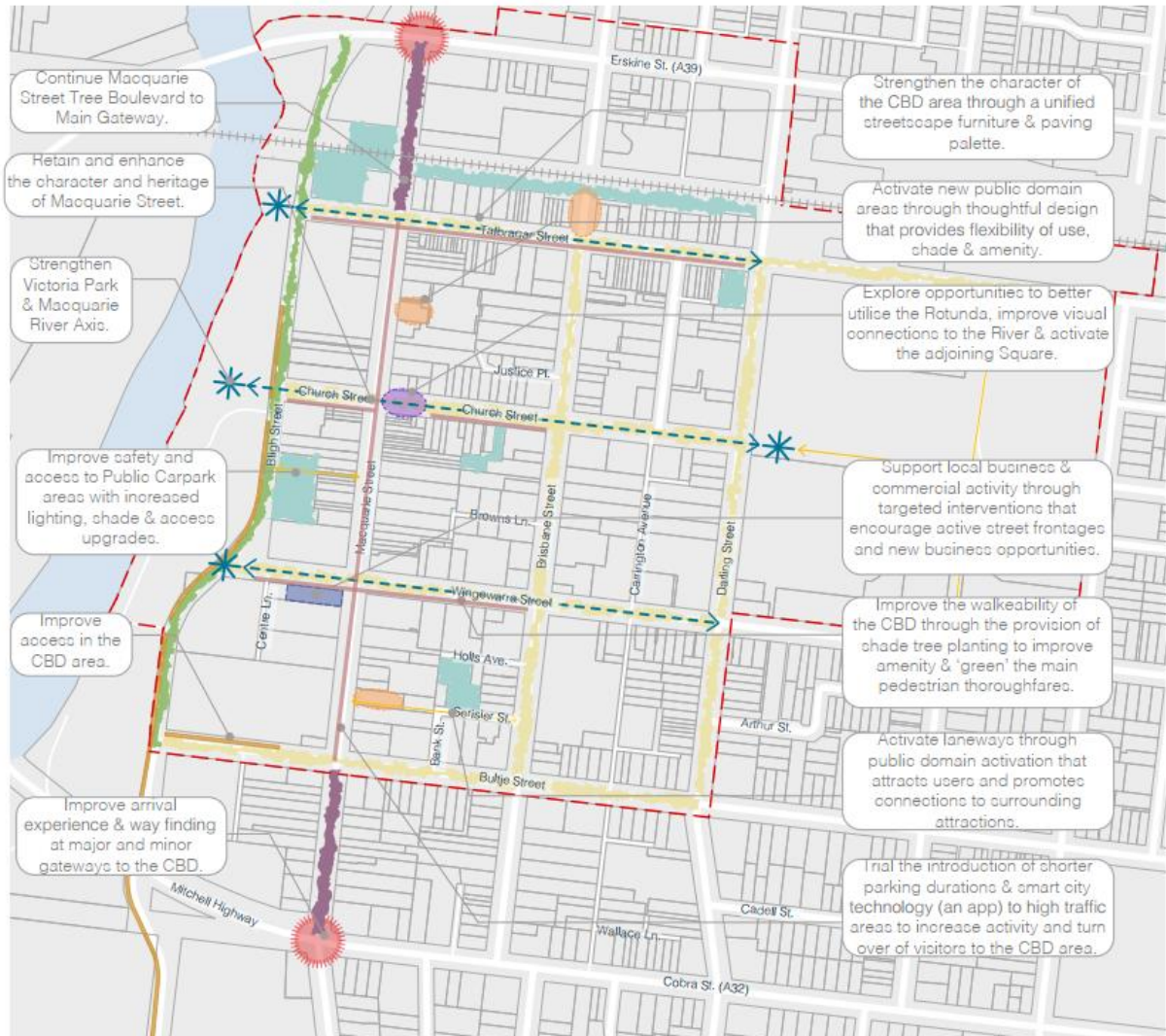
2. Constraints and Opportunities

The constraints and opportunities analysis undertaken by the consultant has come up with eight (8) key objectives:

- Activation of the Dubbo CBD.
- Improve the arrival experience, especially from the Highways.
- Improve way finding.
- Re-purpose vacant retail spaces.
- Improve walkability in the CBD.
- Improve access and safety.
- Strengthen the character of the CBD.

- Improve visual connections, including connections to the Macquarie River and Victoria Park.

The initial identified constraints and opportunities for the Dubbo CBD project are represented in the following diagram:



3. Future Direction

The next stage of the project will include consultation with landowners, business owners, users, general CBD stakeholders, identified stakeholders and State Government Agencies. Ordinarily, this consultation would also be undertaken with members of the public.

Due to the COVID-19 Pandemic and the associated social distancing and other requirements, Council Staff in consultation with the consultant will examine a number of different communication means to undertake this next consultation step including interactive mapping tools and through social media.

Following completion of this consultation step, the consultant will be able to further completion of the overall Plan and provide a draft Plan to Council for consideration. It is anticipated that a draft Plan can be provided to Council for consideration in September 2020.

SUMMARY

Staff, with the assistance of industry consultants Moir Landscape Architecture, have been progressing development of a new Plan for the Dubbo Central Business District.

A strong emphasis of this project was to ensure the CBD can adequately connect to the river corridor and ensure the overall CBD is a robust and multi-focused Central Business District for the future.

A draft completed Dubbo CBD Plan was due to be provided to Council in May 2020 for consideration prior to public exhibition. However, the completion date and the project methodology have been reviewed and needs to be further considered in respect of consultation exercises and social distancing and gathering limitations are under review following the COVID-19 Pandemic and the resultant Government restrictions. This is due to the outcomes and the success of this project being ultimately guided by public and stakeholder consultation activities, in addition to the overall project 'buy-in' by CBD stakeholders.

However, the consultant Moir Landscape Architecture have undertaken the preparation of an initial Site Analysis Report. The purpose of this report is to provide the initial draft Site Analysis Report for the consideration of Council and to determine the further steps forward in the Plan development process from this point forward.

It is anticipated that a draft Plan can be provided to Council for consideration in September 2020.