



REPORT: Draft Blueridge Precinct Development Control Plan

DIVISION: Development and Environment
REPORT DATE: 13 September 2023
TRIM REFERENCE: ID23/1781

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none">• Seek endorsement• Fulfil legislated requirement	
Issue	<ul style="list-style-type: none">• A proponent-initiated draft Development Control Plan (DCP) was received from Compass Consulting Surveyors to provide detailed planning and design guidelines for development within the Blueridge Business Park Precinct.• The Precinct includes a mixture of small and large-scale commercial and industrial uses, and will accommodate the future Southern Distributor Road that connects Sheraton Road to the Mitchell Highway. This is an integral road for South-East Dubbo.• A DCP is required as part of the land is within an Urban Release Area under the provisions of the Dubbo Regional Local Environmental Plan 2022.• The draft DCP contains controls and guidance to manage urban design, subdivision and development outcomes. The draft DCP is required to be read in conjunction with other relevant provisions of the Dubbo Development Control Plan 2013, however, will prevail in the event of any inconsistency.• Subject to endorsement by Council, the draft DCP will be placed on public exhibition for a minimum of 28 days, with consultation being undertaken with the community and State Government Agencies.	
Reasoning	<ul style="list-style-type: none">• Environmental Planning and Assessment Act 1979.• Clause 6.3 of the Dubbo Regional LEP 2022 requires a DCP to be prepared before development consent can be granted in land in an Urban Release Area for the purposes of subdivision.	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Application Fees
	Proposed Cost	Council received \$13,860 upon lodgement as part of the required fees.
	Ongoing Costs	Nil
Policy Implications	Policy Title	Dubbo Development Control Plan 2013
	Impact on Policy	Upon adoption, the DCP will provide development guidance for the subject land.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme:	3 Economy
CSP Objective:	3.3 A strategic framework is in place to maximise the realisation of economic development opportunities for the region
Delivery Program Strategy:	3.3.1 Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities

RECOMMENDATION

- 1. That Council adopt the draft Blueridge Precinct Development Control Plan (attached in Appendix 1) for the purposes of public exhibition only.**
- 2. That the draft Blueridge Precinct Development Control Plan be placed on public exhibition for a period of not less than 28 days in accordance with Environmental Planning and Assessment Act 1979 and for Council to consult with Precinct landowners.**
- 3. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of the public exhibition.**

Stephen Wallace
Director Development and Environment

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Team Leader Growth
Planning Projects

BACKGROUND

1. Previous resolutions of Council

Date	Resolution
24 November 2022 CW22/4	<i>In part 1. That Council adopt the alignment of the Blueridge Link Road as described in the body of this report.</i>
22 June 2023 CCL23/170	<i>In part 1. That Council delegate to the Chief Executive Officer the power to negotiate an agreement with the relevant parties, and for the maximum amounts, as outlined in the body of this report.</i>

2. What is a Development Control Plan?

A Development Control Plan (DCP) is a locally adopted plan that guides developers, landowners, Council and the community on how land can be developed and change over time, and includes measures such as planning principles, objectives, performance measures and acceptable solutions. It aims to ensure we can continue to develop our urban area with a strong emphasis on overall liveability, quality and sustainability.

3. Why is a Development Control Plan required?

The Dubbo Regional Local Environmental Plan (LEP) 2022 identifies a number of Urban Release Areas in Dubbo. The site is partially located in the South-East Urban Release Area. Clause 6.3 of the Dubbo Regional LEP 2022 requires a site-specific DCP to be prepared prior to Council determining any development application on land within an Urban Release Area.

REPORT

1. Details of the Development Control Plan

A proponent-initiated draft DCP has been received from Compass Consulting Surveys (attached in **Appendix 1**) to provide detailed planning and design guidance for the future development of part of the Blueridge Business Park Precinct. The draft DCP will apply to land identified in **Figure 1**.

The draft DCP provides a new and alternative format from the Dubbo DCP 2013 that aims to further simplify Council's development controls and guidance in the Precinct. The draft DCP is required to be read in conjunction with relevant provisions of the Dubbo DCP 2013, however, the draft DCP will prevail in the event of any inconsistency.



Figure 1 – Land to which the DCP applies

The draft DCP consists of the following components:

- A. **Subdivision Controls** – this section will provide guidance on lot size and shape to facilitate a variety of development outcomes in the Precinct. Controls are included in this section to ensure adequate infrastructure is provided to all allotments.
- B. **Design Controls** – this section will guide development proposals for land to which this plan applies by communicating the planning, design and environmental objectives. This section will promote quality urban design outcomes within the context of environmental, social and economic sustainability.

The Dubbo Transportation Strategy 2020 includes a proposal for the Southern Distributor Road (identified in **Figure 2**). The draft DCP includes appropriate provisions to provide clarity on how this road will develop, overall traffic management and how traffic will access the Mitchell Highway in a safe and efficient manner.

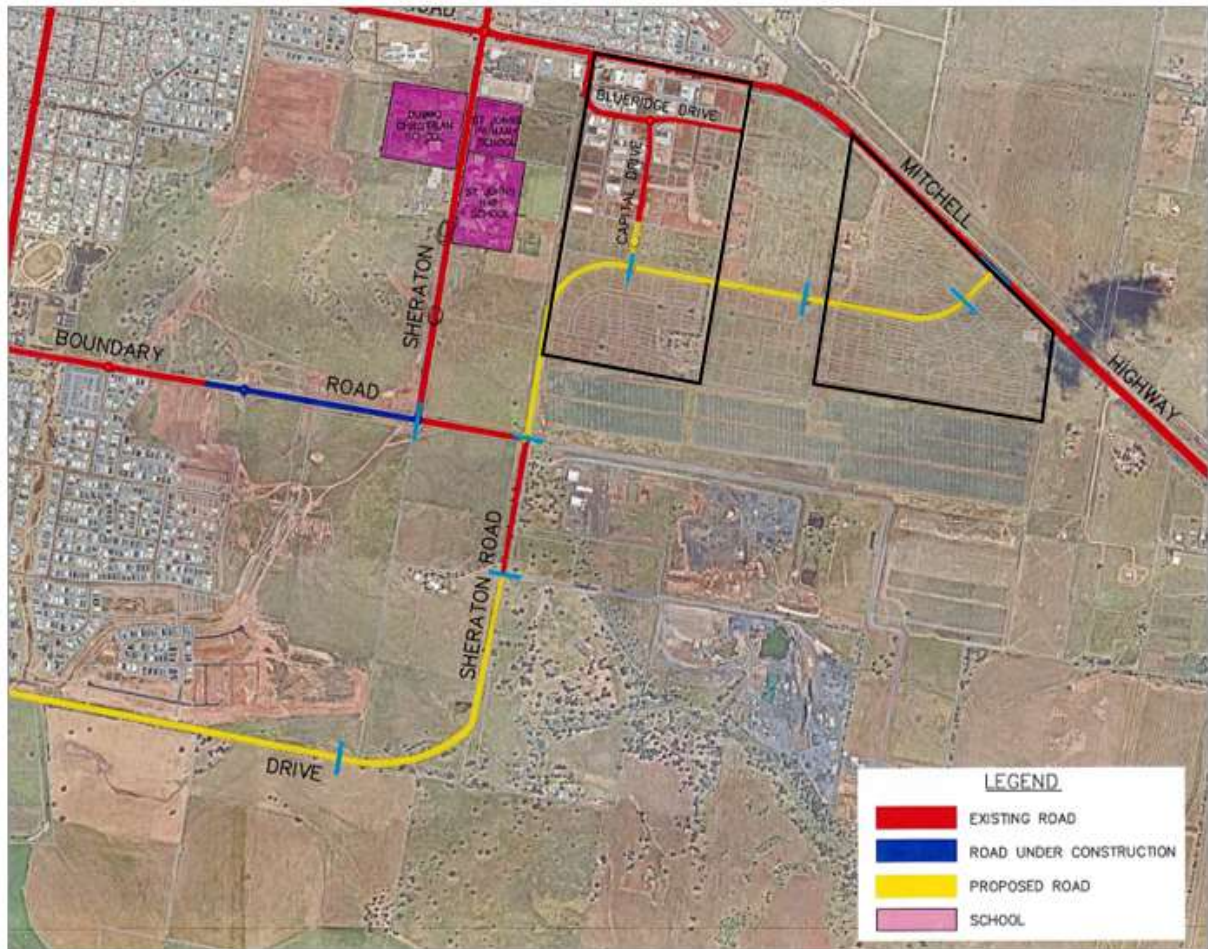
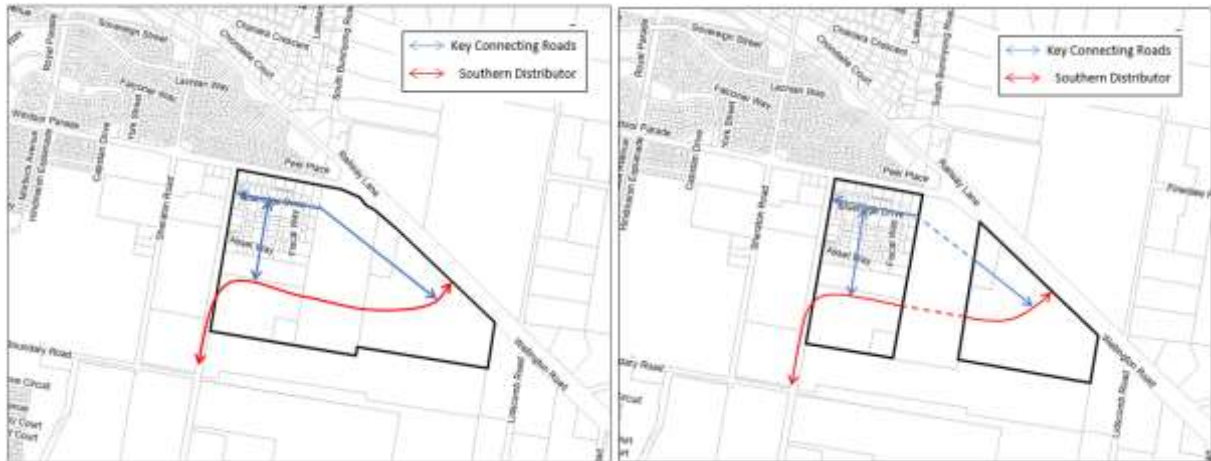


Figure 2 – Southern Distributor Road network

2. Land to which the DCP Applies

Upon lodgement of the draft DCP, the applicant requested that it apply to land identified in **Figure 3**. During assessment, Council received correspondence from the owner of 11R Wellington Road, Dubbo that they don't want the DCP to apply to their land.

Figure 4 identifies how the removal of this site will require the DCP to indicate certain roads as potential connections until a land acquisition process has been completed. Council has developed a Blueridge Business Park Road and Haulage Strategy (identified in **Figure 5**) to identify the proposed delivery and staging of infrastructure projects to help efficiently distribute traffic around the eastern and southern edge of the Dubbo urban area. Due to current funding and resources, Council is proposing the interim haulage route via Capital Drive and Blueridge Drive to the Mitchell Highway.



Figures 3 and 4 – Changes to land to which the DCP applies



Figure 5 – Blueridge Business Park Road and Haulage Strategy

3. Consultation and Next Steps

Following Council's consideration, the draft DCP will be placed on public exhibition for a minimum period of 28 days in accordance with the Environmental Planning and Assessment Act 1979. A notice will be placed on Council's website and in Customer Experience Centres, and the Daily Liberal newspaper. Adjoining land owners will also be notified by separate letter.

Following completion of the public exhibition period, a further report will be provided to Council for consideration.

4. Resourcing Implications

Council initially invoiced the applicant the standard fee of \$22,500, and received \$13,860 due to the changes to land to which the DCP applies.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$13,860	0	0	0	0	0
b. Operating expenses	\$13,860	0	0	0	0	0
c. Operating budget impact (a – b)	0	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	0	0	0	0
Does the proposal require ongoing funding?		No				
What is the source of this funding?		Not applicable				

Table 1. Ongoing Financial Implications

APPENDICES:

- 1 [↓](#) Draft Development Control Plan