



Property Council of Australia  
ABN 13 00847 4422

Level 1, 11 Barrack Street  
Sydney NSW 2000

T. +61 2 9033 1900  
E. [nsw@propertycouncil.com.au](mailto:nsw@propertycouncil.com.au)

[propertycouncil.com.au](http://propertycouncil.com.au)  
 [@propertycouncil](https://twitter.com/propertycouncil)

Australia's property industry

## Creating for Generations

11 May 2020

Mr Michael McMahon  
Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
Dubbo NSW 2830

Email [council@dubbo.nsw.gov.au](mailto:council@dubbo.nsw.gov.au)

Dear Mr McMahon

### Dubbo Draft Local Strategic Planning Statement

The Property Council of Australia welcomes the opportunity to provide comments on Dubbo City Council's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes.

The Property Council supports the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land use-based strategies contained within the *Central West and Orana Regional Plan* and the *Dubbo City Council Community Strategic Plan*. The LSPS should identify a range of steps Council must take in planning for the city's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission.

Should you have any questions, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or [tloveday@propertycouncil.com.au](mailto:tloveday@propertycouncil.com.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Fitzgerald'.

**Jane Fitzgerald**  
**NSW Executive Director**  
**Property Council of Australia**

<b>Theme</b>	<b>Property Council Response</b>
<b><u>Theme 1 – Housing</u></b>	<p>The Property Council generally supports the strategic outcomes and strategies relevant to the Housing theme.</p> <p>In particular, we support actions aimed to increase a diversity of housing types close to appropriate services and facilities. We welcome Council’s desire to encourage urban renewal in the Dubbo CBD aimed at increasing wider housing choices for its population.</p> <p>Actions aimed towards delivering more housing designed to meet the needs of an ageing population are also welcome. Council should consider the use of incentives to encourage the provision of appropriate housing types in the right locations for this segment of the housing market. Housing supply should meet the needs of seniors downsizing from their own homes into more specialised housing such as retirement accommodation and then into aged care facilities.</p> <p>We support Council taking action to encourage short term and visitor accommodation in the right locations. Accommodation specifically provided for tourists and other visitors to the region delivers significant economic benefits for the local community.</p> <p>Council has rightly recognised the residential development industry as a key driver for the local economy and this is particularly the case during the uncertain economic future faced by the NSW economy.</p>
<b><u>Theme 2 – Infrastructure</u></b>	<p>The Property Council generally supports the strategic outcomes and strategies relevant to the Infrastructure theme.</p> <p>In particular, we support Council planning for the delivery and funding of the physical and community infrastructure it will need into the future. We note the importance of bringing forward capital works expenditure to stimulate the economy and create jobs in the current COVID-19 context.</p>
<b><u>Theme 3 – Economy</u></b>	<p>The Property Council generally supports the strategic outcomes and strategies relevant to the Economy theme.</p>

	<p>In particular, we endorse the Council’s focus on growth of the visitor economy aimed at both tourism attractions and events. Within Regional NSW and the Central West region there is an opportunity for partnerships between local government, tourism operators and other service industries to work together to improve the local tourism experience.</p> <p>Council’s intention to establish marketing programs designed to attract new residents and skills to the City and region is supported. The lifestyle benefits of regional and rural living should be promoted to residents of NSW’s larger cities and towns.</p> <p>Dubbo has a significant economic advantage in terms of its transport connections to cities such as Sydney, Brisbane, Melbourne and Newcastle. Leveraging those advantages so that there is a positive economic return for the City are supported.</p> <p>The strategy aiming to promote occupation, activity and investment in the Dubbo CBD is appropriate. It is important that the City’s CBD is kept activated and reinvigorated from time to time. Council should work closely with local landowners and businesses in respect of proposals for the planning, development and investment in the centre.</p>
<b><u>Theme 4 – Community Leadership</u></b>	The Property Council generally supports the strategic outcomes and strategies relevant to the Community Leadership theme.
<b><u>Theme 5 – Liveability</u></b>	<p>The Property Council generally supports the strategic outcomes and strategies relevant to the Liveability theme.</p> <p>In particular, the Council’s focus on an expanded tertiary education offer for the region providing additional opportunities for its younger population is supported. Efforts to facilitate the provision of additional educational facilities such as child care, preschools is supported and local planning controls and development levies should not discourage their development.</p>