

13/05315

FILE12/1944 - Parcel No 22916
JH:MC
AD13/5580

13 March 2013



DUBBO
CITY COUNCIL

Mr A Albury
Regional Director – Central West
Department of Planning and Infrastructure
PO Box 58
DUBBO NSW 2830

Dear Mr Albury

**RE: BRACKEN HOUSE PLANNING PROPOSAL
PROPERTY: PART LOT 12 DP 1100130 MACQUARIE STREET, DUBBO**

I refer to the abovementioned Planning Proposal received by Council on 21 December 2012. Council, at its meeting on 25 February 2013, considered a report in relation to the Planning Proposal and resolved as follows:

- "1. Council supports the Planning Proposal for the rezoning of Part Lot 12 DP 1100130 from E3 Environmental Management to R2 Low Density Residential under the provisions of the Dubbo Local Environmental Plan 2011;*
- 2. Council supports a 14 day exhibition period for the Planning Proposal; and*
- 3. Council seeks approval for the Minister of Planning and Infrastructure to undertake the functions of Section 59(2) and 59(3) of the Environmental Planning and Assessment Act 1979."*

A copy of Council's report dated 12 February 2013 (**Appendix 2**) and Council's resolution dated 25 February 2013 (**Appendix 3**) are provided, for your information.

The Planning Proposal seeks approval to amend the Dubbo Local Environmental Plan 2011 with the rezoning of Part Lot 12 DP 1100130 from E3 Environmental Management to R2 Low Density Residential. The land is owned by The United Protestant Association and is currently vacant grassland.

The Planning Proposal has sought the rezoning of 4,000 square metres of the subject land to allow for further expansion of the Bracken House residential care facility, located on the adjoining allotment. At the present time, further expansion of the development is limited by the characteristics of site development and land to the west is subject to the 1% flood event.

It is considered that rezoning the land to R2 Low Density Residential will not provide any substantial impacts. Based on the characteristics of the land in relation to the existing Bracken House development, the owners propose to utilise the land for additional seniors housing.

All communications to:

THE GENERAL MANAGER PO BOX 81 CHURCH STREET DUBBO NSW 2830

T (02) 6801 4000 **F** (02) 6801 4259 **E** dcc@dubbo.nsw.gov.au

CIVIC ADMINISTRATION BUILDING CHURCH STREET DUBBO NSW 2830 ABN 77 296 185 278

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The submission provided by the proponent in support of the Planning Proposal included a Planning Assessment (**Appendix 4**) and Flood Impact Assessment (**Appendix 5**) which are provided for your consideration.

To assist the Department in consideration of the Planning Proposal, the following information is provided in accordance with the Department's Guideline 'A Guide to Planning Proposals'.

Part 1 – Objectives or Intended Outcomes

The objective or intended outcome of the Planning Proposal is for Part Lot 12 DP 1100130 to be rezoned from E3 Environmental Management to R2 Low Density Residential to facilitate the expansion of the Bracken House residential care facility, located on the adjoining allotment.

Part 2 – Explanation of Provisions

The Planning Proposal is for the proposed amendment to the Dubbo Local Environmental Plan 2011 for Part Lot 12 DP 1100130 as shown on Zoning Map No. 8A (**Appendix 6**) to be rezoned to R2 Low Density Residential in accordance with the map provided attached to this correspondence as **Appendix 8**.

Part 3 – Justification

The proponent has provided a detailed Planning Report (**Appendix 4**) justifying the Planning Proposal. The Planning Report specifically provides information in relation to the following:

1. Need for the Planning Proposal;
2. Relationship to strategic planning framework;
3. Any environmental, social or economic impacts; and
4. Any State or Commonwealth interests.

Part 4 – Community Consultation

Council, in resolving to support the proposed rezoning, now requests approval for the Planning Proposal to be placed on public exhibition for a period of 14 days. It should be noted that Council requests use of the Delegations provided by the Minister for Planning and Infrastructure to undertake the functions of Section 59(2) and 59(3) of the Environmental Planning and Assessment Act 1979.

Council requests that the Department provides a Gateway Determination for the Planning Proposal at its earliest convenience (**Appendix 1**).

Should you require any further information please do not hesitate to contact Council's Strategic Planner, Jessica Holland, on 6801 4000 during normal office hours.

Yours faithfully



Melissa Watkins

Director Environmental Services

Attachments:

- Appendix 1 - Request for Initial Gateway Determination
- Appendix 2 - Council report dated 12 February 2103
- Appendix 3 - Council resolution dated 25 February 2013
- Appendix 4 - Planning Assessment
- Appendix 5 - Flood Impact Assessment
- Appendix 6 - Existing Zoning Map
- Appendix 7 - Location Map
- Appendix 8 - Proposed Zoning Map
- Appendix 9 - Project Timeline