

15 November 2018



Mr D Pfeiffer
Direction Regions, Western
Department of Planning and Environment
PO Box 58
Dubbo NSW 2830

Dear Mr Pfeiffer

**PLANNING PROPOSAL R2018-3 - SOUTHLAKES ESTATE, DUBBO
PROPERTY: LOT 2 DP 880413 24R SHERATON ROAD, DUBBO**

A Planning Proposal has been lodged with Council by Maas Group Properties in respect of the abovementioned property.

The Planning Proposal is seeking to amend the Dubbo Local Environmental Plan 2011 to facilitate further residential development across the subject land and accommodate the proposed southern distributor road located to the south.

The Planning Proposal seeks to rezone the subject site from R5 Large Lot Residential to a mixture of R1 General Residential, R2 Low Density Residential and RU2 Rural Landscape. Subsequently, the Planning Proposal seeks to amend the minimum allotment sizes for subdivision from 1.5 hectares to a mixture of no minimum lot size, 600m², 800m², 2,000m² and 100 hectares.

Council at its meeting on 29 October 2018 considered a report in relation to the subject Planning Proposal and resolved as follows:

- "1. That Council endorse the Planning Proposal as provided by the Proponent and included as Appendix 1 to the report of the Senior Strategic Planner dated 16 October 2018.*
- 2. That Council support a minimum 28 day public exhibition period for the Planning Proposal.*
- 3. That Council not use its delegation under Section 59 of the Environmental Planning and Assessment Act, 1979 to draft the amendments to the Dubbo Local Environmental Plan 2011.*
- 4. That following the completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further consideration of the Planning Proposal."*

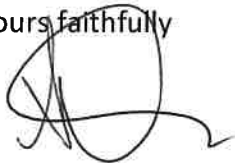
It should be noted that Council resolved for the Planning Proposal to be publicly exhibited for a minimum period of 28 days and not to use its delegations under Section 3.35 of the Act, in this instance.

A copy of the Planning Proposal and supporting information is provided attached for your consideration.

Council requests that the Department provide a Gateway Determination for the Planning Proposal at its earliest convenience.

If you require any further information, please do not hesitate to contact Council's Senior Strategic Planning Officer, Lee Griffith, on 6801 4673 during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Stephen Wallace', written over the typed name.

Stephen Wallace

Director Planning and Environment

- Attachments:
1. Appendix 1 – Council Report and Applicant's Planning Proposal
 2. Appendix 2 – Council Minutes
 3. Appendix 3 – Project Timeline
 4. Appendix 4 – Request for Initial Gateway Determination