



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

Attention: Mr Steven Jennings, Manager Strategic Planning Services.

Dear Mr McMahon,

**Southlakes planning proposal (PP_2018_DREGI_003_00) – Lot 2 DP 880413
Sheraton Road, Dubbo - request for further information.**

Thank you for the submission of a planning proposal concerning Southlakes Estate Dubbo.

A preliminary assessment has been undertaken in relation to the proposal. There are concerns about the impact of the existing Sheraton Road extractive industry operations and the future Southern distributor road on the proposed future residential development. Before further assessment can be undertaken, the following information in relation to the proposal is required from Council:

South Keswick Extractive industries.

- Preliminary consultation with NSW Environment Protection Authority (EPA) indicates concern about the adequacy of the Noise Monitoring Assessment (NMA) work undertaken.
- The EPA raises concern about the proximity of potential higher density housing development in proximity to two (2) existing licensed extractive industry operations and the potential cumulative noise and dust impacts on future residential development. At this time the information provided does not adequately demonstrate that noise limits can be achieved.
- Council is to provide information to address the potential noise and dust impacts from the extractive industry operations on the proposed residential development. This may include, but not limited to, additional noise monitoring, the provision of suitable buffers and separation distance, mitigation measures and staging of the proposed residential development. It is recommended that Council consult with EPA about these matters.
- The planning proposal has the potential to restrict the development of extractive material resources and is therefore inconsistent with section 9.1 Ministerial Direction 1.3 Mining, Petroleum Production and Extractive Industries. Residential development is generally incompatible with extractive industries. The information provided indicates there is potential conflict

between the residential and extractive industry operations. Council is to consult with NSW Resources and Geoscience to address the inconsistency with this Ministerial Direction.

Hennessy Road Southern Distributor Road.

- The distributor road route has been identified and the corridor is being accommodated in the planning proposal.
- The Road Traffic Noise Assessment that accompanied the planning proposal indicates there potentially is a significant noise impact from the distributor road on the proposed residential development along Hennessy Road.
- Council is to advise the proposed noise mitigation mechanisms to be implemented along Hennessy Road to reduce the impact of traffic noise on the residential development.

General

- Council is to consider and advise the preferred LEP mechanism/s that will minimise traffic and extractive industry impacts on the proposed residential development.

This should also address the Hennessy Road Southern Distributor corridor.

This may include, but not limited to, specific LEP provisions, the provision of suitable buffers, barriers and separation distance, mitigation measures and staging of the proposed residential development and noise monitoring.

Should you have any further enquiries about this matter, I have arranged for Tim Collins from the Department of Planning and Environment, Western Region office, to assist you. Mr Collins can be contacted on 58526800.

Yours sincerely



18.2.19

Damien Pfeifer
Director Regions Western
Planning Services