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Sent: Friday, 25 August 2017 2:46 PM
To: Deniz Kilic <Deniz.Kilic@planning.nsw.gov.au>; Wayne Garnsey <Wayne.Garnsey@planning.nsw.gov.au>
Subject: Southlakes Planning Proposal, Provision of Additional Information

Good afternoon,

I refer to the Gateway Determination provided to Council dated 15 August 2017 in respect of the Planning Proposal specified above.

In accordance with the requirements of condition 1 of the Gateway Determination, Council was required to undertake further actions in respect of the Planning Proposal prior to public exhibition being undertaken.

In respect of the matters contained in Item 1 of the Gateway Determination, I have attached the following information:

1. Planning Proposal Precis

The role of this document is to provide a summary of the Planning Proposal, which will allow easy reference by the public as a component of the public exhibition documentation. This document has been prepared to consist of the following components:

1. Planning Proposal
This section includes information outlining the characteristics of the proponents initial Planning Proposal, including the subject land.
2. Consideration by Council
This section includes information in respect of Council's assessment and determination, including the specific resolution of Council.
3. Gateway Determination
This section includes information detailing the results of the Gateway Determination and the required change to the Planning Proposal following Council's initial resolution. It should be noted that this section of the precis includes amended land zoning and minimum allotment size mapping in respect of the Planning Proposal.
4. List of Supporting Information
This section will allow the public to reference a particular component or supporting study in respect of the Planning Proposal and is structured as follows:

Attachment A Council report and resolution in respect of the Planning Proposal

Attachment B Statement of Compliance, Central West and Orana Regional Plan

Attachment C Gateway Determination

Attachment D Amended Planning Proposal

1. Letter from MAAS Group Properties providing additional information and background to amended Planning Proposal dated 30 March 2017
2. Amended Planning Proposal, MAAS Group Properties
3. Economic Impact Assessment, prepared by MacroPlanDimasi, October 2016
4. Servicing Strategy and Traffic Study, prepared by Geolyse Pty Ltd, August and September 2016
5. Groundwater and Salinity Study, prepared by Envirowest Consulting, September 2016
6. Ecological Assessment, prepared by Ozark Environmental and Heritage Management Pty Ltd, May 2015
7. Contamination Investigation Study, prepared by Envirowest Consulting Pty Ltd, September 2016
8. Aboriginal Archaeological Assessment, prepared by Ozark Environmental and Heritage Management Pty Ltd, June 2015
9. Further Flooding Information for Lot 399 DP 1199356 (Hillview) in Dubbo, March 2017
10. Road Traffic Noise Assessment, prepared by Muller Acoustic Consulting, February 2017
11. Third Party Review – South East Dubbo Retail Centre, Hill PDA Consulting, 21 April 2017

It should be noted that this document will form the structure for how the subject Planning Proposal will be placed on public exhibition.

2. Statement of Compliance, Central West and Orana Regional Plan

This document includes information detailing compliance with the provisions of the Plan.

As discussed, it would be appreciated if you could advise at your earliest convenience acceptance of the information as attached, to enable public exhibition of the Planning Proposal to commence.

Happy to discuss any issues you may have

Precis – Planning Proposal

Planning Proposal (PP_2017_DREGI_001-00) to amend Dubbo Local Environmental Plan 2011 – Boundary Road, Hillview Estate, Dubbo (Lot 399 DP 1199356, Lot 12 DP 1207280 and Lot 503 DP 1152321

This document provides a precis, which details the various components and a brief history of the Planning Proposal

1. Planning Proposal

A Planning Proposal was lodged with Council on 7 October 2016 by Maas Group Properties, which sought to amend the Dubbo Local Environmental Plan 2011 (LEP). The Planning Proposal affects land known as Lot 399 DP 1199356, Lot 12 DP 1207280 and Lot 503 DP 1152321, Boundary Road, Dubbo and is located east of the existing Southlakes Estate.

The subject site is currently zoned R2 Low Density Residential with a component of the land zoned RE1 Public Recreation along the existing drainage corridor which traverses the site from north-east to the south-west under the provisions of the Dubbo Local Environmental Plan 2011. The subject land currently has a minimum lot size of 600 square metres and 4,000 square metres along the Hennessy Road boundary.

The original Planning Proposal sought to undertake a number of amendments to the Dubbo Local Environmental Plan in respect of the subject land. The proposed amendments are as follows:

- Rezone parts of the land from R2 Low Density Residential to R1 General Residential.
- Amend the location of land zoned RE1 Public Recreation.
- Rezone an area of approximately 19,500 square metres along the future Boundary Road extension to B1 Neighbourhood Centre.
- Amend minimum lot size provisions within the R2 Low Density Residential area to contain allotments ranging in size of no minimum lot size, 450 square metres, 600 square metres, 800 square metres, and 2,000 square metres.
- Amend the indicative location of the Southern Distributor further to the south.
- Amend the land use table to permit with consent the additional use of recreational facility (indoor) in the proposed B1 Neighbourhood Centre zone.

It should be noted that Lot 2 DP 880413 is not subject to this Planning Proposal.

A map showing the land subject to the Planning Proposal is shown in Figure 1.



Figure 1. Land subject to the Planning Proposal

2. Consideration by Council

Council undertook undertaken assessment of the Planning Proposal to ensure consistency with the Department of Planning and Environment's, 'A guide to preparing planning proposals'.

Following Council's initial assessment of the Planning Proposal, the proponent lodged an amended Planning Proposal with Council for consideration. The amended Planning Proposal was lodged with Council on 3 April 2017. The amended Planning Proposal includes the indicative location of the Southern Distributor road being moved further to the south and resultant filling proposed in parts of the Eulomogo Creek Cowal. The amended Planning Proposal also incorporates the provision of residential development on the area north of the indicative location of the Southern Distributor Road. The proposed land use zoning regime for the subject land is shown in Figure 1.

Council at its June 2017 meeting considered a report in respect of the amended Planning Proposal and resolved as follows:

- "1. That Council endorse the amended Planning Proposal as provided by the Proponent and included as Appendix 2 to the report of the Manager City Strategy Services dated 13 June 2017 and including the following amendments:
 - That land situated to the south of the indicative location of the Southern Distributor be zoned RE2 Private Recreation.

- *That the area of land proposed to be zoned B1 Neighbourhood Centre be subject to a suitable provision in the Dubbo Local Environmental Plan 2011 that limits the total retail floorspace of any centre to 5,000 square metres.*
 - *That the additional use of recreation facility (indoor) be permitted on the subject area of the land proposed to be zoned B1 Neighbourhood Centre under the provisions of the Dubbo Local Environmental Plan 2011.*
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.*
 5. *That Council undertake a concurrent amendment to the Stage 1 Structure Plan for the South-East Residential Urban Release Area to ensure the Structure Plan is consistent with the development densities and typologies as included in the Planning Proposal and to show the amended indicative location of the Southern Distributor Road, noting that the State Government Department of Primary Industries (Water) will undertake assessment of this proposal as a component of the Planning Proposal process.*
 6. *That the amendment to the Stage 1 Structure Plan for the South-East Residential Urban Release Area be placed on public exhibition with the subject Planning Proposal."*

3. Gateway Determination

Council on 15 August 2017, received a Gateway Determination from the Department of Planning and Environment. This Gateway Determination included a condition that required land proposed to be zoned RE2 Private Recreation, which was situated below the indicative location of the Southern Distributor Road, to be zoned RU2 Rural Landscape. The condition of the Gateway Determination also required the subject land to be provided with a minimum allotment size for subdivision of 100 hectares.

The proposed land use zoning regime (as conditioned by the Department of Planning and Environment) for the subject land is shown in Figure 2.

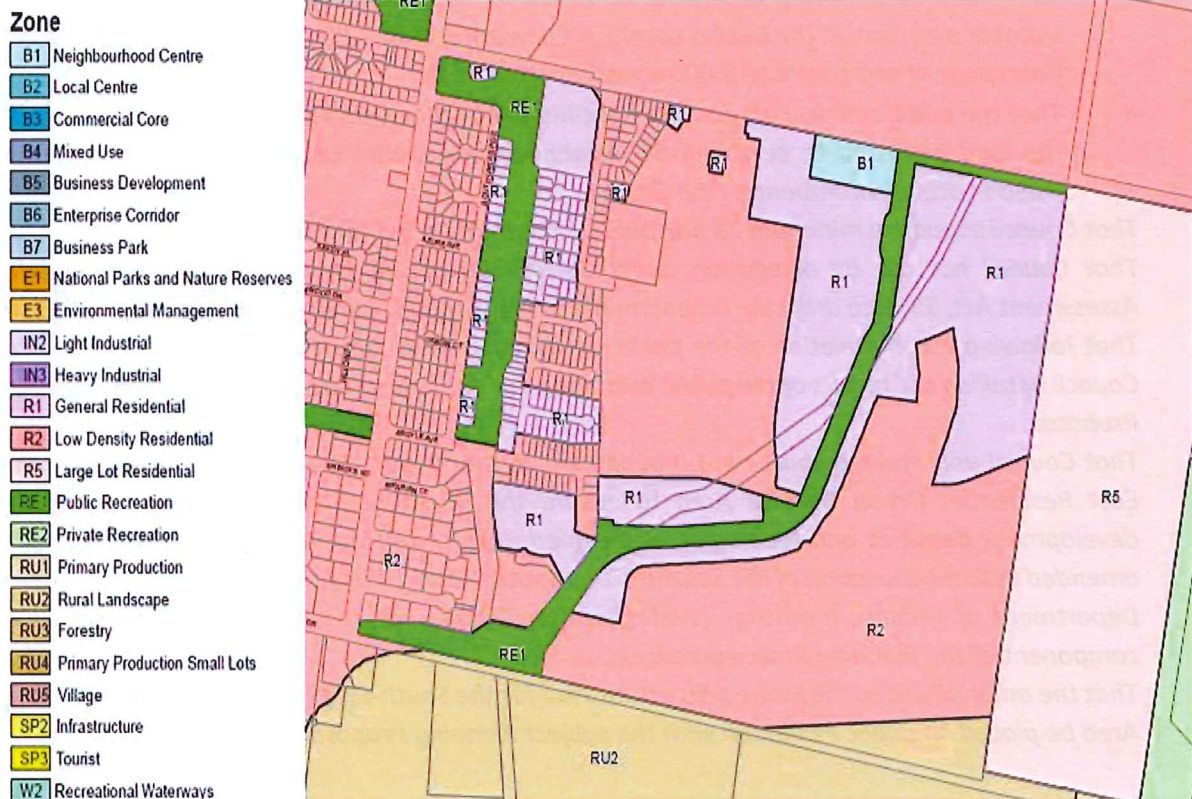


Figure 2. Land Use Zoning Regime

The proposed minimum lot size regime (as conditioned by the Department of Planning and Environment) for the subject land is shown in Figure 3.

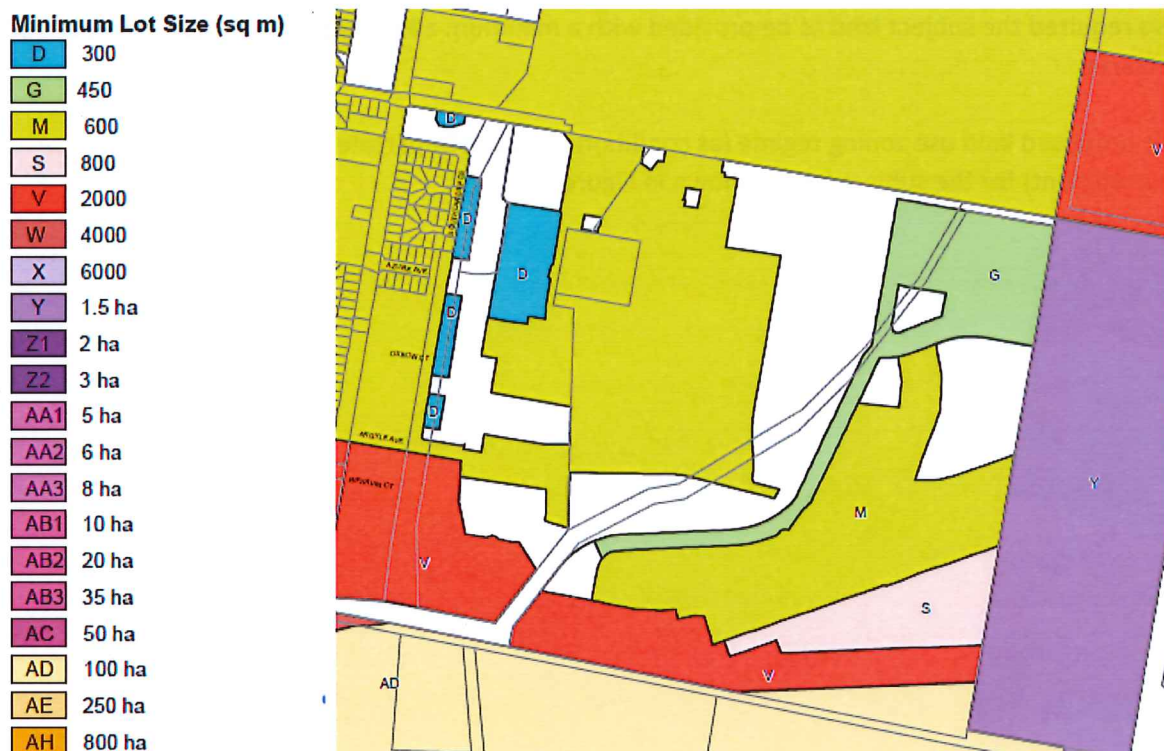


Figure 3. Minimum Lot Size Regime

4. List of Supporting Information

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Attachment A - Statement of Compliance, Central West and Orana Regional Plan

Planning Proposal (PP_2017_DREGI_001-00) to amend Dubbo Local Environmental Plan 2011 – Boundary Road, Hillview Estate, Dubbo (Lot 399 DP 1199356, Lot 12 DP 1207280 and Lot 503 DP 1152321

It is considered that the subject Planning Proposal is consistent with a number of Directions and Actions of Goal 4, Dynamic, vibrant and healthy communities.

In particular, it is considered that the Planning Proposal is consistent with the following:

Direction 22: Manage growth and change in regional cities and strategic and local centres

Action 22.1 Coordinate infrastructure delivery across residential and industrial land in regional cities and strategic centres.

The Planning Proposal has proposed to undertake the rezoning of residential land in the South-East Residential Urban Release Area to facilitate the growth and development of a variety of housing types and styles on the land. To facilitate this Planning Proposal, the Proponent provided a detailed servicing strategy, which includes an assessment of infrastructure requirements on the land and within the immediate locality.

In addition, Council's Transportation Strategy to 2045 includes a proposal for construction of a Southern Distributor or Ring Road, which will traverse the southern boundary of the land. It is considered that the Planning Proposal has suitably detailed how the land can be developed whilst ensuring the corridor is planned and maintained.

Direction 25: increase housing diversity and choice

Action 25.2 Increase housing choice in regional cities and strategic centres at locations near or accessible to services and jobs.

Action 25.3 Align infrastructure planning within new land release areas to provide adequate and timely infrastructure

The Planning Proposal will facilitate rezoning of part of the subject land from R2 Low Density Residential to R1 General Residential under the provisions of the Dubbo Local Environmental Plan 2011. This will provide further options for the delivery of a variety of housing types and styles.

In addition, and as previously discussed above, the Planning Proposal is supported by a detailed servicing strategy, which has assessed the availability and suitability of infrastructure provision to the land.