

Request for Initial Gateway Determination

Instructions to Users

When forwarding a planning proposal to the Minister under section 56(1), the relevant planning authority must provide the information specified on this form. This form and the required information should be sent to your local Regional Office. Please note one (1) electronic copy and two (2) hard copies of the completed Planning Proposal must be sent to your local Regional Office.

Relevant Planning Authority Details

Name of Relevant Planning Authority: Dubbo Regional Council

Contact Person: Steven Jennings

Contact Phone Number and Email Address: (02) 6801 4000,
steven.jennings@dubbo.nsw.gov.au

Planning Proposal Details - Attachments

- | | | |
|----|---|----------------------|
| 1. | LAND INVOLVED
(Lot 399 DP 1199356, Lot 12 DP 1207280 and Lot 503 DP 1152321)
within the south east of Dubbo bounded by Boundary Road to the north,
Henessy Road to the south, Sheraton Road to the east and the existing
Southlakes Estate to the west: | Attached/Completed ✓ |
| 2. | MAPS (If applicable – 1 electronic and 2 hard copy) <ul style="list-style-type: none"> ○ Existing zoning map showing the existing zoning of the site and surrounding land and proposed zoning change for the site (tagged 'comparative existing/proposed zoning') ○ Existing lot size map showing the existing minimum lot sizing of the site and surrounding land and proposed minimum lot sizes for the site (tagged 'comparative existing/proposed minimum lot sizes') | ✓ |
| 3. | PHOTOS and other visual material (if applicable) <ul style="list-style-type: none"> ○ Aerial photos of land affected by the Planning Proposal ○ Photos of land involved and surrounding land uses | NA |
| 4. | COMPLETE PLANNING PROPOSAL (1 electronic and 2 hard copy) <ul style="list-style-type: none"> ○ <u>All</u> matters to be addressed in a planning proposal – including Director-General's requirements for the justification of all planning proposals (other than those that solely reclassify public land) in accordance with a 'Guide to preparing a planning proposal' are completed prior to forwarding to the Regional Office in the first instance. See <u>attached</u> pro-forma. | ✓ |
| 4. | PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL <ul style="list-style-type: none"> ○ Council has considered the written planning proposal before it is sent to the Department of Planning. | ✓ |

- Attached is Council's resolution to send the written planning proposal to the Department of Planning.

A handwritten signature in black ink, appearing to read "Mark Henry", is written over a horizontal dotted line.

Signed for and on behalf of the Relevant Planning Authority

DATE: 27/06/17

PLANNING PROPOSAL PROPOSED REZONING AND CHANGE TO MINIMUM LOT SIZE WITHIN SOUTH EAST PRECINCT

Part 1 - Objectives or Intended Outcomes [see Page 7 of 'A guide to preparing a planning proposal']

The objective of this Planning Proposal is to provide:

- Greater flexibility and choice in residential land and housing product within the south east urban release area and the greater residential market of Dubbo;
- A neighbourhood business centre to compliment the south east urban release area with retail services whilst providing additional local business and employment opportunities; and
- Public recreation areas within and adjacent to the realigned drainage corridor providing opportunities for passive and active recreation for residents of the south east of Dubbo.

Part 2 - Explanation of Provisions [see Page 7-8 of 'A guide to preparing a planning proposal']

The Planning Proposal seeks to rezone:

- A number of areas within the subject site from R2 Low Density Residential to R1 General Residential;
- An area to the north of the subject site from R2 Low Density Residential to B1 Neighbourhood Centre; and
- Realign the RE1 Public Recreation zoned land to align with the proposed drainage corridor.

The Planning Proposal seeks to amend the following minimum lot size requirements:

- Reduce minimum allotment sizes for subdivision from 600 square metres to having no minimum allotment size within the proposed R1 General Residential areas;
- Increase allotment sizes for subdivision from 600 square metres to 800 square metres to part of the remaining R2 Low Density Residential land in the south east part of the subject site; and
- Reduce the minimum allotment size for the proposed B1 Neighbourhood Centre area from 600 square metres to 450 square metres.

Part 3 - Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report? [see Page 9-11 of 'A guide to preparing a planning proposal']

The Planning Proposal is not the result of any strategic plan or report.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? [see Page 9-11 of 'A guide to preparing a planning proposal']

It is considered that the Planning Proposal is the best means of achieving the proposed outcome.

Section B - Relationship to strategic planning framework.

3. Is the planning proposal consistent with the objectives and actions contained within the applicable **regional or sub-regional strategy** (including the Sydney Metropolitan Strategy and exhibited draft strategies)? [see Page 11 of 'A guide to preparing a planning proposal]

The Planning Proposal is broadly consistent with the draft Central West and Orana Regional Plan.

4. Is the planning proposal consistent with the local council's **Community Strategic Plan**, or other **local strategic plan**? [see Page 13 of 'A guide to preparing a planning proposal]

It is considered that the Planning Proposal is broadly consistent with the following key strategies:

- Dubbo 2036 Community Strategic Plan;
- Dubbo Residential Areas Development Strategy;
- Dubbo Commercial Areas Development Strategy; and
- South-East Dubbo Residential Urban Release Area Stage 1 Structure Plan.

The Planning Proposal does however conflict with the concentric zoning requirements outlined in the Dubbo Residential Areas Development Strategy. In contrast, the proposed lot sizes are considered suitable to enable gateway assessment by the NSW Department of Planning and Environment.

5. Is the planning proposal consistent with applicable state **environmental planning policies**? [see Page 13-14 of 'A guide to preparing a planning proposal]

A number of State Environmental Planning Policies are applicable to the Planning Proposal. It is considered that nothing in the Planning Proposal will impact upon the aims and objectives of any SEPP.

6. Is the planning proposal consistent with applicable **Ministerial Directions** (s.117 directions)? [see Page 14-15 of 'A guide to preparing a planning proposal]

It is considered that the Planning Proposal is consistent with the following Section 117 Directions:

- 2.3 Heritage Conservation;
- 3.1 Residential Zones;
- 3.3 Home Occupations;
- 3.4 Integrated Land Use and Transport;
- 6.1 Approval and Referral Requirements;
- 6.2 Reserving Land for Public Purposes; and
- 6.3 Site Specific Provisions.

It is considered that the Planning Proposal is inconsistent with the following Section 117 Direction/s, however, the inconsistency is of minor significance:

- 1.1 Business and Industrial Zones; and
- 1.3 Mining, Petroleum Production and Extractive Industries.

Section C - Environmental, social and economic impact.

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? [see Page 15 of 'A guide to preparing a planning proposal']

The Planning Proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? [see Page 16 of 'A guide to preparing a planning proposal']

It is considered that the Planning Proposal is unlikely to have any significant environmental effects.

9. How has the planning proposal adequately addressed any social and economic effects? [see Page 16-17 of 'A guide to preparing a planning proposal']

The Planning Proposal has not identified any adverse social or economic effects.

Section D - State and Commonwealth interests.

10. Is there adequate public infrastructure for the planning proposal? [see Page 17 of 'A guide to preparing a planning proposal']

Council's Technical Support Services has undertaken assessment of the Planning Proposal. The following information was provided:

- Town water supply reticulation for the overall Planning Proposal area is satisfactory if all water mains are provided in accordance with Council's requirements and associated hydraulic model analysis.
- Gravity sewer for the overall Planning Proposal area is considered satisfactory as long as the system is developed in accordance with the principles of the Servicing Strategy and information provided by Consultants Geolyse in respect of the Sewer System.
- Stormwater drainage for the overall Planning Proposal area is considered satisfactory if the system is development in accordance with the principles included in the Keswick Drainage Review, undertaken by Consultants Cardno Pty Ltd and information provided by Consultants Geolyse.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal? [see Page 18 of 'A guide to preparing a planning proposal']

Note (1): Do State or Commonwealth own or have an interest in any of the land involved?

Note (2): The RPA must list the State and Commonwealth public authorities to be consulted.

At the present time no State or Commonwealth Agencies have been consulted or are required to be consulted. State and Commonwealth public authorities will be consulted in accordance with the Gateway determination and will be given at least 21 days to comment on the proposal.

Part 4 - Community Consultation [see Page 19 of 'A guide to preparing a planning proposal']

Council in consideration of the Planning Proposal resolved for the proposal to be placed on public exhibition for a period of no less than 28 days.

Part 5 – Risks to the Planning Proposal. [RPA must identify possible risks]

NOTE (1): RPA must identify strategic and operational risks that could adversely impact the progress of the planning proposal and the making of the plan within the required time frame. Examples of risks Council should consider include;

- State or Commonwealth public authority objection to the LEP
- Community objection to the LEP
- Time required to resolve public and or community objections
- Requirement to re-exhibit
- Requirement for a public hearing
- Missing Council meetings
- Delay in finalising the associated development control plan
- Department of Planning delay in resolving Standard Instrument policy and practice
- Department of Planning changing Standard Instrument policy and practice
- Council staff taking leave or resigning
- Council lack of resources (please specify e.g. Council does not have capacity to complete SI LEP mapping)

NOTE (2): If the RPA believes a risk will prevent the making of the plan within the required time frame the RPA should consider not lodging a planning proposal with the Department of Planning until the risk has been resolved.

Council has considered the potential risks to the Planning Proposal and considers that the Planning Proposal may have risks which could have a potentially adverse impact on the completion of the proposal within the required time frame, including:

- Community objection to the Planning Proposal;
- Missing Council meetings;
- Time required to address public and or community objections; and
- Council delay in SI LEP mapping due to Council staff taking leave and Council not having the previous experience of preparing APU maps.

Part 6 – Benchmark Timeframes for making the Plan.

Note: You cannot delete or alter any of the following statements except were directed to select an option.

1. The plan will be made within 6 months of the Gateway Determination date.
2. The Planning Proposal will be exhibited within 4 weeks of the Gateway Determination date.
3. Community Consultation will be completed 14 days from the last day the Planning Proposal must be exhibited
4. Public Authority Consultation will be completed within 35 days of the Gateway Determination date.
5. The RPA will request the Department to draft and finalise the LEP no later than 6 weeks prior to the projected making of the plan date specified in point 1.

