

R2016-5 Part 1
Parcel 24261
SFJ:MC

27 June 2017



Ms K O'Flaherty
Director Regions, Western
Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Dear Ms O'Flaherty

PLANNING PROPOSAL R2016-5 – SOUTHLAKES ESTATE, DUBBO
PROPERTY: LOT 12 DP 1207280, LOT 14 DP 1225930, LOT 399 DP 1199356 BOUNDARY ROAD, DUBBO

A Planning Proposal has been lodged with Council by Maas Group Properties in respect of the land identified above.

The Planning Proposal is seeking a number of amendments to the Dubbo Local Environmental Plan 2011 across the subject land. The proposed amendments include rezoning parts of the land from R2 Low Density Residential to R1 General Residential to facilitate further residential development types, alteration to the overall density of development in the southern section of the land and to amend the location of the public open space/stormwater system by amending the location of land zoned RE1 Public Recreation.

The Planning Proposal also seeks to rezone an area of approximately 19,500 square metres along the future Boundary Road extension to B1 Neighbourhood Centre to facilitate a future supermarket and speciality stores development to serve the needs of future residents.

Council at its meeting on 19 June 2017 considered a report in relation to the subject 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.*



All communications to: **THE INTERIM GENERAL MANAGER**

ABN 53 539 070 928

PO Box 81 Dubbo NSW 2830

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

Civic Administration Building Church St Dubbo NSW 2830

W dubbo.nsw.gov.au

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- *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."*

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 59 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 Manager City Strategy Services, Steven Jennings, on 6801 4000 during normal office hours.

Yours faithfully



Melissa Watkins

Director Environmental Services

- Attachments:
1. Appendix 1 – Applicant's Planning Proposal
 2. Appendix 2 – Council Report and Minutes
 3. Appendix 3 – Maps
 4. Appendix 4 – Project Timeline
 5. Appendix 5 – Request for Gateway Determination