

R2016-2 Part 1
AD16/37058
SFJ:MC



**DUBBO REGIONAL
COUNCIL**

1 November 2016

Mr A Albury
Director Regions, Western
Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Dear Mr Albury

**PLANNING PROPOSAL – PROPOSED REZONING AND ALTERATION TO MINIMUM LOT SIZE –
PROPERTY: PART LOT 2 DP 22685, BENOLONG ROAD, DUBBO**

A Planning Proposal has been lodged with Council by consultants, Geolyse Pty Ltd, on behalf of the owner of the above land, Inmac Pty Ltd.

The Planning Proposal is seeking to amend the Dubbo Local Environmental Plan 2011 by rezoning an area of approximately 16 hectares of Lot 2 DP 22685, 32R Benolong Road, Dubbo from RU1 Primary Production to R5 Large Lot Residential. The Planning Proposal also seeks to amend the minimum allotment size for subdivision of the land from 800 hectares to eight (8) hectares. The remaining 250.3 hectares of the subject site will continue to be zoned RU1 Primary Production with a minimum allotment size for subdivision of 800 hectares.

Council at its meeting on 24 October 2016 considered a report in relation to the subject Planning Proposal and resolved as follows:

- "1. That Council supports the Planning Proposal to amend Land Zoning Map – Sheet LZN_008 in the Dubbo Local Environmental Plan 2011.*
- 2. That Council supports the Planning Proposal to amend Lot Size Map – Sheet LSZ_008 in the Dubbo Local Environmental Plan 2011.*
- 3. That Council supports a minimum 28 day public exhibition period for the Planning Proposal.*
- 4. That Council resolves to use its delegation under Section 59 of the Environmental Planning and Assessment Act 1979 to draft the amendment to the Dubbo Local Environmental Plan 2011.*
- 5. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition period 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.

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

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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 in this matter 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 – 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