

Orana Mall Dubbo

Proposal Title : **Orana Mall Dubbo**

Proposal Summary : **Proposal to rezone land from zone RE1 - Public Recreation to zone B2 - Local Centre**

PP Number : **PP_2012_DUBBO_001_00**

Dop File No :

12/06100

Proposal Details

Date Planning : **29-Mar-2012**

LGA covered :

Dubbo

Proposal Received :

Region : **Western**

RPA :

Dubbo City Council

State Electorate : **DUBBO**

Section of the Act :

55 - Planning Proposal

LEP Type : **Spot Rezoning**

Location Details

Street : **Whealers Lane**

Suburb : **Dubbo**

City : **Dubbo**

Postcode : **2830**

Land Parcel :

Street :

Suburb :

City :

Postcode :

Land Parcel : **Lots 1 & 2 DP 258008 Wheelers Lane**

Street :

Suburb :

City :

Postcode :

Land Parcel : **Lot 2 DP 258008 Mitchell Highway**

DoP Planning Officer Contact Details

Contact Name : **Wayne Garnsey**
Contact Number : **0268412180**
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RPA Contact Details

Contact Name : **Melissa Watkins**
Contact Number : **0268014000**
Contact Email : **melissa.watkins@dubbo.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	0.88	Type of Release (eg Residential / Employment land) :	Employment Land
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**
If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**
If Yes, comment :

Supporting notes

Internal Supporting Notes :
*Subject land adjoins Orana Mall- an out of centre shopping centre developed in the 1970's
*PP not inconsistent with the DG approved Strategy work
*Former floor space restrictions on Orana Mall were removed and justified in Dubbo LEP 2011
*A carpark (126 spaces) and landscaping is constructed on the subject land which is currently used by Orana Mall
* Orana Mall are proposing to purchase the proposed B2 land
*Land is classified as operational (under Dubbo LEP 2011 & LG Act) - allows Councils to undertake dealings and dispose of. The subject land has a public reserve status which will need to be extinguished
*PP results in an additional 8788m2 of zone B2 land

*Economic Impact Assessment focusses on use as carpark or take away food development whereas a whole range of B2 uses will be permissible

* Part of Lots 1 & 2 DP 258008 are proposed to rezoned to B2 - with a small section remaining RE1.

*Orana Mall has a current consent to expand floor area from 25606 m2 to 33936 m2

*A road closure (Wheelers Lane entrance) is also proposed

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **Objective to rezone RE1 - Public Open Space land to zone B2 Local Centre that will be purchased and used by Orana Mall**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **Rezone part of Lots 1 & 2 DP 258008 as B2 Local Centre consistent with adjoining zone and retain part of Lots 1 & 2 as RE1. A zoning map will be required in SI format to depict this change.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

6.2 Reserving Land for Public Purposes

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP (Infrastructure) 2007

e) List any other
matters that need to
be considered :

Economic Impact Assessment (EIA) required and submitted having reagrd to impact on CBD. EIA concentrates on use of land for carparking and take away food and the findings are acceptable however the PP will result in and additional 8788m2 of zone B2 land

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Locality maps provided - not to SI requirements though. A zoning map will be required prior to exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Consultation with general public proposed due to the proposed and rezoning of RE1 - Public Open Space land. No agencies identified by RPA**

Recommend consultations with Roads and Maritime Services be undertaken due to the fact that an additional 8788m2 of zone B2 land is proposed near the Mitchell Highway. It is acknowledged that the existing accesses are to be maintained and that future

development will require Roads and Maritime Services consultation.

Additional Director General's requirements

Are there any additional Director General's requirements?

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Principal LEP notified on 11 November 2011**

Assessment Criteria

Need for planning proposal : **Yes PP required as land rezoning is proposed.**

Consistency with strategic planning framework : **Yes and adequately addressed**

Environmental social economic impacts : **Yes and adequately addressed to allow proposal to proceed**

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **6 Month** Delegation : **DG**

Public Authority Consultation - 56(2)(d) : **Other**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Orana Mall Dubbo

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name

DocumentType Name

Is Public

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones**
3.4 Integrating Land Use and Transport
6.2 Reserving Land for Public Purposes

Additional Information : **That the Planning Proposal be supported subject to:**

1. Consultation being undertaken with the Roads and Maritime Services in respect to land adjacent to the Mitchell Highway proposed to be rezoned from zone RE1 - Public Open Space to zone B2 Local Centre

2. Prior to exhibition a zoning map that complies with the Departments current Standardrequirements for LEP maps be prepared and submitted to the Department.

3. The Director - General approves the proposed reduction in public open space in this case as it has been demonstrated that the subject land is not required for public recreation purposes.

Supporting Reasons : ***The Planning proposal is a logical extension to zone B2 - Local Centre.**
***The subject land is currently constructed and being used for carparking purposes by the Orana Mall.**
***Council supports the proposed rezoning. The Economic Impact Assessment of the proposal has been addressed to indicate that there will be no significant impact on the Dubbo CBD.**

Signature:

W. Garnsey

Printed Name:

W. GARNSEY

Date:

30/3/2012