

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**

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 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 Department's current Standard requirements for LEP maps be prepared and submitted to the Department.
3. The Director - General approve the reduction in public open space in this case as the subject land has been demonstrated that it 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 on the Dubbo CBD has been addressed to indicate that there will be no significant impact.

Panel Recommendation

Recommendation Date : **05-Apr-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to re-draft the planning proposal into a form that is consistent with the requirements of the EP&A Act and the Department's Guidelines for Preparing Planning Proposals. Council should liaise with the Department's Regional Planning Team to ensure the re-drafted planning proposal is satisfactory for public exhibition purposes. Council is also to ensure that all mapping prepared for exhibition purposes is consistent with the Department's Technical Guidelines for Standard Instrument Mapping.**
- 2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).**
- 3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:**

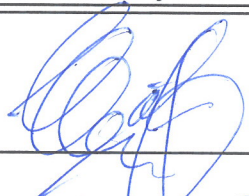
- Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____



Printed Name: _____

Neil McGaffin

Date: _____

10.4.12