

Permit Recreational facility (indoor) on Lot 100 DP 1168671 No 1 Torvean Ave Dubbo (Delroy Park Shopping Centre)

Proposal Title :	Permit Recreational facility (indoor) on Lot 100 DP 1168671 No 1 Torvean Ave Dubbo (Delroy Park Shopping Centre)		
Proposal Summary :	Proposed additional permissible use of recreation facilities (indoor) on Lot 100 DP 1168671, No 1 Torvean Avenue Dubbo (Delroy Park Shopping Centre)		
PP Number :	PP_2014_DUBBO_002_00	Dop File No :	14/06164

Proposal Details

Date Planning Proposal Received :	01-Apr-2014	LGA covered :	Dubbo
Region :	Western	RPA :	
State Electorate :	DUBBO	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	1 Torvean Avenue		
Suburb :	City :	Dubbo	Postcode : 2830
Land Parcel :	Lot 100 DP 1168671 - zone B1 Neighbourhood centre		

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name :	Jessica Holland
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DoP Project Manager Contact Details

Contact Name :	Azaria Munro
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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	Yes

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MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
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 : **No known meetings**

Supporting notes

Internal Supporting Notes : **The subject land is zone B1 Neighbourhood Centre and is developed as the Delroy Park shopping centre with Woolworths supermarket, post office, medical centre, pharmacy and associated local shops.**

The proposal is to allow recreation facilities (indoor) to facilitate the development of a gymnasium on the land. Currently recreation facilities (indoor) is prohibited. The proposed recreation facilities (indoor) is reasonable in this location and not inconsistent with land use strategies.

Council is proposing recreation facilities (indoor) on this site as an additional permissible use which is supported at this time however Council should undertake a broader assessment of other zoned B1 Neighbourhood centre land to ascertain whether this use is suitable for all zone B1 land.

External Supporting Notes :

Adequacy Assessment

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

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

Comment :

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

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

Comment :

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

6.3 Site Specific Provisions

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Is the Director General's agreement required? **No**

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

d) Which SEPPs have the RPA identified?

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

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : **Maps are not required as the additional use is to apply to one parcel of land that is adequately identified**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **14 days as this is a low impact proposal that relates to land that is developed as a neighbourhood centre**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

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 : **November 2011**

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

Assessment Criteria

Need for planning proposal : **Yes a planning proposal is required as recreation facilities (indoor) is prohibited in zone B1 Neighbourhood centre.
The proposal is to facilitate the development of a gymnasium which is a suitable use on this land.**

Consistency with strategic planning framework : **The proposal is not inconsistent with Council's strategic work and is consistent with s117 Direction 1.1 Business and Industrial zones as it will encourage employment growth in suitable zones.**

Environmental social economic impacts : **The proposal is in a developed neighbourhood centre and is considered low impact without environmental impact and with positive social and economic benefits.**

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Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

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

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. :

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
Appendix A - s117 Directions table - Schedule of Consistency.pdf	Proposal	No
Appendix B - PP SEPPs - Schedule of Consistency.pdf	Proposal	No
Council letter dated 27 march 14.pdf	Proposal Covering Letter	No
Evaluation Criteria - Attachment 4.pdf	Proposal	No
Planning Proposal - Recreation Facility (Indoor).pdf	Proposal	No
Report to Council - March 2014 PDC17032014SR_1.pdf	Proposal	No
Request for Initial Gateway Determinaton.pdf	Proposal	No

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones
6.3 Site Specific Provisions**

Additional Information : **Approve subject to:-
- Planning Proposal being completed in 6 months
- Consultation with the public be undertaken for minimum of 14 days
- Dubbo City Council be issued with Authorisation to use plan making delegations.**

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Supporting Reasons : The proposal is considered consistent with and a positive development for the Delroy Park neighbourhood shopping centre.
Council should consider the permissibility of recreation facilities (indoor) on other B1 Neighbourhood centre zoned land
No agency consultation is required

Signature:



Printed Name:

W GARNSEY

Date:

4/4/14.

Endorsed

 14-4-14

Ashley Albury
General Manager, Western Region
Growth Planning and Delivery
Planning and Infrastructure