

Dubbo City Council - rezone R2 Low density residential land to zone R1 General Residential in South Dubbo

Proposal Title :	Dubbo City Council - rezone R2 Low density residential land to zone R1 General Residential in South Dubbo		
Proposal Summary :	Proposal to rezone land in South Dubbo from zone R2 Low density residential to zone R1 General residential and to change lot size from 600m2 to 300m2		
PP Number :	PP_2013_DUBBO_002_00	Dop File No :	13/20221

Proposal Details

Date Planning Proposal Received :	10-Dec-2013	LGA covered :	Dubbo
Region :	Western	RPA :	Dubbo City Council
State Electorate :	DUBBO	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :			
Suburb :		City :	Postcode :
Land Parcel :	land bounded by Boundary Road, Macquarie, Hay, Wheeler, Palmer and off Cobra Streets South Dubbo		

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name :	Steven Jennings
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DoP Project Manager Contact Details

Contact Name :	Ashley Albury
Contact Number :	0268412186
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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) :

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

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 have been held with registered lobbyists**

Supporting notes

Internal Supporting
Notes :

The proposal can be supported as the land is already zoned urban / residential, it is not inconsistent with the endorsed Dubbo Land Use Strategy documentation, is close to CBD, services and infrastructure. The Proposal intends to change zone to provide a wider range of residential development opportunities and lot size from 600m2 to 300m2 to allow further diversification and flexibility in South Dubbo.

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 :

* May need the Director General's agreement

1.3 Mining, Petroleum Production and Extractive Industries
2.3 Heritage Conservation
3.1 Residential Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land

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 No 6—Number of Storeys in a Building

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SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 55—Remediation of Land
SEPP No 65—Design Quality of Residential Flat Development
SEPP No 70—Affordable Housing (Revised Schemes)
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Infrastructure) 2007

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

In relation to S117 Direction 4.3 Flood Prone Land there is small area of land near Macquarie Street that is flood affected. Council has proposed, and it is supported, that the Director General or nominated person can be satisfied that this is a minor inconsistency as the land is already zoned R2, developed for residential purposes and there is no change to the existing Standard Instrument controls relating to flood prone land. No further action is required in relation to this Direction.

In relation S117 Direction 2.3- There are a number of local heritage items located in the proposal area. There is no change to existing Standard Instrument provisions and local heritage impacts can be assessed by Council at development application stage.

In relation SEPP 55 - Council identified that some sites in the proposal area are potentially contaminated. This issue can be adequately addressed by Council under SEPP 55 at development application stage.

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

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Complies with SI requirements**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Proposed 28 days which is acceptable**

Additional Director General's requirements

Are there any additional Director General's requirements? **Yes**

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 : **The Dubbo LEP 2011 was notified on 11 November 2011**

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Assessment Criteria

Need for planning proposal :	The Planning Proposal is required as it is proposed to rezone land from zone R2 to zone R1 and to change lot size from 600m2 to 300m2
Consistency with strategic planning framework :	The Proposal is not inconsistent with the endorsed Dubbo Land Use Strategy documents, provides flexibility for residential opportunities and consistent with the overall direction of State Government to provide diversity in living choice.
Environmental social economic impacts :	The Proposal has positive environmental, social and economic impacts. The supporting information provided by Council demonstrates that there is opportunity to enable a wider choice of residential development in the existing South Dubbo area.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 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 :

Employment Lands (ELDP)

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council covering letter A Albury - Department of Planningand Infrastructure - Planning Pr.doc	Proposal Covering Letter	No
Council request for Initial Gateway Determination.pdf	Proposal Covering Letter	No
Completed Planning Proposal.docx	Proposal	No
Review of Dubbo Residential Areas Development Strategy by consultants Hill PDA.pdf	Proposal	No
DRAFT_LZN_008A_020_20131112.pdf	Proposal	No

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DRAFT_LZN_008B_020_20131112.pdf	Proposal	No
DRAFT_LSZ_008A_020_20131112.pdf	Proposal	No
DRAFT_LSZ_008B_020_20131112.pdf	Proposal	No
August Council Minutes (Item 1321).pdf	Proposal	No
Council Report PDC 1321 August 2013.docx	Proposal	No
Evaluation Criteria for the Delegation of Plan Making Functions (South Dubbo Housing Choice).doc	Proposal	No
Project Timeline.pdf	Proposal	No

Planning Team Recommendation

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

S.117 directions: **1.3 Mining, Petroleum Production and Extractive Industries**
2.3 Heritage Conservation
3.1 Residential Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land

Additional Information : **Approve subject to:-**
- Planning Proposal being completed in 9 months
- Consultation with the landowners and the public be undertaken for minimum of 28 days
- Dubbo City Council be issued with Authorisation to use plan making delegations.

Supporting Reasons : **The Proposal is supported for the following reasons:**
- it provides diversity and flexibility for residential development opportunities in South Dubbo
- it is not inconsistent with Council's endorsed Land Use Strategy documentation
- the land is already zoned and used for urban residential purposes and is readily serviced
- is consistent with the State government policy to provide a diversity of living choices.
- Council has provided adequate information to justify the proposed change in zoning and lot size.

Signature:



Printed Name:

Ashley Albury

Date:

17-12-2013