

Request for Initial Gateway Determination

Relevant Planning Authority Details

Dubbo City Council

Contact Person: Steven Jennings

0268041000 steven.jennings@dubbo.nsw.gov.au

Planning Proposal Details

Complete Planning Proposal attached

The intent of the Planning Proposal is to facilitate the rezoning of land in South Dubbo to allow for further residential development opportunities afforded by zoning the land R1 General Residential in place of the current zoning of the land as R2 Low Density Residential under the provisions of the Dubbo Local Environmental Plan 2011.

The Real Estate Institute of NSW (Orana Division) has provided Council with a number of submissions in respect to the availability of opportunities in the City for residential development including opportunities for residential infill and medium density development.

The proposed rezoning included in the Planning Proposal is a component of a range of Council initiatives to increase the availability of land in the City for further residential development opportunities and to in particular ensure the City has access to a range of housing types and styles to support a number of price points in the Dubbo Housing Market.

Signed for and on behalf of the Relevant Planning Authority:



Mark Riley
General Manager

Request for Initial Gateway Determination

Instructions to Users

When forwarding a planning proposal to the Minister under section 56(1), the relevant planning authority must provide the information specified on this form. This form and the required information should be sent to your local Regional Office. Please note one (1) electronic copy and two (2) hard copies of the completed Planning Proposal must be sent to your local Regional Office.

Relevant Planning Authority Details

Name of Relevant Planning Authority: Dubbo City Council

Contact Person: Steven Jennings

Contact Phone Number and Email Address: 0268014000 steven.jennings@dubbo.nsw.gov.au

Planning Proposal Details - Attachments

1. **LAND INVOLVED** (If relevant - e.g. Street Address and Lot and Deposited Plan):
Please see attached Planning Proposal including a map of the subject area
Attached/Completed ✓
2. **MAPS (If applicable – 1 electronic and 2 hard copy)** ✓
 - Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map').
 - Existing zoning map showing the existing zoning of the site and surrounding land and proposed zoning change for the site/s (tagged 'comparative existing/proposed zoning')
3. **PHOTOS and other visual material (if applicable)** ✓
 - Aerial photos of land affected by the Planning Proposal
 - Photos of land involved and surrounding land uses
4. **COMPLETE PLANNING PROPOSAL (1 electronic and 2 hard copy)** ✓
 - All matters to be addressed in a planning proposal – including Director-General's requirements for the justification of all planning proposals (other than those that solely reclassify public land) in accordance with a 'Guide to preparing a planning proposal' are completed prior to forwarding to the Regional Office in the first instance. See attached pro-forma.
4. **PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL** ✓
 - Council has considered the written planning proposal before it is sent to the Department of Planning.
 - Attached is Council's resolution to send the written planning proposal to the Department of Planning.

Signed for and on behalf of the Relevant Planning Authority

DATE: 11/12/13



South Dubbo Housing Choice

Note: Please see the accompanying Planning Proposal, which includes the information required in the various parts below.

Part 1 - Objectives or Intended Outcomes [see Page 2 of 'A guide to preparing a planning proposal]

Part 2 - Explanation of Provisions [see Page 3-4 of 'A guide to preparing a planning proposal]

Part 3 - Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report? [see Page 5 of 'A guide to preparing a planning proposal]
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? [see Page 5 of 'A guide to preparing a planning proposal]
3. Is there a net community benefit? [see Page 5-6 of 'A guide to preparing a planning proposal]

Section B - Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable **regional or sub-regional strategy** (including the Sydney Metropolitan Strategy and exhibited draft strategies)? [see Page 6 of 'A guide to preparing a planning proposal]
5. Is the planning proposal consistent with the local council's **Community Strategic Plan**, or other **local strategic plan**? [see Page 7 of 'A guide to preparing a planning proposal]
6. Is the planning proposal consistent with applicable state **environmental planning policies**? [see Page 7 of 'A guide to preparing a planning proposal]
7. Is the planning proposal consistent with applicable **Ministerial Directions** (s.117 directions)? [see Page 7 of 'A guide to preparing a planning proposal]

Section C - Environmental, social and economic impact.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? [see Page 7-8 of 'A guide to preparing a planning proposal]

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? [see Page 8 of 'A guide to preparing a planning proposal]
10. How has the planning proposal adequately addressed any social and economic effects? [see Page 8 of 'A guide to preparing a planning proposal]

Section D - State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal? [see Page 8 of 'A guide to preparing a planning proposal]
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal? [see Page 9 of 'A guide to preparing a planning proposal]

Note (1): Do State or Commonwealth own or have an interest in any of the land involved?

Note (2): The RPA must list the State and Commonwealth public authorities to be consulted.

Section E – Reclassification of Public Land. (Note: Only required if reclassifying public land. Delete this section if not applicable)

13. Is the planning proposal a result of any strategic study or report? [see Page 5 & 11 of 'A guide to preparing a planning proposal]
14. Is the planning proposal consistent with the local council's community plan, or other local strategic plan?
15. If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.
16. The concurrence of the landowner, where the land is not owned by the relevant planning authority.

Part 4 - Community Consultation [see Page 9 of 'A guide to preparing a planning proposal]

Part 5 – Risks to the Planning Proposal. [RPA must identify possible risks]

NOTE (1): RPA must identify strategic and operational risks that could adversely impact the progress of the planning proposal and the making of the plan within the required time frame. Examples of risks Council should consider include;

- o State or Commonwealth public authority objection to the LEP

- Community objection to the LEP
- Time required to resolve public and or community objections
- Requirement to re-exhibit
- Requirement for a public hearing
- Missing Council meetings
- Delay in finalising the associated development control plan
- Department of Planning delay in resolving Standard Instrument policy and practice
- Department of Planning changing Standard Instrument policy and practice
- Council staff taking leave or resigning
- Council lack of resources (please specify e.g. Council does not have capacity to complete SI LEP mapping)

NOTE (2): If the RPA believes a risk will prevent the making of the plan within the required time frame the RPA should consider not lodging a planning proposal with the Department of Planning until the risk has been resolved.

Part 6 – Benchmark Timeframes for making the Plan.

Note: You cannot delete or alter any of the following statements except were directed to select an option.

1. The plan will be made within 3months / 6 months / 12 months of the Gateway Determination date.
(Select the appropriate timeframe)
2. The Planning Proposal will be exhibited within 4 weeks of the Gateway Determination date.
3. Community Consultation will be completed Nil days / 14 days / 28 days from the last day the Planning Proposal must be exhibited *(select the appropriate timeframe)*
4. Public Authority Consultation will be completed within 35 days of the Gateway Determination date.
5. The RPA will request the Department to draft and finalise the LEP no later than 6 weeks prior to the projected making of the plan date specified in point 1.