

20 December 2013

Mr A Albury
General Manager
Department of Planning and Infrastructure
PO Box 58
DUBBO NSW 2830



Dear Mr Albury

**PLANNING PROPOSAL FORMER RAAF BASE SITE AND OTHER SUNDRY MATTERS
(AMENDMENT NO. 5)**

A Planning Proposal has been prepared to facilitate a number of amendments to the Dubbo Local Environmental Plan 2011 including the following:

- That Lot 11 DP 1050240 (former RAAF Stores Depot Site, Palmer Street, Dubbo) be rezoned with various changes to the range of land use zones on the site.
- The minimum allotment size for the subdivision of Lot 502 DP 1152321 (Southlakes Estate, Boundary Road, Dubbo) for the land zoned R2 Low Density Residential be 600 square metres.
- That Lot 2 DP 1157422, Wheelers Lane, Dubbo not be included as Urban Release Area.
- That 'car park' be included as an additional permitted use of Lot 5 DP 1006205, (Darling Street, Dubbo) in Schedule 1 of the Dubbo Local Environmental Plan 2011.

A copy of the completed Planning Proposal is provided attached for your consideration.

The Planning Proposal has been supported by Council as a component of a range of Council initiatives to increase the availability of land in the City for further residential development opportunities and in particular, to 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. As part of this proposal the owners of the former RAAF Stores Depot Site are proposing to undertake a range of alterations to the existing zones across the site.

Council, at its meeting on 26 August 2013, considered a report in relation to the Planning Proposal and resolved as follows:

- "1. That in respect of the submission from the Real Estate Institute NSW, Orana Division:*
- (i) That Council proceeds to prepare all necessary documentation for a Planning Proposal to undertake rezoning of land in South Dubbo from R2 Low Density*

All communications to:

THE GENERAL MANAGER PO BOX 81 CHURCH STREET DUBBO NSW 2830

T (02) 6801 4000 **F** (02) 6801 4259 **E** dcc@dubbo.nsw.gov.au

CIVIC ADMINISTRATION BUILDING CHURCH STREET DUBBO NSW 2830 ABN 77 296 185 278

- Residential to R1 General Residential in accordance with the information included in this report; and*
- (ii) That the Planning Proposal be submitted to the Department of Planning and Infrastructure for assessment to seek a Gateway Determination.*
2. *That Council proceeds to prepare all necessary documentation for a Planning Proposal to undertake the following:*
- (i) That the minimum allotment size for subdivision of land zoned R2 Low Density Residential on Lot 502 DP 1152321, Boundary Road, Dubbo be amended to 600 square metres;*
 - (ii) That Lot 2 DP 1157422, Wheelers Lane, Dubbo be removed from the Urban Release Area;*
 - (iii) That Lot 11 DP 1050240 be rezoned in accordance with the report titled 'Dubbo RAAF Master Plan: Structure Plan Report (Structure Plan)' prepared by Architectus Group Pty Ltd; and*
 - (iv) That Schedule 1 of the Dubbo Local Environmental Plan 2011 be amended to include 'carpark' as an additional permitted use on Lot 5 DP 1006205, Darling Street, Dubbo.*
3. *That the zoning of Lot 5 DP 1006205 Darling Street, Dubbo be maintained as SP2 Infrastructure and that Council undertakes further consideration of the zoning of Lot 5 DP 1006205 Darling Street, Dubbo for commercial purposes following completion of the Commercial Areas Development Strategy.*
4. *That the Planning Proposal be submitted to the Department of Planning and Infrastructure for assessment to seek a Gateway Determination.*
5. *That a further report be provided to Council for consideration following completion of the public exhibition period of each Planning Proposal."*

Given the characteristics of the Planning Proposal and the land area included, Council is proposing to place the Planning Proposal on public exhibition for no less than 28 days.

It should also be noted that Council requests use of the Delegations provided by the Minister for Planning and Infrastructure to undertake the functions of Sections 59(2) and 59(3) of the Environmental Planning and Assessment Act, 1979.

Council requests that the Department provides a Gateway Determination for the Planning Proposal at its earliest convenience.

If you require any further information, please do not hesitate to contact Council's Strategic Planning Supervisor, Steven Jennings, on 6801 4000.

Yours faithfully



Debbie Archer
Director Environmental Services