



15/16056

Mr Mark Riley
General Manager
Dubbo City Council
PO Box 81
Dubbo NSW 2830

Attention: Tony Aikins, Manager City Strategy Services

Dear Mr Riley

**Request for an Alteration to the Gateway Determination – Planning Proposal
(PP_2014_DUBBO_001_00) - Former RAAF Stores Depot and Other Matters**

I refer to the your letter dated 29 October 2015 (received on 30 October 2015) in relation to the above referenced Planning Proposal (PP_2014_DUBBO_001_00) which seeks to make various amendments to the Dubbo Local Environmental Plan 2011, including to:

- rezone land at Lot 11 DP 1050240, Palmer Street, Dubbo to zone SP3 Tourist, R1 General Residential, IN2 Light Industrial and RE1 Public Recreation,
- amend the minimum lot size on land at Lot 11 DP 1050240, Palmer Street, Dubbo (no minimum lot size in relation to land zone SP3 Tourist, R1 General Residential, and RE1 Public Recreation and a minimum lot size of 2000 square in relation to land zone IN2 Light Industrial),
- remove land at part Lot 5 DP 1199962, Boundary Road and part Lot 6 DP 1199962, part Lot 7 DP 1199962 and Lot 8 DP 1199962 Wheelers Lane, Dubbo from the Urban Release Area,
- include car park as an additional permitted use on land at Lot 5 DP 1006205 Darling Street, Dubbo, and
- amend the minimum lot size on land at part Lot 1423 DP 1210701 Amadeus Avenue and part Lot 399 DP 1199356 Boundary Road, Dubbo to 600 square metres.

Council has requested for the following additional matters to be included in the planning proposal:

- include shop top housing as a permitted land use in zone SP3 Tourist,
- amend clause 5.3 Development near zone boundaries, to permit a 50 metre zone variation between zone SP3 Tourist and R1 General Residential in relation to the subject land only, and
- zone land previously sought to be rezoned to zone RE1 Public Recreation, zone E3 Environmental Management.

Following consideration of the proposed amendments I have determined, as a delegate of the Minister for Planning, to make an alteration to the Gateway Determination dated 24 February 2014 in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979. The Alteration of the Gateway Determination is enclosed for your reference.

It is noted that no further public exhibition period is required following the alteration of the Gateway determination.

Should you have any further enquiries about this matter, I have arranged for Jessica Holland of the Department of Planning and Environment's Western Region office in Dubbo to assist you. Ms Holland can be contacted on 02 6841 2180.

a.w. alb 3-11-2015

Ashley Albury
General Manager, Western Region
Planning Services

Encl. Alteration of Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_DUBBO_001_00): *to rezone land and amend the minimum lot size on land at the former RAAF Stores Depot site, remove land on Boundary Road and Wheelers Lane Dubbo from the Urban Release Area, include an additional permitted use on land at Darling Street, Dubbo, and amend the minimum lot size on land at Amadeus Avenue and Boundary Road, Dubbo.*

I, General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway Determination dated 24 February 2014 for the proposed amendment to the Dubbo Local Environmental Plan 2011 by:

- amending the proposed zoning on land at the former RAAF Stores Depot site, Palmer Street, Dubbo to remove zone RE1 Public Recreation and include zone E3 Environmental Management in accordance with the Dubbo City Council letter dated 29 October 2015,
- including shop top housing as a permitted land use in zone SP3 Tourist, and
- amending clause 5.3 Development near zone boundaries, to permit a 50 metre zone variation between zone SP3 Tourist and R1 General Residential in relation to the subject land only.

The timeframe for completing the Local Environmental Plan has not been amended. The Local Environmental Plan amendment is due to be completed 3 months from the week following 16 October 2015, in accordance with the Alteration of Gateway Determination issued 16 October 2015.

Dated 3rd day of November 2015.

Ashley Albury
General Manager, Western Region
Planning Services

Delegate of the Minister for Planning