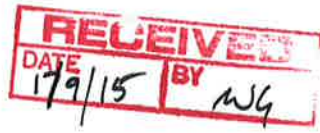


R2014-3 Part 1  
Parcel 24260  
MP:KCB



31 August 2015

Mr A Albury  
General Manager, Western Region  
Department of Planning and Environment  
PO Box 58  
DUBBO NSW 2830



Dear Mr Albury

### **PLANNING PROPOSAL – FORMER DUBBO RAAF BASE AND OTHER MINOR MATTERS**

Reference is made to the subject Planning Proposal and the amended Gateway Determination, which was received by Council on 13 August 2014.

The Planning Proposal was placed on public exhibition from 4 September 2014 to 3 October 2014. Council received three (3) submissions from the public in respect to the Planning Proposal. As a component of the amended Gateway Determination, Council also consulted with a number of State public agencies.

The Office of Environment and Heritage (OEH) raised concerns regarding the lack of information on the potential impact of the rezoning to the identified Fuzzy Box Woodland Endangered Ecological Community (EEC) on the site, and options for mitigating or offsetting the impact.

Following the concerns raised by the OEH, the Proponent provided an amended Planning Proposal to Council for consideration on 15 July 2015. The Proponent undertook further minor amendments to the Planning Proposal on 7 August 2015. The final amended Planning Proposal provided by the proponent included the following components:

1. Zoning 7.21 hectares of the site RE1 Public Recreation - this area of the site is considered to provide the highest quality component of Fuzzy Box Woodland Endangered Ecological Community which is present on the site;
2. Amendments to the proposed boundaries of the R1 General Residential, IN2 Light Industrial and the SP3 Tourist zones; and
3. A number of additional permitted uses on the land, including car parks in the R1 General Residential zone and bottle shops, car wash, neighbourhood shops and shop-top housing in the SP3 Tourist zone.

**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](mailto:dcc@dubbo.nsw.gov.au)

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

Council at its meeting on 24 August 2015 considered a report in relation to the amended Planning Proposal and resolved as follows:

- "1. That the amended land use zoning regime for Lot 11 DP 1050240, former RAAF Stores Depot site, Palmer Street, Dubbo (as shown in Appendix 1 of the report of the Manager City Strategy Services dated 11 August 2015) be adopted by Council as part of an amended Planning Proposal for the former RAAF Stores Depot site.*
- 2. That the request for additional permitted use of shop-top housing in the SP3 Tourist zone, as contained in Appendix 2 of the report of the Manager City Strategy Services dated 11 August 2015, be adopted by Council as part of an amended Planning Proposal for the former RAAF Stores Depot site.*
- 3. That the request for additional permitted uses of car parks in the R1 General Residential zone, and bottle shop and neighbourhood shops in the SP3 Tourist zone, not be supported as this would create an unacceptable precedent for the SP3 Tourist zone across the City.*
- 4. That it be noted that Clause 5.10(10) of the Dubbo LEP 2011 provides appropriate heritage conservation incentives that could provide for development of various prohibited uses without the need to amend the Dubbo LEP 2011.*
- 5. That the Dubbo LEP 2011 be amended to give effect to adding an allowance for a 50 metre variation of zone boundaries between the SP3 Tourist and R1 General Residential zones on Lot 11 DP 1050240, former RAAF Stores Depot site, Palmer Street, Dubbo, only.*
- 6. That a car wash be accepted by Council as a permissible land use activity in the SP3 Tourist zone as a stand-alone development.*
- 7. That Council requests an amended Gateway Determination from the Department of Planning and Environment to enable the amended Planning Proposal to be placed on public exhibition noting that such Planning Proposal would also include proposals as resolved by Council at its meeting of 26 August 2013 in respect of Lot 502, DP 1152321, Boundary Road, Lot 2 DP 1157422, Wheelers Lane, and Lot 5 DP 1006205, Darling Street, Dubbo previously adopted by Council.*
- 8. That following receipt of an amended Gateway Determination, the Planning Proposal be placed on public display in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and the conditions of the Gateway Determination."*

A copy of the report considered by Council at its meeting on 24 August 2015 including the Proponent's proposals is provided here in Appendix 1.

In respect to item 5, as included above, Council's preference is to reflect this requirement in Clause 5.3 Development near zone boundaries. However, Council officers are available to meet with you to further discuss how this requirement can be reflected in the Dubbo LEP 2011.

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Council requests that the Department provide an amended Gateway Determination for the Planning Proposal at its earliest convenience.

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

Yours faithfully



*Tony Aikins*  
Manager City Strategy Services

Attachments:      Appendix 1: Amended Planning Proposal and Supporting Information; and  
                         Appendix 2: Council report, including the Proponent's Planning Proposal and support  
                         information.