

Purpose: To outline the planning proposal, the reasons why the original Gateway determination was made, and the views of the council (if the request was proponent-initiated) and to consider and assess the request for an alteration of a Gateway determination.

Dept. Ref. No:	PP_2014_DUBBO_001_00 – AMENDMENT NO. 5 - DUBBO FORMER RAAF STORES DEPOT AND OTHER MATTERS	
LGA	DUBBO CITY COUNCIL	
LEP to be Amended:	DUBBO LOCAL ENVIRONMENTAL PLAN 2011	
Address/Location:	Various	
Proposal:	Amendment to the Dubbo Local Environmental Plan 2011 concerning four sites in Dubbo City: Realignment of existing zones and lot size over the former RAAF Stores Depot land, the use of land zoned SP2 near the Dubbo Railway Station, Darling Street as a car park (item of State Heritage), and amendments to the Urban Release Area Map and Lot Size Map at Wheelers Lane and Boundary Road.	
Alteration request made by:	☒	The council
	☐	A proponent
Reason for alteration:	☐	A determination has been made that the planning proposal should not proceed.
	☐	A determination has been made that the planning proposal should be resubmitted to the Gateway.
	☒	A determination has been made that has imposed requirements (other than consultation requirements) or makes variations to the proposal that the proponent or council thinks should be reconsidered.

Background information

Details of the planning proposal	The Planning Proposal proposes the following outcomes: • Correcting a mapping anomaly and changing the Minimum Lot Size for residential land in Boundary Road to 600m2 (from 2000m2) (no change from original); • Removing a small portion of land in Wheelers Lane from the Urban Release Area Map as the land is already approved for subdivision and the Part 6 requirements are met (no change from original); • Amending by realignment of the zones and lot size over the former RAAF Stores Depot site to reflect the recent local master plan prepared for the site (Amended from original); and • Including 'car park' as a Schedule 1 Additional Permitted Use listing for Railway land zoned SP2 as an interim measure until a Commercial Strategy is prepared (no change from original determination).
Reason for Gateway determination	The Gateway Determination dated 24 February 2014 was determined to proceed to: • amend the minimum lot size for land at Boundary Road, Dubbo; • remove land at Wheeler Lane, Dubbo from the Urban Release Area Map; • rezone and amend the minimum lot size for land at the former RAAF Stores Depot, Palmer Street, Dubbo; and • include 'car park' as an additional permitted use for land at Darling Street, Dubbo.

Views of council

Date council advised of request:	Council request to vary zone boundaries and lot size at the former RAAF Stores Depot was received on 16 July 2014
Date of council response:	Not applicable
Council response:	Not applicable

Applicant justification

Details of justification:	This justification assessment concerns the amended zoning and lot size for land at the former RAAF Stores Depot, Palmer Street, Dubbo. The other components of the original Planning Proposal remain unchanged. At a Council meeting on 23 June 2014, Council considered the revised local Structure Plan for the former RAAF Stores Depot site and resolved: 1. <i>That the amended land use zoning regime for Lot 11 DP 1050240, former RAAF Stores Depot site, Palmer Street, Dubbo should be adopted by Council for the purposes of public exhibition</i> 2. <i>That the land proposed to be zoned R1 General Residential on Lot 11 DP 1050240, former RAAF Stores Depot site, Palmer Street, Dubbo not be provided with a minimum lot size subdivision</i> 3. <i>That Council requests an amended Gateway Determination from the Department of Planning and Environment to enable the 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:</i> - Lot 2 DP 1157422, Wheelers Lane, Dubbo; - Lot 5 DP 1006205, Darling Street, Dubbo; and - Lot 502 DP 1152321, Boundary Road, Dubbo; 4. <i>That following receipt of the 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.</i> Council considered the characteristics of the former RAAF Stores Depot land as a 'greenfield' site that provides an opportunity for the removal of the minimum lot size provision to allow flexibility for residential development in the central part of Dubbo. Furthermore, this proposal is supported by the Review of the Dubbo Residential Areas Development Strategy prepared by consultants Hill PDA. It is considered that the alterations to the Planning Proposal be supported and proceed to public exhibition.
Material provided in support of application/proposal:	Council in its letter dated 16 July 2014 (Tag E) provided justification for the change to the former RAAF Stores Depot that is contained in: Request to amend Planning Proposal – Architectus, 5 June 2014 Council Report 'Planning Proposal Former RAAF Stores Depot and Other Matters dated 10 June 2014

Assessment Summary

Department's assessment Provide a summary assessment of the department's position/views on the request for alteration	The aspects concerning the RAAF Stores Depot are consistent with the Council's Strategic framework and will enhance urban planning outcomes, particularly with the increase in supply of residential land and housing choice in areas that are already developed. The Planning Proposal represents an increase in housing supply and choice within the urban footprint, and in areas where subdivision for housing has been approved and/or zoned. There are social, economic and environmental benefits as a result.
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RECOMMENDATION

The request for an altered Gateway determination has been justified and can be supported in this case.

Reason for Alteration: A determination has been made that has imposed requirements (other than consultation requirements) or makes variations to the proposal that the proponent or council thinks should be reconsidered.

Recommendation:	☒	Requirements should be imposed or variations made to the planning proposal
	☐	☐ no amendments are suggested to original determination.
	☒	☒ amendments are suggested to the original determination so that the proposed zone and lot size changes to land at the former RAAF Base can proceed.
	☐	The suggested requirements or variations of the original Gateway determination are not necessary and the planning proposal should proceed past Gateway in accordance with the original submission.

Any additional comments:

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