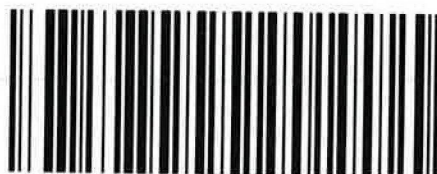




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16 July 2014



PDU000595



DUBBO
CITY COUNCIL

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

Dear Mr Albury

PLANNING PROPOSAL – FORMER RAAF STORES DEPOT AND OTHER MATTERS

Reference is made to the Gateway Determination in respect of the Planning Proposal specified above which was received by Council on 24 February 2014.

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Following receipt of the Gateway Determination, the owners of the former RAAF Stores Depot site (Lot 11 DP 1050240, Palmer Street, Dubbo) contacted Council to discuss their revised development regime for the land and any impact on the proposed zoning regime included in the Planning Proposal.

Following initial discussions with the landowners, they have now prepared a revised Structure Plan for the site. The Structure Plan and an associated request from the landowners were received by Council on 5 June 2014. A copy of the request and the associated Structure Plan are provided attached in Appendix 1.

Council, at its meeting on 23 June 2014, considered a report in relation to the Planning Proposal and the adjustment to the proposed land use zoning regime for the land, which was included in the original Planning Proposal. In consideration of the report, Council 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 3 be adopted by Council for the purposes of public exhibition.*
- 2. That 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 for subdivision.*
- 3. 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 Lot 502, DP 1152321, Boundary Road, Lot 2 DP 1157422, Wheelers Lane, Dubbo and Lot 5 DP 1006205, Darling Street, Dubbo.*

All communications to:

THE GENERAL MANAGER PO BOX 81 CHURCH STREET DUBBO NSW 2830

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

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4. *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 23 June 2014 in respect of the Planning Proposal is provided attached in Appendix 2.

Further to the realignment of zones, Council resolved for the Planning Proposal to include removal of the current 300 square metre minimum lot size for subdivision in the R1 General Residential zone on the land. It was considered by Council that the characteristics of the land as a 'greenfield' site provide an appropriate opportunity for the removal of the minimum lot size provision. Further, this proposal is one of the key recommendations of the Review of the Dubbo Residential Areas Development Strategy which was prepared by consultants Hill PDA.

The advice of the Department is sought on the following issues:

1. Is the attached information sufficient for the Department to consider the impacts of the proposed changes to the Planning Proposal on the extant Gateway Determination?
2. Is the extant Gateway Determination still current or will a new Gateway Determination be required?
3. If a new or amended Gateway Determination is required, what (if any) further documentation does the Department require?
4. In any case, what are the appropriate steps going forward for Council?

If you require further information, please do not hesitate to contact Council's Strategic Planning Supervisor, Steven Jennings, on (02) 6801 4000.

Yours faithfully



Tony Aikins
Manager City Strategy Services

Attachments: Appendix 1 - Request to amend Planning Proposal – Architectus, 5 June 2014
 Appendix 2 - Council report 'Planning Proposal Former RAAF Stores Depot and Other Matters, 23 June 2014