

DUBBO
CITY COUNCIL



Planning Proposal

RAAF Base and other matters

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Executive Summary

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

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

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act, 1979 and the NSW Government Department of Planning and Infrastructure 'A Guide to preparing planning proposals.'

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 refine the range of land use zones across the former RAAF Stores Depot Site to further expedite development. A copy of the Council report and Council resolution is included in **Appendix 1**.

The Planning Proposal is consistent with the provisions of the Dubbo Urban Areas Development Strategy 1996 and the Review of the Strategy undertaken in 2007. The Planning Proposal is also consistent with the recommendations of a new Residential Areas Development Review undertaken by Council in 2013.

Part 1 Objectives or Intended Outcomes

The objective of this Planning Proposal is to facilitate the following amendments to the Dubbo Local Environmental Plan 2011:

Proposed Amendments	Detail
1. The minimum allotment size for the subdivision of Lot 502 DP 1152321 (for the land zoned R2 Low Density Residential), Boundary Road, Dubbo be 600 square metres.	The former Dubbo Local Environmental Plan 1998 – Urban Areas zoned a section of the land 2(a) Residential Suburban with a minimum allotment size of 600 square metres. The Dubbo Local Environmental Plan 2011 zoned the area R2 Low Density Residential with a minimum allotment size for subdivision of 2,000 square metres. The land in question should have been provided with a minimum allotment size of 600 square metres. Council, on 30 July 2012 approved a subdivision of the land under the provisions of the former Dubbo Local Environmental Plan 1998 – Urban Areas as the development application was lodged prior to the gazettal of the Dubbo Local Environmental Plan 2011 A copy of the submission provided by the proponent is included in Appendix 2. Although subdivision of the land in question has been approved by Council, the proponent is seeking to amend the Dubbo LEP 2011 to re-introduce the controls included in the former LEP 1998. This will ensure that any further enhancement or alterations to the subdivision can be undertaken under the provisions of the Dubbo LEP 2011 without the reliance on existing use rights under the provisions of the Environmental Planning and Assessment Act, 1979.
2. That Lot 2 DP 1157422, Wheelers Lane, Dubbo not be included as Urban Release Area.	The land in question consists of 2.7 hectares and is zoned R2 Low Density Residential. The land is within the same ownership as the

	adjoining Lot 4 DP 1175373. Council, on 25 February 2013 approved a subdivision of the land. Compliance with Part 6 Urban Release Area provisions of the Dubbo LEP 2011 was achieved with approval of the subdivision. A copy of the submission is included in Appendix 3. Although subdivision of the land has been approved by Council, the proponent is seeking to provide an additional level of flexibility in development of the land. Retention of the land with the current LEP controls removes this flexibility and would require the proponent to again comply with Part 6 Urban Release Area provisions of the Dubbo LEP 2011 if re-subdivision of the land or otherwise is undertaken.
3. That Lot 11 DP 1050240, Palmer Street be rezoned with various changes to the range of land use zones on the site.	The subject site is the former RAAF Stores Depot Site. Council with gazettal of the Dubbo Local Environmental Plan 2011 zoned the land R1 General Residential, R2 Low Density Residential, SP3 Tourist, IN2 Light Industrial, RE1 Public Recreation and RE2 Private Recreation. The owner of the land has prepared a master plan for future development of the site, which has proposed minor alterations to the zoned areas across the site. A copy of the submission including the master plan is included in Appendix 4.
4. That 'car park' be included as an additional permitted use of Lot 5 DP 1006205 in Schedule 1 of the Dubbo Local Environmental Plan 2011.	The land is currently owned by the Country Rail Authority. Council was provided with a submission from the owners of land adjoining the site, seeking to ultimately utilise the land for commercial purposes given its location adjacent to land zoned B3 Commercial Core. However, use of the land for commercial purposes was considered premature by Council. Given this and the fact that the proponent

	has further opportunities for vehicle parking, it was considered appropriate for 'car park' to be included as an additional permitted use in Schedule 1 of the Dubbo Local Environmental Plan 2011. A copy of the submission is included in Appendix 5 .
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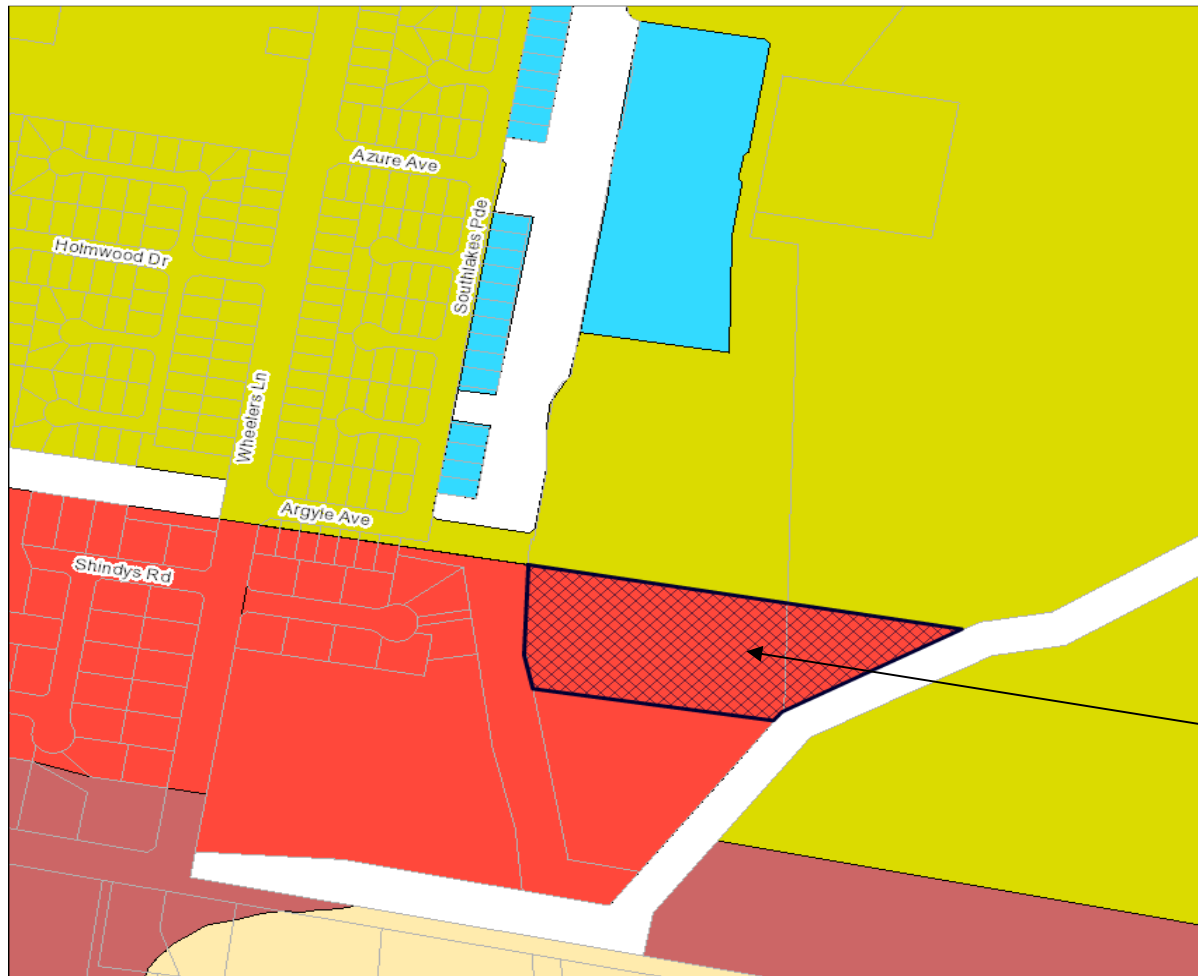
Part 2 Explanation of Provisions

The Planning Proposal seeks to amend the Dubbo Local Environmental Plan 2011 by undertaking the following mapping and instrument changes:

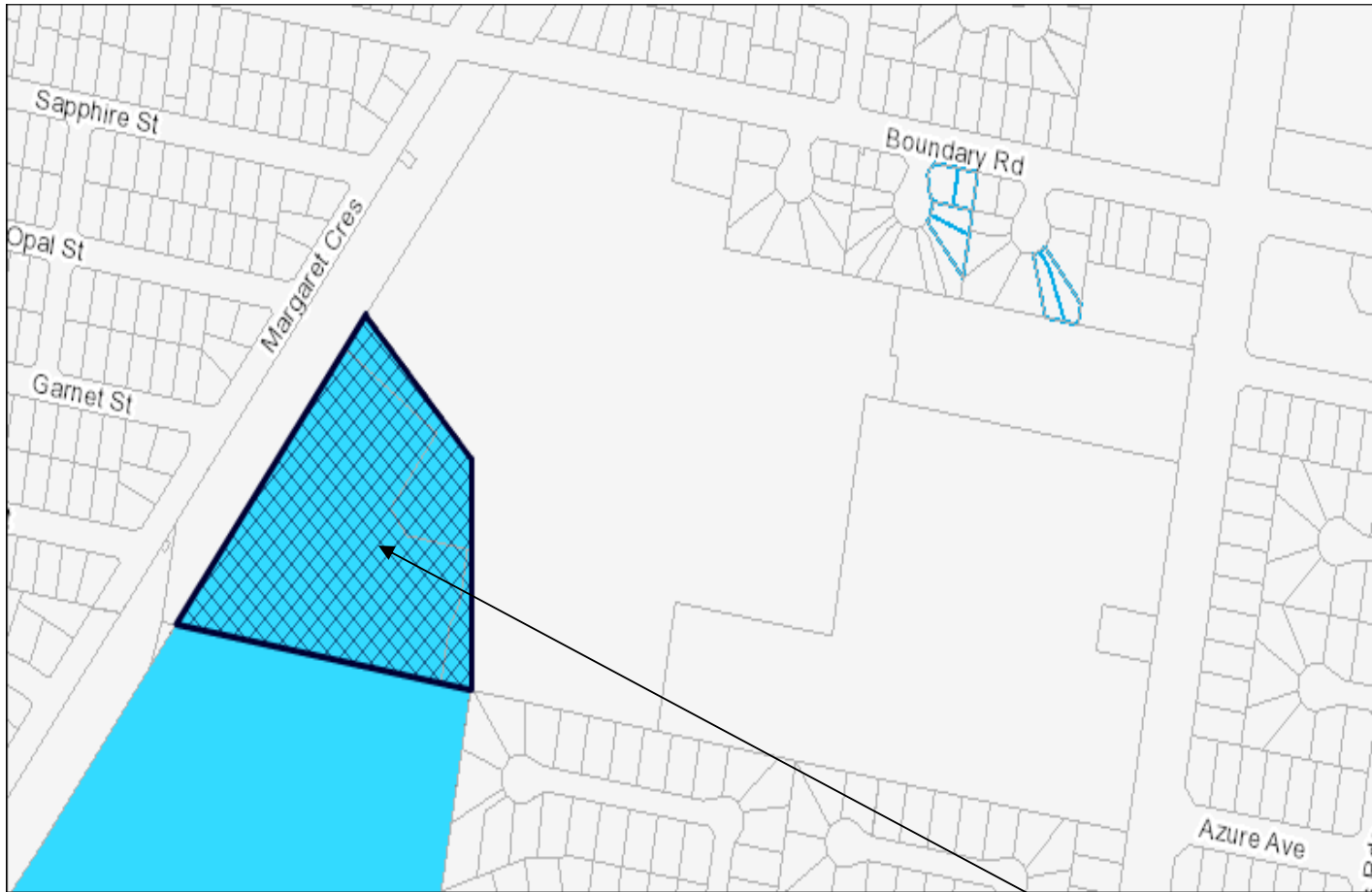
1. The minimum allotment size for the subdivision of Lot 502 DP 1152321 (for the land zoned R2 Low Density Residential), Boundary Road, Dubbo be 600 square metres.
 - Amending the Dubbo Local Environmental Plan 2011 Lot Size Map – Sheet LSZ_008B in relation to the subject area of the Southlakes Estate from V 2,000 square metres to M 600 square metres.A copy of the draft Lot Size Map is included in **Appendix 6**.
2. That Lot 2 DP 1157422, Wheelers Lane, Dubbo not be included as Urban Release Area.
 - Amending the Dubbo Local Environmental Plan 2011 Urban Release Area Map – Sheet URA_008B removing Lot 2 DP 1157422 from the Urban Release Area.A copy of the draft Urban Release Area map is included in **Appendix 7**.
3. That Lot 11 DP 1050240 be rezoned with various changes to the range of land use zones on the site.
 - Amending the Dubbo Local Environmental Plan 2011 Land Zoning Map – Sheet LZN_008B in relation to the land to change the size and configuration of the area zoned R1 General Residential, R2 Low Density Residential, SP3 Tourist, IN2 Light Industrial, RE1 Public Recreation and RE2 Private Recreation.
 - Amending the Dubbo Local Environmental Plan 2011 Lot Size Map – Sheet LSZ_008B in relation to the land to increase the size of area D 300 square metres, decrease the size of area M 600 square metres and to increase the size of area v 2,000 square metres to align with the changes in land zoning across the site.A copy of the draft Land Zoning Map and the draft lot size map is included in **Appendix 8**.
4. That 'car park' be included as an additional permitted use of Lot 5 DP 1006205 in Schedule 1 of the Dubbo Local Environmental Plan 2011.
 - Inserting 'car park' as an additional permitted use of Lot 5 DP 1006205, Darling Street, Dubbo.

An explanation of the amendments included in this Planning Proposal are detailed on the maps included on the following pages:

Amendment 1

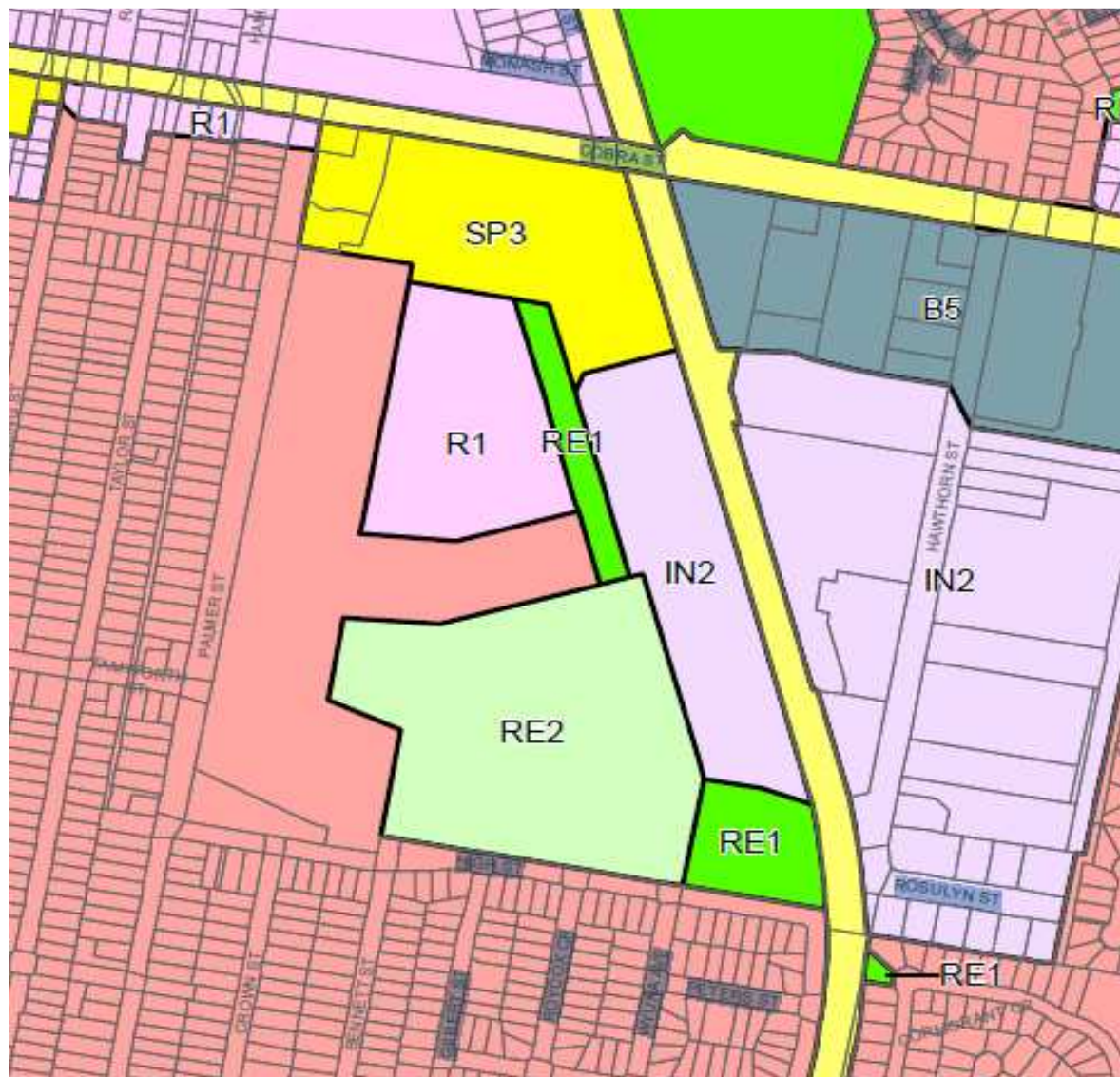


Amendment 2



Black hatching = area proposed to be removed from the Urban Release Area

Amendment 3

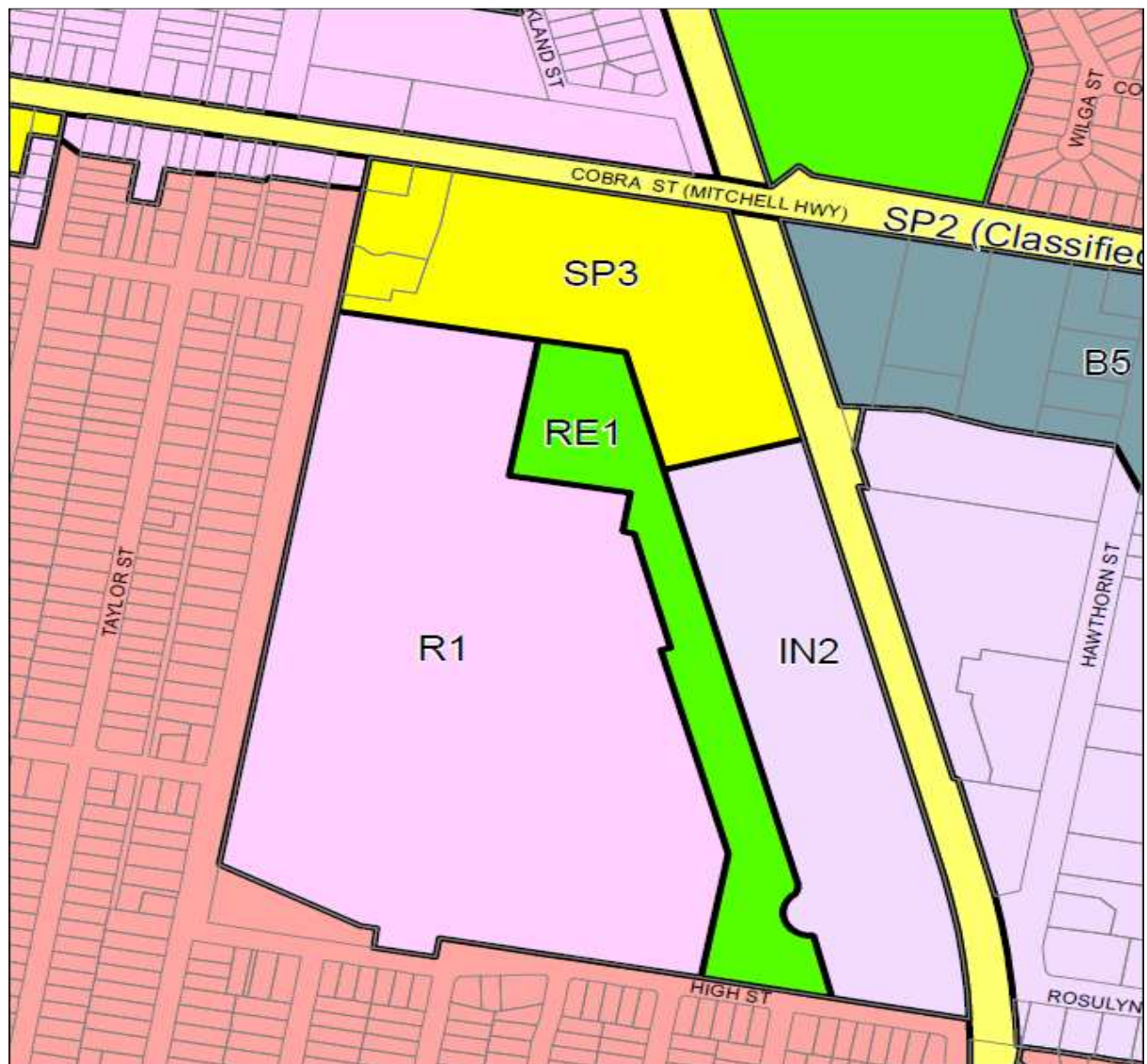


Current zoning regime Dubbo Local Environmental Plan 2011

Key

- R1 Low Density Residential
- R2 Low Density Residential
- IN2 Light Industrial
- RE1 Public Recreation
- RE2 Private Recreation
- SP3 Tourist

Amendment 3



Proposed zoning regime Dubbo Local Environmental Plan 2011

Key

- R1 Low Density Residential
- R2 Low Density Residential
- IN2 Light Industrial
- RE1 Public Recreation
- RE2 Private Recreation
- SP3 Tourist

Amendment 4



Amendment 4 Locality Plan (subject site shown with red hatching)

Part 3 Justification

A. Need for the Planning Proposal

1. Is the Planning Proposal the result of any Strategic Study or report?

Each of the matters included in this Planning Proposal are consistent with the provisions of the Dubbo Urban Areas Development Strategy 1996 and the Review of the Strategy undertaken in 2007.

The proposed rezoning of the former RAAF Stores Depot Site is consistent with the current zoning regime across the land, which was provided by Council with gazettal of the Dubbo Local Environmental Plan 2011. The zoning regime for the site was developed through detailed mediation and consultation with the former owner of the land. The current owners of the land have prepared a master plan that provides guiding development principles across the site.

Council in undertaking the first Administrative Review of the Dubbo Local Environmental Plan 2011 received a number of submissions in respect to the availability of housing and housing opportunities in the City. Consultants Hill PDA undertook an analysis of the supply and demand for residential development, the state of the Dubbo Housing Market and the success of otherwise of the Dubbo Residential Areas Development Strategy. A copy of the report is included in **Appendix 9**.

The review found that the rental vacancy rate in Dubbo is at an all time low, which reflects the compressed nature of the Dubbo Housing Market and the availability of a range of housing types. As part of the analysis, Hill PDA recommended Council consider significantly expanding the areas zoned R1 General Residential to provide further flexibility and choice. Hill PDA proposed that this area could incorporate an area of Central and South Dubbo.

The extension of the proposed R1 General Residential zone in respect to the former RAAF Stores Depot site is included as a component of the area proposed for further expansion of the R1 General Residential zone in South Dubbo by Hill PDA. It should also be noted that Council in a separate Planning Proposal is also pursuing the rezoning of a significant area of South Dubbo from R2 Low Density Residential to R1 General Residential as a component of draft Dubbo Local Environmental Plan 2011 (Amendment No. 3).

In respect to the provision of 'car park' as an additional permitted use of Lot 5 DP 1006205, Council resolved for a car park to be permitted on the land as an interim measure as Council is currently preparing a new Commercial Areas Development Strategy. The proponent sought rezoning of the land to B3 Commercial Core, however this was considered premature based on the completion of the new Commercial Areas Development Strategy.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

It is considered that this Planning Proposal is the most appropriate way of achieving the objectives or intended outcomes. An explanation in respect to each proposed amendment is provided below:

B. Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The Dubbo Local Government Area does not have an applicable regional land use strategy.

4. Is the Planning Proposal consistent with a local strategy or other local strategic plan?

The Dubbo Urban Areas Development Strategy forms the basis of the land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011 (LEP 2011). The Dubbo Urban Areas Development Strategy commenced operation in 1996. The Strategy was reviewed by Council in 2007 and again in 2011 with preparation of the Dubbo LEP 2011.

The Department of Planning and Infrastructure, in consideration of the Dubbo LEP 2011 provided Council with the Director General's endorsement of the Dubbo Urban Areas Development Strategy 1996 and the Review undertaken in 2007.

The Dubbo Urban Areas Development Strategy consists of a number of components as provided below:

- A) Residential Areas Development Strategy;
- B) Commercial Areas Development Strategy;
- C) Industrial Areas Development Strategy;
- D) Institutional Areas Development Strategy;
- E) Recreational Areas Development Strategy; and
- Future Directions and Structure Plan.

Comment

It is considered that the amendments proposed to be undertaken as a component of this Planning Proposal are consistent with the provisions of the Dubbo Urban Areas Development Strategy.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The following table provides consideration of the applicable State Environmental Planning Policies for consideration in the Planning Proposal:

State Environmental Planning Policy	Relevance	Discussion
State Environmental Planning Policy (Infrastructure) 2007	Provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.	Nothing in the Planning Proposal impacts upon the aims and objectives of this SEPP. In respect to amendment 4, Council will consult with the Country Rail Infrastructure Authority to ensure amendment 4 will not impact operations of the adjoining rail corridor.
State Environmental Planning Proposal No. 6 – Number of Storeys in a Building	The SEPP guides the understanding and calculation across Environmental Planning Instruments in respect to the number of storeys in a building.	Nothing in the Planning Proposal impacts upon the aims and provisions of this SEPP.
State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land)	The SEPP guides urban consolidation of land for the development of multiple dwelling housing of a regional significance.	Nothing in the Planning Proposal impacts upon the aims and provisions of this SEPP.
State Environmental Planning Policy (Affordable Rental Housing) 2009	The SEPP provides guidance in the provision and composition of affordable rental housing.	Nothing in this Planning Proposal impacts upon the aims and objectives of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The SEPP guides the provision of Exempt and Complying development across the State.	Nothing in the Planning Proposal impacts upon the aims and provisions of this SEPP.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	The SEPP guides the provision of housing for seniors or for persons with a disability. The Policy is applicable to residential lands.	Nothing in the Planning Proposal impacts upon the aims and provisions of this SEPP.
State Environmental Planning Policy No. 55 – Remediation of Land	The SEPP guides the consideration of the development of potentially contaminated lands.	In respect to the rezoning proposed for the former RAAF Stores Depot site, in accordance with the provisions of the SEPP, the proponent has previously prepared a preliminary contamination assessment for the land. In accordance with the SEPP, the land will be remediated as a component of the development application process, prior to any use of the land being undertaken. Nothing in this Planning Proposal impacts upon the aims and objectives of this SEPP.

6. Is the Planning Proposal consistent with any applicable 117 Directions?

The following table provides consideration of the applicable Section 117 Directions for consideration in the planning proposal:

Section 117 Direction	Relevance	Discussion
1.1 Business and Industrial Zones	The Direction aims to ensure business and industrial zones are provided in suitable locations and to protect the integrity of existing centres.	The Planning Proposal is consistent with this Direction. The Direction requires a Planning Proposal to provide the following: (a) Give effect to the objectives of the Direction. (b) Retain areas and locations of existing business and industrial zones. (c) Not reduce the total potential floor space area for employment uses and related public services in business zones, (d) Not reduce the total potential floor space area for industrial uses in industrial zones, and (e) Ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning. The Planning Proposal will not reduce the area of any commercial zone or any industrial zone.
1.3 Mining, Petroleum Production and Extractive Industries	The Direction aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive industries are not compromised by inappropriate development.	There are no known coal or petroleum reserves in the areas included in the Planning Proposal. There are no extractive industries in operation. The Planning Proposal is consistent with this Direction as the proposal will not prohibit mining or impact the availability of extractive resources.

2.3 Heritage Conservation	The Direction aims to ensure the conservation of items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The Planning Proposal is consistent with the Direction. The Direction requires a Planning Proposal to contain provisions that facilitate the conservation of: (a) Items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act, 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. The former RAAF Stores Depot Site is a State Listed Heritage Item under the provisions of the Heritage Act, 1977. Any development undertaken on the land will require consideration by the Office of Environment and Heritage under the provisions of the Heritage Act. Lot 5 DP 1006205, Darling Street, Dubbo is situated adjacent to the Dubbo Railway Station and Yard Group, which is a State Listed Heritage Item. Any proposal for a car park on the land will require consideration of the impact of the development on the heritage significance of the heritage item. This Planning Proposal will not alter any requirements for the approval of the
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		Office of Environment and Heritage to be obtained prior to any development occurring on the land.
3.1 Residential Zones	The Direction aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and to minimise the impacts of residential development. The Direction applies where a planning proposal impacts an existing or proposed residential zone.	The Planning Proposal is consistent with the Direction. In respect of the Planning Proposal, the Direction requires the following: (4) A Planning Proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good urban design. (5) A Planning Proposal must, in relation to land to which this Direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. The Planning Proposal will provide for an additional area of the former RAAF Stores Depot Site to be zoned R1 General Residential, which will permit a variety of residential development types that will add to the range of permissible residential development types in the subject area. In respect to the Southlakes Estate, the Planning Proposal will also alter the

		minimum allotment size for subdivision of an area of the Estate from 2,000 square metres to 600 square metres. In respect to the former RAAF Stores Depot Site and the Southlakes Estate, the proposed amendments will provide additional opportunities for a range of residential development types in the Dubbo Housing Market consistent with the outcomes of the Review of the Residential Areas Development Strategy undertaken by consultants Hill PDA. The proposed R1 General Residential zoning of a large area of the former RAAF site will make use of existing infrastructure given the location of the site within the central Dubbo urban area. In respect to the Southlakes Estate, the proposed amendments will not require the provision of any additional infrastructure and will make use of infrastructure proposed to be constructed by the developer of the Estate as a requirement of the development assessment process.
3.3 Home Occupations	This Direction encourages the carrying out of low impact small businesses in dwelling houses.	The Planning Proposal is consistent with the Direction. The Direction requires planning proposals to permit home occupations to be carried out in dwelling houses without the need for development consent. The Planning Proposal will not alter the current controls contained in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Dubbo Local Environmental Plan 2011, which permit the undertaking of home occupations without development consent.
3.4 Integrating Land Use and Transport	This Direction aims to ensure urban development is located in such a manner as to ensure	The Planning Proposal is consistent with the Direction. The Direction requires a Planning Proposal to locate zones for urban

	development is designed to facilitate orderly and efficient transport linkages and to ensure development is located within a reasonable proximity to urban development.	purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001). The Planning Proposal includes alteration to land use zones currently provided for urban purposes. The Planning Proposal does not locate any additional zones for urban purposes away from existing infrastructure and urban development.
6.1 Approval and Referral Requirements	This Direction aims to ensure Planning Proposals provide LEP provisions that encourage the efficient and appropriate assessment of development.	The Planning Proposal is consistent with the Direction. The Direction requires a Planning Proposal to not contain provisions that concurrence, consultation or referral to a Minister or public authority.

C Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected?

An area of the former RAAF Stores Depot Site contains vegetation in the form of native grasses and mature trees. The southern section of the land contains the majority of the mature trees. Ecological assessment undertaken on the land showed the presence of the Grey Box Grassy Woodland and Derived Native Grassland Endangered Ecological Community in this area of the land.

In consideration of the Planning Proposal, Council's Manager Landcare Services prepared a summary of flora and fauna issues in respect to the site, a copy of the flora and fauna information is included in **Appendix 10**.

It is acknowledged that as a component of the consultation process following receipt of a Gateway Determination, Council will undertake consultation with the Office of Environment and Heritage in respect to any impacts of the rezoning on flora and fauna and in particular the Grey Box Grassy Woodland and Derived Native Grassland Endangered Ecological Community.

It is considered that the other amendments proposed in this Planning Proposal will not adversely affect threatened species, populations or ecological communities or their habitats.

8. Are there any environmental impacts and how will they be mitigated?

Contamination

The former RAAF Stores Depot Site is listed on Council's register of potentially contaminated land. The proponent has previously undertaken a preliminary contamination investigation on the land.

It is considered that the minor alterations proposed to the land use zonings across the site are unlikely to provide any further contamination impacts.

It is considered that the site will require a level of remediation to be undertaken prior to any residential or other sensitive development being undertaken. This remediation will be undertaken as a component of the development assessment process and in accordance with the provisions of State Environmental Planning Policy 55 Remediation of Land.

In respect to the use of Lot 5 DP 1006205 for the purposes of a 'car park', the land has been previously used for the purposes of the maintenance of railway equipment. The site is currently sealed and as such, it is considered that use of the land for the purposes of a car park only will not require any further consideration of the

contamination status as a component of this Planning Proposal. Further consideration of the contamination status of the land will be required as part of the development assessment process.

It is considered that the other amendments proposed in this Planning Proposal will not require further consideration of the contamination status of the land as a residential subdivision has been approved over both areas in question. The contamination status of the land was considered by Council as a component of the development assessment process.

9. Has the Planning Proposal adequately addressed any social and economic impact?

Heritage

The former RAAF Stores Depot Site is a State Listed Heritage Item. The former RAAF Stores Depot was constructed in the 1940s to be used for the purposes of supply and logistics as a component of a network of similar bases erected around Australia during World War II. The site contained a total of 30 buildings including a number of rare examples of prefabricated building construction.

The site also contains an underground PBX communications bunker and is set amongst an area of remnant pine forest.

The site is considered to be one of the only intact examples of its kind remaining in Australia. A full description of the site and the statement of significance is included in **Appendix 11**.

In respect to the use of Lot 5 DP 1006205 for the purposes of a car park, the adjoining Dubbo Railway Station and Yard Group is also a State Listed Heritage Item. The heritage item is a significant example in NSW constructed in stone and is a rare example with a high level of significance. The heritage item is considered to be an important element in the City given the relationship of the City with the industrial and agricultural sector and tourism. A full description of the site and the statement of significance is included in **Appendix 12**.

Any development undertaken on the former RAAF Stores Depot Site is subject to approval from the Office of Environment and Heritage under the provisions of the Heritage Act, 1977. In addition, any development undertaken on the site on the adjoining Lot 5 DP 1006205 to the Dubbo Railway Station and Yard Group will be subject to the requirements of Clause 5.10 of the Dubbo Local Environmental Plan 2011. Clause 5.10 of the Dubbo LEP 2011 states as follows:

“(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or conservation area concerned.”

This Planning Proposal is not seeking to alter this requirement. Any development application lodged with Council in the subject area that is on land to which a heritage item is located or in the vicinity of a heritage item, may be required to prepare a heritage management document depending on the impact of the development.

Economic Impacts

It is considered that the Planning Proposal will not provide any negative economic impacts to the locality.

The Planning Proposal will provide for the further enhancement of the range of land use zones across the former RAAF Stores Depot Site that will further facilitate development of the land consistent with the provisions of the Dubbo Urban Areas Development Strategy and the development objectives of the land owners.

It is considered that the remaining components of the Planning Proposal will provide position economic impacts through providing further opportunities for residential housing and further car parking adjacent to activities centres and commercial premises.

Social Impacts

It is considered that the Planning Proposal will not provide any significant adverse social impacts in the locality.

The further enhancement of the land use zones across the former RAAF Stores Depot Site will facilitate development and will provide further beneficial social impacts through development of this large site within the Dubbo urban area. At the present time the site is not publicly accessible. Following the undertaking of development on the land, further public access will be available to allow residents to view areas of the site.

It is considered that the other amendments included in this Planning Proposal are unlikely to provide any further adverse social impacts.

D State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

Each site included in this Planning Proposal either has access available (or can be extended to the land) to reticulated sewerage services, water services, Council's stormwater network and road infrastructure. The following information provides an analysis of the public infrastructure requirements of each amendment included in this Planning Proposal:

Amendment	Discussion
Amendment 1	The land considered as part of the Planning Proposal is situated in the Southlakes Estate and has approval for a residential subdivision, which was approved by Council on 30 July 2012. The Development Application was lodged with Council prior to the gazettal of the former Dubbo Local Environmental Plan 1998 – Urban Areas. As a component of the subdivision, the applicant will be required to construct all urban services including reticulated sewerage, water, stormwater, construction of roads to Council's standards and the provision of public open space.
Amendment 2	The land considered as part of the Planning Proposal is situated in the Magnolia Grove Estate and has approval for a residential, which was approved by Council on 25 February 2013. As a component of the subdivision, the applicant will be required to construct all urban services including reticulated sewerage, water, stormwater, construction of roads to Council's standards and the provision of public open space.

Amendment 3	All regular urban utilities are available to the former RAAF Stores Depot Site. Council's Technical Services Division has worked with the former owner of the land and the current owners of the land to ensure future development is adequately serviced. It is considered that servicing requirements associated with the Planning Proposal can be achieved as a component of the overall site development.
Amendment 4	It is considered that use of the land for the purposes of a car park is unlikely to require the further augmentation or provision of new urban utilities. However, all urban utilities are available to the land or can be extended to service the land.

In addition, each area included in the Planning Proposal is serviced by a regular public bus system that links residents and users with the Dubbo Central Business and other areas in the City.

It should also be noted that Council also has a number of Section 64 and Section 94 Contributions Plans that will apply to any development undertaken as provided below:

- Dubbo City Council Water and Sewerage Contribution Policy (Section 64 Contributions Plan);
- Dubbo Section 94 Contributions Plan Open Space and Recreational Facilities;
- Section 94 Contributions Plan Urban Stormwater Drainage Headworks Contributions; and
- Dubbo City Council Section 94 Contributions Plan Roads, Traffic Management and Vehicle Parking.

Each of the Contributions Plans provided above collects contributions from development within the area towards the provision of various infrastructure facilities and the provision and embellishment of public open space.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

At the present time Council has not undertaken any consultation with any State or Commonwealth public authorities in respect to the Planning Proposal.

Council will undertake consultation with any public authorities as required by the Gateway Determination.

Part 4 Mapping

Council has prepared the following draft maps to support the Planning Proposal:

- Draft Dubbo Local Environmental Plan 2011 (Amendment No. 4), Location Map
- Draft Dubbo Local Environmental Plan 2011 (Amendment No. 4), Lot Size Map – Sheet LSZ_008B
- Draft Dubbo Local Environmental Plan 2011 (Amendment No. 4), Land Zoning Map – Sheet LZN_008B
- Draft Dubbo Local Environmental Plan 2011 (Amendment No. 4), Urban Release Area Map – Sheet URA_008B

Part 5 Community Consultation

Council will place the Planning Proposal on public exhibition for a period of not less than 28 days and undertake targeted consultation with residents situated in the subject area. If a Gateway Determination is received prior to the Christmas period, the Planning Proposal will be placed on public exhibition for an extended period of time taking into account this period.

All public consultation processes will be undertaken in accordance with the requirements of the Gateway Determination and the Dubbo City Council Community Engagement Strategy.

Part 6 Project Timeline

A copy of the project timeline is included in **Appendix 13**.