

16 December 2013

Mr A Albury
Regional Director
Department of Planning and Infrastructure
PO Box 58
DUBBO NSW 2830



Dear Mr Albury

PLANNING PROPOSAL HOUSEKEEPING, DRAFT DUBBO LOCAL ENVIRONMENTAL PLAN 2011 (AMENDMENT NO. 4)

A Planning Proposal has been prepared to facilitate the undertaking of general amendments to the Dubbo Local Environmental Plan 2011 to correct anomalies, refine local clauses and to introduce amendments arising from review of the Plan. A copy of the completed Planning Proposal is provided for your consideration.

The matters included in the Planning Proposal have been supported by Council as a component of the first Administrative Review of the Dubbo LEP 2011.

Council, at its meeting on 16 September 2013, considered a report in relation to the Planning Proposal and resolved as follows:

- " 1. That the matters identified in the submissions included in Appendix 12 as attached to the report from the Manager City Strategy Services, dated 2 September 2013, be supported by Council.*
- 2. That the matters included in Appendix 1 and 12 as attached to the report from the Manager City Strategy Services, dated 2 September 2013, be pursued in a Planning Proposal for an amendment to the Dubbo Local Environmental Plan 2011.*
- 3. That Council further consults with the owner of No. 13 Mitchell Street, Dubbo regarding the removal of Item 1167 from Schedule 5 of Dubbo LEP 2011.*
- 4. That Council further investigates conservation incentives with the owners of No. 46 Wingewarra Street, Dubbo including possible access to the Local Heritage Fund to assist with the preparation of a Conservation Management Strategy for the site.*
- 5. That Council further consults with the owner of No. 2 Roper Street, Dubbo and provides further advice regarding the future development of the site, as requested.*
- 6. That the submissions included in Appendix 13 in the report by the Manager City Strategy Services, dated 2 September 2013, not be supported on the planning grounds stated and that no further action be undertaken in relation to these submissions by Council except in respect of submission no. 19, A F Croghan, submission no. 32, B R & F T Croghan, submission unnumbered, Western Stock Pty Ltd, Submissions no. 3 and no. 24, P C Mumford.*

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

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

7. *That in respect of submission no. 19, A F Croghan, submission no. 32, B R & F T Croghan, submission unnumbered, Western Stock Pty Ltd and Submissions no. 3 and no. 24, P C Mumford, as contained in Appendix 13 of the report from the Manager City Strategy Services, dated 2 September 2013, such proponents be invited to submit separate planning proposals, should they so wish, at their own cost, for further consideration by Council in due course."*

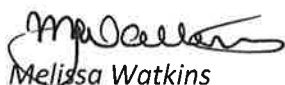
Given the characteristics, Council is proposing to place the Planning Proposal on public exhibition for no less than 28 days.

It should also be noted that Council requests use of the Delegations provided by the Minister for Planning and Infrastructure to undertake the functions of Sections 59(2) and 59(3) of the Environmental Planning and Assessment Act, 1979.

Council requests that the Department provides a Gateway Determination for the Planning Proposal at its earliest convenience.

If you require any further information, please do not hesitate to contact Council's Strategic Planner, Jessica Holland, on 6801 4000.

Yours faithfully



Melissa Watkins
Director Environmental Services

Attachment: Planning Proposal – Draft Dubbo LEP 2011 (Amendment 4)