



IRF18/3825

Mr Michael McMahon
Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Attention: Mr Steven Jennings, Manager Strategic Planning Services

Dear Mr McMahon

Planning proposal (PP_2017_DREGI_002_00) Lot 172 DP 753233, 20R Peak Hill Road, Dubbo.

I refer to the subject matter and to Council's correspondence dated 9 July 2018 and a further information submitted on 31 July 2018 in relation the conditions 1 and 2 of the Gateway determination dated 26 October 2017.

I wish to advise that the submitted information has been assessed as being adequate to comply with Gateway determination conditions 1 and 2.

Council may proceed to community consultation as required by condition 3 of the Gateway determination. The inconsistencies with section 9.1 Directions 2.1 Environment Protection Zones, 2.3 Heritage Conservation, 4.4 Bushfire Prone Land and 5.10 Implementation of Regional Plans can be further considered after further consultation with the agencies and are to be addressed by Council in its 3.35 report prior to resubmission to the Department.

Please ensure that the information provided with the planning proposal and all related documentation is clearly identified and provided for formal consultation with the agencies and the community.

Please place this letter on public exhibition as part of the community consultation package.

It is noted that Council is satisfied that the land can be developed and subdivided and adequately serviced by reticulated water and sewerage services. Council is to be satisfied that the standard of servicing is adequate to cater for a possible change in tenure type in the future.

Council is also expected to consult with Taronga Western Plains Zoo due to close proximity of the proposal to the zoo.

It is further noted that the proposal is due to be finalised by 2 November 2018. Council should monitor the progress of this matter and may need to request a time frame extension.

Should you have any further questions in relation to this matter, please contact Mr Tim Collins, Planning Officer at the Department of Planning and Environment, Western Region office on 68412180.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. Pfeiffer', written over a circular stamp or seal.

7.8.18

Damien Pfeiffer
Director Regions, Western
Planning Services