

22 December 2015



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

Dear Mr Albury

PLANNING PROPOSAL – SECONDARY DWELLINGS PROVISIONS – PROPOSED AMENDMENT TO CLAUSE 5.4(9)(b) OF THE DUBBO LOCAL ENVIRONMENTAL PLAN 2011

A Planning Proposal has been prepared by Dubbo City Council which seeks to amend the Dubbo Local Environmental Plan 2011. The Planning Proposal seeks to undertake an amendment to the provisions for secondary dwellings in Clause 5.4(9)(b) by increasing the maximum floor area of a secondary dwelling from 40% of the total floor area of the principal dwelling to 65% of the total floor area of the principal dwelling.

Council, at its meeting on 21 December 2015, considered a report in relation to the Planning Proposal and resolved as follows:

- “1. That Council endorse the Planning Proposal to amend Clause 5.4(9)(b) of the Dubbo Local Environmental Plan 2011 to increase the maximum floor area of a secondary dwelling from 40% of the total floor area of the principal dwelling to 65% of the total floor area of the principal dwelling.
2. That Council seek a Gateway Determination from the Department of Planning and Environment to enable the Planning Proposal to be placed on public exhibition.
3. That Council recommend a minimum 28 day public exhibition period for the Planning Proposal to seek the views of the community.”

It should be noted that Council has not specifically resolved to use the Delegations provided by the Minister for Planning and Environment to undertake the functions of Sections 59(2) and 59(3) of the Environmental Planning and Assessment Act, 1979. It is considered that, given the extent of land that the Planning Proposal will affect, it is requested that the Department of Planning and Environment performs these functions.

A copy of the Planning Proposal and supporting information is provided attached for your consideration.

All communications to:

THE GENERAL MANAGER PO BOX 81 CHURCH STREET DUBBO NSW 2830

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