

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_DUBBO_005)

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 9 June 2016 (since altered) for the proposed amendment to the Dubbo Local Environmental Plan 2011 as follows:

1. Change the description of the planning proposal

from "to reduce the minimum lot size of land in zone R5 Large Lot Residential to facilitate the creation of 284 lots with a range of minimum lot sizes, of 6000m², 1.5ha and 3 ha at land known as Daisy Hill, Dubbo."

to "to reduce the minimum lot size of land in the R5 Large Lot Residential zone to facilitate the creation of a maximum of 222 lots with a range of minimum lot sizes of 6000m², 1.5ha and 3ha on land known as Daisy Hill, Dubbo."

2. Delete:

"condition 2"

and replace with a new condition 2: "Prior to community consultation, a salinity management strategy is to be prepared for the site in consultation with Dubbo Regional Council and the Department of Primary Industries. The strategy shall include agreed:

- success criteria;
- a range of scenarios to be modelled;
- modelling methodology; and
- a format for the presentation of results.

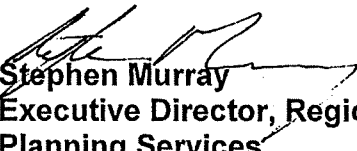
The strategy shall address salinity management on the site and potential downstream impacts on the Troy Gully catchment and demonstrate that the proposed type, layout and density of development will not have a significant impact on downstream salinity. The strategy is to be submitted to the Western Regional Planning Panel to form part of the community consultation package."

3. Delete:

"condition 8"

and replace with a new condition 8: "The time frame for completing the LEP is by 16 March 2020."

Dated 13th day of May 2019.


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and
Environment

**Delegate of the Minister for Planning
and Public Spaces**



PP_2016_DUBBO_005_02/(IRF19/2666)

Mr Gordon Kirkby
Chair
Western Regional Planning Panel
PO Box 39
SYDNEY NSW 2001

Dear Mr Kirkby

Planning proposal PP_2016_DUBBO_005_02 – Alteration of Gateway Determination

I refer to your letter dated 15 April 2019 and record of decision in relation to planning proposal PP_2016_DUBBO_005_02 for an amendment to the Dubbo Local Environmental Plan (LEP) 2011 to reduce the minimum lot size on land known as Daisy Hill, Dubbo.

I have considered the panel's recommendation and advice and have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 9 June 2016 for PP_2016_DUBBO_005_02 (since altered). The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Jenna McNabb from the Department of Planning and Environment's Western Region office to assist you. Ms McNabb can be contacted on 5852 6800.

Yours sincerely

Stephen Murray
Executive Director, Regions
Planning Services

13 May 2019

Encl: Alteration of Gateway Determination



PP_2016_DUBBO_005_02/(IRF19/2666)

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

Attention: Mr Stephen Wallace

Dear Mr McMahon

Planning proposal PP_2016_DUBBO_005_02 – Alteration of Gateway Determination

I refer to the above planning proposal for Daisy Hill, Dubbo and wish to advise that I have considered advice received from the Western Regional Planning Panel on 15 April 2019 and determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 9 June 2016 for PP_2016_DUBBO_005_02 (since altered). The Alteration of Gateway determination is enclosed.

The panel considered the matter at a meeting on 19 March 2019 and recommended that an Alteration of Gateway determination be issued in respect of the maximum number of lots, the salinity management strategy and the time frame for completion. The panel's record of decision is also enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Jenna McNabb from the Department of Planning and Environment's Western Region office to assist you. Ms McNabb can be contacted on 5852 6800.

Yours sincerely

 13 May 2019
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Alteration of Gateway Determination
Western Regional Planning Panel Record of Decision



PP_2016_DUBBO_005_02/(IRF19/2666)

Mr Allan Nicholson
Team Leader, Salinity Technical Support
Department of Industry
PO Box 123
WELLINGTON NSW 2820

Dear Mr Nicholson

Planning proposal PP_2016_DUBBO_005_02 – Alteration of Gateway Determination

I refer to the above planning proposal for Daisy Hill, Dubbo and wish to advise that I have considered advice received from the Western Regional Planning Panel on 15 April 2019 and determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 9 June 2016 for PP_2016_DUBBO_005_02 (since altered). The Alteration of Gateway determination is enclosed.

The panel considered the matter at a meeting on 19 March 2019 and recommended that an Alteration of Gateway determination be issued in respect of the maximum number of lots, the salinity management strategy and the time frame for completion. The panel's record of decision is also enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Jenna McNabb from the Department of Planning and Environment's Western Region office to assist you. Ms McNabb can be contacted on 5852 6800.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

13 May 2019

Encl: Alteration of Gateway Determination
Western Regional Planning Panel Record of Decision



PP_2016_DUBBO_005_02/(IRF19/2666)

Mr Robert Duffy
Duffy Elliott Lawyers
PO Box 64
DUBBO NSW 2830

Dear Mr Duffy

Planning proposal PP_2016_DUBBO_005_02 – Alteration of Gateway Determination

I refer to the above planning proposal for Daisy Hill, Dubbo and wish to advise that I have considered advice received from the Western Regional Planning Panel on 15 April 2019 and determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 9 June 2016 for PP_2016_DUBBO_005_02 (since altered). The Alteration of Gateway determination is enclosed.

The panel considered the matter at a meeting on 19 March 2019 and recommended that an Alteration of Gateway determination be issued in respect of the maximum number of lots, the salinity management strategy and the time frame for completion. The panel's record of decision is also enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Jenna McNabb from the Department of Planning and Environment's Western Region office to assist you. Ms McNabb can be contacted on 5852 6800.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

13 May 2019

Encl: Alteration of Gateway Determination
Western Regional Planning Panel Record of Decision