

Monday, 15 April 2019

Damien Pfeiffer
Regional Director, Western Region
188 Macquarie Street
Dubbo NSW 2830

Dear Damien,

2016WES006 – Dubbo Regional Council – PP_2016_DUBBO_005_01 – Daisy Hill, Dubbo – To reduce the minimum lot size of the land known as Daisy Hill, Dubbo from 8ha to a range of minimum lot sizes, being 6000m², 1.5ha and 3ha. The proposal aims to facilitate the creation of 284 residential allotments with the land remaining zone R5 Large Lot Residential.

Please find attached the Record of Decision from the Western Regional Planning Panel. The Panel would like to request the Gateway Determination dated 9 June 2016 be amended in the following manner:

- Amend the description of the proposal from 284 lots to a maximum 222 lots
- Delete Condition 2 and replace with:

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;*
 - *Range of scenarios to be modelled;*
 - *Modelling methodology; and*
 - *Format for the presentation of results.*

The Strategy shall address salinity management on the site as well as 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 Panel to form part of the community consultation package.
 - Delete Condition 8 and replace with:

The timeframe for completing the LEP is to by 16 March 2020.

If you have any questions, please contact the Planning Panels Secretariat on 02 8217 2060.

Yours sincerely



Gordon Kirkby
Panel Chair
Western Regional Planning Panel