

R17-003
ED19/89866
NA/TAF

17 July 2019



Mr D Pfeiffer
Director Regions, Western
Department of Planning, Industry and Environment
PO Box 58
DUBBO NSW 2830

Dear Mr Pfeiffer

PLANNING PROPOSAL - OPERATIONAL REVIEW OF THE WELLINGTON LOCAL ENVIRONMENTAL PLAN 2012

Reference is made to Council's correspondence dated 24 May 2019 which provided amended land zoning maps. The purpose of this correspondence is to seek an extension to the time period for the abovementioned Planning Proposal and to provide additional material in respect of minimum lot size mapping.

1. Extension to Timeframe

Council notes that the timeframe for completing the LEP expires on the 2 August 2019 and requests that an extension be granted for an additional 12 month period, to allow Council to undertake public and state agency consultation and finalise the Planning Proposal.

2. Minimum Lot Size Mapping

Under the requirements of the Gateway Determination issued on 20 October 2017, condition 1 is as follows:

1. *"Council is to consider the matter of creating **split zones and split minimum lot sizes** across certain lots in Wellington (Planning Proposal Item 13) and value of including a "split zones" and/or "split MLS" model clause to facilitate certain subdivision and development of these lots. This matter is required to be addressed and advice provided to the Department prior to proceeding to community consultation".*

Amended land zoning maps were provided to the DPIE on 24 May 2019. On discussion with the Department, it was agreed that Council would submit proposed MLS maps to align with the proposed zoning maps.

All communications to: **CHIEF EXECUTIVE OFFICER**

ABN 53 539 070 928

PO Box 81 Dubbo NSW 2830

T (02) 6801 4000 **F** (02) 6801 4259 **E** council@dubbo.nsw.gov.au

Civic Administration Building Church St Dubbo NSW 2830

W dubbo.nsw.gov.au

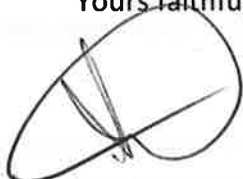

REGIONAL CITY LIVING

The proposed MLS regime shown on the attached plan directly aligns with the proposed zoning maps whereby the R1 and R2 zones will have a MLS of 600m² and the E3 zone will have a MLS of 2000m².

As previously discussed, Council does not wish to include a split zone clause. At this stage of the process a split zone clause could potentially overcomplicate the proposed LEP amendment and is not the intended objective of the Planning Proposal. A split zone clause may be considered as part of a future LEP amendment following further investigation of the potential impacts that it may have on the Local Government Area.

Should you have any enquiries in this matter, please do not hesitate to contact Council's Growth Planner, Nicholas Allatt, on 6801 4672 during normal office hours or via email nicholas.allatt@dubbo.nsw.gov.au.

Yours faithfully

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

Stephen Wallace
Director Development and Environment

Attachment: Proposed Minimum Lot Size Mapping

CC Mr Ivan Rivas Costa
 Senior Floodplain Officer
 Office of Environment and Heritage
 Ivan.rivas@environment.nsw.gov.au



Wellington Local Environmental Plan 2012

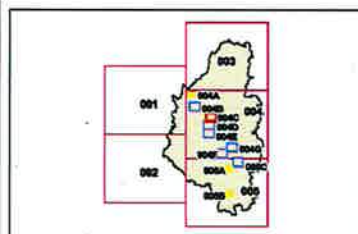
Lot Size Map - Sheet LSZ_004C

Minimum Lot Size (sqm)

M	800
U	1,000
V	2,000
Y	1 ha
AB	25 ha
AF	400 ha
AI	2,000 ha
	Refer to Clause 4.1 (4A)

Cadastral

Cadastral 10/06/2011 @ Land & Property Information (LPI)



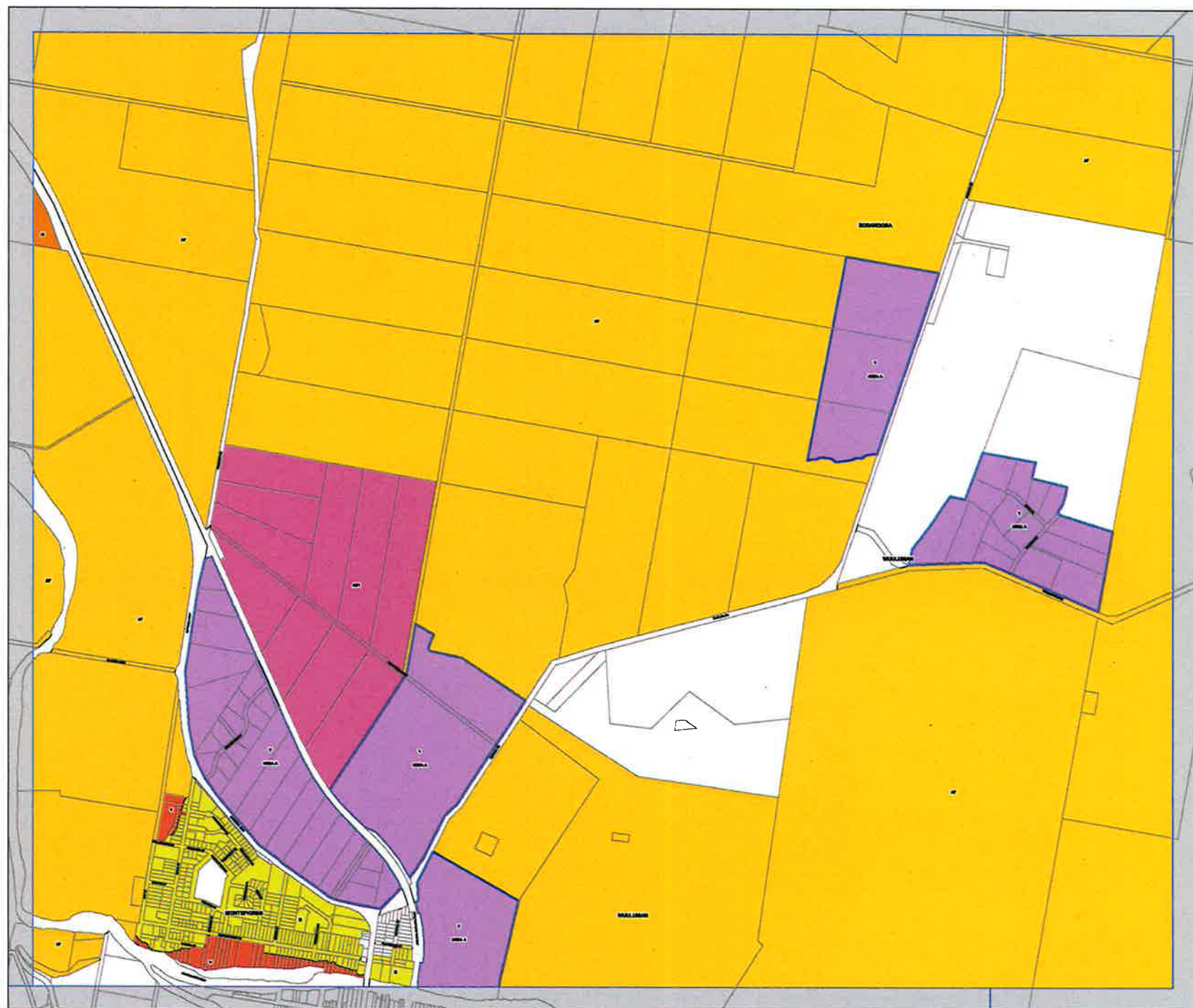
NORTH

0 200 400 600 800
metres
Scale 1:20,000 @ A3

Projection GDA 1984
MGA zone 58

Map identification number:

6189_COM_LAZ_004C_180_3019028





Wellington Local Environmental Plan 2012

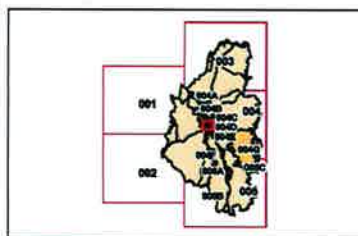
Lot Size Map - Sheet LSZ_004D

Minimum Lot Size (sqm)

M	800
U	1,000
V	2,000
Y	1 ha
AB	25 ha
AF	400 ha
AI	2,000 ha
	Refer to Clause 4.1 (4A)

Cadastra

Cadastra 10/06/2011 © Land & Property Information (LPI)



NORTH

0 200 400 600 800
Metres

Scale 1:20,000 @ A3

Projection GDA 1984
MGA Zone 55

Map identification number:

6190_CON_LSZ_004D_030_20190628

