

R2017-2 Part 1
NA:MC

28 July 2017



Ms K O'Flaherty
General Manager, Western Region
Department of Planning and Environment
PO Box 58
DUBBO NSW 2830



Dear Ms O'Flaherty

PLANNING PROPOSAL - OPERATIONAL REVIEW OF DUBBO LEP 2011

A Planning Proposal has been prepared to amend the Dubbo Local Environmental Plan 2011 (Dubbo LEP).

The items included in the Planning Proposal have been supported by Council following the completion of an Operational Review of the Dubbo LEP.

The objectives of the Operational Review are to amend/address any administrative concerns with the operation of the Dubbo LEP and to provide a level of parity between the provisions of the Dubbo LEP and the Wellington Local Environmental Plan 2012 (Wellington LEP).

The Planning Proposal includes a number of administrative and other minor amendments to the Dubbo LEP which generally incorporate the following:

- Permissible land use activities;
- Subdivision controls;
- Clause 5.4 Controls relating to permissible uses;
- Part 7 Local provisions;
- Schedule 5 Environmental heritage;
- Minor amendments to land use zoning; and
- Minor amendments to biodiversity mapping.

Council at its meeting on 8 May 2017 considered a report in relation to the Planning Proposal and resolved as follows:

1. That Council support the proposed amendments contained in the Operational Review of the Dubbo Local Environmental Plan 2011.
2. That Council support a minimum 28 day public exhibition period for the Planning Proposal.

3. *That Council resolve to not use its delegation under Section 59 of the Environmental Planning and Assessment Act, 1979 to draft the amendments to the Dubbo Local Environmental Plan 2011.*
4. *That following the completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further considered of the Planning Proposal.*
5. *That a further report be provided to Council for consideration that includes a suite of proposed measures Council could consider to guide the provision of dual occupancy development across the Dubbo Regional Local Government Area.*
6. *That Mr Wes Maas be advised of Council's determination in this matter."*

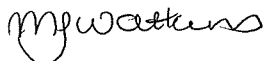
It should be noted that Council resolved for the Planning Proposal to be publicly exhibited for a minimum period of 28 days. In addition, Council also resolved that its delegation pursuant to Section 59 of the Environmental Planning and Assessment Act, 1979, not be used in respect of the Planning Proposal.

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

Council requests that the Department provides a Gateway Determination for the Planning Proposal at its earliest convenience.

If you require any further information, please do not hesitate to contact Council's Manager City Strategy Services, Steven Jennings, on 6801 4000 during normal office hours.

Yours faithfully



Melissa Watkins

Director Planning and Environment

- Attachments:
1. Appendix 1 – Applicant's Planning Proposal
 2. Appendix 2 – Council Report and Minutes
 3. Appendix 3 – Maps
 4. Appendix 4 – Project Timeline
 5. Appendix 5 – Request for Gateway Determination