

18 September 2018



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

Dear Mr Pfeiffer

**PLANNING PROPOSAL – PROPOSED REZONING
PROPERTY: LOT 442 DP 708021, 74 WINDSOR PARADE, DUBBO**

A Planning Proposal has been lodged with Council by consultants, Peter Basha Planning and Development, on behalf of the owner of the abovementioned property, Akdov Pty Ltd.

The Planning Proposal seeks to amend the Dubbo Local Environmental Plan 2011 by rezoning the property from SP3 Tourist to B6 Enterprise Corridor. The Planning Proposal intends to broaden the range of uses permissible to facilitate further activities on the subject land.

Council's Planning, Development and Environment Committee at its meeting on 10 September 2018 considered a report in respect of the subject Planning Proposal and resolved as follows:

- "1. That Council supports the Planning Proposal to rezone Lot 442 DP 708021, 74 Windsor Parade, Dubbo from SP3 Tourist to B6 Enterprise Corridor under the provisions of the Dubbo Local Environmental Plan 2011.*
- 2. That Council supports a minimum 28 days public exhibition period for the Planning Proposal.*
- 3. That Council resolve to use its delegation under Section 3.36 of the Environmental Planning and Assessment Act, 1979 to draft the amendment to the Dubbo Local Environmental Plan 2011.*
- 4. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further consideration of the Planning Proposal. "*

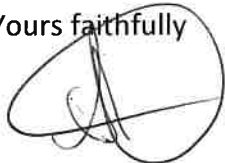
It should be noted that Council resolved for the Planning Proposal to be publicly exhibited for a minimum period of 28 days.



A copy of the Planning Proposal and supporting information is provided attached for your consideration. Council requests that the Department provide a Gateway Determination for the Planning Proposal at its earliest convenience.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'S. Wallace', enclosed within a circular scribble.

Stephen Wallace

Director Planning and Environment

Attachments:

- Appendix 1 – Planning Proposal
- Appendix 2 – Council Report and Minutes
- Appendix 3 – Maps
- Appendix 4 – Project timeline
- Appendix 5 – Request for Gateway Determination