

R2016-3
ED19/150129
NA:TAF



29 October 2019

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

Dear Mr Pfeiffer

PLANNING PROPOSAL – LOT 8 DP 1063425, 4L CAMP ROAD, DUBBO – PREPARATION OF ADDENDUM

I refer to our previous discussions and correspondence, in respect of the subject Planning Proposal, the Dubbo Employment Lands Strategy and the Camp Road Structure Plan.

The purpose of this correspondence is to provide overall information as to Council's Structure Plan for Camp Road and the subject Planning Proposal at Lot 8 DP 1063425, 4L Camp Road, Dubbo.

The Development and Environment Committee at its meeting on 8 October 2019, adopted the new Structure Plan for the Camp Road Precinct.

To coincide with the adopted Structure Plan, Council has now prepared an Addendum to the Planning Proposal at Lot 8 DP 1063425, 4L Camp Road, Dubbo.

Council requests that the Camp Road Structure Plan be endorsed by the DPIE and a Gateway Determination be issued for the Planning Proposal, as included in the Addendum.

1. Development and Environment Committee Meeting - Camp Road Structure Plan

The Development and Environment Committee at its meeting on 8 October 2019 considered a report in respect of the Camp Road Structure Plan and resolved as follows:

- "1. That the report from the Manager Growth Planning dated 23 September 2019 be noted.*
- 2. That the draft Camp Road Structure Plan, included here in Appendix 1, be adopted by Council as a Council Policy in respect of Camp Road, Dubbo.*

All communications to: **CHIEF EXECUTIVE OFFICER**

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3. *That Council resolve to support a minimum lot size regime of five (5) hectares along the frontage of Camp Road and two (2) hectares for the remainder of the Precinct, as included in the draft Camp Road Structure Plan, included here in Appendix 1.*
4. *That in respect of the Planning Proposal on Lot 8 DP 1063425, 4L Camp Road, Dubbo, that the buffer adjacent to the Red Earth Estate Winery and the Observatory remain at 50 metres with a vegetated area of 30 metres. For the remainder of the land where it adjoins other uses to the north, this buffer be 30 metres with no vegetated buffer.*
5. *That the Proponent of the Planning Proposal provided to Council in respect of Lot 8 DP 1063425, 4L Camp Road, Dubbo, not be provided with a refund of the \$25,000 Planning Proposal fee.*
6. *That following Council's consideration of the draft Camp Road Structure Plan, that Council prepare an addendum to the Planning Proposal for Lot 8 DP 1063425, 4L Camp Road, Dubbo and submit the addendum to the State Government Department of Planning, Industry and Environment, to seek a Gateway Determination for the Planning Proposal."*

A copy of the Camp Road Structure Plan as adopted by Council, is provided as Attachment 1.

2. Addendum to Planning Proposal – 4L Camp Road, Dubbo

Following completion of the Camp Road Structure Plan, staff have undertaken the preparation of an addendum to the subject Planning Proposal. The addendum has been based on a further information letter dated 7 February 2018 from the Department of Planning, Industry and Environment and the relevant information contained in the Camp Road Planning Proposal.

The revised amendments as proposed by the Addendum generally consist of the following:

- (a) Include an additional permitted use to allow the erection of dwelling houses in the SP3 Tourist zone, exclusive to the subject land only.
- (b) Include an additional local provision to mitigate impacts on adjoining and nearby tourist uses, exclusive to the subject land and identified by a new clause application map.
- (c) Amend Lot Size Map – Sheet LSZ_008 to provide a range of minimum lot sizes including no MLS, two (2) hectares and five (5) hectares, in respect of the subject land only.
- (d) Include an additional local provision to prohibit residential development in areas of the subject site impacted by noise levels greater than 55dBA from the existing Morris Park Speedway.

A copy of the addendum is provided as Attachment 2.

It is requested that the DPIE provide a Gateway Determination for the Planning Proposal at its earliest convenience.

Subject to Gateway Determination, the proposed LEP mapping will be prepared and placed on public display as part of the public exhibition process.

If 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.

Yours faithfully



Steven Jennings
Manager Growth Planning

- Attachments:
1. Camp Road Structure Plan
 2. Addendum
 3. Council Report
 4. Council Meeting Minutes
 5. Submissions

