

Cathy Chung

From: Cathy Chung
Sent: Friday, 28 October 2022 9:52 AM
To: Paul.solomon@bathla.com.au
Subject: CM: Additional Information Request for Planning Proposal at 13L Narromine Road - rezoning from IN2 to B2 & B5

Importance: High

Record Number: ED22/190514

Hi Paul,

I trust you are doing well.

In reviewing the Preliminary Market Potential Report prepared by LocationIQ, the following concerns have been raised:

- The proposed trade area at the subject site is greater than expected, and should be contracted to include only the urban release area and rural properties within 5km to the north of Narromine Road. This reduced trade area would have impacts on the area of land zoned B2 Local Centre and the Stage 2 assessment;
- The overall development proposed within Stages 1 and 2 would have impacts on the neighbourhood centre in the north west urban release area, which is envisaged by Council's Employment Lands Strategy;
- Sources for assumed rates in the data modelling have not been provided (i.e. the sources of the statistics for medical centre, gym and childcare potential were not provided); and
- The likely timing of development differs between the Executive Summary and the Analysis/Conclusion.

The proposed trade area is greater than expected for to the following reasons:

- The north west urban release area will have sufficient commercial development, including a new neighbourhood/precinct centre, to service the future population in this area. The draft precinct plan (currently on public exhibition until 16 November 2022) forecasts a population of 10,000 – 15,000 residents;
- The residents in the secondary sector to the south of the railway line are likely to continue using the commercial development at Delroy Park and the Dubbo CBD due to the poor connection between the two sectors.

Please amend the Preliminary Market Potential Report to address the above matters, and reduce the size of the land zoned B2 Local Centre to be more consistent with existing B2 Local Centre areas within Dubbo. Council considers the revised trade area/Stage 1 scenario to be more appropriate, with Stage 2 not being viable.

Please provide this requested information by **Friday 25 November 2022**.

If you have any further questions, please do not hesitate to contact me.

Regards,
Cathy