

2 February 2023

Our Ref: 11666_Response to RFI_ FSR Restriction on Local Centre

Cathy Chung
Dubbo City Council
P.O. Box 81
Dubbo NSW 2830

By email: Cathy.Chung@dubbo.nsw.gov.au

Dear Cathy,

**Subject: Floor space limitation on Local Centre Retail
Planning Proposal PP-2022-3222**

I refer to Council's email dated 21 December 2022 advising that Council staff consider that Stage 1 (medium term 2031) is acceptable including for supermarket – 1,500sqm and additional specialities to reach 3,000sqm, but not for the Stage 2 expansion.

We have reviewed this direction and Council's advice in its email of 27 January 2023 to adopt an approach similar to Clause 7.13 which seeks to limit a different shopping centre at a different location. The Planning Proposal as submitted will require amendment of the Land Use Zoning Map to massage the size and shape of the Local Centre site due to the reduction in centre and changes required by Council to the alignment of the north south bypass road. Accompanying this letter is an amended zoning plan showing the proposed Local Centre site has been reduced by some 5,600m². The new Additional Local Provisions clause can be inserted into the LEP as follows:

7.XX Retail premises on certain land off Narromine Road, Dubbo

(1) This clause applies to land zoned B2 Local Centre on part Lot 22, DP 1038924 at Narromine Road, Dubbo.

(2) Development consent must not be granted to the erection of a supermarket with a gross floor area greater than 1,500m² or total development that exceeds 3,000m² of retail shops on land to which this clause applies.

(3) In deciding whether to grant development consent, the consent authority must—

(a) consider the economic impact of the development, and

(b) be satisfied that the development is consistent with the commercial centres hierarchy of Dubbo.

Cathy Chung

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We trust you can progress the Planning Proposal to Gateway. Should you have any queries please call on 0402 181 571.

Yours faithfully

GLN PLANNING PTY LTD

PETER LAWRENCE
DIRECTOR