



New South Wales

Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 6)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S01/01027/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

2001 No 870

Clause 1 Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 6)

Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 6)

1 Name of plan

This plan is *Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 6)*.

2 Aims of plan

- (1) This plan aims to amend *Dubbo Local Environmental Plan 1998—Urban Areas*:
 - (a) to rezone part of 2 lots from 2 (a) Residential Suburban Zone and 2 (c) Residential Fringe Zone to 3 (d) Tourism and Leisure Zone, and
 - (b) to introduce a new objective for the 3 (d) Tourism and Leisure Zone to facilitate tourist resort complexes, and
 - (c) to introduce a new definition of tourist resort complex, and
 - (d) to specify sites suitable for tourist resort complexes.
- (2) This plan also amends the map showing zoning for the purpose of *Dubbo Local Environmental Plan 1998—Urban Areas* so as to rezone part of Lots 61 and 62 DP 585642, Peak Hill Road, Dubbo to 3 (d) Tourism and Leisure Zone.

3 Land to which plan applies

This plan applies to all land situated in the City of Dubbo to which *Dubbo Local Environmental Plan 1998—Urban Areas* applies. In relation to rezoning, the plan specifically applies to the part of Lots 61 and 62 DP 585642, Peak Hill Road, Dubbo (Pioneer Spirit Resort) shown edged red and coloured light blue on the map marked “Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 6)” deposited in the office of the Council of the City of Dubbo.

4 Amendment of Dubbo Local Environmental Plan 1998—Urban Areas

Dubbo Local Environmental Plan 1998—Urban Areas is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 49 Zone 3 (d) Tourism and Leisure Zone—general development controls

Insert after clause 49 (2) (h):

- (i) to facilitate the development of tourist resort complexes (including ancillary short-term or permanent residential components) on specified sites where such facilities and the density of residential development are considered sympathetic and compatible with the adjoining land uses and character and amenity of the locality.

[2] Clause 49 (7)

Omit the subclause. Insert instead:

(7) Other uses within Zone 3 (d)

Despite subclause (6), the consent authority may grant consent to the carrying out of development on land within Zone 3 (d) as shown on the Zoning Map if:

- (a) the land has frontage to Whylandra Street or Cobra Street, the development is for the purpose of hotels, service stations or convenience service stations, and the proposal is advertised in accordance with clause 20 (2), or
- (b) the land was known on the appointed day by the following description, the development is for a tourist resort complex and the proposal is advertised in accordance with clause 20 (2):
 - (i) part of Lot 91 DP 1009855 (Grangewood Resort site),
 - (ii) part of Lots 61 and 62 DP 585642 (Pioneer Spirit Resort site).

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Schedule 1 Amendments

[3] Schedule 1 Dictionary

Insert in alphabetical order:

Tourist resort complex means a large scale, predominantly self-contained, tourist-oriented resort that may provide a range of integrated facilities (such as accommodation, entertainment, recreational, health, fitness and leisure facilities) and which may include shops, offices, cafes, restaurants and function or conference facilities and ancillary residential accommodation (short-term or permanent) where residential property owners and occupants have full resort membership entitlements (linked to the title deeds of the property) and access to all resort facilities as if they were guests within the resort itself, but (in Part 3) does not include a building or place elsewhere defined in this dictionary.

[4] Schedule 1 definition of “Zoning Map”

Insert at the end of the definition:

Dubbo Local Environmental Plan 1998—Urban Areas
(Amendment No 6)

BY AUTHORITY
