



New South Wales

Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 7)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S03/00582/PC)

FRANK SARTOR, M.P.,
Minister for Planning

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Clause 1 Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 7)

Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 7)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 7)*.

2 Aims of plan

This plan aims to amend *Dubbo Local Environmental Plan 1998—Urban Areas* and the zoning map supporting that plan so as to do the following:

- (a) clarify the emergency facilities and infrastructure that may be built on flood prone land,
- (b) more adequately address bushfire management issues,
- (c) replace the terms “urban strategy” and “development strategy”, wherever they occur in the plan, with the term “urban development strategy” and replace the term “dwellings” in certain places in the plan with the term “dwelling houses”,
- (d) allow the Council of the City of Dubbo to permit conversion of interim additional dwellings for other permissible uses in certain circumstances,
- (e) provide for the acquisition by the Council of land required for public purposes,
- (f) generally prohibit medium density housing in Zone 2 (a) Residential Suburban Zone,
- (g) permit, with development consent and subject to certain notification, development for the purposes of extended family units or vehicle body repair workshops in certain zones,
- (h) permit, without development consent, the use of land for the purposes of home based child care establishments and home occupations in certain zones,
- (i) permit, with development consent, the use of land within Zone 3 (b) for vehicle repair stations, and permit, with

development consent and subject to certain notification the use of land in Zone 3 (e) for vehicle repair stations,

- (j) permit, with development consent, the use of land in Zones 4 (a) and 4 (b) for the purpose of ancillary dwellings in certain circumstances,
- (k) permit, with development consent, the use of certain land for the purposes of a corner shop,
- (l) permit, with development consent, additional uses on certain land and remove a prohibition on a particular use of land,
- (m) make various amendments to the heritage provisions of the plan, provide more detailed descriptions of heritage items and their locations and identify additional heritage items,
- (n) introduce “bushrock removal” and “firewood collection” as defined land uses,
- (o) make various zoning and mapping amendments,
- (p) add certain definitions to the Dictionary to the plan and amend certain existing definitions,
- (q) make various minor administrative changes to the plan.

3 Land to which plan applies

- (1) This plan applies to the land to which *Dubbo Local Environmental Plan 1998—Urban Areas* applies.
- (2) In relation to permitting additional uses and removing a prohibition, this plan applies to the following land:
 - (a) Lot 200, DP 1037184, Wingewarra Street (“Apex Oval”),
 - (b) land located in Zone 3 (e) that has frontage to Darling Street between Cobra Street and Erskine Street,
 - (c) land located within Zone 3 (d) that is on the western side of Whylandra Street between Alfred Street and Mansour Street.
- (3) In relation to permitting the use of certain land for the purposes of a corner shop, this plan applies to the following land:
 - (a) Lot 6, Section 33, DP10232, 150 Cobra Street,
 - (b) Lot 1, DP309752, 152 Cobra Street.
- (4) In relation to the identification of additional heritage items, this plan applies to the following land:
 - (a) Lot 11, DP 1050240, Palmer Street (RAAF Stores Depot),
 - (b) Lot 8, DP 1022049, 4R Cooreena Road (Dubbo City Airport site).

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- (5) In relation to rezoning, this plan applies to the following land:
- (a) part Lot 622, DP 1059911, Minore Road, shown edged heavy black and coloured red on sheet 1 of the map marked “Dubbo Local Environmental Plan 1998—Urban Areas (Amendment No 7)” (*the map*) held in the office of the Council of the City of Dubbo,
 - (b) Lots 436 and 418–426, DP 1038532, Turnberry Terrace, and Lots 468 and 469, DP 1044385, Carnoustie Drive, shown edged heavy black and coloured pink on sheet 1 of the map,
 - (c) Lot 1004, DP 882156, Lots 48 and 49, DP 229075 and Lots 82 and 83, DP 247402, Minore Road, Lots 274 and 275, DP 883435, St Andrews Drive, and Lot 43, DP 874518, Pinehurst Avenue, shown edged heavy black and coloured dark green on sheet 1 of the map,
 - (d) Lot 33, DP 587374 (SP 35975), 283 Darling Street and Lot 420, DP 611984 (SP 18462), 295 Darling Street, shown edged heavy black and coloured red on sheet 2 of the map,
 - (e) Lots 284–296, DP 1047242, Lachlan Way and Lot 231, DP 1054719, Sheraton Road (formerly part Lot 192, DP 1028522, Sheraton Road), shown edged heavy black and coloured pink on sheet 3 of the map,
 - (f) Lot 232, DP 1054719, Shoalhaven Parkway, shown edged heavy black and coloured dark green on sheet 3 of the map,
 - (g) part Lot C, DP 415844, part Lot 141, DP 788195, and part Lot 13, DP 597771, 267–283 Wellington Road, shown edged heavy black and coloured dark green on sheet 4 of the map,
 - (h) part Lot 7, DP 30609, 63–65 Boundary Road, shown edged heavy black and coloured blue on sheet 5 of the map,
 - (i) part Lot 7, DP 30609, 63–65 Boundary Road, shown edged heavy black and uncoloured on sheet 5 of the map,
 - (j) Lots 54 and 55, DP 262350, 25 and 23 Bruce Avenue and Lot 2, DP 520443, 74 Victoria Street, shown edged heavy black and coloured light blue with pink hatching on sheet 6 of the map,
 - (k) Lot 143, DP 1016886, Lot 833, DP 1009068 and Lot 1, DP 1043450, Bunglebumbie Road, shown edged heavy black and coloured yellow with purple hatching on sheet 7 of the map,
 - (l) Lot 2, DP 833034, 101–103 Erskine Street (Dubbo Railway Bowling Club), shown edged heavy black and coloured green on sheet 8 of the map,

- (m) part Lot 5, DP 1006205 and part DP 754308, Railway Lands, shown edged heavy black and coloured yellow with purple hatching on sheet 8 of the map,
- (n) part Lot 24, DP 811060, Cobbora Road, shown edged heavy black and coloured yellow with purple hatching on sheet 9 of the map,
- (o) Lot 14, DP 730849, Cobbora Road and Lot 23, DP 811061, Pegasus Place, shown edged heavy black and coloured dark green on sheet 9 of the map,
- (p) Lot 5, DP 1261, 243 Darling Street, shown edged heavy black and coloured light blue on sheet 10 of the map,
- (q) Lot 31, DP 857832, 19R Yarrandale Road, shown edged heavy black and coloured purple on sheet 11 of the map,
- (r) Lot 210, DP 754308, Boothenba Road, shown edged heavy black and coloured yellow with purple hatching on sheet 12 of the map,
- (s) land owned by the Council that is designated for open space or recreational use and is not located in Zone 6 (a) Public Open Space Zone, being as follows:
 - (i) Lot 11, DP 702559, Birch Avenue, shown edged heavy black and coloured dark green on sheet 13 of the map,
 - (ii) Lot 16, DP 788433, Gregory Court, shown edged heavy black and coloured dark green on sheet 14 of the map,
 - (iii) Lot 20, DP 259668, Forrest Crescent, shown edged heavy black and coloured dark green on sheet 15 of the map,
 - (iv) Lot 24, DP 787190, Falconer Way and Lot 64, DP 812659, York Street, shown edged heavy black and coloured dark green on sheet 16 of the map,
 - (v) Lot 47, DP 258491, North Burrabadine Road, shown edged heavy black and coloured dark green on sheet 17 of the map,
 - (vi) Lot 13, DP 250332, Narromine Road, shown edged heavy black and coloured dark green on sheet 18 of the map,
 - (vii) Lot 24, DP 809855, Twickenham Drive, shown edged heavy black and coloured dark green on sheet 19 of the map,
 - (viii) Lot 11, DP 810650, Jack William Drive, shown edged heavy black and coloured dark green on sheet 20 of the map,
 - (ix) Lot B, DP 391292 and Lots 3–5, DP 239, 51–55 Jubilee Street, shown edged heavy black and coloured dark green on sheet 21 of the map,

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- (x) part Lot 2, DP 1050512, St Georges Terrace, shown edged heavy black and coloured dark green on sheet 22 of the map,
- (t) part Lot 27, DP 837818, Silkwood Close and part Lot 2000, DP 1031663, Currawong Road, shown edged heavy black and coloured yellow on sheet 23 of the map,
- (u) part Lot 2000, DP 1031663, Currawong Road, shown edged heavy black and uncoloured on sheet 23 of the map,
- (v) part Lot 2000, DP 1031663, Currawong Road, shown edged heavy black and coloured dark green on sheet 23 of the map.

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 3 Aims and objectives

Omit “and the 1994–1997 *Dubbo State of the Environment Reports*” in clause 3 (2).

Insert instead “, the 1994–1997 *Dubbo State of the Environment Reports* and subsequent legislation”.

[2] Clause 3 (2)

Insert before the heading “Development Opportunity Objectives”:

Sustainability Objective

To ensure that all forms of new urban development conform to the principles of ecologically sustainable development and do not exceed the servicing capacity of the land on which the development is carried out.

[3] Clause 3 (2), Development Opportunity Objectives

Omit “availability” wherever occurring from the matter under the headings “*Urban development*” or “*Industrial*”.

Insert instead “supply”.

[4] Clause 3 (2), Environmental Management Objectives

Omit all matter relating to *Urban development*.

[5] Clause 3 (2), Environmental Management Objectives

Omit all matter relating to *Bushfire*. Insert instead:

Bushfire

To protect life, property and the environment from bushfire hazards by discouraging the establishment of incompatible land uses in bushfire prone areas and to encourage sound management of bushfire prone areas.

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Schedule 1 Amendments

[6] Clause 8 Flood prone land

Omit clause 8 (1). Insert instead:

- (1) Consent may be granted to development for the purposes of emergency services, emergency facilities, emergency operation centres or the like that, in the opinion of the consent authority, are essential in times of major flooding, but only in a location where the consent authority is satisfied that they will be fully operational during a probable maximum flood.
- (1A) Consent may be granted to development for the purposes of essential infrastructure, such as water supply, sewerage, telephones, electricity and the like, but only in a location where the consent authority is satisfied that the infrastructure will be fully operational during a probable maximum flood.
- (1B) Despite subclause (1A), consent may be granted to development for the purposes of such essential infrastructure in any other location, but only if, in the opinion of the consent authority:
 - (a) it is not practicable for the infrastructure to be in a location referred to in subclause (1A), and
 - (b) the design and construction of the infrastructure will render the infrastructure flood proof or will ensure that services can be easily restored after a flood.

[7] Clause 8A

Insert after clause 8:

8A Bushfire protection

- (1) This clause applies to the following land:
 - (a) all land identified as bushfire prone land on the bush fire prone land map,
 - (b) land taken to be bushfire prone land under clause 42 of Schedule 6 to the Act,
 - (c) land that, in the opinion of the consent authority, is prone to bushfire.
- (2) The consent authority must not grant consent to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) there is no significant threat to the lives of residents, visitors or emergency services personnel that may be created or increased as a result of the development or the access arrangements to and from the development, and

- (b) the measures adopted in relation to the development to avoid or mitigate the threat of bushfire (including the siting of the development, design of structures and materials used, clearing of vegetation, fuel reduced areas and landscaping and fire control aids, such as roads and water supplies) are adequate for the locality and will not result in unacceptable or unsustainable environmental impacts, and
- (c) the development will not cause any significant increase in demand for emergency services during bushfire events that would decrease the ability of emergency service personnel to effectively control major bushfires, and
- (d) the development is unlikely to have a significant adverse effect on the implementation of strategies for bushfire control or fuel management adopted by the Council.

[8] Clause 9 Development along Transport Corridors

Omit clause 9 (2) (a) and (b). Insert instead:

- (a) one of the following applies:
 - (i) the access to the land concerned is from another road (that is not a Transport Corridor), and that access is at least 90 metres from the centre line of the road that is a Transport Corridor,
 - (ii) the development will not prejudice future improvements to, or realignment of, any relevant classified road, as may be indicated to the Council from time to time by the Roads and Traffic Authority, and

[9] Clause 9 (2) (f)

Insert at the end of clause 9 (2) (e):

, and

- (f) the land comprises a lot that has access to a Transport Corridor and was lawfully created by a subdivision, the consent for which was granted before the appointed day.

[10] Clause 13 Subdivision of land generally

Insert “house” after “existing dwelling” in clause 13 (2).

[11] Clauses 13 (3), 36 (1), 48 (4), 50 (4), 56 (4), 63 (6) and 64 (4)

Omit “dwellings” wherever occurring. Insert instead “dwelling houses”.

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- [12] **Clauses 22 (3), 31 (3), 34 (3), 36 (3), 39 (3) and 41 (3)**
Insert “; home based child care establishments” in alphabetical order.
- [13] **Clauses 22 (3), 26 (3), 31 (3), 34 (3), 36 (3), 39 (3), 41 (3), 46 (3), 47 (3), 48 (3), 49 (3), 50 (3), 54 (3), 55 (3), 56 (3), 59 (3), 60 (3), 63 (3) and 64 (3)**
Insert “; home occupations” in alphabetical order.
- [14] **Clauses 22 (5), 34 (5), 36 (5), 39 (5) and 41 (5)**
Omit “home based child care establishments;” wherever occurring.
- [15] **Clauses 22 (5), 26 (6), 46 (6), 55 (5), 56 (5) and 63 (6)**
Omit “kennels;” wherever occurring.
Insert instead “companion animal facilities;” in alphabetical order.
- [16] **Clause 24 Dwelling houses on land within Zone 1 (b)**
Insert “house” after “dwelling” wherever occurring in clause 24 (a) and (d).
- [17] **Clause 25 Interim additional dwelling on land within Zone 1 (b)**
Omit clause 25 (c). Insert instead:
(c) the consent authority is satisfied that the dwelling is for an interim period only and that the dwelling is:
(i) transportable, or
(ii) capable of being converted to another use permissible on, and consistent with the lawful primary use of, the land concerned, and
- [18] **Clause 26 Zone 1 (e) Urban Expansion Zone—general development controls**
Omit “urban strategy” from clause 26 (2) (d) (i).
Insert instead “urban development strategy”.
- [19] **Clause 27 Subdivision of land within Zone 1 (e)**
Omit “a development strategy” from clause 27 (2).
Insert instead “an urban development strategy”.
- [20] **Clauses 28 (b) and (c), 31 (1), 42, 43 and 63 (6)**
Insert “house” after “dwelling” wherever occurring.

[21] Clause 29 Interim additional dwelling on land within Zone 1 (e)

Omit clause 29 (c). Insert instead:

- (c) the consent authority is satisfied that the dwelling is for an interim period only and is:
 - (i) transportable, or
 - (ii) capable of being converted to another use permissible on, and consistent with the lawful primary use of, the land concerned, and

[22] Clauses 31 (4), 34 (4), 36 (4), 39 (4), 41 (4), 46 (6) and 48 (4)

Omit “home occupations;” wherever occurring.

[23] Clauses 31 (5), 34 (5), 36 (5), 39 (5), 41 (5), 49 (5) and 64 (5)

Insert “extended family units;” in alphabetical order.

[24] Clause 31 (5)

Omit “medium density housing (on land shown 2 (B)—Mixed Density in *Dubbo City Development Control Plan 1991—Urban Lands* where such land is also in Central or South Dubbo and not identified as within the character conservation area on the Zoning Map);”.

[25] Clause 38 Dwelling houses on land within Zone 2 (c)

Insert “house” after “single dwelling” in clause 38.

[26] Clause 44 Interim additional dwelling on land within Zone 2 (e)

Omit clause 44 (c). Insert instead:

- (c) the consent authority is satisfied that the dwelling is for an interim period only and that the dwelling is:
 - (i) transportable, or
 - (ii) capable of being converted to another use permissible on, and consistent with the lawful primary use of, the land concerned, and

[27] Clauses 46 (6) and 63 (6)

Insert “bushrock removal;” and “firewood collection;” in alphabetical order.

[28] Clause 46 (6)

Reinsert “turf farming;” in alphabetical order.

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[29] Clause 47 Zone 3 (b) Sub-regional Business Zone—general development controls

Insert “vehicle repair stations;” in alphabetical order in clause 47 (4).

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

Omit “drainage; dwellings” from clause 49 (4).

Insert instead “drainage; dwelling houses”.

[31] Clause 49 (4)

Omit “dwelling or dwellings”. Insert instead “dwelling house”.

[32] Clause 49 (5)

Omit “land in Whylandra Street”.

Insert instead “land on the eastern side of Whylandra Street”.

[33] Clause 50 Zone 3 (e) Special Business Zone—general development controls

Insert “restaurant rooms (on land that has frontage to Darling Street between Cobra Street and Erskine Street);” in alphabetical order in clause 50 (4).

[34] Clause 50 (5)

Omit “(where the sites are in Bourke Street, North Dubbo)” wherever occurring.

[35] Clause 54 Zone 4 (a) Light Industrial Zone—general development controls

Omit “dwellings (where used in conjunction with a light industry and situated on the same land as that light industry)” from clause 54 (4).

Insert instead “dwelling houses (where ancillary to another lawful use of the land and situated on the same land as that lawful use)”.

[36] Clause 54 (5)

Insert “; vehicle body repair workshops” in alphabetical order.

[37] Clause 55 Zone 4 (b) General Industrial Zone—general development controls

Omit “dwellings (where used in conjunction with an industry and situated on the same land as that industry)” from clause 55 (4).

Insert “dwelling houses (where ancillary to another lawful use of the land and situated on the same land as that lawful use)”.

[38] Clause 59 Zone 5 (a) Institutional Zone—general development controls

Omit “adopted by the consent authority” from clause 59 (2) (c).

Insert instead “adopted by the Council”.

[39] Clause 60 Zone 5 (b) Utilities Zone—general development controls

Insert “urban” after “subsequent” in clause 60 (7) (c).

[40] Clause 63 Zone 6 (b) Private Open Space Zone—general development controls

Omit “land fronting Brisbane Street and the Newell Highway between Myall and Talbragar Streets” from clause 63 (7).

Insert instead “land within Zone 6 (b) that fronts Brisbane Street and the Newell Highway between Myall Street and the Talbragar River”.

[41] Part 4

Omit the Part. Insert instead:

Part 4 Conservation of heritage items

64A Heritage objectives

The objectives of this plan in relation to heritage are:

- (a) to conserve the environmental heritage of the City of Dubbo, and
- (b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items, and
- (c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved.

65 Protection of heritage items and relics

- (1) The following development may be carried out only with development consent:
 - (a) demolishing or moving a heritage item,
 - (b) altering a heritage item by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,
 - (c) altering a heritage item by making structural changes to its interior,

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- (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
 - (e) moving the whole or a part of a heritage item,
 - (f) erecting a building on, or subdividing, land on which a heritage item is located.
- (2) Development consent is not required by this clause if:
- (a) in the opinion of the consent authority:
 - (i) the proposed development is of a minor nature or consists of maintenance of the heritage item, and
 - (ii) the proposed development would not adversely affect the significance of the heritage item, and
 - (b) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan.
- (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance:
- (a) the creation of a new grave or monument,
 - (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.
- (4) Before granting a consent required by this clause, the consent authority must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item concerned.
- (5) The assessment referred to in subclause (4) must include consideration of a heritage impact statement that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The consent authority may also decline to grant such a consent until it has considered a conservation management plan, if it considers the development proposed should be assessed with regard to such a plan.

- (6) The minimum number of issues that must be addressed by the heritage impact statement are:
- (a) the heritage significance of the item as part of the environmental heritage of the Dubbo City local government area, and
 - (b) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and
 - (c) the measures proposed to conserve the heritage significance of the item and its setting, and
 - (d) whether any archaeological site or potential archaeological site would be adversely affected by the proposed development, and
 - (e) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision.

66 Application for demolition

- (1) The consent authority must not grant a consent for the demolition of a building (being a consent required by clause 65) unless it has been provided with and has taken into consideration a development application for any building that is proposed to take the place of the building to be demolished.
- (2) The consent authority may grant consent for the demolition of a building or item in excess of fifty years old only after the heritage significance of that building or item has been investigated.

67 Conservation incentives relating to heritage items

- (1) The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this plan, if the consent authority is satisfied that:
 - (a) the retention of the heritage item depends on the granting of consent, and
 - (b) the proposed development is in accordance with a conservation management plan that has been approved by the consent authority, and
 - (c) the granting of consent to the proposed development would ensure that all necessary conservation work identified in the conservation management plan is carried out, and

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- (d) the proposed development would not adversely affect the heritage significance of the heritage item or its setting, and
 - (e) the proposed development would not have any significant adverse affect on the amenity of the surrounding area.
- (2) When considering an application for consent for the use of a building that is a heritage item, or the erection or use of a building on a site on which there is a heritage item, the consent authority may:
- (a) exclude from its calculation of the floor space of the buildings erected on the land or the other buildings, the floor space of the heritage item for the purpose of determining the number of parking spaces to be provided on the land, or
 - (b) reduce the minimum site area requirements for the purpose of determining the number of dwellings permissible on the land,

but only if the consent authority is satisfied that the conservation of the heritage item depends on the consent authority excluding the floor space of the heritage item or reducing the minimum site area requirements.

68 Heritage advertisements and notifications

- (1) The following development is identified as advertised development:
 - (a) the demolition of a heritage item,
 - (b) the carrying out of any development allowed by clause 67.
- (2) Before granting consent for the demolition of a heritage item identified in Schedule 5 as being of State significance, the consent authority must notify the Heritage Council of the application and take into consideration any comments received in response within 28 days after the notice is sent.

69 Development in the vicinity of a heritage item

- (1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item.
- (2) This clause extends to development:
 - (a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or

- (b) that may undermine or otherwise cause physical damage to a heritage item, or
 - (c) that will otherwise have any adverse impact on the heritage significance of a heritage item.
- (3) Such consent must not be granted unless the consent authority has considered a heritage impact statement that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.
- (4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

70 Archaeology

- (1) Before granting consent for development that is likely to have an impact on a place of Aboriginal heritage significance or a potential place of Aboriginal heritage significance, or that will be carried out on an archaeological site of a relic that has Aboriginal heritage significance, the consent authority must:
 - (a) consider a heritage impact statement explaining how the proposed development would affect the conservation of the place or site and any relic known or reasonably likely to be located at the place or site, and
 - (b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such way as it thinks appropriate) and the Director-General of the Department of Environment and Conservation of its intention to do so and take into consideration any comments received in response within 28 days after the relevant notice is sent.
- (2) Before granting consent for development that will be carried out on an archaeological site or a potential archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:
 - (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and

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- (b) notify the Heritage Council of its intention to do so and take into consideration any comments received in response within 28 days after the notice is sent.
- (3) Subclause (2) does not apply if the proposed development:
 - (a) does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or
 - (b) is integrated development.

[42] Clause 72 Redevelopment of certain corner shops

Add the following items to the Table to clause 72:

150 Cobra Street	lot 6 Section 33 DP 10232 (dwelling and shopfront)
152 Cobra Street	lot 1 DP 309752 (incorporating mini mart and takeaway food shops and dwelling at rear)

[43] Clause 73

Insert after clause 72:

73 Acquisition of land for public purposes

- (1) The Council is the authority of the State that will be the relevant authority to acquire land within zone 5 (b) or 6 (a) if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991*.
- (2) Until the land referred to in subclause (1) is acquired by the Council, development may be carried out on that land with the consent of the consent authority.
- (3) In determining whether to grant consent to proposed development as referred to in subclause (2), the consent authority must take into consideration:
 - (a) the effect of the proposed development on the costs of acquisition, and
 - (b) the costs of reinstatement of the land for the purposes for which the land is to be acquired, and
 - (c) the imminence of acquisition.

[44] Schedule 1 Dictionary

Omit “kennels” from the definition of *animal establishment* in Part 1.

Insert instead “companion animal facilities”.

[45] Schedule 1, Part 1

Omit the definitions of *bulky goods sales room or showroom*, *farmstay establishment*, *guest house or hostel* and *kennel*.

Insert instead in alphabetical order:

bulky goods sales room or showroom means a building or place used predominantly for the sale of bulky goods by wholesale, retail, auction or hire. It includes a hardware store, timber or metal yard, kitchen or bathroom showroom, brick or paving centre (including a brick or paving display centre) or a building or place used predominantly for equipment or plant hire.

bushrock removal means the removal of natural surface deposits of rock from rock outcrops or from areas of native vegetation. The rocks may be loose rocks on rock surfaces or on the soil surface, or may have been removed from rock outcrops by excavation or blasting. Bushrock removal does not include the removal of rock from approved mining or quarrying activities, the salvage of rock where the removal of rock is necessary for any development that is the subject of a development consent or is carried out, or approved, by a public authority, or the removal of rocks from paddocks when it constitutes a necessary part of the carrying out of routine agricultural activity.

companion animal facility means a building or place used for the training, breeding or boarding of companion animals (within the meaning of the *Companion Animals Act 1998*), including greyhounds, for commercial purposes.

extended family unit means a single dwelling, or a part of an existing dwelling, that is subordinate to another dwelling (*the main dwelling*) and that:

- (a) has self-contained cooking, sleeping and bathing facilities, and
- (b) shares site access, utility and laundry facilities with the main dwelling, and
- (c) has a maximum floor area of 60 square metres, and
- (d) is on the same lot as the main dwelling, and
- (e) is designed and constructed as adaptable housing (Level C) in accordance with AS 4299—1995, *Adaptable housing*.

Note. An extended family unit is commonly known as a “granny flat”.

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Schedule 1 Amendments

farmstay establishment means an established farming enterprise:

- (a) that provides temporary accommodation and entertainment for tourists within any building on the land concerned, and
- (b) that is not used in whole or in part for the permanent or long-term accommodation of any person other than the person or persons who operate and manage the temporary accommodation (who may or may not normally reside in the building), and
- (c) that forms part of the day-to-day operation of the farm, and
- (d) that is located so as not to reduce the agricultural potential of the land concerned or introduce potential land use conflict with adjoining properties, and
- (e) that does not contain facilities in rooms for the preparation of meals by guests, and
- (f) where any clothes washing facilities that are available to guests are shared by guests.

firewood collection means the cutting, collection and removal of timber for the purposes of supplying firewood for commercial purposes. It does not include any of the following:

- (a) forestry,
- (b) the removal of timber in association with other development that is the subject of a development consent or is carried out, or approved, by a public authority,
- (c) the removal of timber from land when it constitutes a necessary part of routine agricultural and land management activities, such as bushfire hazard reduction.

guest house or hostel means any building:

- (a) that provides temporary overnight accommodation for short-term travellers, and
- (b) that is not used in whole or in part for the permanent or long-term accommodation of any person other than the person or persons who operate and manage the temporary accommodation (who may normally reside in the building), and
- (c) where breakfast is offered to guests, and
- (d) that does not contain facilities in rooms for the preparation of meals by guests, and
- (e) where any clothes washing facilities that are available to guests are shared by guests, and

(f) that does not accommodate more than 20 guests.

[46] Schedule 1, Part 1, definition of “depot”

Omit “plant”. Insert instead “equipment”.

[47] Schedule 1, Part 1, definition of “depot”

Omit “elsewhere defined in this Part”.

Insert instead “used for the parking or storage of up to two vehicles that weigh less than 5 tonnes (GVM) each, being vehicles that are not used for the storage or transport of hazardous or dangerous substances”.

[48] Schedule 1, Part 1, definition of “home business”

Insert “involve the employment of more than three persons and does not” after “but does not”.

[49] Schedule 1, Part 1, definition of “medium density housing”

Omit “two or more dwellings”.

Insert instead “three or more dwellings (whether or not attached)”.

[50] Schedule 1, Part 1, definition of “medium density housing”

Omit “at ground level”.

[51] Schedule 1, Part 1, definition of “medium density housing”

Insert “or an extended family unit” after “semi-detached housing”.

[52] Schedule 1, Part 1, definition of “utility undertaking”

Omit paragraphs (d) to (f) of the definition. Insert instead:

- (d) telecommunications facilities, or
- (e) emergency services facilities or operations centres or the like.

[53] Schedule 1, Part 1, definition of “vehicle repair station”

Insert “servicing or” after “carrying out”.

[54] Schedule 1, Part 1, definition of “warehouse or distribution centre”

Omit “mainly”. Insert instead “predominantly”.

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Schedule 1 Amendments

[55] Schedule 1, Part 2

Omit the definitions of *archaeological site*, *demolish*, *heritage item*, *heritage significance*, *interim additional dwelling*, *maintenance*, *potential archaeological site*, *relic* and *sustainable*.

Insert instead in alphabetical order:

adopted or *approved*, in relation to a document or matter, means that the document or matter has been considered and adopted by formal resolution of the Council at a Council meeting.

archaeological site means the site of one or more relics.

bulky goods means goods or materials that are of such size, shape, quantity or weight as to require a large area for the handling, storage or display of the item for sale or hire, and that require:

- (a) direct vehicular access to the site of the building or place by customers, for the purpose of loading vehicles with the goods or materials after purchase, or
- (b) separate delivery using specialised vehicles or equipment, and includes automotive parts and accessories, floor coverings and tiles, electrical goods, computer equipment, whitegoods, furniture, office supplies, agricultural supplies, swimming pools and spas, tanks and camping and sports equipment, but does not include clothing, footwear, food, beverages, manchester, haberdashery, small electronic goods (including cameras and videos), household accessories or decorations, toys, lighting, books, videos or DVDs.

bushfire means a fire involving grass, scrub or forest.

bushfire prone land map has the same meaning as in the Act.

conservation management plan means a document prepared in accordance with the requirements of the Department of Environment and Conservation that documents the heritage significance of an item, relic or archaeological site and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

demolish, in relation to a heritage item, means wholly or partly destroy, dismantle or deface the heritage item.

heritage impact statement means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item, relic, archaeological site, place of Aboriginal heritage significance or potential place of Aboriginal heritage significance, and

-
- (b) an assessment of the impact that proposed development will have on that significance, and
 - (c) proposals for measures to minimise that impact.

heritage item means:

- (a) a building, work, archaeological site or place specified in an inventory of heritage items that is available at the office of the Council and the site and nature of which is described in Schedule 5, or
- (b) a place specified in an inventory of heritage items available at the office of the Council and described in the inventory as a place of Aboriginal heritage significance.

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

interim additional dwelling means a dwelling referred to in clause 25, 29 or 44.

maintenance, in relation to a heritage item, means the ongoing protective care of a heritage item. It does not include alterations, such as carrying out extensions or additions, or the introduction of new materials or technology.

place of Aboriginal heritage significance means:

- (a) a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It can (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features, such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of contemporary cultural significance.

potential archaeological site means a site:

- (a) that is specified in Schedule 7 and described in that Schedule as a potential archaeological site, or
- (b) that, in the opinion of the consent authority, has the potential to be an archaeological site, even if it is not so specified.

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Schedule 1 Amendments

potential place of Aboriginal heritage significance means a place:

- (a) that is specified in an inventory of heritage items available at the office of the Council and described in the inventory as a potential place of Aboriginal heritage significance, or
- (b) that, in the opinion of the consent authority, has the potential to have Aboriginal heritage significance, even if it is not so specified.

relic means:

- (a) any deposit, object or material evidence (which may consist of human remains) that is more than 50 years old relating to the use or settlement, not being Aboriginal habitation, of the City of Dubbo area and that is a fixture or is wholly or partly within the ground, or
- (b) any deposit, object or material evidence (which may consist of human remains) of any age relating to Aboriginal habitation of the City of Dubbo area.

subdivision of land has the same meaning as it has in the Act.

urban development strategy means a written document (which may include maps and plans), and describes a future direction and character for the growth and development of all or part of the City. It also includes specific development strategies for land uses, such as residential, commercial, industrial, institutional and recreational land uses.

[56] Schedule 1, Part 2, definition of “Zoning Map”

Insert in appropriate order in the definition:

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[57] Schedule 3 Additional uses of land

Insert “(Strata Plan No 19646)” after “162468” in the matter relating to Lot B DP 162468, 92–94 Brisbane Street.

[58] Schedule 3

Omit the matter relating to the land at Wheelers Lane. Insert instead:

Lot 3 DP 258008, 56 Wheelers Lane (designated as “Orana Mall” on the Zoning Map) within Zone 3 (b)—a 200 square metre fast food outlet that exceeds the maximum floorspace ratio allowed by clause 51.

[59] Schedule 3

Insert at the end of the Schedule:

Land that is comprised in one lot (being land that before the appointed day was known as Lot 1 Section 3 DP 758201, Lot 233 DP 822451 or Lot 331 DP 754308)—development for the purpose of any of the following:

- (a) bed and breakfast accommodation, but only if the development is ancillary to the use of the land as a vineyard,
- (b) no more than two self-contained cabins for the short term accommodation of tourists, but only if the development is ancillary to the use of the land as a vineyard,
- (c) a wine tasting or refreshment area, but only if the development is ancillary to the use of the land as a winery.

Lot A or B DP 346429, 100–102 Bultje Street—development for the purpose of medical consulting rooms.

Lot 200 DP 1037184, Wingewarra Street (“Apex Oval” site)—development for the purpose of a club or restaurant room.

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[60] Schedule 5

Omit the Schedule. Insert instead:

Schedule 5 Heritage items

Note. The map marked “Heritage Items” identifies each of the following items by the relevant heritage item (H) number specified in the following table. The map is held in the office of the Council.

Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number
Belmore Street	7		House	8	5	907	8394	1520242	Local	H1
Bishop Street	1		Shop front	A		337776	8420	1520245	Local	H2
	19		Brick house	N		383165	8431	1520404	Local	H3
Bourke Street		“Ranelagh”	Brick house & curtilage	518		603598	6972	1520254	Local	H4
		“Tantallon”	Rendered rammed earth house	21		715331	6974	1520103	Local	H5
	106		Brick house	18		5855	7032	1520264	Local	H6
	108		Brick house	17		5855	7033	1520266	Local	H7
	110		House, garden & fence	16		5855	7034	1520267	Local	H8
	122	“Eastonville”	Brick house	17	20	1541	9076	1520123	Local	H9
	135		Brick cottage	6	18	758361	9111	1520270	Local	H10
	137		Brick cottage	1		996193	9112	1520271	Local	H11
Brisbane Street	72	“Old Macquarie Brewery”	Victorian stone building	2		580341	9498	1520279	Local	H12
	79	“Hub of the West Lodge”	Brick house (now motel/guest house)	781		997786	9520	1520275	Local	H13
	81		Timber cottage	1		783042	9521	1520276	Local	H14
	101–105	Ben Furney Flour Mills	Assorted buildings	100		808182	16173	1520278	Local	H15
	137	Dubbo Courthouse	Courthouse, curtilage & fence	7		40398	9774	1520280	Local	H16
				15	4	758361	9775			

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Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number
	142	Dubbo Lands Office	Two storey timber & iron building	3	11	758361	9741	1520293	Local	H17
	144		Two storey brick building	1	11	10863	9742	1520294	Local	H18
	156	Holy Trinity Anglican Church	Stone church buildings	6	10	758361	9749	1520297	Local	H19
				7	10	758361	21946			
	161	Commercial Hotel	Hotel building	A		164067	9787	1520281	Local	H20
	162	Brotherhood House	Residential building	5	10	758361	9750	1520298	Local	H21
	169	“Westbury”	Two storey house	3		507416	9793	1520138	Local	H22
	200	St Brigids Catholic Church	Sandstone church building & curtilage	8	8	758361	9761	1520299	Local	H23
	200	Catholic Presbytery	Two storey brick building	6	8	758361	9763	1520300	Local	H24
	201		Brick cottage	1		794729	9809	1520285	Local	H25
	203	“Aberdour”	Brick cottage	1		794604	9810		Local	H26
	234	“Araluen”	Weatherboard cottage	1		137398	21496	1520301	Local	H27
	236	“Moirra”	Weatherboard cottage	1		136745	8456	1520302	Local	H28
	270		House	2	A	9489	8480	1520304	Local	H29
Bultje Street	41–45	Convent of Mercy	Two storey brick building	9		758361	9853	1520305	Local	H30
	52	“Iownit”	Brick house	5		6604	9829	1520310	Local	H31
	104		Brick house	A		390552	9134	1520312	Local	H32
	105		Brick house	6		491	9177	1520308	Local	H33
				7		491	9178			
	108		Brick house	2		225613	9136	1520314	Local	H34
	114	“Dalkeith”	Brick cottage	5		225613	9139	1520317	Local	H35

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Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number
	117	“Pretoria”	Brick house & fence	4		978043	6603	1520309	Local	H36
	122	“Hazeldene”	Brick house	2		579472	9143	1520140	Local	H37
Bunglegumbe Road	6R	“Mount Olive”	Stone cottage	3		250606	11958	1520494	Local	H38
Buninyong Road		Old Buninyong School	Former school building	302		754308	5341	1520480	Local	H39
Cadell Street	6		Brick bungalow	12		740060	21977	1520320	Local	H40
Carrington Avenue	40	“Mayville”	Weatherboard cottage	12	9	2335	9861	1520321	Local	H41
Church Street	31–33	Former Masonic Hall	Two storey brick commercial building	12		531603	9917	1520328	Local	H42
	36	Salvation Army Citadel	Brick building	1		67318	9896	1520331	Local	H43
	64– 66	“The Drop Inn”	Brick “Drop Inn” building	A		376141	15522	1520333	Local	H44
		Wesley Centre Uniting Church	Brick church building						Local	H45
Cobra Street	44	“The Sheiling”	Brick semi-detached dwelling	A		406488	9939	1520338	Local	H46
	46	“...onbar”	Brick semi-detached dwelling	B		406488	9940	1520338	Local	H47
	91	“Yandoya”	House	3		6278	8584		Local	H48
	121		Brick house	A		191927	8593	1520337	Local	H49
Cooreena Road	4R	“Dubbo City Airport”	Airport facility & associated infrastructure	8		1022049	20590		Local	H50
Crum Avenue	7		Stone house	1		207464	931	1520340	Local	H51
Dalton Street	18B	“Lowana”	Brick bungalow	31		1053233	21369	1520341	Local	H52
Darling Street	54		Weatherboard bungalow	3		37494	9539	1520345	Local	H53
	75		Brick house & fence	5	14	758361	9572	1520344	Local	H54

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Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number
	82		Two storey brick terrace dwelling	21	16	595680	9551	1520346	Local	H55
	84		Two storey brick terrace dwelling	22	16	595680	9552	1520346	Local	H56
	86		Two storey brick terrace dwelling	23	16	595680	9553	1520346	Local	H57
	106		Stone cottage	4		1006205	20316		Local	H58
	111		Stone house	701		1020026	9583		Local	H59
	116	Old Fire Station	Two storey brick fire station building	1		1038705	9231	1520357	Local	H60
	179	Dubbo Public School Principal's Residence	Brick house	12	10	758361	21644	1520349	Local	H61
	181	Dubbo Public School	Brick school buildings	1		724331	9958	1520351, 1520142, 1520350, 1520352, 1520150	State	H62
	207		Rendered ashlar coursing cottage	1	9	3138	9965	1520354	Local	H63
	209		Two storey brick terrace dwelling	A	9	435243	9966	1520355	Local	H64
	211		Two storey brick terrace dwelling	B	9	435243	9967	1520355	Local	H65
	212		House	C		398000	8618	1520362	Local	H66
	213		Two storey brick terrace dwelling	C	9	435243	9968	1520355	Local	H67
	215		Two storey brick terrace dwelling	D		435243	9969	1520355	Local	H68
	224		Brick bungalow & fence	80		555353	8624	1520363	Local	H69
	331		House	102		569156	8674	1520358	Local	H70
Dulhunty Avenue	12		Bungalow	20	79	10150	7856	1520367	Local	H71

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Dunedoo Road		Beni Church	Church building	74		754287	18799	1520477	Local	H72
Erskine Street	21		Timber bungalow	1		329002	9616	1520368	Local	H73
	28–32		Brick building & fence	8	A	2699	9599	1520370	Local	H74
	45	Former Police station and residence	Brick building	701		1020026	9583	1520369	Local	H75
	62–66	Western Star Hotel	Brick hotel building	513		878055	19770		Local	H76
	68		Semi-detached housing building	514		878055	19771	1520371	Local	H77
Eulomogo Road	24L (see also Pinedale Road)		Pise house	65		754287	12702		Local	H78
Fitzroy Street	68		Rendered cottage	17		710	7136	1520373	Local	H79
	120		Stone cottage	3	1	286	7156	1520374	Local	H80
	146		Timber cottage	2	2	286	7169	1520375	Local	H81
		Dubbo Showground	Old grandstand	310		754308	6716	1520377	Local	H82
	169		Brick bungalow	10	24	589	7216	1520376	Local	H83
	225		Fibro/ weatherboard shop building	3		11646	8693	1520378	Local	H84
	253		Brick house	89		730974	17038	1520382	Local	H85
	261	“Tutuila”	Weatherboard house	A		414981	8710	1520383	Local	H86
Gipps Street	123		Brick cottage	A		1165	9327	1520400	Local	H87
	125		Brick house	1		904148	21930	1520401	Local	H88
	125A									
	127		Brick cottage						Local	H89
	131		Two storey brick house	1		347462	9339	1520399	Local	H90
	148		Brick bungalow	3		9051	8721	1520405	Local	H91

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Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number
	155		Brick bungalow	1		321360	15621	1520404	Local	H92
	178		Brick house	2		307406	8742	1520407	Local	H93
	188	“Belmont”	Brick house	B		398171	8746	1520408	Local	H94
Hennessy Road		“Holmwood”	Brick house & former schoolhouse	1341		787623	1	1520491	Local	H95
				1342		787623				
Jannali Road			World War II military fuel depot	1		431554	6252		Local	H96
Jubilee Street	34		Timber cottage	A		392233	3254		Local	H97
Macleay Street	37		Brick house	6		999302	9671	1520413	Local	H98
	68		Brick semi-detached dwelling	A		406931	7302	1520414	Local	H99
	70		Brick semi-detached dwelling	B		406931	7303	1520414	Local	H100
	72		Timber cottage	7		469	7304	1520415	Local	H101
Macquarie Street	69–79	“Macquarie Chambers”	Two storey commercial building	2		654866	16727	1520417	Local	H102
				3		654867	10065			
	87–89	Westpac Bank	Two storey commercial building	10		758361	10068	1520418	Local	H103
	98	Old Post Office	Two storey commercial building with clock tower	101		833808	17674	1520071	Local	H104
	110–114	National Australia Bank	Two storey commercial building	1		995606	10007	5045275	State	H105
	116–120A	“Colonial Mutual”	Three storey commercial building	1		607846	10008	5045497	State	H106
	131–135	“Commercial Union Assurance”	Two storey commercial building	1		1012065	10082	1520421	Local	H107
	146–162	“The Western Stores”	Two storey department store building	5	5	758361	10022	1520430	Local	H108
				1		906696	10021			

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Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number
	193	Old Shire building	Two storey stone commercial building	51		591672	10094	1520008	State	H109
	195–197	“Kemwah”	Two storey brick commercial building	11		601633	10095	1520423	State	H110
	215		Brick house	9	2	475	10103	1520424	Local	H111
		“Old Dubbo Gaol”	Assorted stone buildings & timber structures, including residence	4		40398	10003	1520070	Local	H112
	228–234	Formerly “Dubbo Museum”	Two storey masonry commercial building	1		545488	10529	1520431	Local	H113
	302		Brick house	14	A	32693	8836	1520532	Local	H114
	342		Brick bungalow	1		166714	8846	1520441	Local	H115
	380	“Cardiff”	Brick house	21		595176	8034	1520443	Local	H116
	385	“Regand Park”	Brick house	9		545272	8325	1520053	Local	H117
Mitchell Street	4		Rendered cottage	3		816639	16898	1520533	Local	H118
	6		Brick cottage	2		816639	16897	1520446	Local	H119
Myall Street	29		Brick house	6		37776	9693	1520141	Local	H120
	34		Brick house	12		37456	9689	1520450	Local	H121
	160		Brick cottage	5		12828	7441	1520452	Local	H122
	170	Dubbo Base Hospital	Two storey brick hospital building	32		747737	7443	3540096	Local	H123
Nancarrow Street	8	“Bonnie-Rigg”	Brick house	4	2	9744	8904	1520452	Local	H124

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Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number
Obley Road	21L	“Cootha”	Stone house	9		753233	12266	1520482	Local	H125
	23L	“Dundullimal”	Timber slab homestead building, timber shed and stone stables	1		800756	15307	1520017, 1520486, 1520518, 1520517	State	H126
Old Dubbo Road		“Old Dubbo Homestead”	House site including visible wall	31		738069	12593	1520519	Local	H127
	2R	“Miriam”	Weatherboard house	2		807767	4064	1520492	Local	H128
Palmer Street		“RAAF Stores Depot”	Corrugated iron hangars, corrugated iron storage sheds, other buildings, underground communications bunker	11		1050240	21324	1520148	State	H129
Pinedale Road	(see also Eulom2og o Road)		Pise house	65		754287	12702		Local	H78
Quinn Street	7		Brick bungalow	15	2	6277	8966	1520456	Local	H130
	11		Masonry cottage	13	2	6277	8968	1520457	Local	H131
	14		Brick cottage	13		529558	8947	1520175	Local	H132
	15		Brick cottage	2	2	6278	8970	1520459	Local	H133
	16		Brick bungalow, fence & gate	1		210658	8948	1520176	Local	H134
	19		Brick house	4	2	6278	8972	1520460	Local	H135
	20		Weatherboard/ fibro bungalow	10	1	6278	8950	1520177	Local	H136
	23	“Westcliff”	Brick house	6	2	6278	8974	1520461	Local	H137
	31		Brick bungalow	7	2	9051	8978	1520463	Local	H138
Short Street	12		Brick house	10	41	758361	6843	1520181	Local	H139

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Schedule 1 Amendments

Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number	
Smith Street	13		Brick bungalow	21	A	32693	9015	1520185	Local	H140	
	16		Brick bungalow, garden & front fence	1	D	33637	9001	1520187	Local	H141	
Talbragar Street	79–97	Castlereagh Hotel	Two storey brick hotel building	11	4	758361	21790	1520189	Local	H142	
	112–120	Pastoral Hotel	Two storey brick hotel building	2		82915	10137	1520191	Local	H143	
		Old Station Master's Residence (adjacent to Dubbo Railway Station)	Two storey stone building	2		1006205	20314	1520192	Local	H144	
		Dubbo Railway Station	Stone railway station building			754308	18775	1520096	State	H145	
Tamworth Street	27		Brick bungalow, fence & gates	3		10150	8256	1520199	Local	H146	
	39		Brick bungalow	91		591302	8262	1520202	Local	H147	
	44			Brick bungalow, front fence & gardens	13		249150	9040	1520209	Local	H148
		14				249150	9041				
	45		Brick bungalow, front fence & gardens	3		15230	8265	1520203	Local	H149	
	47	“Chesney”	Brick house	4		15230	8266	1520204	Local	H150	
	63	“Waratah” (formerly “Baringa”)	Brick house	340		718588	8277	1520205	Local	H151	
69		Brick bungalow & garden	1		323434	8279	1520206	Local	H152		
Taylor Street	62		Brick house	11		510310	3765	1520197	Local	H153	
Thorby Avenue	8		Weatherboard house & front fence	1		516023	8286	1520210	State	H154	
Wellington Road			World War II communications bunker/hut	120		660001	12626		Local	H155	

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Amendments

Schedule 1

Street	No	Name	Item	Lot	Sec	DP	Council Parcel Identifier	State Heritage Inventory No	Level of Heritage Significance	Heritage Item (H) Number	
Wingewarra Street	72	St Andrews Church	Brick/stone church building	19			1062953	21642	1520216	State	H156
		St Andrews Church	Brick church hall building						1520218	State	H157
	83	CWA Rooms	Brick building	9	9	2389	10213	1520212	Local	H158	
	93		Brick semi-detached dwelling	1			350237	10219	1520214	Local	H159
	95		Brick semi-detached dwelling	1			668818	10220	1520214	Local	H160
	133		Brick house & garden	10			872973	20226	1520219	Local	H161
	149		Brick house & garden	1	20	1541	9418	1520221	Local	H162	
	173	“Weeroona”	Brick house	1	1	10770	9431	1520223	Local	H163	
Other		Macquarie River Rail Bridge (west of railway station)	Iron lattice girder bridge					1520527	State	H164	

BY AUTHORITY