



New South Wales

Dubbo Local Environmental Plan 2011 (Amendment No 8)

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*.

MARK RILEY, GENERAL MANAGER, DUBBO CITY COUNCIL
As delegate for the Minister for Planning

Dubbo Local Environmental Plan 2011 (Amendment No 8)

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1 Name of Plan

This Plan is *Dubbo Local Environmental Plan 2011 (Amendment No 8)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land:

- (a) land in Zone SP3 Tourist under *Dubbo Local Environmental Plan 2011*,
- (b) Part Lot 469, DP 1212783, Amadeus Avenue, Dubbo,
- (c) Part Lot 399, DP 1199356, Boundary Road, Dubbo,
- (d) Part Lots 5–7 and Lot 8, DP 1199962, Boundary Road and Wheelers Lane, Dubbo,
- (e) Lot 5, DP 1006205, Darling Street, Dubbo,
- (f) Lot 11, DP 1050240, Palmer Street, Dubbo (the former RAAF stores depot site).

4 Maps

The maps adopted by *Dubbo Local Environmental Plan 2011* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Dubbo Local Environmental Plan 2011

[1] Land Use Table

Insert “Shop top housing;” in alphabetical order in item 3 of Zone SP3 Tourist.

[2] Schedule 1 Additional permitted uses

Insert after clause 1:

2 Use of certain land at Darling Street, Dubbo

- (1) This clause applies to Lot 5, DP 1006205 at Darling Street, Dubbo.
- (2) Development for the purposes of a car park is permitted with development consent.

3 Use of certain land at Palmer Street, Dubbo

- (1) This clause applies to so much of Lot 11, DP 1050240 at Palmer Street, Dubbo (the former RAAF stores depot site) that is within 50 metres of the boundary between:
 - (a) the part of that land that is in Zone SP3 Tourist, and
 - (b) the part of that land that is in Zone R1 General Residential.
- (2) Development for the purposes permitted in Zone R1 General Residential is permitted with development consent on the land to which this clause applies that is in Zone SP3 Tourist.
- (3) Development for the purposes permitted in Zone SP3 Tourist is permitted with development consent on the land to which this clause applies that is in Zone R1 General Residential.
- (4) Development consent may be granted under this clause only if the consent authority is satisfied that:
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.