



Office of the Director General

Mr Mark Riley
General Manager
Dubbo City Council
PO Box 81
Dubbo NSW 2830

11/19290

Attention: Melissa Watkins

Dear Mr Riley

I refer to Council's request for the Director-General's endorsement of the Dubbo Land Use Strategy work. I acknowledge the work Council has undertaken to set the strategic direction for the growth of Dubbo over a long period in conjunction with the community and State Government.

I wish to advise I have now endorsed the Dubbo Land Use Strategy documents as outlined in **Attachment A**. I congratulate Council on continuing to use and support good strategic land use principles such as:

- providing a generous supply of suitably located land for all land uses that has considered environmental, economic and social issues;
- acknowledging the importance of primary production land;
- maintaining the commercial hierarchy and protecting the Dubbo's Central Business District;
- balancing urban growth between east and west Dubbo and around the Dubbo Central Business District;
- ensuring that structure planning and servicing is considered before land use change; and
- considering and protecting natural resource land, heritage and land that is subject to natural hazards.

This important strategic work will guide land use planning outcomes into the future and enable them to be delivered in the Dubbo LEP 2011. Council should continue to monitor supply and demand for all uses to ensure sufficient land is available for development.

The Department looks forward to working with Council when Council reviews the documents and finalises the comprehensive Commercial Areas Development Strategy.

Yours sincerely

Sam Haddad
Director General

3/2/2012.

Attachment A

DUBBO CITY COUNCIL LAND USE STRATEGIES as at April 2011

Urban Areas Development Strategy 1996

1. Residential Areas Development Strategy (RADS) - adopted by Council December 1996.
2. The Future Directions and Structure Plan Parts 1 and 2 - adopted by Council December 1996.
3. The Commercial Areas Development Strategy (CADS) - adopted by Council December 1996 and amended in April 1997 to incorporate Orana Mall components. (It is noted, but **not endorsed**, that in March 2011 Council considered the draft Dubbo LEP 2011 and the various commercial strategy documents and resolved for a comprehensive Commercial Areas Development Strategy to be prepared based on the Strategy work already undertaken).
4. The Industrial Areas Development Strategy (IADS) - adopted by Council February 1997.
5. The Institutional Areas Development Strategy - adopted by Council February 1997.
6. Recreation Areas Development Strategy adopted by Council in December 1997 and as amended by the Parks and Landcare Strategic Study (March 2005) and Strategic Open Space Master Plan (February 2009).
7. Review of the Urban Areas Development Strategy adopted by Council February 2007.

Rural Areas Development Strategy

1. The Rural Areas Development Strategy 1995-2015 - adopted by Council 1996.
2. The Review of Rural Areas Development Strategy 1995-2015 - adopted by Council September 2003.

Residential Release Strategies

1. The West Dubbo Urban Release Area Strategy and South-East Dubbo Urban Release Area Strategy - adopted by Council 28 March 2011.

Heritage Reviews

1. The Rural Heritage Review - adopted by Council 24 June 2002.

2. The Urban Heritage Review and Community-Based Heritage Study - adopted by Council 28 July 2008.