

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2023-2820): *rezone and reduce the minimum lot size for the North-West Dubbo Precinct.*

I, Acting Director, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 24 January 2024 (since altered) for the proposed amendment to the Dubbo Local Environmental Plan 2022 as follows:

1. Delete:

“Conditions 1 to 6”

And replace with the following:

New conditions 1 to 6:

1. Prior to exhibition, the planning proposal is to be amended to include:

- (a) Intent to include Lot 1 DP653795 and Part Lot 87 DP753233 in the Urban Release Area Map
- (b) A clear map identifying the land to which the Gross Floor Area controls apply
- (c) Consideration on how the proposal supports the Dubbo Regional Council Open Space Master Plan 2018
- (d) Responses to the following when completed:
 - Salinity and Contamination Assessment Report
 - Biodiversity Assessment.

The updated planning proposal is to be forwarded to the Minister under s3.34(6) of the Act.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

- (a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working days; and
- (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023).

Public Exhibition is to commence by 31 August 2025.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- NSW Department of Climate Change, Energy, the Environment and Water – Environment and Heritage Group
- NSW Department of Climate Change, Energy, the Environment and Water – Water Group
- NSW Rural Fire Service
- Transport for NSW
- Civil Aviation and Safety Authority
- School Infrastructure NSW
- NSW Environment Protection Authority
- NSW State Emergency Service
- Health NSW

Consultation is also required with the following organisations:

- Essential Energy
- Jemena
- Dubbo Local Aboriginal Land Council

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to finalisation, the planning proposal is to be amended to include relevant information from the following:
 - Water and Sewer Servicing Strategy
 - Transport Impact Assessment
 - Flood Impact Risk Assessment
 - Aboriginal Heritage Archaeological Assessment
6. The amending local environmental plan (LEP) is to be finalised on or before 19 December 2025.

Dated 8 July 2025.



Chantelle Chow
Acting Director Southern Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces