



Mr Michael McMahon
Chief Executive Officer
Dubbo Regional Council
PO Box 81
DUBBO NSW 2830

Dear Mr McMahon

Planning proposal PP_2020_DREGI_003_00 to amend Dubbo Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone part Lot 69 DP 259061 and part Lot 1 DP 197736 from E3 Environmental Management to IN2 Light Industrial and permit a Light Industry (Moveable Building Manufacturing) with development consent, as an additional permitted use in Schedule 1 on part Lot 31 DP 1263665, part Lot 1 DP 197736 and part Lot 69 DP 259061 63 Fitzroy Street and 2R Gilgandra Road, Dubbo.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Direction 1.5 Rural Lands, Direction 2.1 Environment Protection Zones, Direction 4.3 Flood Prone Land and Direction 6.3 Site Specific Provisions are justified and/or minor. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six (6) weeks prior to the projected publication date. A copy of the request should be forwarded to the Department's Western Region Office (westernregion@planning.nsw.gov.au) for administrative purposes.

All related files for the LEP amendment must be submitted to the Department via the Planning Portal Website at www.planningportal.nsw.gov.au/reporting/online-submission-planning-data.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Carnegie, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms Carnegie can be contacted on 02 5852 6808.

Yours sincerely



11.12.20

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template