



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

**Attn: Steven Jennings, Manager Growth Planning**

Dear Steven,

**Planning proposal (PP\_2017\_DREGI\_005\_01) – Alteration of Gateway  
Determination- timeframe extension- Warrie Road, Dubbo.**

I refer to your letter in relation to seeking an extension of time to complete planning proposal PP\_2017\_DREGI\_005\_01 for additional permitted use for a dwelling house at Lot 147 and 148 DP754331, Warrie Road, Dubbo.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 25 October 2018 for PP\_2018\_DREGI\_005\_01 (as since altered). The Alteration of Gateway determination is enclosed which extends the timeframe to complete the LEP by six (6) months until 1 May 2020 and makes minor administration adjustments including confirming Council as the local plan-making authority.

If you have any questions in relation to this matter, I have arranged for Tim Collins from the Department of Planning, Industry and Environment, Western Region office, to assist you. Mr Collins can be contacted on 5852 6800.

Yours sincerely

31.10.19

**Damien Pfeiffer  
Director, Western Region  
Local and Regional Planning**

Encl:  
Alteration of Gateway determination  
Attachment 5 – Authorised plan-making reporting template





## Alteration of Gateway Determination

**Planning proposal (Department Ref: PP\_2017\_DREGI\_005\_02) - Warrie Road, Dubbo.**

I, Director, Western Region, at the Department of Planning, Industry and Environment, 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 25 October 2018 for the proposed amendment to the Dubbo Local Environmental Plan 2011 as follows:

1. Change the name of the planning proposal

from PP\_2018\_DREGI\_003\_00

to PP\_2017\_DREGI\_005\_02

2. Delete:

“condition 1”

and replace with:

a new condition 1:

“Prior to undertaking community consultation, the planning proposal is to be revised as follows:

- a. Amend the planning proposal to state the clear intend of the proposed dwelling house being a manufactured home style dwelling that is linked directly to the lamb finishing enterprise and that Lots 147 and 148 DP 754331 being consolidated into as single allotment prior occupation of the dwelling house.
- b. Amend the planning proposal to address the relevant directions in the Central West and Orana Regional Plan 2036.
- c. Amend the planning proposal to address section 9.1 Direction 5.10 Implementation of Regional Plans.”

3. Delete:

“condition 6”

and replace with:

new condition 6: "The time frame for completing the LEP is by 1 May 2020"

4. Insert new "condition 7":

7. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified;  
and
- (c) there are no outstanding written objections from public authorities.

Dated 31<sup>st</sup> day of October 2019.



**Damien Pfeiffer**  
**Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**

## Attachment 5 – Authorised plan-making reporting template

### Reporting template for authorised LEP amendments

#### Notes:

- The planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal.
- The Department will fill in the details of Tables 1 and 3.
- The local plan-making authority is to fill in the details of Table 2.
- If the planning proposal is exhibited more than once, the local plan-making authority should add rows to **Table 2** to include this information.
- The local plan-making authority must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date.
- The plan should be signed using the following format:  
[Name]  
[Title]  
[Council name]  
Delegate of [Council name], the local plan-making authority [date]
- A copy of this completed report must be provided to the Department with the local plan-making authority's request to have the LEP notified.

**Table 1: To be completed by the Department of Planning and Environment**

Stage	Date/Details
Planning proposal number	PP_2017_DREGI_005_01
Date sent to DPE under section 3.34(1)	21 December 2017
Gateway determination date	25 October 2018

**Table 2: To be completed by the local plan-making authority**

Stage	Date/Details	Notified regional office
Dates draft LEP exhibited	28 November 2018- 16 January 2019	
Date of public hearing (if held)		
Date draft LEP requested from PCO		
Date draft LEP received from PCO		
Date PCO Opinion requested		
Date PCO Opinion received		
Date GIS data or maps provided/requested		
Date ePlanning confirmed mapping is suitable and sent to PCO		



## Planning & Environment

Date LEP finalised		
Date sent to DPE requesting notification		

**Table 3: To be completed by the Department of Planning and Environment**

Stage	Date/Details
Notification date and details	

**Additional relevant information:**