



## PLANNING PROPOSAL

Amendments to Dubbo Regional LEP 2022 –  
Employment Lands Precinct at 13L Narromine Road  
Dubbo

# Planning Proposal

Amendments to Dubbo Regional LEP 2022 – Employment Lands  
Precinct at 13L Narromine Road Dubbo

## Prepared for

The Bathla Group

## By



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## Acknowledgement of Country

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## Executive Summary

This Planning Proposal seeks to amend Dubbo Regional Local Environmental Plan 2022 (LEP) to change the existing zoning of Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern end of 13L Narromine Road, Dubbo from IN2 Light Industrial to part B2 Local Centre and part B5 Business Development. It is noted that these zone names are expected to change to E1 Local Centre and E3 Productivity Support, respectively, as part of the Employment Zone Reforms recently exhibited by the Department of Planning and Environment (DPE).

The existing industrial land within Proposed Lot 221 has an area of approximately 66ha. It adjoins the TAFE site to the east and future sports field site to the south both zoned RU2 Rural Landscapes. Land immediately west is zoned IN2 Light Industrial.

The rezoning will give effect to Council's *Employment Lands Strategy* and *Local Strategic Planning Statement* to rezone the land for Business Development and additionally incorporates a proposal for a Local Centre to service the local area including the adjoining residential release.

Aside from addressing the strategic framework to support the Planning Proposal, this report has also been informed by a number of technical studies that address the physical and urban capability of the land as well as demand for the facility in its proposed location as follows:

- Urban Design and Master Plan prepared by Sitios
- Traffic Impact Assessment prepared by Amber Traffic and Transport
- Ecological Assessment prepared by Lodge Enviro
- Bushfire Assessment prepared by Building Code and Bushfire Hazard Solutions
- Water Cycle management, subdivision design and services prepared by Makers Engineering
- Geotechnical and Contamination prepared by Geotesta
- Aboriginal Archaeology Investigation prepared by Apex Archaeology
- Preliminary Market Potential for retail and supporting non retail floorspace prepared by Location IQ

## Introduction

### Background

This Planning Proposal seeks to amend Dubbo Regional Local Environmental Plan 2022 (**LEP**) to apply a B2 Local Centre Zone and B5 Business Development Zone within Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The land is currently zoned IN2 Light Industrial and has an area of approximately 66ha. This Planning Proposal has been prepared by GLN Planning for the Bathla Group (**Bathla**) as a proponent initiated Planning Proposal for submission to Dubbo Regional Council.

The rezoning will give effect to Council's Employment Lands Strategy to rezone the land for Business Development and to incorporate a proposal for a Local Centre to service the local area including the adjoining residential release being developed by Bathla. While this Planning Proposal references the existing B2 Local Centre and B5 Business Development zones, it is noted that these zone names are expected to change to E1 Local Centre and E3 Productivity Support, respectively, as part of the Employment Zone Reforms recently exhibited by the Department of Planning and Environment (DPE).

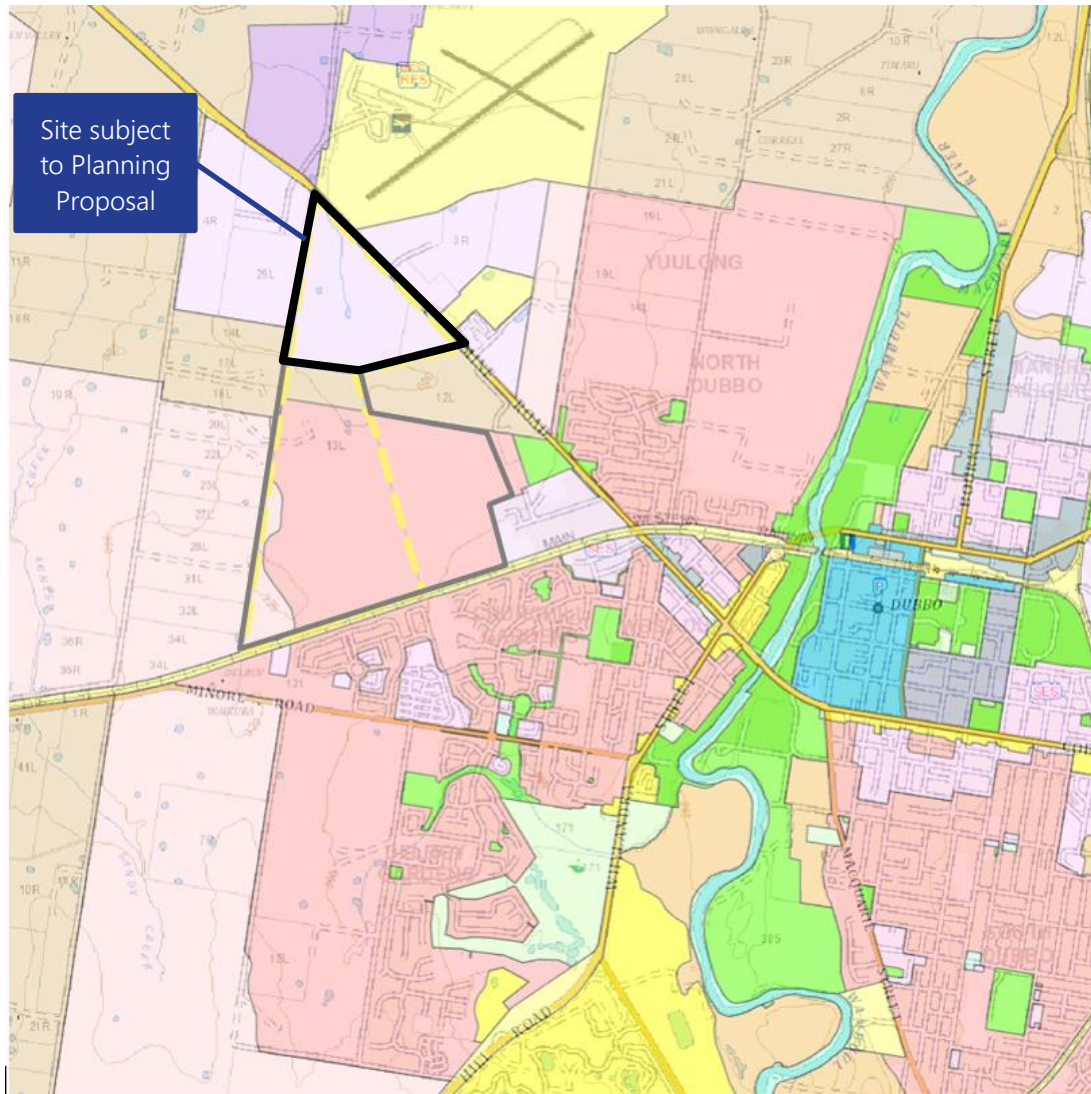
Bathla has secured an interest in approximately 272ha of land off Narromine and Jannali Roads in Dubbo. The parcel includes land currently zoned IN2 Light Industrial, RU2 Rural Landscape, R5 Large Lot Residential and R2 Low Density Residential under the LEP. The ultimate delivery of the various parts of the land will be subject to a Structure Plan which anticipates Planning Proposals and Development Applications which give effect to Council's Planning Strategies as well as support best practice planning for the future residential release. The Planning Proposals and applications to be lodged with Dubbo Regional Council for this land include:

- This Planning Proposal to rezone Proposed Lot 22 from IN2 Light Industrial to B2 Local Centre and B5 Business Development Zones (As outlined in this Planning Proposal)
- A Planning Proposal to rezone an area of R2 Low Density Residential to permit smaller and more diverse housing in a small precinct well located to the district park, shops, TAFE and potential future school site
- A Planning Proposal for minor adjustment between the R2 Low Density Residential and R5 Large Lot Residential Zone to align with the future arterial road boundary
- A Development Application for subdivision of the land zoned IN2 Light Industrial (ie Proposed Lot 22) into superlots that could also serve a future Business Development and Local Centre Zoning including provision of roads and drainage
- A Development Application for the Stage 1 residential subdivision of the R2 Low Density Residential Zone including parts of the arterial and sub arterial works and local park
- Development Applications for subsequent stages including sports fields, local parks and extensions of roads as required.



## Site Description and Context

The site comprises all the land in Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The land is located approximately 3 kilometres from the centre of Dubbo and is part of a larger area zoned IN2 Light Industry along Narromine Road. It adjoins the TAFE site to the east and future sports field site to the south, both of which are zoned RU2 Rural Landscapes. Dubbo Airport is located to the northwest. See **Figure 1**.

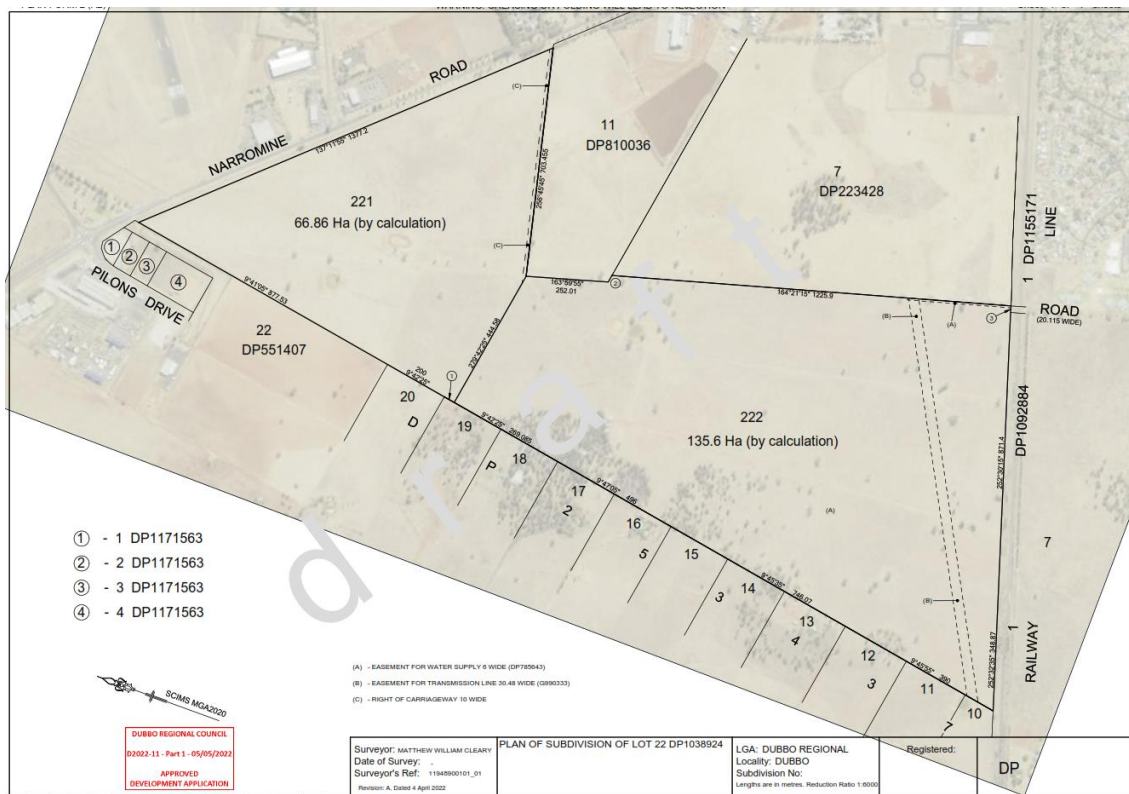


Source – ePlanning Spatial Viewer

**Figure 1 Site Location and Zoning (PP site shown black and rest of Bathla land grey)**

Proposed Lot 221 was approved as part of Development Consent D2022-11 granted on 5 May 2022 to separate the triangular shaped existing industrial land of some 66ha from the remainder of 13L Narromine Road and adjoining Bathla parcel. The bulk of this 180ha release will be progressively delivered as part of the adjoining Stage 4 South West District forming part of the West Dubbo Urban Release Area. See **Figure 2** for the approved subdivision.





Source – ePlanning Spatial Viewer

**Figure 2 Approved Subdivision Plan showing the triangular Proposed Lot 221**

Topographically the land is relatively flat with drainage from the southeast corner being conveyed toward the north west corner at Narromine Road. The site comprises grassland and there are no existing trees on site.

The biodiversity values of the grassland are discussed later in **Part 3** of this report.

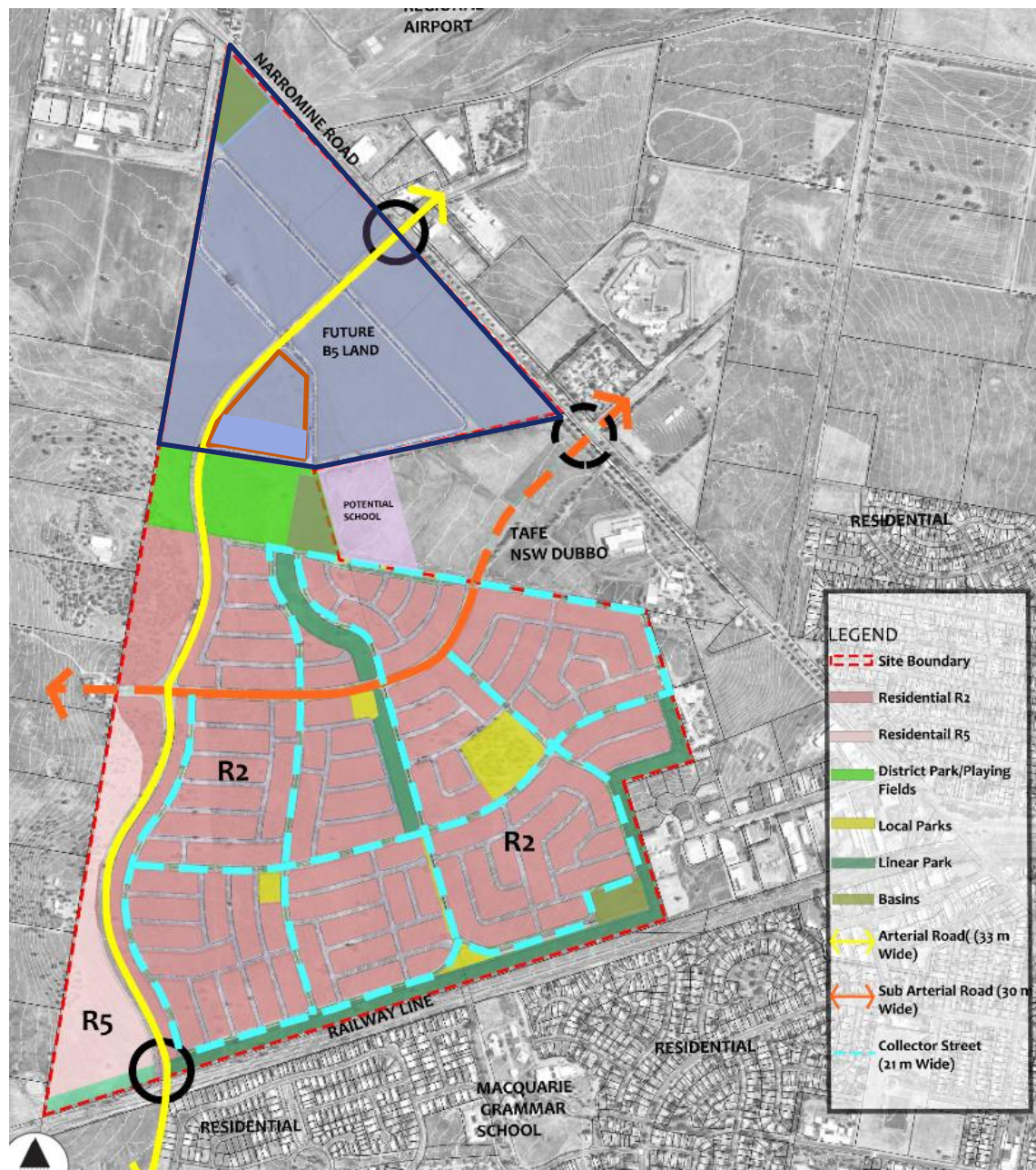
## Background to the Planning Proposal Submission

Bathla has secured a significant parcel which will create a new urban area including both residential development and employment land uses. Council's Transport Strategy has earmarked future strategic roads that will traverse from a new crossing at the rail line through the site as a means to have traffic to bypass the Dubbo Centre. The extension of this road through the industrial land to Narromine Road is likely to be the predominant route to Narromine Road. These strategic roads require connections through a large number of other parcels in Dubbo meaning the full completion of these roads may be some decades away.

Council's Employment Lands Strategy and Local Strategic Planning Statement look at the opportunity for land that now comprises Proposed Lot 221 be considered for a Business Development Zone to provide land for bulky goods and other complementary uses. The Planning Proposal will progress this initiative.

The Structure Plan at **Figure 3** also provides for the urban release of land to the south of the existing IN2 Light Industrial Zone including a new district sports field adjacent to the TAFE site (which also

has potential for a future school site) and precinct for smaller lots housing. Good planning for a more connected and resilient release would typically also seek to provide local shops and group these with other key infrastructure and densities to support the use.



Source – Sitios

**Figure 3 Structure Plan (Proposed Lot 221 shown black with Local Centre Site brown)**

The Location IQ identifies the land adjacent to the sports fields and adjacent to the arterial road as a suitable site for the retail shops, particularly given the timeframe for the completion of other roads connection that will provide alternative points of access from the release.

The Planning Proposal intends to secure these outcomes.

## Planning Proposal Requirements and Process

The DPE's *Local Environmental Plan Making Guideline* (2021) outlines the steps in progressing a Planning Proposal through to finalisation as summarised in **Table 1**.

**Table 1 Steps in progressing a Planning Proposal**

No	Step	Explanation
1	Pre-lodgement	Early analysis of the development potential of the relevant land including key environmental or site constraints, review of the strategic planning framework, obtaining advice and consultation with authorities and government agencies and identification of study requirements to underpin a planning proposal.
2	Planning Proposal	Where the planning proposal has been initiated by a proponent, council is to review and assess the planning proposal and decide whether to support and submit it to the Department for a Gateway determination.
3	Gateway Determination	Department assesses the strategic and site-specific merit of a planning proposal and issues a Gateway determination specifying if the planning proposal should proceed and whether consultation with authorities and government agencies is required
4	Post Gateway	Actioning Gateway determination conditions PPA reviews the Gateway determination and actions any required conditions prior to public exhibition.
5	Public Exhibition and Assessment	Consultation with the community, key authorities and government agencies (as required). Review of the planning proposal to address conditions of Gateway determination and submissions.
6	Finalisation	Final assessment of the planning proposal and if supported, preparation of the draft LEP, review and finalisation. Once finalised, the LEP may be made, notified and come into effect.

A formal Pre- Lodgement Meeting on 11 August 2022 identified additional work to be addressed as part of the economic analysis by Location IQ and combining the reports for the B2 and B5 assessments into the one report. This work has been carried out and supports this planning Proposal.

This Planning Proposal has been prepared having regard in key planning strategies and documents.

A planning proposal must include the following components (Section 3.33(2) of the Environmental Planning and Assessment Act):

- Part 1 – Objectives and intended outcomes – a statement of the objectives of the proposed LEP
- Part 2 – Explanation of provisions – an explanation of the provisions that are to be included in the proposed LEP
- Part 3 – Justification of strategic and site-specific merit – justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- Part 4 – Maps – maps, where relevant, to identify the effect of the planning proposal and the area to which it applies

- Part 5 – Community consultation – details of the community consultation that is to be undertaken on the planning proposal
- Part 6 – Project timeline – project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline

The following sections address this structure.

## Part 1 – Objectives of the Planning Proposal

This section provides a clear and concise description of the planning proposal written in plain English as follows:

### Objective

The objective of this Planning Proposal is to amend Dubbo Regional Local Environmental Plan 2022 for land comprising Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The Planning Proposal will rezone the land from IN2 Light Industry to part B5 Business Support (approximately 64ha) and part B2 Local Centre (approximately 2ha).

Note; The Department of Planning and Environment has recently exhibited foreshadowed changes to the references for the existing B2 Local Centre and B5 Business Development zones to E1 Local Centre and E3 Productivity Support, respectively, as part of the Employment Zone Reforms

### Intended outcomes

- To zone land to B5 to meet the long term demand for a mix of business, warehouse and specialised retail premises that require a large floor area to meet the projected undersupply of this floorspace to service Dubbo's future residential development in the west.
- To zone land to B2 to enable convenience local shops located close to the adjacent to sports field and potential new school site that will service the future residential release areas and surrounding industrial areas.

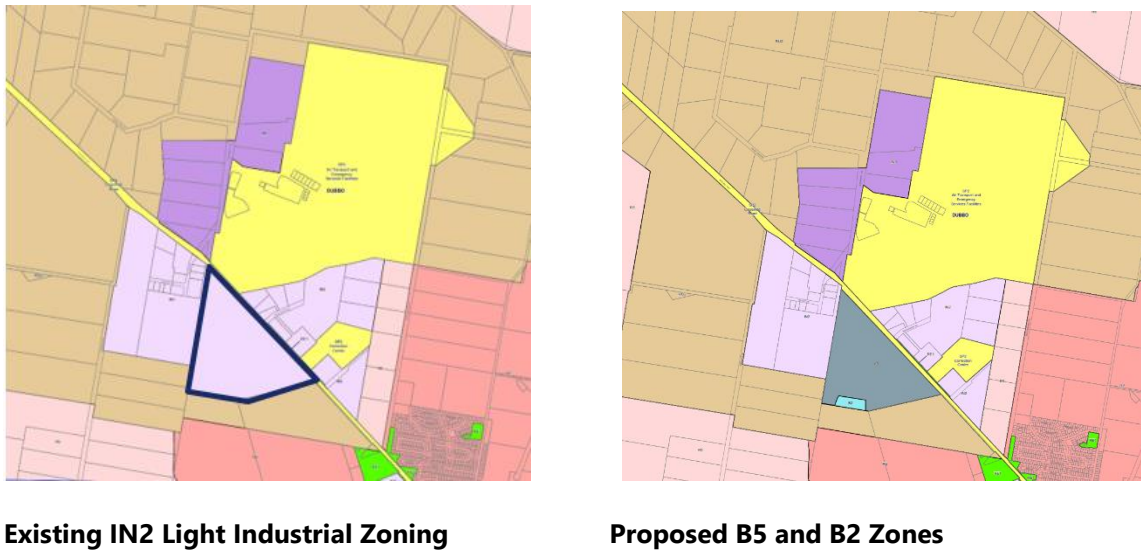


## Part 2 – Explanation of Provisions

This section provides a detailed statement of how the objectives or intended outcomes will be achieved by amending an existing LEP.

### Intended Provisions

The objectives can be achieved by amending the Land Zoning Map (Tile LZN\_001A) for Dubbo Regional LEP 2022 to show the land part B5 Business Development and part B2 Local Centre as shown in the map extracts below (**Figure 4**).



**Figure 4** Existing and proposed land use zoning

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
C1	National Parks and Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways

No other provisions of the LEP require amendment.

## Part 3 – Justification

This section provides a detailed assessment of the proposal's strategic and site-specific merit to determine whether the planning proposal should be supported.

The following sections discuss the considerations in the Department's Local Environmental Plan Making Guidelines for determining strategic merit.

### Section A – need for the planning proposal

#### Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes, the Planning Proposal is consistent with the Dubbo Regional Council Employment Lands Strategy and LSPS.

The Dubbo Regional Council Employment Lands Strategy 2018 identifies the site of the Planning Proposal within the "Airport Precinct". In respect to this area and in particular the Planning Proposal Site the Study provides the following recommendation (extracted from page 60):

*Dubbo's employment lands have largely focused towards Dubbo's east being where the majority of residential development has occurred over the last 20 years. However, with a projected undersupply of commercial floorspace and the future of Dubbo's residential development moving to the west, a commercial land supply should be considered in West Dubbo to meet demand over the long term.*

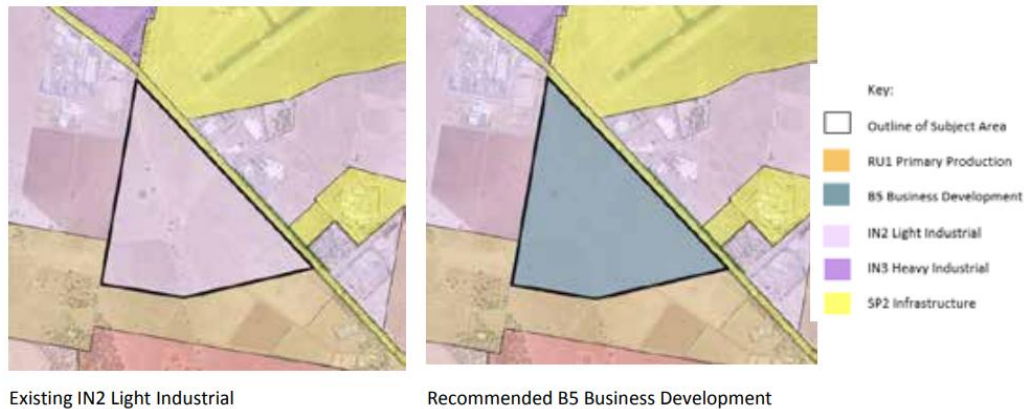
*The B5 zone allows a variety of permissible uses which would support and service the West Dubbo population catchment, nearby industrial zones and Dubbo City Regional Airport. The B5 Business Development zone is flexible in allowing a mixture of large format commercial uses including bulky goods, warehouse and distribution centres as well as a range of light industrial uses including industrial training facilities, freight transport and passenger, transport and truck depots. This provides a good mixture of uses given its location to a major highway and the airport which is the subject of major government related emergency services facilities.*

*Analysis in Part 2 of this report has shown that to meet the required industrial land supply demand in 2031, 53 to 80 hectares of industrial zoned land should be available for development. As there is currently 724 hectares of vacant/undeveloped industrial zoned land within the former Dubbo City Council area, there is an ample supply of industrial zoned land available to cater for future demand.*

*It is desirable for bulky goods uses to be consolidated and clustered together into defined areas. The land as shown below, is therefore considered suitable as it provides one large parcel rather than creating several smaller pieces of land. This rezoning would also have minimal impact on the supply of industrial zoned land or jobs, particularly noting that the current Dubbo Local Environmental Plan 2011 permits several light industrial uses within the B5 Business Development zone.*

*Prior to the rezoning of this land, an Economic Impact Assessment should be undertaken to ensure its impact on the employment land hierarchy is not significantly impacted.*





An Economic Assessment has been prepared by Location IQ and is discussed later in this Section.

The Dubbo Local Strategic Planning Statement (LSPS) was adopted by Council on 22 June 2020, providing a 20-year vision for land use planning for Dubbo and Wellington. The LSPS adopts the findings by the Employment Lands Strategy in Planning Priority 8 – *Ensure supply of employment generating land*, where Action 8.1 seeks to *Implement and progress the recommendations as contained within the Employment Lands Strategy 2019*.

While that part of the Planning Proposal that seeks to implement a B5 Business Development Zone is supported by the Employment Lands Strategy and LSPS, the proposal is to incorporate a B2 Local Centre Zone that was not specifically referenced in these documents. This is despite this part of the release being remote from other local centres and that the Development Control Plan required for urban release areas are to address measures to accommodate and control appropriate neighbourhood commercial and retail uses, and encourage higher density living around transport, open space and service nodes,

The land to the south of the Planning Proposal site is a substantial urban release and is primarily zoned as R2 Low Residential. It is noted from Precinct Map 3: Neighbourhood Centres on page 39 of the Employment Lands Strategy that the land is not well located to other local shop offerings, even after the planned future road connections to the south and east are delivered. The release is of a size that can support a local shopping centre. An important part of release area planning is to ensure the future community is well connected with access to a range of infrastructure including open space, community facilities and retail offering. Urban releases that actively plan for these outcomes are more resilient and less car dependent.

The location of the local shops within this employment lands precinct benefits from close access to the section of arterial road through the site and entry to the residential areas, while overlooking the future open space. The allocations of land for a local centre within the employment precinct and its adjacency to the Open Space at the northern end of the adjoining residential release, integrates compatible uses and minimises land use conflicts. Additionally, it does not undermine the employment function associated with the Employment Precinct and appropriately acknowledges the role this section of road will play as the sole entry to the residential subdivision in the short to medium term until completion of the connecting road infrastructure.

**Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The changes included in this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes. The proposed amendments require changes to the Land Zoning Map to provide the necessary permissible uses that will enable a successful local centre and new commercial floor space under the business development zoning.

**Section B – relationship to the strategic planning process****Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes, the Planning Proposal is consistent with the Draft Central West and Orana Regional Plan 2041.

Objective 12 the Draft Central West and Orana Regional Plan 2041 addresses Prosperity, productivity and innovation; Leverage existing industries and employment areas and support new and innovative economic enterprises

The objectives encourage councils to review their employment lands to identify opportunities, rationalise existing zones and develop appropriate planning controls as part of ongoing strategic and statutory work.

As noted in Council's Employment Lands Strategy:

*to meet the required industrial land supply demand in 2031, 53 to 80 hectares of industrial zoned land should be available for development. As there is currently 724 hectares of vacant/undeveloped industrial zoned land within the former Dubbo City Council area, there is an ample supply of industrial zoned land available to cater for future demand (p60).*

The oversupply of industrial land in this existing employment precinct prompted Council to review this site based on:

*with a projected undersupply of commercial floorspace and the future of Dubbo's residential development moving to the west, a commercial land supply should be considered in West Dubbo to meet demand over the long term.*

Council selected the Planning Proposal site in its Employment Strategy noting that:

*This rezoning would also have minimal impact on the supply of industrial zoned land or jobs, particularly noting that the current Dubbo Local Environmental Plan 2011 permits several light industrial uses within the B5 Business Development zone. p60)*

Strategy 12.1 of the Draft Central West and Orana Regional Plan 2041 encourages Council's to use strategic planning and local plans to identify local and subregional specialisations and respond to future changes in industry to allow a transition to new opportunities. The Location IQ report submitted with this Planning Proposal provides an economic assessment support the land use changes as proposed.

The incorporation of the B2 Local Centre Zoning into this area is consistent with collocating physical and social infrastructure that will support future residential releases and community resilience.

**Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

Yes, see discussion in Section 5.1.1.

**Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

The Planning Proposal is broadly consistent with Future Transport Strategy 2056 which seeks greater consideration of providing social and physical infrastructure required by future residents in releases without relying on cars. The co-location of this infrastructure as proposed in the Structure Plan enable good active transport links and location for public transport.

**Is the planning proposal consistent with applicable SEPPs?**

The Planning Proposal has been reviewed against the provisions of relevant State Environmental Planning Policies (SEPPs) to confirm the outcomes would be consistent and not compromise future applications once rezoned.

**Table 2 Assessment against relevant SEPPs**

SEPP Title	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.
Ch 2 Vegetation in non-rural areas	<p>This chapter is applicable to the existing Industrial Land and future B5 Business Development and B2 Local Centre Zones.</p> <p>Part of the land contains an endangered ecological community which may exceed the biodiversity offsets scheme threshold. This is a small part of the land which would apply whether or not the Planning Proposal proceeds. It is proposed to prepare a BDAR required at the Development Application Stage to enable biodiversity offsets if required.</p>
Ch 6 Bushland in urban areas	Not Applicable as there are no identified areas
State Environmental Planning Policy (Resilience and Hazards) 2021	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.
Ch 4 Remediation of land	Preliminary Investigations identify minor potential for contaminants associated with the former agricultural use of the land, but nothing that would prevent the proposed land use.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.
Ch 2 Infrastructure	The Mitchell Highway (Narromine Road) is a classified road Any development with frontage to a classified road must consider safe access to and operation of the classified road. Development listed in Schedule 2 to be assessed as Traffic Generating Development.

SEPP Title	Comment
	These provisions would apply to the future development of the land whether under the existing or proposed zoning.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Exempt and complying development under this SEPP will continue to apply to the land.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Under the EP&A Regulations, any development application located within 200km of the Siding Spring Observatory where the application is state significant, designated development or development specified within State Environmental Planning Policy (Planning Systems) 2021, Schedule 6 (i.e. regionally significant), is required to consider the Dark Sky Planning Guideline prepared by DPE.
State Environmental Planning Policy (Planning Systems) 2021	Further, State Environmental Planning Policy (Transport and Infrastructure) 2021 requires consultation for development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region.  While not necessary as part of this rezoning, any future DA will consider these requirements for dark sky planning, as necessary.

### Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)

The Minister for Planning and Environment issues Local Planning Directions that Councils must follow when preparing a Planning Proposal. This Planning Proposal is considered to be consistent with all applicable Section 9.1 Directions, as demonstrated within **Table 3**.

**Table 3 Assessment against Section 9.1 Directions**

Direction	Consistent
Focus Area 1: Planning Systems	
1.1 Implementation of Region Plans	The Planning Proposal is consistent with the Draft Central West and Orana Regional Plan 2041 as discussed in Section 5.2.1.
1.3 Approval and Referral Requirements	No new unnecessary referral or concurrence conditions are proposed as part of the Planning Proposal.
1.4 Site Specific Provisions	The Planning Proposal utilises appropriate zones to achieve the intended land use outcomes which do not require or impose any additional provisions or development standards and hence is consistent with this direction.
Focus Area 1: Planning Systems – Place-based	Not applicable

Direction	Consistent
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The Planning Proposal changes the IN2 Light Industrial Zone to B5 Business Development and B2 Local Centre. There is no proposal to amend or change Conservation Zones.
3.2 Heritage Conservation	<p>The Planning Proposal does not propose changes to the LEP clause or Maps relating to Heritage.</p> <p>All future Development Applications submitted will be required to comply with the relevant provisions within the LEP, National Parks and Wildlife Act and Heritage Act.</p> <p>The Planning Proposal is consistent with this Direction.</p>
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Not applicable. The site is not identified as flood prone land.
4.3 Planning for Bushfire Protection	The land is not mapped as bushfire prone land.
4.4 Remediation of Contaminated Land	Preliminary Site Investigations found low risk of contamination with further gap analysis at demolition of existing structures. There are no structures on this part of the land.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Land uses have been located to ensure access to key transport nodes/networks will be provided via appropriate road, cycle and pedestrian linkages.</p> <p>The Planning Proposal is considered consistent with this Ministerial Direction.</p>
5.2 Reserving Land for Public Purposes	Not applicable.
5.3 Development Near Regulated Airports and Defence Airfields	The site is not within Dubbo Regional Airport's ANEF contours. The site is currently zoned for industrial development and the Planning Proposal anticipates similar built form. There are no changes to development standards. Consultation with the airport will occur as required as part of exhibition of the Planning Proposal.
Focus Area 6: Housing	Not Applicable
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	The Planning Proposal will vary the existing IN2 Light Industry boundaries. However, consistency with this direction is justified based on the Council's Employment Lands Strategy and LSPS that notes the oversupply of the existing IN2 zone and demand for commercial floorspace for the growing residential population in the

Direction	Consistent
	west. The economic analysis justifying both the B5 Business Development Zone and B2 Local Centre Zone has been prepared by Location IQ and is discussed in the next section.
Focus Area 8: Resources and Energy	Not applicable
Focus Area 9: Primary Production	Not Applicable

## Section C – environmental, social and economic impact

### Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

Preliminary ecological assessment of the existing industrial land has identified the potential for the following species on site that could be impacted:

*PCT 511 – Queensland Bluegrass - Redleg Grass - Rats Tail Grass - spear grass - panic grass derived grassland of the Nandewar Bioregion and Brigalow Belt South Bioregion (approximately 9ha)*

*PCT 458 – White Cypress Pine - Buloke - White Box shrubby open forest on hills in the Liverpool Plains – Dubbo region, Brigalow Belt South Bioregion (approximately 1,400m<sup>2</sup>)*

These areas are located adjacent to the southern boundary of the existing IN2 Light Industrial land holding and the future development of this land would need to consider this constraint at the development application stage regardless of the Planning Proposal. Investigations to determine whether a Biodiversity Development Assessment Report is required are underway for the Development Application stage.

### Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

No, preliminary site investigations concluded that there is low risk of contamination and Geotechnical and Contamination. (See **Appendix A**).

An Aboriginal Heritage Assessment by Apex Archaeology found there was no sub surface archaeological potential and recommended that no further Aboriginal archaeological assessment is required prior to the commencement of development works as described in this report. (see **Appendix B**).

A Traffic Impact Assessment by Amber Traffic and Transport has informed the intersection design for the entry to the employment precinct with Narromine Road (See **Appendix C**).

The site will convey water from the adjoining residential subdivision and development on this land toward Narromine Road. Importantly the Water Cycle Management process designed by Maker Engineering will utilise dry basins to deter birds inhabiting or gathering in close proximity to the airport (See **Appendix D**)

### **Has the planning proposal adequately addressed any social and economic effects?**

The economic analysis supporting both the B2 Local Centre and B5 Business Development Zone has been prepared by Location IQ and looks at the demand and impact of the Planning Proposal. The Location IQ Report is at **Appendix E**.

As noted previously the Planning Proposal site adjoins a large residential release which is relatively isolated with physical barriers including railway line and Mitchell Highway. Road proposals which will better link the release to other community facilities and retail services will not be provided in the short term. Good release area planning focusses on the connections to and co-location of social infrastructure, in this case district open space, TAFE site, site for potential school and a retail site which provides the northern border to the district park.

## **Section D – Infrastructure (Local, State and Commonwealth)**

### **Is there adequate public infrastructure for the planning proposal?**

Public utilities services can be extended to the site as outlined in the Utilities Services Report prepared by Maker Engineers at **Appendix F**.

A new intersection will be required to access Narromine Road to access the site which will be part of the broader planning for the arterial roads in Council's Planning and Transport Strategy.

## **Section E – State and Commonwealth Interests**

### **What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination**

Preliminary consultation has been undertaken with Transport for NSW and DPE concerning State Government interests in relation to this and the adjoining residential urban release area.



## Part 4 Mapping

The following map tiles are proposed to be amended as part of the Planning Proposal.

Map	Tile Number
Land Zoning	Sheet LZN_001A

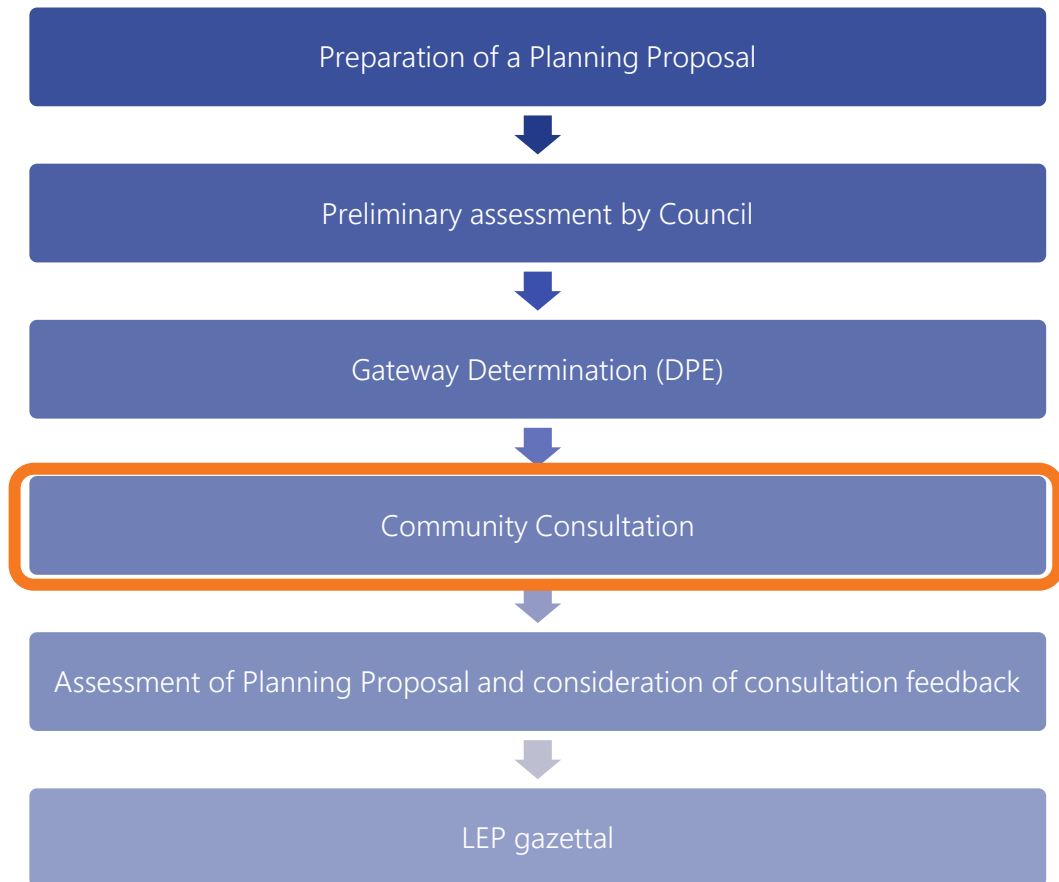
The existing and proposed LZN\_001A map tiles referenced by the existing and proposed zoning in Dubbo Regional LEP 2022 are provided at **Appendix G**.

## Part 5 Community Consultation Approach

Schedule 1, clause 4 of the EP&A Act requires the relevant planning authority to consult with the community for PPs to amend an LEP in accordance with the Gateway determination.

The Dubbo Regional Council Community Participation Plan identifies that PPs are required to be notified for a minimum period of 28 days (unless this timeframe is modified as part of the Gateway Determination process). Community consultation is required to be undertaken by written notice and on the website. However, this will be a process for Council and DPE to undertake.

The key steps in relation to the PP are outlined below showing when community consultation occurs in the process.



**Figure 5** Key steps in Planning Proposal process

## Part 6 Project timeframe

The project timeline provides a mechanism to monitor and resource the various steps required to progress planning proposal through the plan making process. The following table provides estimated timeframes for the various steps.

**Table 4 Project timeframe**

Step	Anticipated Date
Consideration by Council	4 <sup>th</sup> October 2022
Council Decision	21 <sup>st</sup> October 2022
Gateway Determination	8 <sup>th</sup> November
Pre-Exhibition	15 <sup>th</sup> November
Public exhibition period	22 <sup>nd</sup> November – 20 <sup>th</sup> December 2022
Consideration of submissions	21 <sup>st</sup> January 2023
Post-exhibition review and additional studies	24 <sup>th</sup> March 2023
Submission to the Department for finalisation (where applicable)	3 <sup>rd</sup> April 2023
Gazettal of the LEP amendment	28 <sup>th</sup> April 2023

## Conclusion

This Planning Proposal seeks to amend Dubbo Regional Local Environmental Plan 2022 to apply a B2 Local Centre Zone and B5 Business Development Zone within Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The land is currently zoned IN2 Light Industrial and has an area of approximately 66ha.

The rezoning will give effect to Council's Employment Lands Strategy to rezone the land for Business Development and to incorporate a proposal for a Local Centre to service the local area including the adjoining residential release being developed by Bathla. A Structure Plan has been prepared that seeks to collocate community infrastructure and uses such as shops, potential future school and TAFE adjacent to new sports fields. It is intended the adjacent residential area will also include smaller lots to maximum the benefit of this strategic grouping of facilities.

The Planning Proposal is consistent with Local and State Strategies in relation to employment lands whilst incorporating local convenience shops that will deliver a more socially integrated and equitable release including place making and community building outcomes.

## Glossary

Abbreviation	
CBD	Central Business District
Council	Dubbo Regional Council
DPE	Department of Planning and Environment
LEP	Local Environmental Plan
SEPP	State Environmental Planning Policy

# APPENDIX A: GEOTECHNICAL AND CONTAMINATION REPORTS





# APPENDIX B: ABORIGINAL HERITAGE ASSESSMENT

**B.1:**

# APPENDIX C: TRAFFIC AND TRANSPORT ASSESSMENT

C.1:

# APPENDIX D: WATER CYCLE MANAGEMENT REPORT



## APPENDIX E: ECONOMIC ANALYSIS





# APPENDIX F: UTILITIES SERVICES REPORT



## APPENDIX G: MAPS

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