

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-3222):** to rezone land at Part Lot 22 DP1038924, 13L Narromine Road, Dubbo for the purposes of an employment lands precinct

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Dubbo Regional Local Environmental Plan 2022 to rezone land from IN2 Light Industrial to part zones E3 Productivity Support and E1 Local Centre for the purposes of creating an employment lands precinct at Part Lot 22 DP1038924, 13L Narromine Road, Dubbo should proceed subject to the following conditions:

1. Prior to commencing community consultation, the planning proposal is to be updated to:
  - a. Include the proposed draft mapping to reflect the employment lands transitional zone amendments.
  - b. Include objectives and explanation of provisions for the local clause restricting the gross floor area of retail and supermarket floor space within the precinct and requiring an economic impact assessment to demonstrate consistency with the Dubbo Employment Lands Strategy.
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, 2022) and must be made publicly available for a minimum of 20 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022).
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:
  - Transport for NSW
  - Biodiversity Conservation Division
  - NSW Rural Fire Service
  - Civil Aviation Safety Authority

Each public authority/agency 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 days to comment on the proposal.

4. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
5. The LEP should be completed within (nine) 9 months of the date of the Gateway determination.

Dated

2<sup>nd</sup> day of May

2023.



**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning and Environment**

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