



Mr Murray Wood  
Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Our ref: PP-2022-3222/IRF23/757

**Attention: Mr Steven Jennings, Manager Growth Planning**

Dear Mr Wood

**Planning proposal PP-2022-3222 to amend Dubbo Regional Local Environmental Plan 2022 – Employment Lands Precinct, Part Lot 22 DP 1038924, 13L Narromine Road, Dubbo**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal 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 DP 1038924, 13L Narromine Road, Dubbo.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before nine (9) months of the date of the Gateway Determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ms Jenna McNabb to assist you. Ms McNabb can be contacted on (02) 5852 6811.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', written in a cursive style.

2 May 2023

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

Encl: Gateway determination