

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

Our ref: PP-2023-2320/IRF24/357

Dear Mr Wood

Planning proposal PP-2023-2320 to amend Dubbo Regional Local Environmental Plan 2022

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) and additional information received on 22 March 2024 to reduce the minimum lot size for 20L Rocky 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 directions of the Minister under section 9.1 of the Act relating to Direction 4.1 Flooding and Direction 4.3 Planning for Bush Fire protection.

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 3 February 2025. Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The Western Region Team of the Department of Planning, Housing and Infrastructure should be copied into the request at westernregion@planning.nsw.gov.au. The request must include the drafting instruction template, planning proposal and gateway determination.

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, Housing and Infrastructure, August 2023) 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 Jasper Allenby to assist you. Mr Allenby can be contacted on 9228 6136.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

Garry Hopkins
Director Western Region

Encl: Gateway determination

11 April 2024