

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

Our ref: IRF23/3395

Dear Mr Wood

**Planning proposal PP-2023-2820 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 14 December 2023 in respect of the planning proposal to rezone and reduce the minimum lot size for the North West Dubbo Precinct.

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. In addition, the Department supports the intent of the dwelling density targets for the precinct, however the mechanism to achieve this (being the included dwelling density map) is not supported at this stage. The Department will work with Council to develop an appropriate mechanism to achieve the objective prior to exhibition and Agency consultation.

Further information, and consultation with relevant State Government agencies, is required to obtain the agreement of the Secretary to comply with the requirements of applicable directions of the Minister under section 9.1 of the Act. These Directions include 4.1 Flooding, 4.3 Planning for Bushfire Protection, 4.4 Remediation of Contaminated Land, 5.1 Integrating Land Use and Transport. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority, as Council is a landowner within the Precinct.

The amending local environmental plan (LEP) is to be finalised on or before 11 October 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Amanda Bowman to assist you. Ms Bowman can be contacted on 5852 6808.

Yours sincerely



**Garry Hopkins**  
Director, Western Region  
Local and Regional Planning

Encl: Gateway determination

24 January 2024