



## Department of Planning, Housing and Infrastructure

Mr Murray Wood  
CEO  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Our ref: PP-2024-2240/ IRF24/2555

Dear Mr Wood

### **Planning proposal PP-2024-2240 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 in respect of the planning proposal to permit Residential Accommodation in the E2 Commercial Centre zone and amend Schedule 1 Additional Permitted Use of the Dubbo Regional Local Environmental Plan (LEP) 2022.

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. I note that in the interest of increasing the density of the commercial core within the Dubbo CBD and delivering accommodation options for temporary workers, I have recommended that only medium density typologies are permitted with consent. In light of this, I also recommend that Additional Permitted Use, Item 18 is retained for the Wellington CBD.

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 28 August 2025. 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, Housing and Infrastructure.

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 Jenna McNabb to assist you. Ms McNabb can be contacted on 5852 6811.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'llhe' followed by a long horizontal stroke.

29/11/2024

**Chantelle Chow**  
**Acting Director, Southern Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination