

Planning Proposal

Amendment to Dubbo Regional
Local Environmental Plan 2022:
Minimum lot size change

34L Pinedale Road Dubbo

Amended November 2024

Contents

1.0	Overview.....
1.1	Introduction
1.2	Background
2.0	Objectives and intended outcomes
2.1	Objectives.....
2.2	Intended outcomes.....
3.0	Explanation of provisions
4.0	Justification of strategic and site specific merit
5.0	Maps.....
6.0	Community Consultation
7.0	Project Timeline
8.0	Conclusion.....
	Appendix 1: Preliminary Ecological Constraints Assessment (Umwelt Australia Pty Ltd).. Appendix 2: Bushfire Risk Assessment (BPAD, 2024)..... Appendix 3: Aboriginal Cultural Heritage Report (Dubbo LALC) 2022 Appendix 4: Aboriginal Heritage Inventory Management System (AHIMS) search result.... Appendix 5: Preliminary Contamination Investigation, Envirowest 2024

1.0 Overview

1.1 Introduction

The following Planning Proposal has been prepared under section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Department of Planning, Housing and Infrastructure (DPHI) guidelines in support of a proposed Minimum Lot Size (MLS) change at Lot 103 DP 1143590, 34L Pinedale Road, Dubbo. The amendment of Dubbo Regional Local Environmental Plan 2022 (LEP) seeks to reduce the MLS of the subject site from 8ha to 5ha to permit additional lots via subdivision.

1.2 Background

The applicant has been working with Council on a reduced minimum lot size for this land since November 2012. During this time a number of submissions and studies have been completed by the applicant to support in principle a reduction in the minimum lot size for Lot 103. At the same time, Council has completed and commissioned a number of studies to determine whether further large lot residential development to the east of Dubbo is wise considering a number of environmental factors, infrastructure, density and the city's planned precinct developments. These reports concluded that development in East Dubbo should be supported providing environmental concerns were addressed and that infrastructure could support increased densities in this precinct.

Pre-lodgement meetings have been held with DRC planning staff over the last 18 months to ensure the level of detail submitted with this Proposal is adequate.

Submission of this Planning Proposal is the final formal process from the above negotiations over the last 14 years.

2.0 Objectives and intended outcomes

2.1 Objectives

To amend the Dubbo Regional Local Environmental Plan 2022 minimum lot size of the subject site from 8 hectares to 5 hectares to enable the creation of additional large lot residential lots.

2.2 Intended outcomes

- To permit additional lots for large lot residential dwellings and facilitate further subdivision which is consistent with adjoining lots.
- Contribute to the diversity of lot sizes and satisfy consistent demand for housing.
- Greater land use efficiencies in the development of currently zoned and serviced large lot residential land.

3.0 Explanation of provisions

The subject land currently has a minimum lot size of 8 hectares. The proposal is to reduce the minimum lot size to 5 hectares. This is a mapping-only change to the LEP. No written provisions require amendment.



Figure 1: Existing lot size.
Source: NSW Planning Portal

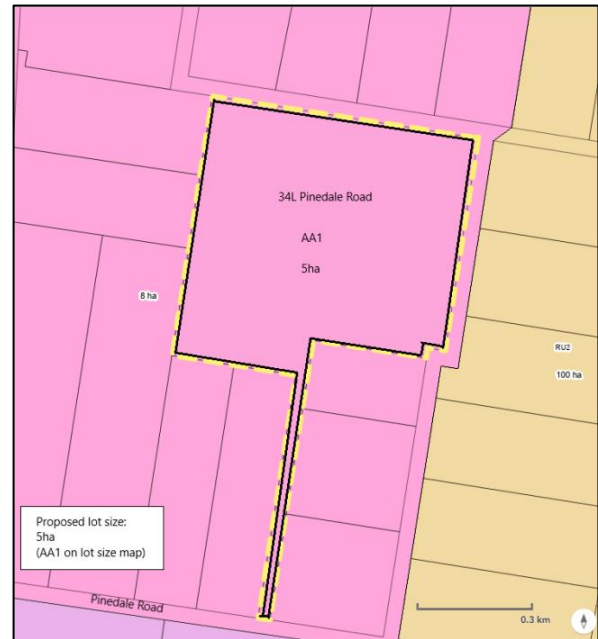


Figure 2: Proposed lot size.
Source: NSW Planning Portal



Figure 3: Recent aerial showing surrounding development.

4.0 Justification of strategic and site specific merit

The planning proposal seeks to reduce the minimum lot size for the subject land from 8ha to 5ha.

The following information complies with Part 3 of the LEP Making Guideline (DPHI, Aug 2023).

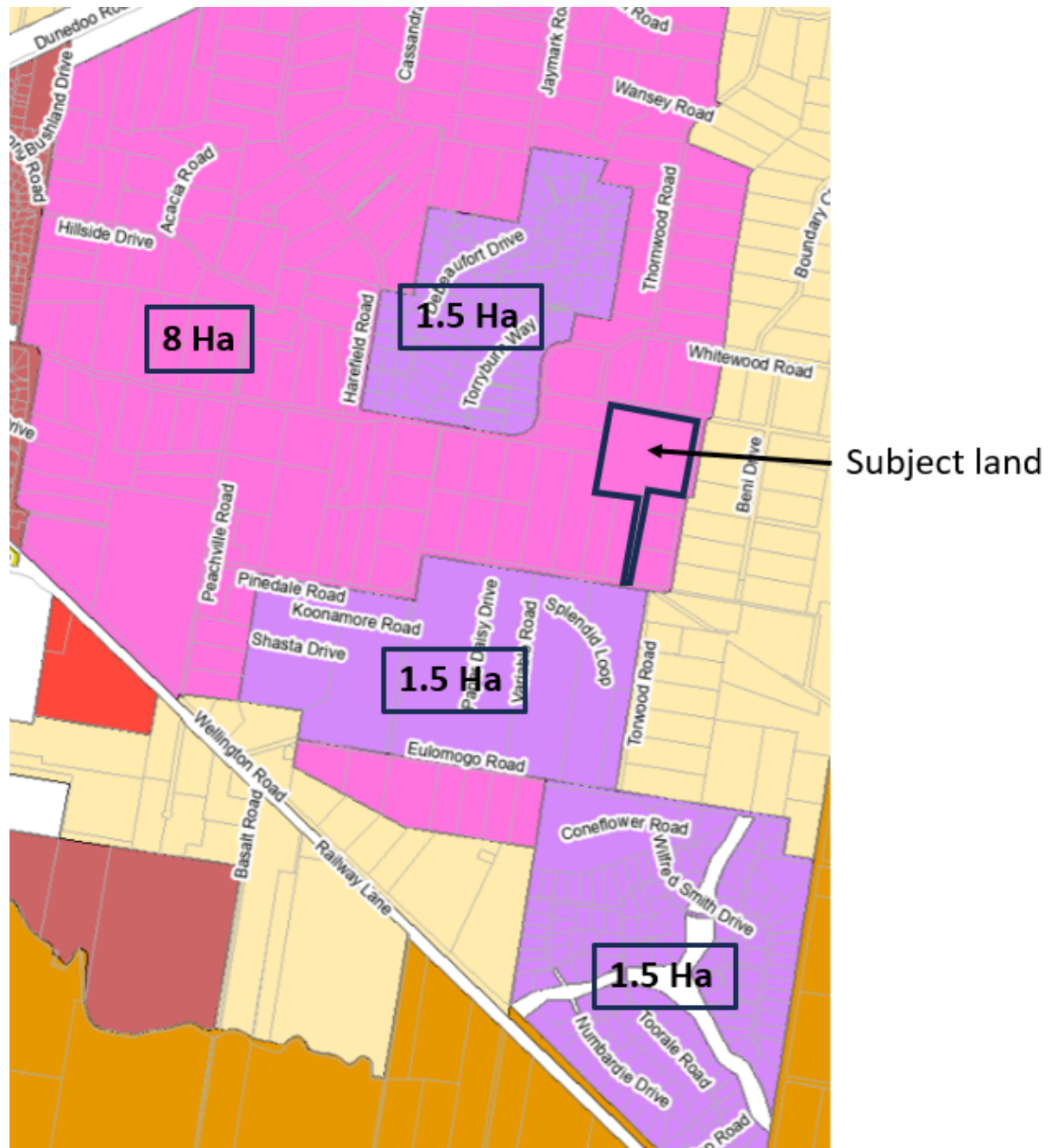
Table 1: Matters for consideration

#	Question	Considerations
Section A – need for the planning proposal		
1	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	

Strategic Merit

The Planning Proposal seeks to retain the current zoning of the land as R5 Large Lot Residential and to amend the minimum allotment size for subdivision of the land from 8 hectares to 5 hectares.

Surrounding Lot Size Configuration and the location of the land is shown below:



The land has an overall area of 44.8 hectares. The current and proposed lot yield possible from subdivision of the land (notwithstanding assessment processes and detailed consideration of environmental impacts) is as follows:

- Current minimum lot size of 8 Ha = 5.6 lots
- Proposed minimum lot size of 5 Ha = 8.96 lots

However, owing to the physical characteristics of the land, which includes the need for an access road to Pinedale Road, this effectively changes the developable site area to 42.6 hectares. Based on this site area the relevant lot yields are as follows:

- Current minimum lot size of 8 Ha = 5.33 lots
- Proposed minimum lot size of 5 Ha = 8.52 lots

This presents a total number of additional lots of 3 as a result of this Planning Proposal.

Dubbo Urban Areas Development Strategy

The Dubbo Urban Areas Development Strategy (including the Dubbo Residential Areas Development Strategy) was first adopted by Council in 1996. The Strategy forms the basis for the land use zonings and planning controls provided in the Dubbo Regional Local Environmental Plan 2022.

The subject land is situated in the Eastern Sub District in the Strategy. The Strategy lists the Sub District as providing the following functions:

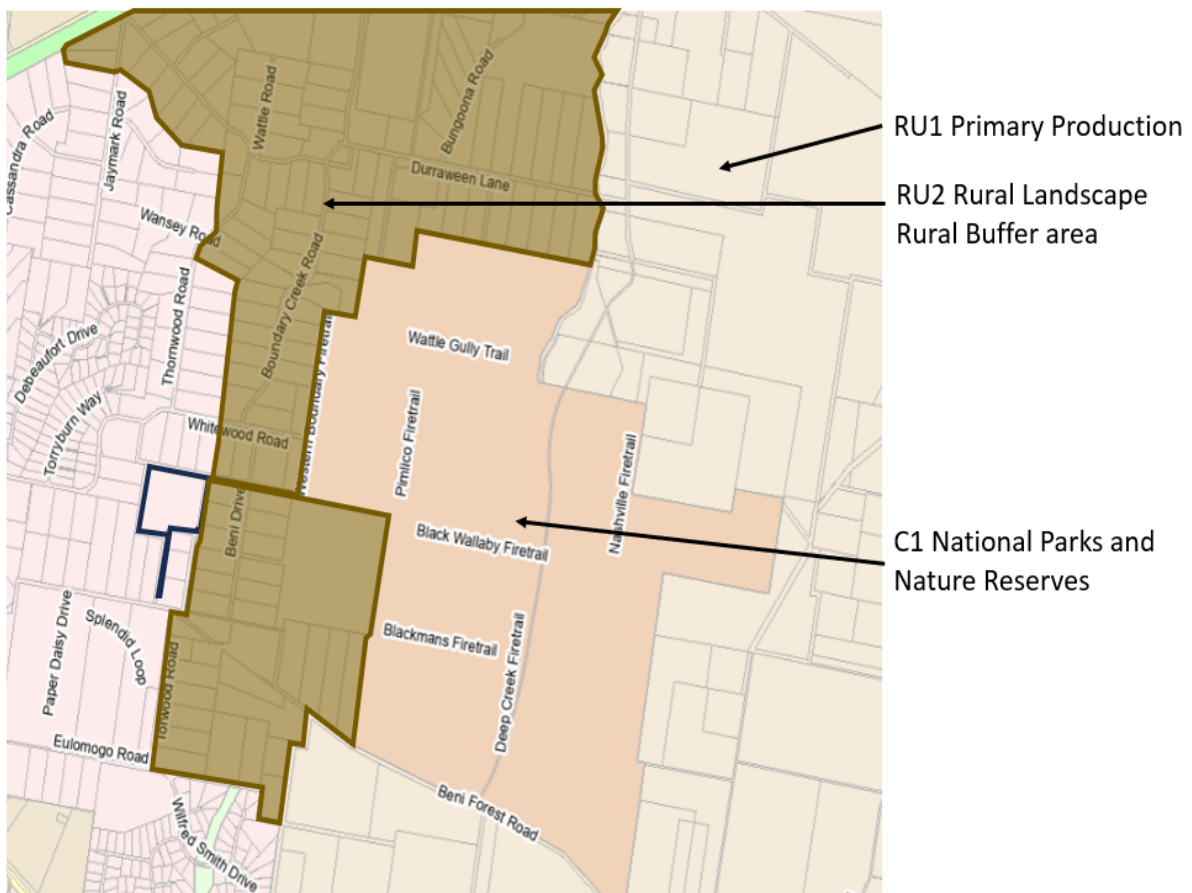
- *Providing the buffer area necessary to protect agricultural enterprises in the Rural Area from conflict with urbanisation; and*
- *Protection of transport corridors from increased access points and reduced safety and traffic efficiency resulting in reduced speed limits on the city approaches.*

The Strategy also details the following policies for further development of the Sub- District:

- *Confirm the residential market targets for the subdistrict as Urban Fringe only;*
- *Only limited municipal services to be provided;*
- *Confirm the existing residential 1(c) zonings where already in place;*
- *No further fragmentation of the Buffer area;*
- *Further development only where environmental issues have been resolved;*
- *Council to promote future development of an environmentally conscious nature, ie. reduced contribution to dryland salinity, erosion control, revegetation, habitat and watercourse protection, efficient effluent disposal etc through its environmental management programs;*
- *Consider need for, and the provisions of, a Transport Corridor Zone to protect efficiency and safety without the need for reduced highway speeds;*
- *Protection of transport corridors to consist of restrictions on creation of new access points to frontage properties, restrictions on further subdivision and*
- *restrictions on rezoning for residential purposes within the designated transport corridors;*
- *Creation of a “buffer” zone, based on the Rural Strategy provisions for Buffer creation, policy 10 of the Central District Strategy p. 62;*

- Consider the creation of a zone to manage small acre areas which have potential for further subdivision to sizes greater than that permissible in present 1(c) zones;
- Allow no further development (subdivision) in the area generally bounded by Peachville Rd, Eulomogo Rd and Whitewood Rd, pending the outcome of the dryland salinity study, as outlined in the Rural Strategy (Central District Strategy page 61 Policy 4); and
- Restrictions on the construction of further dwellings on existing holdings to be removed subject to environmental limitations.

The following shows the site in the context of the Rural Buffer area as included in the Dubbo Residential Areas Development Strategy.



Comment

At the centre of the consideration of the Dubbo Urban Areas Development Strategy in this area is the following:

- The impacts of development on dryland salinity within the Troy Creek catchment.
- Maintenance of an effective buffer area necessary to protect rural enterprises from land use conflict.

It is considered that the proposed change to the minimum allotment size from 8 Ha to 5 Ha is consistent with the Land Use Strategy on account of the following:

- The large lot size proposed of 5 hectares in the context of surrounding development and the general character of development across the immediate locality.
- The proposed lot sizes are not likely to provide any further salinity impacts to the Troy Gully catchment having regard to the salinity strategy that was prepared and approved with the Daisy Hill Planning Proposal for land immediately to the south of the subject site and the large lot sizes proposed.
- The Planning Proposal will not result in any impact to the integrity or use of land to the east of the subject site, which is zoned RU2 Rural Small Holdings and effectively provides the role of a buffer area between rural lands and the wider Dubbo urban area.
- Development data for land zoned R5 Large Lot Residential shows that in the last 3 years, a total of 38 dwellings have been approved on land within this zone across the Dubbo Regional Local Government Area. At the current time there is only one other active subdivision development on land zoned R5 Large Residential. In addition, there are no other active land developments with the proposed minimum allotment sizes or subdivision.

Review of the Dubbo Urban Areas Development Strategy

Council was successful in receiving funding from the Federal Government under the Housing Support Program. This funding will allow Council to undertake a review of the Dubbo Urban Areas Development Strategy.

It is considered that the subject Planning Proposal should proceed prior to the completion of this strategic work based on the following:

- This Planning Proposal was commenced and formally considered by Dubbo Regional Council prior to this funding announcement.
- This Planning Proposal is effectively a 'left over' matter from previous considerations of planning and land use work undertaken in the immediate locality.
- It is considered that based on compliance with the provisions of the Dubbo Urban Areas Development Strategy and the character of surrounding development and planning controls in the locality that the Planning Proposal has strategic merit.

- | | | |
|----------|--|--|
| 2 | Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? | Discussions with Council have revealed that the use of clause 4.6 to vary a development standard in this case is not appropriate and that a change to the LEP minimum lot size controls is a better approach for this matter. A Planning Proposal is a more rigorous and comprehensive analysis of existing controls and environmental matters and ensures no precedent is set for ad-hoc applications to Council. |
| 3 | Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)? | <p>The Central West and Orana Regional Plan 2041 applies to the Dubbo LGA. This plan outlines the strategic direction across a range of environmental, economic and social matters with a focus on smart and sustainable outcomes. Objective 15 relates to this PP and the strategies within this section are assessed below:</p> <p><i>Strategy 15.1 When planning for new rural residential development consider:</i></p> <ul style="list-style-type: none">• <i>proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services</i> |
-

Comment: The lot is within an existing R5 settlement with surrounding land already developed into a range of lot sizes. Complies.

- *avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to such land*

Comment: The lot is zoned R5, surrounding land is already developed for large lot residential. This lot is appropriately distanced from primary production lands.

- *avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards*

Comment: The land is not included in any high environmentally significant areas. As the property is bushfire prone, a bushfire risk assessment has been assessed and a report can be seen in Appendix 2. A Preliminary Ecological Constraints Assessment, Bushfire Risk Assessment and Aboriginal Cultural Heritage Report have also been prepared (Appendices 1, 2 and 4).

- *provision of a sustainable water supply through reticulated water supply, roof catchment and/or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000*

Comment: The land is already connected to the city's reticulated water supply. Individual dwelling basic commitments in time will backup this supply.

- *impacts on the groundwater system*

Comment: Umwelt's assessment of ecological constraints addresses any potential for groundwater impacts.

- *future growth opportunities of the closest local centre, nearby urban land uses and any across LGA-boundary land use compatibility issues*

Comment: Dubbo is a growing regional centre. This reduction in MLS presents an opportunity to facilitate efficient use of already zoned R5 land and provide new accommodation options.

- *context in terms of supply and demand across the subregion*

Comment: Demand for large lot residential has remained high in the Dubbo LGA for many years. Smaller R5 lots have been

		<p>released recently. These lots will satisfy a different market and provide greater lot variety.</p> <ul style="list-style-type: none">• <i>cost effective service supply</i> <p>Comment: With existing services in place including water and garbage services, cost efficiencies are already gained.</p>
4	Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan	<p>Dubbo Local Strategic Planning Statement (LSPS)</p> <p>Planning Priority 13: Manage R5 zoned land.</p> <ul style="list-style-type: none">- 13.1 Review the LEPs zone boundaries, land use tables and subdivision minima to ensure rural lifestyle development is contained within existing zoned areas or highlights areas contained in the Rural Issues Paper 2019 and does not have the potential to adversely impact on the primary production potential of rural land. <p>Comment: This Proposal is contained within existing zoned R5 land and is a short-term action for Council. Complies.</p> <p>Planning Priority 19: Create an energy, water and waste efficient city</p> <ul style="list-style-type: none">- Council is committed to creating a water sensitive city which maximises water resources, increases water security & responds to increasing temperatures.- Comment: This proposal involves the utilisation of an existing town water supply to the site which eases excess pressure on local groundwater supplies and can be monitored.
5	Is the planning proposal consistent with any other applicable State and regional studies or strategies?	<p>No other applicable studies or strategies relevant to this minor PP.</p>
6	Is the planning proposal	<p>Please refer to Table 2 for this assessment.</p>

consistent with applicable SEPPs?		
7	Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?	Please refer to Table 3 for this assessment.
8	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	<p>Appendix 1 includes Umwelt's assessment of Preliminary Ecological Constraints. The potential for critical habitat, threatened species & habitats on the site was analysed with this assessment. In summary of their assessment:</p> <ul style="list-style-type: none">- The site is not identified on the NSW Biodiversity Values Map and is zoned R5.- Plant Community Types include 267 (white box et al) and 469 (white cypress pine et al). Grasslands across the site appear to be low & unlikely to support enough native elements to conform.- No threatened species are known to occur on the site.- The avoidance and retention of timbered vegetation would constitute a favourable outcome for biodiversity and result in the maintenance of current biodiversity values of the site.
9	Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	<p>Environmental effects include matters such as bushfire hazard, contamination, flooding and landslip. The following assessments have been completed with summaries of relevant information included.</p> <p>Preliminary Contamination Investigation (Envirowest Consulting/Barnson) March 2024</p> <ul style="list-style-type: none">- The site is not listed as contaminated on any of Council's contaminated sites registers.

- The site is not listed on any of the EPA/Safework/POEO public registers or any other Govt agency contaminated sites registers.
- Review of historic imagery & local knowledge does not identify any prior contaminating land uses. Prior uses include the keeping of sheep and horses.
- No evidence of orchards, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history, desktop study and past owners. No agricultural chemicals or other contaminant sources are known to have been used on the site.
- Based on the above, further detailed contamination investigations are not necessary and the land is appropriate to be further developed.

Bushfire Assessment (Bushfire Planning and Design) 2024

- The land includes category 1 and 2 bushfire prone land.
 - Access to the site for firefighting vehicles is available from Pinedale Road. This long access handle is considered appropriate and with Planning for Bushfire Protection (PFBP) 2019 allowing measures for occupants of future lots to be self-sufficient in protecting properties through enhanced asset protection zones (APZ) and other design measures, access is able to comply with PFBP.
 - Nearest fire brigade services are 9.2km from the site (Wheelers Lane) and 2.7km (Eulomogo Road). Both could provide fast access to the site.
 - Reticulated water is available to the site and any dwellings would have to comply with PFBP firefighting requirements.
 - Development of the site with a reduced lot size presents an opportunity for grasslands to be better managed through additional APZ's and newly available water connections. A safer outcome for the site.
 - Overall, the proposed reduction in MLS complies with PFBP.
-

Preliminary Ecological Constraints Assessment (Umwelt) 2023

- The site is not identified on the NSW Biodiversity Values Map and is zoned R5.
- Plant Community Types include 267 (white box et al) and 469 (white cypress pine et al). Grasslands across the site appear to be low & unlikely to support enough native elements to conform.
- No threatened species are known to occur on the site.
- The avoidance and retention of timbered vegetation would constitute a favourable outcome for biodiversity and result in the maintenance of current biodiversity values of the site.

Other matters

The site is not floodprone nor subject to landslip.

10 Has the planning proposal adequately addressed any social and economic effects?

Aboriginal Cultural Heritage Survey Report (Dubbo Local Aboriginal Land Council, G Toomey) 2022

- Survey was conducted in person on foot.
- Keeping of animals on site may have caused any tool flakes to be moved around. Property is located on a slope – any remnants possibly washed away.
- The project is not likely to affect any significant known or potential Aboriginal cultural heritage features as identified by the survey. Refer to **Appendix 3** for this report.

A search of the AHIMS (Aboriginal Heritage Inventory Management System) in 2024 revealed no Aboriginal sites or places on the lot with a buffer of 50m from the boundaries. Refer to **Appendix 4** for this result.

The social and economic effects of the planning proposal are expected to be positive. Reducing the minimum lot size will create additional lots for large lot residential development and have positive impacts on the current demand for housing while also providing employment opportunities during approval and

		construction stages. The new minimum lot size will fit with the existing subdivision pattern in the locality and not look out of place. See section 5.0 for map detail.
11	Is there adequate public infrastructure for the planning proposal?	Public infrastructure utilised for this site includes water and sealed roads. These are considered adequate. It is acknowledged that servicing of the site is the responsibility of the developer.
12	What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

Table 2: State Environmental Planning Policy (SEPP) review

SEPP	Consistency
SEPP (Biodiversity & Conservation) 2021	Applicable. Not directly relevant to the proposal. Consistent, any future development will be assessable against this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable. Not directly relevant to this proposal. Consistent, any future development will be assessable against this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable & relevant. Consistent, any future development will be assessable against this policy.
SEPP (Housing) 2021	Applicable & relevant. Consistent – any future development will be assessable against this policy.
SEPP (Planning Systems) 2021	Not relevant to this proposal at this time.
SEPP (Industry & Employment) 2021	Not relevant to this proposal at this time.
SEPP (Precincts – Regional) 2021	Not relevant to this proposal.
SEPP (Primary Production) 2021	Not relevant to this proposal.
SEPP (Resilience & Hazards) 2021	Relevant to this proposal. Chapter 4 provisions complied with in requiring certain checks of land prior to considering a rezoning application (or land involving a change to development standards). Preliminary Contamination Investigation (PCI) carried out by Envirowest 2024 revealed land is suitable for increased lot density on the land. Refer to Appendix 5 for the PCI.
SEPP (Resources & Energy) 2021	Not relevant to this proposal.
SEPP (Sustainable Buildings) 2021	Not relevant for this proposal.
SEPP (Transport & Infrastructure) 2021	Applicable. Not directly relevant to this proposal. Any future development to comply with the provisions of this policy.

Table 3: Ministerial Directions review
(section 9.1 of the EP&A Act 1979)

Ministerial direction	Consistency
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	This Planning Proposal is consistent with the Central West and Orana Regional Plan 2041. Refer to section 3 of Table 1 above for detail.
1.2 Development of Aboriginal Land Council land	Not applicable to this Proposal.
1.3 Approval and Referral requirements	This proposal does not include provisions to require the concurrence or referral to a Minister or public authority nor cite future applications as designated development. Complies.
1.4 Site specific provisions	Applicable. Complies – this Proposal does not include provisions for the Dubbo Regional LEP in addition to that already contained within the LEP. The minimum lot size proposed is already contained within the Dubbo Regional LEP (DRLEP) – this is the only change proposed at this stage.
1.4A Exclusion of Development Standards from variation	Applicable. Complies – this proposal does not introduce exclusions to the application of clause 4.6 in the DRLEP.
1.5-1.22 (incl)	The site is not included in the areas covered by these directions. Not relevant to this proposal.
Focus area 2: Design and Place	
[This Focus Area was blank when the Directions were made]	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation zones	Relevant. Complies – this Proposal does not include provisions that alter any conservation standards that apply to the land.
3.2 Heritage conservation	Relevant. Complies – the land was surveyed for items of Aboriginal Cultural Heritage. No items were found at the time of inspection. Refer to question 10 in Table 1 above for further detail. The land does not contain items protected under the <i>National Parks and Wildlife Act 1974</i> .
3.3 Sydney Drinking Water Catchments	Not relevant to this proposal.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not relevant to this proposal.
3.5 Recreation vehicle areas	Relevant. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.

3.6 Strategic Conservation Planning	This proposal does not relate to land that is identified as avoided land or a strategic conservation area. Not applicable to this proposal.
3.7-3.10	Not applicable to this proposal – the subject land is not included in the provisions of the directions.
Focus Area 4: Resilience & Hazards	
4.1 Flooding	Not relevant to this proposal – the land is not flood prone. Complies.
4.2 Coastal management	Not relevant to this proposal.
4.3 Planning for Bushfire Protection	<p>Relevant. The land is bushfire prone.</p> <p>The proposal complies with the following directions:</p> <ul style="list-style-type: none"> - Consultation with the NSW Rural Fire Service and taking into account their comments so made following gateway determination is acknowledged and will be undertaken. - The Proposal has regard to <i>Planning for Bushfire Protection 2019</i> (PFBP) via a separate consultant's report as seen in Appendix 2. This report concluded that an increased density in dwellings on this site and subsequent additional managed APZ's will fragment connections between bushfire prone land and in terms of bushfire planning, will improve current risk levels. - A two-way access road and water supply to the subdivision are already in place. Remaining matters will be subject to subsequent stages of the development.
4.4 Remediation of contaminated land	Relevant. A Preliminary Contamination Investigation (PCI) has been carried out in accordance with the requirements of the SEPP (Resilience & Hazards) 2021 and the Contaminated Land Planning Guidelines. The land has been assessed as able to be developed, including with a lowered MLS as contamination does not present a risk according to the PCI. Refer to Appendix 5 for the PCI.
4.5-4.6	Not relevant to the proposal (acid sulfate soils do not impact this area and the site is not subject to subsidence from prior coal mines).
Focus Area 5: Transport & Infrastructure	
5.1 Integrating Land Use and Transport	Relevant. This proposal alters a provision relating to land zoned for large lot residential. The proposal is consistent with this direction as the zoned land will provide additional housing options in close proximity to the urban centre of Dubbo with existing transport links.
5.2 – 5.4	Not applicable to this Planning Proposal.
Focus Area 6: Housing	
6.1 Residential zones	Relevant. This direction applies to the proposal because it is altering land within an existing residential zone. The proposal complies for the following reasons:

	<ul style="list-style-type: none"> - Broadened choice of housing options in creating additional LLR supply in a hot market; - Makes efficient use of existing infrastructure including roads, garbage and water services; - Reduces the consumption of rural land for housing on the urban fringe as the land is already zoned for residential development; - Any resulting subdivision will be of good design. <p>This proposal also increases the permissible density of the zone which complies with part (2) (b) of the direction.</p>
6.2 Caravan Parks and Manufactured home estates	Not applicable to this proposal.
Focus Area 7: Industry and Employment	
None of the directions under this focus area apply to the proposal.	
Focus Area 8: Resources and Energy	
None of the directions under this focus area apply to the proposal.	
Focus Area 9: Primary Production	
None of the directions under this focus area apply to the proposal.	

5.0 Maps

This section outlines the required LEP mapping changes. With the shift to digital LEP mapping, Council will liaise with the DPHI GIS team following public exhibition to arrange for compliant LEP maps to be digitised and notified. The historical map sheet to be amended is LSZ_002.

Note there is no difference in colour between minimum lot sizes 8ha and 5ha on Dubbo Regional Council's LEP mapping. Rather, the site will be differentiated from surrounding 8ha lands with an AA1 notation, pending approval from DPHI GIS team.

Lot 103 DP 1143590

34L Pinedale Road, Dubbo

Zone: R5 Large Lot Residential (no change)

Proposed Minimum lot size: 5 hectares

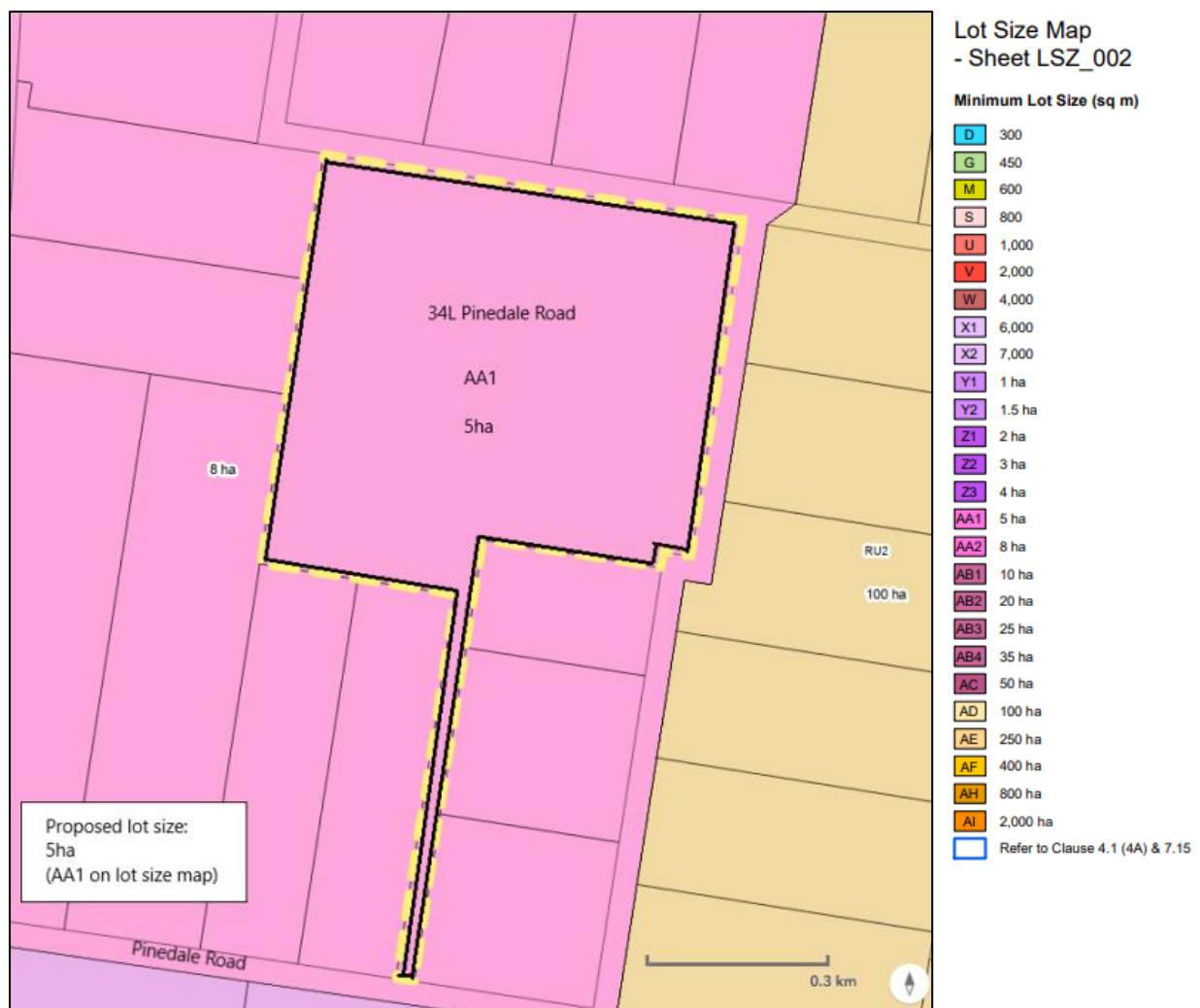


Figure 4: Proposed lot size.

Source: NSW Planning Portal

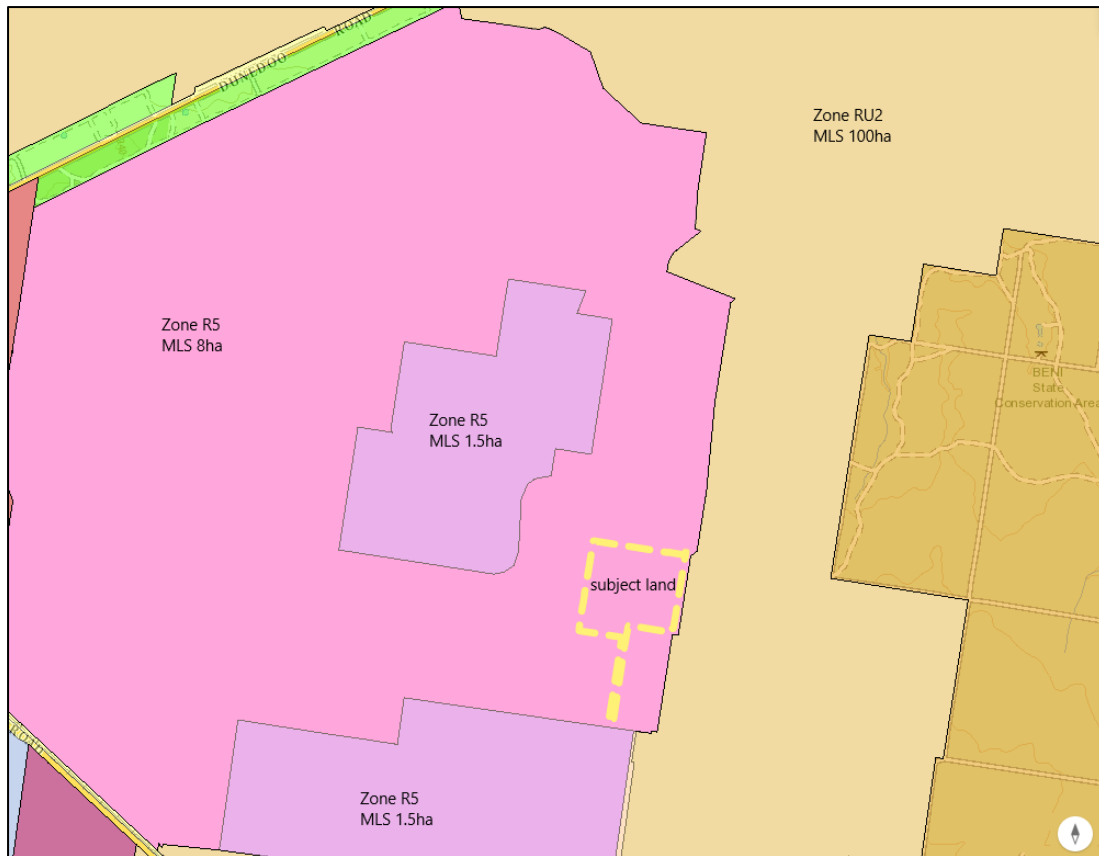


Figure 5: Surrounding minimum lot sizes
Source: NSW Planning Portal



Figure 6 View south along driveway toward Pinedale Road



Figure 7 Front boundary from Pinedale Road looking north. Note power connection to site.



Figure 8 boundary fencing for existing lot 102 DP 1143590 (5ha lot)



Figure 9 Existing driveway drainage treatment



Figure 10 Driveway detail looking south



Figure 11 Lot sizes in the locality

6.0 Community Consultation

The applicant has commenced consultation with neighbours to outline the intentions of this Proposal. To date, surrounding residents are agreeable with the Proposal.

As this proposal is not rezoning land and only involves a small reduction in the minimum subdivision lot size, the minimum time for public exhibition of the Proposal is requested. It is acknowledged the Gateway Determination will include this detail.

7.0 Project Timeline

Following lodgement of the planning proposal, Council will develop a project timeline including Council acceptance, Gateway determination, public exhibition, reporting, Ministerial (or delegated) approval and implementation. A draft timeline is shown below.

Project stage	Date
1. Lodgement of proposal to Council	April 2024
2. Consideration and acceptance by Council	May 2024
3. Lodgement by Council to NSW Planning for Gateway determination	June 2024
4. Gateway determination (formal commencement date)	July 2024
5. Completion of required technical information by Council (if any)	August 2024
6. Government agency consultation (timeframe pre and post exhibition as required by Gateway determination)	September 2024
7. Public exhibition period (timeframe, commencement & completion dates). <i>*If agency consultation & exhibition able to be run concurrently, timeframe may be reduced here.</i>	October 2024
8. Consideration of submissions (timeframe) & submission of final LEP amendment to the Department to finalise the LEP amendment.	November 2024
9. Council as local plan-making authority arranges with DPHI GIS team for compliant mapping to be prepared and forwards to PC for notification on NSW legislation website.	December 2024
TOTAL	8 months

8.0 Conclusion

This Planning Proposal represents a minor change to the minimum lot size for one existing allotment under the Dubbo Regional LEP. From this change, the client intends to design a subdivision which considers the existing environment and its natural features, allows for sufficient separation for liveability, utilises existing utility and service connections and provide increased housing options in a high demand large lot residential market.

Dubbo Regional Council's LEP already includes a minimum lot size of 5ha. This change adds one more allotment to this large lot residential category.

The zoning for this allotment is not proposed to change. Therefore, the objectives of the zone and character for the area remain consistent.

The proposal is consistent with the strategic directions of the Central West and Orana Regional Plan, State Environmental Planning Policies, Ministerial directions and Council's Local Strategic Planning Statement.

This proposal represents an opportunity to utilise existing zoned land more efficiently and provide for additional large lot residential lots in a known and accessible R5 locality.