

Gateway Determination

Planning proposal (Department Ref: PP-2024-2554): to reduce the minimum lot size from 8 hectares to 5 hectares as it applies to land at 34L Pinedale Road, Dubbo, with a legal description of Lot 3 DP1143590.

I, the Acting Director, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Dubbo Regional Local Environmental Plan 2022 to amend the Lot Size Map from 8ha to 5ha at 34L Pinedale Road, Dubbo (Lot 3 DP1143590) should proceed subject to the following conditions.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 30 January 2026.

Gateway Conditions

1. Prior to agency and community consultation, the planning proposal is to be updated to:
 - (a) accurately reflect the presence of items of Aboriginal cultural heritage significance found on the site;
 - (b) address the proposal's social impact in response to evidence of items of Aboriginal cultural heritage significance;
 - (c) refer to Council's primary salinity management documents, Dubbo City Urban Salinity Management Plan (2014) and Dubbo City Urban Salinity Implementation Plan (2014); and
 - (d) provide a revised Project Timeline.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be

made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- NSW Department of Climate Change, Energy, the Environment and Water - Biodiversity
- NSW Heritage
- NSW Rural Fire Service
- Dubbo Local Aboriginal Land Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 7 April 2025



Chantelle Chow
Acting Director Delegate's position
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces