

11.1 Planning Proposal R25-007 - Rezoning RU2 to E4 - 19L Sheraton Road, Dubbo

AUTHOR: Director Development and Environment
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DIVISION: Development and Environment
REPORT DATE: 18/11/2025

EXECUTIVE SUMMARY

Purpose	- Seek endorsement. - Fulfil legislated requirement.	
Issue	- A Planning Proposal was lodged via the NSW Planning Portal on 6 November 2025 by Gordian Planning & Design, on behalf of Yurruga Indigenous Corporation. The Planning Proposal has sought to amend the Dubbo Regional Local Environmental Plan 2022 by rezoning 2ha of land from RU2 Rural Landscape to E4 General Industrial at 19L Sheraton Road, Dubbo (part lot 2101 DP 1227782) to facilitate the future development of a solar panel storage and recycling facility. - There are no other changes associated with the Planning Proposal. - This report recommends that Council note the Planning Proposal and endorse it to be submitted to NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. If issued, the determination will require community and stakeholder consideration.	
Financial Implications.	Budget Area	Growth Planning
	Funding Source	Growth Planning
	Proposed Cost	The Proponent requested the fee for this Planning Proposal to be waived on account of the proposal being lodged by the Yurruga Indigenous Corporation and is consistent with Council's approach to facilitating circular economy initiatives in the Local Government Area.
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022.
	Impact on Policy	The Planning Proposal will amend the zoning at part of 19L Sheraton Road, Dubbo.

Strategic Direction	The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan identifies the community's main priorities and aspirations for the future and includes strategies for achieving these goals. This report is aligned to: <i>Strategic Pillar</i> 4 Healthy Environment and Sustainable Future <i>Aspirations (CSP)</i> 4.2: We manage our resources responsibly to ensure long-term sustainability. <i>Principal Activities (DP)</i> 4.2.3 Encourage and support investment in renewable energy opportunities.
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RECOMMENDATION

1. That Council endorse the Planning Proposal submitted by Gordian Planning & Design, on behalf of Yurruga Indigenous Corporation (Attachment 1) to amend the Dubbo Regional Local Environmental Plan 2022 and rezone part of the land from RU2 Rural Landscape to E4 General Industrial at 19L Sheraton Road, Dubbo (part Lot 2101 DP 1227782).
2. That Council submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination, and request it include conditions that:
 - a. An Infrastructure and Servicing Strategy, including a traffic impact assessment, be prepared prior to finalisation.
3. That Council request the General Manager (or delegate) be authorised as the Local Plan Making Authority under Section 3.36 of the Environmental Planning and Assessment Act, 1979.
4. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

BACKGROUND

What is a Planning Proposal?

A Planning Proposal is a document that explains the intended effect of, and justification for, a proposed amendment to the Dubbo Regional Local Environmental Plan (LEP) 2022. It can be prepared by a proponent or Council, however, it must be endorsed by Council and the NSW Government Department of Planning, Housing and Infrastructure (DPHI) in order to take effect. This process must be undertaken in accordance with Division 3.4 of the Environmental Planning and Assessment Act, 1979.

The six key stages for amending an LEP are:

- Stage 1 – Pre-lodgement;
- Stage 2 – Lodgement and assessment;
- Stage 3 – Gateway determination;
- Stage 4 – Post Gateway;
- Stage 5 – Public exhibition and assessment; and
- Stage 6 – Finalisation.

Previous Resolutions of Council

There were no previous resolutions of Council.

REPORT

1. Details of the Planning Proposal

Applicant:	Gordian Planning & Design, on behalf of Yurruga Indigenous Corporation
Lodgement date:	The Planning Proposal has been submitted through the NSW Planning Portal on 6 November 2025.
Landowner:	South Keswick Family Company Pty Ltd
Subject Site:	19L Sheraton Road Dubbo (part lot 2101 DP 1227782)
Proposed Amendment:	To amend the Dubbo Regional Local Environmental Plan 2022 by rezoning 2ha of land from RU2 Rural Landscape to E4 General Industrial at 19L Sheraton Road, Dubbo (part lot 2101 DP 1227782).

This proposal is intended to facilitate a solar panel storage and recycling facility. **Figure 1** shows the subject site location.

Figure 2 shows the existing zoning map and **Figure 3** shows the proposed zoning map for the subject site.

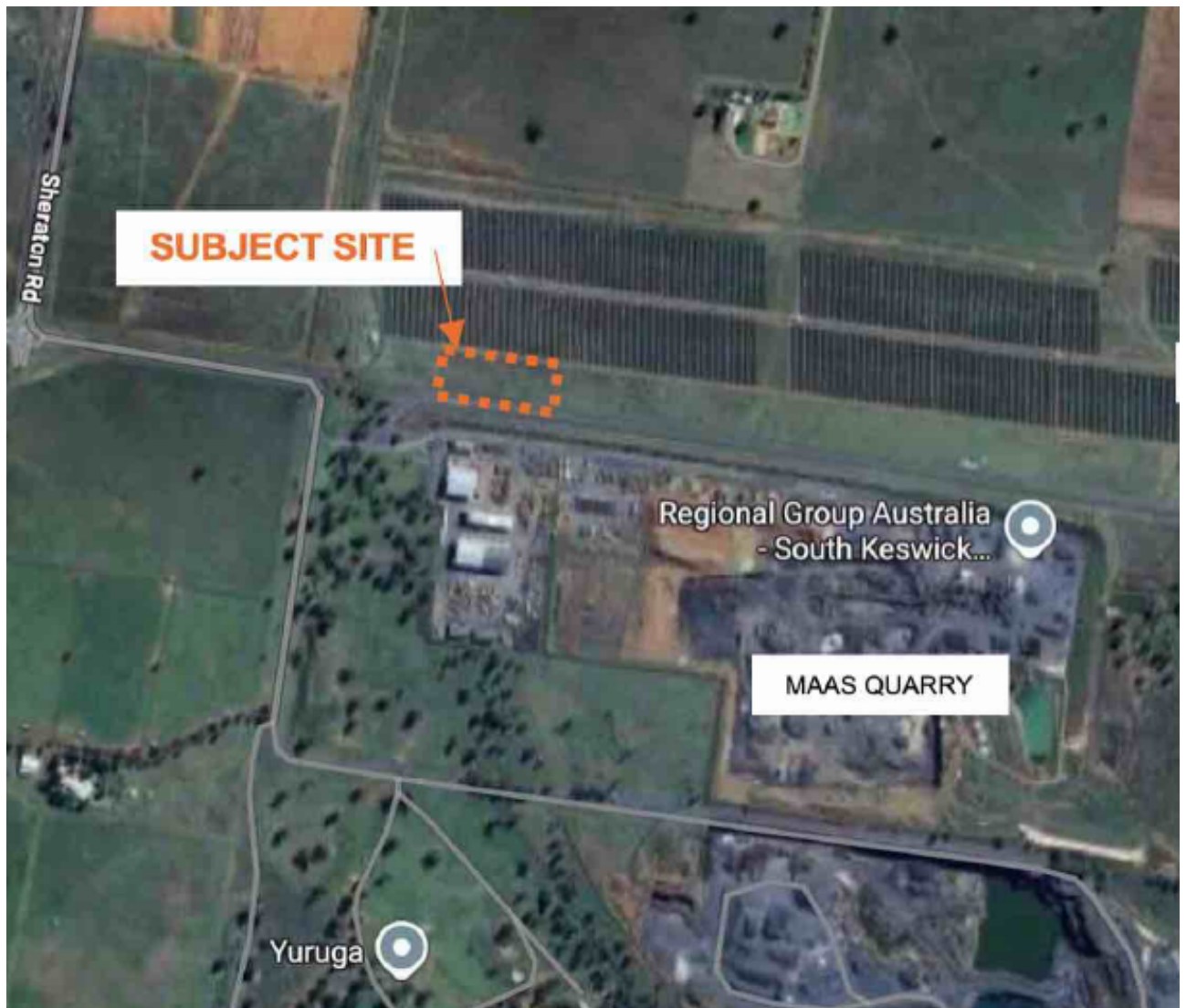


Figure 1 - Site location



Figure 2 - Existing zoning of the site

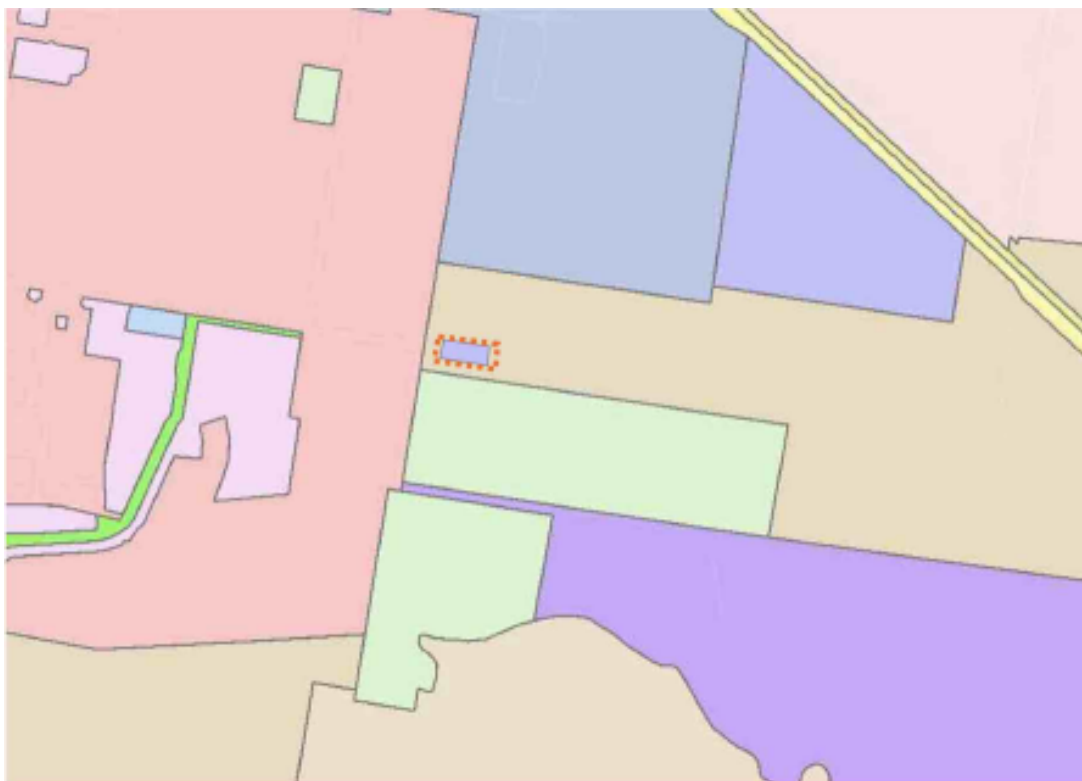


Figure 3 - Proposed zoning (site area outlined in red-dash)

2. Overview of Site

The site is located adjacent to the Regional Hardrock Quarry and Concrete Batching Plant to the south and the Holcim Quarry. A solar farm is immediately to the north of the

subject land. The site has an irregular shape and is accessed through an internal road, which also provides access to the Regional Hardrock Quarry and Concrete Batching Plant.

The location of the land adjacent to the Quarry and Concrete Batching Plant will require further consideration through the Planning Proposal process in respect of overall site suitability and impacts to any future development on the subject site.

Council's Blueridge Road Haulage Strategy, which includes construction of the Southern Distributor Road will provide for an increased number of vehicle movements on Sheraton Road in the future. Further information may be required to be provided throughout the rezoning process to ensure the proposed rezoning is compatible with both development in the immediate locality and the future development of the Southern Distributor Road.

3. Planning Assessment and Consideration

Council's review of the Planning Proposal indicates that the proposal has initial strategic merit. Particularly, the proposal has site specific merit given the location of the subject site area being in close proximity to an existing quarry operation (to the south of the site) and an existing solar farm operation (immediately to the north of the site).

(a) Dubbo Employment Lands Strategy

Council's Employment Lands Strategy identifies the site area as part of an Industrial Candidate Area (as shown in **Figure 4**). However, the Strategy acknowledges that the employment zoned areas to the north and south of the subject site (Blueridge and Basalt Road Precincts, respectively) may become integrated into a single larger precinct over time, depending on further investigations, given the shared synergies for the broader area, particularly in context of access to Mitchell Highway and proximity to the Dubbo CBD.

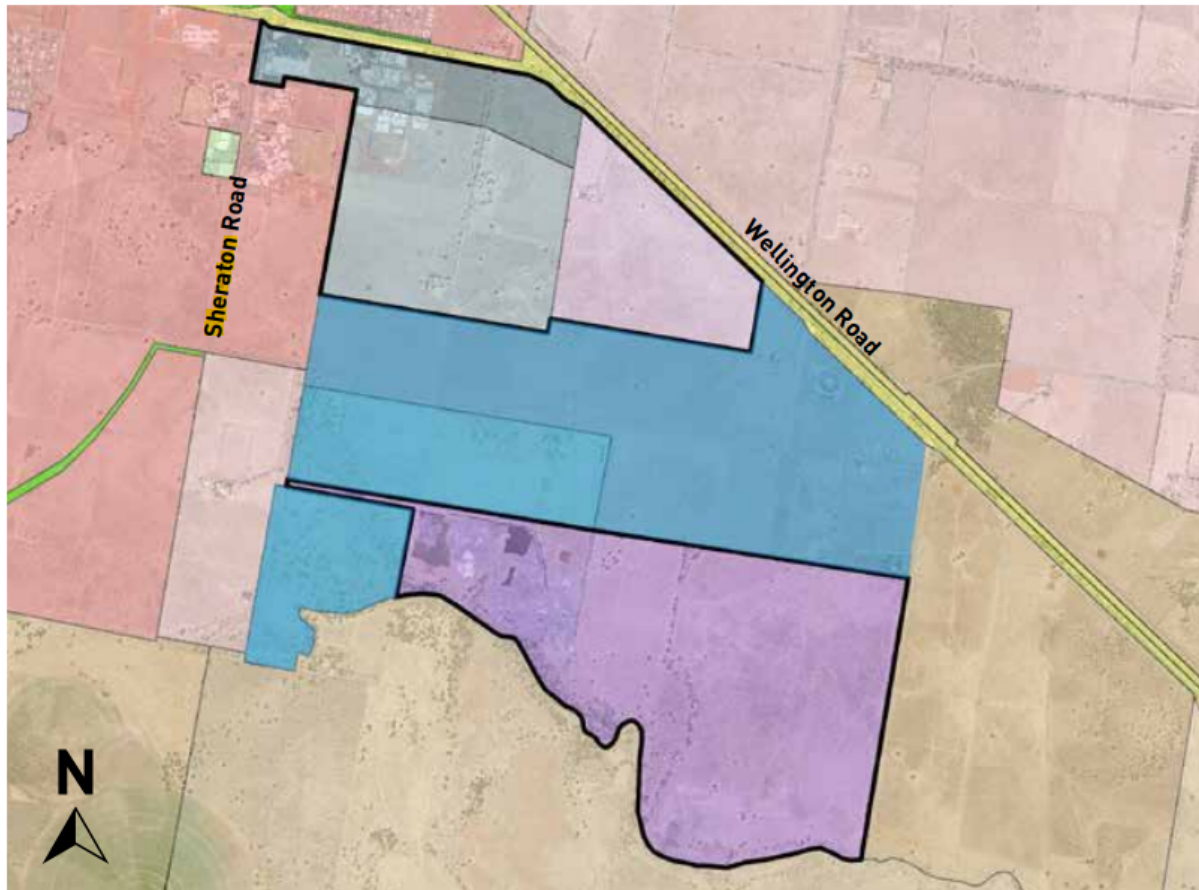


Figure 4 - Industrial Candidate Area 1 - Blueridge and Basalt Road sites (in black outline). Subject site is within the blue highlighted area in between these areas outlined in black.

The Proponent's Planning Proposal report (in **Attachment 1**) provides assessment against relevant regional and local strategies, applicable State Environmental Planning Policies (SEPPs), and Section 9.1 Ministerial Directions. The assessment indicates the Planning Proposal has strategic merit and should be submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination.

(b) Infrastructure and Services

The Planning Proposal will potentially increase the demand for services including water, sewer, stormwater drainage, electricity and telecommunications, and it is anticipated that there will be capacity for this infrastructure to be made available over time as the Precinct further develops.

As the Planning Proposal moves through the process, the Proponent will be required to prepare an Infrastructure and Servicing Strategy for the subject land, including a traffic impact assessment. The Strategy must be in accordance with Dubbo Regional Council's engineering standards and requirements. This will ensure that the subject site's future development does not adversely impact the broader area.

(c) Further Assessment and Consideration

If the Planning Proposal receives a positive Gateway Determination from NSW DPHI, it is anticipated that further detailed information may be required in respect of a number of items, including integration with the quarries in the immediate area, future residential development to the west of the site and integration with the future Southern Distributor Road and required infrastructure in the locality.

CONSULTATION

This Planning Proposal is categorised as Standard under the NSW Government's Local Environmental Plan Making Guidelines. If Council supports the Planning Proposal and receives a Gateway Determination from NSW DPHI, it will be required to be on public exhibition for a minimum of 20 business days. This will include a notice on Council's website and Customer Experience Centres, and the NSW Planning Portal.

A further report will be presented to Council for consideration following the completion of public exhibition and consultation processes.

RESOURCING IMPLICATIONS

There are no resourcing implications arising from this report as it forms part of the work program of the Growth Planning Branch.

FINANCIAL IMPLICATIONS

Not applicable.

OPTIONS CONSIDERED

Not applicable.

NEXT STEPS

Timeframe

Key Dates	Anticipated Milestones
18 November 2025	Consideration by Council.
December 2025 - January 2026	Potential issuing of Gateway Determination.
February 2026- March 2026	Tentative public exhibition period and consideration of submissions.
March 2026 - April 2025	Consideration by Council.
May 2026	Submit the Planning Proposal to DPHI for finalisation.

ATTACHMENTS

1. Revised PP Lodgement - 19L Sheraton Rd Dubbo