

PLANNING PROPOSAL

**Rezone 2ha of land from RU2 Rural Landscape to E4 General Industrial
for the purpose of facilitating a solar recycling and processing facility**

19L Sheraton Road Dubbo NSW (Part Lot 2101 DP1227782)

Dubbo Regional LGA

Prepared in accordance with NSW EP&A Act 1979, Ministerial Directions and Departmental Guidelines

October 2025

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Town Planning | Landscape Design | Urban Design

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01_ EXECUTIVE SUMMARY

This executive summary is written to assist all parties, including:

- **Council planning staff** in assessing this Planning Proposal and preparing a report to the Council
- **State Agencies** in their consideration of environmental and technical constraints, demonstrating that all constraints are surmountable.
- **Councillors** in their deliberations once Council planning staff report this Planning Proposal to the Council Chamber for determination,
- **Community members** and neighbouring landholders, to demonstrate the rationale for the proposal to meet community expectations.

The Planning Proposal seeks a straightforward amendment to the Dubbo Local Environmental Plan 2010 to rezone 2ha of land at part 19L Sheraton Road Dubbo NSW (Lot 2101 DP1227782) to facilitate employment-generating uses. Specifically, the proposal seeks to:

- **Rezone part of the subject land from Zone RU2 Rural Landscape to Zone E4 General Industrial zone.**
- **For the express purposes of making permissible with consent a “solar recycling and processing facility” at the subject site via the subsequent Development Assessment process.**

The proposal seeks to make permissible what is currently prohibited, due to the RU2 Rural Landscape zone’s restrictive landuse table under the Dubbo LEP 2022.

The **strategic and site-specific merits** are established with reference to Central West & Orana Regional Plan, Council’s strategies and emerging plans and relevant Ministerial Directions.

It is anticipated that this PP would facilitate:

- Highlight Dubbo as the **Green Energy Centre** of NSW and Australia.
- Support Dubbo Regional Council’s ambitions in achieving **circularity in waste management** by becoming a clean energy material processing hub.
- Contribute to the establishment of a **Dubbo Circular Economy Hub**, similar to Bega Circular Valley 2030.
- Co-locate adjacent to an existing and expanding solar farm facility.
- Attract 50+ jobs during the construction phase.
- Create 20+ ongoing jobs for Aboriginal-identified persons at operational phase.
- Contribute to the orderly development of the Sheraton Road South intersection.
- Create immense community benefit with local employment, local procurements and positive onflow effects across Dubbo’s service based economy.

Statutory considerations include ongoing management of landuses interactions, with the quarry operations, emerging Southlakes Housing Estate and realisation of the Southern Distributor Road to Blueridge Business Park. All landuses are regarded as compatible with appropriate buffers, conditions of consent and entirely reconcilable through the NSW planning system.

02_ INTRODUCTION

Site Description

The subject site is a 2ha portion of land commonly described as 19L Sheraton Road Dubbo and legally defined as part of Lot 2101 DP1227782. The site is accessible off Sheraton Road.

The subject site itself is featureless and cleared with no trees nor vegetation and nil watercourses. At its northern boundary is the Keswick Solar Farm, and to the south across a 25m right of way is the Dubbo South Keswick Quarry. The emerging Southlakes Estate East is expected continue to expand eastward, as governed by the Dubbo Urban Release Area.



Figure 1: Subject Site Aerial Image

Development Intent

The Planning Proposal is required as the current zone RU2 Rural Landscape does not facilitate strategic employment-generating landuses. The development intent is specifically for a solar recycling and processing facility at the subject site.

The subject site currently enjoys existing Development Consent as an approved depot for the storage of solar panel materials.

A subsequent Development Application (DA) intends to enhance the subject site's landuse compatibility with the adjacent solar farm by seeking consent for a solar recycling and processing facility. The facility is proposed by Yurruga Indigenous Corporation (Yurruga IC), a Dubbo-based startup that is registered as an indigenous corporation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006* (CATSI Act).

Scope of Report

This PP has been prepared in accordance with the NSW Department of Planning's advisory documents "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals". The latter document requires the PP to be provided in five (5) parts, those being;

- Part 1 – A statement of the objectives or intended outcomes of the proposed LEP;
- Part 2 – An explanation of the provisions that are to be included in the proposed LEP;
- Part 3 – The justification for those objectives, outcomes, and provisions and the process for their implementation;
- Part 4 – Mapping; and
- Part 5 – Details of the community consultation that is to be undertaken on the Planning Proposal.

It is noted that Part 4 would be confirmed following a Gateway Determination of this Planning Proposal by the NSW Department of Planning and Environment.

Desired Outcomes

The Planning Proposal is minor in nature and seeks to follow an expedited pathway through the statutory PP assessment process to facilitate a zone amendment and subsequent solar recycling and processing facility at the subject site, subject to development consent. It is acknowledged that the Gateway Determination process requires mandatory undertakings, including Council reporting, Council resolution and community and stakeholder consultation via an exhibition period.

03 _ OBJECTIVES

The objectives of this Planning Proposal are to:

1. Initiate a minor amendment to the Dubbo LEP2022 Zoning Map, to apply the E4 General Industrial zone on 2ha of land currently zoned RU2 Rural Landscape.
2. The Proposal would make permissible the desired landuse for a “solar recycling and processing facility”, subject to subsequent Development Consent.
3. This PP would ensure landuse compatibility and reconcile diverse landuse adjacencies at the subject site.
4. This PP would address the emerging waste management concerns by DRC and the NSW Government over solar energy investments.
5. This PP would provide greater employment choice in an emerging sector, aligning with Council ambitions for Dubbo to become a circular economy hub.

04 _ EXPLANATION OF PROVISIONS

The Planning Proposal as an instrument of statutory reform, seeks the following:

To amend the Dubbo Local Environmental Plan 2022 as it relates to the 2ha portion of the subject site part 19L Sheraton Road Dubbo NSW to facilitate strategic employment generating land uses for a solar recycling and processing facility.

The Planning Proposal requires is a straightforward mapping amendment of DLEP2022 to achieve its objectives and intended outcomes. Under Dubbo LEP2022, only one (1) statutory map requires amendment:

1. Amend the **Zoning Map**

Amend the Zoning Map as it applies to the subject site (2ha), from RU2 Rural Landscape zone to E4 General Industrial zone.

Note: Provisions to manage site specific matters

No further LEP instrument amendments are proposed, as the intended outcomes can be achieved via mapping amendments only in this case.

Site specific matters are already captured by existing LEP mapping and corresponding planning provisions in the LEP instrument. Site affectations including groundwater management and bushfire mapping already capture all appropriate heads of consideration that would be addressed through the subsequent DA process.

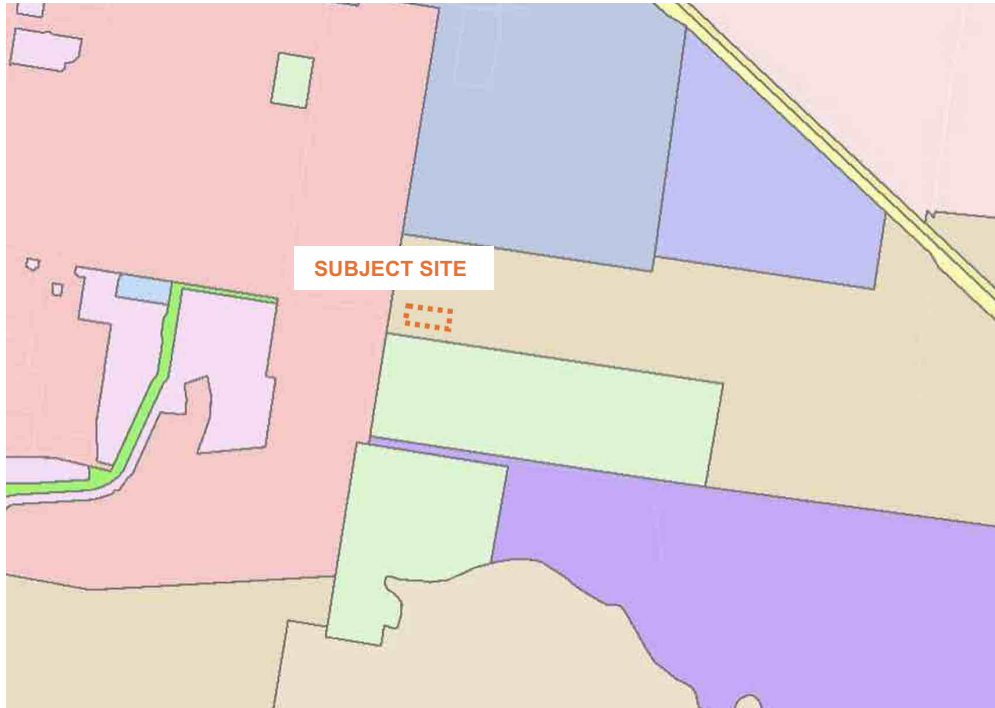
Therefore, **no additional LEP instrument or mapping amendments** are proposed.

The Department (DPHI) and NSW Parliamentary Counsel have longstanding expectations to keep LEP amendments clear and concise, avoiding overly prescriptive or overzealous planning provisions that introduce unnecessary complexity to an already highly complex NSW planning system.

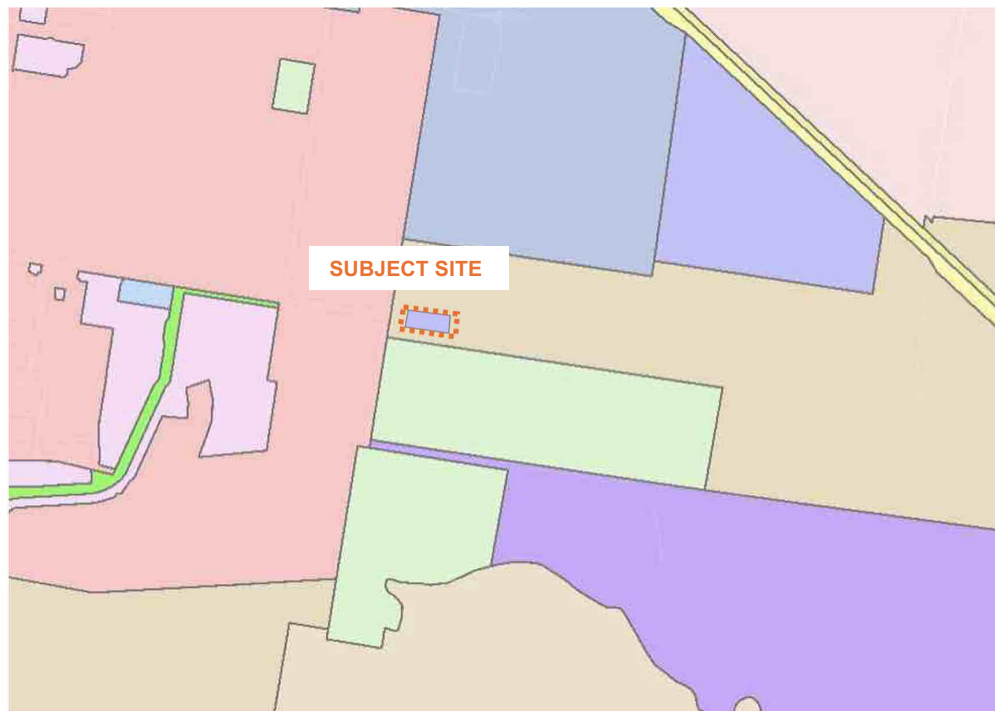
LEP Mapping Amendments

To assist Council planning and GIS staff, and further assist Departmental (DPIE) assessment staff, the following indicative maps are provided to achieve the intended outcomes:

Map 1: Existing Zoning Map



Map 2: Proposed Zoning Map



	RU1 - Primary Production		E1 - Local Centre
	RU2 - Rural Landscape		E2 - Commercial Centre
	RU3 - Forestry		E2 - Environmental Conservation
	RU4 - Primary Production Small Lots		E3 - Productivity Support
	RU5 - Village		E4 - General Industrial
	RU6 - Transition		E5 - Heavy Industrial
	RUR - Rural		

Dimensioned Site Plan

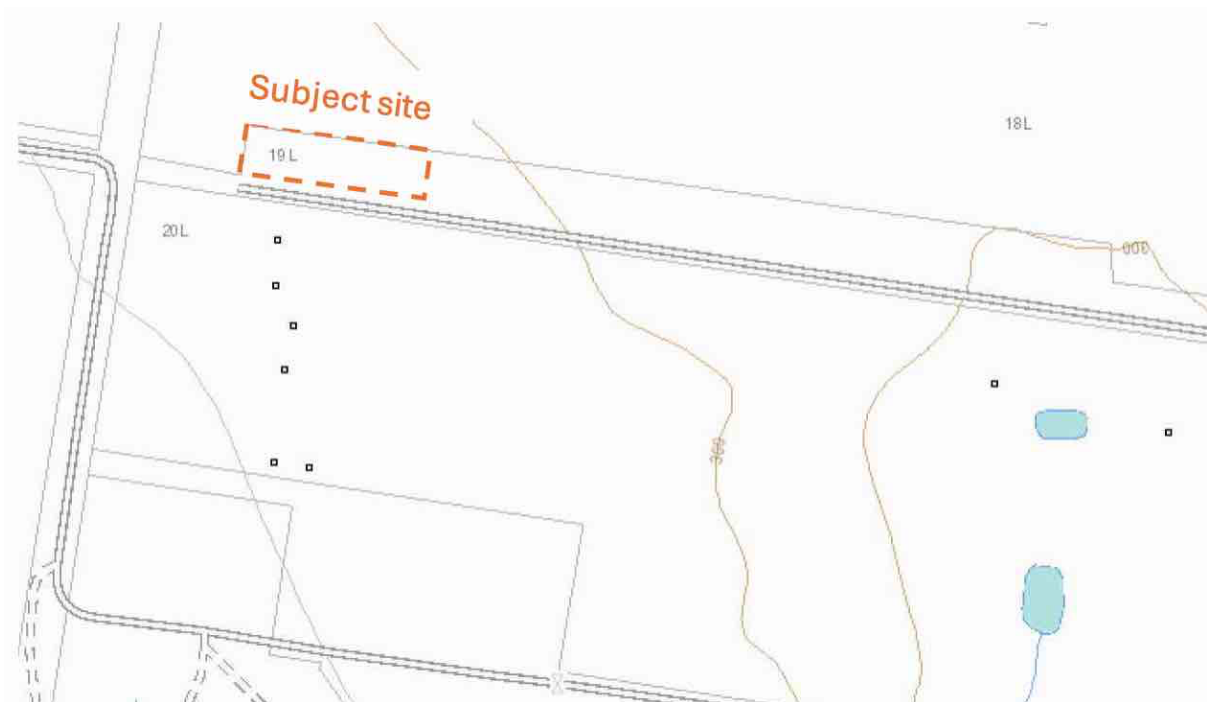


Figure 2: The subject site is approximately 58m by 345m, forming a 2ha portion of the broader lot (legally known as Lot 2101 DP1227782) (Source: SIX Maps as formal site survey is pending).

05 _ JUSTIFICATION

This section demonstrates the need for the Planning Proposal, explains why the PP is the best means of achieving the objectives or intended outcomes and explores alternate pathways. This section also demonstrates consistency with Council's local strategies or other local policy positions.

It is considered the strategic and specific merits of the subject site are well-established upon deliberation of the local and regional planning framework, community expectations, Council strategies and broader Departmental expectations of all regional Councils in NSW. Each of these matters are addressed in detail below.

Strategic Merit

Regional Plans

The proposal is consistent with the **Central West & Orana Regional Plan 2041**, in that the proposal supports ambitions to address waste from expanding renewable energy sector. The CWO RP identifies the need for better waste management approaches under Part 2 – Circular Economy Principles, with specific mention of waste from new and emerging industries like solar energy sector. The Proposal also creates a clear nexus with the NSW Government's *Waste and Sustainable Materials Strategy 2041*.

The CWO RP 2041 highlights the challenges must be viewed as an opportunity for the region for better waste capture and processing and new specialisations. The subject Planning Proposal is a direct implementation of these strategic regional plans and create direct alignments for Dubbo Regional Council's delivery of the adopted Regional Plan.

The proposal is encouraged to be considered with some urgency to align with the planning and delivery of renewable energy projects across the designated Central-West Orana Renewable Energy Zone (REZ). The REZ is expected to attract \$5.2B in private investment to the region by 2030, support 3,900 construction jobs and 500 ongoing jobs. Dubbo is competing with regional cities across the CWO region to become the circular economy hub of NSW. The PP will ensure Dubbo can proclaim the competitive advantage of having a solar recycling and processing facility to be considered in the race to attract State and Commonwealth funding toward a circular economy hub.

Employment Zone Reforms

The NSW Government introduced reforms to employment zones in 2022 and 2023, affecting all LEPs across the state. Employment zones commenced within the Dubbo Regional Local Environmental Plan 2022 on 26 April 2023. From 26 April 2023 onwards, a reference to a Business or Industrial zone is taken to include a reference to a new Employment zone. The former General Industrial and Light Industrial zones were combined to form the E4 General Industrial zone under the Department's reforms.

The PP is entirely consistent with the Departmental reforms, proposing an appropriate landuse zone to fit the intended objectives of current and proposed landuse activities.

Council Strategies

Waste Strategy 2024-2034

Dubbo Regional Council's **Waste Strategy 2024-2034** considers opportunities to transition to a circular economy to reduce waste, increase resource recovery and minimise greenhouse gas emissions. Key areas for Council's focus include collaboration with emerging businesses and all levels of government to align with the NSW Government's **Waste and Sustainable Materials Strategy 2041**.

The PP is a direct demonstration of how Council can work with Dubbo-based businesses like Yurruga IC to implement this Strategy. While Planning Proposals are a necessary statutory process, Council's early in-principle support and facilitations have been encouraging, a reflection on Council's outcomes focused culture.

The PP specifically addresses "problem waste management" of solar panels, previously considered to be technically complex and logistically cumbersome, unless a purpose-built facility is located in the heart of a renewable energy precinct, like the REZ. Dubbo is at the heart of the REZ with excellent freight connections via road and rail. The PP demonstrate direct alignment and actively implements Council's Waste Strategy 2034.

Dubbo Local Strategic Planning Statement

The proposal is consistent with the LSPS and specifically implements Planning Priority 19 to create a waste efficient city. Dubbo's economic strength lies heavily in the diversity of employment areas and the proposal reinforces this by offering further diversification of employment opportunities within emerging circular economy industries. The proposal is in strategic alignment with the vision and objectives of the LSPS, namely to embrace technological innovation to become a smart city while protecting the natural environment, as the inland capital of NSW.

Employment Lands Strategy 2019

The ELS aims to ensure Dubbo has an appropriate level of commercial and industrial zoned land that meet long-term requirements of the community and region. The ELS forms the evidence base and strategic grounding for employment zones and review of planning controls in the Dubbo LEP 2022.

The subject site is identified as land not yet rezoned within Dubbo's Industrial Candidate Areas (ICA 1). ICA 1 Blueridge Business Park is largely zoned for employment generating landuses and there is vacant land available at this precinct. However, Blueridge was envisioned as a business park and prestige light industrial park for light manufacturing, warehouse and high-tech industries. The proposed activity at the subject site best aligns with the proposed E4 General Industrial zone, rather than any other employment zones. The subject site's adjacency with the existing and expanding solar farm provides a rational landuse compatibility, while the solar farm creates a long-term buffer between Blueridge Business Park and the more intensive landuses to the south being extractive industries (Dubbo quarry).

It noted that while there is ample zoned employment land across Dubbo, the subject site forms a strategic nexus with an existing and expanding solar farm. The proposed activities could in theory be accommodated elsewhere on zoned E4 General Industrial land. However, industrial land market conditions and the absence of the abovementioned nexus elsewhere make the proposal a unique and compelling case. The proposal also ensure the efficient and orderly development of otherwise sterilised land, defining and reconciling the landuse interface between a solar farm and quarry.

The proposal does not compromise the centres hierarchy under the ELS, instead enhancing Blueridge Business Park's role as a commercial employment cluster.

Should any inconsistency arise with the ELS, it considered to be minor in nature and any impacts can be mitigated through the DA process, with appropriate conditions of consent.

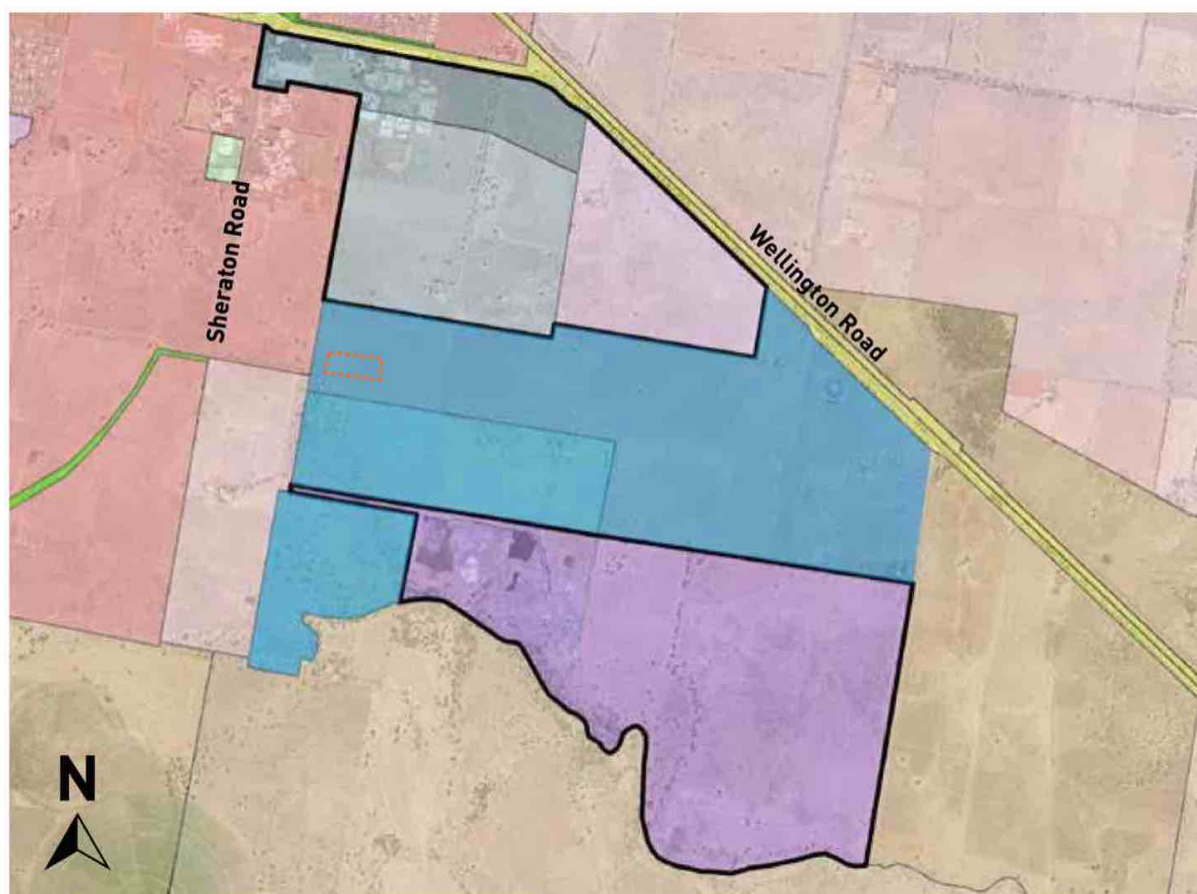


Figure 3: Subject site within the context of Industrial Candidate Area 1 Blueridge, sourced from Dubbo Employment Lands Strategy.

Dubbo Regional Community Strategic Plan Towards 2040 (CSP)

The proposal is consistent with the CSP with direct alignments with supporting employment generating uses and empowering First Nations people and organisations with strategic partnerships. The proposed facility is being led by Yurruga Indigenous Corporation (Yurruga IC), a registered indigenous corporation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006 (CATSI Act)*.

The Proposal champions CSP initiatives by actively implementing commercial partnerships between First Nations community and organisations. The proposed facility aims to become a catalyst for a Dubbo circular economy hub to empower a First Nations-led response to managing resources, creating green economy jobs and contributing to thriving communities.

Consistency with relevant SEPPs

The subject site is affected by the following State Environmental Planning Policies (SEPPs) arising out its assigned landuse zone, LEP affectations and statutory mapping:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021

The Proposal is minor in nature and does not trigger comprehensive consideration of each SEPP, unless relevant in the context of the existing and proposed landuse zone and adjacencies. No vegetation clearing is proposed, the subject site is clear with historical agricultural uses and the site enjoy existing development consent for the purposes of materials storage (depot). The subject site will continue to enjoy some of the exempt and complying development provisions under the Codes SEPP, however the PP does not create a dwelling entitlement. There are no inconsistencies with the SEPP (Primary Production), given the adjacent landuses have limited the subject site's efficient and orderly development under the current zoning RU2 Rural Landscape.

SEPP (Resources and Energy) is considered given the adjacency with an existing quarry at the site's southern boundary. Dubbo Quarry off Sheraton Rd is governed by legacy approvals and conditions of consents to manage onsite and nearby impacts. The proposed activities (solar recycling facility) at the subject site is at the furthest point near Sheraton Rd, away from existing and expanding quarry activities. The proposed facility is expected to be some 400-500m away from quarry activities. Detailed consideration of landuse and activity adjacencies is included under site-specific merit. Strategically, the daily operations of a solar recycling facility is not inconsistent with intensive landuses such as a managed quarry.

It is also noted the subject site falls within **State Significant Agricultural Land (SSAL)** draft mapping under the SEPP (Primary Production) 2021. While the mapping is draft, it must be considered as it has undergone public exhibition, conveying some statutory weight to the draft mapping. The SSAL mapping is based on inputs including zoning, potential productivity, soil fertility, water availability and proximity to markets. The policy objective of the SSAL mapping is sound, however it must reconcile the facts on the ground, such as existing development consents, adjacent landuses and land sterilisation. The subject site is effectively sterilised from agricultural landuses, wedged between an existing and expanding solar farm and existing and expanding quarry. The approximately 60m wide subject site cannot accommodate any

commercially viable agricultural activity. The subject site has also been granted development consent (D2025-278) for a depot, forming a basis for non-agricultural activities. Therefore, any inconsistency with the draft SSAL mapping is acceptable in this case.

Restrictions of Existing Zone RU2 Rural Landscape

Council may need to consider the long-term appropriateness of all current landuse zones and how they are applied within the Sheraton Road East precinct. A mixed use of legacy extractive industries expansions, solar farms and incremental housing expansion have created unique urban landscapes and interfaces. However, given generous buffer distances and appropriate conditions of development consent, these mixed landuses are coexisting across diverse zone applications, including RU2 Rural Landscape, E4 General Industrial, E3 Productivity Support, E5 Heavy Industrial, RE2 Private Recreation and R2 Low Density Residential.

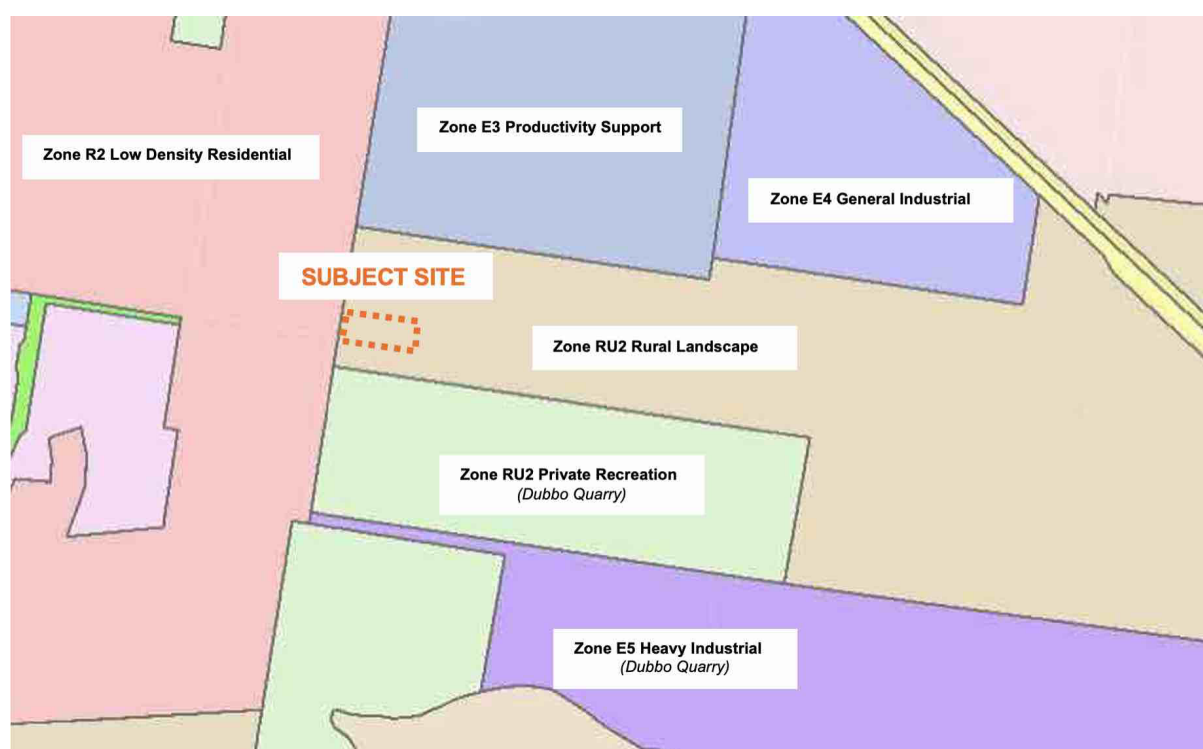


Figure 4 Adjacent Landuse Zones (existing)

The subject site's RU2 Rural Landscape zoning may have been appropriate at the time of the Standard Instrument LEP in 2010, however this precinct has evolved considerably since that time. The RU2 zone was applied principally to create a buffer between the then emerging Blueridge Business Park (now zoned E3) and the more intensive landuses of the quarry (E5 and RE2). Since that time the development of the solar farm creates the long-term buffer area that was desired between these different landuses. The strategic rigour of applying the RE2 Private Recreation zone over an established and expanding quarry is questionable, however it is acknowledged this is the outcome of legacy planning decisions and incremental expansions.

The RU2 Rural Landscape zone does not permit the orderly and efficient use of the subject site. The RU2 zone is a “closed zone” in that it prohibits any development other than those specifically listed under “permissible with consent” in the Dubbo LEP2022 landuse table.

The activities proposed at the subject site, namely a solar recycling and processing facility reconciles the intersection of the adjacent landuse activities, despite their landuse zones under the DLEP2022.

The orderly development of the subject site would rationalise the Sheraton Road intersection with the future Southern Distributor Road, while maintaining generous buffer distances from expanding residential areas of Southlake Estate.

Other Zoned Land

While the land supply of existing E4 General Industrial zoned land across Dubbo is acknowledged, the subject site offers a unique adjacency to an existing solar farm. The nearby E4 zoned land on the Mitchell Highway is considered to be a gateway site that requires further strategic planning to ensure optimal outcomes at this eastern gateway to Dubbo.

While not planning considerations under the EP&A Act 1979, the market conditions, landowner intent and serviceability of land are factors that influence the real availability of existing zoned land. The subject site offers landuse compatibility and serviceability that are considered essential to the viability of the proposal.

06_ JUSTIFICATION

Site Specific Merit

It is important to assess site specific merit for a Planning Proposal within a merit matrix framework, balancing site affectations such as bushfire risk, vegetation cover and onsite servicing infrastructure, with the employment needs of a community.

Merit Matrix – Synthesising Strategic & Site-Specific Matters <i>A best-practice strategic assessment method under the NSW Planning System</i>		
Community Needs	Consensus Points	Site Affectations
Waste Management of “problem waste” materials Social impact and empowerment Employment-generating landuse and activity Dubbo as circular economy regional hub Co-location with adjacent solar energy farm	The PP reconciles these site affectations with community and stakeholder needs from the subject site. On balance, the proposal is minor in nature, with manageable LEP affectations that can be assessed through the DA process. Adjacent landuses are demonstrated to be compatible with the proposed landuse for a solar recycling facility. The proposal enhances Dubbo’s strategic standing to attract a circular economy hub and associated investment. Servicing infrastructure is available within 500m and strategic investigations indicate the site will be serviceable in the short-medium term. Given the timeframes for PP completion and subsequent DA approvals, this is an acceptable approach, given the minor nature of the PP at this stage,	Clear site Groundwater management (Manageable) Bushfire – Vegetation Buffer (Manageable) Adjacent landuses (Manageable) On-site servicing infrastructure (Serviceable by meeting statutory requirements)

Dubbo LEP Affectations

The subject site is not affected by statutory provisions for heritage, ecological mapping or other considerations. The subject site is within the **Vegetation Buffer** category for **bushfire prone land** and this is within reason for the south-eastern interface of the Dubbo urban areas. The proposal does not create additional and unreasonable bushfire risk factors, which can be further considered and addressed as part of the subsequent DA process.

The subject site is also affected by the **Natural Resource - Groundwater Vulnerability Map**, like much of the Southlakes precinct. Contamination risks are manageable and can be mitigated by subsequent condition of development consent. The proposed solar recycling facility will utilise dry techniques and any water use will be incidental to the facility, such as

offices and staff facilities. Wastewater will be discharged into an operationalised sewer network, therefore any risk of groundwater contamination is low.

Onsite stormwater detention will be required to ensure onsite management of stormwater impacts. It is anticipated the proposed facility will capture 95-100% of rooftop stormwater to recycle through operations, minimising stormwater discharge into an OSD. Subsequent detailed designs will demonstrate best-practice water sensitive urban design practices, in alignment with the circularity and sustainability principles of the proposal.

Onsite storage of liquid waste and hazardous chemicals is not anticipated, further reducing any risk of groundwater contamination.

Any incidental risks can be mitigated and are acceptable given the precedent of extensive employment-generating activities in this precinct.

Social & Cultural Considerations

The Planning Proposal is minor in nature and does not reach the threshold for an Archaeological Assessment at this time. The subject site does not contain heritage items and there are no items identified under the AHIMS database. The subject is unlikely to contain artefacts of Aboriginal or European heritage significance. The subject site is disturbed land from past agricultural uses and recently approved for storage of materials (depot).

If during further development of the site, following development consent, any artefact or objects of potential cultural significance are uncovered, works will cease and routine referrals will be made to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Adjacent Landuses

Dubbo Quarry is regulated by a maximum airblast overpressure limit of 120dB (Lin Peak) at any time at sensitive locations, and an overpressure high range requirement that the level should not exceed 115 dB for more than 5% of total blasts in a reporting period. The quarry's environmental protection license (EPL 2212) sets these limits to manage the impact of its blasting operations, although a specific blast radius is not explicitly stated, the limits are based on overpressure and ground vibration levels at nearby sensitive locations.

The PP does not create a potential landuse conflict as the proposal is for a General Industrial activity, namely a solar recycling and processing facility. Site offices will be placed further from the quarry interface, addressing Sheraton Rd, and the 25m right of carriageway provides legal access to the subject site. The proposed facility is expected to be 400-500m away from intensive quarry activities. Any impacts can be assessed further and mitigated through the DA process and via standard conditions of consent for the proposed facility.

The proposal is entirely compatible with the adjacent solar energy farm and adverse impacts are expected.

The proposal does not create any potential landuse conflict with the remnant RU2 Rural Landscape zoned area, as this approved to host additional solar energy farms.

The remnant RU2 Rural Landscape zoned area together with the existing solar energy farm form a long-term landscape buffer between Blueridge Business Park and intensive quarry landuses. The proposal therefore reconciles landuse zones and facilitates the orderly and efficient development of a 2ha portion to address the Sheraton Rd intersection with the future Southern Distributor Road.

Interface with Road Network

The subject site will continue to enjoy a legal right of carriageway off Sheraton Road, with any subsequent subdivision for conveyancing purposes to maintain this right of carriageway. Early consultations with Council staff indicate that while the proposed Southern Distributor is not yet funded, it will eventually be realised as the Blueridge Business Park expands. The intersection of the existing Sheraton Rd and the proposed Southern Distributor is expected to be a roundabout configuration, subject to detailed design. The proposal aims to contribute to the orderly development of road networks in this precinct to enhance freight and vehicular movements.

The proposed activity is expected to create 5 to 10 truck movements and 20-35 vehicle movements per day in its initial phase. This is a low impact activity and well within the parameters for employment-generating activities at Blueridge Business Park.

The proposal demonstrates consistency with the conceptual Stage 1 Southern Distributor Road, as depicted in the Blueridge Precinct Development Control Plan (DCP) 2025. The proposal would make commensurate infrastructure contributions and/or offer a Planning Agreement to contribute toward the planned Southern Distributor.

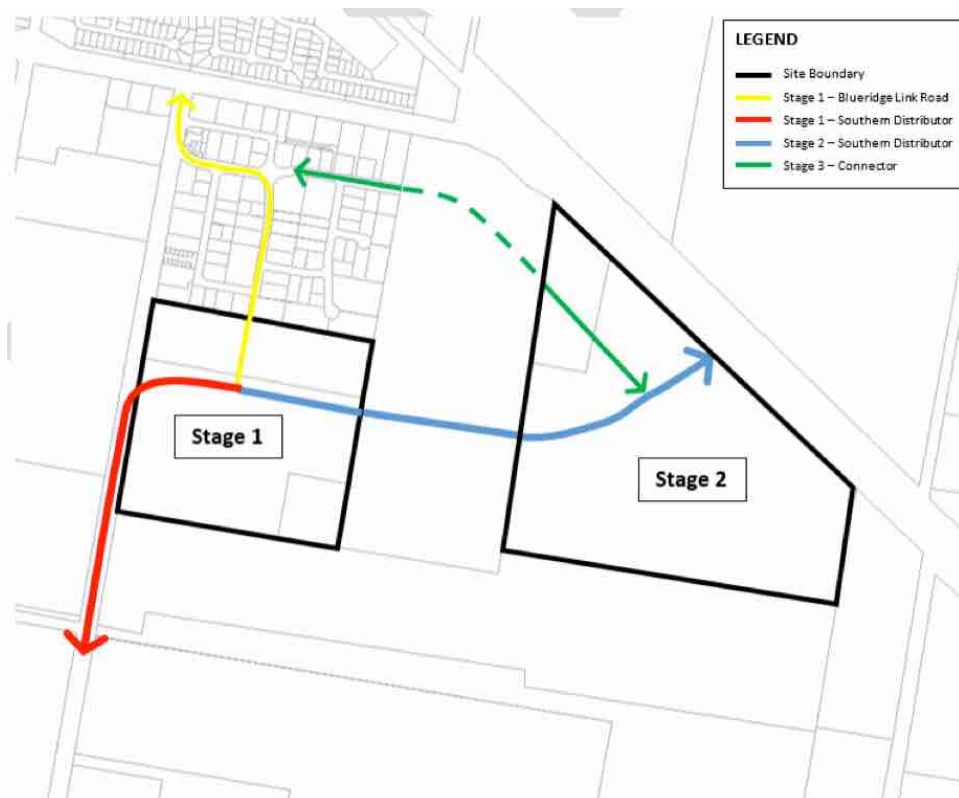


Figure 5: Diagram from Blueridge Precinct DCP 2025

Infrastructure Servicing Capacity

Strategic assessment indicates the subject site can be serviced the coming years, subject to the PP and subsequent DA process. Potable water and sewer access points are within 300m of the subject site on Sheraton Rd, and a subsequent DA would be accompanied by a Planning Agreement or Work-in-Kind Agreement. The expected effluent discharge is 900L per day, based on 25 worker facility. Onsite stormwater management and recycling is expected to address stormwater management requirements, utilising detention basins (OSD) and storage tanks for the filtration and recycling of stormwater.

Proof of concept diagrams are included below, demonstrating serviceability as existing servicing infrastructure is approximately 450m to 500m from the subject site. A subsequent VPA or WIKA would seek to fully service the subject site and operationalise existing infrastructure assets at Sheraton Road.



Figure 6: Existing infrastructure near the subject site, showing sewer infrastructure (green) and potable water (blue) at Sheraton Road.

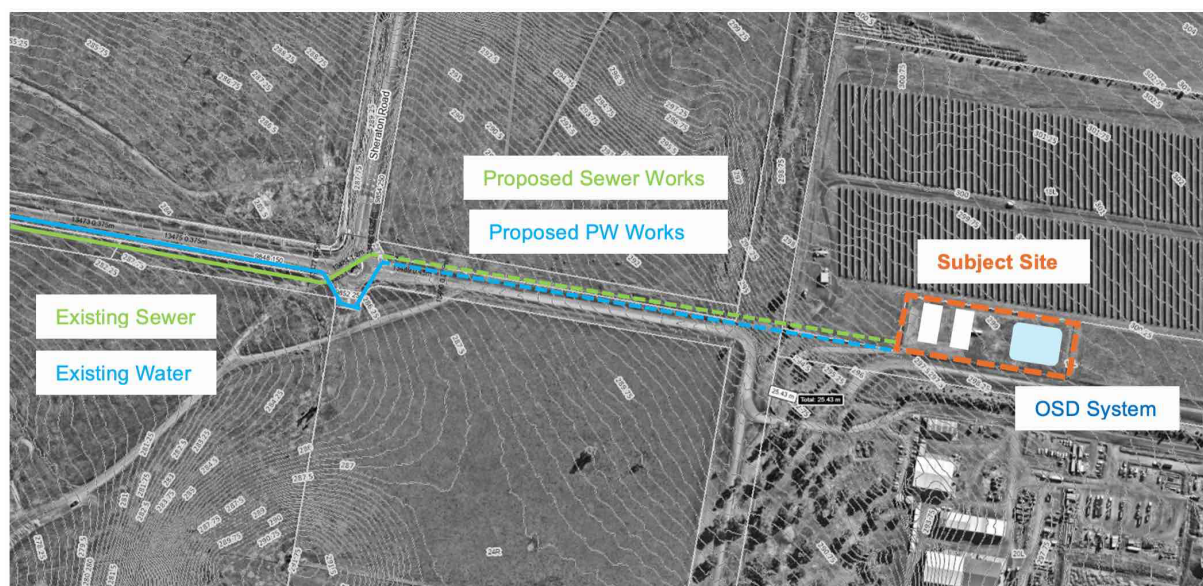


Figure 7: Proposed infrastructure servicing approach, with Works-in-Kind or Voluntary Planning

Agreement mechanisms to be explored through the subsequent DA process to connect to existing network and operationalise water and sewer to site.

Environmental Impacts under E4 General Industrial Zone

The proposed E4 General Industrial zone would permit, subject to subsequent development consent, certain environmental and amenity impacts that are otherwise not permitted or restricted under the current RU2 Rural Landscape zone. Impacts such as noise, dust and vibration are expected to be minimal and subject to further refinement through the DA process. Solar recycling and processing facilities are known to be low-impact dry assembly and disassembly processes. Any potential amenity impacts such as noise, dust and vibration are expected to be compatible with adjacent landuses, being the solar farm, quarry, and expanding Southlakes Estate. Future residential dwellings on Boundary Road are not expected to be within 200m of the proposed solar recycling facility, providing a generous landscape and amenity buffer. The access handle off Sheraton Road provides a 100m landscape buffer which is expected to be maintained as part of the adjacent solar farm.

Any potential unknown impacts can be mitigated through appropriate conditions of consent through the development assessment phase, such as noise thresholds and setting of hours of operation.

07_ MINISTERIAL DIRECTIONS

Ministerial Directions

Under the EP&A Act, a Planning Proposal must address all relevant Ministerial Directions, demonstrating relevance, consistency and/or justifications for any inconsistencies. The subject Planning Proposal **demonstrates consistency with all relevant Ministerial Directions** under Section 9.1 of the EP&A Act. The following table provides a summary responds to all relevant Ministerial Directions, noting any Directions that are not relevant in this case.

Compliance Table – Ministerial Directions <i>In accordance with Section 9.1 of the EP&A Act 1979</i>		
	Consistency	Demonstration of Conformance or Justified Departure
1.1 Implementation of Regional Plans	 Consistent	The PP is in strategic alignment with Direction 1.1, requiring consent authorities to consider the relevant Regional Plan and actively implement its actions. The PP implement actions relating to circular economy and waste management.
4.3 Planning for Bushfire Protection	 Consistent	The PP is in strategic conformance with Direction 4.3, with low bushfire risk.
6.1 Residential Zones	 Consistent	The PP demonstrates compliance with Direction 6.1 with appropriate buffer distances to residential zoned lands and future residential areas at Southlakes.
7.1 Employment Zones	 Consistent	The PP implements the E4 General Industrial zone in full conformance with this Direction. The Direction requires landuse zones to align with the intended activity on the subject site.
8.1 Mining, Petroleum Production and Extractive Industries	 Consistent	The proposal demonstrates strategic conformance with this direction with strategic due diligence over surrounding landuses. The proposed activities are compatible with adjacent extractive industries at Dubbo quarry.
9.1 Rural Zones	 Consistent	The PP is consistent with this direction and any inconsistency is minor in nature. The proposal seeks to utilise land that is otherwise sterilised from rural landuses, given adjacency to solar farm and extractive industry - quarry. The proposal demonstrates ideal compatible landuses and ensures the orderly and efficient use of this land.
9.2 Rural Lands	 Consistent	The PP is consistent with this direction and any inconsistency is minor in nature. The proposal seeks to utilise land that is otherwise sterilised for rural landuses.

08_COMMUNITY ENGAGEMENT

Community & Stakeholder Consultation

Council is required to publish the Planning Proposal and corresponding Council Agenda Report following referral to the Local Planning Panel for advice and then to Council seeking endorsement for Public Exhibition for a 28 day period. During this statutory exhibition period, it is anticipated the Planning Proposal would be referred to relevant State Agencies, if required, given the minor nature of the proposal and limited likely impacts that can be addressed via the subsequent development assessment process.

The Proponents are prepared to provide a formal response to any community submissions and State Agency responses, to meet all Gateway Determination conditions.

Upfront consultation with Council staff has occurred since August 2025 and the facilitative nature of these discussion is acknowledged and appreciated.

09_ PROJECT TIMELINE

Council is required to assess any Planning Proposal within 90 days to meet Ministerial expectations. However, given the minor nature of the Planning Proposal, with a single instrument amendment and clear strategic alignment, a streamlined assessment and referral for resolution is anticipated. Early consultations with Council senior staff since August 2025 have taken place as a demonstration of upfront consultation.

Early Consultations with Council staff	Planning Proposal	Council Resolution	Council staff execute resolution	Council sends PP to DPHI seeking Gateway
Aug 2025	Oct 2025	Nov 2025	Dec 2025	Dec 2025

Following Council resolution to proceed, the Planning Proposal would be forward to DPIE for Gateway Determination, upon which a 28-day public exhibition period may commence. It can be reasonable to expect a Departmental Gateway Determination in early 2026, upon which the Planning Proposal would need to be finalised within 9 months in accordance with new Gateway requirements.

Gateway Assessment DPIE	Public Exhibition	Post Exhibition Reporting	Finalisation of PP
Jan-Feb 2026	March 2026	April-May 2026	June 2026

10_ CONCLUSION

The Proposal to zone 2ha of land from RU2 Rural Landscape to E4 General Industrial to facilitate a solar recycling and processing facility is strategically justified. The PP pathway is required to facilitate lodgement of a subsequent comprehensive DA for the facility. Any impacts are minor in nature and entirely reconcilable through conditions of consent.

It is anticipated that this PP would facilitate:

- Highlight Dubbo as the Green Energy Centre of NSW and Australia.
- Support Dubbo Regional Council's ambitions in achieving circularity in waste management by becoming a clean energy material processing hub.
- Contribute to the establishment of a Dubbo Circular Economy Hub, similar to Bega Circular Valley 2030.
- Co-locate adjacent to an existing and expanding solar farm facility.
- Attract 50+ jobs during the construction phase.
- Create 20+ ongoing jobs for Aboriginal-identified persons at operational phase.
- Contribute to the orderly development of the Sheraton Road South intersection.
- Create immense community benefit with local employment, local procurements and positive onflow effects across Dubbo's service based economy.

We lodge this PP on behalf of Yurruga IC, to empower First Nation-led partnerships to make Dubbo the circular economy hub of NSW. We appreciate Council's focus on outcomes and strategic alignment in lodging this proposal.

APPENDIX

LETTER TO DRC CEO REQUESTING FEE EXEMPTION