



IRF26/199

Gateway determination report – PP-2025-2164

Rezone 2ha of land from RU2 Rural Landscape to E4
General Industrial at part of Lot 2101 DP1227782, 19L
Sheraton Road Dubbo

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning proposal
Attachment A1 – Council report

Attachment A2 – Council meeting minutes

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Dubbo Regional Council
PPA	Dubbo Regional Council
NAME	Rezone 2ha of land from RU2 Rural Landscape to E4 General Industrial
NUMBER	PP-2025-2164
LEP TO BE AMENDED	Dubbo Regional Local Environmental Plan 2022
ADDRESS	19L Sheraton Road Dubbo
DESCRIPTION	Part of Lot 2101 DP1227782
RECEIVED	27/01/2026
FILE NO.	IRF26/199
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal (**Attachment A**) contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- initiate a minor amendment to the Dubbo Local Environmental Plan 2022 (DRLEP) Land Zoning Map, to apply the E4 General Industrial zone on 2ha of land currently zoned RU2 Rural Landscape.
- the planning proposal would make permissible the desired land use for a “solar recycling and processing facility”, subject to subsequent development consent.
- the planning proposal would ensure land use compatibility and reconcile diverse land use adjacencies at the subject site.
- the planning proposal would address the emerging waste management concerns by Dubbo Regional Council and the NSW Government over solar energy investments.
- the planning proposal would provide greater employment choice in an emerging sector, aligning with Council ambitions for Dubbo to become a circular economy hub.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the DRLEP by amending the Land Zoning Map as it applies to part of Lot 2101 DP1227782 from zone RU2 Rural Landscape to zone E4 General Industrial zone.

No additional LEP instrument or mapping amendments are proposed, including to the current minimum lot size of 100ha.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

The planning proposal will enable a subsequent Development Application (DA) to be lodged for a subsequent solar recycling and processing facility on the site. This location is ideal by Council as it is compatible with the adjacent solar farm. The proponents are 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).

1.4 Site description and surrounding area

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 located approximately 5km southeast of the Dubbo Central Business District (**figure 1**). The site is accessed by a shared internal road off Sheraton Road, which also provides access to the regional hardrock quarry and Holcim quarry.

The proposal notes the formal site survey is pending with a dimensioned side plan provided showing the site is approximately 58m by 345m, forming a 2ha portion of the broader lot (**figure 2**). The site is currently cleared with the planning proposal identifying the site has an existing Development Consent as an approved depot for the storage of solar panel materials (**figure 3**).

The subject site is zoned RU2 Rural Landscape. The site is bounded to the north by a solar farm zoned RU2 Rural Landscape, and to the south is the Dubbo South Keswick Quarry zoned RE2 Private Recreation. To the west is the Southlakes estate zoned R2 Low Density Residential which will continue to expand eastward in line with the southeast urban release area, and to the east is cleared RU2 Rural Landscape zoned land, approved to host additional solar energy farms (discussed further in section 3.5 of this report) (**Figure 4**).

A portion of the site is within the Vegetation buffer category for bushfire prone land (**Figure 5**) and is mapped as groundwater vulnerable (**Figure 6**). The planning proposal identifies the site within draft State Significant Agriculture Land (SSAL) mapping under the State Environmental Planning Policy (SEPP) (Primary Production) 2021 which is discussed further in section 3.6 of this report.



Figure 1 Location Plan (source: Nearmap, dated 13/2/26)

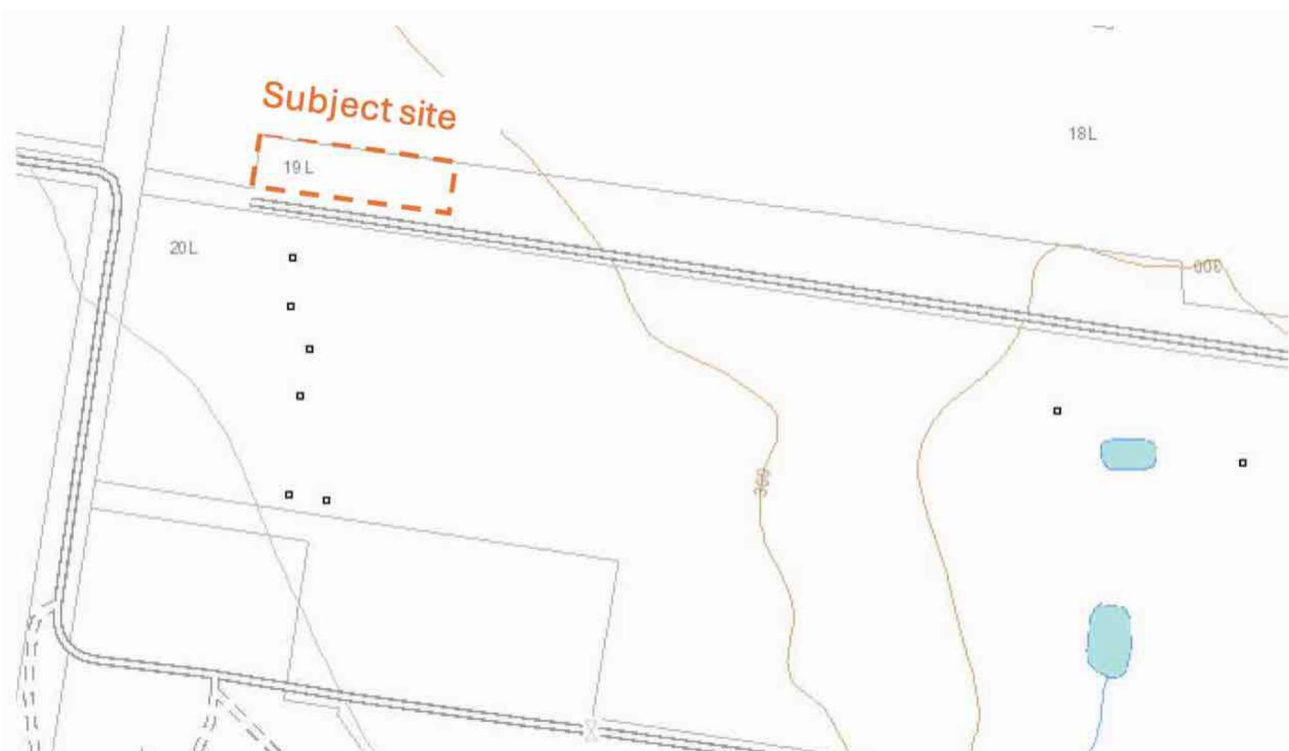


Figure 2 Dimensioned site plan showing site is approximately 58m x 345m (source: planning proposal)



Figure 3 Subject site (approximate boundary) (source: Nearmap, dated 13/2/26)

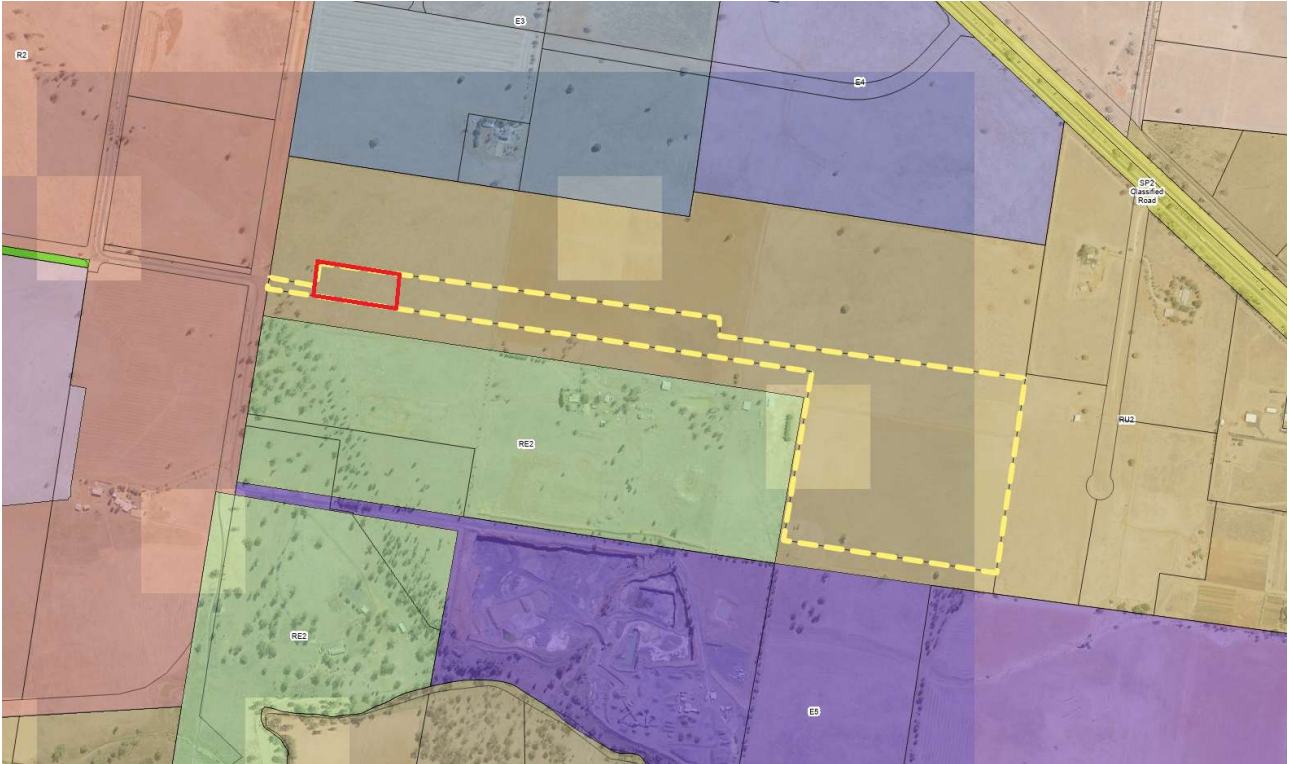


Figure 4 Land Zoning Map (including the whole of Lot 2101) (source: NSW Spatial Viewer)

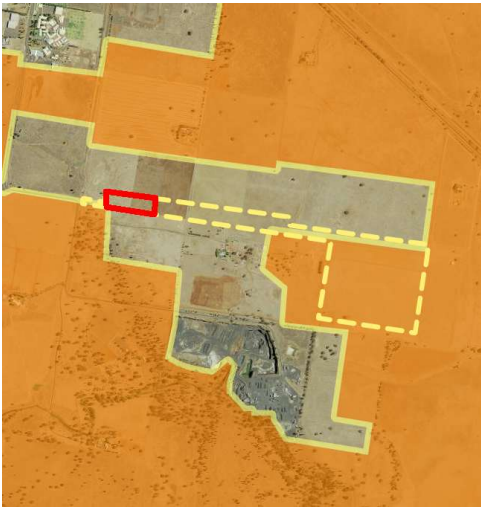


Figure 5 Bushfire Prone Land Mapping (source: NSW Spatial Viewer);

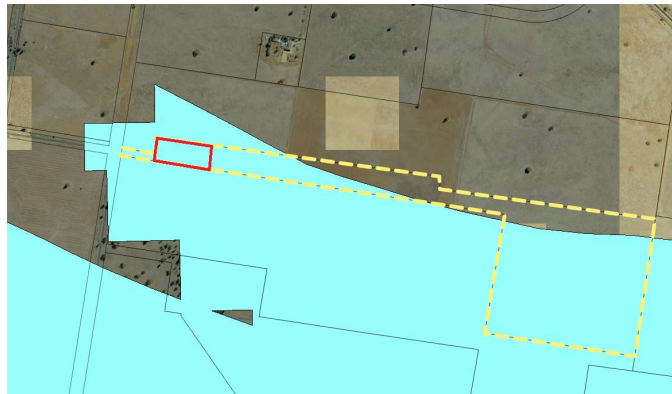
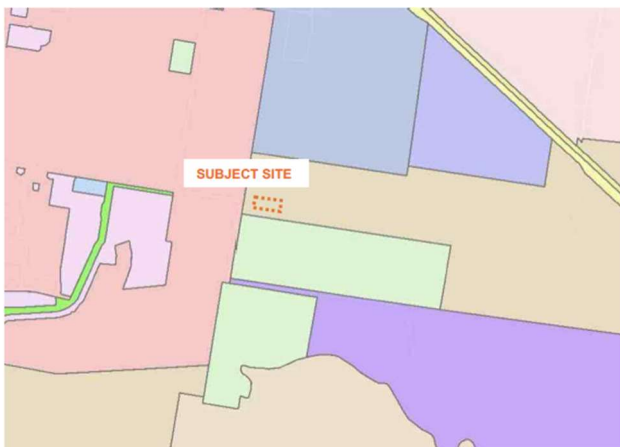


Figure 6 Groundwater Vulnerable Mapping (source: NSW Spatial Viewer).

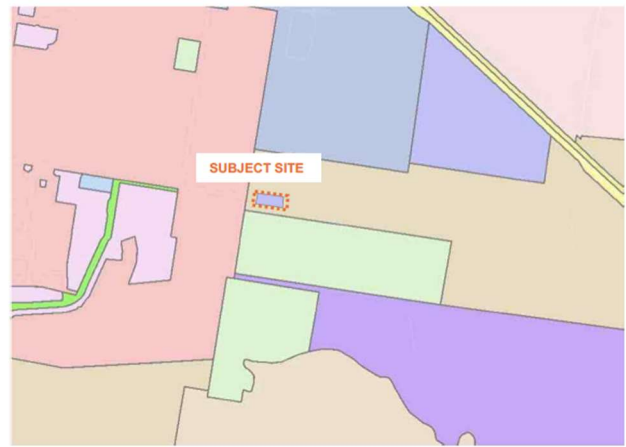
1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the land zoning maps, which are suitable for community consultation – as included below.

Existing Zoning Map



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	

Figure 7 Current and proposed zoning map (site outlined in red) (source: planning proposal)

2 Need for the planning proposal

The planning proposal aligns with the Local Strategic Planning Statement by supporting the economy and sustainability themes and directly contributing to Planning Priority 19, which promotes a more waste-efficient city.

The Council report indicates the planning proposal has initial strategic merit with the site identified in the *Dubbo Employment Lands Strategy 2019* as part of an industrial candidate area. The Department notes the strategy states the area should be investigated as part of a long-term investigation. This is discussed in further detail in section 3.3 of this report.

The planning proposal justifies the proposal as follows:

- the current RU2 Rural Landscape zone does not facilitate the proposed land use conducive to a solar recycling and storage facility.
- the site currently has an existing development consent as an approved depot for the storage of solar panel materials.
- co-located adjacent to an existing and expanding solar farm facility to enhance the subject sites land use compatibility.
- aligned with the delivery of renewable energy projects across the Central-West Orana Renewable Energy Zone (REZ).
- create community benefit with local employment, local procurements and positive onflow effects across Dubbo's service-based economy.

The planning proposal is the best means of achieving the objectives and intended outcomes.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the *Central West and Orana Regional Plan 2041 Regional Plan*.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 7: Plan for resilient places and communities	Consistent. Objective 7 contains strategy 7.1 which includes locating development away from areas of known high bushfire and flooding risk. The site is not flood affected and is partially within the Vegetation Buffer as part of Bushfire Prone Mapping and is considered low risk. Objective 7 also contains Strategy 7.2 which includes Circular economy principles that identify strategic planning and management principles that align with the <i>NSW Waste and Sustainable Materials Strategy 2041</i> and the <i>NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs</i> when planning for waste and resource recovery. These include: • identifying waste infrastructure required to support new industry specialisations, including renewable energy generation. • a focus on precincts that support circular economy activities and industries

Regional Plan Objectives	Justification
	planning instrument amendments required to make it easier to develop waste and circular economy infrastructure. The proposal would make permissible the desired land use for a solar recycling and processing facility which, is identified specifically in the regional plan as below: <i>Waste from natural disasters and new industries such as the solar energy sector are emerging issues. This is both a challenge for waste management and an opportunity for the region for better waste capture and processing and new specialisations. As the region's waste streams and quantities change, there is need for State agencies and councils to plan for future waste infrastructure needs, including asbestos.</i> Accordingly, the planning proposal is consistent with Objective 7.
Objective 11: Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities	Consistent. Objective 11 contains strategy 11.1 which includes the use of economic development to reinforce the regional scale functions of Dubbo by focusing investment on growth industries and increase economic diversification. The proposed rezoning would make permissible the desired land use for a solar recycling and processing facility, part of the growing renewable energy sector. The regional plan states the need for Dubbo to capitalise on: - manufacturing, construction, agriculture and agribusiness, food manufacturing, business services, health services, transport, mining and renewable energy services. - mining and renewable energy investment, including being the main service centre for the emerging critical minerals sector and the Central - West Orana Renewable Energy Zone. Accordingly, the planning proposal is consistent with Objective 11.
Objective 18: Leverage existing industries and employment areas and support new and innovative economic enterprises	Consistent. The planning proposal seeks to enable development that is aligned with, and takes advantage of, the existing adjacent solar farm. The planning proposal seeks to rezone land to enable the efficient and productive use of a portion of a site that sits between the Blueridge Business Park which is land zoned E3 Productivity support and E4 General industrial and the RE2 Private Recreation zoned quarry and E5 Heavy Industrial zoned quarry to the south. Accordingly, the planning proposal is consistent with Objective 18.

3.2 Draft Statewide Policy for Industrial Lands

The *Draft Statewide Policy for Industrial Lands* (December 2025) (SPIL) follows on from the *Industrial Lands Action Plan* (January 2025) and was exhibited by the NSW Government from 10 December 2025 to 27 February 2026. The SPIL is underpinned by six key objectives, which include to: secure, intensify and actively manage industrial lands; support a pipeline of development ready industrial lands to meet future needs; and plan for new industrial lands that are close to transport and freight networks and where land use conflicts can be minimised and mitigated.

The planning proposal is generally consistent with all objectives and considerations under section 5 of the SPIL ('Planning new industrial lands') as discussed below:

- the site is proximate to existing freight and transport infrastructure and is well-connected to workforce catchments
- the proposal states the site is capable of being serviced by water, wastewater, roads and energy
- the site is unencumbered by environmental constraints and is not subject to contamination
- future development will include appropriate buffers, will not create land use conflicts, and is capable of appropriately managing and mitigating amenity impacts (subject to DA assessment).

3.3 NSW Waste and Sustainable Materials Strategy 2041

The planning proposal is consistent with the *NSW Waste and Sustainable Materials Strategy 2041*'s overarching purpose to transition NSW to a circular economy over 20 years by minimising waste and promoting continual reuse of resources.

The planning proposal and intended solar panel recycling and storage facility aligns with the outcomes the strategy seeks to achieve.

3.4 Central-West Orana Renewable Energy Zone

The Planning proposal is consistent with the objectives of Central-West Orana Renewable Energy Zone (REZ) including attracting private investment, creation of jobs in the local area and creation of additional demand for workers in local manufacturing, retail, transport and the supply of goods and services.

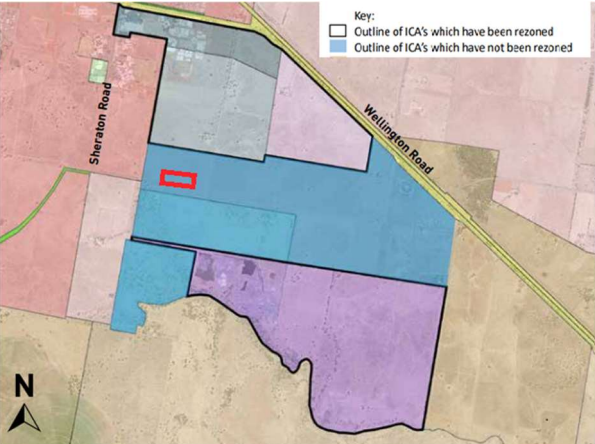
The planning proposal does not seek to facilitate renewable energy generation or infrastructure within the REZ. Rather, it responds to the secondary land-use and waste-management pressures created by large-scale renewable energy investment by enabling a site-specific industrial use that supports circular-economy outcomes. The proposal complements, but does not rely upon, the Renewable Energy Zone framework and does not give rise to land-use conflicts or constrain future REZ delivery.

3.5 Local

The proposal states it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Local Strategic Planning Statement	The planning proposal is consistent with the LSPS <i>Planning priority 19 Create an energy, water and waste efficient city</i>. The planning proposal establishes a pathway for a solar panel recycling and storage facility that aligns with the LSPS by supporting energy consumption objectives and improving sustainable waste management outcomes, including reduced landfill disposal and increased solar infrastructure uptake.

Local Strategies	Justification
Waste Strategy 2024-2034	The planning proposal is consistent with the Dubbo Waste Strategy 2024-2034 with direct alignment to the main objectives including: • focused on reducing waste • increasing resource recovery • transitioning to a circular economy • protecting the environment • consideration of how to reduce emissions and abate carbon generated by waste management and resource recovery activities.
Employment Lands Strategy 2019	The planning proposal is generally consistency with the ELS as it is identified within the Industrial Candidate Area (ICA1), but the subject site is identified as land not yet rezoned within the ICA and forms part of a long-term consideration of the strategy. The Dubbo Employment Lands Strategy 2019 promotes a planned and coordinated approach to the provision of industrial land. The strategy identifies an existing supply of industrial land, with approximately 724 hectares of vacant/undeveloped land with 53 to 80 hectares required to meet future demand to the year 2031. The strategy also supports the orderly development of employment precincts, rather than ad-hoc rezonings not underpinned by demonstrated demand or strategic need. The ICA1 (Figure 8) was identified within the strategy for the development of a business park and prestige light industrial park consisting of light manufacturing, warehouse and distribution and high-tech industries. This was primarily because of the location of the land adjacent to the Mitchell Highway. The subject site is identified as land not yet rezoned within the ICA1 with vacant rezoned land existing in the Blueridge precinct to the north. However, the Department notes that further south of the main business park is a number of existing solar farms and quarries which is more heavy industrial land. The site is within the overall existing solar farm boundary and is considered to be an expansion of this existing development. Therefore, there is a degree of land-use compatibility and a strategic nexus with the existing renewable energy infrastructure. It is considered that any inconsistency with this site being identified for a long-term opportunity is no longer reasonable as it already holds an industrial use.  Figure 8 Indicative Subject site (outline in red) within the context of Industrial Candidate Area 1 (source: Dubbo Employment Lands Strategy 2019)

Local Strategies	Justification
Dubbo Regional Community Strategic Plan Towards 2040 (CSP)	The planning proposal is consistent with the <i>Dubbo Regional Community Strategic Plan Towards 2040</i> as below: <u>Strategic Pillar 3: Working together for the region</u> 3.2: Our local economy grows through diverse traditional and emerging industries 3.3: We have a clear strategy to drive economic development and attract investment. 3.4: We proactively embrace opportunities to drive economic growth, create jobs, and support lasting prosperity for our community. <u>Strategic Pillar 4: Healthy Environment and sustainable Future</u> 4.2: We manage our resources responsibly to ensure long term sustainability. 4.5: We take action to achieve net zero emissions.

3.6 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation for Regional Plans	Consistent	The planning proposal is consistent with the Central West and Orana Regional Plan 2041, specifically Objective 7, Objective 11 and Objective 18 as discussed in section 3.1 of this report.
3.2 Heritage Conservation	Consistent	The planning proposal site does not contain heritage items and there are no items identified under the AHIMS database. The site is disturbed land due to past agricultural uses and the recently approved depot (for storage of materials). The site is unlikely to contain artefacts of Aboriginal or European heritage significance.
4.3 Planning for Bushfire Protection	Consistency to be determined	The planning proposal site is partially located on land mapped as Bushfire Prone Land as Vegetation Buffer category. Under direction (1) a condition to consult with the NSW Rural Fire Service prior to community consultation is recommended.
5.1 Integrating Land Use and Transport	Consistent	The planning proposal is generally consistent with the direction, specifically through the identified the efficient movement of freight via the Southern distributor road as depicted in the Blueridge precinct Development Control Plan 2025. It should be noted it is unclear when this road will be delivered and further discussion on traffic and transport movement is discussed in section 4.3 of this report.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
7.1 Employment Zones	Inconsistent, justified as minor	The planning proposal seeks to rezone land to an employment zone, E4 General Industrial. The proposal is technically inconsistent with direction (1) (e), as the Dubbo Employment Lands Strategy is not approved by the Planning Secretary. The Department considers, due to overall consistency with directions (1) (a,b,c,d) and the objectives of the direction, along with the site-specific merit associated with the planning proposal, the inconsistency is considered minor. The inconsistency is considered minor and is justified.
8.1 Resources and Energy	Consistent	The planning proposal seeks to rezone land adjacent to a quarry. The planning proposal states, solar farm and recycling facilities are known to be low-impact dry assembly and disassembly processes, with potential amenity impacts such as noise, dust and vibration compatible with the adjacent quarry land use. The planning proposal is consistent with the objective of the direction, and it is not anticipated the quarry will be compromised by the development.
9.1 Rural Zones	Inconsistent, justified as minor	The proposal seeks to rezone land from RU2 Rural Landscape to E4 General Industrial zone. The planning proposal is inconsistent with the objective to protect the agricultural value of rural land and direction (1a) to rezone land from a rural zone to employment zone. The planning proposal site is situated on land considered sterilised from other rural land uses, given the existing solar farm on the site and the adjacent quarry. Therefore, the planning proposal does not create any potential land use conflict with the remnant RU2 Rural Landscape zoned area. The development application for the additional solar farm to the east of the site was approved subject to conditions on 7 June 2022 as determined by the Western Regional Planning Panel. The figure below, (Figure 9) shows the approved solar farm site in context of the planning proposal site. The proposal is compatible with the adjacent solar energy farm. Although the planning proposal is technically inconsistent with the direction, it is of minor significance and is therefore justified. It is recommended a Gateway condition be included to require consultation with the Department of Primary Industries and Regional Development be undertaken.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		 Figure 9 Approved solar farm site (greyed area) source: (19L Sheraton Road, Dubbo - Electricity generating works (solar farm) Development Application)
9.2 Rural Lands	Inconsistency justified as minor	The planning proposal seeks to rezone land within a rural zone. The site is located adjacent to a solar farm, and quarry with limited opportunities for ongoing farming activities. The site contains no mapped environmental values other than being identified as groundwater vulnerable which can be managed through any future development application. The risk of land use conflict is considered low with future residential land to the west as the industrial uses are already established and a future buffer will be required on the residential land to the industrial uses. It is also considered that the adjacent quarry poses a greater impact to surrounding land uses than the proposed solar recycling facility. Therefore, any inconsistency of the Planning proposal with the direction is considered to be minor and justified.

3.7 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Primary Production) 2021	Not Applicable	The site is located within the draft State Significant Agricultural Land (SSAL) mapping area, which means the land is recognised as having high strategic value for agriculture at a state level. As this work is still draft and there is an existing solar farm on the site and an adjacent quarry then the finalisation of the SSAL work would need to consider these changes to the land which may no longer meet the SSAL criteria.
SEPP (Resources and Energy) 2021	Consistent	The site is adjacent to an existing quarry on the sites southern boundary and is therefore relevant under the SEPP due to compatibility and land use conflict provisions. This will be assessed at DA stage in consideration of the compatibility of surrounding land uses with the quarry.

4 Site-specific assessment

4.1 Environmental

The environmental impacts arising from the Planning proposal are considered low taking into account the more impactful adjacent quarry. Potential groundwater vulnerability impacts can be considered at the development application stage of the proposed solar recycling and processing facility. The planning proposal specifically notes that the storage of liquid waste and hazardous chemicals is not anticipated onsite, reducing further risk of groundwater contamination.

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 10 Social and economic impact assessment

Social and Economic Impact	Assessment
Land use conflict	The planning proposal does not introduce a sensitive land use within proximity to the quarry. Rather, it proposes a general industrial land use, which is generally compatible with extractive industry operations in the area. The proposal identifies separation distances of approximately 400–500 metres between the proposed development footprint and the most intensive quarry activities. In relation to residential land uses, existing and future dwellings associated with the Southlakes Estate will need to be separated from the proposed industrial activity by a buffer considering the existing uses. Future residential development is identified as being located beyond 200 metres from the proposed use.

Social and Economic Impact	Assessment
Employment opportunities	The planning proposal and subsequent future development will provide for potential employment opportunities for local residents. The proposal states the proposal will attract 50+ jobs during the construction phase and the creation of 20+ ongoing jobs for Aboriginal-identified persons in operational phase.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
Access and roads	The site is accessed from Sheraton Road, which also provides access to the Regional Hardrock Quarry and Concrete Batching Plant. 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. It is unclear from the planning proposal how the proposed rezoning and the future development will impact the Southern Distributor Road and surrounding land uses. It should be noted the proposal states consistency with the conceptual Stage 1 Southern Distributor Road which at this stage is not funded. Although the planning proposal identifies the site as a low impact activity which is expected to create 5 to 10 truck movements and 20-35 vehicle movements per day in its initial phase, it is unclear how these movements will impact the surrounding area including the two quarries and the three schools along Sheraton Road. The Council report suggests a traffic impact assessment be provided as a condition of Gateway. The Department considers this appropriate and recommends as a condition of gateway, the proponent prepare a traffic impact assessment prior to public exhibition.
Water and Sewer	The planning proposal indicates the subject site can be serviced by water and sewer with concept plans included demonstrating serviceability with existing sewer and potable water infrastructure being 450-500 metres from site. Additionally, the planning proposal suggests a Voluntary Planning Agreement or Works-in-kind-Agreement would seek to fully service the subject site and operationalise existing infrastructure assets at Sheraton Road (which is to be explored through the DA process). A concept plan has been provided within the planning proposal demonstrating a proposed infrastructure servicing approach. Council have suggested it is anticipated there will be capacity for this infrastructure to be made available over time as the precinct further develops but have requested the proponent prepare an infrastructure and servicing strategy. The Department considers an infrastructure and servicing strategy it is not necessary and further details can be dealt with at the DA stage.

Infrastructure	Assessment
Stormwater	Onsite stormwater retention is proposed, and recycling is expected to address stormwater management requirements, utilising detention basins (OSD) and storage tanks for the filtration and recycling of stormwater.
Electricity	The planning proposal does not directly discuss connectivity with electricity but refers to services in general. Connection will be investigated at the DA stage.

5 Consultation

5.1 Community

The planning proposal is categorised as a standard under the LEP Making Guidelines (August 2023). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- NSW Rural fire Service
- Department of Primary Industries and Regional Development
- Transport for NSW

6 Timeframe

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard

The Department recommends an LEP completion date of 31 March 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council does not request delegation to be the Local Plan-Making authority. However the Department recommends Council be authorised to be the local plan-making authority for this proposal.

8 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions 7.1 Employment Zones, 9.1 Rural Zones and 9.2 Rural Lands are minor or justified *and*
- Note that the consistency with section 9.1 Directions 4.3 Planning for Bushfire Protection is unresolved and will require justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. The planning proposal is to be updated prior to community consultation and agency consultation to include:
 - a) Provide a traffic impact assessment
 - b) provide a full project timeline at Part 6, including anticipated milestone completion dates
2. Prior to community consultation, consultation is required with the following public authorities:
 - NSW Rural Fire Service
3. Consultation is required with the following public authorities:
 - Department of Primary Industries and Regional Development
 - Transport for NSW
4. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 31 March 2027 be included on the Gateway.



26/3/2026

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