

Media release



Planning &
Infrastructure



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New planning controls for Dubbo to support regional growth and employment

Additional housing and employment land are earmarked in Dubbo's new council-wide planning controls, which received NSW Government approval today.

The new council-wide local environmental plan (LEP) was approved by the Department of Planning and Infrastructure, under delegation from the Minister, and is the result of significant co-operation between the department and Dubbo City Council.

The department provided \$80,000 in funding through the Planning Reform Fund, to support the preparation of the Dubbo LEP.

The LEP zones an additional 1,620 hectares for residential use, which has the potential to support almost 7,000 new residential lots over the medium to long-term.

It also zones additional land for employment, including 585 hectares of industrial land and 98 hectares of business land.

In recognition of the growth in Dubbo, the boundary of the CBD has been expanded by zoning additional land for business uses, increasing the size of the CBD to an area bounded by Macquarie, Erskine and Darling streets and north of the railway line.

The new LEP also balances the expanded CBD with the projected growth outside the CBD and incorporates a new mixed use zone bounded by Talbragar, Fitzroy and Cobra streets.

Dubbo Mayor Councillor Mathew Dickerson said Dubbo was on the cusp of an economic development boom with the release of the LEP.

"The creation of the Dubbo LEP has involved extensive community consultation and feedback and will better position Dubbo to reap the benefits of future development whilst facilitating sustainable growth," he said.

The Mayor has written to those people who were directly involved in developing the LEP. Letters will also be sent to all property owners in the Dubbo local government area advising them of the new planning controls.

"I think it is very important that we take the time to thank those people who took the time to make a submission," Cr Dickerson said.

The department's Deputy Director-General Tom Gellibrand said Dubbo was the first major regional centre in the central west to have a new comprehensive LEP approved to update planning controls and provide for growth.

"One of the big advantages for Dubbo is that detailed maps showing the zones and planning controls that apply across the Dubbo local government area are now available online on the NSW legislation website, alongside the written instrument," Mr Gellibrand said.

"This will make it easier for investors to find out the zoning and other planning controls in place for Dubbo."

Other key outcomes of the LEP include:

- Bringing Dubbo's planning controls together into a single document and replacing controls contained in the Dubbo Rural Areas LEP and Dubbo Urban Areas LEP, which were each more than a decade old;
- Zoning additional land for housing near the village of Wongarboon; and
- Zoning land around the airport and North Dubbo as light industrial to support employment.

Mr Gellibrand said the LEP recognised the importance of agricultural land, the significance of local heritage, as well as the region's environmental values.

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