

What is zoning?

Land in the Dubbo Regional LGA is split into zones which specify what kind of development is allowed in a particular area. These zones are classified in the table below.

Residential R1 General Residential R2 Low Density Residential R5 Large Lot Residential	Rural RU1 Primary Production RU2 Rural Landscape RU3 Forestry RU4 Primary Production Small Lots RU5 Village
Employment E1 Local Centre E2 Commercial Centre E3 Productivity Support E4 General Industrial E5 Heavy Industrial MU1 Mixed Use	
Recreation RE1 Public Recreation RE2 Private Recreation	Special Purpose SP2 Infrastructure SP3 Tourist
Waterway W1 Natural Waterways W2 Recreational Waterways	Conservation C1 National Parks and Nature Reserves C2 Environmental Conservation C3 Environmental Management

Zones indicate whether your development will be allowed without Council's permission (permitted without consent), allowed with Council's permission (permitted with consent) or not allowed (prohibited). The full list of zones is indicated in the [Dubbo Regional Local Environmental Plan 2022](#).

How are zones determined?

Zoning is designed with future predictions in mind and is intended to pre-empt challenges that could arise from allowing certain types of development in a particular area. Those predictions include population growth and management, infrastructure, socioeconomics, and the environment.

What zone is my property in?

To determine which zone your property is located in, visit the NSW Government Department of Planning and Environment's [ePlanning Spatial Viewer](#). To see if your development is permissible on a particular lot of land, please consult Council's land use matrix.

Still need help?

We encourage you to discuss your zone with Council's Duty Planner or Building Officer. This is a free service, available via phone (02) 6801 4000 or in-person at our Customer Experience Centres between 1pm to 4:30pm, Monday to Friday by booking an appointment. Enquiries can also be sent via email to council@dubbo.nsw.gov.au