



DUBBO REGIONAL LOCAL ENVIRONMENTAL PLAN 2022

The Dubbo Regional Local Environmental Plan 2022 (526.8KB) was gazetted on 25 March 2022.

The Dubbo Regional Local Environmental Plan (LEP) 2022 is a statutory document that guides land use planning and development.

The Dubbo Regional Council Local Government Area previously had two Local Environmental Plans, being the Dubbo Local Environmental Plan 2011 and the Wellington Local Environment Plan 2012. These two LEPs have been consolidated into the Dubbo Regional Local Environmental Plan 2022.

The Plan consists of a written document and a series of associated maps, including as follows:

- Land Application Map
- Land Reservation Acquisition Map
- Land Zoning Map
- Lot Size Map

- Heritage Map
- Natural Resource – Biodiversity Map
- Urban Release Area Map
- Natural Resource – Water Map, Natural Resource – Groundwater Vulnerability Map
- Flood Planning Map
- Land Reclassification (Part Lots) Map
- Additional Permitted Uses Map

HOW CAN I OBTAIN A COPY OF THE LEP AND RELATED MAPS?

As the LEP is a statutory document approved by the NSW Minister for Planning and Environment, a copy of it and its related maps can be downloaded from the NSW legislation website.

Hard copies are available for viewing and purchase at Council's Civic Administration Building in Church Street, during normal office hours.

LAND ZONING

All land in the Dubbo Region has been provided with a specific land use zone as included in the Plan. Land use zones are broadly characterised in the following way:

- Rural
- Residential
- Commercial
- Industrial

- Special Use
- Open Space
- Environmental

Land use zones included in the Plan are prepared based on the requirements and expectations of the community through land use strategies. The role of a land use strategy is to work with the community to set a long-term strategic vision of how a certain area/s in the Region should look over time.

LAND USE ACTIVITY

All land use activities in Dubbo are guided by the LEP. Land use activities are specified in the Plan, as follows:

- **Permitted without consent** (an approval is not required to be obtained from Council or an Accredited Certifier*)
- **Permitted with consent** (an approval is required to be obtained from Council or an Accredited Certifier*)
- **Prohibited** (an approval shall not be granted for the development).

Information on how you can apply to amend the LEP can be found [here](#).

FORMER LOCAL ENVIRONMENTAL PLANS

The former Dubbo Local Environmental Plan 2011, Wellington Local Environmental Plan 2012, Dubbo Local Environmental Plan 1998 – Urban Areas, Dubbo Local Environment Plan 1997 – Rural Areas and Wellington Local Environmental Plan 1995 can also be found on the NSW legislation website.

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