



# DUBBO LOCAL ENVIRONMENTAL PLAN 2011

## WHAT IS THE DUBBO LOCAL ENVIRONMENTAL PLAN 2011?

The Dubbo Local Environmental Plan (LEP) 2011 is a statutory document that guides land use planning and development.

The Dubbo Regional Council Local Government Area has two Local Environmental Plans. These are the Dubbo Local Environmental Plan 2011, which commenced operation on 11 November 2011, and the Wellington Local Environment Plan 2012, which commenced operation on 23 November 2012.

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.

## DUBBO LEP LAND USE MATRIX

To assist your understanding of what category your development fits under, Council has developed a Dubbo LEP Land

Use Matrix ( 535KB). The role of the matrix is to easily show what development type is permissible in each land use zone included in the Plan. However, please note that the land use matrix is a guide only, provided as being correct as of 29 May 2015. The Matrix does not form a statutory component of the LEP.

## LAND ZONING

All land in Dubbo 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 City 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 DUBBO LOCAL ENVIRONMENTAL PLANS

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

The following maps provide a guide to the zoning that applied to land affected by the former LEPs:

Rural LEP map ( 3MB)

Urban LEP map 1 of 2 ( 3.8MB)

Urban LEP map 2 of 2 ( 3.6MB)

Village LEP maps ( 1.5MB)

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