

Mr Greg Lamont
General Manager
Narromine Shire Council
PO Box 115
Narromine NSW 2821

15/17163

Attention: Melissa Ward, Manager of Planning

Dear Mr Lamont

**Narromine Local Environmental Plan 2011 – planning proposal
(PP_22015_NARRO_006) to rezone part of Narromine Aerodrome from zone SP2
Infrastructure to zone SP1 Special Activities (Business Premises, Residential,
Tourist & Visitor Accommodation - incidental with Aviation)**

Thank you for your letter dated 23 November 2015 (received on 27 November 2015) requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect to the planning proposal to rezone portion of the Narromine Aerodrome. I also refer to a telephone discussion held with Council's Melissa Ward and the Department officers Nita Scott, Tim Collins and Wayne Garnsey on 16 December 2015.

As a delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination **(Attachment 1)**.

Please note Condition No 1 of the Gateway determination that requires Council, prior to undertaking community consultation, to submit to the Department of Planning and Environment for approval the following information:

- Clarify the land uses being sought for the proposed site.
- Details of how Narromine Shire Council intends to control business/retail/industrial land uses from relocating out of the Narromine Business Centre and industrial areas to the proposed land zone SP1 Special Activities. This is to include criteria and guidelines how Council will assess and ensure that such land uses are incidental to aviation.
- Details of consultation with the Civil Aviation Safety Authority and National Airports Safeguarding Advisory Group with regard to the Obstacle Limitation Surface and noise impacts.
- Detail of the proposed tenure and the intention for the subdivision of the land.



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The Department is available to discuss these requirements prior to Council undertaking further work.

The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's planning proposal and that Council is the land owner with a significant interest in this matter, I have decided not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 10 weeks prior to the projected publication date. Council's request to finalise the LEP should be made to the Department of Planning and Environment (westernregion@planning.nsw.gov.au).

The amended LEP map and GIS data is to be uploaded to the Departments FTP site at <ftp://lepup:upload@203.3.194.247/> and the map information emailed to pocgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any further questions or would like to make arrangements to meet with us, please contact Tim Collins, Planning Officer, at the Department of Planning Western Region on (02) 68412180.

Yours sincerely



18.12.15

Azaria Dobson
Acting General Manager
Planning Services



Gateway Determination

Planning proposal (Department Ref: PP_2015_NARRO_006_00): to amend the Narromine LEP 2011 to rezone part of Narromine Aerodrome from zone SP2 Infrastructure to zone SP1 Special Activities (business premises, residential, tourist & visitor accommodation, incidental with Aviation).

I, the Acting General Manager, Western Region of the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act, 1979 that an amendment to the Narromine Local Environmental Plan 2011 (LEP) should proceed subject to the following conditions:

1. Prior to undertaking community consultation Council is to submit the following information to the Department of Planning and Environment for approval;
 - Clarify the land uses being sought for the proposed site.
 - Details of how Narromine Shire Council intends to control business/retail/industrial land uses from relocating out of the Narromine Business Centre and industrial areas to the proposed land zone SP1 Special Activities. This is to include criteria and guidelines how Council will assess and ensure that such land uses are incidental to aviation.
 - Details of consultation with the Civil Aviation Safety Authority and National Airports Safeguarding Advisory Group with regard to the Obstacle Limitation Surface and noise impacts.
 - Detail of the proposed tenure and the intention for the subdivision of the land.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28** days as described in *A Guide to Preparing LEPs* (Department of Planning and Infrastructure 2013); and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
3. Consultation is required with the following State Agencies under Section 56 (2)(d) of the EP&A Act and/or to comply with the requirements of relevant section 117 Directions:
 - (a) Office of Environment and Heritage, and
 - (b) Roads and Maritime Services.



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Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning and Assessment Act, 1979. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to submission of the planning proposal under section 59 of the Environmental Planning and Assessment act 1979, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for LEP maps'.
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 18th day of December 2015.

Azaria Dobson
Acting General Manager
Western Region
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning