

Gateway Determination

Planning proposal (Department Ref: PP_2015_NARRO_005_00): to rezone land from zone RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size from 400 hectares to 5 hectares at Lot 145 DP 755110 Tomingley Cemetery Road, Tomingley.

I, the General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Narromine Local Environmental Plan 2011 (LEP) to rezone land and amend the minimum lot size at Lot 145 DP 755110 Tomingley Cemetery Road, Tomingley should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be amended to include an adequate locality map identifying Lot 145 DP 755110 Tomingley Cemetery Road, Tomingley.
2. Community Consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act) as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; 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 public authorities under section 56(2)(d) of the EP&A Act 1979 and/or to comply with the requirements of the relevant Section 117 Direction:
 - NSW Rural Fire Service
 - NSW Department of Primary Industries – Office of Water
4. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. An initial site contamination investigation report may be required to demonstrate that the land is suitable for rezoning to the proposed zone. Any information obtained from preliminary review of the subject land, or from initial site contamination investigation report shall accompany submission of the planning proposal under section 59 of the EP&A Act 1979.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. 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).
6. Prior to the submission of the Planning Proposal under section 59 of the EP&A Act 1979 the relevant Land Zoning Map and Lot Size Map that apply to the subject land are to be prepared compliant with the Department's 'Standard technical requirements for LEP maps'.



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7. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 14th day of May 2015.


Ashley Albury
General Manager, Western Region
Planning Services

Delegate of the Minister for Planning