



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

15/04048

Dear Mr Lamont

Planning proposal to amend Narromine Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to amend the minimum lot size for part of Lot 46 DP 721759, Carrington Road, Tomingley, from 400 hectares to 80 hectares.

As delegate of the Minister for Planning, I have determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway determination.

I note that the predominant enterprises in the Tomingley region are broadacre cropping and grazing, which contribute significantly to Narromine's regional economy. Productive agricultural lands need to be protected from further encroachment by unplanned urban expansion and other non-agricultural land uses.

The *State Environmental Planning Policy (Rural Lands) 2008* seeks to minimise rural land fragmentation and rural land use conflict by preventing the subdivision of concessional lots. Fragmentation of large rural land holdings, through land subdivision into smaller allotments, can diminish opportunities to protect vital rural lands and agricultural practices. There is also potential land use conflict between traditional rural land uses and rural residential lifestyle development, which may impact future operations.

Council is commended for its rural land use strategic planning work undertaken in the region. It is recommended that Council consider preparing an Agricultural Land Use Strategy to identify areas capable of continuing sustained agricultural production for the region and where rural residential lifestyle opportunities may be appropriate.

Should you have any queries in regard to this matter, please contact Mr Ashley Albury of the Department's regional office, on (02) 6841 2186.

Yours sincerely

Marcus Ray
Deputy Secretary, Planning Services
26/03/2015
Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2015_NARRO_001_00): to amend the minimum lot size for part of Lot 46 DP 721759.

I, Deputy Secretary at 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 to amend the minimum lot size for part of Lot 46 DP 721759 should not proceed for the following reasons:

1. The planning proposal to reduce the minimum lot size for land zoned RU1 Primary Production should be strategically considered, in the context of the broader Region. Council is encouraged to consider appropriate minimum lot size provisions for rural land across the Region through the preparation of an Agricultural Land Use Strategy.
2. The planning proposal would create rural land fragmentation and does not adequately address potential land use conflict between rural residential lifestyle development and agricultural activities. The subject land is located in an established rural setting surrounding by agricultural land and is not considered appropriate location for rural residential development.
3. The planning proposal does not adequately address inconsistencies with Section 117 Directions 1.2 Rural Lands and 1.5 Rural Lands as well as *State Environmental Planning Policy (Rural Lands) 2008* as it will create potential land use conflict and create fragmentation of rural lands. The proposal would also create demand for infrastructure provision and result in the creation of a rural residential lot in an established agricultural setting.

Dated 26th day of March 2015.



Marcus Ray
Deputy Secretary, Planning Services

Delegate of the Minister for Planning