

*Our Reference:* PP 3/2019  
*Your Reference:* NA  
*Contact Name:* Mrs Cara Stoltenberg  
*Telephone:* (02) 67996866

5 November 2018

Mr Craig Diss  
Team Leader  
Department of Planning and Environment  
PO Box 949  
**Tamworth NSW 2340**

Dear Mr Diss,

**Re: Planning Proposal 3/2019 to amend the Narrabri Local Environmental Plan 2012.**

I am writing to request a Gateway Determination in relation to the above matter.

At its October Meeting, Council resolved to adopt the above planning proposal and submit it to the Department of Planning and Environment for Gateway Determination. To assist with the Gateway Determination please find attached a copy of the relevant report to Council, Council Meeting Minute and Planning Proposal 3/2019.

The objectives and intended outcomes of this planning proposal are:

1. To adjust the land uses permitted with consent in the RU1 Primary Production land use zone under the Narrabri LEP 2012 to account for the following:
  - a) To ensure the range of development permitted within the RU1 Primary Production zone accounts for changing land use pressures associated with the growth of mining, construction of the inland rail and potential coal seam gas developments in the region.
  - b) To ensure the Narrabri LEP 2012 Land Use Table for RU1 Primary Production zone permits with consent an array of development which would be reasonable to carry-out within the zone given its 100-hectare minimum lot size and the opportunity for certain types of development to be located in a way that minimises its impact on sensitive receptors and/or utilises.
  - c) To ensure tourism orientated development at a scale and intensity that would not compromise the establish land use zone objectives of the RU1 Primary Production zone is permitted with consent.
  - d) To provide reasonable opportunity for owners of land in the RU1 Primary Production land use zone to carry-out tourism orientated development so to take advantage of the rural character and qualities of the land, without compromising that character or those qualities.
  - e) To ensure that the types of development permitted and prohibited under the Narrabri LEP 2012 Land Use Table does not leave Narrabri LGA at competitive disadvantage to consider

development applications for a range of land uses within the RU1 Primary Production zone in comparison to LGA's in the North West Region and other rural LGA's across NSW with similar demographics and land use pressures.

- f) To ensure that the types of development permitted and prohibited under the Narrabri LEP 2012 Land Use Table does not leave Narrabri LGA at competitive disadvantage to consider development applications for a range of land uses within the RU1 Primary Production zone in comparison to LGA's to be interconnected by the Melbourne to Brisbane Inland Rail Project.
2. To adjust the land use zone objectives of the RU1 Primary Production zone to account for the recommended changes to the Land Use Table for the zone and changing development pressures affecting this zone arising from the growth of mining, the construction of the inland rail and potential coal seam gas developments in the region.

It is requested that you permit Council to use its delegated Plan Making Powers to make the proposed amendments to the *Narrabri Local Environmental Plan 2012* should it proceed through the Gateway Determination.

If you have any questions in relation to this planning proposal or require any additional information to assist with the Gateway Determination feel free to contact Council's Town Planner, Cara Stoltenberg, on (02) 6799 6866.

Yours sincerely,



Mr Tony Meppem

**DIRECTOR DEVELOPMENT AND ECONOMIC GROWTH**

**Encl;**

Report to October Council Meeting,  
Council Meeting Minute,  
Narrabri Shire Council Planning Proposal 3/2019.  
Attachment 4 per the Dpt's Guide to Preparing LEP's  
Attachment 5 per the Dpt's Guide to Preparing LEP's