



Planning & Environment

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

Contact: Jessica Holland
Phone: (02) 6841 2180
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Your ref: 09/2014
Our ref: 14/17951

Dear Mr Lamont

I am writing in response to Council's request of 20 October 2014 for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to rezone land from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size from 400ha to 20ha at Lot 21 DP 1077442 Eumungerie Road, Narromine.

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.

Council is commended for the strategic work undertaken in the preparation of the Narromine Rural Residential Strategy that informed the appropriate zoning for rural residential areas under the Narromine Local Environmental Plan 2011. It is noted that the subject land was not identified for rural residential purposes within this Strategy, which provides sufficient supply of rural residential land to meet demand to 2036.

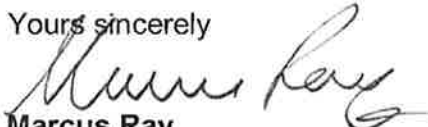
Further, the land is located in an established rural setting surrounded by agricultural settings and is not considered an appropriate location for rural residential settlement. The planning proposal does not adequately address potential land use conflict in this area and does not provide sufficient evidence for demand for further rural lifestyle development in Narromine.

The planning proposal is also inconsistent with Section 117 Directions 1.2 Rural Zones and 1.5 Rural Lands as well as State Environmental Planning Policy (Rural Lands) 2008 as it will create fragmentation of rural land and does not protect productive and sustainable economic activities in this area.

As such, the planning proposal is not supported. Council is encouraged to review its Rural Residential Land Use Strategy, which should be informed by relevant analysis of rural residential supply and demand. Any future planning proposals should be considered within the context of Council's strategic planning work.

Should you have any further enquiries about this matter, please contact Ms Jessica Holland, at the Department's Western Region office, on (02) 6841 2180.

Yours sincerely


Marcus Ray
Acting Deputy Secretary, Planning Services

18/12/14
Encl. Gateway determination