

Gateway Determination

Planning Proposal (Department Ref: PP_2014_NARRO_005_00): to rezone Lot 21 DP 1077442 from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size from 400ha to 20ha.

I, the Acting 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 rezone rural land at Eumungerie Road, Narromine from RU1 Primary Production to R5 Large Lot Residential and to amend the Minimum Lot Size from 400ha to 20ha should not proceed for the following reasons:

1. The Planning Proposal is inconsistent with the endorsed Narromine Rural Residential Land Use Strategy as the land is not identified as a "candidate area" for future rural residential growth. Further, the planning proposal has not provided sufficient evidence that further rural residential land is required to meet expected demand as sufficient supply is currently provided for to 2036.
2. The Planning Proposal will 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 surrounded by agricultural settings and is not considered an appropriate location for rural residential settlement.
3. The planning proposal does not adequately address inconsistencies 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 potential land use conflict and create fragmentation of rural land. The proposal will also create demand for infrastructure provision and results in the creation of residential lots in an established rural setting.

Dated 18th day of December 2014.



Marcus Ray
Acting Deputy Secretary
Planning Services

Delegate of the Minister for Planning