

**Narromine Local Environmental Plan 2011 - Rezone Lot 21 DP 1077442, No. 1221
Eumungerie Road, Burraway from zone RU1 Primary Production to R5 Large Lot
Residential**

Proposal Title :	Narromine Local Environmental Plan 2011 - Rezone Lot 21 DP 1077442, No. 1221 Eumungerie Road, Burraway from zone RU1 Primary Production to R5 Large Lot Residential		
Proposal Summary :	Rezone Lot 21 DP 1077442 from zone RU1 Primary Production to zone R5 Large Lot Residential and amend the Minimum Lot Size from 400ha to 20ha to permit subdivision of the land into 19 rural residential allotments.		
PP Number :	PP_2014_NARRO_005_00	Dop File No :	14/17951

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions :

- 1.2 Rural Zones
- 1.5 Rural Lands
- 3.1 Residential Zones
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : **The Planning Proposal should not proceed for the following reasons:**

1. The Planning Proposal is outside the endorsed Narromine Rural Residential Land Use Strategy on which the Narromine LEP 2011 is based. The Planning Proposal is not supported by sufficient strategic planning justification and does not adequately address potential land use conflict in this locality and supply and demand for rural lifestyle development in Narromine.

2. The Planning Proposal does not adequately address inconsistencies with Section 117 Directions 1.2 and 1.5 and State Environmental Planning Policy (SEPP) 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.

Supporting Reasons : **The proposal is not strategically justified, is inconsistent with the Rural Planning Principles and would provide a surplus supply of land for rural residential development to that identified in the Narromine Rural Residential Land Use Strategy to 2036.**

The Narromine Rural Residential Land Use Strategy has been endorsed by Council and the Department of Planning and Environment. The Proposal is contrary to the work undertaken in the preparation of the Strategy and Narromine LEP 2011. The Proposal is isolated residential development in an established rural setting.

Due to the nature of the Planning Proposal, it is referred to the Panel for Gateway Determination.

Panel Recommendation

Recommendation Date : **27-Nov-2014**

Gateway Recommendation : **Rejected**

Panel Recommendation : **The matter was considered by the Local Environmental Plan Review Panel on 27 November 2014. The Panel consisted of:**

- James Matthews (Chair), Project Manager, Planning Services
- Rachel Cumming, Acting General Manager, Metropolitan
- David Rowland, General Manager, Hunter and Central Coast Region

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- Glennys James, Director City Strategy and Development, Blacktown City Council

The Local Environmental Plan Review Panel agreed with the regional office's recommendation that the matter 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.

Signature: _____

Printed Name: _____

Date: _____