

14/10771

NARROMINE SHIRE COUNCIL

ABN 99 352 328 405

"Times Change... Values Don't"

RB 91.687

Assessment No: 875-10000-0, 875-20000-8

Contact Person: Melissa Ward

17 June 2014



Mrs M Jones
Department of Planning
PO Box 58
DUBBO NSW 2830



PDU000590

Dear Megan,

RE: Planning Proposal 05/2014: Amend minimum lot size on Lot 51 DP 233201

In accordance with section 56(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979), Council now forwards to the Department of Planning the abovementioned Planning Proposal for a gateway determination by the Minister or delegate.

Planning proposal 05/2014 intends to change the minimum lot size of the above lot. This lot forms part of a larger holding including lots 51 and 52 DP 233201 and Lot 8 DP 755121, currently owned by R & H Jeffery. This property is located 6 kilometres south of Narromine on the Tomingley Road and is bordered by other agricultural enterprises, rural small holdings and an active gravel pit.

The proposal was presented to Council at its ordinary meeting held on 11 December 2013. At this meeting Council resolved:

In relation to planning proposal 05/2014: that Council does support the proposal and forward it to the Gateway for determination, and has overturned the recommendation of Council officers for the reasons that the subdivision is close to town and numerous other allotments below 400ha; rural residential nearby, and not out of character with the area; the proposed allotment of 80ha is separated by a public road; and the belief that Council needs to assess each application upon its merits.

Council is not assuming concurrence to make the LEP upon delegations from the Minister in this instance.

If this proposal passes the gateway, community consultation will be carried out in accordance with section 57 of the (said) Act and will involve advertising of the planning proposal for a minimum of 28 days across a number of mediums including local newspapers, Council's website and Council's social media sites. Adjoining owners to the lots affected will also be notified by letter and given the same period of time for comment.

Please find the following **enclosed** documents to accompany the planning proposal:

- Report to Council's ordinary meeting on 11 December 2013, prepared in accordance with section 55(2) of the EP&A Act 1979, and
- Report to accompany Planning Proposal, prepared by Geolyse September 2013.

Please contact Council's Manager of Planning, Kylie Rowe if you require any further information regarding this matter.

Yours faithfully



Kylie Rowe
Manager of Planning