

14/13060

NARROMINE SHIRE COUNCIL

ABN 99 352 328 405

"Times Change... Values Don't"



RB 15.001

Assessment No: 1623-60000-2

Contact Person: Melissa Ward

29 July 2014



Mr A Albury

General Manager Western Region

Department of Planning and Environment

PO Box 58

DUBBO NSW 2830

Dear Ashley,

**Re: Planning Proposal 6/2014: Rezone land from RU1 to R5, Lot 5122 DP 1083390
Mitchell Highway, Narromine**

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 and Environment the abovementioned Planning Proposal for a gateway determination by the Minister or delegate.

This Planning Proposal seeks to rezone land from RU1 to R5 to enable further subdivision.

The land is located approximately 2 kilometres east of Narromine on the Mitchell Highway. The land is part of a previous intensive agriculture development and subsequently houses two partly constructed dwellings. These dwellings were attempting to satisfy conditions placed on the intensive agriculture consents to allow their full construction. The applicant has since abandoned this course of action with a new intent of subdividing for rural residential development.

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

In relation to planning proposal 6/2014: that Council support the proposal and forward it to the Gateway for determination.

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

why?

Upon gateway approval, community consultation will be carried out in accordance with section 57 of the 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,
- Council resolution (attached to the above report)
- Attachment 4 Evaluation Criteria for the delegation of plan making functions,
- Report to accompany Planning Proposal, prepared by John Cook, November 2013,
- Application form
- Planning Proposal

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

Yours faithfully



Kylie Rowe
Manager of Planning