



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

15/16937

Attention: Melissa Ward, Manager of Planning

Dear Mr Lamont

Planning proposal (PP_2015_NARRO_004_00) to rezone land and reduce the minimum lot size on part Lot 174 DP 755131, Old Backwater Road, Narromine - Alteration of Gateway determination – satisfying condition No 1 and inclusion of model clause to permit subdivision of split zones.

I refer to the planning proposal seeking to alter the Narromine Local Environmental Plan 2011 (LEP) in relation to land at Old Backwater Road, Narromine which was determined on 26 June 2015 and altered on 3 November 2015.

In accordance with Council's request in letter dated 11 December 2015, I am altering the Gateway Determination to address Council's intent to include a model clause in the Narromine LEP 2011 regarding subdivision of land that has more than one zone and minimum lot size that cannot be subdivided under the provisions of clause 4.1. This will facilitate the intent of the proposed rezoning and subdivision of the subject land.

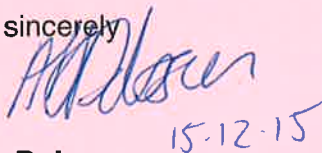
An Alteration of Gateway determination is enclosed for your reference. This is to be read in conjunction with the previous Gateway determination dated 26 June 2015 and as altered on 3 November 2015. Please note there has been no change to the finalisation date being no later than 2 September 2016.

I also advise that the information provided indicating the area of land proposed to be rezoned has been reviewed and adequately satisfies the requirements of Condition 1 of the Gateway determination dated 3 November 2015. It is advised that approval is granted to allow the planning proposal to progress to community consultation.

Please include this letter, Gateway determinations and Council's correspondence of 23 November 2015 and 11 December 2015 as part of Council's community consultation package. Please ensure that the community consultation material clearly explains what is being proposed for this LEP amendment.

Should you have any further enquiries about this matter, I have arranged for Jessica Holland of the Western Region office in Dubbo to assist you. Ms Holland can be contacted on (02) 6841 2180.

Yours sincerely



15-12-15

Azaria Dobson
Acting General Manager, Western Region
Planning Services

Encl. Alteration of Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_NARRO_004_00): to amend the Narromine LEP 2011 – rezone land and amend minimum lot size on land at part Lot 174 DP 755131 Old Backwater Road, Narromine.

I, Acting General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway Determination dated 26 June 2015 and as altered on 3 November 2015 for the proposed amendment to the Narromine Local Environmental Plan 2011 should proceed subject to the following additional condition:

Inclusion of a model standard instrument clause relating to minimum subdivision lot size for certain split zones.

Dated 15th day of December 2015.

A handwritten signature in blue ink, appearing to read 'Azaria Dobson'.

Azaria Dobson
Acting General Manager, Western Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning