



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

Attention: Melissa Ward, Manager of Planning

Dear Mr Lamont

**Planning Proposal (PP_2015_NARRO_004_00) - Alteration of Gateway
Determination to reduce the minimum lot size on part Lot 174 DP 755131, Old
Backwater Road and to extend the timeframe for completion of plan making**

I refer to the subject matter and note that the Planning Proposal, seeking to rezone land and amend the minimum lot size on Part Lot 174 DP 755131, Old Backwater Road, was determined on 26 June 2015 with a timeframe for completion of 12 months. The Planning Proposal is due for completion 26 June 2016.

In accordance with Council's request, and correspondence dated 26 October 2015, I am altering the Gateway Determination, to amend the minimum lot size on the proposed land zone R5 Large Lot Residential from 5ha to 3.5ha. To allow Council adequate time to complete the plan making process, I am extending the completion date by 9 months from the week following the date of the Alteration of Gateway Determination to 12 August 2016.

The Alteration of Gateway Determination is enclosed for your reference which supersedes the previous Gateway Determination.

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

A. W. Albury 3-11-2015

**Ashley Albury
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, 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 for the proposed amendment to the Narromine Local Environmental Plan 2011 should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to clearly indicate the intent to rezone part of the land zone R5 Large Lot Residential and amend the minimum lot size to 3.5 hectares. Adequate maps shall be included in the planning proposal to indicate the proposed zoning and revised minimum lot sizes on the land.

The planning proposal is not to be placed on exhibition until the Department is satisfied that the proposal has been adequately amended.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act) as follows:
 - (a) The planning proposal is required to be made publicly available on exhibition for 28 days as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).
 - (b) The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs.
3. Consultation is required with the following State Agencies under Section 56 (2)(d) of the EP&A Act and/or to comply with the requirements of relevant section 117 Directions:
 - (a) Department of Primary Industries - NSW Office of Water
 - (b) NSW Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the planning proposal prior to community consultation.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to submission of the planning proposal under Section 59 of the EP&A Act, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for LEP maps'.



6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Alteration of Gateway Determination, being 12 August 2016.

Dated 3rd day of November 2015.

A handwritten signature in black ink, appearing to read "a. w. albury".

Ashley Albury
General Manager, Western Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning