

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

Attention: Vas Roberts, Director Corporate, Community & Regulatory Services

Dear Mr Lamont

Planning Proposal (PP_2015_NARRO_004_00) to amend Narromine LEP 2011 – rezone land and amend minimum lot size part Lot 174 DP 775131 Old Backwater Road, Narromine.

I am writing in response to Council's request for a Gateway determination under section 56(1) of the *Environmental Planning and Assessment Act, 1979* with respect to the planning proposal to rezone land from zone RU1 Primary Production to zone R5 Large Lot Residential and amend the minimum lot size from 400 hectares to 5 hectares on land at part Lot 174 DP 775131 Old Backwater Road, Narromine.

As a delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination (Attachment 1).

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue authorisation for Council to exercise delegation to make this plan (Attachment 2).

The amended Local Environmental Plan is to be finalised within 12 months of the week following the date of the Gateway determination. Council should also aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office (parliamentary.counsel@pco.nsw.gov.au) 10 weeks prior to the projected publication date.

A copy of the request should be forwarded to the Department of Planning and Environment (westernregion@planning.nsw.gov.au) for administrative purposes.

The amended LEP map and GIS data is to be uploaded to the Departments FTP site at <ftp://lepup:upload@203.3.194.247/> and the map information emailed to pocgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au



The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publically available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the *EP&A Act* if the time frames outlines in this determination are not met.

In accordance with “A guide for the preparation of local environmental plans”, Attachment 5 – Delegated plan making reporting template (Attachment 3) is enclosed for Council’s information. Table 2 of the attachment is to be completed and forward to westernregion@planning.nsw.gov.au when requesting the planning proposal to be notified.

Should you have any queries in regard to this matter, I have arranged for Jessica Holland, Planning Officer to assist you. Ms Holland can be contacted on (02) 6841 2180.

Yours sincerely

a.w. alb 26-6-2015

Ashley Albury
General Manager, Western Region
Planning Services