

Gateway Determination

Planning proposal (Department Ref: PP-2022-1579): to rezone certain land to zone R1 General Residential and zone R5 Large Lot Residential and change minimum lot size to increase the supply of residential land in Narromine and Trangie.

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Narromine Local Environmental Plan (LEP) 2011 to rezone certain land to zone R1 General Residential and R5 Large Lot Residential and change minimum lot size controls to increase the supply of residential land in Narromine and Trangie should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a) undertake a preliminary contamination investigation to satisfy Council the subject areas are suitable or can be made suitable for future residential use for Narromine East Areas B, C, G and I, Narromine North East Areas B, C and D, Narromine West Area A and Trangie Inner Area.
 - b) provide a Flooding Statement, clarifying potential flood impacts and flood risk at the subject lots during a PMF and 1% AEP flood event at the current time in the absence of the proposed levee. The Flooding Statement is to clarify whether the above impacts and risk can be mitigated or managed through Council's current flood planning controls in the DCP and / or LEP.
 - c) clarify the proposed minimum lot size for Narromine East Area B is 1.5ha.

The updated planning proposal is to be forwarded to the Department of Planning and Environment via the Planning Portal for review and approval prior to commencing public exhibition.


2. Public exhibition is required to be commenced within 3 months of the date of the Gateway determination under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 days; and
 - (b) the planning proposal 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
3. Consultation is required with the following government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - NSW Rural Fire Service

- Biodiversity, Conservation and Science Directorate.

Each agency is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 28 days to comment on the proposal. This agency consultation can be undertaken concurrently with the public exhibition.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
 - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The LEP should be completed within **twelve (12)** months.

Dated 18 day of July 2022.



Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning