

Jane Redden
General Manager
Narromine Shire Council
PO Box 115
Narromine, NSW 2821

Our ref: PP-2022- 1579/ IRF22/1878

Attention: Emma Yule, Manager Planning

Dear Ms Redden

Planning proposal PP-2022-1579 to amend Narromine Local Environmental Plan 2011-zone land to R1- General Residential and R5 Large Lot Residential and change minimum lot size.

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal 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.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act being Directions 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Directions and no further work is required in this regard.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.4 Remediation of Contaminated Land prior to community consultation.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised within twelve (12) months. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

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 publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Tim Collins to assist you. Mr Collins can be contacted on 5852 6800.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', written in a cursive style.

18 July 2022

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination