

Gateway Determination

Planning proposal (Department Ref: PP-2024-585): Narromine Heavy Industrial Precinct at 397 Craigie Lea Lane, Narromine.

I, the Acting Director Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Narromine Local Environmental Plan 2011 to:

1. rezone part of lot 2, DP 1294897 from RU1 Primary Production to E5 Heavy Industrial;
2. amend the Lot Size Map for the same land in item (1) from 400ha to 2000m²;
3. amend the Lot Size Map for the non-E5 zoned part of Lot 2 DP1294897 to enable subdivision to reflect the east and west portions; and
4. amend the Land Use Table to include the E5 Heavy Industrial Zone,

should proceed subject to the following:

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.

The LEP should be completed on or before 2 May 2025.

Gateway Conditions

1. The planning proposal is to be updated to:
 - Remove the proposed amendment of clause 4.1 (Minimum subdivision lot size) of Narromine LEP 2011.
 - Remove the proposed amendment of clause 4.1C (Exceptions to minimum subdivision lot sizes for certain split zones) of Narromine LEP 2011.
 - Amend the Narromine LEP 2011 Lot Size Map LSZ_004 to apply an appropriate lot size to the remaining RU1 portions of Lot 2 DP1294897, excluding the proposed E5 Heavy Industry Zoned area, to enable subdivision into two lots.
2. Prior to community consultation, consultation is required with the following public authority:
 - NSW Rural Fire Service (NSW RFS).
3. Prior to community consultation, the planning proposal is to be revised to address conditions 1 and 2 and forwarded to the Department for review and approval.
4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as a complex planning proposal as described in the *Local Environmental Plan Making Guideline* (Department of

Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 Guideline* (Department of Planning and Environment, August 2023).

5. Consultation is required with the following public authorities and 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 Department of Climate Change, Energy, the Environment and Water in relation to biodiversity and flooding risk;
- NSW Department of Primary Industries – Agriculture; and
- Transport for NSW.

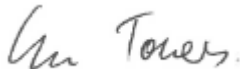
Consultation is also required with the following organisation:

- Narromine Local Aboriginal Land Council.

Each public authority and organisation is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

6. 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).

Dated 8 May 2024



Graham Towers
Acting Director, Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces