



New South Wales

Narromine Local Environmental Plan 2011 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

GREG LAMONT, GENERAL MANAGER, NARROMINE SHIRE COUNCIL
As delegate for the Minister for Planning

Narromine Local Environmental Plan 2011 (Amendment No 3)

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1 Name of Plan

This Plan is *Narromine Local Environmental Plan 2011 (Amendment No 3)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land in Zone RU1 Primary Production and Zone R5 Large Lot Residential.

4 Maps

The maps adopted by *Narromine Local Environmental Plan 2011* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 **Amendment of Narromine Local Environmental Plan 2011**

Clause 4.2D

Insert after clause 4.2C:

4.2D Rural subdivision for intensive plant agriculture

- (1) The objectives of this clause are as follows:
 - (a) to provide flexibility in the application of lot size standards for subdivision for the purpose of intensive plant agriculture,
 - (b) to encourage sustainable intensive plant agriculture.
- (2) Land in Zone RU1 Primary Production may, with development consent, be subdivided for the purpose of intensive plant agriculture to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (3) However, development consent must not be granted to such a subdivision if an existing dwelling house would, as a result of the subdivision, be situated on such a lot unless the consent authority is satisfied that:
 - (a) the lot will have an area of at least 40 hectares, and
 - (b) the lot is suitable for, and is to be used for, the purpose of intensive plant agriculture, and
 - (c) the dwelling house is required to support the carrying out of that purpose.
- (4) Development consent may be granted for the erection of a dwelling house on a lot created by a subdivision under this clause or on an existing lot of any size that only contains land in Zone RU1 Primary Production if the consent authority is satisfied that:
 - (a) the lot has an area of at least 40 hectares, and
 - (b) the lot is suitable for, and is being used for, the purpose of intensive plant agriculture, and
 - (b) the dwelling house is required to support the carrying out of that purpose.

Note. *State Environmental Planning Policy (Rural Lands) 2008* and *Assessing Intensive Plant Agriculture Developments* (published by the Department of Primary Industries) sets out other relevant issues for the consideration of consent authorities when assessing development applications for intensive plant agriculture.