

Alteration of Gateway Determination

Planning proposal (DPIE Ref: PP-2021-3868)

I, Director Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 16 August 2021 for the proposed amendment to the Inverell Local Environmental Plan 2012 as follows:

1. Delete Condition No.1:

“1. Prior to agency and community consultation, the planning proposal is to be updated to:

- (a) clarify the need for the Additional Permitted Use;
- (b) remove all reference to the service station use as a ‘specialised retail premises’; and
- (c) include a preliminary site investigation for potential contamination confirming the suitability of the site for the proposal or any necessary remediation actions.”

and replace with a new Condition No.1:

“1. Prior to agency and community consultation, the planning proposal is to be updated to:

- (a) clarify the need for the Additional Permitted Use;
- (b) remove all reference to the service station use as a ‘specialised retail premises’;
- (c) include a preliminary site investigation for potential contamination confirming the suitability of the site for the proposal or any necessary remediation actions; and
- (d) remove local heritage item Lot 1 DP 326225, 3 Chester Street, Inverell from Schedule 5 Environmental Heritage and the associated Inverell LEP 2021 Heritage Map.”

2. Delete Condition No.3:

“3. Consultation is required with Heritage NSW under section 3.34(2)(d) of the Act. Heritage NSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.”

And replace with a new Condition No.3:

“3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.”

Dated 27 day of August 2021.

A handwritten signature in black ink, appearing to read 'J. Gray', is positioned above the printed name and title.

Jeremy Gray
Director, Northern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces