



Shire of
Gunnedah
Land of Opportunity



Planning NSW
Northern Region
PO Box 550
TAMWORTH NSW 2340

15 April 2014

Dear Sir/Madam,

Draft Amendment No. 4 to Gunnedah Local Environmental Plan 2012

At its meeting on 19th March 2014, Gunnedah Shire Council resolved:

That Council:

- i) *prepare a draft planning proposal, pursuant to Section 55 of the Environmental Planning and Assessment Act, 1979, for the amendment of the Gunnedah Local Environmental Plan 2012, to:*
 - a. *rezone part of Lot 5 DP 828373, Boundary Road Gunnedah from RU1 Primary Production to R2 Low Density Residential;*
 - b. *amend the minimum lot size map for Lots 1 and 5 DP 828373, Boundary Road Gunnedah, to 6,000m² for the lots identified as proposed Lots 1-3 on the Concept Sketch No. 7 (prepared by Bath Stewart & Associates) and 650m² for the lot identified as proposed Lot 5 on the Concept Sketch No. 7 (prepared by Bath Stewart & Associates);*
 - c. *include in Schedule 1 - the permitted land uses on the lots identified as proposed Lots 1-3 on the Concept Sketch No. 7 (prepared by Bath Stewart & Associates) as*
 - i. *Vehicle sales or hire premises*
 - ii. *Vehicle repair stations*
 - iii. *Warehouse or distribution centre*
 - iv. *Wholesale supplies*
 - v. *Highway service centre*
 - vi. *Function centre*
 - vii. *Landscaping material supplies*
 - viii. *Garden centre*
- ii) *Forward the draft planning proposal to the Department of Planning and Infrastructure for a Gateway Determination, and exhibit the proposal in accordance with that determination, pursuant to Sections 56-58 of the Act;*
- iii) *Request that the Director General of the Department of Planning and Infrastructure issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under Section 59 of the Act in respect of the planning proposal.*

Council requests that the Minister for Planning provide a Gateway Determination on the Planning Proposal, in accordance with Section 56 of the Act.

Gunnedah Shire Council
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Please find attached Council reports and deliberations outlining the mechanism by which this planning proposal was reached.

If you have any questions regarding this matter, please contact Council's Manager Development & Planning, Carolyn Hunt on 6740 2122.

Yours faithfully



Carolyn Hunt
MANAGER DEVELOPMENT & PLANNING

Contact: C Hunt 6740 2122

Encl Planning Proposal, Evaluation Criteria, Council Resolution