

Gateway Determination

Planning proposal (Department Ref: PP_2014_GUNNE_004_00): to rezone part of Lot 2 DP 858991, 110 Kamilaroi Highway, Gunnedah from RU1 Primary Production and RU6 Transition to IN1 General Industrial and by removing the minimum lot size for the same area.

I, the General Manager, Northern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Gunnedah Local Environmental Plan (LEP) 2012 to to rezone part of Lot 2 DP 858991, 110 Kamilaroi Highway, Gunnedah from RU1 Primary Production and RU6 Transition to IN1 General Industrial and by removing the minimum lot size for the same area, should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to:
 - (a) include the application of a Floor Space Ratio of 0.6:1 to the site;
 - (b) identify that the site is flood prone.
2. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning and Environment 2013) and must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning 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 section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and to comply with the requirements of relevant S117 Directions:
 - NSW Rural and Maritime Service; and
 - Office of Environment and Heritage

Each public authority 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.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).



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5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated *15th* day of *September* 2014.

Jim Clark
Acting General Manager, Northern Region
Housing, Growth and Economics
Department of Planning and Environment

Delegate of the Minister for Planning