

## Gateway Determination

***Planning proposal (Department Ref: PP\_2018\_GUNNE\_001\_00): to undertake various housekeeping changes to the land use tables and maps including rezoning and amending planning controls for land in South Street and Wandobah Road, Gunnedah and introducing a B6 Enterprise Corridor Zone.***

I, the Director Regions, Northern at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gunnedah Local Environmental Plan (LEP) 2012 to undertake various housekeeping changes to the land use tables and maps including rezoning and amending planning controls for land in South Street and Wandobah Road, Gunnedah and introducing a B6 Enterprise Corridor Zone should proceed subject to the following conditions:

1. Prior to agency or community consultation, the proposal shall be amended to:
  - (a) update any references to the R2 General Residential Zone to the R2 Low Density Residential Zone;
  - (b) show the correct colour for the proposed 650m<sup>2</sup> minimum lot size on the proposed minimum lot size map for 4 – 8 South Street;
  - (c) remove the discussion on the New England Strategic Regional Land Use Plan 2012;
  - (d) include a preliminary potential contamination assessment of the land to rezoned in South Street; and
  - (e) update the objectives and intended outcomes to include reference to the proposed minimum lot size map legend change.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).

3. Consultation is required with the following public authorities / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Office of Environment and Heritage
- Transport for NSW
- Australian Rail Track Corporation
- NSW Rural Fire Service

Each public authority/organisation 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 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).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
1. the planning proposal authority has satisfied all the conditions of the Gateway determination;
  2. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  3. there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 10 day of August 2018.



10-8-2018

**Jeremy Gray**  
**Director Regions, Northern**  
**Planning Services**  
**Department of Planning and**  
**Environment**  
**Delegate of the Minister for Planning**



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