

Gateway Determination

Planning proposal (Department Ref: PP_2020_INVER_001_00): to rezone part of Lot 1 DP 825894, 60 Jardine Road, Inverell to B5 Business Development and remove the minimum lot size controls.

I, the Director at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Inverell Local Environmental Plan (LEP) 2012 to rezone part of Lot 1 DP 825894, 60 Jardine Road, Inverell to B5 Business Development and remove the minimum lot size controls should proceed subject to the following conditions:

1. Prior to community and agency consultation, Council is to:
 - (a) prepare an updated ecological assessment report;
 - (b) alter the planning proposal to amend:
 - (i) Figure 2 and 4 to refer to the correct Deposited Plan number;
 - (ii) Part 4 to address the Local Strategic Planning Statement;
 - (iii) Table 3 to remove reference to State Environmental Planning Policy No. 55 – Remediation of Land; and
 - (iv) Table 4 to include a discussion on section 9.1 Direction 2.6 Remediation of Land.
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 is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **14 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
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:
 - Anaiwan Local Aboriginal Lands Council

- Division of Biodiversity and Conservation
- Heritage NSW
- Natural Resource Access Regulator
- Transport for NSW
- Water NSW

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:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 1 day of October 2020.



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

Delegate of the Minister for Planning
and Public Spaces