

Our Ref: s18.6.34/09
Contact: Anthony Alliston

2 September 2020

NSW Department of Planning, Industry and Environment
Via Planning Portal

Dear Sir/Madam

**SUBMISSION OF PLANNING PROPOSAL FOR SECTION 3.34 GATEWAY DETERMINATION
AMENDMENT NO. 4 TO THE INVERELL LOCAL ENVIRONMENTAL PLAN 2012
LOT 1 DP 825894 – 60 JARDINE ROAD INVERELL**

At the Ordinary Meeting of Council on 26 August 2020, Council resolved to support a Planning Proposal to amend the *Inverell Local Environmental Plan 2012* in relation to Lot 1 DP 825894, 60 Jardine Road, Inverell to facilitate a large format retail development.

Council now seeks a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Enclosed are copies of:

- The Planning Proposal prepared by Insite Planning Services in accordance with the Department's "A Guide to Planning Proposals";
- The Council Report and Resolution from the Ordinary Meeting of Council on 26 August 2020, including an attached report to the July 2020 Civil and Environmental Services Committee in relation to the Strategic Location of Large Format Retail Development.

In addition, Council seeks to use its delegations to process the Planning Proposal once the Gateway Determination has been received.

Based on Council's review of the Planning Proposal, the following comments are provided for your consideration:

- Subject to Gateway Determination, Public Exhibition will be undertaken in accordance with the Inverell Shire Community Participation Plan; and
- Subject to Gateway Determination, Council would undertake consultation with the following agencies:
 - NSW Roads and Maritime Services;
 - Biodiversity and Conservation Division of the NSW Department of Planning, Industry and Environment;
 - Heritage NSW; and
 - Natural Resources Access Regulator; and
 - WaterNSW.

If you require any further information please do not hesitate to contact me on 0425 271 633.

Yours faithfully



ANTHONY ALLISTON
MANAGER DEVELOPMENT SERVICES

Encl.