



Mr Paul Henry
General Manager
Inverell Shire Council
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Via email: Christopher.Faley@inverell.nsw.gov.au
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Dear Mr Henry

Planning proposal PP-2021-3868 to amend Inverell Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone certain land at the corner of Glen Innes Road and Chester Street, Inverell, from R1 General Residential to B1 Neighbourhood Business, amend associated lot size controls and identify 'specialised retail premises' as an additional permitted use with consent.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation and 3.1 Residential Zones are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 2.6 Remediation of Contaminated Land. Council should ensure this occurs prior to the plan being made.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine (9) months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Sandra Bush to assist you. Sandra can be contacted on (02) 6588 5535.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', with a stylized flourish at the end.

16/8/2021

Jeremy Gray
Director, Northern Region
Local and Regional Planning

Encl: Gateway determination