



IRF22/2333

## Gateway determination report – PP-2022-1450

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**Additional permitted use for hotel or motel accommodation at 415-419  
Conadilly Street, Gunnedah (0 homes 45 jobs)**

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# Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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**Table 1 - Reports and plans supporting the proposal**

Relevant reports and plans
Attachment A – Gunnedah Shire Council Planning Proposal – version 3 (June 2022)
Attachment B – Gateway Determination
Attachment C – Letter to Council

# 1 Planning proposal

## 1.1 Overview

**Table 2 Planning proposal details**

<b>LGA</b>	Gunnedah Shire
<b>PPA</b>	Gunnedah Shire Council
<b>NAME</b>	Additional permitted use for hotel or motel accommodation at 415-419 Conadilly Street, Gunnedah (0 homes 45 jobs)
<b>NUMBER</b>	PP-2022-1450
<b>LEP TO BE AMENDED</b>	Gunnedah LEP 2012
<b>ADDRESS</b>	415-419 Conadilly Street, Gunnedah
<b>DESCRIPTION</b>	Lot A DP 360493, Lot B DP 372051 and Lot A DP 405072
<b>RECEIVED</b>	4/07/2022
<b>FILE NO.</b>	IRF22/2333
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal

## 1.2 Objectives of planning proposal

The objective and intended outcome of facilitating the development of a hotel and ancillary function centre on the subject land is clearly identified in the planning proposal.

## 1.3 Explanation of provisions

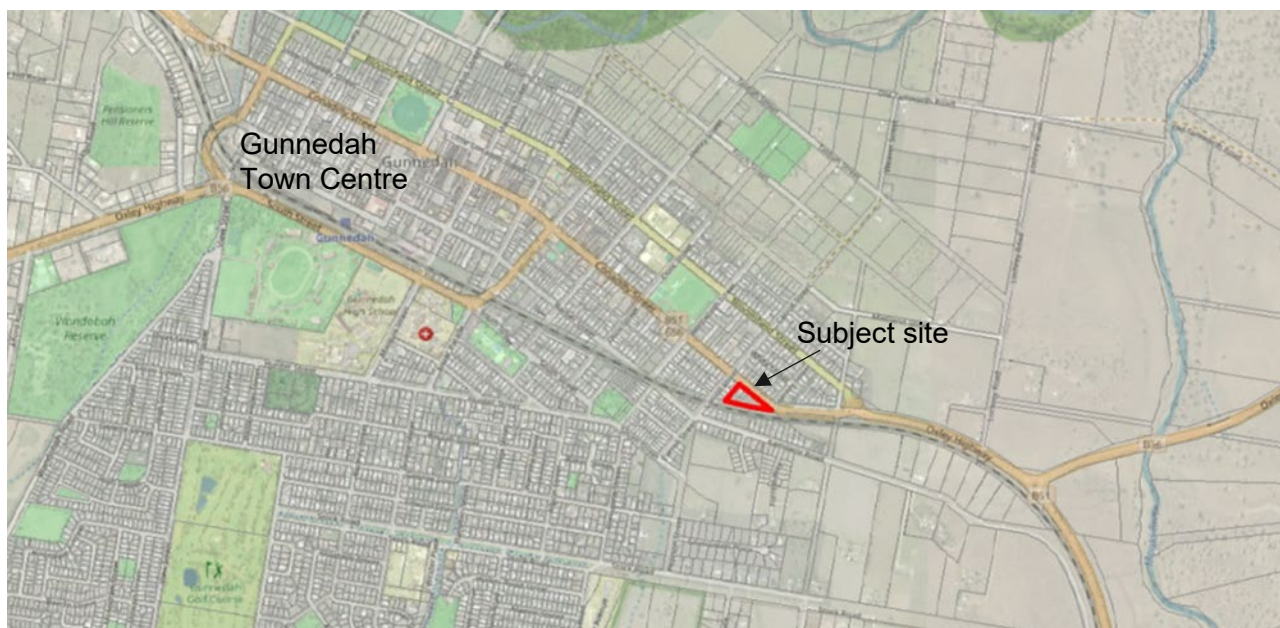
The proposal adequately explains that the objectives of the planning proposal will be achieved by amending the Gunnedah LEP 2012 as it applies to Lot A DP 360493, Lot B DP 372051 and Lot A DP 405072 (**Figure 2**) to:

- include in Schedule 1 'hotel or motel accommodation' as an additional permitted use with consent on the subject land;
- identify the land on the Additional Permitted Uses Map; and
- amend the Floor Space Ratio (FSR) Map to remove the 0.5:1 FSR control to enable greater flexibility in designing a future landmark building for the site.

## 1.4 Site description and surrounding area

Located at the eastern approach to Gunnedah (**Figure 1**) the 7,807 square metre (sqm) site comprises three lots which currently contain a residential dwelling and outbuildings (415 Conadilly St) and a former fuel depot (417-419 Conadilly St) which has been vacant since 1995.

The site is bordered by Conadilly Street to the north, Werris Creek Mungindi Railway to the south, and four (4) residential dwellings to the west. It is zoned R2 Low Density Residential (**Figure 3**), and a 650 sqm minimum lot size and 0.5:1 maximum floor space ratio (**Figure 4**) applies under Gunnedah LEP 2012. The surrounding locality is characterised by low density residential housing development (see **Figures 5 & 6**).



**Figure 1 Locality plan (source: ePlanning Spatial Viewer)**



**Figure 2 Subject site (source: ePlanning Spatial Viewer)**



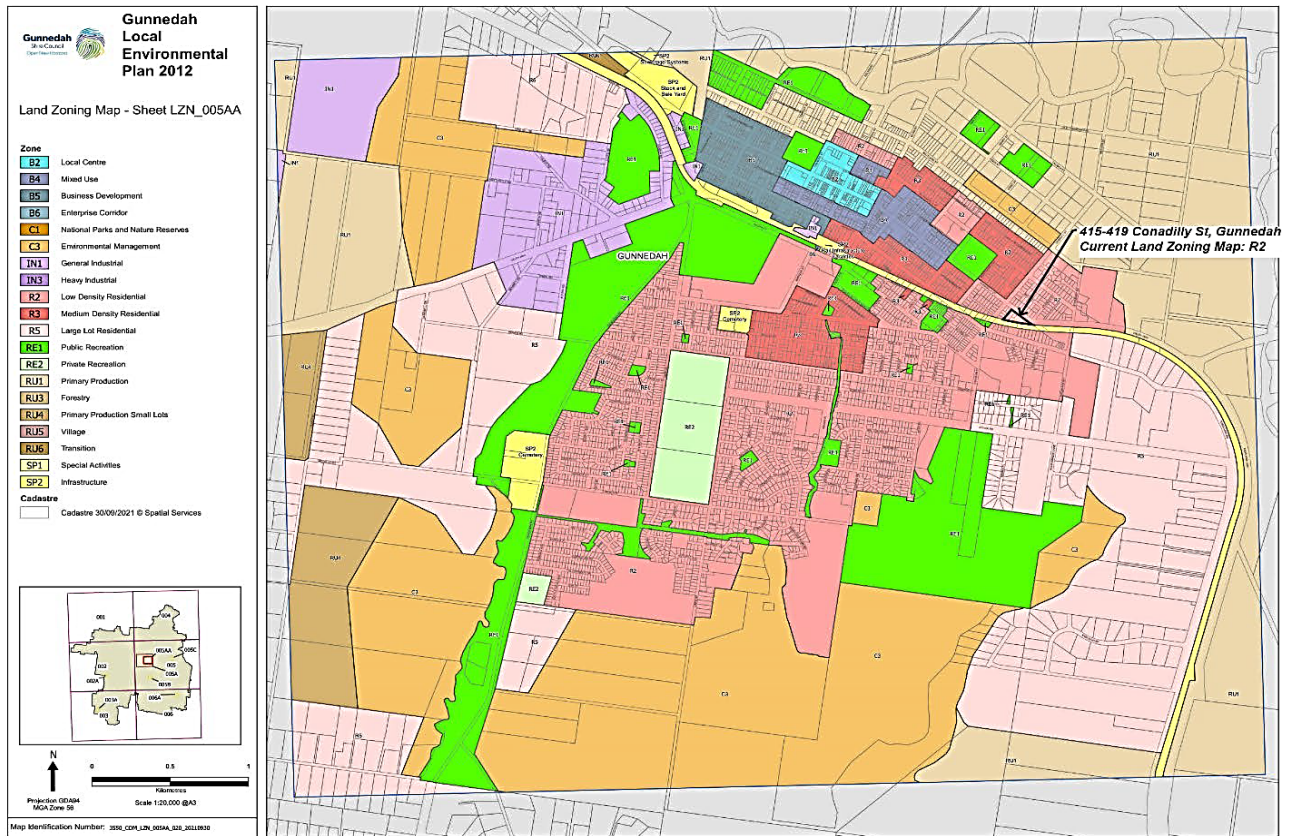


Figure 3 Existing Land Zone Map (source: Planning Proposal)

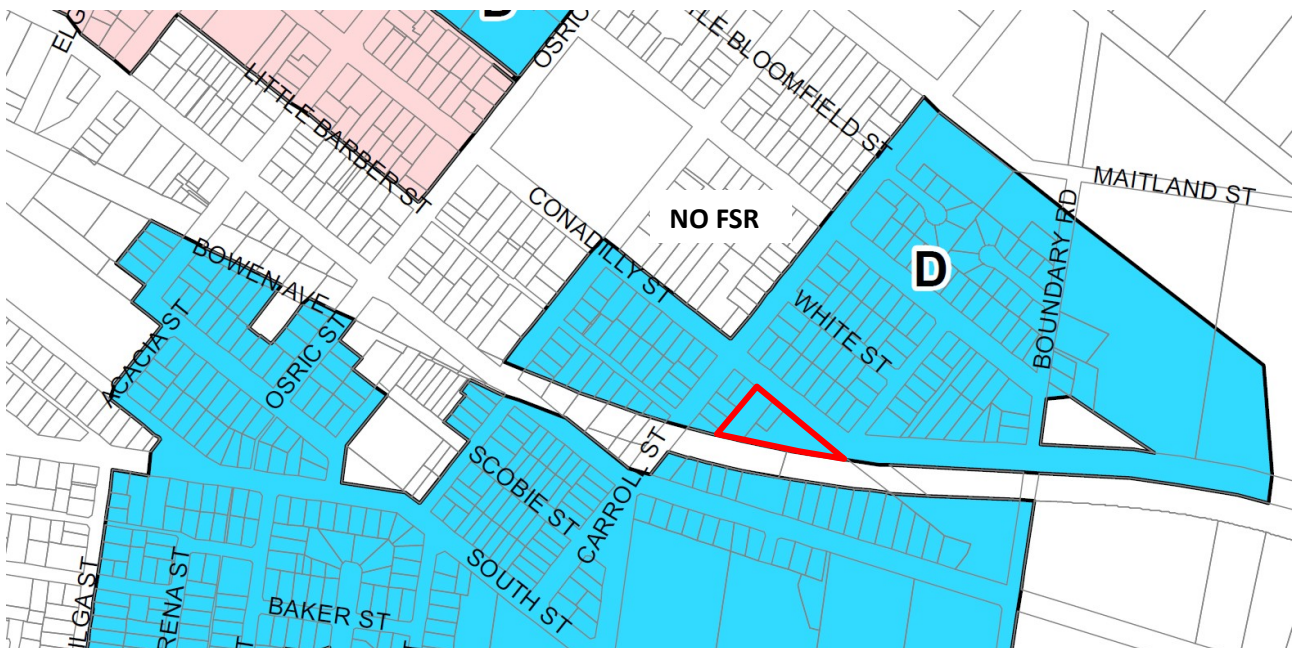


Figure 4 Existing Floor Space Ratio Map extract (source: Planning Proposal)





**Figure 5 Looking east away from Gunnedah town centre (source: Planning Proposal)**



**Figure 6 Looking west towards Gunnedah town centre (source: Planning Proposal)**

## 1.5 Mapping

The proposal contains maps which adequately identify for community consultation the subject land and illustrate the proposed changes to the Additional Permitted Uses and Floor Space Ratio Maps.

Maps consistent with the Standard Technical Requirements will also need to be prepared before the making of the LEP amendment.

## 2 Need for the planning proposal

The planning proposal is not the result of a strategic study or report. It has been initiated by the proponent and is supported by Council as an appropriate use for the former fuel depot site and adjoining property at the eastern entry to Gunnedah.

Council's approach to facilitate the permissibility of 'hotel or motel accommodation' for the land as an additional permitted use is considered appropriate. Rezoning the land to allow this use could permit other unintended uses not appropriate for the site. Removing the 0.5:1 FSR control is also considered appropriate to enable greater flexibility in providing for future landmark gateway entry buildings to the town as envisioned by Council in its strategy and LSPS.

## 3 Strategic assessment

### 3.1 Regional Plan

The proposal is considered to be consistent with Direction 8 and the overall intent of the Regional Plan. Direction 8 encourages opportunities to expand visitation and facilitate tourism and visitor accommodation throughout the region. The intended outcome of facilitating 'hotel or motel accommodation' as an additional permitted use on the subject site is not inconsistent with this Direction.

It is however recommended that the planning proposal be amended prior to public exhibition to:

- include an assessment of the proposal against relevant aspects of the *Draft New England North West Regional Plan 2041*; and
- replace all references to *New England North West Action Plan (2012)* and *New England North West 2036 Strategic Plan* with *New England North West Regional Plan 2036*.

A condition to this effect is recommended in the Gateway determination.

### 3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

**Table 4 - Local strategic planning assessment**

Local Strategies	Justification
Local Strategic Planning Statement (LSPS)	The proposal is considered to be consistent with the themes and planning priorities contained within Council's LSPS, particularly <i>Priority 3 Grow tourism</i> .
Gunnedah Community Strategic Plan 2017 to 2027	The planning proposal aligns with Council's Community Strategic Plan as follows: <ul style="list-style-type: none"> <li>• Strategy 2.3.1 Actively seek to bring business, sporting and cultural events to the Gunnedah Shire</li> <li>• Strategy 2.3.2 Market Gunnedah Shire as tourist destination</li> <li>• Strategy 2.3.3 Develop and support local tourist attractions</li> </ul>



Gunnedah Urban  
Landuse Strategy  
2016

The proposal is inconsistent with Council's local strategy which does not identify the subject land as a gateway site. Land located approx. 350 metres to the east and on the northern side of Conadilly Street (Oxley Highway) is identified as a gateway site but is not yet developed. This inconsistency is considered to be of minor significance due to the nature of the proposal and its consistency with the overall intent of the strategy to create gateway development on the approaches to Gunnedah.

### 3.3 Section 9.1 Ministerial Directions

The planning proposal is considered to be consistent with all relevant section 9.1 Directions.

### 3.4 State environmental planning policies (SEPPs)

The planning proposal is considered to be consistent with all relevant SEPPs.

## 4 Site-specific assessment

### 4.1 Environmental

The site does not contain any high environmental values and is not subject to bushfire hazard or flooding. A soil contamination investigation of the former fuel depot use has been undertaken confirming no evidence of contaminants exceeding the recommended guidelines and Council has confirmed they are satisfied that the site is suitable for the intended purpose.

It is considered that the proposal is unlikely to result in any significant adverse environmental impacts. The design of any future development will need to consider the proximity and amenity of surrounding residential dwellings. Any site specific issues can be adequately considered and managed at the development application stage.

### 4.2 Social and economic

The proposal is expected to improve the visual amenity of the site and result in positive social and economic benefits by potentially generating 45 full time and part time job opportunities for local residents.

In addition, the information submitted with the proposal indicates that the subject site is not of cultural or heritage significance.

### 4.3 Infrastructure

No new or additional local or State infrastructure has been identified as being needed as a result of the proposal. The site is currently serviced by water, sewer, electricity, and telecommunications. Any future development application will need to consider infrastructure servicing requirements.

## 5 Consultation

### 5.1 Community

Council proposes a community consultation period of 20 working days.

The exhibition period proposed is consistent with the LEP Making Guideline (Dec 2021) and forms the conditions of the Gateway determination.

## 5.2 Agencies

The proposal does not specifically raise which agencies will be consulted. Consultation with agencies is not considered necessary.

## 6 Timeframe

Council proposes a six (6) month time frame to complete the LEP. In accordance with the LEP Making Guidelines the benchmark timeframe for a standard planning proposal is 225 working days.

A time frame of 12 months is recommended to ensure adequate time to complete the proposal is available. Council will also be advised however to complete the proposal as quickly as possible.

A condition to the above effect is recommended in the Gateway determination.

## 7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making authority.

As the planning proposal is not inconsistent with the State, regional and local planning framework and is of local and low risk nature, it is considered appropriate that Council be authorised to be the local plan-making authority for this proposal.

## 8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- the proposal is not inconsistent with local and regional strategic planning policies;
- the proposal is expected to provide positive economic benefits with minimal environmental impacts; and
- site specific issues can be adequately considered and managed at the development application stage.

Based on the assessment outlined in this report the proposal is to be updated before community consultation to:

- include an assessment of the proposal against relevant aspects of the *Draft New England North West Regional Plan 2041*; and
- replace all references to *New England North West Action Plan (2012)* and *New England North West 2036 Strategic Plan* with *New England North West Regional Plan 2036*.

## 9 Recommendation

It is recommended the delegate of the Secretary:

- Note that the timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal is to be updated to:

- include an assessment of the proposal against relevant aspects of the *Draft New England North West Regional Plan 2041*; and

- replace all references to *New England North West Action Plan (2012)* and *New England North West 2036 Strategic Plan* with *New England North West Regional Plan 2036*.
2. The planning proposal should be made available for community consultation for a minimum of 20 working days.
  3. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.



21 July 2022

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
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