

Mr Eric Groth
General Manager
Gunnedah Shire Council

Our ref: PP-2022-1450 / IRF22/2333

By email: council@infogunnedah.com.au
ashleighbnixon@infogunnedah.com.au

Dear Mr Groth

Planning proposal PP-2022-1450 to amend Gunnedah Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to identify 'hotel or motel accommodation' as an additional permitted use with consent at 415-419 Conadilly Street, Gunnedah, and remove associated floor space ratio controls.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.


The proposed local environmental plan (LEP) is to be finalised within 12 months from the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. As this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframe as outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

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

Yours sincerely



21/7/22

Craig Diss
Manager, Local and Regional Planning
Northern Region

Encl: Gateway determination