

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-1450):** 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.

I, the Manager, Local and Regional Planning, Northern Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gunnedah Local Environmental Plan 2012 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 should proceed, subject to conditions.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A 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 applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed within 12 months following the date of the Gateway determination.

### Gateway Conditions

1. Prior to public exhibition the planning proposal is to be updated to:
  - (a) include an assessment of the proposal against relevant aspects of the *Draft New England North West Regional Plan 2041*; and
  - (b) 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. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working 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 *Local*

*Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP&A Act.
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 EP&A 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).

Dated 21 day of July 2022.



**Craig Diss**  
**Manager, Local and Regional Planning**  
**Northern Region**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**