

Gateway Determination

Planning proposal (Department Ref: PP-2022-2855): Permit a highway service centre and caravan park as additional permitted uses with consent on land at 127-141 Lochrey Road, Gunnedah.

I, the Director, 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 permit a highway service centre and caravan park as additional permitted uses with consent on land at 127-141 Lochrey Road, Gunnedah should proceed subject to the following conditions.

The LEP should be completed on or before 22 August 2023.

Gateway Conditions

1. Prior to agency consultation and community consultation the planning proposal is to be updated to:
 - discuss the New England North West Regional Plan 2041 rather than the New England North West Regional Plan 2036 and the draft 2041 plan;
 - confirm that the land can be adequately serviced by sewage infrastructure or that adequate on-site disposal options are available; and
 - confirm due to a caravan park being an identified sensitive development for flooding, whether the land is outside the Probable Maximum Flood area, and if not, include details of the suitability of the site in relation to flood hazard level, any likely land filling and potential impacts on other properties, evacuation route, flood warning time and inundation period.
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 30 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. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - DPE – Biodiversity Conservation Division
 - Transport for NSW

- Department of Primary Industries - Agriculture
- Local Aboriginal Land Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

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 24 day of February 2023.



Jeremy Gray
Director, Northern Region
Local and Regional Planning
Department of Planning and
Environment

Delegate of the Minister for Planning