



Department of Planning and Environment

Mr Eric Groth
General Manager
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380

PP-2022-2855/IRF23/284

Via email: council@infogunnedah.com.au

Dear Mr Groth

Planning proposal PP_2022-2855 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 permit a highway service centre and caravan park as additional permitted uses with consent on land at 127-141 Lochrey Road, Gunnedah.

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.

Council will need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the EP&A Act 1.1 Implementation of Regional Plans and 9.2 Rural Lands. Council must ensure this occurs prior to the LEP being made

I have determined not to authorise Council to be the local plan-making authority as the planning proposal involves a sensitive land use (caravan park) and it has not yet been confirmed whether the land may be potentially affected by the Probable Maximum Flood.

The amending local environmental plan (LEP) is to be finalised on or before 22 August 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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 timeframes 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 Jenny Johnson to assist you. Ms Johnson can be contacted on 6643 6414.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', is positioned above the date.

24/2/2023

Jeremy Gray
Director, Northern Region
Local and Regional Planning

Encl: Gateway determination