

Mr Paul Henry  
General Manager  
Inverell Shire Council  
PO Box 138  
INVERELL NSW 2360

Our ref: IRF22/3442

Via email: [council@inverell.nsw.gov.au](mailto:council@inverell.nsw.gov.au)  
[chris.faley@inverell.nsw.gov.au](mailto:chris.faley@inverell.nsw.gov.au)

Dear Mr Henry

**Planning proposal (PP-2022-3147) to amend Inverell 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 a 'centre-based child care facility' as an additional permitted use with consent at 1 Burgess Street, Inverell (Lot 2 DP 818029).

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 may still 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 Act, being 1.1 Implementation of Regional Plans, 3.2 Heritage Conservation, 4.4 Remediation of Contaminated Land and 9.2 Rural Lands. Council should ensure this occurs prior to the LEP being made.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. 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 Ms Kate Campbell to assist you. Ms Campbell can be contacted on 5778 1401.

Yours sincerely

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

28/10/2022

**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**

Encl: Gateway determination