

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-2258):** to amend the minimum lot size on Lot 14 DP 864066, 109-139 Kamilaroi Road, Gunnedah

I, the Director, Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, 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 amend the minimum lot size on Lot 14 DP 864066, 109-139 Kamilaroi Road, Gunnedah should proceed subject to the following conditions:

The LEP should be completed within 6 months of the date of the Gateway determination.

### Gateway conditions

1. Prior to agency and community consultation, the planning proposal is to be amended to:
  - (a) remove reference to the proposed rezoning of the land;
  - (b) confirm the estimated increase in the number of lots following the reduction in minimum lot size;
  - (c) include further discussion of the infrastructure requirements resulting from the proposed development, including traffic generation;
  - (d) correct the references to the Gunnedah Local Environmental Plan 2018 on page 10 of the report;
  - (e) amend the reference to planning proposal type from 'low impact' to 'standard';
  - (f) address consistency with the Gunnedah Local Strategic Planning Statement; and
  - (g) update the project timeframe table to reflect the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
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 Guideline* (Department of Planning and Environment, August 2023) 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 Guideline* (Department of Planning and Environment, August 2023).
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 Act:

- Red Chief Local Aboriginal Land Council
- Transport for NSW
- NSW Department of Primary Industries – Agriculture

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 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 14 February 2024



**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**