

Gateway Determination

Planning proposal (Department Ref: PP-2023-635): to rezone Lot 47 DP755474 and Lot 4 DP114767, 671 Wandobah Road, Gunnedah from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size.

I, the Director, Northern Region at the Department of Planning and Environment, 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 rezone Lot 47 DP755474 and Lot 4 DP114767, 671 Wandobah Road, Gunnedah from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size should proceed subject to the following conditions:

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

Gateway Conditions

1. Prior to community consultation the planning proposal is to be updated to address consistency with Gunnedah Local Strategic Planning Statement.
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, 2022) 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, 2022).
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:
 - Biodiversity and Conservation Division
 - Mining, Exploration and Geoscience
 - NSW Department of Primary Industries – Agriculture
 - Red Chief 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 26 day of February 2024.

A handwritten signature in black ink, appearing to read 'J. Gray', is centered on the page.

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

Delegate of the Minister for Planning and
Public Spaces