

Mr Eric Groth
General Manager
Gunnedah Shire Council
63 Elgin Street
GUNNEDAH NSW 2380

Our ref: IRF24/136

Via email: council@infogunnedah.com.au

Dear Mr Groth

Planning proposal (PP-2023-635) 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) to rezone land at 671 Wandobah Road, Gunnedah from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act, 3.1 Conservation Zones, 5.1 Integrating Land Use & Transport, 6.1 Residential Zones, 9.1 Rural Zones and 9.2 Rural Land is justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

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 including directions 1.1 Implementation of Regional Plans and 8.1 Mining, Petroleum Production and Extractive Industries.

I have determined not to authorise Council to be the local plan-making authority to ensure that the planning proposal is consistent with the Gunnedah Local Housing Strategy once it has been finalised and approved by the Planning Secretary.

The amending local environmental plan (LEP) is to be finalised on or before 9 months from 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, Housing and Infrastructure 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, Housing and Infrastructure, August 2023) 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 Mr Sam Tarrant to assist you. Mr Tarrant can be contacted on 6643 6410 or sam.tarrant@planning.nsw.gov.au.

Yours sincerely

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

26/2/2024

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

Encl: Gateway determination