



## Department of Planning, Housing and Infrastructure

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

Our ref: IRF24/1517

Via email: [council@infogunnedah.com.au](mailto:council@infogunnedah.com.au)  
[ashleighbnixon@gunnedah.nsw.gov.au](mailto:ashleighbnixon@gunnedah.nsw.gov.au)

Dear Mr Groth

### **Planning proposal PP-2024-1212 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 as an additional permitted use with consent at 127-141 Lochrey Road, Gunnedah.

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.

Council may 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 9.2 Rural Lands. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 6 months from the date of Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Craig Diss', with a small star-like mark above the 'i'.

8/7/24

**Craig Diss**  
**A/Director, Hunter and Northern Region**  
**Local Planning and Council Support**

Encl: Gateway determination