



Our ref: GY:AF19/4732:CO20:3296

Your ref:

Contact: Greg Yopp

29 April 2020

Mr Jeremy Gray  
Director Northern Region  
Planning and Assessment  
Department of Planning Industry and Environment  
Locked Bag 9022  
**GRAFTON NSW 2460**

Dear Mr Gray,

**Re: Lismore LEP 2012 Schedule 1 & Minimum Lot Size Planning Proposal – 1055 Bruxner Highway, Goonellabah**

Council resolved to support a Schedule 1 & Minimum Lot Size Planning Proposal at an extension of its ordinary meeting of 14 April 2020.

Council's resolution is provided below:

**14.3 Proposed Local Environmental Plan 2012 Amendment to Schedule 1 - service station at 1055 Bruxner Highway, Goonellabah**

88/20

**RESOLVED that:**

1. Council support the planning proposal to enable part of 1055 Bruxner Highway, Goonellabah (part Lot 42 DP 868366) to be used for a service station (and subdivided) as detailed in Attachment 1 to this report for the purposes of seeking a Gateway determination from the NSW Department of Planning, Industry and Environment, requesting it issue a Gateway determination. This support is conditional on the applicant supplying additional studies or updates after Gateway determination and prior to public exhibition, and on that information reinforcing that the site is suitable for use as a service station and that any impacts will be acceptable; and
2. The proponent is to provide the following information post Gateway determination:
  - a) Land Use Conflict Risk Assessment;
  - b) Flora and fauna assessment;
  - c) Traffic Generation report;
  - d) Slope analysis report;
  - e) On-Site Wastewater Management assessment;
  - f) European and Aboriginal Cultural Heritage assessment specific to the subject site;
  - g) Bushfire hazard assessment;
  - h) Agricultural land assessment;
3. Staff bring a report back to Council outlining the Gateway determination as well as the outcomes of the applicant's additional studies and reports prior to the public exhibition of the planning proposal and government agency consultation.

(Councillors Marks/Cook) (BP20/215)

**Voting for:** Councillors Bennett, Bird, Cook, Marks, Moorhouse and Smith

**Voting against:** Councillors Battista, Casson, Ekins, Guise and Lloyd

Please find attached the planning proposal and related documentation for Gateway determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Should you require any further information regarding this matter, please contact Greg Yopp on telephone number 1300 878387.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Yopp', written in a cursive style.

Greg Yopp  
**Senior Strategic Planner**

Attachments: Planning proposal report; Council report; Council resolution; Attachment 1 – Information checklist; and Attachment 4 – Evaluation criteria for the delegation of plan making functions.