

Liverpool Plains LEP 2011 Amendment No 5 - Amendment to Schedule 1- Additional Permitted Uses, to permit a service station on Lot 3, DP 1121681 New England Highway, Willow Tree

Proposal Title : **Liverpool Plains LEP 2011 Amendment No 5 - Amendment to Schedule 1- Additional Permitted Uses, to permit a service station on Lot 3, DP 1121681 New England Highway, Willow Tree**

Proposal Summary : **This Planning Proposal seeks to amend the Liverpool Plains LEP 2011 by including Lot 3, DP 1121681, New England Highway, Willow Tree in Schedule 1 Additional Permitted Uses for the purpose of a service station.**

PP Number : **PP_2015_LPLNS_001_00** Dop File No : **15/13297**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.2 Rural Zones
1.5 Rural Lands
6.3 Site Specific Provisions**

Additional Information : **It is recommended that:**

- 1. The Planning Proposal be supported;**
- 2. That prior to community consultation the Planning Proposal is amended to clearly indicate that the proposed service station on the site will be a 24hr self-service 'high flow' diesel fuel delivery system, as opposed to a more traditional 'manned' service station that offers other services such as refreshments and the like.**
- 4. The Planning Proposal be exhibited for 14 days;**
- 5. The Planning Proposal be completed within 6 months;**
- 6. That an authorisation to exercise delegation be issued to Council; and**
- 7. That the Secretary's delegate determine that the inconsistency with s117 Direction 1.2 Rural Land is justified as the matter is of minor significance;**

Supporting Reasons : **This Planning Proposal seeks to permit the development of a service station on land that currently houses a truck depot and grain handling facility. It is envisaged the proposed unmanned service station will primarily serve the trucking industry however access to the public would not be restricted. This facility will increase the services available to residents in Willow Tree and the wider transport industry.**

Panel Recommendation

Recommendation Date : **04-Sep-2015** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : **04-Sep-2015** Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

Exhibition period : **14 Days** LEP Timeframe : **6 months**

Gateway Determination : **1. Prior to community consultation, the Planning Proposal is to be amended to clearly indicate that the currently proposed service station on the site will be a 24hr self-service 'high flow' diesel fuel delivery system, as opposed to a more traditional 'manned' service station that offers other services such as refreshments and the like.**

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

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(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013) and must be made publicly available for a minimum of 14 days; and

(b) the relevant planning 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 section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).

3. No consultation is required with public authorities under section 56(2)(d) of the Act.

4. A public hearing is not required to be held into the matter by any person or body under section 56(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).

5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

4 September 2015