



31 January 2019

SF2019/009077; WST19/00005

General Manager
Forbes Shire Council
PO Box 333
FORBES NSW 2871

Dear Sir

Gateway Determination: 'Highway Service Centre' and 'Service Station' as permissible with consent in SP3 Tourist Zone

Thank you for referring the Forbes Shire Council Gateway Determination Planning Proposal to Roads and Maritime Services for comment on 03 January 2019.


The documentation has been reviewed and Roads and Maritime makes the following comments for Council's consideration:

- The future development of the land for the purposes of a Highway Service Centre and Service Station need to be designed so that all vehicular access to these developments is obtained directly from Village Access Road or River Road. Vehicular access to future developments from these local roads is desirable for the following reasons:
 - Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007* requires, where practicable and safe, vehicular access to the land is provided by a road other than a classified road, in this instance that being River Road or Village Access Road.
 - With reference to clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP), a consent authority must not grant consent to development on land that has frontage to a classified road, (which is the case with the subject amendment to the planning policy), unless the consent authority is satisfied in relation to the matters set out in clause 101(2) of the ISEPP. Accordingly, it is a matter for the consent authority to reach a state of satisfaction required by clause 101(2) of the ISEPP.
 - The safety, efficiency and ongoing operation of the Newell Highway at this location need not to be adversely affected at all by future developments of this type having regard to the factors outlined in clause 101(2)(b)(i) to (iii) of the ISEPP.

Roads and Maritime Services

Roads and Maritime welcome the opportunity to comment on the proposed amendments to the Planning Proposal. Should you require further information please contact Ainsley Bruem, (Acting) Manager, Land Use Assessments on 02 6861 1449.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dane Hendry', with a stylized, flowing script.

Dane Hendry
Senior Manager, Regional Customer Services
Western Region