



Gateway Determination

Planning proposal (Department Ref: PP_2020_YASSV_002_00): to amend Schedule 1 to make a 'highway service centre' permissible with consent on Lot 12 DP1158637 Barton Highway, Murrumbateman

I, the Director, Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Yass Valley Local Environmental Plan (LEP) 2013 to amend Schedule 1 to make a 'highway service centre' permissible with consent on Lot 12 DP1158637 Barton Highway, Murrumbateman should proceed subject to the following conditions:

1. The planning proposal is updated to remove reference to SEPP (Rural Lands) 2008, which is repealed, and to provide an assessment of consistency of the proposal with SEPP (Primary Production and Rural Development) 2019.
2. A detailed traffic impact assessment of the proposal is undertaken to the satisfaction of the NSW Roads and Maritime Service prior to public consultation.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and

- (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination, expiring on 25th May 2021.

Dated 25th day of May 2020.



Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces