

Gateway Determination

Planning proposal (Department Ref: PP-2021-7482): Amend Schedule 1 of the Lachlan LEP 2013 to add vehicle repair station as an additional permitted use at Lots 68, 69 and 162 DP753968, 48 Brownies Lane, Tottenham

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Lachlan Local Environmental Plan 2012 to add vehicle repair station as an additional permitted use at 48 Brownies Lane, Tottenham should proceed subject to the following conditions:

1. Prior to exhibition the planning proposal is to be updated to include the following:
 - (a) address services and infrastructure utilities to support the proposed Vehicle Repair Station; and
 - (b) the Project Timeline.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard, as described in the Local Environmental Plan Making Guidelines (Department of Planning, Industry and Environment, December 2021) and 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 Local Environmental Plan-Making Guidelines (Department of Planning, Industry and Environment, 2021).
3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act
4. Prior to finalisation an additional permitted use map is required to be prepared in accordance with Standard Technical Requirements for Spatial Datasets and Maps dated August 2017.
5. 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).

6. The Council as the planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified or of minor significance; and
 - (c) there are no outstanding written objections from public authorities.
5. The time frame for completing the LEP is to be six (6) months following the date of the Gateway determination.

Dated 18th day of February 2022.



Garry Hopkins
Director, Western Region
Department of Planning and
Environment

Delegate of the Minister for Planning