

Gateway Determination

Planning proposal (Department Ref: PP-2024-765): 34 Isabel Drive, Murrumbateman – permit tourist and visitor accommodation with consent as an additional permitted use; and amend additional permitted uses map.

I, George Curtis, Acting Manager - Southern, Western and Macarthur Region, Local Planning and Council Support, at the Department of Planning, Housing and Infrastructure, 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 2013 to amend Schedule 1 and associated map to permit tourist and visitor accommodation with consent as an additional permitted use on land at 34 Isabel Drive, Murrumbateman, should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A 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 EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before **16 April 2025**.

Gateway Conditions

1. 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 and Environment, 2021) and must be made publicly available for a minimum of 20 working 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 and Environment, 2021).
2. Consultation is required with Transport and NSW, and NSW State Emergency Service under section 3.34(2)(d) of the EP&A Act. These agencies are to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 days to comment on the proposal.

3. 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 EP&A 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).



16/7/2024

George Curtis
A/Manager - Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces