

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP-2024-625)*

I, Daniel Thompson, A/Executive Director 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(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 11 February 2025 for the proposed amendment to the Queanbeyan Palerang Local Environmental Plan 2022 as follows:

1. Delete: “condition 1”

and replace with new condition:

1. The planning proposal is to be updated prior to consultation to reflect the additional information provided through:
  - a) Site 3 references, including maps, are to be amended to show the revised layout.
  - b) Site 9 references, including maps, are to be amended to reflect the concept staging of the “mother lot”.
  - c) Amended proposed mapping which clearly identifies how the proposal affects the subject site is to be provided on the following maps:
    - Additional Permitted Uses Map – Sheet APU\_001E
    - Height of Buildings Map – Sheet HOB\_001E
    - Land Zoning Map – Sheet\_001E
    - Lot Size Map – Sheet\_001E
    - Local Clauses Map – Sheet LOC\_001E
    - Secondary Dwelling and Dual Occupancy Map – Sheet SDO\_001E
  - d) Table 6: 9.1 Directions, is to be amended to include assessment against the following Directions:
    - Direction 3.1 Conservation Zones – details of draft BDAR are to be included.
    - Direction 3.2 Heritage Conservation – specifically in relation to the items identified in the Aboriginal Cultural Heritage Assessment.
    - Direction 3.10 Water Catchment Protection – The site is within the Googong Catchment which is regulated and needs to be addressed.

Dated: 7<sup>th</sup> day of May 2025



**Daniel Thompson**  
**A/ Executive Director**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**