

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP\_2017\_QPREG\_002\_002)*

I, the Acting Director Regions, Southern at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 18 May 2017 (as since altered) for the proposed amendment to the Queanbeyan Local Environmental Plan (Poplars) 2013 as follows:

1. Change the description of the planning proposal

**from** "rezone land at North Tralee to IN2 Light Industrial Zone, B7 Business Park Zone, RU2 Rural Landscape Zone, RE2 Private Recreation Zone and E2 Environmental Conservation Zone and apply appropriate development standards"

**to** "rezone land at North Tralee and Poplars to IN2 Light Industrial Zone, B7 Business Park Zone, RU2 Rural Landscape Zone, RE2 Private Recreation Zone and E2 Environmental Conservation Zone and apply appropriate development standards"

2. Delete:

"condition 1"

and replace with:

"Prior to undertaking community consultation the Planning Proposal is to be amended to:

- Clarify the proposed permissible and prohibited land uses to be adopted in the proposed land use table for each of the proposed zones;
- Apply an 80 hectare minimum lot size on the proposed Lot Size Map for land proposed to be zoned RU2 Rural Landscape Zone;
- Include a copy of additional information Council has received on land contamination that is referred to in the planning proposal in response to SEPP 55 Remediation of Land;
- Include flood study prepared by Caibre Consulting and the independent review of the flood study undertaken on behalf of Council by WMA Water;
- Include a map showing the 20 and 25 Australian Noise Exposure Forecast contours for Canberra Airport that affect the subject land.

The revised planning proposal is to be submitted to the Director Regions, Southern for approval prior to community consultation. "

3. Delete:

"condition 5"

and replace with:

a new condition 5 "The time frame for completing the LEP is to be 27 months following the date of this Gateway determination"

Dated 5<sup>th</sup> day of November 2018.



**Luke Musgrave**  
**Acting Director Regions, Southern**  
**Planning Services**  
**Department of Planning and**  
**Environment**

**Delegate of the Minister for Planning**