



Our ref: 14/03395

The General Manager
Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620

Attention: David Carswell/Jacinta Tonner

Dear Mr Chapman

Planning Proposal PP_2014_QUEAN_002_00 – Gateway Determination Alteration

I refer to your letter of 12 June 2014 seeking an amendment to Planning Proposal PP_2014_QUEAN_002_00 to:

1. rectify a number of additional anomalies in respect of the current listing and mapping of local heritage items, and
2. to expand the list of relevant zones to which the community title restriction is intended to apply, to include zones R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential, RU2 Rural Landscape, E3 Environmental Management and E4 Environmental Living.

I have determined as the delegate of the Minister for Planning, and in accordance with section 56(7) of the *Environmental Planning and Assessment Act, 1979*, to amend the Gateway determination dated 14 March 2014 for Planning Proposal PP_2014_QUEAN_002_00. Please find attached a new Gateway determination for this planning proposal.

The Gateway determination is amended to include the additional matters referred to in the amended planning proposal received 12 June 2014. The Gateway determination is also amended by extending the time for the completion of the planning proposal to 9 months from the week following the date of the revised Gateway determination. The previous authorisation for Council to exercise the Minister's delegations to progress this plan remains unchanged.

Council should aim to commence the exhibition of the planning proposal within four weeks from the week following this revised determination. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's office six weeks prior to the projected publication date.

If you have any questions in relation to this matter, please contact, Mr Martin Brown of the Department of Planning and Environment's Queanbeyan office on (02) 6229 7913.

Yours sincerely



8/7/14

Linda Davis
**Acting General Manager
Southern Region
Growth Planning**

Amending Gateway Determination

Planning proposal (Department Ref: PP_2014_QUEAN_002_00): to introduce minimum lot size for community title development and to correct a number of anomalies in the Queanbeyan Local Environmental Plan 2012.

I, the General Manager - Southern Region of Planning and Environment, as delegate of the Minister for Planning have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") that an amendment to the Queanbeyan Local Environmental Plan (LEP) 2012 to undertake those changes detailed in the amended planning proposal No 3, received 12 June 2014, should proceed subject to the following conditions:

1. A site identification map consistent with Appendix J of "Standard technical requirements for LEP maps" is to be prepared to clearly identify the land affected for exhibition purposes. Council is to prepare final maps that are consistent with the latest version of those guidelines when the plan is forwarded for finalisation.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be made publicly available for 14 days; and
 - (b) the relevant planning 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 5.5.2 of 'A guide to preparing local environmental plans (Department of Planning and Environment 2013).
3. Consultation is not required with any public authorities in this instance.
4. No public hearing is required to be held into the matter under section 56(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).
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of this amended Gateway determination.



Linda Davis
Acting General Manager
Southern Region

Delegate of the Minister for Planning

Date: 8 / 7 / 14