



Planning

Office of the Director-General

Mr Peter Bascomb
General Manager
Palerang Council
PO Box 348
BUNGENDORE NSW 2621

Contact: Martin Brown
Phone: (02) 6229 7913
Fax: (02) 6229 9701
Email: martin.brown@planning.nsw.gov.au
Postal: PO Box 1814, Queanbeyan NSW 2620

Our ref: W09/00115
Your ref: Q90/00327/2

Dear Mr Bascomb,

Re: Planning Proposal to allow for a clustered rural residential proposal of up to 30 lots at 8360 Monaro Highway, Royalla (Lots 1 & 2 DP 456367, Lot 2 DP 131294 and Lot 1 DP 1067259)

I am writing in response to your Council's letter dated 15 September 2009 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') in respect of the planning proposal to amend Yarrowlumla Local Environmental Plan 2002 to allow for a clustered rural residential proposal of up to 30 lots at 8360 Monaro Highway, Royalla.

As delegate of the Minister for Planning, I have now issued a Gateway Determination, which is attached. The Determination is that the matter should not proceed for the reason listed in the attached Determination schedule.

If Council wishes to proceed with this proposal then it should be included in its strategic investigations for the Principal LEP. The Principal LEP should remain the focus of Council's resources.

Should you have any queries in regard to this matter, please contact the Regional Office of the Department.

Yours sincerely,


Sam Haddad
Director-General
6/10/2009.

Gateway Determination

Planning Proposal (Department ref: W09/00115): To allow for a clustered rural residential proposal of up to 30 lots at 8360 Monaro Highway, Royalla (Lots 1 & 2 DP 456367, Lot 2 DP 131294 and Lot 1 DP 1067259).

I, the Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Yarrowlumla Local Environmental Plan 2002 to allow for a clustered rural residential proposal of up to 30 lots at 8360 Monaro Highway, Royalla **should not proceed** for the following reason(s):

1. The proposal is considered to be inconsistent with the requirements of the Sydney Canberra Corridor Regional Strategy as it is not supported by a LGA wide strategy.
2. The proposal is likely to set an undesirable precedent for further spot rezonings for rural residential development in the vicinity.
3. The proposal will result in the fragmentation of rural lands outside of a strategic and planned approach and is not in accordance with the Rural Lands Planning Principles in the Rural Lands State Environmental Planning Policy.

Dated

6th

day of

October

2009.



Sam Haddad

Delegate for the Minister for Planning