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Our ref: PP_2010_QUEAN_001_00 (10/18824)
Your ref: C1080507

Mr Gary Chapman
General Manager
Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620

Dear Mr Chapman,

Re: Planning Proposal to reclassify and rezone land in Queanbeyan

I am writing in response to your Council's request for 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 the Queanbeyan Local Environmental Plan 1998 to reclassify and rezone where necessary 13 parcels of land in Queanbeyan.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones and 3.1 Residential zones are of minor significance and are justified. No further approval is required in relation to these Directions.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway Determination, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Martin Brown of the Regional Office of the Department on 02 6229 7900.

Yours sincerely,



11/10/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_QUEAN_001_00): to reclassify and rezone where necessary 13 parcels of land in Queanbeyan.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Queanbeyan Local Environmental Plan 1998 to reclassify and rezone where necessary the 13 parcels of land in Queanbeyan listed below:

1. 130 Munro Road (Lot 248 DP)
2. 97 Munro Road (Lot 171 DP)
3. 7 Kaye Place and 13 Beatty Crescent (Lot 57 DP 246824 and Lot 20 DP 264522)
4. 9 Cantle Place (Lot 120 DP 710557)
5. 10 Aurora Place (Lot 29 DP 246601)
6. 8 Hayley Crescent (Lot 130 DP 584332)
7. 30a Candlebark Road (Lot 32 DP 576516)
8. 42 Candlebark Road (Lot 293 DP 590747)
9. 6 Morrison Place (Lot 74 DP 786344)
10. 29 Allumba Street (Lot 37 DP 857325)
11. 126a Morton Street (Lot 14 DP 216046)
12. 46 Pindari Crescent (Lot 65 DP 242927)
13. 113 Canberra Avenue (Lot 1 DP 1027494)

should proceed subject to the following conditions:

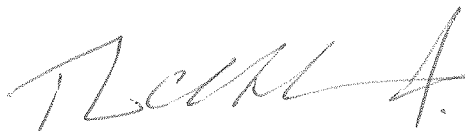
1. Where rezoning is proposed, Council should use zones which exist in the Queanbeyan Local Environmental Plan 1998.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Housing

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body 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 **6 months** from the week following the date of the Gateway determination.

Dated 11th day of October 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning