

Mr Peter Tegart
CEO
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Attention: Chris Kurzyniec

Dear Mr Tegart,

Planning proposal PP_2018_QPREG_001_00 to amend Palerang Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Schedule 1 (Additional Permitted Uses) of the Palerang LEP 2014 to add Seniors Housing as an additional permitted use on Lots 13 and 14 DP 1139067, 4-6 Majara Street, Bungendore.

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

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Will Mayes, Planning Officer to assist you. Mr Mayes can be contacted on 8275 1050.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sarah Lees', is positioned below the 'Yours sincerely' text.

11 May 2018

Sarah Lees
Director Regions, Southern
Planning Services

Encl: Gateway determination
Local plan-making authority reporting template