

## Gateway Determination

***Planning proposal (Department Ref: PP\_2018\_QPREG\_001\_00): 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.***

I, the Director Regions, Southern at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Palerang Local Environmental Plan (LEP) 2014 to *add Seniors Housing as an additional permitted use on Lots 13 and 14 DP 1139067, 4-6 Majara Street, Bungendore* should proceed subject to the following conditions:

1. Any study prepared in relation to contamination on the site should be made available during the public exhibition period.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal 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 2016).
3. Consultation is required with the following public authorities and / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Transport for NSW
  - RailCorp
  - NSW Office of Environment and Heritage – Heritage Office

Each public authority/organisation is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - c. there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

*Prabhakar*

**Sarah Lees**  
**Director Regions, Southern**  
**Planning Services**  
**Department of Planning and**  
**Environment**

### Delegate of the Minister for Planning