



Mr Peter Tegart
General Manager
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Attention: David Carswell

Dear Mr Tegart

Planning Proposal PP_2017_QPREG_005_00 to amend the Palerang Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the Planning Proposal to the Palerang Local Environmental Plan (LEP) 2014 to include Lot 6 Section 1 DP 758183, 7 Turallo Terrace, Bungendore in Schedule 5 Environmental Heritage.

As delegate of the Minister for Planning, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 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 six 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 54(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 Haydon Murdoch to assist you. Mr Murdoch can be contacted on 6229 7914.

Yours sincerely



Fatima Abbas 5.9.17
Director Regions, Southern
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template

Gateway Determination

Planning Proposal (Department Ref: PP_2017_QPREG_005_00): amend the Palerang Local Environmental Plan 2014 to include Lot 6 Section 1 DP 758183, 7 Turallo Terrace, Bungendore in Schedule 5 Environmental Heritage

I, Fatima Abbas, the Director Regions, Southern at the Department 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* that an amendment to the Palerang Local Environmental Plan (LEP) 2014 to include Lot 6 Section 1 DP 758183, 7 Turallo Terrace, Bungendore in Schedule 5 Environmental Heritage should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 14 days.
2. The timeframe for completing the LEP is to be six months from the date of the Gateway determination.
3. No consultation is required with public authorities/organisations under section 56(2)(d) of the Act.
4. Given the nature of the planning proposal, Council should be authorised to exercise delegation to make this plan.

Dated 5th day of September 2017



Fatima Abbas
Director Regions, Southern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

The Coolamon Shire Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2017_QPREG_005_00	Planning proposal to amend the Palerang Local Environmental Plan 2014 to include Lot 6 Section 1 DP 758183, 7 Turallo Terrace, Bungendore in Schedule 5 Environmental Heritage.

In exercising the Minister's functions under Section 59 of the Act, the Council must comply with the Department's "*A guide to preparing local environmental plans 2016*" and "*A guide to preparing planning proposals 2016*".

Dated 5 September 2017

Fatima Abbas
Director Regions, Southern
Planning Services
Department of Planning and Environment

Delegate of the Secretary
of the Department of Planning and Environment