



Planning & Infrastructure

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

Our ref: PP_2014_QUEAN_001_00
Your ref: SF130888/C13125783

Dear Mr Chapman

Planning proposal to rezone land at 17 Dodsworth Street Queanbeyan under the Queanbeyan Local Environmental Plan 2012

I am writing in response to your Council's letter dated 24 December 2013 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 rezone land at 17 Dodsworth Street Queanbeyan from RE2 Private Recreation Zone to R3 Medium Density Residential Zone under the Queanbeyan LEP 2012.

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

Council is required to determine the proposed minimum lot size and height of buildings controls for the land and prepare Land Zoning, Lot Size and Height of Buildings Maps consistent with the Department's "Standard technical requirements for LEP maps" for consultation purposes.

I note that you have provided a timeline with the planning proposal for a 6 month timeframe. Council is to expand on the timeline to include key milestones consistent with Part 6 of 'A guide to preparing planning proposals'.

I have also agreed that the planning proposal is consistent with applicable SEPPs and s117 Directions. No further referral or approval is required in relation to these policies while the planning proposal remains in its current form.

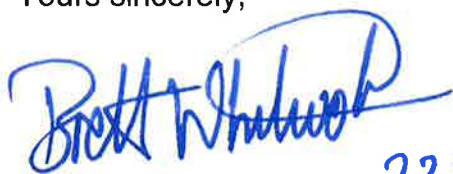
The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan (authorisation attached).

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 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 for administrative purposes.

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 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 Mr Martin Brown of the Southern Regional office of the Department on 02 6229 79913.

Yours sincerely,



22 January 2014

Brett Whitworth
General Manager
Southern Region
Growth Planning & Delivery



Gateway Determination

Planning proposal (Department Ref: PP_2014_QUEAN_001_00): to rezone land at 17 Dodsworth Street Queanbeyan from RE2 Private Recreation Zone to R3 Medium Density Residential Zone under the Queanbeyan Local Environmental Plan 2012.

I, the General Manager, Southern Region, Growth Planning & Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Queanbeyan Local Environmental Plan (LEP) 2012 to rezone land at 17 Dodsworth Street Queanbeyan from RE2 Private Recreation Zone to R3 Medium Density Residential Zone should proceed subject to the following conditions:

1. 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 14 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 5.2 of 'A guide to preparing local environmental plans (Department of Planning and Infrastructure 2013)'.
2. Consultation is not required with any public authority under section 56(2)(d) of the EP&A Act.
3. No public hearing is required to be held into the matter 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).
4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 22nd day of January 2014.

**Brett Whitworth
General Manager
Southern Region
Growth Planning & Delivery
Department of Planning & Infrastructure**

**Delegate of the Minister for Planning and
Infrastructure**



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Queanbeyan City Council is authorised to exercise the functions of the Minister for Planning and Infrastructure 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_2014_QUEAN_001_00	Planning proposal to rezone land at 17 Dodsworth Street Queanbeyan from RE2 Private Recreation Zone to R3 Medium Density Residential Zone under the Queanbeyan Local Environmental Plan 2012.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated 22 January 2014

Brett Whitworth
General Manager
Southern Region
Growth Planning & Delivery
Department of Planning and Infrastructure