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Our ref: PP_2016_QPREG_001_00 (16/09236)

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

Dear Mr Tegart

Planning proposal to amend Queanbeyan Local Environmental Plan 2012

I am writing in response to your Council's letter dated 7 July 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reclassify 5 sites from Community Land to Operational Land.

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 not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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 for the Department of Planning and Environment to draft and finalise the LEP should be made 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 section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Graham Judge of the Department's regional office to assist you. Mr Judge can be contacted on (02) 6229 7906.

Yours sincerely



15/7/16

Linda Davis
Acting Director Regions, Southern
Planning Services
Department of Planning and Environment

Encl:
Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_QPREG_001_00): to reclassify 5 sites from Community Land to Operational Land.

I, the Acting 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* (the Act) that an amendment to the Queanbeyan Local Environmental Plan (LEP) 2012 to reclassify the 5 sites below from Community Land to Operational Land (no interests changed) should proceed subject to the following conditions:

- Site 1. 4 Gregg Place Crestwood (Lot 64 DP 1150423),
- Site 2. 17 Dunn Street Queanbeyan West (Lot 52 DP 262335),
- Site 3. 2 Faunce Street Queanbeyan East (Lot 24 DP 241159),
- Site 4. 500 Trig Lane Carwoola (Lot 6 DP 270584), and
- Site 5. 6655 Kings Highway Carwoola (Lot 7 DP 270584)

1. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2013).
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act
3. 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).
4. The timeframe for completing the LEP is to be **12 months** from the date of the Gateway determination.

Dated 15th day of July 2016



Linda Davis
Acting Director Regions, Southern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning