



Mr Peter Bascomb
General Manager
Palerang Council
PO Box 348
BUNGENDORE NSW 2621

Our ref: PP_2015_PALER_003_00

Attention: John Wright/Sue Robb

Dear Mr Bascomb,

Planning proposal to amend Palerang Local Environmental Plan 2014

I am writing in response to your Council's letter dated 7 April 2015 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 North Bungendore from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation zones.

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.

I have also agreed the planning proposal's inconsistencies with s117 Directions *1.2 Rural Zones*, *1.3 Mining, Petroleum Production and Extractive Industries*, *1.5 Rural Lands*, *3.2 Caravan Parks and Manufactured Home Estates* and *6.2 Reserving Land for Public Purposes* are justified by the planning proposal's consistency with the *Bungendore Land Use Strategy and Structure Plan 2010*, or are of minor significance. No further approval is required in relation to these Directions.

Council is required to further demonstrate the proposal's consistency with s117 Directions *2.1 Environment Protection Zones* and *2.3 Heritage Conservation*. This should be done after consultation with relevant public authorities.

Council should also ensure that draft maps of a suitable scale and clarity are made available during consultation on the planning proposal.

Plan making powers were delegated to councils by the Minister 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.

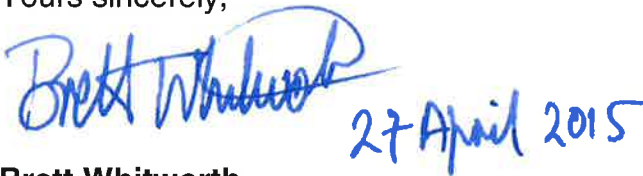
The amending Local Environmental Plan (LEP) is to be finalised within **24 months** of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's

Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment 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, I have arranged for Martin Brown of the Department's Queanbeyan office to assist you. Martin Brown can be contacted on (02) 6229 7913.

Yours sincerely,



**Brett Whitworth
General Manager
Southern Region
Planning Services**

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template

Gateway Determination

Planning proposal (Department Ref: PP_2015_PALER_003_00) to rezone land at North Bungendore from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation zones.

I, the General Manager, Southern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* ("EP&A Act") that an amendment to the Palerang Local Environmental Plan (LEP) 2014 to rezone land at North Bungendore from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation zones 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 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. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- NSW Office of Environment and Heritage,
- Commonwealth Department of the Environment,
- NSW Rural Fire Service,
- NSW Roads and Maritime Services,
- Transport for NSW,
- NSW Office of Water,
- NSW Environmental Protection Authority,
- Fire and Rescue NSW,
- NSW Department of Education and Communities,
- NSW Police,
- NSW Health,
- Ambulance Service of NSW, and
- NSW State Emergency Service.

Each public authority 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.

3. Council must undertake the studies identified in the planning proposal prior to undertaking community consultation and must include a copy of the studies in the exhibition materials.

4. Council must ensure any potential for land use conflict with the Bungendore waste transfer station as a consequence of the planning proposal has been appropriately addressed.

5. 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).

8. The timeframe for completing the LEP is to be **24 months** from the week following the date of the Gateway determination.

Dated **27** day of **April** 2015.



Brett Whitworth
General Manager
Southern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

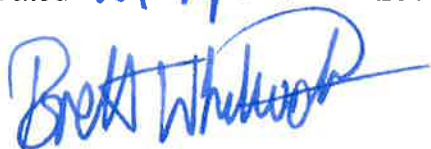
WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Palerang 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_2015_PALER_003_00	Planning proposal to rezone land at North Bungendore from RU1 primary Production to R2 Low Density Residential and RE1 Public Recreation zones.

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

Dated 27 April 2015



Brett Whitworth
General Manager
Southern Region
Planning Services
Department of Planning and Environment

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2015_PALER_003_00
Date Sent to DP&E under s56	
Date considered at LEP Review Panel	
Gateway determination date	

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Have changes been made to the draft LEP after obtaining final PC opinion?	YES NO	
Date LEP made by GM (or other) under delegation		
Date sent to DP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information: