



Mr Peter Tegart  
Chief Executive Officer  
Queanbeyan-Palerang Regional Council  
PO BOX 90  
QUEANBEYAN NSW 2620

Dear Peter

**Planning proposal PP\_2019\_QPREG\_001\_00 to amend Queanbeyan Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 23 October 2019 in respect of the planning proposal to reinstate a dwelling entitlement, amend Lot Size Maps for land at Jumping Creek, update relevant LEP maps to reflect approved development framework for the Googong Town Centre and Googong Common and introduce a new exempt development provision to allow for the development of fixed free-standing information signage.

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

Council will need to consult with the NSW Rural Fire Service in accordance with Direction 4.4 Planning for Protection to obtain the agreement of the Secretary. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 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, Industry 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Once the planning proposal has been amended in accordance with the Gateway Determination, it is requested that the planning proposal be provided to the Department to be loaded onto the LEPs Online System.

Should you have any enquiries about this matter, I have arranged for Mr Will Mayes to assist you. Mr Mayes can be contacted on 8275 1050.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sarah Lees', with a stylized flourish at the end.

7 November 2019

**Sarah Lees**  
**Director, Southern Region**  
**Local and Regional Planning**

Encl: Gateway determination  
Authorised plan-making reporting template