

Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2016_QPREG_003_00)

I, Acting Director Regions, Southern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34 (7) of the *Environmental Planning and Assessment Act 1979* ("the Act") to alter the Gateway determination dated 10 November 2016 (as since altered) for the proposed amendment to the Queanbeyan Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from "Amend Queanbeyan Local Environmental Plan 2012 to enable housing development within two areas of proposed E4 Environmental Living Zone (deferred matters) and make other minor changes to maps and provisions applying to Lot 5 DP 1199045 Jumping Creek."

to "Amend Queanbeyan Local Environmental Plan 2012 to rezone land to an E2 Environmental Conservation Zone and RE1 Public Recreation Zone and to make other minor changes to maps and provisions applying to Lot 5 DP 1199045."

2. Delete:

"condition 1"

and replace with:

a new condition 1 "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:

- Office of Environment and Heritage
- NSW Rural Fire Service
- NSW Environmental Protection Authority

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. Delete:

"condition 4"

and replace with:

new condition 4. The following studies be placed on public exhibition as part of community consultation:

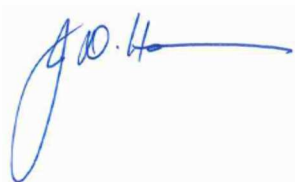
- Flora and Fauna Assessment
- Aquatic Ecology Impact Statement
- Urban Capability Study
- Site Investigation Report
- Site Environmental Management Plan
- Geotechnical Assessment

4. Insert:

new condition 7. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36 (2) of the Act subject to the following:

- a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
- b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
- c. there are no outstanding written objections from public authorities.

Dated 18th day of April 2018.



Jeffrey Horn
Acting Director Regions, Southern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning