

Ms Sarah Lees
Director - Southern Region
Department of Planning and Environment
GPO Box 5475
WOLLONGONG NSW 2520

Dear Ms Lees

**Queanbeyan-Palerang Local Environmental Plan 2019/20
Referral for Gateway Determination**

At its meeting of 14 September 2018, Queanbeyan-Palerang Regional Council resolved to progress a Planning Proposal to establish a new comprehensive local environmental plan (LEP) for the recently amalgamated Queanbeyan-Palerang local government area (LGA). A copy of the Council Report and Minutes containing the resolution are enclosed together with the Planning Proposal.

The objective of the Planning Proposal is to provide a single comprehensive planning instrument for the recently amalgamated Queanbeyan-Palerang LGA. Accordingly the primary focus of the new plan will be to rationalise the various zoning tables and local planning clauses contained in the existing plans applying to the LGA. In this respect, staff have now prepared a background paper setting out how the Council intends to resolve the existing differences between the various plans (also attached).

Council will generally be seeking to minimise new policy matters in the proposed plan. However, a number of issues have been identified as requiring to be addressed and these are set out in the respective Planning Proposal.

At this time no draft instrument or maps have been prepared, however it is intended this be done prior to any engagement with public authorities or consultation with the community. Accordingly, it is likely Council will seek to refine the proposal over time and seek an amended Gateway when draft versions of these documents have been prepared.

Council now requests that a Gateway determination for this matter be issued under section 3.34 of the *Environmental Planning and Assessment Act 1979*. Given the nature of the proposal no delegations are sought at this time. The relevant Council resolution for this matter also requested the Minister agree to a submission date for the draft plan of March 2020

Should you have any further enquiries please contact Mr Martin Brown of Council's Land-Use Planning Branch on 6285 6277.

Yours sincerely



David Carswell
Service Manager Land-Use Planning
Queanbeyan-Palerang Regional Council

Date: 24.9.18