

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-319):** Seniors Housing – Majara Street, Bungendore

I, the A/Director, Southern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Queanbeyan Palerang Regional Local Environmental Plan 2022 to identify land for seniors housing in Bungendore to ensure land is available for social housing providers to supply affordable seniors housing development should proceed subject to the following :

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act, or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 31 November 2024.

### Gateway Conditions

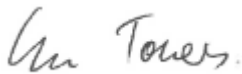
1. Prior to community consultation the Planning proposal is to be updated to:
  - Make clearer in Part 3 the 'Need for the planning proposal'
  - Include a zoning map identifying the subject land and showing land use zones on the subject land and surrounding lands.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- DCCEEW (Flooding)
- NSW SES
- NSW Department of Education

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

Dated 8 March 2024



**Graham Towers**  
**A/Director, Southern Region**  
**Local and Regional Planning**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**