

Gateway Determination

Planning proposal (Department Ref: PP-2024-625): *Googong Township – Eastern Boundary Amendment.*

I, the Acting Executive Director, Local Planning and Council Support, 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 Local Environmental Plan 2022 to Googong Township – Eastern Boundary Amendment, 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 10 February 2026.

Gateway Conditions

1. The planning proposal is to be updated to:
 - Remove the amendment to zoning in Site 3.
 - Remove the amendment to minimum lot size in Site 9.
 - Provide amended proposed mapping which clearly identifies the subject site on the following maps:
 - Additional Permitted Uses Map – Sheet APU_001E
 - Height of Buildings Map – Sheet HOB_001E
 - Land Zoning Map – Sheet_001E
 - Lot Size Map – Sheet_001E
 - Local Clauses Map – Sheet LOC_001E
 - Secondary Dwelling and Dual Occupancy Map – Sheet SDO_001E
 - Amend Table 6: 9.1 Directions, to include assessment against the following Directions:
 - Direction 3.2 Heritage Conservation – specifically in relation to the items identified in the Aboriginal Cultural Heritage Assessment (Appendix G).
 - Direction 3.6 Strategic Conservation Planning – the site includes areas of Certified Avoided land which needs to be addressed.
 - Direction 3.10 Water Catchment Protection – The site lies within the Googong Catchment which is regulated and needs to be addressed.

2. Prior to community consultation, consultation is required with the following public authorities:
 - Rural Fire Service (RFS)
3. Prior to community consultation, the planning proposal is to be revised to address condition 1 and forwarded to the Department for review and approval.
4. 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).
5. 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:
 - Commonwealth Department of Climate Change, Energy, the Environment and Water
 - NSW Department of Climate Change, Energy, the Environment and Water - Biodiversity, Conservation and Science (DCCEEWS – BCS)
 - Water NSW
 - NSW Rural Fire Service (RFS)

Consultation is also required with the following organisations:

- Icon Water

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.

6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).

Dated 11 February 2025



Dan Thompson
A/Executive Director, Local Planning
and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning,
Housing and Infrastructure