



Mr Peter Tegart
CEO
Queanbeyan-Palerang Regional Council

council@qprc.nsw.gov.au

Dear Peter

Planning proposal PP_2018_QPREG_002_01 – Alteration of Gateway Determination

I refer to your letter seeking an alteration of Gateway determination for planning proposal PP_2018_QPREG_002_00 for the creation of a comprehensive LEP for the Queanbeyan-Palerang LGA.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 23 November 2018 for PP_2018_QPREG_002_00. The Alteration of Gateway determination is enclosed.

With regard to Council's proposal to permit the subdivision of Lot 16 DP 846996, Williamsdale via Schedule 1 Additional Permitted Uses in the new comprehensive LEP, I have determined that this should not proceed as part of PP_2018_QPREG_002_00. It is recommended that Council pursue this LEP amendment as part of a separate planning proposal to allow further consideration of the strategic implications across the LGA of permitting the subdivision of an existing dual occupancy development on rural land below the applicable minimum lot size.

If you have any questions in relation to this matter, I have arranged for Mr Will Mayes to assist you. Mr Mayes can be contacted on 8275 1050.

Yours sincerely

12 December 2019

Sarah Lees
Director Southern Region
Local and Regional Planning

Encl: Alteration of Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2018_QPREG_002_01)

I, the Director, Southern Region, Local and Regional Planning at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 23 November 2018 for the proposed creation of a comprehensive Local Environmental Plan for the Queanbeyan-Palerang LGA as follows:

1. Delete:

conditions 2 (a), 2 (c) and 2 (d)

2. Delete:

condition 1 (c)

and replace with:

new condition 1 (c): "clearly explain how the provisions specific to the Queanbeyan LEP (Poplars) 2013 and Queanbeyan LEP (South Jerrabomberra) 2012 will be incorporated into the new comprehensive LEP."

3. Delete:

condition 2 (b)

and insert:

new condition 2 (a): "requests for additional subdivision opportunities and dwelling entitlements on rural lands in the former Palerang LGA."

Dated 12th day of December 2019.

Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

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