

Attn: Ranganathan Ravi
Queanbeyan–Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620
Via email: Ranga.Ravi@qprc.nsw.gov.au

Planning Panels Secretariat
4PSQ, 12 Darcy Street
Parramatta NSW 2150
Via email: enquiry@planningpanels.nsw.gov.au; anaise.a.nagy@dphi.nsw.gov.au

27 August 2026

Dear Sirs/Mesdames,

Re: Development Application No. DA.2026.0113
LOT 81 DP 755905, 873 WALLACES GAP ROAD BALLALABA NSW 2622

We refer to the above matter and the undated letter titled 'Draft Reasons for Refusal'. We hereby kindly request a one-month postponement of the determination meeting for Development Application No. DA.2026.0113.

The reasons for this request are twofold:

1. We have, this week, put further information to Council and the Panel in response to a Council RFI regarding the potential traffic impacts and visual impacts of the proposal. We anticipate that having additional time to consider that material would be useful to Council and the Panel, and would leave fewer matters to be dealt with in detail in the Panel meeting itself.
2. We have previously responded to a RFI from Council in relation to Aboriginal Heritage issues. We understand from Council's 10 August assessment report and, more recently, its draft reasons for refusal that it is not satisfied that the concerns raised by Council have been adequately addressed.

We are presently seeking urgent, expert Heritage advice on the issues raised by Council, as well as the proposal itself, so that those matters can be fully understood. While we are procuring this advice as quickly as we can, we anticipate that we will not have the benefit of it before the 1 September meeting, and so will be disadvantaged in our ability to assist Council and the Panel on those issues.

We consider that a modest, one-month extension will allow us to obtain the advice needed and give Council and the Panel sufficient time to consider our additional information.

We consider that this would produce a more informed and fairer planning process. Conversely, we do not think it would prejudice any other party or disrupt the planning process.

We thank Council's consideration of our application thus far. Should you have any questions, please do not hesitate to contact our Project Coordinator, Jou Jong, at jou.jong@edp.com.

Kind regards,

A handwritten signature in black ink, appearing to read "Mishka Talent".

Mishka Talent

Head of Business Development