

Ms Rebecca Ryan
CEO
Queanbeyan-Palerang Regional Council

Our ref: PP-2022-2258

Via email: council@qprc.nsw.gov.au

Dear Ms Ryan

Planning proposal (PP-2022-2258) to amend Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone deferred land at 460 Environa Drive, Tralee to R2 Low Density Residential.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act 9.1 Rural Zones and 9.2 Rural Lands is justified in accordance with the terms of the Direction.

No further approval is required in relation to the Directions.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning and Environment team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Will Mayes, Planning Officer, Southern Region to assist you. Mr Mayes can be contacted on 8275 1050.

Yours sincerely



9/9/2022

**Daniel Thompson
Director, Southern Region
Local and Regional Planning**

Encl: Gateway determination