

Ms Rebecca Ryan
General Manager
Queanbeyan Palerang Regional Council
council@qprc.nsw.gov.au

Attn: Haydon Murdoch

4 November 2025

Subject: **Planning proposal PP-2024-1370 to amend Queanbeyan Palerang Regional Local Environmental Plan 2022**

Dear Ms Ryan

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) to allow 'seniors housing' and 'multi-dwelling housing' as additional permitted uses on land zoned RE2 Private Recreation at South Jerrabomberra.

After careful consideration, as delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed due to the following reasons:

- The planning proposal is inconsistent with local and regional strategic planning
- The proposal does not demonstrate that it is compatible with the existing and future functioning of the Hume Industrial Area.
- Residential development as proposed does not align with the zone objectives of the RE2 Private Recreation zone within the QPRC LEP 2022.
- The proposal sets an undesirable precedent for future proposals with sensitive uses within the buffer area that would erode the effectiveness of the buffer.

While the housing benefits of the proposal are acknowledged, these are considered to be outweighed by potential impacts on the Hume Industrial Estate which must be protected due to the significant employment within the Estate and the role that it plays in the supply of industrial land for the region.

Should Council wish to pursue permitting residential or other land uses not currently permitted within the RE2 zoned buffer area, a strategic review of the entire buffer area should be undertaken in consultation with and agreed to by the ACT Government.

Should you have any enquiries about this matter, please contact Graham Towers on graham.towers@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D Thompson".

Daniel Thompson
Executive Director
Local Planning and Council Support