

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-1370):** to allow Seniors Housing and Multi-dwelling housing as additional permitted uses on land zoned RE2 Private Recreation at South Jerrabomberra

I, the 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 Regional Local Environmental Plan 2022 to allow Seniors Housing and Multi-dwelling housing as additional permitted uses on land zoned RE2 Private Recreation at South Jerrabomberra should, for the following reasons, not proceed.

- 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 Queanbeyan Palerang Regional Local Environmental Plan 2022.
- The proposal sets an undesirable precedent for proposals for other sensitive uses within the buffer area that would erode the effectiveness of the buffer.

Dated 4 November 2025



**Daniel Thompson**  
**Executive Director, Local Planning**  
**and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

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