



Department of Planning, Housing and Infrastructure

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

Our ref: IRF25/136

Attn: Haydon Murdoch

Dear Ms Ryan

Planning proposal PP-2024-2411 to amend Queanbeyan Palerang Local Environmental Plan 2022

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 land at 7 & 15 Halfway Creek Road, Bungendore.

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

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.

The proposed local environmental plan (LEP) is to be finalised on or before 12 months from the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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, Housing and Infrastructure, August 2023) 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 Nathan Foster to assist you. Mr Foster can be contacted on 4247 1825.

Yours sincerely

Chantelle Chow 14/2/2025
Director, Southern Western and Macarthur
Local Planning and Council Support
Encl: Alteration of Gateway Determination