

Ms Rebecca Ryan  
General Manager  
Queanbeyan Palerang Regional Council

Our ref: IRF24/490

Via email [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)

Dear Ms Ryan

**Planning proposal PP-2024-319 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 amend the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QPRLEP 2022) to identify land for seniors housing in Bungendore to ensure land is available for social housing providers to supply affordable seniors housing development.

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 31 November 2024. 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 Mr Nathan Foster to assist you. Mr Foster can be contacted on 4247 1825.

Yours sincerely

 8/3/24

**Graham Towers**  
**A/Director, Southern Region**  
**Local and Regional Planning**

Encl: Gateway determination