

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

Our ref: IRF25/2577

Attn: Haydon Murdoch

Dear Ms Ryan

Planning proposal PP-2025-1733 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 allow certain development complying development in the C4 Environmental Living Zone

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. However, I have conditioned the Gateway to align with the advice provided by the Department at scoping proposal stage.

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 Act 1.1 Regional Plans and 3.1 Conservation Zones are justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 3.3 Sydney Drinking Water Catchment and 4.3 Planning for Bushfire Protection.

I have determined not to authorise Council to be the local plan-making authority as the involves the amendment of a State Environmental Planning Policy (SEPP).

The amending 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. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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



28/11/2025

Chantelle Chow
Director, Southern Western and Macarthur
Local Planning and Council Support

Encl: Gateway determination