



Department of Planning, Housing and Infrastructure

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

Our ref: IRF25/2786 EF25/19327

Attn Haydon Murdoch

Dear Ms Ryan

Planning proposal PP-2025-2362 to amend Queanbeyan Palerang Regional 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 LEP 2022 by introducing a local clause to allow subdivision of lots affected by multiple zones.

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 30 June 2026. As this is a standard amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. 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
Director Southern, Western & Macarthur Region
Local Planning and Council Support

Encl: Gateway determination