

Planning Proposal QPRLEP 2022 Housekeeping Amendment 2024



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Document History

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1	29 January 2025	Initial Review
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Part 1 – Objectives and intended outcomes

The objective of this planning proposal is to amend and update the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QPRLEP 2022). The intent is to address various minor administrative errors and anomalies relating to land zoning, associated planning controls and maps and heritage items. The anomalies relating to heritage items are generally the result of subdivision.

The planning proposal also seeks to update the QPRLEP 2022 by adding an aim relating to climate change resilience. The addition of street art to Schedule 2 (Exempt development) of the QPRLEP 2022 is also part of this planning proposal.

Part 2 – Explanation of provisions

To achieve the objectives and intended outcomes of the planning proposal, multiple amendments are proposed to the QPRLEP 2022. The proposed amendments are segregated into four (4) groups based on the nature and scope of the amendments. The four groups include (a) General amendments, (b) Heritage, (c) Zoning, (d) Additional permitted Uses. The amendments are largely administrative in nature, seeking to correct minor anomalies and errors in the QPRLEP 2022.

a. General Amendments

Item 1: Amend the ‘Aims of Plan’ of the QPRLEP 2022

On 27 November 2024, Council unanimously resolved (Resolution No 527/24) to adopt the Draft Climate Change Resilience Policy. Part 6 of the Climate Change Resilience Policy states that in implementing the policy Council will undertake a number of actions including:

Embed Climate Change mitigation, adaptation and resilience considerations into Council’s corporate governance documents relating to financial planning, asset management, strategic planning and disaster management.

The addition of a climate change aim within the QPRLEP 2022 addresses the strategic planning component of the action above.

The Climate Change Resilience Policy provides the following definitions for climate change mitigation, adaption and resilience:

- *Climate change – long-term shifts in temperature and weather patterns that are either natural or driven by human activities.*
- *Mitigation strategies – refer to the global effort to reduce human influence on climate through the reduction of greenhouse gas emissions.*
- *Climate adaptation – actions to adjust systems to anticipate and respond to the climate and its effects.*
- *Climate resilience – involves both mitigation and adaptation.*

In response to the Climate Change Resilience Policy and in accordance with the definitions within the Policy, a draft aim (below) is proposed to be included in Clause 1.2 Aims of Plan of the QPRLEP 2022.

to ensure development reduces human influence on the climate and consider the impacts of climate change

The addition of a climate change aim into Clause 1.2 Aims of Plan, will ensure that any amendment to the QPRLEP 2022, or development control plan and all development applications will consider the impact of climate change as part of the review and assessment.

This compliments, completed and ongoing strategic land use planning projects including, *Planning Priority 14 – We will increase resilience to natural hazards and climate change* of Council's local strategic planning statement, flood risk management strategies and plans, and ensures that climate change is embedded into Council's primary planning control instrument.

Item 2: Add 'Street Art' into Schedule 2 (Exempt development) of the QPRLEP 2022

Street art contributes to the character and identity of a place, highlighting local stories, community interests and themes.

While art work is permitted without development consent on public administration buildings under the provisions of the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#), the requirement for development consent for street art elsewhere has constrained opportunities for placemaking across the LGA.

This planning proposal seeks to streamline the approval pathway by including street art within Schedule 2 Exempt development of the QPRLEP 2022. A similar pathway is being practiced in other LGAs across NSW.

The proposed addition to Schedule 2 Exempt development is:

Street art:

In this clause, street art means art that is painted, marked, or otherwise affixed to the outside of a building and is visible from a public place (within the meaning of the Local Government Act 1993).

- 1. Street art is artwork that is designed and executed by an artist with the permission of the property owner.*
- 2. Street art must not project more than 30mm from a wall or other surface and physical projections must not be able to cut or injure persons or animals.*
- 3. Street art must not constitute signage (Signage includes advertisements and advertising structures).*
- 4. Street art must not be located on a heritage item, within a heritage conservation area, or a special character area, unless appropriate Heritage DA approvals are sought and received.*
- 5. Street art must not infringe on the copyright of other artists or companies.*
- 6. Street art must not contain material that:*
 - a. discriminates against or vilifies any person or group, or*
 - b. is offensive or sexually explicit.*

b. Heritage anomalies

Item 3: Heritage item I140 - Lots 32 and 34, Section 5, DP 758152 - 144 Wallace Street, Braidwood - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I140 - Council Chambers Literary Institute, as being located on Lots 32 and 34, Section 5, DP 758152. However, Lot 32, Section 5, DP 758152 is a narrow lot adjoining the northern boundary of Lots 34 and 35, Section 5, DP 758152. Only part of Lot 32, Section 5, DP 758152 is vested to Council (refer Figure 2 below). The other half of it is vested to the Fire and Rescue NSW (FRNSW) on the adjoining Lot 35, Section 5, DP 758152. The part of Lot 32, Section 5, DP 758152 vested to the FRNSW is not a listed heritage item and is recommended to be removed from the heritage map.

It is also recommended that the property description in Schedule 5 for heritage item I140 be amended to Lot 34, Section 5, DP 758152 and Part of Lot 32, Section 5, DP 758152.



Figure 1: Aerial image with heritage map overlay showing the extent of the Council Chambers



Figure 2: Extent of Crown land (used for Council Chambers) devolved to Council as shown in the Crown Land Manager Reserves Portal

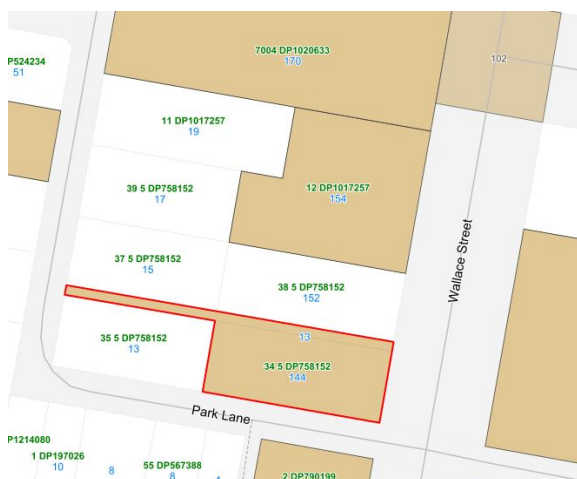


Figure 3: Current heritage map – heritage item I140 outlined in red



Figure 4: Proposed heritage map

Item 4: Heritage item I163 - Lot 1, DP 714762 - 70 Wilson Street, Braidwood - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I163 - Cottage as being located on Lot 1, DP 714762 (outlined in red in Figure 5 below). However, Lot 1, DP 714762 and Lot 3, DP 582379 were subdivided (DA.2020.1092) and Lots 1 and 2, DP 1271457 were created. The heritage item is now wholly contained within Lot 2, DP 1271457.

Therefore, it is recommended that the property description of I163 in Schedule 5 be updated to Lot 2, DP 1271457 and the heritage map amended accordingly.



Figure 5: Current heritage map - heritage item I163 outlined in red



Figure 6: Proposed heritage map

Item 5: Heritage item I183 - Lot 14, Section 1, DP 758183 - 10 Gibraltar Street, Bungendore - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I183 - "Duart" including windows and door as being located on Lot 14, Section 1, DP 758183 (outlined in red in Figure 7 below). However, Lot 14, Section 1, DP 758183 and Lot 1, DP 827246 were subdivided and Lots 1 and 2, DP 1275589 created (DA.2019.1259). The subdivision resulted in changes to lot boundaries and the heritage item is now wholly contained within Lot 1, DP 75589.

It is recommended that the property description of I183 in Schedule 5 be amended to Lot 1, DP 1275589 and the heritage map be amended accordingly.



Figure 7: Current heritage map - heritage item I183 outlined in red

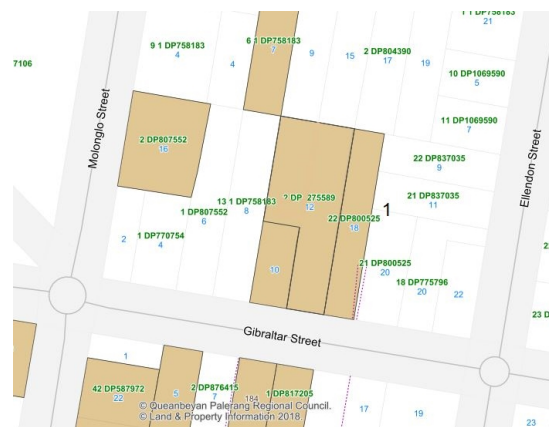


Figure 8: Proposed heritage map

Item 6: Heritage item I185 - Lot 1 DP 827246 - 12 Gibraltar Street, Bungendore - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I185 - Single-storey shop as being located on Lot 1, DP 827246 (outlined in red in Figure 9 below). Lot 1, DP 827246 and Lot 14, Section 1, DP 758183 were subdivided (DA.2019.1259) creating Lots 1 and 2, DP 1275589. Following changes to lots boundaries resulting from the subdivision, the heritage item I185 is now situated on Lot 2, DP 1275589.

It is recommended that the heritage map for I185 be amended the to align with new lot boundaries and the property description in Schedule 5 for the item be amended to Lot 2 DP 1275589.



Figure 9: Current heritage map - heritage item I185 outlined in red



Figure 10: Proposed heritage map

Item 7: Heritage item I209 - Lot 15 Section 10 DP 758183 - 36 Malbon Street, Bungendore - Amend the heritage map and property description

Schedule 5 of the QPRLEP 2022 lists the heritage item I209 - Inter-war weatherboard cottage as being located on Lot 15, Section 10, DP 758183. As a result of a subdivision (DA.2014.277), three new lots, Lots 1, 2 and 3 on DP 1274294 were created. Lot 2, DP 1274294 (36 Malbon Street), wholly contains the heritage item I209.

It is recommended that the property description of I209 in Schedule 5 be amended to Lot 2, DP 1274294. The heritage map is to be amended as shown in Figure 12 below.



Figure 11: Current heritage map – heritage item I185 outlined red



Figure 12: Proposed heritage map

Item 8: Heritage item I263 - 1 Captains Flat Road, Captains Flat - Amend the heritage map, property description and address

Schedule 5 of the QPRLEP 2022 lists the heritage item I263 - Captains Flat railway goods shed and additional buildings, and the property description being “Railway land adjacent to Lots 155, 194 and 319, DP 754870; Lot 1, DP 189797; Lot 1, DP 36902”.

The extent of the heritage item I263 shown in the heritage map is identified in Figure 13 (Outlined in red). A limited folio was created (registered on 7 March 2016) to identify the land which was described as “Railway land adjacent to Lots 155, 194 and 319, DP 754870; Lot 1, DP 189797; Lot 1, DP 36902” in Schedule 5 of the former *Palerang Local Environmental Plan 2014*. As a result, the property description changed to Lot 4425, DP 1217100 along with amended lot boundaries.

However, the updated information was not included in QPRLEP 2022. Therefore, it is recommended to amend the property description for I263 in Schedule 5 to Lot 4425, DP 1217100 and update the heritage map to align with lot boundaries as shown in Figure 14 below.

The address in Schedule 5, also needs to be amended to 1 Captains Flat Road, Captains Flat and 3 Copper Creek Road, Captains Flat.

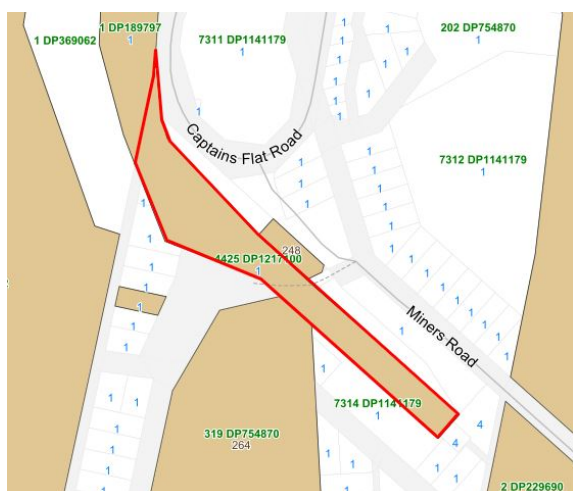


Figure 13: Current heritage map – heritage item I263 outlined in red

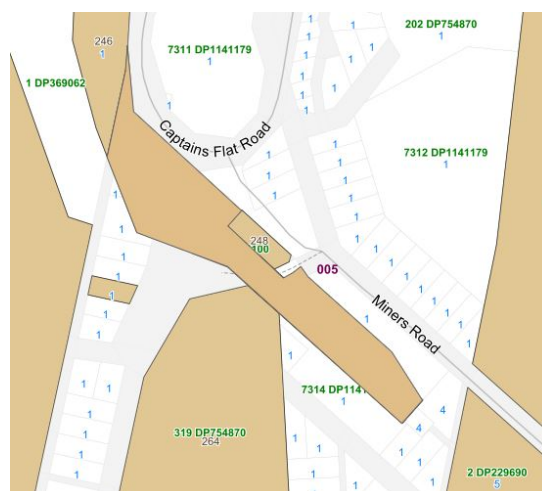


Figure 14: Proposed heritage map

Item 9: Heritage item I423 - 1 Crest Road, Queanbeyan – Remove Item from Schedule 5

1 Crest Road, Queanbeyan (Lot 2 DP 816124) is listed as a local heritage item I423 – ‘Dwelling house’ in Schedule 5 of the QPRLEP 2022.

The owner proposed the restoration of the dwelling that had heritage significance. A detailed investigation prior to restoration work revealed extensive termite damage in the floors, walls and ceiling timber. The poor health of the dwelling resulted in the restoration deemed infeasible. Further evidence was provided by the owner’s consultants and was reviewed by the QPRC Heritage Advisory Committee. Council Heritage Advisor (Philip Leeson Architects) further investigated the matter and supported the demolition of the dwelling.

The dwelling was demolished which left no structure of heritage significance on the land. Therefore, it is recommended to remove the heritage listing I423 from Schedule 5 of the QPRLEP 2022 and amend the heritage map accordingly, refer to Figure 16 below.



Figure 15: Current heritage map - heritage item I423 outlined in red

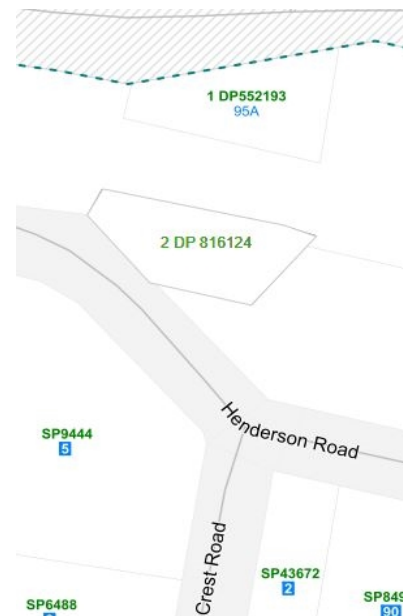


Figure 16: Proposed heritage map

Item 10: Heritage item I347 – Hoskinstown Road, Primrose Valley – Amend the heritage map

The heritage item I347 - Foxlow Bridge is listed as an item of local significance within Schedule 5 of the QPRLEP 2022.

The Foxlow Bridge is significant due to its association with bridge engineer Percy Allan and a tangible example of his innovative design. Foxlow Bridge is a two span timber truss bridge painted white (refer Figure 17).



Figure 17: Foxlow Bridge (Timber Truss) being heritage item I347 located west of the Railway bridge made of bricks (source: Google Street View accessed on 24 March 2025)

However, the Railway Bridge (stone bridge) that is located east of Foxlow Bridge (shown in Figure 27) is identified on the heritage map in an error (Refer Figure 18).

Therefore, it is recommended to amend the heritage map by correctly reflecting the Foxlow Bridge as shown in Figure 19 below.



Figure 18: Current heritage map - heritage item I347 outlined red

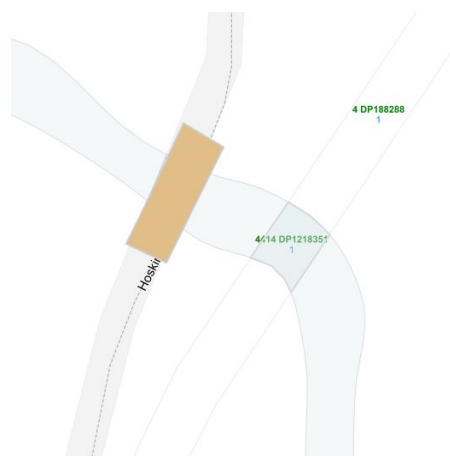


Figure 19: Proposed heritage map

c. Land Zoning and Lot Size and associated anomalies

Item 11: 4161 Kings Highway, Monga - Lot 5 DP 755948 - Amend the land zoning and associated maps

Lot 5 DP 755948 (4161 Kings Highway, Monga) is privately owned land and is currently zoned C1 National Parks and Nature Reserves. According to DPHI's LEP Practice Note (PN 09-002) *C1 zone is only to be applied to existing areas identified under the National Parks and Wildlife Act 1974 or areas identified as proposed for the national park or nature reserves agreed by the NSW Government.*

NSW National Parks and Wildlife Services advised Council on 8 April 2025 that Lot 5 DP 755948 is privately owned, not part of Monga National Park and should not be zoned C1.

NSW Biodiversity Value Map and Threshold Tool indicate that land along the Mongarlowe River has biodiversity value shown in purple (refer Figure 20 below). This land is also identified as a watercourse on the Riparian Lands and Watercourse Map of the QPRLEP 2022. Therefore, aquatic and riparian species, habitats and ecosystems within this corridor will be protected under the provision of clause 7.4 of the QPRLEP 2022.

It is recommended that Lot 5 be rezoned from C1 to RU1, consistent with the planning controls applicable to surrounding privately owned properties. The associated controls also need to be amended as shown in Figures 23 to 26.



Figure 20: NSW Biodiversity Value Map – land along the Mongarlowe River has a biodiversity value shown in purple.

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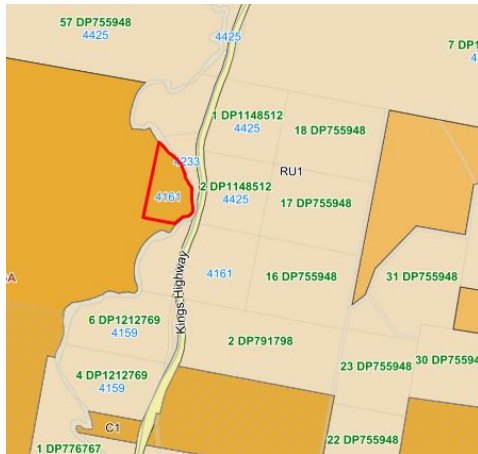


Figure 21: Current land zoning map - Lot 5 DP 755948 outlined in red is zoned C1



Figure 22: Proposed land zoning map

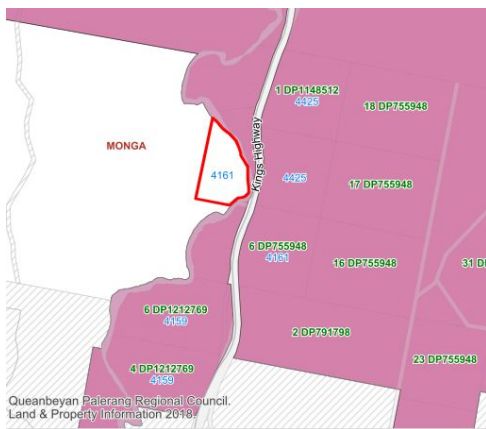


Figure 23: Current lot size map - Lot 5 DP 755948 outlined in red

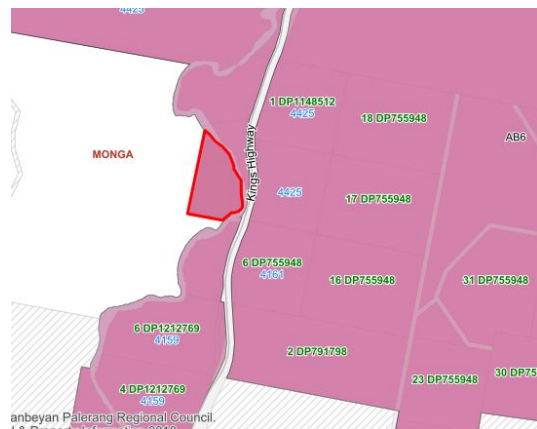


Figure 24: Proposed lot size map

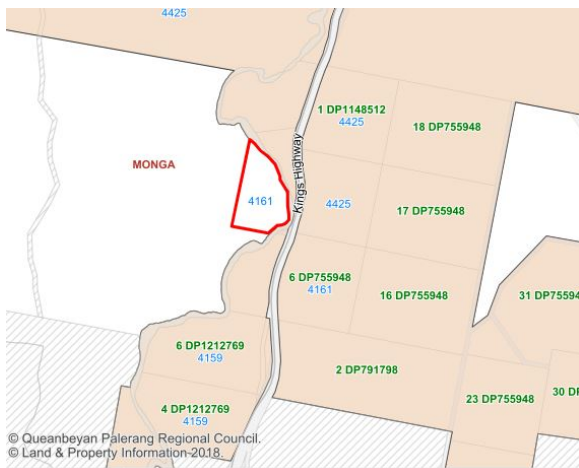


Figure 25: Current secondary dwelling and dual occupancy map - Lot 5 DP 755948 outlined in red

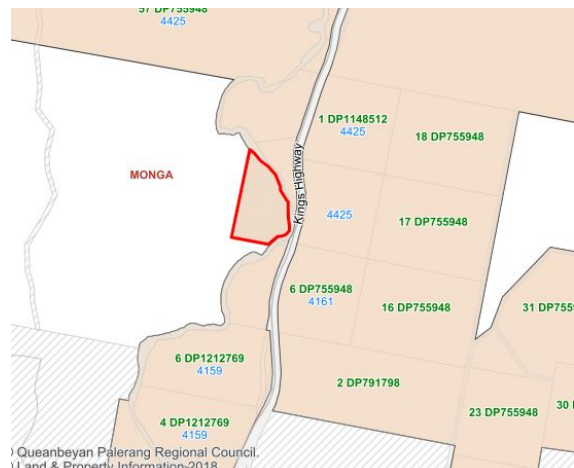


Figure 26: Proposed secondary dwelling and dual occupancy map

Item 12: Kings Highway, Monga - Lot 2 DP 791798 and additional lots - Amend the land zoning and associated maps

Lot 2 DP 791798, Lots 16, 17 18, 22, 23, 29, 30 and 31 DP 755948 along Kings Highway, Monga are currently zoned RU1 Primary Production under the QPRLEP 2022. The Minister administering the *National Parks and Wildlife Act 1974* owns this land.

On 27 February 2025, NSW National Parks and Wildlife Services (NPWS) advised Council that the land was reserved on 3 December 2021 as part of Budawang National Park and requested that the land be rezoned to C1 National Parks and Nature Reserves.

The DPHI's LEP Practice Note (PN 09-002) also suggests that existing areas identified under the *National Parks and Wildlife Act 1974* or areas identified as proposed for the national park or nature reserves agreed by the NSW Government should be zoned C1 National Parks and Nature Reserves.

It is therefore recommended to rezone the land outlined in red in Figure 27 below to C1 National Parks and Nature Reserves and also amend the lot size, height of buildings and secondary dwellings and dual occupancy maps as shown in Figures 30, 32 and 34.

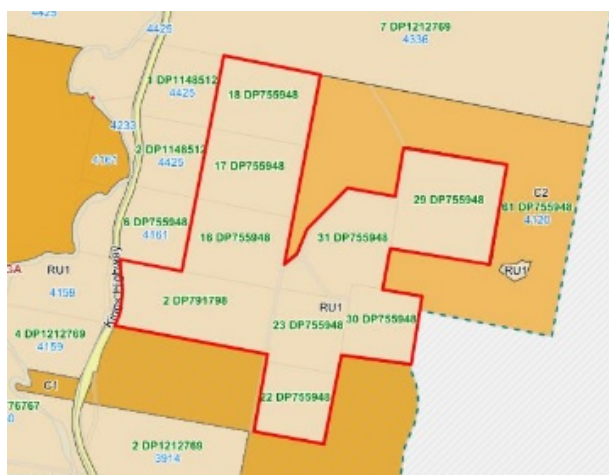


Figure 27: Current land zoning map – subject land outlined in red

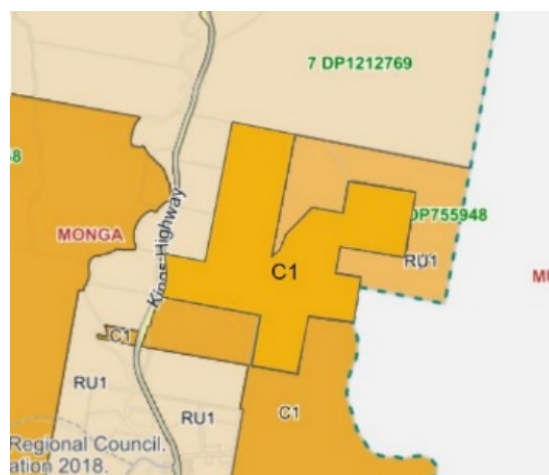


Figure 28: Proposed land zoning map



Figure 29: Current lot size map – subject land outlined in red

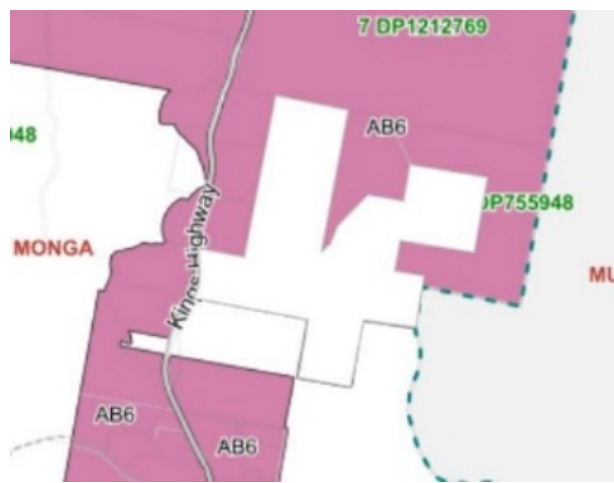


Figure 30: Proposed lot size map

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Figure 31 Current height of buildings map - subject land outlined in red



Figure 32: Proposed height of buildings map



Figure 33: Current secondary dwelling and dual occupancy map - subject land outlined in red

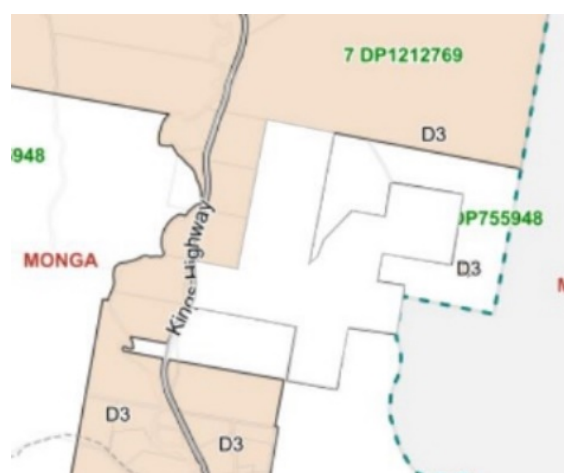


Figure 34: Proposed secondary dwelling and dual occupancy map

d. Additional Permitted Uses (Schedule 1) anomalies

Item 13: 1400 Old Cooma Road, Googong – Amend the property description in the Schedule 1

The intention is to update the reference to reflect the new Lot and DP, which were changed as a result of subdivision.

It is therefore proposed to revise the property description at 1400 Old Cooma Road, Googong.

Current Wordings	Proposed Wordings
11 Use of land at 1400 Old Cooma Road, Googong	11 Use of land at 1400 Old Cooma Road, Googong
(1) This clause applies to Lot 3, DP 827344 , 1400 Old Cooma Road, Googong.	(1) This clause applies to Lot 3, DP 1289562 , 1400 Old Cooma Road, Googong.
(2) Development for the purposes of high technology industries is permitted with development consent.	(2) Development for the purposes of high technology industries is permitted with development consent.

Item 14: 100 and 101 Environa Drive, Jerrabomberra – Amend the property description in the Schedule 1

Amend the reference to the address and property description to reflect the new address, Lot and DP, which were changed following the subdivision of land and a new DP being issued.

Therefore, it is recommended to change the address and property description for Lanyon Drive, Jerrabomberra as detailed in the table below.

Current Wordings	Proposed Wordings
24 Use of certain land at Lanyon Drive, Jerrabomberra	24 Use of certain land at 100 and 101 Environa Drive, Jerrabomberra
(1) This clause applies to part of Lot 1, DP 1263364 Lanyon Drive, Jerrabomberra , identified as “Item 6” on the Additional Permitted Uses Map .	(1) This clause applies to part of Lot 1, DP 1281781 and Lot 2, DP 1277158, 100 and 101 Environa Drive, Jerrabomberra , identified as “Item 6” on the Additional Permitted Uses Map .
(2) Development for the purposes of a single educational establishment is permitted with development consent.	(2) Development for the purposes of a single educational establishment is permitted with development consent.

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the Planning Proposal

- 1) *Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?*

This planning proposal is generally not based on the results of any endorsed LSPS, strategic study or report with the exception of the additional aim which results from the adopted Climate Change Resilience Policy. The planning proposal has primarily been prepared in consideration of the operational needs of QPRLEP 2022. It is a result of numerous minor administrative anomalies and errors following subdivision of land with heritage items and registration of new land titles.

- 2) *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The matters can only be addressed by a direct amendment to QPRLEP 2022 which requires a planning proposal. The planning proposal is the best means to achieve the identified objectives and intended outcomes by correcting the anomalies and errors in QPRLEP 2022 for its effective operation.

Section B – Relationship to the Strategic Planning Framework

- 3) *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

The relevant regional strategy is the South East and Tablelands Regional Plan 2036. This planning proposal is generally consistent with the strategy, particularly with:

- **Direction 9** – Grow tourism in the region
- **Direction 17** – Mitigate and adapt to Climate Change
 - **Action 17.2:** Support councils to assess and respond to impacts and opportunities associated with a changing climate
- **Direction 23** – Protect the region's heritage
 - **Actions 23.3:** Conserve heritage assets during local strategic planning and development

- 4) *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary of GCC, or another endorsed local strategy or strategic plan?*

The planning proposal is consistent with Council's Local Strategic Planning Statement – Towards 2040. In particular, the following planning priorities are relevant to this planning proposal.

- **Planning Priority 1** – We build on and strengthen our community cultural life and heritage
- **Planning Priority 3** – We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages

- **Planning Priority 4** – We will promote Queanbeyan_Palerang's identity and the growth of our economy, including tourism, as a destination of choice
- **Planning Priority 8** – We ensure the future planning for the region is well coordinated and provides for its sustainable management
- **Planning Priority 12** – Our Council is efficient, innovative and actively seeking to partnership to deliver outcomes to the community.

In addition, the planning proposal is consistent with the *Queanbeyan-Palerang Community Strategic Plan 2042*, specifically the following strategies:

- Build cultural capacity through the availability and participation in arts, performance and cultural gatherings, events and exhibitions.
- We recognise and take pride in the unique and individual heritage and identify of our city, towns, villages and rural areas.
- Partner with Government departments and other organisations to reduce carbon emissions and mitigate the effects of climate change
- Increase community education, resilience, confidence and resolution in dealing with the challenges of climate change.
- Protect, promote and enrich the heritage and traditional values of our areas.

5) *Is the planning proposal consistent with any other applicable State and regional studies or strategies?*

The relevant regional strategy is the South East and Tablelands Regional Plan 2036. The planning proposal is consistent with some of the directions of the Strategy as noted in question 3 above.

The planning proposal is also consistent with the NSW Future Transport Strategy's following strategic directions.

- **C1.2** Connect our regional cities, centres, towns and villages
- **P4.1** Ensure a net increase in urban trees and no net loss in biodiversity
- **P5.4** Consider climate change impacts in all our decisions

The planning proposal is also consistent with the *priority 4 Embed climate change adaptation in NSW Government decision-making* of the NSW Climate Change Adaptation Strategy.

The inclusion of climate change's aim in the QPRLEP 2022 would address one of the key priorities *Achieve an orderly and efficient transition to Net Zero* of the State Infrastructure Strategy 2022-2042.

The planning proposal aligns with *Principle 6: recognizing each region's strengths and underlying endowments* of "A 20-Year Economic Vision for Regional NSW".

6) *Is the planning proposal consistent with applicable SEPPs?*

The planning proposal is consistent with applicable and relevant state environmental planning policies (SEPPs). A detailed assessment of the planning proposal's relevance and consistency with SEPPs is noted in Appendix A.

7) Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The planning proposal is not considered to be inconsistent with any section 9.1 Directions, or any inconsistencies are considered to be minor in the circumstances. An assessment against relevant section 9.1 directions is shown in Appendix B.

Section C – Environmental, Social and Economic Impact

8) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The subject land for Item 11 of the planning proposal has biodiversity value. However, the proposed amendment to the land use zoning and associated controls would unlikely impact any critical habitat or threatened species, populations or ecological communities, or their habitats considering they are protected under the provision of clause 7.4 of the QPRLEP 2022 as the land is identified as a watercourse.

In addition, it is unlikely to have any adverse effect on the critical habitat or threatened species, populations or ecological communities, or their habitats considering the other items of the planning proposal only intend to address minor administrative anomalies and errors.

9) Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

There is no likelihood of any adverse effect on the environment, considering the planning proposal is intended to address minor administrative anomalies and errors, only except item 11.

Any significant biodiversity value on the subject land in item 11 is protected by the provision of clause 7.4 of the QPRLEP 2022. Furthermore, the inclusion of climate change resilience consideration in the QPRLEP 2022 will add a positive impact on the environment.

10) Has the planning proposal adequately addressed any social and economic effects?

The planning proposal is considered to be a minor amendment to the QPRLEP 2022 and will not result in any adverse social and economic effects.

Section D – Infrastructure (Local, State and Commonwealth)

11) Is there adequate public infrastructure for the planning proposal?

Not applicable to these minor changes to the operation of the QPRLEP 2022.

Section E – State and Commonwealth Interests

12) What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Although the planning proposal is intended to address the minor administrative anomalies and errors Council has contacted the NSW Crown Land and NSW National Parks and Wildlife Services seeking clarification about issues relating to multiple land parcels relating to proposed changes.

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The responses of both agencies have been incorporated in finalising the planning proposal. Further consultation with these agencies and other relevant agencies will be held during the public exhibition of the planning proposal following a Gateway determination.

Part 4 - Maps

Draft LEP Maps will be prepared prior to finalising the plan. Council intends to prepare indicative maps for the purposes of any agency consultation or community consultation. Final maps will be prepared consistent with the technical guidelines.

The mapping changes will apply to the following:

Heritage anomalies

Heritage Map - Sheet HER_001CA
Heritage Map - Sheet HER_004AA
Heritage Map - Sheet HER_004CA
Heritage Map - Sheet HER_005
Heritage Map - Sheet HER_005A

Land zoning, Lot Size and associated anomalies

Land Zoning Map - Sheet LZN_001
Land Zoning Map - Sheet LZN_009

Lot Size Map - Sheet LSZ_001
Lot Size Map - Sheet LSZ_009

Height of Buildings Map - Sheet HOB_001
Height of Buildings Map - Sheet HOB_009

Secondary Dwelling and Dual Occupancy Map - Sheet SDP_009

Part 5 - Community consultation

Council intends to consult with the community in respect of the planning proposal for a period of 28 days (20 working days) in line with Council's Community Engagement and Participation Plan

Consultation with relevant Government Agencies will be undertaken as required.

Part 6 - Project timeline

Task	Anticipated timeframe
Planning Proposal Preparation	April 2025
Report to Council	April 2025
Gateway Determination	Jun - Jul 2025
Agency consultation	Aug - Sep 2025
Public Exhibition	Sep 2025
Report to Council including considerations of submissions	Oct - Nov 2025
Submission to Department to finalise amended LEP	December 2025

Appendix A – State Environmental Planning Policies (SEPPs)

The following relevant State Environmental Planning Policies (SEPPs) have been considered in the preparation of this planning proposal.

SEPP Title	Does the SEPP apply to the land?	Is the SEPP relevant to the proposal?	Is the Proposal consistent with the SEPP?	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Housing) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Planning Systems) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Central River City) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Regional) 2021	No	No	NA	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	No	No	NA	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Primary Production) 2021	No	No	NA	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	No	No	N/A	This SEPP does not apply to the land to which this planning proposal (PP) relates.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	Yes	Yes	This SEPP applies to the land to which this planning proposal (PP) relates. The PP will not affect the operation of the SEPP.

Appendix B – Section 9.1 Local Planning Directions

The application of the Minister's Directions under s9.1 as updated by the Department of Planning, Housing and Infrastructure (DPHI) on 1 August 2024 are noted in the table below.

Consideration of s9.1 Directions	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Applicable - the planning proposal is consistent with the provisions of this direction.
1.2 Development of Aboriginal Land Council land	Not applicable to the planning proposal
1.3 Approval and Referral Requirements	Applicable - the planning proposal is consistent with the provisions of this direction.
1.4 Site Specific Provisions	Applicable - the planning proposal is consistent with the provisions of this direction.
1.4A Exclusion of development standards from variation	Not applicable to the planning proposal
Focus area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable to the planning proposal
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Plan	Not applicable to the planning proposal
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not applicable to the planning proposal
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not applicable to the planning proposal
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the planning proposal
1.10 Implementation of Western Sydney Aerotropolis Plan	Not applicable to the planning proposal
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to the planning proposal
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the planning proposal
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the planning proposal
1.14 Implementation of Greater Macarthur 2040	Not applicable to the planning proposal
1.15 Implementation of Pyrmont Peninsula Place Strategy	Not applicable to the planning proposal
1.16 North West Rail Link Corridor Strategy	Not applicable to the planning proposal
1.17 Implementation of the Bays West Place Strategy	Not applicable to the planning proposal
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable to the planning proposal
1.19 Implementation of the Westmead Place Strategy	Not applicable to the planning proposal
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the planning proposal
1.21 Implementation of the South West Growth Area Structure Plan	Not applicable to the planning proposal
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to the planning proposal
Focus area 2: Design and Place	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Applicable - the planning proposal is inconsistent with the provisions of this direction particularly item 11. The inconsistency is of

	minor significance considering the biodiversity value of the land is protected under the provision of clause 7.4 of the QPRLEP 2022 given the land is identified as a watercourse.
3.2 Heritage Conservation	Applicable - the planning proposal is consistent with the provisions of this direction.
3.3 Sydney Drinking Water Catchments	Not applicable to the planning proposal
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to the planning proposal
3.5 Recreation Vehicle Areas	Not applicable to the planning proposal
3.6 Strategic Conservation Planning	Not applicable to the planning proposal
3.7 Public Bushland	Not applicable to the planning proposal
3.8 Willandra Lakes Region	Not applicable to the planning proposal
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to the planning proposal
3.10 Water Catchment Protection	Not applicable to the planning proposal
Focus area 4: Resilience and Hazards	
4.1 Flooding	Applicable - the planning proposal is consistent with the provisions of this direction.
4.2 Coastal Management	Not applicable to the planning proposal
4.3 Planning for Bushfire Protection	Applicable - the planning proposal is consistent with the provisions of this direction.
4.4 Remediation of Contaminated Land	Applicable - the planning proposal is consistent with the provisions of this direction.
4.5 Acid Sulfate Soils	Not applicable to the planning proposal
4.6 Mine Subsidence and Unstable Land	Not applicable to the planning proposal
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Applicable - the planning proposal is consistent with the provisions of this direction.
5.2 Reserving Land for Public Purposes	Not applicable to the planning proposal
5.3 Development near regulated airports and defence airfields	Not applicable to the planning proposal
5.4 Shooting ranges	Not applicable to the planning proposal
5.5 High pressure dangerous goods pipelines	Not applicable to the planning proposal
Focus area 6: Housing	
6.1 Residential Zones	Applicable - the planning proposal is consistent with the provisions of this direction.
6.2 Caravan Parks and Manufactured Homes Estates	Not applicable to the planning proposal
Focus area 7: Industry and Employment	
7.1 Employment Zones	Not applicable to the planning proposal
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to the planning proposal
7.3 Commercial and retail development along the Pacific Highway North Coast	Not applicable to the planning proposal
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable to the planning proposal
Focus Area 9: Primary Production	
9.1 Rural Zones	Applicable - the planning proposal is consistent with the provisions of this direction.
9.2 Rural Lands	Applicable - the planning proposal is consistent with the provisions of this direction.
9.3 Oyster Aquaculture	Not applicable to the planning proposal
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not applicable to the planning proposal