



Department of Planning, Housing and Infrastructure

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

Our ref: IRF25/113, EF25/6402

Dear Ms Ryan

Planning proposal PP-2025-792 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 make a range of housekeeping and other minor amendments to the Queanbeyan Palerang LEP 2022

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.

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 (3.1 Conservation Zones) is 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 4.3 (Planning for Bushfire Protection). Council should ensure this occurs prior to public exhibition.

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 16 January 2026. As this is a minor 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

A handwritten signature in dark ink that reads "Gm Towers". The signature is written in a cursive, slightly slanted style.

Graham Towers
Manager
Southern, Western & Macarthur Region

Encl: Gateway determination