

Our ref: PP-2024-1370 (GR-2025-16) (IRF26/3944)

Mr Andrew Mills
Chair
Independent Planning Commission
Suite 15.02, 135 King Street
SYDNEY NSW 2000

[Redacted] and [Redacted]

Attention: Stephen Barry, Planning Director, IPC

26 April 2026

Subject: Request for Gateway determination review – referral to Independent Planning Commission

Dear Mr Mills

I am writing to advise that the Department of Planning, Housing and Infrastructure has received a Gateway determination review request for a planning proposal PP-2024-1370 applying to 21 Alpine Ash Way and 5 Melliodora Place in Tralee as described below.

DPHI Ref. No:	Gateway Review to PP-2024-1370 (GR-2025-16)
LGA	Queanbeyan Palerang
LEP to be amended	Queanbeyan Palerang Local Environmental Plan 2022
Address	21 Alpine Ash Way and 5 Melliodora Place, Tralee
Proposal	The planning proposal sought to enable seniors housing and multi dwelling housing as additional permitted uses on land zoned RE2 (Private Recreation) and reduce the applicable height of building controls on the subject land from 12m to 8.5m.

The reason for the Gateway determination review request is that the delegate for the Minister for Planning and Public Spaces determined on 4 November 2025, that the planning proposal should not proceed. The proponent has requested a review of the Gateway determination.

The Department’s Gateway review justification assessment and supporting attachments are enclosed for the information of the Commission.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and

concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination should be amended.

The advice and recommendation should be sent via email to Ms Chantelle Chow, Director, Southern, Western and Macarthur Region, Local Planning and Council Support at the Department at Planning, Housing and Infrastructure at

[REDACTED]

Should you have any enquiries about this matter, Chantelle can be contacted on

[REDACTED]

Yours sincerely

[REDACTED]

Daniel Thompson
Executive Director
Local Planning and Council Support

Enc. Gateway review justification assessment