

From: [Davies, Dean](#)
To: [Bradley James](#)
Cc: [REDACTED]
Subject: FW: IPCN Gateway Review Request – Planning Proposal seeking Additional Permitted Uses for Seniors Housing and Multi Dwelling Housing in South Jerrabomberra (Our ref: GR-2025-1 6(PP-2024-1370))
Date: Friday, 22 May 2026 4:21:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

OFFICIAL

Good afternoon Brad,

Thankyou for the opportunity to once again review the proposal. I called today to preface this email, but was not able to get through.

The ACT Government reiterates its position stated in the letter to council of 22 April 2025 and email to the Department of 17 March 2026, and does not offer any further comments to the contrary.

I'm aware of complaints from Tralee residents being fielded by the ACT, which again highlights the need to continue to protect the buffer zone thereby separating future development from heavy industrial-type operations at Hume.

Please don't hesitate to reach out with any further questions.

Dean Davies | acting Senior Director | Regional, Infrastructure, Planning and Transport Branch
Phone: [REDACTED] | Email: [REDACTED] | Respect, Equity and Diversity Contact Officer
Policy and Cabinet | Chief Minister, Treasury and Economic Development Directorate | ACT Government
Level 5, 220 London Circuit, City | GPO Box 158 Canberra ACT 2601 | www.act.gov.au
Please note I am currently working flexibly on Monday and Tuesday only

From: Bradley James [REDACTED]
Sent: Thursday, May 7, 2026 3:05:34 PM
To: Clapham, David [REDACTED]
Cc: Isaac Clayton [REDACTED]
Subject: IPCN Gateway Review Request – Planning Proposal seeking Additional Permitted Uses for Seniors Housing and Multi Dwelling Housing in South Jerrabomberra (Our ref: GR-2025-1 6(PP-2024-1370))

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Hi David,

The Independent Planning Commission (the **Commission**) has received a request for advice from the Department of Planning, Housing and Infrastructure (the **Department**) relating to a Planning Proposal located on the NSW/ACT border within the Queanbeyan-Palerang Regional Council LGA.

The Planning Proposal is seeking to amend the Queanbeyan-Palerang Regional LEP 2022 to allow seniors housing and multi dwelling housing as additional permitted uses at 21 Alpine Ash Way and 5 Melliodora Place, Tralee. On 4 November 2025 the Department determined that the Planning Proposal should not proceed.

The Commission has been requested to review this decision.

We note that the ACT Government raised concerns regarding this Planning Proposal in a letter to Council on 22 April 2025. The Department subsequently invited further comment on 16 January 2026, and the ACT Government responded on 17 March 2026, confirming that it maintained the position set out in its letter to Council ([submission and response here](#)).

The Commission invites the ACT Government to provide any further comments it may have on the Planning Proposal. If you wish to do so, please send your comments through to me by 5pm, 22 May 2026.

Further information on the Planning Proposal Review Request can be found on our website here: <https://www.ipcn.nsw.gov.au/cases/21-alpine-ash-way-and-5-melliodora-place-tralee>

If you have any questions, please do not hesitate to contact me.

Regards,

Brad James | Principal Case Manager

Office of the Independent Planning Commission NSW
Suite 15.02 Level 15 135 King Street Sydney NSW 2001

e: [REDACTED] | p: +61 2 [REDACTED] | f: 9383 2133 | www.ipcn.nsw.gov.au



New South Wales Government
Independent Planning Commission

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