

6[DDES] PLANNING PROPOSAL FOR ILLABO

Previous advice from the SMEC Planning Consultant suggested that the Illabo planning amendments were to be dealt with as an amendment to the Junee Local Environmental Plan 1992.

Mr Graham Judge of the Queanbeyan Regional Office of the Department of Planning and Infrastructure (DOPI) has now advised that it is more appropriate for the matter to be included as part of the new Junee Local Environmental Plan 2012 process rather than an amendment to the LEP 1992, as an amendment to the Junee LEP 1992 would overlap the processing of the new LEP 2012 that will repeal the LEP 1992. This would present issues regarding the timing of the amendment to the LEP 1992 and the LEP 2012.

Staff are now busy working on a revised Planning Proposal for the DOPI. The only difference now will be that the nominated areas at Illabo will be rezoned from the new RUI Primary Production Zone to an R5 Large Lot Residential Zone, notwithstanding the fact that the lots in Section 13 and Section 14 will be below the new minimum lot size of 4000 sq metres proposed for the R5 Large Lot Residential Zone.

It is still proposed that each of the existing lots in Section 13 and Section 14 bounded by Cowley Street West, Lawford Street, Boree Street, Morgan Street and Eurongilly Road and existing lots bounded by Morgan Street, Cowley Street East, Showground Road and Eurongilly Road, be given a dwelling entitlement but no further subdivision potential.

An amended Council resolution is therefore required.

Recommendation:

- 1. That the Council resolve to amend the proposed Junee Local Environmental Plan 2012 to permit the erection of a dwelling, but no further subdivision, on each existing vacant lot on land bounded by Cowley Street West, Lawford Street, Boree Street, Morgan Street and Eurongilly Road, Illabo.***
- 2. That the Council resolve to amend the proposed Junee Local Environmental Plan 2012 to permit the erection of a dwelling, but no further subdivision, on each existing vacant lot on land bounded by Cowley Street East, Showground Road, Eurongilly Road and Morgan Street, Illabo.***