



New South Wales

PARLIAMENTARY COUNSEL

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Opinion

Environmental Planning and Assessment Act 1979
Proposed Queanbeyan Local Environmental Plan 2012 (Amendment No 4)

Your ref: PP 2014 QUEAN 004_00
Our ref: DG e2015-102.d07

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in dark ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel
14 October 2015



New South Wales

Queanbeyan Local Environmental Plan 2012 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979.

Minister for Planning


PETER TEGERT
GENERAL MANAGER
QUEANBEYAN CITY COUNCIL
As DELEGATE FOR
THE MINISTER FOR PLANNING

22.10.2015

DATE

Queanbeyan Local Environmental Plan 2012 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Queanbeyan Local Environmental Plan 2012 (Amendment No 4)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land:

- (a) land within 200 metres of land in Zone B2 Local Centre under *Queanbeyan Local Environmental Plan 2012*,
- (b) land identified as "Additional Development Area" on the Googong Map under that Plan.

4 Maps

The maps adopted by *Queanbeyan Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Queanbeyan Local Environmental Plan 2012

[1] Clause 4.1D Variation to minimum lot size

Omit clause 4.1D (3). Insert instead:

- (3) Despite clauses 4.1, 4.1AA and 4.1A, development consent may be granted for the subdivision of land to which this clause applies if:
 - (a) there will be at least 4 lots resulting from the subdivision, and
 - (b) the minimum lot size of each lot resulting from the subdivision is 130 square metres, and
 - (c) the development application for the subdivision includes a dwelling design for each lot.

[2] Schedule 1 Additional permitted uses

Insert after clause 5:

5A Use of certain land at Googong for studio dwellings

- (1) This clause applies to land to which clause 4.1D applies.
- (2) Development consent may be granted to a single development application for development on land to which this clause applies that is both:
 - (a) the subdivision of land in accordance with subclause 4.1D (3), and
 - (b) the erection of a studio dwelling on a lot resulting from the subdivision.
- (3) Development consent must not be granted under this clause if:
 - (a) the ratio of studio dwellings to lots resulting from the subdivision is greater than 1:3, and
 - (b) the dwelling in conjunction with which the studio dwelling is to be established is located on a lot that has an area of less than 225 m².

[3] Dictionary

Insert after paragraph (m) of the definition of *residential accommodation*:

- (n) studio dwellings,

[4] Dictionary, definition of "semi-detached dwelling"

Insert " , but does not include a studio dwelling" after "one other dwelling".

[5] Dictionary, definition of "studio dwelling"

Insert in alphabetical order:

studio dwelling means a dwelling that:

- (a) is established in conjunction with another dwelling (the *principal dwelling*), and
- (b) is on its own lot of land, and
- (c) is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling,

but does not include a semi-detached dwelling.

Note. Studio dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.

Environmental Planning and Assessment Act 1979

Queanbeyan Local Environmental Plan 2012 (Amendment No 4)

Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Googong Map GNG_007	6470_COM_GNG_007_020_20120824
Height of Buildings Map HOB_007	6470_COM_HOB_007_020_20120717
Floor Space Ratio Map FSR_007	6470_COM_FSR_007_020_20120829

The following map sheets are adopted:

Map Sheet	Map Identification Number
Googong Map GNG_007	6470_COM_GNG_007_020_20150511
Height of Buildings Map HOB_007	6470_COM_HOB_007_020_20150511
Floor Space Ratio Map FSR_007	6470_COM_FSR_007_020_20150511

Certified



Peter Tegart
General Manager
Queanbeyan City Council

Date



22.10.15

Peter Tegart
General Manager
Queanbeyan City Council
As delegate for the
Minister for Planning

Date