



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Queanbeyan Local Environmental Plan (South Tralee) 2012 (Amendment No 1)

Your ref: PP_2014_QUEAN_004_00
Our ref: DG_e2013-161.d06

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

A handwritten signature in black ink, appearing to be 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel

14 October 2015



New South Wales

Queanbeyan Local Environmental Plan (South Tralee) 2012 (Amendment No 1)

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 TEGERAT
GENERAL MANAGER
QUEANBEYAN CITY COUNCIL
AS DELEGATE FOR THE
MINISTER FOR PLANNING

22.10.15

DATE

Queanbeyan Local Environmental Plan (South Tralee) 2012 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Queanbeyan Local Environmental Plan (South Tralee) 2012 (Amendment No 1)*.

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 land to which *Queanbeyan Local Environmental Plan (South Tralee) 2012* applies.

Schedule 1 Amendment of Queanbeyan Local Environmental Plan (South Tralee) 2012

[1] Clause 4.1A Exceptions to minimum subdivision lot sizes

Omit “170 square metres” from clause 4.1A (2). Insert instead “130 square metres”.

[2] Schedule 1 Additional permitted uses

Insert after clause 1:

2 Use of certain land for studio dwellings

- (1) This clause applies to land within a residential zone that is within 200m of any land in Zone B4 Mixed Use.
- (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 clause 4.1A (2), 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 225m².

[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.



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Chris Kurzyniec

From: Brent Condliffe <Brent.Condliffe@planning.nsw.gov.au>
Sent: Tuesday, 19 May 2015 12:49 PM
To: PCO Maps
Cc: Graham Judge; Martin Brown; David Naiken; Jacinta Tonner
Subject: MAPS+MCS - Queanbeyan LEP 2012 (Am No 4)

To whom it may concern,

Please be advised that the PDF maps plus map cover sheet (6470_COM_MCS_20150511) for the Queanbeyan LEP 2012 (Am No 4) are now available on the FTP site for download.

Kind Regards,
Brent

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