



Planning & Environment

Mr Hugh Percy
Acting General Manager
Queanbeyan City Council
PO Box 90
QUEANBEYAN NSW 2620

Contact: Graham Judge
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Dear Mr Percy

Planning Proposal PP_2014_QUEAN_004_00 – Gateway Determination alteration

I refer to your request on 15 December 2014 seeking an alteration to the Planning Proposal PP_2014_QUEAN_004_00 to:

- permit smaller lots (130 m²) in urban release areas,
- permit separately titled studio dwellings within urban release areas,
- rezone certain land zoned R1 General Residential Zone land to B1 Neighbourhood Centre Zone,
- amend the Googong Map to change the shape and area of the 'Development Area'.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway for PP_2014_QUEAN_004_00.

The Gateway Determination is amended to remove the item relating to the rezoning of certain land from R1 General Residential Zone to B1 Neighbourhood Centre Zone and inserting a new item to show the correct location of the 'Googong Common' on the Googong Map.

Council should aim to commence the exhibition of the Planning Proposal within four weeks from the week following this revised determination. Council's request for the Department to draft and finalise the LEP should be made six weeks prior to the projected publication date.

I have also re-issued an Authorisation to Council to use its delegation to complete the LEP.

Please note that condition 8 has been inserted into the revised Gateway Determination and requires Council to remove any reference to the deleted item, i.e. the rezoning of certain land from R1 General Residential Zone to B1 Neighbourhood Centre Zone. This condition has been included in the revised Gateway Determination to avoid any confusion on the proposed amendments to the Queanbeyan LEP 2012.



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If you have any questions in relation to this matter, please contact Graham Judge of the Department of Planning and Environment's Queanbeyan Office on 02 6229 7906.

Yours sincerely

Linda Davis
8/1/15

Linda Davis
Acting General Manager
Southern Region
Planning Services

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_QUEAN_004_00)

I, General Manager, Southern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 15 October 2014 for the proposed amendment to the Queanbeyan Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from

SCHEDULE ONE

PROPOSED AMENDMENTS TO QUEANBEYAN LEP 2012

- To permit small lots of 130m² within 200 metres of any land zoned B2 Local Centre Zone or land identified as 'Additional Development Area' on the Googong Map.
- To provide for separately titled 'studio apartments' (or 'fonzi flats') in certain locations.
- To amend the Googong Map to show 'Additional Development Areas' 3, 4 and 5 with a 400m diameter for each 'Additional Development Area' footprint.
- To change the shape of the 'Additional Development Area 01' on the Googong Map for Neighbourhood Centre 1A from a sphere to a pattern based on the alignment of the street network.
- To amend the part of the Neighbourhood Centre 1A on the Googong Map to follow a street pattern.
- To amend the Land Zoning Map to rezone part of Neighbourhood Centre 1A from R1 General Residential Zone to Zone B1 Neighbourhood Centre Zone.

PROPOSED AMENDMENTS TO QUEANBEYAN LEP (SOUTH TRALEE) 2012

- To permit small lots of 130m² within 200 metres of any land zoned B4 Mixed Use Zone (provided the land is within a residential zone).
- To provide for separately titled 'studio apartments' (or 'fonzi flats') in certain locations.

to

SCHEDULE ONE

PROPOSED AMENDMENTS TO QUEANBEYAN LEP 2012

- To permit small lots of 130m² within 200 metres of any land zoned B2 Local Centre Zone or land identified as 'Additional Development Area' on the Googong Map.
- To provide for separately titled 'studio apartments' (or 'fonzi flats') in certain locations.



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- To amend the Googong Map to show 'Additional Development Areas' 3, 4 and 5 with a 400m diameter for each 'Additional Development Area' footprint.
- To change the shape of the 'Additional Development Area 01' on the Googong Map for Neighbourhood Centre 1A from a sphere to a pattern based on the alignment of the street network.
- To amend the part of the Neighbourhood Centre 1A on the Googong Map to follow a street pattern.
- To amend the Googong Map to show the correct location of the Googong Common.

PROPOSED AMENDMENTS TO QUEANBEYAN LEP (SOUTH TRALEE) 2012

- To permit small lots of 130m² within 200 metres of any land zoned B4 Mixed Use Zone (provided the land is within a residential zone).
- To provide for separately titled 'studio apartments' (or 'fonzi flats') in certain locations.

2. Insert condition 8;

8. The revised Planning Proposal is to be amended prior to community consultation to remove all reference to the deleted item regarding the proposed rezoning of certain land from R1 General Residential Zone to B1 Neighbourhood Centre Zone.

Dated 8th day of January 2015.

Linda Davis
Acting General Manager, Southern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION (REVISED PLANNING PROPOSAL)

Queanbeyan City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_QUEAN_004_00	PLANNING PROPOSAL TO AMEND QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 AND QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (SOUTH TRALEE) 2012 Proposed Amendments To Queanbeyan LEP 2012 - To permit small lots of 130m² within 200 metres of any land zoned B2 Local Centre Zone or land identified as 'Additional Development Area' on the Googong Map. - To provide for separately titled 'studio apartments' (or 'fonzi flats') in certain locations. - To amend the Googong Map to show 'Additional Development Areas' 3, 4 and 5 with a 400m diameter for each 'Additional Development Area' footprint. - To change the shape of the 'Additional Development Area 01' on the Googong Map for Neighbourhood Centre 1A from a sphere to a pattern based on the alignment of the street network. - To amend the part of the Neighbourhood Centre 1A on the Googong Map to follow a street pattern. - To amend the Googong Map to show the correct location of the Googong Common. Proposed Amendments To Queanbeyan LEP (South Tralee) 2012 - To permit small lots of 130m² within 200 metres of any land zoned B4 Mixed Use Zone (provided the land is within a residential zone). - To provide for separately titled 'studio apartments' (or 'fonzi flats') in certain locations.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".



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Dated

8 | 1 |

2014

Linda Davis
Acting General Manager
Southern Region
Planning Services
Department of Planning and Environment

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2014_QUEAN_004_00
Date Sent to DP&E under s56	22 September 2014.
Date considered at LEP Review Panel	N/A
Gateway determination date	15 October 2014 (Gateway altered 8 January 2015)

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Have changes been made to the draft LEP after obtaining final PC opinion?	YES NO	
Date LEP made by GM (or other) under delegation		
Date sent to DoP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information: