

SF090103
C1430307

1 May 2014

Brett Whitworth
General Manager, Southern Region
NSW Department of Planning & Environment
P O Box 5475
Wollongong NSW 2520



Dear Brett

RE: Draft Queanbeyan Local Environmental Plan 2009 (North Tralee) (Referral for Gateway Determination)

Council in 2009 received notification from the Department pursuant to section 54(4) of the *Environmental Planning and Assessment Act* (EP&A Act) 1979 that Council may continue with the preparation of a number of draft Local Environmental Plans, including one for the land known as North Tralee. Council then proceeded with the preparation of relevant studies and preparation of a Local Environmental Study (LES) and progressed the rezoning to the stage of Section 62 Consultation. A copy of the LES and supporting studies are attached for your information.

One of the issues with the site which required to be resolved was that a portion of the land is located within the 1 in 100 ARI flood zone. A number of options were considered and the matter did not progress any further.

Council is now intending to progress the matter further and has resolved to defer rezoning of the portion of land within the 1 in 100 ARI flood zone. Council further resolved that in regard to the buffer area as recommended in the Local Environmental Study (LES) work be commissioned by the applicant be reviewed by Council to determine the final width of the buffer. In addition, Council resolved on 26 March 2014 that the deferral of land identified as the recommended buffer in the LES not be supported.

A copy of the report and resolution is attached for your information.

Accordingly Council is submitting a new planning proposal (see attached) and is requesting that this proposal be transitioned into the new system under Part 3 of the EP&A Act, 1979. Accordingly it is requested that the Planning Proposal be forwarded to the LEP Review Panel for Gateway determination under section 56 of the EP&A Act, 1979.

Delegation is also requested for this amendment.

Should you have any further enquiries please contact M/s Beate Jansen of Council's Strategic Land Use and Economic Development Division on 02 6285 6276.

Yours sincerely,



David Carswell
Group Manager,
Strategic Land Use & Economic Development
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