

25 September 2013

Mr Brett Whitworth
Regional Director
Department of Planning and Infrastructure
PO Box 5475
Wollongong NSW 2520



Dear Mr Whitworth

RE: Draft Planning Proposal for Two Minor Local Environmental Plan Amendments to the *Queanbeyan Local Environmental Plan 2012 (QLEP 2012)*.

Council has prepared a planning proposal in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Department's guidelines.

At Council's ordinary meeting on 24 July 2013, Council considered a report on the proposed changes to the *Queanbeyan Local Environment Plan 2012 (QLEP 2012)*.

Amendment No. 1

The first amendment is to include various types of signage which meet specified standards within Schedule 2 Exempt Development.

This will include the development not captured by the *State Environmental Planning policy (Exempt and Complying Codes) 2008 (Codes SEPP)*. The only form of minor development that will be captured will be the type of signage in line with the Guidelines for *NSW General Exempt Development Code – expansion to include signage*.

The planning proposal is the best means of achieving the objective as it is the only way of ensuring the development that is minor in nature and not covered within the *Codes SEPP* is captured and enforceable within *QLEP 2012*.

Amendment No. 2

The second amendment involves the inclusion of home businesses and home industries into zones where dwellings houses are permitted. This is to ensure that these uses are captured by a land use table and can be granted consent.

Currently home businesses and home industries are not captured in the relevant land use tables and therefore subject to section 76B of the *Environmental Planning Act 1979* such development is prohibited. This also prohibits home businesses and home industries from being considered as exempt development under the *Codes SEPP*. Inclusion of these land uses will enable them to be captured into the development application process as merit assessment as well as under the exempt provisions of the *Codes SEPP*.

The planning proposal is the best means of achieving the objective as it is the only way to ensure that the uses in relation to home businesses and home industries within the RU2, R1, R2, R3, R4 and R5, and home businesses in E3 and E4 and is captured within the permitted with consent land use table.

As a result Council resolved amongst other things to seek Gateway Determination from the Minister. A copy of the Council report and Minutes containing the resolution supporting the Planning proposal are enclosed together with the Planning Proposal.

Please do not hesitate to contact Beate Jansen on 02 62856105 if you require any further information.

Yours sincerely,



Gary Chapman
General Manager

cc David Carswell
Beate Jansen