

Planning and Development Review Committee: 11 September 2013

Planning Proposal for 17 Dodsworth Street Queanbeyan (Ref: SF130888; Author: McBride/Carswell)

Integrated Planning Framework

Community Strategic Plan:	Strategic Theme No.6
Delivery Program Title:	The Environment
Operational Plan:	Program No.528

Introduction

The purpose of this report is to seek Council's agreement for staff to commence and to submit for a Gateway determination a Planning Proposal to rezone land at Dodsworth Street being part of the Queanbeyan Golf Club from RE2 Private Recreation to R3 Medium Density Residential.

Comment

Council has recently received a rezoning application for 17 Dodsworth Street Queanbeyan; although preliminary discussions on a Planning Proposal have been proceeding for some time.

If supported, the Planning Proposal will propose an amendment to *Queanbeyan Local Environmental Plan 2012*.

The land to which the Planning Proposal will apply is shown on Map 1 and is known as 17 Dodsworth Street or Lot 23 DP 593907. This is an area bound by Dodsworth Street to the north, a single storey residence to the west, two storey townhouses to the east and the golf course to the south.

Lot 23 DP 593907 is a large lot and it is proposed that the Planning Proposal will only apply to the northern part of it adjoining Dodsworth Street.

Consequently it will be necessary to subdivide Lot 23 DP 593907 into two lots and the Planning Proposal will rezone the lot created and adjoining Dodsworth Street from RE2 Private Recreation to R3 Medium Density Residential which is the same zone as the adjoining lots. The other created lot will remain unchanged as RE2 Private Recreation.

The rezoned lot will need to have its rear boundary in line with the rear boundary of the surrounding lots to be consistent.

The rezoning is a spot rezoning which would not normally be supported. However it has been under discussion for some time, it is particular to the site, it has no implications elsewhere and does not set a precedent. Consequently it is considered that its rezoning would be a logical and efficient use of the land.

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Community Consultation

If issued, the Gateway determination notice will be issued with conditions relating to requirements for community consultation. In this case it is anticipated that given the minor nature of this proposal that agency consultation will be minimal and consultation with the general community would likely be for a period of 14 days.

Environmental Implications

These will be dealt with in the Planning Proposal.

Financial Implications

Council received a Preliminary Enquiry Fee for the rezoning of land at 17 Dodsworth Street on 16 July 2013. The timing of this means that should Council resolve to proceed with submitting a Planning Proposal to Gateway, that a further formal application fee will be charged under the 2012/13 Fees and Charges rates and not the updated Fees and Charges recently exhibited by Council.

Legal/Compliance Considerations

The preliminary enquiry fee application is signed by a representative of the Queanbeyan Golf Club. At the formal application fee stage staff will seek some sort of assurance that "Club members" are in agreement to the rezoning and Planning Proposal.

As part of the Gateway determination Council will also be seeking delegation from the Minister for Planning and Infrastructure under section 23 of the *Environmental Planning and Assessment Act 1979* as resolved at Council's meeting of 27 February 2013.

Conclusion

The rezoning of this land would be consistent with the surrounding land use zone being R3 Medium Density Residential and the proposed rear boundary of the subdivided lot to be rezoned matches the boundaries of the adjoining residential lots. The rezoning of this land will not set any precedent and as such this Planning Proposal should be pursued.

Recommendation

It is recommended that:

- 1. Council resolve pursuant to Section 55 of the *Environmental Planning & Assessment Act, 1979* to prepare a Planning Proposal in respect of land identified on Map 1.**

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2. Council resolve pursuant to Section 56 of the *Environmental Planning & Assessment Act, 1979*, that once the Planning Proposal is prepared that it be submitted to the Department of Planning and Infrastructure with a request that it be issued with a gateway determination.

Map 1



