



**Queanbeyan
City Council**

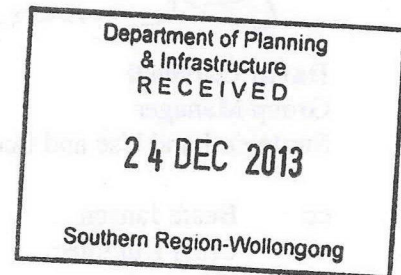


PWG001771

SF130888
C13125783

24 December 2013

Mr Brett Whitworth
General Manager
Southern Region
Department of Planning and Infrastructure
PO Box 5475
Wollongong NSW 2520



Dear Mr Whitworth

**RE: Draft Planning Proposal to Rezone Land at 17 Dodsworth Street
Queanbeyan 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 Planning and Development Review Committee meeting on 11 September 2013, Council considered a report on the changes to the *Queanbeyan Local Environmental Plan 2012 (QLEP 2012)*.

The proposal is to subdivide a large lot (Lot 23 DP 593907) into two lots. The Planning Proposal will rezone the lot created adjoining Dodsworth Street from RE2 Private Recreation to R3 Medium Density Residential which is the same as the adjoining lots. The other created lot will remain unchanged as RE2 Private Recreational.

The rezoning is a spot rezoning which would not normally be supported. However in this instance the rezoning is supported as:

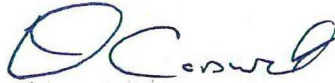
- It has no implications beyond the locality and does not set a precedent.
- It is considered that its rezoning would be a logical and efficient use of the land.
- The rezoning is compatible with surrounding land uses.

The rezoning of the land is considered to 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.

As a result Council resolved 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,



David Carswell
Group Manager
Strategic Land Use and Economic Development

cc Beate Jansen
Chris Kurzniec