



## PARLIAMENTARY COUNSEL

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### *Opinion*

Environmental Planning and Assessment Act 1979  
Proposed Queanbeyan Local Environmental Plan 2012 (Amendment No 8)

Your ref: B. Jansen, PP\_2017\_QPREG 003\_00  
Our ref: e2017-300.d04

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In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.



(D COLAGIURI)  
Parliamentary Counsel  
16 January 2018



New South Wales

## Queanbeyan Local Environmental Plan 2012 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the  
*Environmental Planning and Assessment Act 1979*.

Minister for Planning

*D Carwell*

*29 January 2018.*

*Date*

*David Carwell  
Service Manager  
Landuse Planning  
Queanbeyan-Palerang  
Regional Council  
As delegate for the  
Minister for Planning*

## **Queanbeyan Local Environmental Plan 2012 (Amendment No 8)**

under the

Environmental Planning and Assessment Act 1979

**1 Name of Plan**

This Plan is *Queanbeyan Local Environmental Plan 2012 (Amendment No 8)*.

**2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

**3 Land to which Plan applies**

This Plan applies to the land to which *Queanbeyan Local Environmental Plan 2012* applies.

**4 Maps**

The maps adopted by *Queanbeyan Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

## **Schedule 1      Amendment of Queanbeyan Local Environmental Plan 2012**

**[1]    Schedule 1 Additional permitted uses**

Omit "Lot 87, DP 1051143" from clause 1 (1) (a). Insert instead "Lot 16, DP 259432".

**[2]    Schedule 1, clause 6 (1)**

Omit "64 Googong Road". Insert instead "36 Googong Road".

**[3]    Schedule 1, clause 8 (1)**

Omit "23 Mol Crescent". Insert instead "19 Mol Crescent".

**[4]    Schedule 1, clause 22**

Omit the clause. Insert instead:

**22    Use of certain land at 101 Alderson Place, Tralee**

- (1) This clause applies to land at 101 Alderson Place, Tralee, being Lots 3, 5, 6, 8, 9, 11 and 12, DP 17224, Lots 9-11, DP 130626, Lot 100, DP 131036, Lot 171, DP 1200349 and Lot 1, DP 1001136.
- (2) Development for the purposes of farm buildings is permitted with development consent.
- (3) Development for the purposes of a dual occupancy is permitted on Lot 1, DP 1001136 with development consent.

**[5]    Schedule 2 Exempt development**

Insert in appropriate order:

**Evaporative cooling units (roof mounted)**

- (1) Must be for residential uses only.
- (2) Must be located at least 3m from each side boundary.
- (3) Must be not higher than 1.8m above the highest point of the roof of the building on which it is mounted.
- (4) Must be constructed or installed so that any opening created is adequately weather proofed.
- (5) Must not involve work that reduces the structural integrity of the building.
- (6) Must be designed so as not to operate:
  - (a) during peak time—at a noise level that is more than 5 dB(A) above the ambient background noise level measured at any property boundary, or
  - (b) during off peak time—at a noise level that is audible in habitable rooms of adjoining residences.
- (7) If it is located on bush fire prone land—must be constructed of non-combustible material and be adequately sealed or protected to prevent the entry of embers.
- (8) If it is constructed or installed in a heritage conservation area or a draft heritage conservation area—must be located in the rear yard and must not be visible from a public road.
- (9) Must not be carried out on or in a heritage item.

**[6] Schedule 5 Environmental heritage**

Omit "1-5 Hirst Avenue" from item I84 in Part 1. Insert instead "1 and 5 Hirst Avenue".

**[7] Schedule 5, Part 1, item I179**

Insert in appropriate order:

Royalla    Shepherds Ruin    1291 Old Cooma Road    Part Lot 1, DP 613054    Local    I179

**Queanbeyan  
Local Environmental Plan 2012  
(Amendment No. 8)**

**Queanbeyan-Palerang Regional Council**  
PO Box 90  
QUEANBEYAN NSW 2620

**Map Cover Sheet**

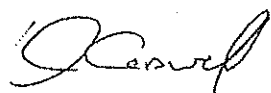
**The following map sheets are revoked:**

<b>Flood Planning Map</b>	
FLD_005	6470_COM_FLD_005_020_20120829
FLD_006	6470_COM_FLD_006_020_20120829

**The following map sheets are adopted:**

<b>Flood Planning Map</b>	
FLD_005	6470_COM_FLD_005_020_20171128
FLD_006	6470_COM_FLD_006_020_20171128
<b>Heritage Map</b>	
HER_004	6470_COM_HER_003_020_20171128

*Certified*



7.2.2018

David Carswell  
Service Manager  
Land-Use Planning  
Queanbeyan-Palerang  
Regional Council

Date



7.2.2018

David Carswell  
Service Manager  
Land-Use Planning  
Queanbeyan-Palerang  
Regional Council

Date

As delegate for the  
Minister for Planning