

SF160750

C1721336

PROJ0035/11/8

24 February 2017

Ms Linda Davis

Acting General Manager

Southern Region/Growth Planning

NSW Planning and Environment

PO Box 5475

WOLLONGONG NSW 2520

Dear Ms Davis

***Palerang Local Environmental Plan 2014* Amendment**

**(Referral for Gateway Determination)**

Council at its meeting of 25 January 2017 considered a planning proposal to rezone land in Bungendore at Lot 3 DP 1195030 Majara Street from IN2 Light Industrial to R2 Low Density Residential.

The planning proposal in effect will amend *Palerang Local Environmental Plan 2014* and is considered to be of minor significance. It seeks to:

* Rezone Lot 3 DP 1195030 from IN2 Light Industrial to R2 Low Density Residential.;
* Introduce a minimum Lot Size of 1,000m2, and
* Reduce the maximum Height of Buildings from 9m to 8.5m

A copy of the Council Report and Minutes containing the resolution supporting the Planning Proposal are enclosed together with the Planning Proposal.

It is requested that the Planning Proposal be forwarded to the LEP Review Panel for gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979.*

Delegation is requested for this amendment.

Should you have any further enquiries please contact Arthean McBride on 6285 6276.

Yours faithfully

**David Carswell**

Executive Manager Strategic Planning

**Queanbeyan-Palerang Regional Council**

Encl:

Majara Street Planning Proposal dated 16 December 2016 (Updated February 2017)

Council Report and Minutes containing resolution of 25 January