

15 AUGUST 2018

Ms Sarah Lees
Director Regions, Southern
NSW Department of Planning and Environment
PO Box 5475
WOLLONGONG NSW 2520

Dear Ms Lees

**Planning Proposal to rezone land at South Jerrabomberra
PP_2013_QUEAN_001_00
Referral for Revised Gateway Determination**

Queanbeyan-Palerang Regional Council previously prepared a planning proposal to rezone land at South Jerrabomberra in Queanbeyan for which a Gateway determination was issued on 18 September 2013.

The planning proposal was exhibited in August/September 2015, attracting 7 submissions which were reported to Council's Planning and Development Review Committee on 11 November 2015. At that meeting Council also resolved to decrease the width of the buffer from 150 metres to 105 metres in response to presentations made by representatives of the developers and owners of the subject land.

The submission from the ACT Government at that time raised concerns in relation to the proposed width of the buffer to industrial land in Hume. Council was then advised on 19 January 2016 by the Department of Planning and Environment (DPE) that it considered the change of width to the buffer to be a significant change to the exhibited planning proposal and accordingly, declined to progress the draft plan. In addition Council could no longer exercise its delegations to make the draft plan.

Council staff have now prepared a revised planning proposal which seeks to finalise the zoning and development framework for the South Jerrabomberra urban release area. This has been done in consultation with DPE and the respective land owners in order to deliver a maximum of 1,500 new dwellings and 1,103 jobs for the South Jerrabomberra area.

It is also intended to zone those lands under the *Queanbeyan LEP (South Tralee) 2012* that were previously 'deferred' by the Minister for Planning when that LEP was made in 2012. This will be done as an amendment to the existing *Queanbeyan Local Environmental Plan (LEP) (South Tralee) 2012*, which will also be subsequently renamed *Queanbeyan LEP (South Jerrabomberra) 2018* when the plan is made (notified).

As with the previous planning proposal it is proposed to zone land for residential, commercial, open space and environmental conservation uses. However, Council is

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now proposing a 250m buffer between the zoned residential land and the industrial land at Hume in the ACT which is considered consistent to that previously imposed by DPE when South Tralee to the north was rezoned in 2012.

The planning proposal also intends to now zone the existing and proposed residential zoned lands at South Jerrabomberra to R2 Low Density Residential, supported by appropriate minimum lot sizes that will ensure the intended maximum number of proposed dwellings is not exceeded.

Council at its meeting of 8 August 2018 resolved to forward the draft planning proposal to the NSW Department of Planning and Environment seeking amended Gateway determination. A copy of the Council Report and Minutes containing the relevant resolution supporting the amended planning proposal are attached together with the planning proposal itself.

It is requested that a Gateway determination for this matter be issued under section 3.34 of the *Environmental Planning and Assessment Act 1979*. Council intends to use its delegations to progress the draft plan.

Should you have any further enquiries about this matter, please contact Ms Arthean McBride or Mr Martin Brown of Council's Land-Use Planning section on (02) 6285 6276.

Yours sincerely

Arthean McBride
Senior Land-Use Planner
Queanbeyan-Palerang Regional Council