



Planning & Environment

Peter Tegart
General Manager
Queanbeyan Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

16/05473

Attention: David Carswell

Dear Mr Tegart

I refer to Council's enquiry seeking further direction from the Department regarding the processing of planning proposal PP_2013_QUEAN_001_00, South Jerrabomberra.

As you are aware, due to the unresolved objection from the ACT Government regarding the proposed buffer between the Hume industrial area and the future residential area, Council is unable to use its delegation for plan making to approve the revised draft local environmental plan. The ACT Government objects to both the exhibited buffer width (150 metres) and adopted buffer width (105 metres) located on the NSW/ACT border and the permitted land uses in the proposed RE2 Private Recreation Zone.

The planning proposal submitted for Gateway Determination identified that it was consistent with the *Queanbeyan Residential Economic Strategy 2031* (QRES). The QRES requires a buffer in the order of 250 metres to manage the potential impacts of noise and emissions from the existing industrial area on the future residential uses. The material placed on exhibition, however, only provided for a 150 metre wide buffer. This buffer was further reduced when Council resolved to adopt a 105 metre wide buffer.

The Department is also concerned that Council has not provided adequate justification for the significant reduction in the 250 metre buffer width and Council has not undertaken any further community consultation.

If Council was to submit the planning proposal for finalisation, the Department would carefully consider whether an altered Gateway Determination was required. This would include consideration of any new conditions to be imposed including the requirement for the 250 metre buffer width on the NSW/ACT border consistent with the QRES endorsed by the Minister, and any additional consultation requirements.

Should you have any further enquiries, please contact Linda Davis, Acting Director Regions, at the Department on (02) 4224 9450.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

03/06/2016