



PWG001565

SF130714  
C1382849

14 August 2013

Mr Brett Whitworth  
Regional Director  
Department of Planning and Infrastructure  
PO Box 5475  
Wollongong NSW 2520



Dear Mr Whitworth

**RE: Draft Planning Proposal to rezone additional residential land in South Jerrabomberra – Queanbeyan LEP (South Jerrabomberra) 2013**

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 its meeting of 22 May 2013 Council considered a report in regard to preparing a planning proposal for land in South Jerrabomberra outside of the ANEF 20 Contour.

Amongst other things the report notes that its purpose

*...is to seek Council's agreement for staff to commence and to submit for a gateway determination a Planning Proposal to rezone the balance of land shown as residential in South Jerrabomberra under the Queanbeyan Residential and Economic Strategy 2031 which is outside the current ANEF 20 to residential and other appropriate zones. This includes the Forest and Morrison lands as well as all of Tralee Station coloured red on the map to Queanbeyan Residential and Economic Strategy 2031 (i.e. excluding investigation areas)....*

As a result Council resolved amongst other things 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.

It is proposed that the Planning Proposal will amend the *Queanbeyan LEP (South Tralee) 2012* and will rename this local environmental plan to *Queanbeyan LEP (South Jerrabomberra) 2013*.

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

No further work is being done on *Draft Queanbeyan Local Environmental Plan (South Jerrabomberra) 2009* and should a gateway determination be issued which supports the progress of this Planning Proposal then the local environmental plan can be rescinded.

Should the LEP Review Panel require further elaboration staff can be made available either in person or through electronic means.

Also it is not intended to seek delegation for this Planning Proposal.

Please do not hesitate to contact Arthean McBride on 6285 6276 if you require any further information.

Yours sincerely,



**Gary Chapman**  
General Manager

cc David Carswell  
Arthean McBride