

12th October, 2015

NSW Department of Planning & Environment
Post: GPO Box 39
Sydney NSW 2001

Attention: Brett Whitworth (General Manager, Southern Region)

Dear Brett,

RE: Request for Pre-Gateway Review

Planning Proposal: 3R Kavanagh Street, Jerrabomberra.

Please find enclosed a formal request to review the decision of Queanbeyan City Council in relation to a Planning Proposal (rezoning application) for land in Jerrabomberra.

Knight Frank Town Planning has been engaged by the owner of the subject land (North Terrace Developments Pty Ltd) to lodge the request with the Department in support of a proposed rezoning of part of the subject site to *E4 Environmental Living* from its current *E2 Environmental Conservation* zoning.

The E4 zoning would allow for the limited development of residential dwellings on a portion of the lot up to a height of 670 m, with the remainder of the site to be retained as E2 and enhanced as part of the broader bushland corridor that is represented by Mount Jerrabomberra and associated areas of connected vegetation.

The original rezoning request was considered by Queanbeyan City Council at its meeting of 17th December 2014 where Council resolved not to support the proposed rezoning.

The proponent then sought Council's support to either acquire the land or widen the range of permissible uses on the land, Council again considered the matter at its meeting on 8th April, 2015 and resolved to provide the owner with 3 options including:

1. To retain the land in its current state.
2. The applicant seek a pre-gateway review from the NSW Department of Planning and Environment.
3. The owner approach Council on whether or not Council has any interest in purchasing the site and incorporating it into the adjacent Mt Jerrabomberra Reserve. This would require a formal letter to Council with an accompanying valuation commissioned by the owner.

Having regard to the above, the owner decided to submit a pre-Gateway review request to the Department.

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Subsequent to the decision of Council, we note discussions have occurred between Knight Frank Town Planning and Departmental officers concerning the lodgement of the pre-Gateway review request.

Accordingly, in support of the pre-Gateway request please find enclosed the following documentation:

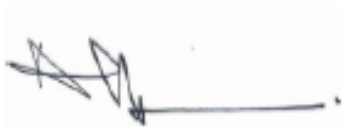
- 1) A completed application form.
- 2) A report outlining the background to the rezoning request, correspondence between Queanbeyan City Council and the proponent, related Council reports and a preliminary ecological and bushfire assessment. The justification as to why a pre-Gateway review is warranted is also outlined within this submission
- 3) Copies of the previous rezoning submissions made to Council.
- 4) A cheque for \$5,000 is also attached being the required fee for the administration and an initial assessment of the pre-Gateway review request.

As documented in the accompanying submission, the Planning Proposal is considered to be both supportable and justified in terms of its strategic and site specific merit.

We thank you for your consideration of this Pre-Gateway review request and welcome an opportunity to discuss the request in more detail with the Department at the earliest opportunity.

Should you require any additional information or wish to discuss the matter further, please do not hesitate to contact me on 0418 116 378, (02) 90366635 or Email: David.Workman@au.knightfrank.com.

Yours sincerely,
Knight Frank Town Planning

A handwritten signature in blue ink, appearing to read "David Workman", followed by a horizontal line.

David Workman
Manager - Planning (Sydney)

Attach: Pre-Gateway Review Request Submission