

3 November 2014

The General Manger
Queanbeyan City Council
PO Box 90
Queanbeyan NSW 2620

Attention: Arthean McBride

Dear Arthean

Preliminary Planning Enquiry – North Terrace

Thank your for advice in relation to our submission of 9 September 2014 and our subsequent letter of 28 October 2014 concerning the potential part development and part rezoning of land at North Terrace. For clarification, we wish to confirm that our client is North Terrace Developments Pty Ltd. All other aspects of our submission of 28 October including the supporting material and sketches remain the same.

We have noted and sought to address the matters raised by Council. In that regard, we wish to reiterate that the proposed development and part rezoning is in no way the same as was previously submitted and considered by Council as part of the prior Queanbeyan LEP 2012. This submission as a preliminary planning enquiry, seeks to confirm the support of Council to a proposed limited form of development on the land in the manner as illustrated by the plans attached and based on the submission attached. We note and understand that this otherwise will also require the submitting of a Planning Proposal at some point.

In summary, a review of the known planning and environmental features of the land concludes that the current zoning of E2 over all of the land is not justified. There are no known specific ecological or landscape values that warranted the applying of a zone that expressly seeks to protect areas of high ecological value or that possesses special aesthetic value. The zoning of E2 should only be applied in the most exceptional of environmental/ecological or scenic circumstances. That is not the case in this instance for all of the land. The recommended alternative and appropriate zoning response is one that continues to make a positive contribution to the general bushland setting of the land and contributes to a diversity of housing choice. The recommended approach seeks the preliminary support of Council to a part rezoning to E4 Environmental Living with the majority and balance of the land retained as E2 Environmental Conservation.

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Level 12, 221 London Circuit
Canberra ACT 2600
KnightFrank.com.au

T +61 2 9028 1100
PO Box 1952, North Sydney NSW 2059
Level 4, 60 Miller Street
North Sydney NSW 2060

We look forward to the opportunity of discussing with Council.

Yours faithfully



Mark Grayson
Director
Knight Frank Town Planning

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Application form for a Planning Proposal request



Type of Planning Proposal

Preliminary Enquiry	☒
Minor	☐
Major	☐

APPLICANT DETAILS

Applicant's Name:	Knight Frank Town Planning
Postal Address:	PO Box 248
	Civic Square 2068
Email:	Mark.Grayson@knightfrank.com
Telephone: (bus. hrs)	0400413701

DESCRIPTION OF THE LAND

Street No:	N/A	Street Name:	
Suburb:	Jerrabomberra		
Lot/Portion:	Section:	DP:	see plan
Lot/Portion:	Section:	DP:	attached
Lot/Portion:	Section:	DP:	with
Lot/Portion:	Section:	DP:	Submission
Lot/Portion:	Section:	DP:	

PROPOSAL

Current Zoning:	E2 Environmental Conservation
(1) Preferred Zoning:	part E4 Environmental Living
or (2) Amendment sought	
or (3) Other change sought	
Attach description of the proposed development to be undertaken if the amendment is made	

CONSENT OF OWNER(S)

Details of ALL the registered owners of the above property should be listed here.

I,	Glen Morris (Director)
of	NORTH TERRACE (Developments) Pty Ltd
I,	
of	
Being the owner of land to which this application relates, hereby consent to the making of this application.	
Signature	Date 3/11/2014
Signature	Date
Signature of the applicant or person signing on behalf of the applicant (State capacity in which application is signed)	
Signature	Date 3/11/14

Application form for a Planning Proposal



DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

A person who submits an LEP Amendment Request/Planning Proposal to Council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the proposal within the period commencing two years before the request is made and ending when the proposal is determined:

- All reportable political donations made to any Queanbeyan City Councillor; and
- All gifts made to any Councillor or employee of Queanbeyan City Council.

A reference to a reportable political donation made to a Councillor includes a reference to a donation made at the time the person was a candidate for election to the Council.

Significant penalties apply to non-disclosure. For more information and to obtain a political donations and gifts disclosure statement go the NSW Department of Planning and Infrastructure website at: www.planning.nsw.gov.au

Is a disclosure statement to accompany your application?

Yes

☐

No

☒

OFFICE USE ONLY:

Date Received:

Preliminary Enquiry Fee:

Minor Application Fee:

Major Application Fee:

Advertising Fee \$2000 if
required by DOPI:

Receipt No:

Cost Centre: 1-528-1192-000000

Note:

The current fees and charges can be found in Council's Schedule of Fees and Charges at: www.qcc.nsw.gov.au
The fees and charges schedule is updated annually. Any fees paid at the preliminary enquiry stage will be deducted from the final fee.

Privacy and Personal Information:

The personal information provided is collected for the purpose of assessing this Planning Proposal. Access is limited to Council employees and other authorised persons. The information may be made available to public enquiries under Section 12 of the Local Government Act. Supply of personal information is legally required and non-supply could cause delay or inability to proceed with the processing of this form. The personal information provided will be stored in Council's systems.