



qA379304

15/15451

DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Services

QUEANBEYAN CITY COUNCIL/PRE-GATEWAY/3R KAVANAGH STREET JERRABOMBERRA (NORTH TERRACE)

PURPOSE

- Initiate consultation with Queanbeyan City Council, Office of Environment and Heritage and NSW Rural Fire Service regarding a pre-gateway application by Knight Frank Town Planning to amend Queanbeyan LEP 2012 to;
 1. permit clustered residential subdivision and housing under the Community Land Development Act 1989) on land proposed to be re-zoned from E2 Environmental Conservation Zone to E4 Environmental Living Zone, and
 2. Enable the residue of the site zoned E2 Environmental Conservation Zone to be common property under the Community Land Development Act 1989.

RECOMMENDATION

- That the Acting General Manager Southern Region **signs** the attached letter, if approved.



26/10/15

Linda Davis
Acting General Manager
Southern Region
Regions
Planning Services

Contact Officer: Graham Judge
Senior Planner
Phone: 02 6229 7906



Contact: Graham Judge
Phone: 02 6229 7906
Fax: 02 6229 7901
Email: graham.judge@planning.nsw.gov.au

Mr Mark Grayson
Knight Frank Town Planning
PO Box 248
Civic Square ACT 2068

Our ref: Objective File 15/15446

26 October 2015

Dear Mr Grayson

Re: Request for Pre-Gateway Review – PGR_2015_QUEAN_001_00

Thank you for your request for a pre-Gateway review lodged on **19 October 2015** for a proposal to amend Queanbeyan LEP 2012 as detailed below:

Dept. Ref. No:	PP_2015_QUEAN_001_00
LGA:	QUEANBEYAN
LEP to be Amended:	QUEANBEYAN LEP 2012
Address/ Location:	3R KAVANAGH STREET JERRABOMBERRA (NORTH TERRACE)
Proposed Instrument:	REZONE 2.9 HA FROM E2 ENVIRONMENTAL CONSERVATION ZONE TO E4 ENVIRONMENTAL LIVING ZONE, AMEND HOB MAP TO IMPOSE 8.5 METRE BUILDING HEIGHT IN E4 ZONE, AMEND SCHEDULE 1 TO PERMIT SUBDIVISION IN E4 ZONE (600 M2 MLS AND AVERAGE LOT SIZE OF 1,000 M2) AND TO DESIGNATE E2 ZONED LAND AS COMMON LAND, AND INSERT PLANNING CRITERIA TO ENSURE ENVIRONMENTAL OUTCOMES.

I also confirm receipt of the payment of \$5,000 as the initial assessment fee.

An initial examination of your application has been carried out. At this stage additional information is required to continue with the assessment. The following further information is therefore requested:

1. Proposed access/egress arrangements to and from the proposed house lots/dwelling sites.
2. Confirmation of the likely number of dwellings to be constructed within the proposed E4 Environmental Living Zone. This is required as the site area would appear to allow up to 29 allotments, whilst the Request for Pre-Gateway Review report indicates approximately 25 allotments and dwellings. Further, the report indicates that the development mix is likely to include single detached dwellings and possibly medium density housing.
3. Any information on known aboriginal heritage or aboriginal objects.

Please provide the necessary information within 21 days of the date of this letter.

Please note that your request for review cannot proceed until this additional information has been provided. If the additional information is not provided by the designated date the review request will not be progressed and will be returned to you.

You can check the progress and status of the review on the department's LEP Tracking System, at <http://pgrtracking.planning.nsw.gov.au/PublicList.aspx>

Should you have any further enquiries about this matter, I have arranged for Mr Graham Judge, Senior Planner, Southern Region, to assist you. Graham Judge may be contacted at the Department's Queanbeyan Office on telephone number (02) 6229 7906.

Yours sincerely



26/10/15

Linda Davis
Acting General Manager
Southern Region
Regions
Planning Services



Planning & Environment

Contact: Graham Judge
Phone: 02 6229 7906
Fax: 02 6229 7901
Email: graham.judge@planning.nsw.gov.au

Our ref: 15/15446

Peter Tegart
General Manager
Queanbeyan City Council
PO Box 90
Queanbeyan NSW 2620

Attention: Mr Tegart

26 October 2015

Dear Mr Tegart

Re: Request for Pre-Gateway Review – PGR_2015_QUEAN_001_00

I am writing to notify council that a pre-Gateway review request, dated 19 October 2015, has been submitted to the Minister for Planning for consideration. The review request relates to a proposal as detailed below:

Dept. Ref. No:	PP_2015_QUEAN_001_00
LGA:	QUEANBEYAN
LEP to be Amended:	QUEANBEYAN LEP 2012
Address/ Location:	3R KAVANAGH STREET JERRABOMBERRA (NORTH TERRACE)
Proposed Instrument:	REZONE APPROX. 3 HA FROM E2 ENVIRONMENTAL CONSERVATION ZONE TO E4 ENVIRONMENTAL LIVING ZONE, AMEND HOB MAP TO IMPOSE 8.5 METRE BUILDING HEIGHT IN E4 ZONE, AMEND SCHEDULE 1 TO PERMIT SUBDIVISION IN E4 ZONE (600 M2 MLS AND AVERAGE LOT SIZE OF 1,000 M2) AND TO DESIGNATE E2 ZONED LAND AS COMMON LAND, AND INSERT PLANNING CRITERIA TO ENSURE ENVIRONMENTAL OUTCOMES.

The request states that the proponent is seeking a pre-Gateway review because Council resolved not to support the proposal at its meeting 17 December 2014.

Please note that the Department is currently seeking clarification from the applicant on the intended access/egress arrangements to the proposed housing development, likely number of dwellings to be erected on the site and information on aboriginal heritage/objects.

Council is invited to provide its views about the proposal and/or provide a response detailing why the original request to council was not progressed. A response must be submitted within 21 days from the date of this letter to the Southern Regional Office of Planning and Environment.

The views of Council will be taken into consideration by Planning and Environment whether to refer the matter to the Joint Regional Planning Panel. The advice will also be used by the JRPP in considering whether the proposal should be supported and proceed to Gateway determination as a planning proposal.

Council can check the progress and status of the review on the department's LEP Tracking System, at <http://leptracking.planning.nsw.gov.au/default.aspx>.

Should you have any further enquiries about this matter, I have arranged for Mr Graham Judge, Senior Planner, Southern Region, to assist you. Graham Judge may be contacted at the Department's Queanbeyan Office on telephone number (02) 6229 7906.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Linda Davis', with the date '26/10/15' written below it.

Linda Davis
Acting General Manager
Southern Region
Regions
Planning Services



Planning & Environment

Contact: Graham Judge
Phone: 02 6229 7906
Fax: 02 6229 7901
Email: graham.judge@planning.nsw.gov.au

Our ref: 15/15446

Regional Manager
Regional Operations South East Region
Office of Environment and Heritage
PO Box 733
Queanbeyan NSW 2620

Attention: Michael Saxon

26 October 2015

Dear Mr Saxon

Re: Request for Pre-Gateway Review – PGR_2015_QUEAN_001_00

I am writing to notify the Office of Environment and Heritage that a pre-Gateway review request, dated 19 October 2015, has been submitted to the Minister for Planning for consideration. The review request relates to a proposal as detailed below:

Dept. Ref. No:	PP_2015_QUEAN_001_00
LGA:	QUEANBEYAN
LEP to be Amended:	QUEANBEYAN LEP 2012
Address/ Location:	3R KAVANAGH STREET JERRABOMBERRA (NORTH TERRACE)
Proposed Instrument:	REZONE APPROX. 3 HA FROM E2 ENVIRONMENTAL CONSERVATION ZONE TO E4 ENVIRONMENTAL LIVING ZONE, AMEND HOB MAP TO IMPOSE 8.5 METRE BUILDING HEIGHT IN E4 ZONE, AMEND SCHEDULE 1 TO PERMIT SUBDIVISION IN E4 ZONE (600 M2 MLS AND AVERAGE LOT SIZE OF 1,000 M2) AND TO DESIGNATE E2 ZONED LAND AS COMMON LAND, AND INSERT PLANNING CRITERIA TO ENSURE ENVIRONMENTAL OUTCOMES.

The request states that the proponent is seeking a pre-Gateway review because Council resolved not to support the proposal at its meeting 17 December 2014.

Please note that the Department is currently seeking clarification from the applicant on the intended access/egress arrangements to the proposed housing development, likely number of dwellings to be erected on the site and information on aboriginal heritage/objects.

The Office of Environment and Heritage is invited to provide its views about the proposal. A response must be submitted within 21 days from the date of this letter to the Southern Regional Office of Planning and Environment.

The views of the Office of Environment and Heritage will be taken into consideration by Planning and Environment on whether to refer the matter to the Joint Regional Planning Panel. The advice will also be used by the JRPP in considering whether the proposal should be supported and proceed to Gateway determination as a planning proposal.

The Office of Environment can check the progress and status of the review on the department's LEP Tracking System, at <http://leptracking.planning.nsw.gov.au/default.aspx>.

Should you have any further enquiries about this matter, I have arranged for Mr Graham Judge, Senior Planner, Southern Region, to assist you. Graham Judge may be contacted at the Department's Queanbeyan Office on telephone number (02) 6229 7906.

Yours sincerely


26/10/15

Linda Davis
Acting General Manager
Southern Region
Regions
Planning Services



Planning & Environment

Contact: Graham Judge
Phone: 02 6229 7906
Fax: 02 6229 7901
Email: graham.judge@planning.nsw.gov.au

Our ref: 15/15446

The Manager
NSW Rural Fire Service
Locked Bag 17
Granville NSW 2142

Attention: Amanda Sullivan

26 October 2015

Dear Ms Sullivan

Re: Request for Pre-Gateway Review – PGR_2015_QUEAN_001_00

I am writing to notify NSW Rural Fire Service that a pre-Gateway review request, dated 19 October 2015, has been submitted to the Minister for Planning for consideration. The review request relates to a proposal as detailed below:

Dept. Ref. No:	PP_2015_QUEAN_001_00
LGA:	QUEANBEYAN
LEP to be Amended:	QUEANBEYAN LEP 2012
Address/ Location:	3R KAVANAGH STREET JERRABOMBERRA (NORTH TERRACE)
Proposed Instrument:	REZONE APPROX. 3 HA FROM E2 ENVIRONMENTAL CONSERVATION ZONE TO E4 ENVIRONMENTAL LIVING ZONE, AMEND HOB MAP TO IMPOSE 8.5 METRE BUILDING HEIGHT IN E4 ZONE, AMEND SCHEDULE 1 TO PERMIT SUBDIVISION IN E4 ZONE (600 M2 MLS AND AVERAGE LOT SIZE OF 1,000 M2) AND TO DESIGNATE E2 ZONED LAND AS COMMON LAND, AND INSERT PLANNING CRITERIA TO ENSURE ENVIRONMENTAL OUTCOMES.

The request states that the proponent is seeking a pre-Gateway review because Council resolved not to support the proposal at its meeting 17 December 2014.

Please note that the Department is currently seeking clarification from the applicant on the intended access/egress arrangements to the proposed housing development, likely number of dwellings to be erected on the site and information on aboriginal heritage/objects.

The NSW Rural Fire Service is invited to provide its views about the proposal. A response must be submitted within 21 days from the date of this letter to the Southern Regional Office of Planning and Environment.

The views of NSW Rural Fire Service will be taken into consideration by Planning and Environment whether to refer the matter to the Joint Regional Planning Panel. The advice will also be used by the JRPP in considering whether the proposal should be supported and proceed to Gateway determination as a planning proposal.

The NSW Rural Fire Service can check the progress and status of the review on the department's LEP Tracking System, at <http://leptracking.planning.nsw.gov.au/default.aspx>.

Should you have any further enquiries about this matter, I have arranged for Mr Graham Judge, Senior Planner, Southern Region, to assist you. Graham Judge may be contacted at the Department's Queanbeyan Office on telephone number (02) 6229 7906.

Yours sincerely



26/10/15

Linda Davis
Acting General Manager
Southern Region
Regions
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