



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

Mr David Workman
Knight Frank Town Planning
Level 22, 123 Pitt Street
Sydney NSW 2000

Our ref: Objective File 15/15446

Dear Mr Workman

Re: Additional Information - Pre-Gateway Review – PGR_2015_QUEAN_001_00

Thank you for the additional information submitted on the **21 June 2016** for your pre-Gateway review application 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 LOT 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 Department will now invite Queanbeyan Palerang Regional Council, Office of Environment and Heritage and the NSW Rural Fire Service to provide its views about the proposal and the additional information within 21 days.

The views of these public authorities will be taken into consideration by the Department on whether to refer the matter to the Joint Regional Planning Panel (JRPP). 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.

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



28/6/16

Linda Davis
Acting Director Regions Southern
Planning Services



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 Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Attention: Martin Brown

Dear Mr Tegart

Re: Additional Information - Pre-Gateway Review – PGR_2015_QUEAN_001_00

I am writing to notify council that the applicant, Knight Frank, has submitted additional information to support the original pre-Gateway review request that was submitted to the Minister for Planning for consideration. The additional information is enclosed.

The original 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 original 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.

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

The views of Council will be taken into consideration by the Department whether to refer the matter to the Joint Regional Planning Panel (JRPP). 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



28/6/16

Linda Davis
Acting Director Regions Southern
Planning Services

Encl.

1. Access Report - Calibre Consulting 6 June 2016
2. Ecological and Bushfire Assessment – Ecological Australia 20 June 2016



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

Our ref: 15/15446

The Manager
Office of Environment and Heritage
PO Box 733
Queanbeyan NSW 2620

Attention: Allison Treweek

Dear Ms Treweek

Re: Additional Information for Pre-Gateway Review – PGR_2015_QUEAN_001_00

I am writing to notify the Office of Environment and Heritage (OEH) that the applicant, Knight Frank, has submitted additional information to support the original pre-Gateway review request that was submitted to the Minister for Planning for consideration. The additional information is enclosed.

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

The views of OEH will be taken into consideration by the Department whether to refer the matter to the Joint Regional Planning Panel (JRPP). 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 OEH 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



28/6/16

Linda Davis
Acting Director Regions Southern
Planning Services

Encl.

1. Access Report - Calibre Consulting 6 June 2016
2. Ecological and Bushfire Assessment – Ecological Australia 20 June 2016



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 Moylan

Dear Ms Moylan

Re: Additional Information for Pre-Gateway Review – PGR_2015_QUEAN_001_00

I am writing to notify the NSW Rural Fire Service (NSWRFS) that the applicant, Knight Frank, has submitted additional information to support the original pre-Gateway review request that was submitted to the Minister for Planning for consideration. The additional information is enclosed.

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

The views of NSWRFS will be taken into consideration by the Department whether to refer the matter to the Joint Regional Planning Panel (JRPP). 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 NSWRFs 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



28/6/16

Linda Davis
Acting Director Regions Southern
Planning Services

Encl.

1. Access Report - Calibre Consulting 6 June 2016
2. Ecological and Bushfire Assessment – Ecological Australia 20 June 2016