



New South Wales

Queanbeyan Local Environmental Plan 1998 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (Q00/00073/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

Sydney, 21st January 2002

2002 No 46

Clause 1 Queanbeyan Local Environmental Plan 1998 (Amendment No 23)

Queanbeyan Local Environmental Plan 1998 (Amendment No 23)

1 Name of plan

This plan is *Queanbeyan Local Environmental Plan 1998 (Amendment No 23)*.

2 Aims of plan

This plan aims:

- (a) to create a new residential zone (Zone 2 (e)) under the *Queanbeyan Local Environmental Plan 1998*, and
- (b) to rezone land within the areas known as North Terrace and Jerrabomberra Heights from Zone 1 (c) to Zone 2 (e), and
- (c) to set a minimum lot size of 1000 square metres for all new allotments within Zone 2 (e), and
- (d) to prohibit dual occupancy housing on all allotments within Zone 2 (e), and
- (e) to prohibit further subdivision of certain land within Zone 2 (e), and
- (f) to provide for a new wildlife corridor.

3 Land to which plan applies

This plan applies to all land in the local government area of City of Queanbeyan, and in particular to the land shown edged heavy black on the map marked “Queanbeyan Local Environmental Plan 1998 (Amendment No 23)” deposited in the office of Queanbeyan City Council.

4 Amendment of Queanbeyan Local Environmental Plan 1998

The *Queanbeyan Local Environmental Plan 1998* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 12 Zones indicated on the Map

Insert in appropriate order of zones:

2 (e) Residential E—edged heavy black and lettered 2 (e)

[2] Clause 18 Subdivision of Rural Land—Minimum and Average Area Requirements

Omit the third item relating to Zone 1 (c) from the Table to the clause.

[3] Clause 22A

Insert after clause 22:

22A General Development Controls—Zone 2 (e) Residential E

(1) Objectives of the zone

The objectives of Zone 2 (e) (the Residential E zone) are:

- (a) to allow development consisting only of single dwelling-houses and ancillary buildings that as far as possible are designed to recognise the bushland character of the locality and to minimise the impact of urban development, and
- (b) to allow suitably controlled subdivision that as far as possible maintains existing bushland and has regard to urban capability, the impact of urban development and microclimatic conditions in the design of allotments and the provision of roads and services, and
- (c) to recognise that the land within the zone should act as a transition between fully urbanised areas and bushland and so should be developed in a sensitive and limited manner.

(2) Development allowed without development consent

Exempt development.

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Schedule 1 Amendments

(3) **Development allowed only with development consent**

Development for the purpose of:

Dwelling-houses

Home Activities

Roads

Utility Installations

Utility Undertakings

(4) **Development which is prohibited**

Any development not included in subclause (3).

[4] Clause 26 Subdivision of Residential Land—Minimum Area Requirements

Omit “600 square metres for each dwelling-house” from clause 26 (1).

Insert instead:

600 square metres for each dwelling-house on land within Zone 2 (a), 2 (b), 2 (c) or 2 (d)

1000 square metres for each dwelling-house on land within Zone 2 (e)

[5] Clause 26 (4)

Insert after clause 26 (3):

- (4) Regardless of subclause (1), the Council must not grant development consent for the subdivision of land within Zone 2 (e) that is shown cross hatched on the map marked “Queanbeyan Local Environmental Plan 1998 (Amendment No 23)” unless the Council is satisfied that the minimum area of each allotment will be 3000 square metres for each dwelling-house.

[6] Clause 50 Advertising Structures and Displays not Requiring Development Consent

Omit “Zone 1 (c), 2 (a), 2 (b), 2 (c) or 2 (d)” from clause 50 (1) (b) (i).

Insert instead “Zone 1 (c), 2 (a), 2 (b), 2 (c), 2 (d) or 2 (e)”.

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Amendments

Schedule 1

[7] Clause 73 Development within Scenic Protection Areas or Residential E Zone—Matters for Consideration

Insert “or within Zone 2 (e)” after “within a scenic protection area”.

[8] Schedule 1 Dictionary

Insert at the end of the definition of *the map*:

Queanbeyan Local Environmental Plan 1998 (Amendment No 23)

[9] Schedule 3 Subdivision control map

Omit Sheet 2.