



New South Wales

Queanbeyan Local Environmental Plan 1998 (Amendment No 35)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (Q02/00160/PC)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 681

Clause 1 Queanbeyan Local Environmental Plan 1998 (Amendment No 35)

Queanbeyan Local Environmental Plan 1998 (Amendment No 35)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Queanbeyan Local Environmental Plan 1998 (Amendment No 35)*.

2 Aims of plan

This plan aims to amend *Queanbeyan Local Environmental Plan 1998* in order:

- (a) to enable the Queanbeyan City Council to consent to development for particular identified purposes on 3 sites where such development would otherwise not be permitted, and
- (b) to rezone certain land at Jerrabomberra, known as Lot 5, DP 1037309, from Zone 3 (a) Business A to Zone 2 (d) Residential D, and
- (c) to restrict the height of proposed dual occupancy housing to ensure that the number of storeys does not exceed one, or if the existing dwelling on the same allotment and any existing dwellings on adjoining allotments are each 2 storeys or greater, the number of storeys of the proposed development does not exceed 2.

3 Land to which plan applies

This plan applies to all land to which *Queanbeyan Local Environmental Plan 1998* applies.

4 Amendment of Queanbeyan Local Environmental Plan 1998

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

Schedule 1 Amendments

(Clause 4)

[1] Clause 11 Exceptions to the general development control clauses

Insert after clause 11 (s):

- (t) Lot 4, DP 8396 or 77 Uriarra Road
 - general garden maintenance equipment—sales, hire and repairs,
- (u) Lot 2, DP 828685 or 135 Uriarra Road
 - commercial premises/shop,
- (v) Lots 1–6, SP 40615 or 1 Buttle Street
 - commercial premises.

[2] Clause 25 Multi dwelling housing—matters for consideration

Insert after clause 25 (c):

- , and
- (ca) in the case of dual occupancy housing and despite paragraph (c), the number of storeys does not exceed one, or if the existing dwelling on the same allotment and any existing dwellings on adjoining allotments are each two storeys or greater, the number of storeys of the proposed development does not exceed two.

[3] Schedule 1 Dictionary

Insert in appropriate order in the definition of *the map*:

Queanbeyan Local Environmental Plan 1998
(Amendment No 35)