



New South Wales

# **Queanbeyan Local Environmental Plan 2012 (Amendment No 3)**

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*.

**DAVID CARSWELL, GROUP MANAGER STRATEGIC LAND USE AND ECONOMIC  
DEVELOPMENT, QUEANBEYAN CITY COUNCIL**  
As delegate for the Minister for Planning

## **Queanbeyan Local Environmental Plan 2012 (Amendment No 3)**

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### **1 Name of Plan**

This Plan is *Queanbeyan Local Environmental Plan 2012 (Amendment No 3)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

- (1) To the extent that this Plan permits transport depots with development consent, the Plan applies to land in Zone IN1 General Industrial.
- (2) To the extent that this Plan specifies minimum lot sizes for community title schemes, the Plan applies to the following land:
  - (a) all land in Zone RU2 Rural Landscape,
  - (b) all land in Zone R1 General Residential,
  - (c) all land in Zone R2 Low Density Residential,
  - (d) all land in Zone R5 Large Lot Residential,
  - (e) certain land in Zone E3 Environmental Management,
  - (f) certain land in Zone E4 Environmental Living.
- (3) To the extent that this Plan allows additional permitted uses on land, the Plan applies to land at 101 Alderson Place, Tralee, being Lots 3, 5, 6, 8, 9, 11 and 12, DP 17224, Lots 9–11, DP 130626, Lot 100, DP 131036 and Lot 1, DP 1001136.
- (4) To the extent that this Plan corrects certain property descriptions and addresses for heritage items, the Plan applies to land at:
  - (a) 19–41 Farrer Place, Queanbeyan, and
  - (b) 5 Isabella Street, Queanbeyan, and
  - (c) 47–59 Lowe Street, Queanbeyan, and
  - (d) 33–37 MacQuoid Street, Queanbeyan.
- (5) To the extent that this Plan rezones land, the Plan applies to land:
  - (a) at 17 Kavanagh Street, Queanbeyan, and
  - (b) at 8 Hamilton Place, Queanbeyan, and
  - (c) at 63 and 64 Carolyn Jackson Drive, Queanbeyan, and
  - (d) that is a road reserve adjoining 191 Googong Road, Queanbeyan.

#### **4 Maps**

The maps adopted by *Queanbeyan Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

## **Schedule 1 Amendment of Queanbeyan Local Environmental Plan 2012**

### **[1] Land Use Table (Zone IN1)**

Insert “Transport depots;” in alphabetical order in item 3 of the matter relating to Zone IN1 General Industrial.

### **[2] Clause 4.1AA**

Omit the clause. Insert instead:

#### **4.1AA Minimum subdivision lot size for community title schemes**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements,
  - (b) to achieve lot sizes that meet community and economic needs, while ensuring that environmental and social values are safeguarded.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones:
  - (a) Zone RU2 Rural Landscape,
  - (b) Zone R1 General Residential,
  - (c) Zone R2 Low Density Residential,
  - (d) Zone R5 Large Lot Residential,
  - (e) Zone E3 Environmental Management (but only if the land is land to which clause 4.1C does not apply),
  - (f) Zone E4 Environmental Living (but only if the land is land to which clause 4.1C does not apply).
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

### **[3] Schedule 1 Additional permitted uses**

Omit “farm buildings” from clause 22 (2).

Insert instead “a dwelling house and farm buildings”.

### **[4] Schedule 5 Environmental heritage**

Omit the matter under the heading “**Property description**” relating to item I70 in Part 1.

Insert instead “Lots 1–24, DP 13963; Lot 6, DP 1116082; Lot 4, Section 56, DP 758862”.

### **[5] Schedule 5, Part 1**

Omit “Local” from the matter under the heading “**Significance**” relating to item I70.

Insert instead “State”.

**[6] Schedule 5, Part 1**

Omit “Lot 95” from the matter under the heading “**Property description**” relating to item I88.

Insert instead “Lots 94 and 95”.

**[7] Schedule 5, Part 1**

Omit the matter under the heading “**Property description**” relating to item I98.

Insert instead “Lot 1, DP 319352; Lots 7 and 8, Section 56, DP 758862”.

**[8] Schedule 5, Part 1**

Omit “33 MacQuoid Street” from the matter under the heading “**Address**” relating to item I102.

Insert instead “33–37 MacQuoid Street”.

**[9] Schedule 5, Part 1**

Omit “Lot 1, DP 1101285” from the matter under the heading “**Property description**” relating to item I102.

Insert instead “Lot 15, SP 78396”.