



New South Wales

# **Queanbeyan Local Environmental Plan 2012 (Amendment No 4)**

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*.

PETER TEGART, GENERAL MANAGER, QUEANBEYAN CITY COUNCIL  
As delegate for the Minister for Planning

## **Queanbeyan Local Environmental Plan 2012 (Amendment No 4)**

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### **1 Name of Plan**

This Plan is *Queanbeyan Local Environmental Plan 2012 (Amendment No 4)*.

### **2 Commencement**

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

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

This Plan applies to the following land:

- (a) land within 200 metres of land in Zone B2 Local Centre under *Queanbeyan Local Environmental Plan 2012*,
- (b) land identified as “Additional Development Area” on the Googong Map under that Plan.

### **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] Clause 4.1D Variation to minimum lot size

Omit clause 4.1D (3). Insert instead:

- (3) Despite clauses 4.1, 4.1AA and 4.1A, development consent may be granted for the subdivision of land to which this clause applies if:
  - (a) there will be at least 4 lots resulting from the subdivision, and
  - (b) the minimum lot size of each lot resulting from the subdivision is 130 square metres, and
  - (c) the development application for the subdivision includes a dwelling design for each lot.

### [2] Schedule 1 Additional permitted uses

Insert after clause 5:

#### 5A Use of certain land at Googong for studio dwellings

- (1) This clause applies to land to which clause 4.1D applies.
- (2) Development consent may be granted to a single development application for development on land to which this clause applies that is both:
  - (a) the subdivision of land in accordance with subclause 4.1D (3), and
  - (b) the erection of a studio dwelling on a lot resulting from the subdivision.
- (3) Development consent must not be granted under this clause if:
  - (a) the ratio of studio dwellings to lots resulting from the subdivision is greater than 1:3, and
  - (b) the dwelling in conjunction with which the studio dwelling is to be established is located on a lot that has an area of less than 225 m<sup>2</sup>.

### [3] Dictionary

Insert after paragraph (m) of the definition of *residential accommodation*:

- (n) studio dwellings,

### [4] Dictionary, definition of “semi-detached dwelling”

Insert “, but does not include a studio dwelling” after “one other dwelling”.

### [5] Dictionary, definition of “studio dwelling”

Insert in alphabetical order:

*studio dwelling* means a dwelling that:

- (a) is established in conjunction with another dwelling (the *principal dwelling*), and
- (b) is on its own lot of land, and
- (c) is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling,

but does not include a semi-detached dwelling.

**Note.** Studio dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.