



New South Wales

# **Queanbeyan Local Environmental Plan (South Tralee) 2012 (Amendment No 1)**

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 (South Tralee) 2012 (Amendment No 1)**

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Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Queanbeyan Local Environmental Plan (South Tralee) 2012 (Amendment No 1)*.

### **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 land to which *Queanbeyan Local Environmental Plan (South Tralee) 2012* applies.

## Schedule 1 Amendment of Queanbeyan Local Environmental Plan (South Tralee) 2012

**[1] Clause 4.1A Exceptions to minimum subdivision lot sizes**

Omit “170 square metres” from clause 4.1A (2). Insert instead “130 square metres”.

**[2] Schedule 1 Additional permitted uses**

Insert after clause 1:

**2 Use of certain land for studio dwellings**

- (1) This clause applies to land within a residential zone that is within 200m of any land in Zone B4 Mixed Use.
- (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 clause 4.1A (2), 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 225m<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.