

Comprehensive LEP Update

Purpose of Workshop

- Detail the proposed approach to progressing the new comprehensive LEP for the amalgamated Council area.
- Provide Council with updated draft plan and supporting documents for review.
- Advising Council of changes to the LEP since the last workshop.
- Overview the likely program for progressing the draft plan at this time.



Merging Council's Planning Controls

- Requirement of State Government that newly amalgamated councils report to elected council on process for amalgamating planning controls (LEPs).
- Council currently administers 7 separate LEPs (6 former Queanbeyan LEPs).
- Older LEPs are progressively being replaced by newer planning proposals (e.g., South Jerrabomberra, Jumping Creek, West Jerrabomberra).
- Seeking to have all LEPs under one combined LEP by mid 2020.

Palerang Local Environmental Plan 2014
Current version for 1 September 2017 to date (accessed 3 October 2017 at 15:05)
Status information



Status information
Currency of version
Current version for 1 September 2017 to date (accessed 3 October 2017 at 15:05)
Legislation on this site is usually updated within 3 working days after a change to the legislation.
Provisions in force
The provisions displayed in this version of the legislation have all commenced. See [Historical notes](#).
Authorisation
This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified in the form of that legislation that is correct under section 45C of the *Interpretation Act 1987*.
File last modified 1 September 2017.

Queanbeyan Local Environmental Plan 2012
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Queanbeyan Local Environmental Plan (South Tralee) 2012
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Anticipated Process for Progressing Comprehensive LEP

- Seek Council resolution to forward updated draft LEP and supporting documents (including updated planning proposal) to Department of Planning (July 2019).
- Prepare updated planning proposal and forward to Department of Planning seeking a revised Gateway determination to proceed (August 2019).
- Prepare draft instrument and maps (August 2019).
- Undertake consultation with public authorities and the community (September – October 2019).
- Report to Council on outcomes of consultation. Ideally, staff will be in a position to recommend Council endorse the draft plan (November-December 2019).
- Minor amendments can be made to draft plan arising from community consultation. The Draft LEP is forwarded to Department of Planning to be finalised (made by Minister or delegate) (February-April 2020).



What's Been Removed From Program?

E4 Environmental Living Zone

- The issue of the zoning of E4 land in Wamboin and Bywong will now be dealt with as a separate planning proposal to the LEP.

Restoring Dwelling Entitlement Lot 1 DP 555380 Old Cooma Rd

- This matter will now be progressed in the short term as part of a separate 'housekeeping' planning proposal.

Amending B2 Zone and Common Land Googong

- This matter will now be progressed in the short term as part of a separate 'housekeeping' planning proposal.

Introducing Split Zone Subdivision Clause

- This matter will now be progressed in the short term as part of a separate 'housekeeping' planning proposal.



What's Been Included In Current Program?

Rural Lands Study

- Subdivision of Lot 16 DP 846996, Williamsdale to allow existing dual occupancy to be subdivided with dwellings located on separate lots.

Animal Boarding and Training Establishments

- New clause is proposed to be included in the draft LEP that seeks to minimise potential impacts on neighbours (particularly from the animal boarding component).

'Restaurants or Cafes' and 'Function Centres' in E4 Environmental Living Zone

- Both of these uses are currently permissible with consent in this zone under the *Palerang LEP 2014* whereas they are prohibited under *Queanbeyan LEP 2012*. It is recommended these uses be made permissible with consent under the new LEP but that an appropriate clause be inserted into the plan to manage potential impacts on neighbours.



What's Been Included In Current Program?

Dual Occupancy Development in Rural and Environmental Zones

- Council staff are recommending 'dual occupancies' be prohibited in rural and environmental zones (including the R5 Large Lot Residential zone) across the LGA. It is proposed 'secondary dwellings' be permissible in all these zones where dwellings are permissible and that these can be up to 50% the size of the principle dwelling to give some additional flexibility in respect of size.

Dual Occupancy Development in Residential Zones

- Council staff are recommending 'dual occupancies' be permitted in the village and low density residential zones but supported with local provisions requiring a minimum lot area before such development can be undertaken.

Signage in Rural Areas

- Council staff are intending to consider this issue further during the development of the new LEP and intend to provide the Council with a discussion paper on this issue in the near future.



What's Been Included In New Program

Popup events

- Again, Council staff are intending to consider this issue further during the development of the new LEP and intend to provide the Council with a discussion paper on this issue in the near future.

Updating Heritage Schedule

- It is intended that the respective heritage schedules from each LEP will now be merged into a single new schedule. Council staff will continue to monitor any new proposed listings and consider these for inclusion when the new LEP is drafted.

Matters raised during West Jerrabomberra Planning Proposal

- Including 'registered clubs', 'markets' and 'food and drink premises' to the B7 Business Park zone. Further traffic analysis required for these uses.
- Allowing 'places of public worship' in the RE2 Private Recreation zone. Not supported. Such land is predominantly to provide for recreational activities in an open space environment. Permissible in many other zones.



What next?

- Report to Council in near future seeking endorsement for new planning proposal to be forwarded to the Department of Planning.
- Council staff continuing to update map and LEP as required.
- When Council receives revised Gateway determination consultation with Government agencies and community will begin.

