



North Elmslea Planning Proposal – Frequently Asked Questions

Q: When was the North Elmslea development first raised by developers?

A: The North Elmslea development has been under consideration for many years and was included in the Bungendore Landuse Strategy and Structure Plan which was adopted by the former Palerang Council in 2010 and endorsed by the then Department of Planning and Environment. A request for a Planning Proposal for the site was received by the Developer in 2014.

In April 2015, the NSW Government provided Gateway determination on the Planning Proposal. This means that the NSW Government decided that the planning proposal could proceed subject to other matters including further studies and public consultation.

A number of studies were undertaken, including traffic and transport, soil capability, Aboriginal cultural heritage, contamination, bushfire, water supply, sewerage, stormwater and flora and fauna. Many of these include recommendations which need to be considered should the Planning Proposal be gazetted and so reach the development application stage.

With the studies now complete, and additional water allocation secured (see below), Council agreed to place the Proposal on public exhibition.

After this consultation period, staff will consider and respond to all submissions and present these to Council with recommendations. It is expected that staff will report to Council in early 2020. Staff will make recommendations to Council, however councillors may choose to amend the resolution. If approved by Council, a submission will be made the NSW Department of Planning, Industry and Environment and the Palerang Local Environmental Plan will be amended.

Q: If approved, when would construction commence?

A: The timeline contained in the draft Planning Proposal indicates that the amendment to the Palerang Local Environmental Plan may occur in around May 2020 if all approvals are given. After the amendment, the developer is required to submit a development application for the subdivision. Following assessment of the development application, a construction certificate is required. This may take up to 18 months.

Alongside the development application, Council is required to amend/prepare Contribution and Development Servicing plans for the development.

Q: How many lots are contained in the North Elmslea development.

A: The final number of lots will be determined in the preparation of the development application for subdivision. The Planning Proposal sets the minimum lot size for subdivision at 850m². With this minimum lot size there is a theoretical yield of 309 lots that has been calculated based on the land area located outside the 500m buffer to the Waste Transfer Facility.

Q: Why does Bungendore need new development?

A: Bungendore is located within the wider Queanbeyan and Canberra region and is part of the solution to provide a diversity of housing for the population growth of this region. Following the completion of the Elmslea subdivision in 2008 and the construction of the subsequent houses in the last 18 months, Bungendore has had a number of small infill developments, such as King St and Mecca Lane. There is minimal suitable residential zoned land remaining for infill development.

Q: The draft Bungendore Structure Plan shows further development to the north of North Elmslea, when will that occur?

A: Council has yet to adopt the Bungendore Structure Plan and this is a 30 year plan. Residents will note that some of the studies undertaken for the North Elmslea Planning Proposal extend beyond the area of the Planning Proposal and include land further to the north. This land may be considered for future development, pending the outcome of the Structure Plan.

Q. The 850m² block size is too small to maintain the village character of Bungendore. Can a minimum size of 1000m² be imposed? The density seems too high and inconsistent with the northern end of existing Elmslea.

A. Existing minimum lot sizes along the current northern edge of the urban area of Bungendore range from 850m², to 10,000m² to 50,000m².

The proposed minimum lot size of 850m² is consistent with the existing adjoining development to the south-east of the proposed development. However, Council may reconsider the proposed minimum lot sizes for the subject site, pending a review of submissions to the Planning Proposal.

Q. This development will have a significant impact on and increase in traffic. How will these impacts be addressed and will traffic calming measures be considered?

A. The Planning Proposal notes that the main entrance to the development will be off Tarago Road with secondary access via existing roads in the North Elmslea area. There is capacity in the existing road network to accommodate the expected residential traffic generated by the future development of the site.

Detailed design of the road layout and location of traffic calming measures will be considered during the development application process. Submissions on the road design/traffic calming measures may be made during the public exhibition of the draft subdivision layout.

Q. Given there's a future proposal for development to the north of North Elmslea, will this main entrance be developed to accommodate additional traffic?

A Infrastructure and servicing, including road intersections, will be designed to accommodate the future growth that will be identified in the adopted Bungendore Structure Plan

The intersection with Tarago Road will incorporate a large diameter roundabout, which will be designed for approach speeds of 80km per hour but allowing vehicle articulation through the roundabout while guiding the motorist to check their speed to manoeuvre through the intersection.

This essentially alerts the motorist of the change in traffic conditions and increase in vehicle movements, effectively creating a gateway into the urban streetscape of Bungendore.

Q. Will there be green space for recreation included in the development? Public infrastructure in this area is already insufficient. Footpath infrastructure should also be included in the development.

A. Yes, recreation spaces will be included in the development, however the size and location of recreation spaces will be determined as part of the detailed design for the development application stage, where a draft subdivision layout will be assessed against the provisions and controls of the Local Environmental Plan and Development Control Plan.

The Palerang Development Control Plan 2015 (c1.2.15 Public Open Space) requires a development provide access to active and passive open space to meet the needs to the local population. Section C1.2.4 Road networks and design also requires development ensure that the *“street network provides convenient, connected and safe access for pedestrians (especially children)....and vehicles.”*

The size and location of the recreation space will be considered during the development application process and detailed layout plans will be available for public exhibition.

Q. How will this development affect the preschool, primary school, parkland etc.?

A. The planning proposal has been reviewed by the relevant public agencies, including NSW Department of Education, so they are aware of the potential increase in the population. It should be noted that the development will occur over a number of years providing for a period of adjustment.

Q. How will this development affect the sustainability of the water supply?

A. The exhibition of this planning proposal was reliant on the allocation an increased water licence for the Bungendore area. This additional allocation was approved earlier in 2019 and has allowed the draft Planning Proposal to be placed on public exhibition.

The additional allocation allows Council to draw up to 1 Gigalitre per year from the underground water supply. To put that into context, Council currently has approval to draw 500 megalitres (half a gigalitre) to service the current Bungendore community of 1357 dwellings. To obtain this additional water, Council will sink bores around the Bungendore area.

The application for additional allocation was approved by the NSW Natural Resources Access Regulator.

Furthermore, development is required to comply with the Building Sustainability Index (BASIX) which requires water saving devices to be installed in new house and it should also be noted that water tanks are required to be installed with each new house under the Palerang Development Control Plan 2015.

Q. If the proposal goes ahead, how will the demands on water/sewerage and other infrastructure be met?

A. Any future development will connect into existing infrastructure and be required to contribute to the infrastructure and any upgrades required as a result of the development.

Q. Will there be minimum requirements for water storage and use?

A. Development needs to satisfy the requirements of the Palerang Development Control Plan 2015 and NSW Building Sustainability Index (BASIX). The Palerang

Development Control Plan 2015 part B17 requires that rain water tanks are installed with each new dwelling. Minimum tank size is dependent on the number of bedrooms. For example, a 3(or more) bedroom house requires a 22.5Kl tank.

Q. Is this proposal pre-empting the outcome of the Bungendore Structure Plan?

A. No, the site (Lot 1 DP 798111) was identified in the Bungendore Land Use Strategy and Structure Plan adopted by Council in 2010 and endorsed by the then Department of Planning and Environment. Council resolved on 4 December 2014 to forward the planning proposal for the land to Minister for Planning and Environment for approval to commence the rezoning process. The rezoning has been progressing since this time.

Q. Is the proposal too close to the Waste Transfer Station?

A. No the Planning Proposal includes only that part of the lot that is outside of the 500m buffer.