Planning Proposal
West Jerrabomberra
Queanbeyan-Palerang Regional Council
October 2018

Ref: SF150180
C18150931

Offices: Council headquarters – 256 Crawford St
Bungendore Office – 10 Majara St
Braidwood Office – 144 Wallace St

Contact: **P:** 1300 735 025
E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

Table of Contents

Introduction **4**

Part 1 Objectives and Intended Outcomes **6**

Part 2 Explanation of Provisions **6**

Part 3 Justification **13**

Section A – Need for the planning proposal 13

Section B – Relationship to strategic planning framework 14

Section C – Environmental, social and economic impact 18

Section D – State and Commonwealth interests 18

Part 4 Mapping **19**

Part 5 Community Consultation **19**

Part 6 Project Timeline **19**

Appendix A – Draft Maps **21**

Appendix B - Calibre Flood Study January 2010 and WMA Water Review February 2016 & September 2016 ..... **30**

Appendix C – Site Investigation for Contamination Douglas Partners August 2018 ..... **31**

Appendix D – ANEF Contours Over West Jerrabomberra **32**

Introduction

Queanbeyan-Palerang Regional Council has prepared this planning proposal in order to zone additional land at West Jerrabomberra for employment uses, open space and environmental conservation purposes.

This planning proposal has been under consideration for a number of years and was previously being progressed only in respect of the land known as North Tralee to the south of Jerrabomberra Creek. It is now intended to progress this proposal as an amendment to *Queanbeyan Local Environmental Plan (LEP) (Poplars) 2013* which will also be subsequently renamed to *Queanbeyan LEP (West Jerrabomberra) 2019* when the plan is made.

The key outcomes of the proposal are to:

1. rezone land at North Tralee for employment related uses, namely IN2 Light Industry and B7 Business Park. A significant part of this area has also been identified as the likely location for a proposed Regional Sports Complex which is permissible under both zones,
2. rezone existing RE2 Private Recreation at South Poplars to B7 Business Park in order for the land to be used as a future school site, and
3. rezone existing RE2 Private Recreation land at North Poplars (previously identified for Regional Sports Complex) to B7 Business Park, primarily to replace the B7 Business Park at North Tralee now identified for the Regional Sports Complex.

Due to both North Tralee and The Poplars being located within the Australian Noise Exposure Forecast (ANEF) 20 contour for Canberra Airport, neither area is considered suitable for residential development. The land is however considered appropriate for employment and recreational related purposes. A map illustrating the respective ANEF contours against the site is shown at Appendix D.

The site is also considered to be conditionally suitable for educational establishments, provided appropriate acoustic attenuation is incorporated during construction, consistent with Australian Standard *AS2021-2015 Acoustics, Aircraft noise intrusion-Building siting and construction*. The school site is required to be provided under the endorsed State Planning Agreement applying to the land.

The land will also be zoned to reflect any environmental constraints on the site. The existing land zoned E2 Environmental Conservation on The Poplars will remain unchanged.

The land subject to this planning proposal comprises the following lots:

- Lot 1 DP 399170
- Lot 1 DP 1243031
- Lot 2 DP 1243031
- Lot 3 DP 819333
- Lot 1 DP 1126721
- Lot 2 DP 338637
- Lot 6 DP 719108
- Lot 12 DP 1135538
- Lot 1 DP 323002
- Lot 1 DP 333443
- Lot 1 DP 313299
- Lot 6 DP 239080
- Lot 3 DP 239080

The land is currently greenfield and is subject to three environmental planning instruments:

- *Queanbeyan Local Environmental Plan (Poplars) 2013*,
- *Queanbeyan Local Environmental Plan 1998*, and
- *Queanbeyan Local Environmental Plan (LEP) 1991*.

Lot 1 DP 323002 and Lot 1 DP 333443 are zoned 1(a) (Rural A Zone) under *Queanbeyan Local Environmental Plan (LEP) 1991*. This draft plan will formally repeal *Queanbeyan Local Environmental Plan 1991* in its entirety when made.

Lot 1 DP 313299, Lot 6 DP 239080 and Lot 3 DP 239080 are currently zoned 1(a) (Rural A Zone) under *Queanbeyan LEP 1998*.

The remaining lots are subject to the *Queanbeyan Local Environmental Plan (Poplars) 2013* and are currently zoned as B1 Neighbourhood Centre, B7 Business Park, RE2 Private Open Space and E2 Environmental Conservation.

The area subject to the planning proposal is shown on Map 1 below.

Map 1: Land Subject to the Planning Proposal

Part 1 Objectives and Intended Outcomes

As noted, the key outcomes of this planning proposal are to:

1. rezone land at North Tralee for employment related uses (namely IN2 Light Industry and B7 Business Park) as well as E2 Environmental Conservation, RU2 Rural Landscape and RE2 Private Recreation. A significant part of this area has also been identified as the likely location for a proposed Regional Sports Complex which is permissible under both zones,
2. rezone existing RE2 Private Recreation at South Poplars to B7 Business Park in order for the land to be used as a future school site, and
3. rezone existing RE2 Private Recreation land at North Poplars (previously identified for Regional Sports Complex) to B7 Business Park, primarily to replace the B7 Business Park at North Tralee now identified for the Regional Sports Complex.

This will provide a supply of employment and recreational lands to meet the needs of the local community into the future.

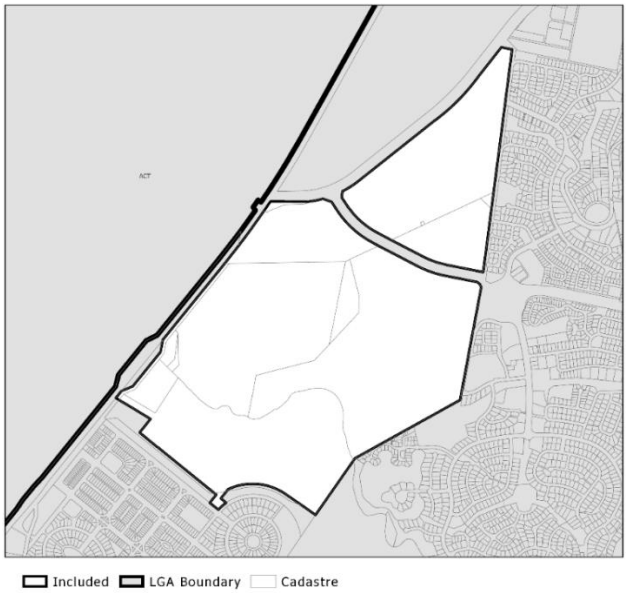
The site will also be zoned to accommodate relevant environmental constraints (riparian land and flood prone land).

Part 2 Explanation of Provisions

Renaming Queanbeyan LEP (Poplars) 2013 to Queanbeyan LEP (West Jerrabomberra) 2018 and increasing the area of land the existing plan applies to.

As noted, this proposal will be given effect by amending the existing *Queanbeyan Local Environmental Plan (LEP) (Poplars) 2013* by including the land known as North Tralee. It is intended to rename the new amended LEP to *Queanbeyan LEP (West Jerrabomberra) 2018* when the plan is made. *Queanbeyan LEP 1998* will no longer apply within these boundaries and *Queanbeyan LEP 1991* will be repealed in its entirety. The Land Application Map will be extended to include North Tralee as shown on Map 2 below.

Map 2 Land Application Map for West Jerrabomberra



Rezoning new land at North Tralee for employment, rural landscape, open space and environmental conservation uses

Employment Zones

In respect of North Tralee, the recommended zones for those parts of the site proposed for employment related uses are a combination of IN2 Light Industrial zone and B7 Business Park zone. These zones provide for a suitable range of employment related uses. The proposed IN2 Light Industrial zone has an area of 29.25ha and the proposed B7 Business Park has an area of 9.62ha. Both areas are located just south of Jerrabomberra Creek and occupy some of the flattest land in this area. This has also meant that it is an attractive location for a Regional Sports Precinct which is permitted with consent in both proposed zones. The area of the proposed Regional Sports Facility is approximately 15ha.

Once the final concept for the Regional Sports Facility has been agreed in the future, the land will be zoned to a more suitable use (such as public recreation).

The land use table for the IN2 Light Industry zone will be adopted from the *Queanbeyan Local Environmental Pan (QLEP) 2012*. For the B7 Business Park zone the land use table from the *Queanbeyan Local Environmental Plan (Poplars) 2013* will be adopted.

Environmental and Open Space Zoning

The land will also be zoned to accommodate any environmental constraints on the site. The southern part of the creek bed (Jerrabomberra Creek) will be zoned E2 Environmental Protection with a width of 40 metres from the centreline of the creek bed consistent with the current zoning of The Poplars land to the north. This is to ensure the riparian lands within the subject site are suitably protected and conserved for their environmental values. A small area of land north of the creek will also be zoned E2 Environmental Conservation consistent with the zoning of The Poplars site to the north and ensuring an 80 metre corridor for the entire length of the creek that passes through the site. The additional area of land to be rezoned E2 Environmental Conservation under this planning proposal represents an area of 6.17ha.

A small area of land on the northern side of the creek is also proposed to be zoned RE2 Private Recreation consistent with the existing zoning on The Poplars site to the north and recognising it is largely unsuitable for other uses. This represents an area of 1.24ha.

The land use tables for the E2 Environmental Protection zone and the RE2 Private Recreation zone will be adopted from the *Queanbeyan Local Environmental Plan (Poplars) 2013*.

Zoning of Flood Affected Land

It is proposed land below the flood planning level (ie, the 1:100 Average Recurrence Interval (ARI) event plus 0.5 metre freeboard) on the southern side of the creek (and located outside the proposed E2 zone) be zoned RU2 Rural Landscape. This is consistent with the existing underlying zone under the *Queanbeyan Local Environmental Plan 1998* (ie, the 1(a) (Rural A Zone). Accordingly, any flood affected land will retain an underlying rural zone. The proposed RU2 land represents an area of 10.72ha. The land use table for the RU2 Rural Landscape zone will be adopted from the *Queanbeyan Local Environmental Pan (QLEP) 2012*.

Both the Council and the proponents have previously undertaken studies and investigations in respect of flooding potential on the site. At one time it was proposed that Jerrabomberra Creek be widened to reduce flood affectation, however given the significant environmental impacts this would have created, Council and State Government agencies have determined

all land identified for employment related development must be located outside the flood planning area.

Due to the planning history associated with the area, some of the studies that were prepared covered all of the current site and some covered only parts of the site. Further, some of these studies were prepared for the Council whilst others were prepared for the proponents. In order to ensure Council had independent advice in respect of any flooding of the site and the extent of this flooding, Council engaged a suitably qualified consultancy (WMA Water) to confirm whether the mapping provided by the proponents in previous studies was an appropriate basis to then determine a flood planning level.

One previous study undertaken for the site was *Flood Study and Riparian Corridor Assessment Jerrabomberra Creek January 2010 - Brown Consulting* (the Brown Study) prepared for the proponents in 2010. That study covered the entire site subject to the current planning proposal and included maps that illustrated various flooding events including a 1:100 year ARI flooding event.

Council subsequently engaged WMA Water to review the Brown Study. WMA Water concluded (February 2016) that while the modelling used by Brown Consulting was reasonable and a suitable basis for determining flood planning levels, some further refinement of the model was desirable to better account for the potential effect of the disused Goulburn-Bombala Railway and associated infrastructure across Jerrabomberra Creek.

This has now been undertaken by Calibre Consulting (formally Brown Consulting) including adding a 0.5 metre freeboard in order to correctly identify the flood planning level. These results were again independently reviewed by WMA Water on Council's behalf. WMA Water subsequently concluded (September 2016) that:

> *"the assumptions and modelling methods applied have been determined to be generally conservative. This coupled with the characteristics of the control formed by the Railway embankment and the steep terrain on the surrounding floodplain, indicates that the model results are suitable for rezoning assessment purposes when used in conjunction with a 0.5 m freeboard".*

Accordingly Council intends to apply the 1:100 ARI plus 0.5 metre freeboard as set out in the WMA Report as the basis for determining where land will be rezoned for employment related purposes. Both the WMA Water and Calibre (Brown) studies are shown at Appendix B

It is also intended to introduce the model flood planning clause into the LEP.

The rezoning of land currently zoned RE2 Private Recreation to B7 Business Park on The Poplars

The employment land subject to the *Queanbeyan LEP (Poplars) 2013* is zoned B1 Neighbourhood Centre on North Poplars which allows for some retail/commercial premises and B7 Business Park on South Poplars which is subject to a proposed technology park and innovation hub.

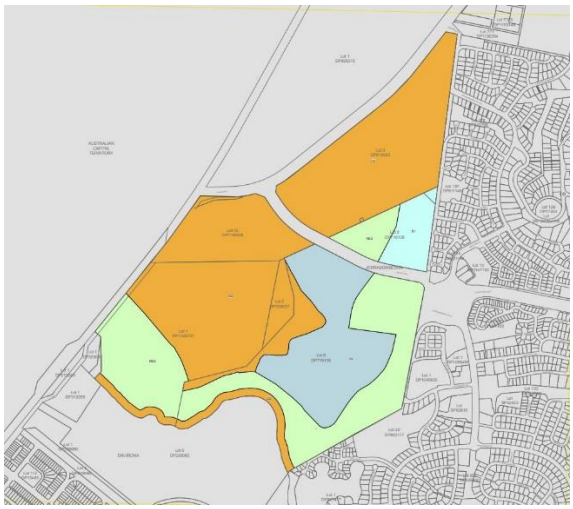
As the IN2 Light Industry zoned land at North Tralee is now earmarked for a Regional Sports Facility it has meant that further employment land of approx 15ha is required to provide suitable local employment options. Accordingly Council has determined that rezoning the existing RE2 Private Recreation at North Poplars (4.92ha) for employment related uses will assist in addressing some of this demand. However, Council is of the view that rezoning this site to B7 Business Park is a better planning outcome on this site rather than replacing it with an IN2 Light Industry zone given the site represents an important visual entrance to the suburb of Jerrabomberra.

In addition, it is proposed to also rezone 11.28ha of existing RE2 Private Recreation land at South Poplars to B7 Business Park. This is to provide both for the 3ha school site as required by the Department of Education, and also, to rezone the balance of the surrounding land consistent with the existing adjoining zone (ie, B7 Business Park).

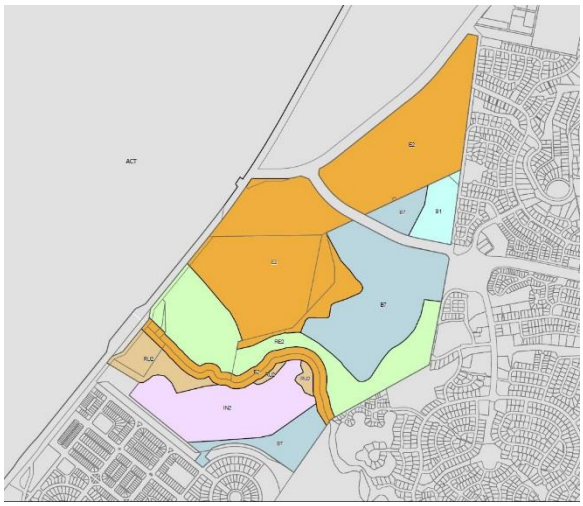
Overall, approximately 15ha of IN2 Light Industry land that will be taken up by the Regional Sports Facility at North Tralee, however will be replaced with 16.2ha of B7 Business Park land at both North and South Poplars. This ensures the supply of employment land in the broader urban release area is maintained.

Indicative zoning maps showing the existing and proposed zones in West Jerrabomberra are shown below and at Appendix A.

Existing Zones



Proposed Zones

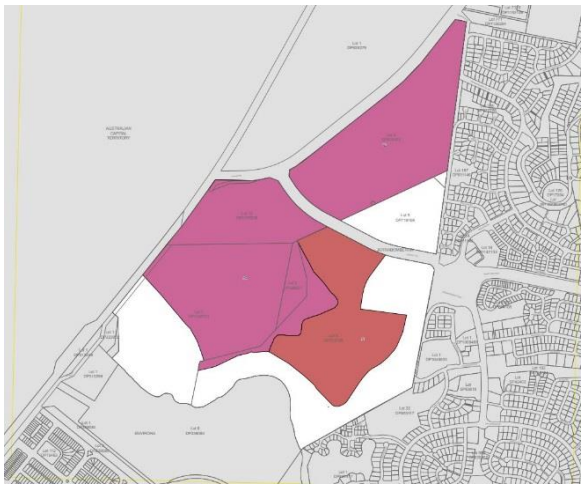


Indicative Lot Size Maps

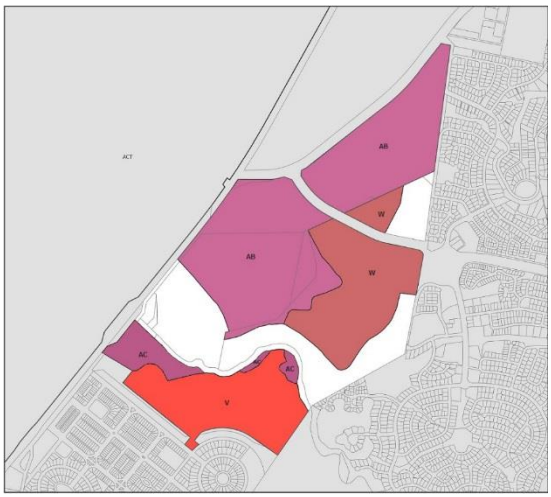
The Planning Proposal will also introduce new lot sizes for the land in North Tralee and amend the existing lot size maps under the *Queanbeyan LEP (Poplars) 2012*. The minimum lot sizes proposed are 2,000m^2 for both the B7 Business Park and IN2 Light Industrial zones (V), 20ha for the E2 Environmental Conservation (AB) and 80ha for the RU2 Rural Landscape land. No lot size is proposed for either the RE2 Private Recreation zone or that part of the E2 Environmental Conservation zone that covers the riparian land.

The existing and proposed lot sizes for West Jerrabomberra are shown over and at Appendix A.

Existing Lot Sizes



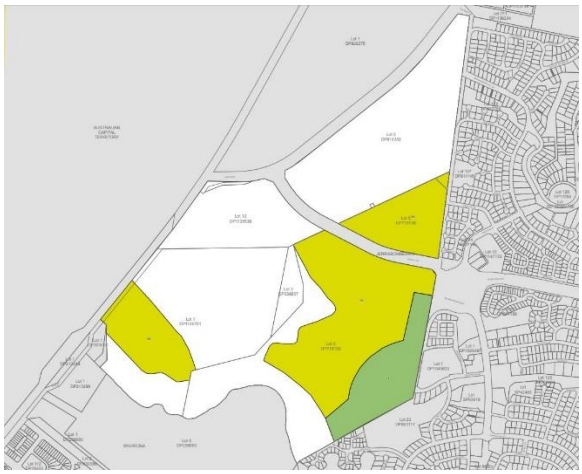
Proposed Lot Sizes



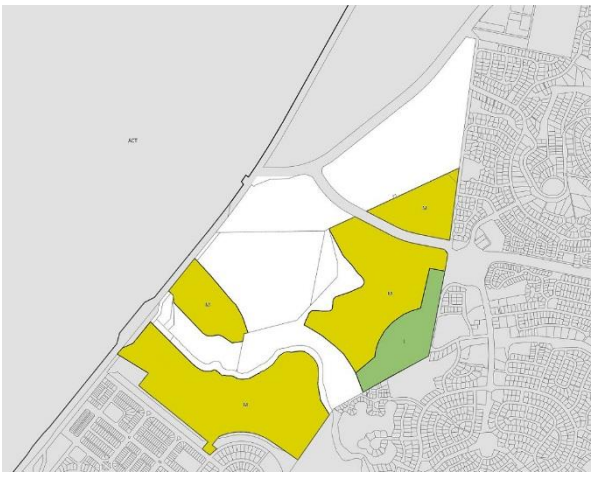
Indicative Height of Buildings (HOB)

The existing Height of Buildings (HOB) Map will be extended to cover the additional area of North Tralee and will propose a 12m building height over the IN2 Light Industry, B7 Business Park and RU2 Rural Landscape zone (M). The small area of RE2 Private Recreation land will not have a height of building on the map similar to the existing RE2 and E2 land that follow the north side of Jerrabomberra Creek. The proposed HOB map is shown below and Appendix A.

Existing HOB Map



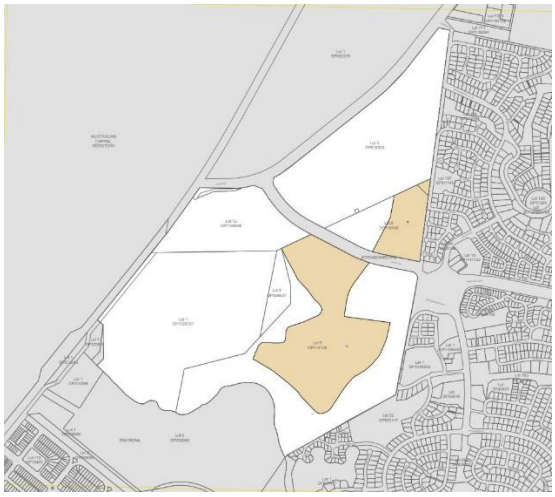
Proposed HOB Map



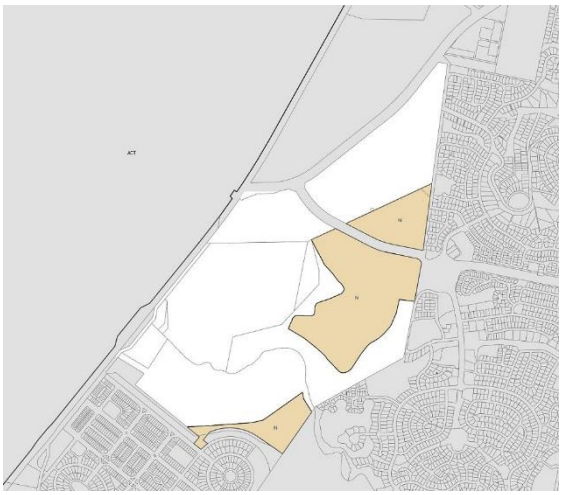
Indicative Floor Space Ratio Map

The existing Floor Space Ratio (FSR) Map for the *Queanbeyan Local Environmental Plan (LEP) (Poplars) 2013* will be extended to cover the area of North Tralee and be shown on the additional B7 land proposed on North and South Poplars. The proposed FSR is 1:1 (N). No FSR is proposed for the IN2 Light Industrial area. See below and Appendix A.

Existing FSR Map



Proposed FSR Map



Indicative Land Reservation Acquisition Map

The existing Land Reservation Acquisition (LRA) Map for the *Queanbeyan LEP (Poplars) 2013* will be extended to cover the additional area of North Tralee with no land identified for reservation or acquisition at this time. See below and Appendix A.

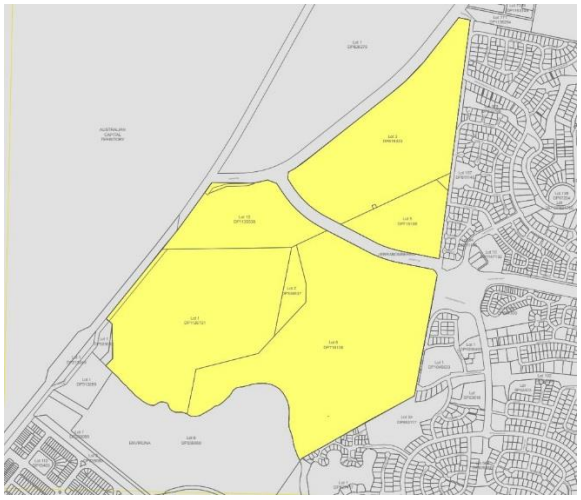
Existing LRA Map

Proposed LRA Map

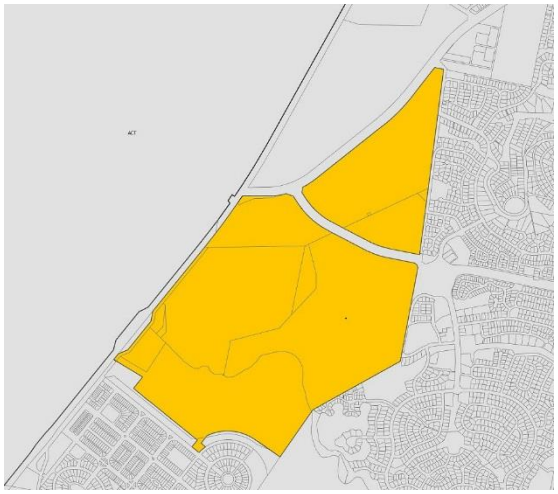
Indicative Urban Release Area Map

The existing Urban Release Area (URA) Map for the *Queanbeyan LEP (Poplars) 2013* will be extended to cover the additional area of North Tralee. See below and Appendix A.

Existing URA Map



Proposed URA Map



Indicative Riparian Land and Watercourses Map

The existing Riparian Land and Watercourses Map for the *Queanbeyan LEP (Poplars) 2013* will be extended to cover 40m from the centre of Jerrabomberra Creek in the North Tralee area. See below and Appendix A.

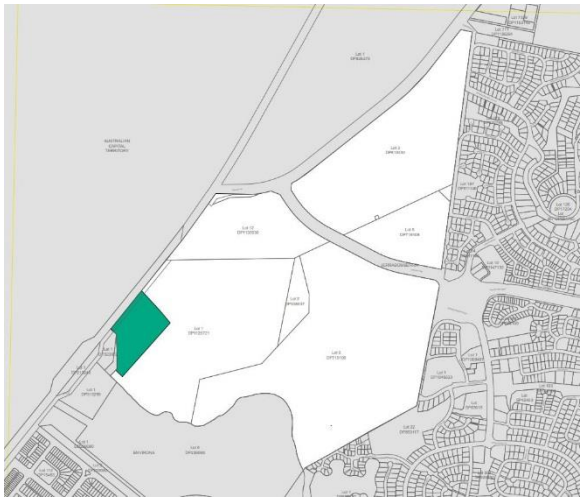
Existing WCL Map

Proposed WCL Map

Indicative Local Clauses Map

The Visual and Acoustic Buffer Map will be replaced as a Local Clauses Map which will relate to the local clause "Land adjoining Hume Industrial Area and Goulburn/Bombala Railway Line". It will extend the visual and acoustic buffer into the North Tralee area. It will be annotated on the map as "Visual and Acoustic Buffer" and shown as a blue line to align with the *Queanbeyan LEP (South Tralee) 2012* to the south. See below and Appendix A.

Existing Local Clause Map



Proposed Local Clause Map

Other Clauses

Other existing local clauses under *Queanbeyan LEP (Poplars) 2013* intended to be carried forward into new plan when drafted (but that do not require specific maps) include:

- Earthworks,
- Flood planning,
- Airspace operations,
- Development in areas subject to aircraft noise, and
- Essential services.

Access

The site will be accessed by the proposed Northern Entry Road (linking north to Tompsitt Drive) when constructed. It is proposed the Northern Entry Road will run along the zoning boundary between the proposed IN2 and B7 zone providing suitable access to both areas.

Part 3 Justification

Section A – Need for the planning proposal

The planning proposal will give effect to the *Queanbeyan Residential and Economic Strategy 2015-2031*. This is to ensure the supply of suitable employment lands into the future.

1) Is the planning proposal a result of any strategic study or report?

Yes. The site is contained within the *Queanbeyan Residential Economic Strategy 2015-2031*. A copy of the Strategy can be found at http://www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Studies-strategies#section-4

The *Residential and Economic Strategy 2015-2031* was endorsed by the NSW Department of Planning and Environment in July 2016 and the land was identified as having potential for employment lands uses. It is also supported by the local environmental study (and supporting addendums) prepared for the site.

2) Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best means of delivering the intended outcomes set out under the *Queanbeyan Residential and Economic Strategy 2031* for this area. It is also considered better to progress development in this area as one planning proposal rather than each landowner progressing each area independently.

Infrastructure and servicing will determine development staging in line with the Structure Plan for South Jerrabomberra which looks at servicing the development in a southerly direction from North Poplars.

Section B – Relationship to strategic planning framework

3) Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The *South East and Tablelands Regional Plan 2036* is the relevant regional strategy. The planning proposal is considered to be consistent with the Strategy. This strategy in *Direction 12:- Promote business activities in urban centres*, states that strategic and local centres will be the focus for more employment uses with good transport connections to Canberra and Sydney. The West Jerrabomberra area is well positioned in distance to Canberra and the Monaro Highway – recognised as a strategic transport link and to Canberra airport.

The planning proposal gives effect to Direction 12 and will create additional employment lands with a mix of industrial, business and office use including a technology park and innovation hub. Land at The Poplars has already been zoned for employment lands and rezoning land at North Tralee is a logical extension. The draft LEP will rezone the land to enable uses such as business, light industry and other ancillary uses to ensure the economic sustainability of Queanbeyan. This is considered to be particularly appropriate given that the supply of suitable land within the LGA is extremely limited.

4) Is the planning proposal consistent with a council's local strategy, or other local strategic plan?

As previously noted, the proposal is consistent with the *Queanbeyan Residential and Economic Strategy 2015-2031,* as endorsed by the Department of Planning and Environment.

5) Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is not considered to be inconsistent with any SEPPs at this time (see Table 1 over).

Table 1

SEPP No.	SEPP Title	Applicable	Relevant	Consistent	Comment
SEPP55	Remediation of Land	YES	YES	YES	A preliminary site investigation was carried out as part of the original Tralee LES in 2005. This report indicated that some locations on the site have been exposed to historical uses that may have introduced potential contaminants associated with the former speedway. The proponent has now undertaken further work and has provided a report confirming the site is generally suitable for the intended uses subject to recommended actions occurring prior to development (including some material being excavated, appropriately classified and removed from the site). This report is show at Appendix C.
-	SEPP (Rural Lands) 2008	YES	YES	YES	The planning proposal is considered to be consistent with both the Rural Planning Principles and the Rural Subdivision Principles listed in the Rural Lands SEPP.

6) Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The planning proposal is not considered to be inconsistent with any s9.1 directions at this time. See below.

Direction 1.1 Business and Industrial Zones

The relevant objective of this direction is to encourage employment growth in suitable locations, and to ensure the supply of employment land is not reduced. The planning proposal is consistent with the objectives of this direction as the proposal seeks to rezone the land predominantly for employment purposes. The planning proposal is consistent with an endorsed strategy approved by the Secretary of the Department of Planning and Environment (*Queanbeyan Residential and Economic Strategy 2015-2031*).

Direction 1.2 Rural Zones

The objective of this direction is to protect the agricultural production value of rural land. This planning proposal does include land within a rural zone but there are no significant agricultural production values on the land that warrant protection. In addition the planning proposal is

consistent with an endorsed strategy approved by the Secretary of the Department of Planning and Environment (*Queanbeyan Residential and Economic Strategy 2015-2031*).

Direction 1.5 Rural Lands

The land subject to this planning proposal has little agricultural value and is zoned for environmental conservation bordering the Jerrabomberra Creek only. The land which was found to be flood prone is proposed to be zoned RU2 Rural Landscape. A significant portion of the Study Area will be retained for environmental conservation purposes and is consistent with this Direction.

Direction 2.1 Environmental Protection Zones

The objective of this direction is to protect and conserve environmentally sensitive areas. The draft plan proposal seeks to rezone the riparian areas of the site to E2 Environmental Conservation. The proposal is considered consistent with the direction.

Direction 2.3 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. A cultural heritage assessment was undertaken as part of the original LES for North Tralee which included assessments of both Aboriginal and European Heritage. Whilst no Aboriginal artefacts where found as part of that study, it did identify a potential archaeological deposit south of Jerrabomberra Creek and has recommended any areas proposed for future development should have test pits dug prior to any development to determine this.

In respect of European Archaeology, most activity was associated with the operation of the Fraser Park speedway in the 1970s and is of low heritage significance. However, further historical research has recently been done in relation to the former canteen at the Fraser Park Speedway. That research concluded that the former canteen potentially has some heritage value although a formal study would be needed to confirm this. Accordingly, Council intends to retain the former canteen on site at this time (and fenced) until a more detailed heritage study is carried out, at which time a final decision will be made in respect of whether to list the item. The former canteen is located on land intended to be dedicated to Council for the Regional Sports Field.

Direction 3.4 Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land uses locations, development designs, subdivision and street layouts achieve the following planning objectives:

(a) Improving access to housing, jobs and services by walking, cycling and public transport; and
(b) Increasing the choice of available transport and reducing dependence on cars; and
(c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car; and
(d) Supporting the efficient and viable operation of public transport services; and
(e) Providing for the efficient movement of freight.

Access to the employment lands at North Tralee will be via a new northern entry road from Tompsitt Drive which will link the employment lands at The Poplars with the employment lands at North Tralee. It is intended public transport will service the area in the future. Further the *South Jerrabomberra Development Control Plan 2014* requires that consideration be given to an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for

private vehicles, public transport, pedestrians and cyclists. This clause will apply to the Study Area and will ensure that the land use and the design of transport networks are integrated. The planning proposal meets the objectives of this direction in that any development proposed for South Jerrabomberra will provide access to housing, jobs and services.

Direction 3.5 Development Near Licensed Aerodromes

The site is wholly located within the ANEF 20 contour and partly within the ANEF 25 contour as shown at Appendix D.

No residential development is proposed under the draft plan. The proposed school site is located between the ANEF 20 and ANEF 25 contours and is conditionally acceptable subject to appropriate noise attenuation being included into the school design.

Relevant model clauses for both aircraft noise and aircraft operations will be contained within the draft plan.

Council will be consulting with both the Commonwealth Department of Transport and Regional Services and Canberra Airport.

Direction 4.3 Flood Prone Land

The objectives of this direction are:

a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the *Floodplain Development Manual 2005*, and

b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

As previously noted, studies have been undertaken to determine the extent of flooding from Jerrabomberra Creek. Importantly, no land below the flood planning level (1:100 ARI plus 0.5 metre freeboard) is proposed to be rezoned for urban purposes. All flood prone land associated with Jerrabomberra Creek will be zoned E2 Environmental Conservation or RU2 Rural Landscape (consistent with the underlying rural zone at this time).

The draft plan is considered to be consistent with this direction.

Direction 4.4 Planning for Bushfire Protection

The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas; and to encourage sound management of bush fire prone areas.

Under this direction Council is required to consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination and prior to undertaking a community consultation. This will be undertaken.

Direction 5.10 Implementation of Regional Plans

The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.

The *South East and Tablelands Regional Plan 2036* is the relevant regional strategy. The planning proposal is considered to be consistent with the Strategy.

Section C – Environmental, social and economic impact

7) **Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

A study into the ecology and natural heritage of the North Tralee site was carried out as part of the background local environmental study. The study concluded that most of the site has been cleared of native vegetation and been sown with pasture plants and used extensively for cultivation and stock grazing. The disused Fraser Park Speedway and associated infrastructure occupies the western half of the site. The report states that overall the site is in poor ecological condition and is considered to have low conservation significance. Regardless it is intended to rezone riparian areas of the site E2 Environmental Conservation to ensure they are not further degraded by inappropriate uses.

8) **Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

It is unlikely that there are any other environmental effects as a result of this planning proposal.

9) **Has the planning proposal adequately addressed any social and economic effects?**

The proposal seeks to create additional employment lands in accordance with the principles of the *Queanbeyan Residential and Economic Strategy 2031.* Rezoning of the site will ensure Queanbeyan's economic sustainability and deliver the relevant outcomes and directions of the *South East and Tablelands Regional Plan 2036*.

Section D – State and Commonwealth interests

10) **Is there adequate public infrastructure for the planning proposal?**

Access to the site will be provided via a new road and intersection from Tompsitt Drive which will create a connection from Poplars through to the proposed employment lands at North Tralee. A concept development application for this road link has been approved along with the detailed stages including a bridge over Jerrabomberra Creek. Construction of the intersection is imminent. Other infrastructure requirements will be resolved as the development of the site progresses.

The Department of Planning and Environment has advised a satisfactory arrangements clause in respect of State infrastructure is not required.

11) **What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Consultation with public authorities has occurred in the past and the plan has previously been amended to address the issues raised.

Further consultation with public authorities is proposed in respect of the revised plan and this planning proposal.

Part 4 Mapping

Relevant maps for West Jerrabomberra will be prepared in accordance with the requirements and guidelines of the Department of Planning and Environment. The maps proposed to accompany the draft plan are shown at Appendix A and include:

- zoning map,
- height of buildings map,
- minimum lot size map,
- floor space ratio map,
- riparian land and watercourse maps,
- land application map,
- land reservation acquisition map, and
- local clause map
- urban release area map.

Part 5 Community Consultation

It is intended to publicly exhibit the draft plan for a period of 28 days.

Agency consultation is proposed with the following stakeholders:

- NSW Department of Education
- NSW Office of Water
- NSW Department of Primary Industries
- NSW Roads & Maritime Services
- NSW Rural Fire Service
- NSW Office of Environment and Heritage
- John Holland Rail P/L
- Canberra Airport
- ACT Government - Environment and Planning Directorate
- Commonwealth Department of Transport and Regional Services

Part 6 Project Timeline

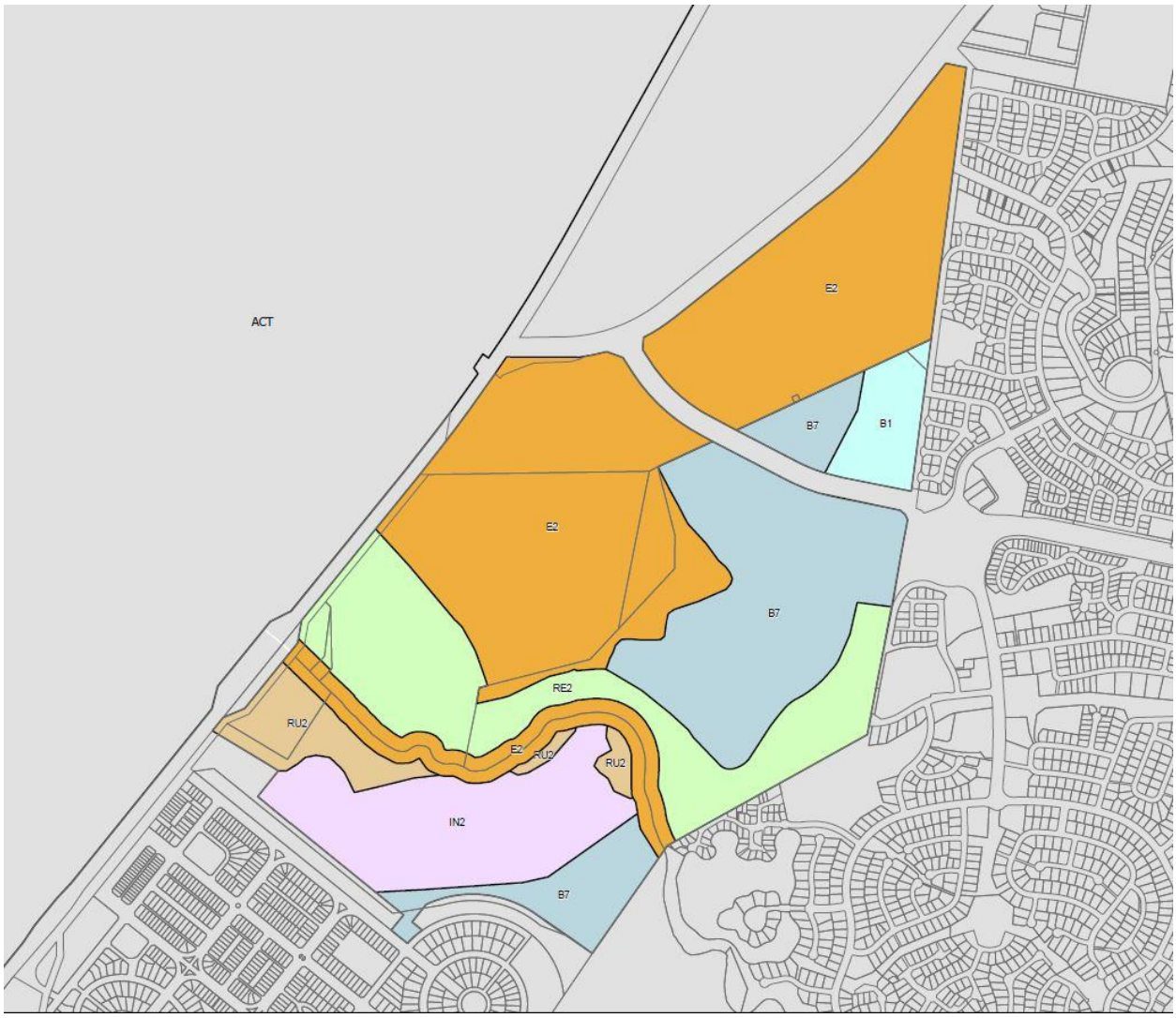
It is anticipated that the planning proposal will take up to 9 - 12 months to finalise. An indicative timeline is provided below.

#	Action	Estimated Timeline	Responsibility
1	Forward to DPE for Gateway	November 2018	Council
2	Government agency consultation	December 2018	Council
3	Public exhibition	February 2019	Council
4	Date of Public Hearing (if applicable)	N/A	N/A
5	Consideration of submissions	March 2019	Council
6	Assessment of proposal post-exhibition	March 2019	Council

#	Action	Estimated Timeline	Responsibility
7	Report to Council	April 2019	Council
8	Mapping and Parliamentary Counsel liaison	April 2019	Council
9	Anticipated date Council will make the plan	May 2019	Council
10	Anticipated date Council will forward the final Planning Proposal to DPE for notification	May 2019	Council
11	Anticipated date LEP will be notified	May 2019	Parliamentary Counsel's Office and DPE

Appendix A – Draft Maps

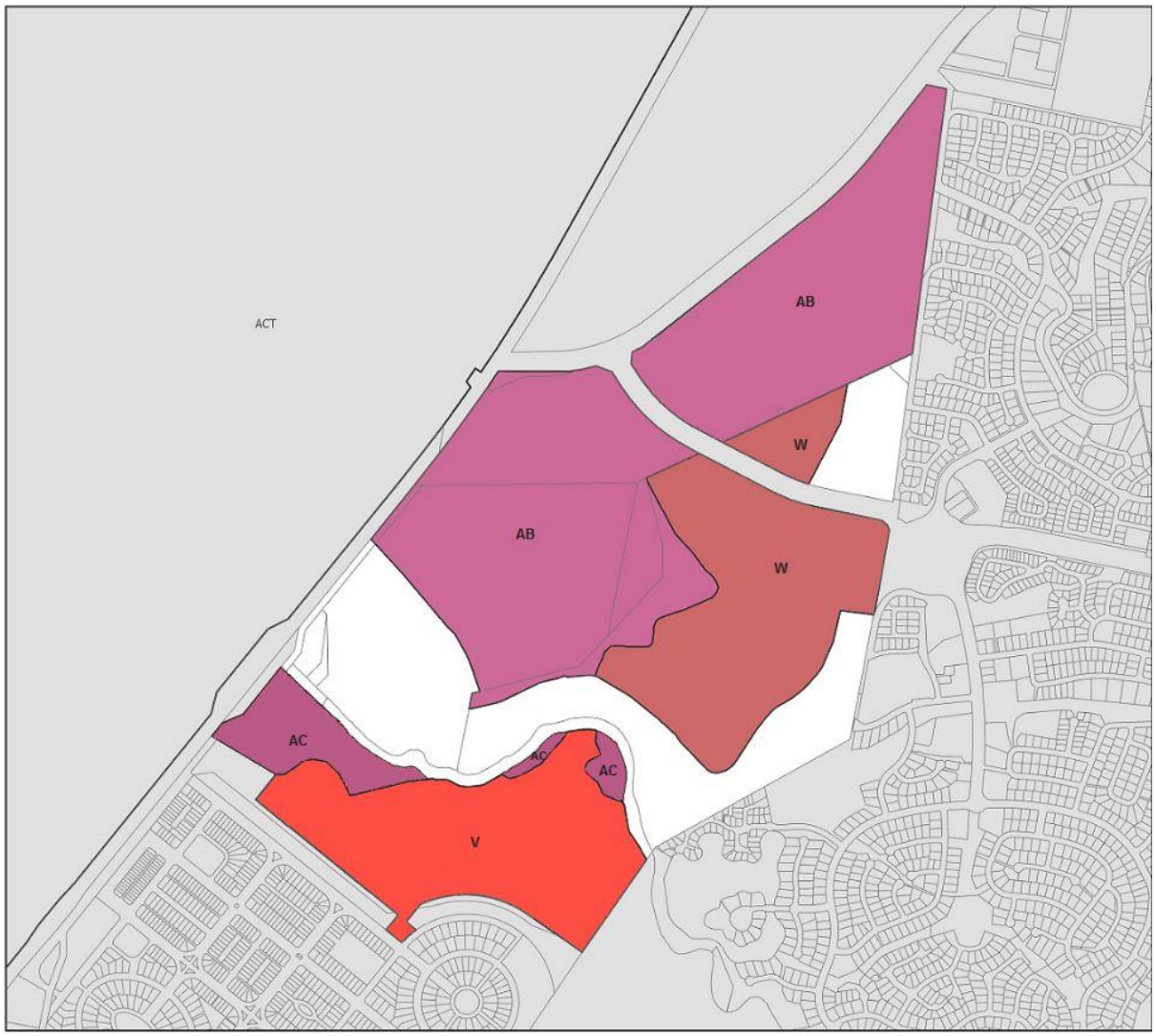
Draft Zoning Map



Zones

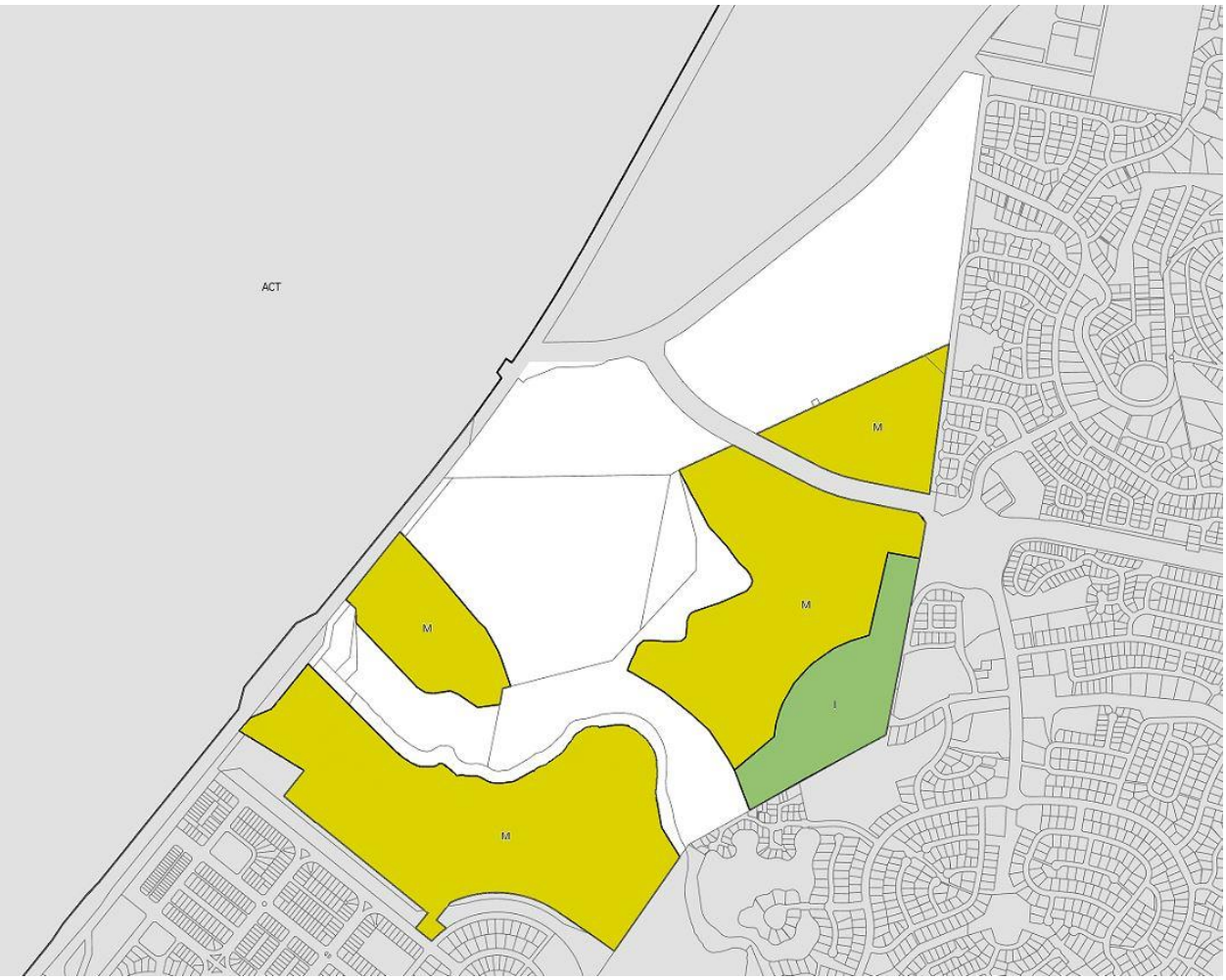
RU2 – Rural Landscape Zone
RE2 – Private Recreation Zone
E2 – Environmental Conservation Zone
B1 – Neighbourhood Centre Zone
B7 – Business Park Zone
IN2 – Light Industry

Lot Size Map



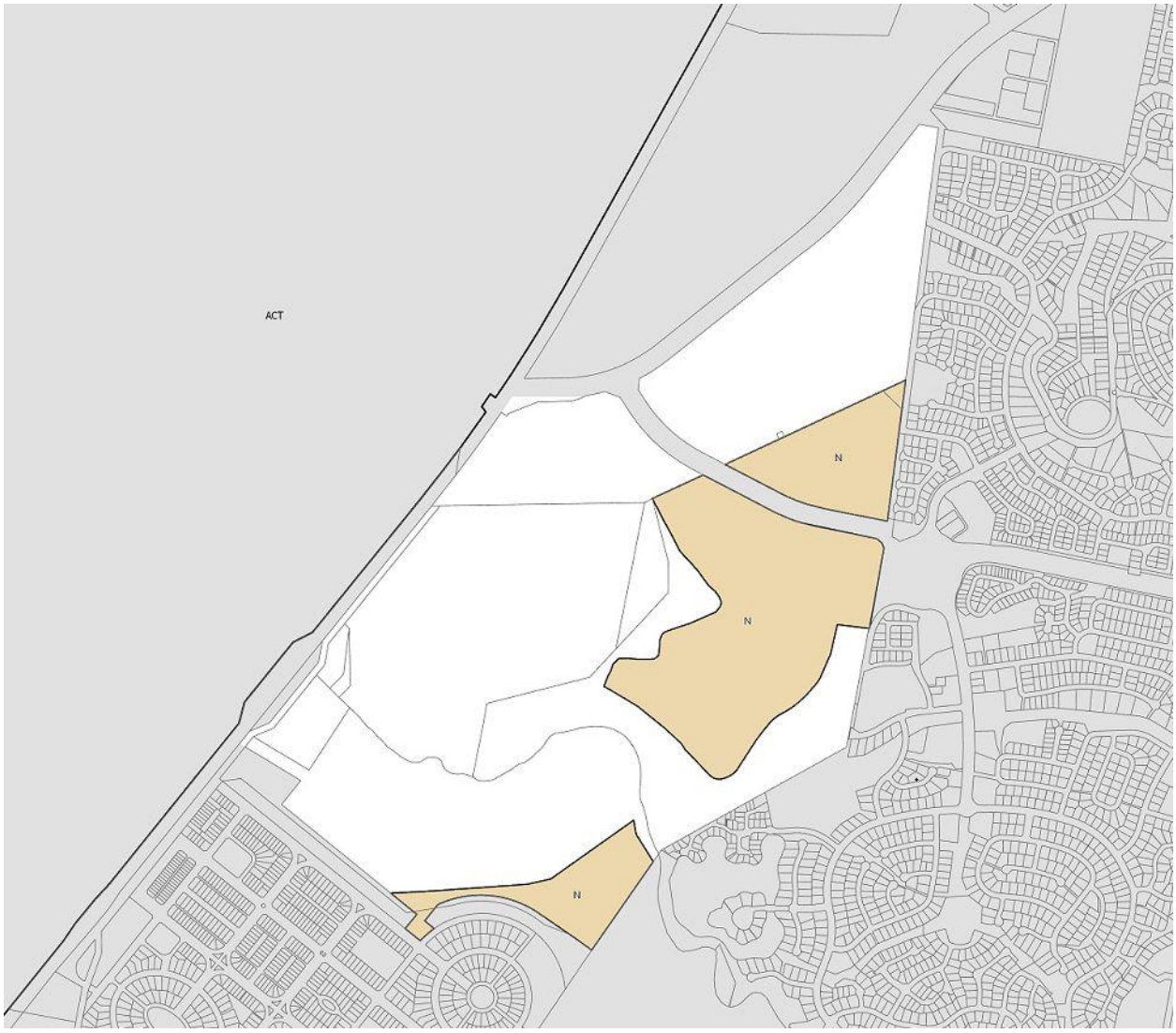
Lot Sizes
V – 2000m^2
W – 4000m^2
AB – 20 hectare
AC – 80 hectare

Height of Buildings Map



<u>Height</u>
I - 8.5 metres
M – 12 metres

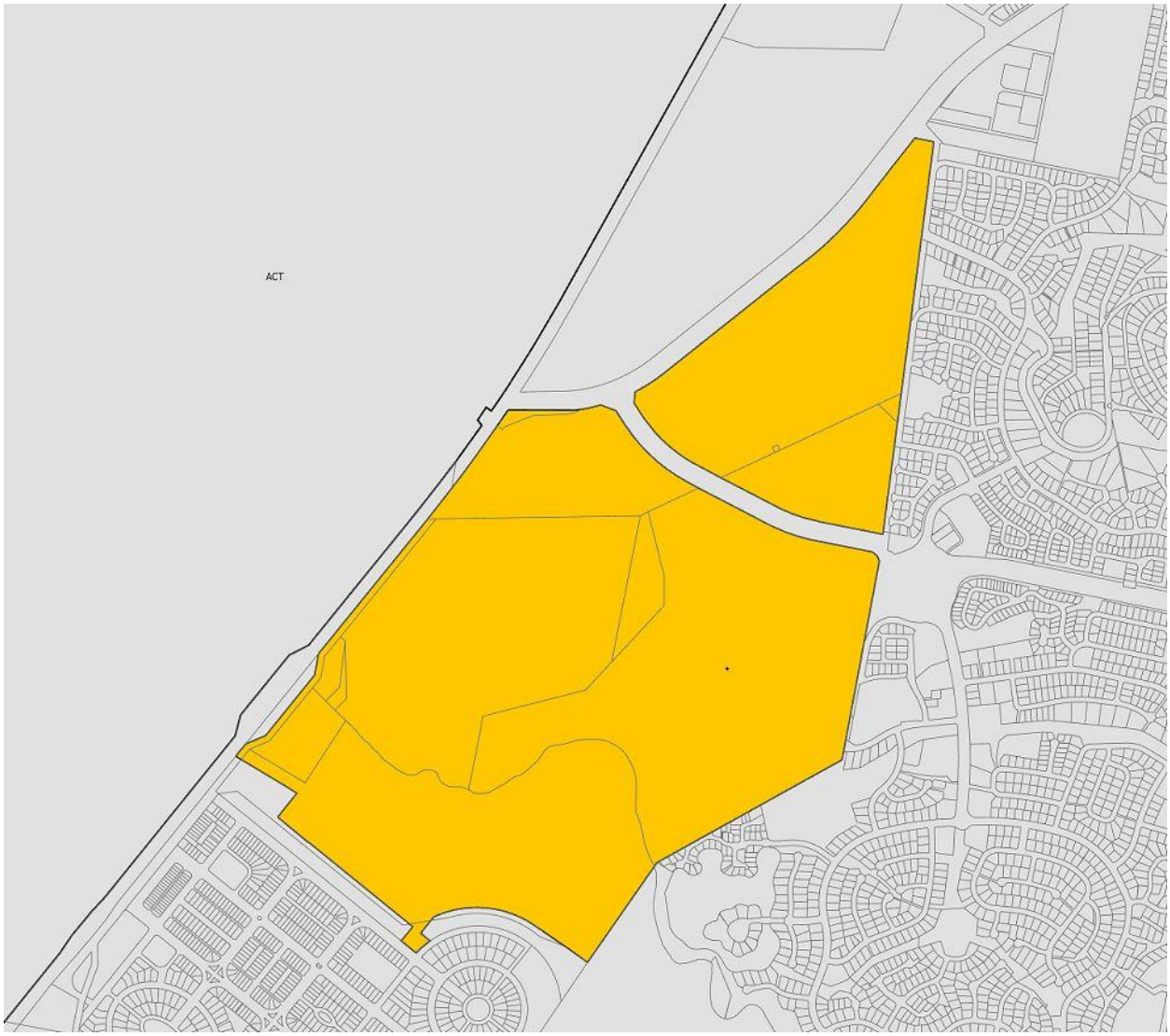
Floor Space Ratio Map



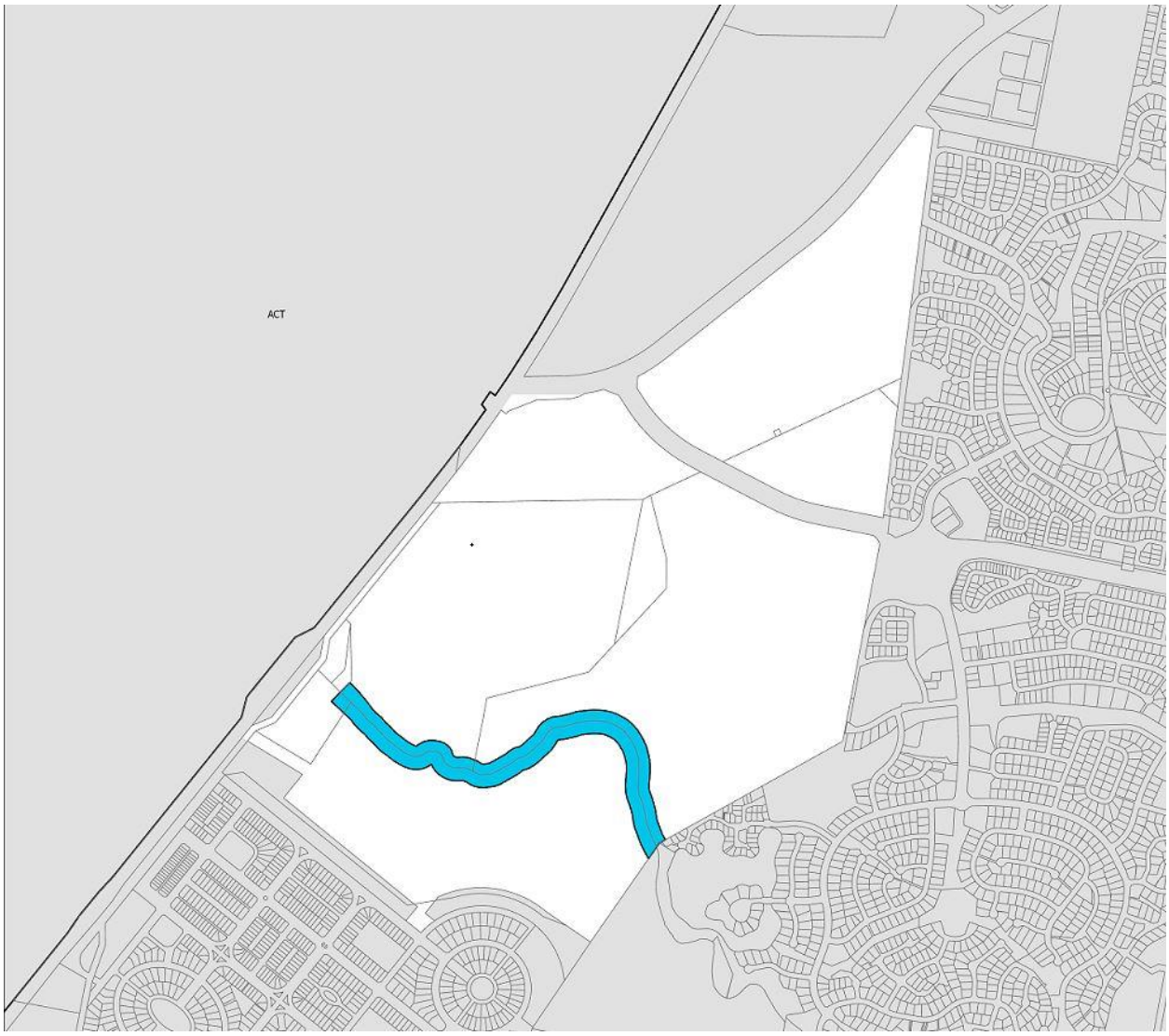
<u>FSR</u>
N – 1:1

Land Reservation Acquisition Map

Urban Release Area Map



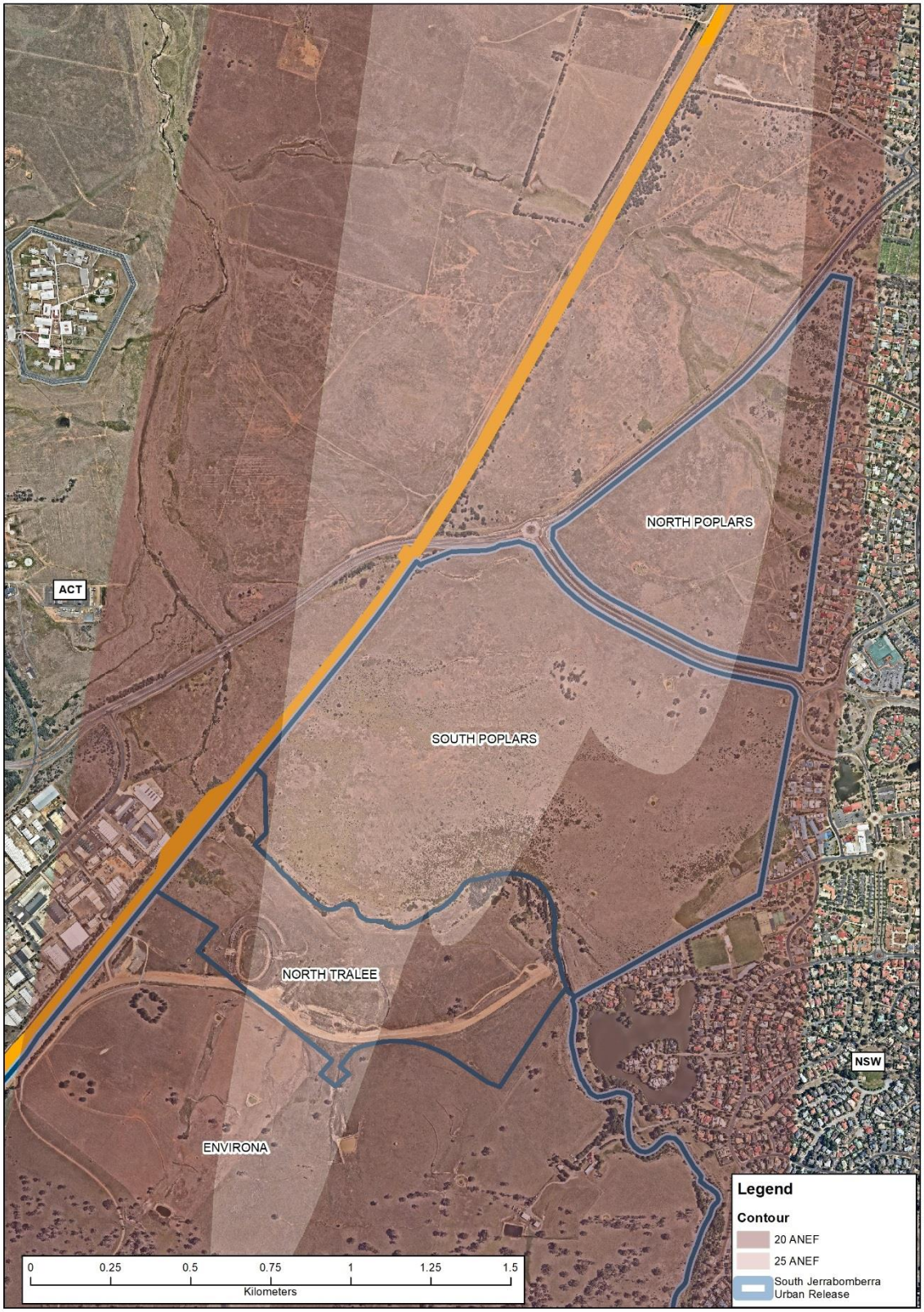
Riparian Lands and Watercourses



Local Clause Map

Land Application Map

Appendix B - Calibre Flood Study January 2010 and WMA Water Review February 2016 & September 2016

Appendix C – Site Investigation for Contamination Douglas Partners August 2018

Appendix D – ANEF Contours Over West Jerrabomberra