

5.2 Draft West Jerrabomberra Planning Proposal 2018 (Ref: C18127018; Author: Thompson/Brown)

Summary

The purpose of this report is to provide the Council with advice in respect of a draft Planning Proposal for West Jerrabomberra, and to seek Council's endorsement to now forward the proposal to the NSW Department of Planning and Environment (DPE) seeking a Gateway determination to exhibit the draft plan.

Recommendation

That Council:

- 1. Note the draft Planning Proposal for West Jerrabomberra, and**
 - 2. Authorise staff to forward the draft Planning Proposal to the Department of Planning and Environment (DPE) seeking a Gateway determination to progress the draft plan.**
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Background

Council has been progressing a number of draft planning proposals in recent years with an aim to finalising the agreed planning framework for the South Jerrabomberra urban release area. This includes progressing a draft plan for land known as North Tralee which has been identified for employment related uses.

It is intended to now rezone land at North Tralee for employment and other purposes as set out below:

- B7 Business Park (9.62ha),
- IN2 Light Industry (29.3ha),
- E2 Environmental Conservation (6.2ha), and
- RE2 Private Recreation (1.2ha)
- RU2 Rural Landscape (10.72ha)

Last year (May 2017) Council received a Gateway determination from DPE to progress the proposed rezoning for North Tralee. However at that time, DPE also required the plan be prepared as an amendment to the *Queanbeyan Local Environmental Plan (Poplars) 2013* in order to reduce the number of local environmental plans (LEPs) applying to the area. Accordingly, the Planning Proposal has now been redrafted to also include the land known as The Poplars to the north.

Further progress has also recently been made in respect of the future location of both a proposed new school site and Regional Sports Facility (RSF) to be located at Jerrabomberra. Both are now intended to be located on land subject to this Planning Proposal. Accordingly, the existing zoning arrangement on The Poplars is also proposed to be amended, as well as rezoning new land at North Tralee. Both areas are collectively known as 'West Jerrabomberra' for the purposes of this proposal (see Planning Proposal – Attachment 1).

The RSF will take up an area of approximately 15 hectares of proposed employment land at North Tralee however it is intended this be replaced with 16.2 hectares of employment land on both North and South Poplars. This is considered to be an appropriate planning outcome

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in the circumstances and ensures the supply of employment land is maintained in the area. The RSF will be zoned to a more appropriate use (such as public recreation) when the final design has been determined.

Accordingly, the key outcomes of the Planning 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 Facility which is permissible under both zones;
2. Rezone an area of 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 the Regional Sports Facility) to B7 Business Park, primarily to replace the B7 Business Park at North Tralee now identified for the RSF.

Implications***Environmental***

There should be minimal new impacts on the environment as a consequence of this Planning Proposal. Areas with environmental values will be zoned for environmental conservation purposes.

Social / Cultural

The proposed RSF will provide significant social and cultural benefits to the community. Additional local employment opportunities are also desirable.

Economic

Construction associated with the proposed land uses will generate significant local and regional economic activity.

Strategic

The proposed zoning arrangement is considered to be generally consistent with the *Queanbeyan Residential and Economic Strategy* endorsed by the Secretary of DPE and will further give effect to the Strategy.

Engagement

Consultation with the community and public authorities is proposed as part of the engagement process and as required under legislation.

Financial

The costs associated with progressing this Planning Proposal will be met from the Land-Use Planning Branch's budget.

Conclusion

The draft Planning Proposal is the culmination of many years of planning work for this and surrounding areas in southern Jerrabomberra, and will deliver both employment land and recreational facilities for the local community and beyond.

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It is recommended the planning proposal be endorsed and a gateway determination now sought from DPE.

Attachments

Attachment 1 Draft Planning Proposal for West Jerrabomberra - October 2018 (*Under Separate Cover*)

3. DECLARATIONS OF INTEREST

PLA122/18

RESOLVED (Taylor/Biscotti)

That Councillors and staff now disclose any interests and reasons for declaring such interest in the matters under consideration by Council at this meeting.

The resolution was carried unanimously.

There were no disclosures.

4. PRESENTATIONS/DEPUTATIONS

The following presenter was heard:

Mr Gary Harb - Item 5.5 - Determination of Applications for Special Heritage Fund 2018-19

STAFF REPORTS

5. ENVIRONMENT, PLANNING AND DEVELOPMENT

5.1 Queanbeyan Memorial Park - Proposed Community Consultation Program

PLA123/18

RESOLVED (Taylor/Bray)

That Council progress the planning proposal for the proposed memorial park, consistent with the community engagement process outlined in this report.

The resolution was carried unanimously.

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PLA124/18

RESOLVED (Marshall/Harrison)

That Council:

1. Note the draft Planning Proposal for West Jerrabomberra.
2. Authorise staff to forward the draft Planning Proposal to the Department of Planning and Environment (DPE) seeking a Gateway determination to progress the draft plan.

The resolution was carried unanimously.

5.3 Amendments to Googong Development Control Plan 2010

PLA125/18

RESOLVED (Taylor/Bray)

That Council publicly exhibit the proposed amendments to the Googong Development Control Plan 2010.

The resolution was carried unanimously.

