

Dunns Creek Road Alignment PP South Tralee 2015

Proposal Title : **Dunns Creek Road Alignment PP South Tralee 2015**

Proposal Summary : **To alter the position of the Dunn's Creek Road alignment as currently provided for under the relevant maps for Queanbeyan (Sth Tralee) Local Environmental Plan (LEP) 2012. Two alternative routes have been identified and are subject to a final decision in respect of access to the area either from Isabella Drive or Sheppard Street.**

PP Number : **PP_2015_QUEAN_002_00**

Dop File No : **15/13146**

Proposal Details

Date Planning
Proposal Received : **31-Aug-2015**

LGA covered : **Queanbeyan**

Region : **Southern**

RPA : **Queanbeyan City Council**

State Electorate : **MONARO**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Precinct**

Location Details

Street : **Dunns Creek Road**

Suburb : **South Tralee**

City : **Queanbeyan**

Postcode : **2619**

Land Parcel : **Lands as identified in the subject Planning Proposal.**

DoP Planning Officer Contact Details

Contact Name : **Martin Brown**

Contact Number : **0262297913**

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RPA Contact Details

Contact Name : **Arthean McBride**

Contact Number : **0262856276**

Contact Email : **arthean.mcbride@qcc.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A**

Release Area Name : **N/A**

Regional / Sub
Regional Strategy : **Sydney-Canberra Corridor**

Consistent with Strategy : **Yes**

Regional Strategy

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MDP Number :	Date of Release :	
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots : 0	No. of Dwellings (where relevant) :	0
Gross Floor Area : 0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **This planning proposal will identify the new proposed alignment for the future Dunn's Creek Road if constructed. The current reservation provided for under the relevant planning maps for South Tralee is now incorrect and needs to be amended. Two alternative routes have been identified and are subject to a final decision in respect of access to the area either from Isabella Drive or Sheppard Street.**

External Supporting Notes : **This planning proposal will identify the new proposed alignment for the future Dunn's Creek Road if constructed. The current reservation provided for under the relevant planning maps for South Tralee is now incorrect and needs to be amended. Two alternative routes have been identified and are subject to a final decision in respect of access to the area either from Isabella Drive or Sheppard Street.**

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of the proposal (to relocate the alignment of Dunn Creeks Road) on the Queanbeyan (South Tralee) LEP 2012 Local Clauses Map, has been provided and is considered adequate.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **An explanation of the provisions required to give effect to the proposal (ie, amendment to the Local Clauses Map) has been provided.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA : **1.5 Rural Lands**

* May need the Director General's agreement

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Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **N/A**

e) List any other matters that need to be considered : **None at this time**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **Any inconsistencies are of a minor nature only.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Mapping suitable for consultation. Will need to be prepared consistent with Department's relevant guidelines.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has proposed 14 days. This is considered adequate.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **Yes. Proposal is suitable to proceed.**

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Principle LEP gazetted November 2012**

Assessment Criteria

Need for planning proposal : **The planning proposal will allow for the relocation of the alignment of Dunns Creek Road having regard to more recent information that confirms the potential likely locations of the future road. Two alternative routes have been identified and are subject to a final decision in respect of access to the area either from Isabella Drive or Sheppard Street. The purpose of identifying the alignment is to ensure any development in the vicinity of the alignment has regard to the likely externalities associated with the future road, notably noise and vibrations, if/when constructed. This is to ensure its future operation is not constrained by inappropriate nearby development.**

Consistency with strategic planning framework : **Consistent with intent of Queanbeyan Residential and Economic Strategy 2031. Provides for a different alignment having regard to more recent information.**

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Environmental social
economic impacts :

Impacts are expected to be similar to those associated with current alignment. Will assist in protecting future operation of the road. Will provide for a more logical alignment consistent with the proposed residential subdivision pattern.
Any additional environmental impacts associated with the relocation of the alignment are considered minor and appropriate in the circumstances. Consultation with OEH is required to confirm this.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **18 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Office of Environment and Heritage
Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

No studies at this time subject to consultation with RMS and OEH.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Draft Maps.pdf	Map	Yes
Council Review Committee Minutes dated 8 October 2014.pdf	Proposal Covering Letter	Yes
Letter 31-08-2015 Draft Planning Proposal to amend Queanbeyan LEP (South Tralee) 2012_.pdf	Proposal Covering Letter	Yes
Planning Proposal - Dunns Creek Road Reservation.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.5 Rural Lands**

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Additional Information : It is **RECOMMENDED** that the General Manager, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that an amendment to alter the position of the Dunn's Creek Road alignment as currently provided for under the relevant maps for Queanbeyan (Sth Tralee) Local Environmental Plan (LEP) 2012, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for 14 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of 'A guide to preparing local environmental plans (Planning and Infrastructure, 2013)'.

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- * NSW Roads and Maritime Services
- * NSW Office of Environment and Heritage

BW.

* **ACT Government**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination.

5. Council be authorised to use the Minister's plan making functions under sections 59(2),(3)&(4) of the Environmental Planning and Assessment Act 1979.

6. **SECTION 117 DIRECTIONS** - It is recommended that:

(a) The Secretary's delegate can be satisfied that the planning proposal is consistent with all s117 Directions or that any inconsistencies are of minor significance; and

(b) No further consultation or referral is required in relation to any s117 Directions while the planning proposal remains in its current form.

7. The planning proposal is considered to be consistent with all relevant SEPPs.

Supporting Reasons : Planning proposal is appropriate to proceed and identifies potential future roadworks.

Signature:

Graham Towers

Printed Name:

GRAHAM TOWERS

Date:

7/9/15

ENDORSED

Brett Whitlock

NOTE: Gateway altered to require consultation with ACT government. BW.