

4.6 Draft Planning Proposal South Jerrabomberra (Ref: C1893678; Author:  
Carswell/Brown)

---

**Summary**

To seek the endorsement of the Council to progress a revised draft planning proposal for the South Jerrabomberra urban release area.

---

**Recommendation**

**That Council:**

1. Forward the draft planning proposal to the NSW Department of Planning and Environment seeking a Gateway determination,
  2. Authorise staff to publicly exhibit the draft planning proposal, and
  3. Take all other necessary actions to progress the draft planning proposal.
- 

**Background**

**Previous Planning Proposal**

A previous draft plan to finalise the zoning of the South Jerrabomberra urban release area was put to the former Queanbeyan City Council on 11 November 2015. Council resolved at that time to forward an exhibited plan to the Minister to be finalised with a number of further amendments (including reducing the proposed buffer to the Hume industrial area). This was done, however the Department of Planning and Environment (DPE) subsequently advised that it considered these changes to be significant changes to the exhibited plan, and accordingly, declined to progress the draft plan and also removed Council's delegations to make the plan.

Council staff have now prepared a revised planning proposal in consultation with DPE and the respective land owners, and are seeking Council's endorsement to now progress this updated plan.

**Current Planning Proposal**

Council staff have prepared a revised draft planning proposal in order to zone land at South Jerrabomberra for residential, commercial, open space and environmental conservation uses.

The additional lands to be zoned under this draft planning proposal are known as Forrest/Morrison and Tralee Station. Only part of Tralee Station is included in the proposal.

This will be done as an amendment to the existing *Queanbeyan Local Environmental Plan (LEP) (South Tralee) 2012*, which will also be subsequently renamed *Queanbeyan LEP (South Jerrabomberra) 2018* when the plan is made (notified). It is also intended to zone those lands under the *Queanbeyan LEP (South Tralee) 2012* that were previously 'deferred' by the Minister for Planning when that LEP was made in 2012.

The amendment seeks to finalise the zoning and development framework for the South Jerrabomberra urban release area in order to deliver a maximum of 1,500 new dwellings and 1,103 jobs. These figures have been determined collectively by Council, the Department of Planning and Environment (DPE), and, the NSW Roads and Maritime Services (RMS). This reflects the maximum capacity of the intersection planned for Lanyon/Tompsitt Drive that will service both the release area and the existing population at Jerrabomberra.

The planning proposal is also intended to zone existing and proposed residential lands at South Jerrabomberra to R2 Low Density Residential. This is being done to ensure the intended maximum number of proposed dwellings is not exceeded.

**4.6 Draft Planning Proposal South Jerrabomberra (Ref: C1893678; Author: Carswell/Brown) (Continued)**

---

The planning proposal also confirms a buffer of 250m from the Hume Industrial area, similar to that previously imposed by the State Government when South Tralee was rezoned in 2012. This will still allow for the maximum capacity of 1,500 dwellings to be delivered across the area, representing:

- 750 dwellings for South Tralee,
- 500 dwellings for Forrest/Morrison, and
- 250 dwellings for Tralee Station.

This is also consistent with the numbers set out in the *South Jerrabomberra Local Infrastructure Contributions Plan 2018* endorsed by Council in April this year and the South Tralee Essential Infrastructure Agreement executed in June 2018.

**Implications*****Policy***

The planning proposal will implement the outcomes of the *Queanbeyan Residential and Economic Strategy 2031* by providing for significant urban development at South Jerrabomberra as set out in that strategy.

***Environmental***

The proposal provides for a range of urban uses, however it also zones additional land for Environmental Conservation as identified by the various studies undertaken for the site.

***Social / Cultural***

The *South Jerrabomberra Local Infrastructure Contributions Plan 2018* provides for a range of community facilities, open space and sports fields.

***Economic***

The planning proposal will provide for significant new jobs associated with construction in the area.

***Strategic***

The planning proposal is not considered to be inconsistent with any strategic lands adopted by Council. As noted there is a both a contributions plan and development control plan in place for this release area.

***Engagement***

It is intended to exhibit the draft planning proposal for a period of 28 days.

***Resources (including staff)***

The planning proposal has been prepared in house by staff, including significant consultations with the State Government and respective land owners.

**Conclusion**

The objective of the planning proposal is to provide for additional dwellings and other appropriate land uses in the South Jerrabomberra area to meet residential demand in accordance with Queanbeyan's *Residential and Economic Strategy 2031*. As noted, the amendment seeks to finalise the zoning and development framework for the South Jerrabomberra urban release area in order to deliver a maximum of 1,500 new dwellings.

**4.6 Draft Planning Proposal South Jerrabomberra (Ref: C1893678; Author: Carswell/Brown) (Continued)**

---

It is recommended Council agree to staff taking all necessary actions to progress the draft planning proposal.

**Attachments**

Attachment 1      Amended Draft Planning Proposal South Jerrabomberra 2018 (*Under  
Separate Cover*)



- PLA089/18      **4.5      Jumping Creek Planning Proposal**  
**RESOLVED (Schweikert/Harrison)**  
That Council:
1. Note the outcomes of the recent public exhibition of the planning proposal for Jumping Creek, and
  2. Make the draft plan as exhibited.

The resolution was carried unanimously.

- PLA090/18      **4.6      Draft Planning Proposal South Jerrabomberra**  
**RESOLVED (Brown/Schweikert)**  
That Council:
1. Forward the draft planning proposal to the NSW Department of Planning and Environment seeking a Gateway determination,
  2. Authorise staff to publicly exhibit the draft planning proposal, and
  3. Take all other necessary actions to progress the draft planning proposal.

The resolution was carried unanimously.

The Mayor declared an interest in this item, vacated the Chair, and left the meeting at 6.09pm. The Deputy Mayor assumed the Chair.

- PLA091/18      **4.7      Amendments to Queanbeyan Development Control Plan 2012**  
**RESOLVED (Harrison/Schweikert)**  
That Council publicly exhibit the proposed amendments to the Queanbeyan Development Control Plan 2012.

The resolution was carried unanimously.

Cr Overall returned to the meeting at 6.11pm and assumed the Chair.

- PLA092/18      **4.8      Alcohol Prohibited Area for Ernie Beaver Park - 6 Gilmore Place, Queanbeyan West**  
**RESOLVED (Schweikert/Taylor)**  
That Council declare Ernie Beaver Park, 6 Gilmore Place, Queanbeyan West an Alcohol Prohibited Area for a period of 4 years and install the required signage.

The resolution was carried unanimously.

