

8.3 North Tralee Planning Proposal (Ref: C16186705; Author: Thompson/Jansen)

Summary

On 26 October 2016 (Minute No 259/16) Council considered a report on the Planning Proposal to rezone land at North Tralee. Following the report the Department of Planning and Environment has requested that an amended Planning Proposal be submitted for a further Gateway approval.

Recommendation

That Council endorse the amended Planning Proposal and that all necessary steps be taken to progress and finalise the Planning Proposal for the rezoning of the land at North Tralee.

Background

Council at its meeting on 26 October resolved to place the Planning Proposal and supporting documents to rezone the land at North Tralee on public exhibition for a minimum period of 28 days. The Planning Proposal had been amended as the flood prone land on the site was no longer proposed to be deferred but rather zoned to RU2 Rural Landscape. The Planning Proposal had also confirmed the proposed locations of the IN2 Light Industrial and B7 Business Park zones on the site.

The Department of Planning and Environment has since requested that an amended Planning Proposal be submitted to them taking into account the proposed changes. This has now been prepared and is attached and covers the matters raised by the Department.

Implications

Legal

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant guidelines issued by the NSW Department of Planning and Environment.

Policy

The finalisation of this Planning Proposal assists with implementing part of the revised Queanbeyan Residential and Economic Strategy 2031.

Environmental

Following the original Gateway determination further noise studies were carried out by Renzo Tonin and Associates to determine an appropriate buffer and treatment taking into account the distance of residences at Jerrabomberra, the proposed zoning and likely land uses, potential building siting and design and also proposed acoustic mounding.

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A supplementary report to the Local Environmental Study by Willana and Associates was commissioned in May 2015 to update the findings from the noise studies. The addendum analyses the additional information and incorporates appropriate recommendations for the rezoning of the site. The report concludes that it is considered appropriate to extend the employment lands to the east on the basis that mitigation measures are implemented. This was the result of the investigations into the extent of the open space/buffer zone, giving consideration to the amenity impact of existing residential areas to the east of the site and the desire not to hamper the development of the site. The mitigation measures include acoustic mounding, and controls in a future DCP addressing the siting and design of buildings as well as relevant controls in the future Local Environmental Plan requiring mitigation of any potential noise impacts.

Following discussions with the NSW Office of Environment and Heritage further reviews of the flood prone land were completed to determine the 1 in 100 ARI flood level plus 0.5m freeboard. This is now reflected on the preliminary zoning map.

Asset

The Northern Entry Road traverses North Tralee. Once finished the road, including any other roads associated with the development of this area will become vested in Council.

Economic

Rezoning of the land for employment purposes will result in new economic activities for the region.

Strategic

The Planning Proposal complies with the revised *Queanbeyan Residential and Economic Strategy 2031* which identifies the land as suitable for employment purposes.

Consultation

The previous Gateway determination required that the Planning Proposal Report and relevant background documents be exhibited for a minimum period of 28 days. It is also stipulated that consultation is required with the following agencies:

1. ACT Department of Territory and Municipal Services
2. ACT Planning and Land Authority
3. ACT Chief Ministers Office
4. NSW Office of Environment and Heritage
5. NSW Department of Primary Industries
6. NSW Department of Water
7. NSW Roads and Maritime Services
8. Australian Rail Track Corporation.

It is likely that a new Gateway determination will require the consultation with the same agencies. An updated Local Environmental Study that informed the Planning Proposal and an indicative zoning plan will be included as part of the exhibition process.

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Financial

The costs associated with the review of the flood data and updating of the Local Environmental Study and supplementary reports were borne by the applicant and Council each paying 50% of the costs. Council's costs also include administrative costs including the costs of public notification. There are also administrative costs associated with re-exhibiting this Planning Proposal which come from the relevant budget.

Resources (including staff)

Resources will include staff resources in placing the Planning Proposal on exhibition, assessing any submissions and reporting back to the Administrator.

Integrated Plan

This is a Delivery Program Project.

Conclusion

The site at North Tralee has been identified as suitable for being rezoned for employment lands and other uses in the revised *Queanbeyan Residential and Economic Strategy 2031*. Noise studies and reviews of the flood data have now been completed and the Local Environmental Study is being updated to reflect the additional information. The NSW Department of Planning and Environment have requested that an amended Planning Proposal document be submitted, so that a new Gateway determination can be issued. It is therefore recommended that the amended Planning Proposal be endorsed which is attached.

Attachments

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| Attachment 1 | QPRC Planning Proposal North Tralee Nov 2016 (<i>Under Separate Cover</i>) |
| Attachment 2 | Attachment - Council Meeting - 14 December 2016 - Draft North Tralee Zoning Map October 2016 - Zoning Map (<i>Under Separate Cover</i>) |

**8.2 Amendment to Googong Development Control Plan -
Neighbourhood Structure Plans for Neighbourhood 2**

310/16

RESOLVED (Overall)

The Administrator resolved that Council adopt pursuant to the Environmental Planning and Assessment Act 1979 and Regulations 2000 the draft amendments to the Googong Development Control Plan.

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RESOLVED (Overall)

The Administrator resolved that Council endorse the amended Planning Proposal and that all necessary steps be taken to progress and finalise the Planning Proposal for the rezoning of the land at North Tralee.