



ACT
Government

Yass Valley Council

07 MAY 2019

Andrew Barr MLA

Chief Minister

Treasurer

Minister for Social Inclusion and Equality

Minister for Tourism and Special Events

Minister for Trade, Industry and Investment

Member for Kurrajong

Ms Liz Makin
Strategic Planning Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

Dear Ms Makin

Thank you for your letter of 25 March about the Yass Valley Council's Planning Proposal for Parkwood.

I can confirm that the ACT Government supports the proposal to rezone land on the NSW/ACT border for urban settlement, recognising this as an essential step to progress the Ginninderry development. Your letter indicated the need for consultation to occur broadly across the ACT Government, and I can confirm that this response has been developed in consultation with the following ACT Directorates:

- Chief Minister, Treasury and Economic Development
- Community Services
- Environment, Planning and Sustainable Development
- Health
- Justice and Community Safety
- Transport Canberra and City Services
- ACT Policing

The ACT Government's preferred option to support the successful delivery of Ginninderry is that the border between the ACT and NSW is moved. This would mean that the entire Ginninderry development is contained within the ACT's service delivery jurisdiction. This has been the consistent position of the ACT Government throughout the planning and development of the Ginninderry project.

Ginninderry is a Joint Venture between the ACT Government and Riverview Developments, and we are committed to ensuring it is an integrated and well-served community, regardless of where the border lies. Moving the border would be the simplest solution to achieve this as it would eliminate many cross-border complexities regarding standards and the logistics of service delivery.

ACT Legislative Assembly

London Circuit, Canberra ACT 2601, Australia GPO Box 1020, Canberra ACT 2601, Australia
Phone +61 2 6205 0011 Fax +61 2 6205 0157 Email barr@act.gov.au



@ABarrMLA



AndrewBarrMLA



actchiefminister



However, I commend the collaboration that has occurred between Yass Valley Council, the ACT Government and the NSW Government to date on early planning for the provision of services in NSW, in particular the Cross Border Forums held over the past years. Close cooperation between our governments has ensured this project has progressed in a careful and considered manner and that we can advance the core objective of a community that looks and feels 'borderless'.

We will keep working together to determine the best and most cost effective way to deliver services in Ginninderry. Noting that the development won't break ground in NSW until 2034, the priority services areas for continuing joint consideration are:

- Municipal services;
- The provision of key utilities and associated regulatory requirements;
- Emergency and community safety, including police, fire and ambulance services;
- Family and community support services, including care and protection; and
- Education.

As we progress consideration of these issues, the ACT Government's focus will be on identifying models that support high quality service provision, in a context of appropriate and equitable cost sharing and recovery.

Thank you for the opportunity to provide comment on the planning proposal. This development is a key project to meet the future housing needs of the growing Canberra Region, and I look forward to continuing to work together to ensure a high standard of service delivery for the residents of Ginninderry.

Yours sincerely



Andrew Barr MLA
Chief Minister

02 MAY 2019



We are now on **Facebook**
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to date information on local crime trends



NSW Police Force
www.police.nsw.gov.au

D/2019/395996

Wednesday 24th April 2019

Liz Makin
Strategic Planning Manager
Yass Valley Council
P.O. Box 6
Yass, NSW, 2582

Dear Liz Makin,

RE: Planning Proposal (PP.2014.01) Parkwood (Ginninderry)

Thankyou for the opportunity to comment on the Parkwood Planning proposal under section 3.34 of the Environment Planning and Assessment Act 1979.

The NSW Police Force and in particular The Hume Police District acknowledge that there is a history of consultation with Government Agencies leading up to and including the Cross Border Agency Forum held in March 2016 and most recently the latest Cross Border Agency forum held 12 March 2019.

The NSWPF and specifically, The Hume Police District request continued inclusion through consultation and involvement throughout the planning proposal and development stages of this proposal.

The Hume PD understand that the proposal;

- Planning NSW issued development advice to developers in consultation with all agencies in 2014.
- The planned community will eventually comprise some 11,500 dwellings of which some 5000 will be in NSW.
- Will house a population of about 30,000 of whom about 14,000 will reside in NSW.
- Building within NSW will not commence before 2032.
- The planned development is only 45km from Yass however is not accessible from within NSW which means any policing response would have to travel into the ACT to be able to enter the development.
- It is a residential development surrounded on the NSW side by a conservation zone. The topography of this area prevents entrance to the area from the NSW by motor vehicle.

Policing

A principal concern of the developers, the Australian Capital Territory (ACT) Government and Yass Valley Council, relates to the provision of policing services to the planned new cross border community.

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The Hume Police District – Yass Police Station

47 Rossi Street, YASS NSW 2582

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It is understood that the joint vision of the ACT Government and the Yass Valley Council is to create a borderless community within the development site which residents will enjoy an equitable and seamless level of service delivery regardless of where they reside within the development.

The cross-border location of the development creates inter-jurisdictional policing challenges which will need to be effectively addressed, if the vision of seamless service delivery to the community is to be realised.

A number of policing proposals have been put forward by the former AFP Police Commissioner Mick Palmer, the Emergency Services/Policing consultant and reviewing officer in consultation with the key partners and stakeholders including the Cross-Border Emergency Management Committee. Mr Palmer states; 'The cross-border location of the development creates inter-jurisdictional policing challenges which will need to be effectively addressed, if the vision of seamless service delivery to the community is to be realised.'

A number of policing proposals have been tabled and have been reviewed during the cross-border forums. The most recent cross border forum involving the emergency services component agreed that there was a long time frame to finalise the thinking/model and that the ultimate outcome of policing models could be influenced by other factors such as by the work of the Cross Border Commissioner.

The Hume PD seeks to remain actively involved through ongoing consultation throughout the development and especially for any of the proposed policing models.



Christopher SCHILT
Superintendent
The Hume Police District
24 April 2019



30 April 2019

Ms Liz Makin
Strategic Planning Manager
Yass Valley Council
PO Box 6,
YASS, NSW 2582

council@yass.nsw.gov.au

Dear Ms Makin

Referral – Planning Proposal (PP.2014.01) Parkwood (Ginninderry)

I refer to your letter dated 25 March 2019 regarding the Planning Proposal for Parkwood, which proposes to amend the Yass Valley Local Environmental Plan 2013.

Icon Water appreciates the opportunity to comment on the revised Planning Proposal. We have previously provided input to the *Parkwood Planning Proposal: Services and Infrastructure report* (Appendix 37 of the Planning Proposal), which included servicing options and timing for decisions. We were also a participant at the recent cross-agency forum in March this year.

Icon Water's position regarding the proposal remains unchanged, we continue to support the development based on identified and documented servicing options. However we recognise that the ultimate arrangement for servicing will be contingent on the outcomes of ongoing governance discussions between Yass Valley Council, the NSW Government, ACT Government and the developer.

We look forward to continuing to work collaboratively with Council, the developers and the ACT Government through this process. Should you require any further information please do not hesitate to contact Nicole Vonarx on 02 6180 6896.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Hezkial', written over a white background.

Ray Hezkial
Managing Director



1 May 2019

Ms Liz Makin
Strategic Planning Manager
Yass Valley Council
209 Comur St
Yass, NSW 2582

Dear Ms Makin

Re: Planning Proposal (PP.2014.01) Parkwood (Ginninderry)

Thank you for the opportunity to provide comment on this Planning Proposal.

Having read the report, I would like to put forward the following comment. The comment relates to this particular section of the report:

6.5 Options summary – detailed overview

Our preferred option is Option 1. ACT Government from Aranda or Charnwood.
This would be undertaken within current Memorandum Of Understanding arrangements between the two agencies noting that this particular development is uniquely geographically landlocked by ACT.

NSWA will continue to liaise with ACTA in moving forward for a permanent solution in the future.

Should you wish to discuss the content of this letter, please contact me via email
mark.gibbs@health.nsw.gov.au or telephone on 02 4827 0401.

Yours sincerely

Mark Gibbs
Zone Manager
Southern NSW Zone



File ref. no: FRN19/719
Doc. ref. no: D19/33360
Contact: Greg Buckley

Liz Makin
Strategic Planning Manager
Yass Valley Council
209 Comur St
PO Box 6
YASS NSW 2582

By Email: Council@yass.nsw.gov.au

15 May 2019

Dear Madam

Re: Parkwood Planning Proposal (PP.2014.01)

In response to your notification of 25 March 2019 requesting comment about the above proposal.

The nature of the proposal is such that emergency services are best delivered by the ACT. We understand and anticipate that this will be the case for the foreseeable future.

Under the *Fire Brigades Act 1989*, Fire and Rescue NSW has responsibility for fires within fire districts and hazardous material incidents across the State. The State Rescue Board has also designated Yass Fire Station as the service provider for General Land Rescue for the local area.

We have no plans to seek incorporation of the relevant area into a fire district and as such, the NSW Rural Fire Service has formal responsibility for fire suppression. If it becomes necessary to support the ACT with a hazardous material incident or rescue incident through our cooperative agreement, then response will be made from Queanbeyan and Yass as necessary.

Yours faithfully,

A handwritten signature in black ink that reads "Greg Buckley".

Chief Superintendent Greg Buckley
Area Commander Regional South
Regional Operations

CM9 Ref: 19/04343

Ms Liz Makin
Strategic Planning Manager
Yass Valley Council
209 Comur Street
Yass NSW 2582
Liz.Makin@yass.nsw.gov.au

Dear Ms Makin

Referral	Planning Proposal (PP.2014.01) Parkwood (Ginninderry)
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I refer to Council's letter dated 25 March 2019 requesting comments for the above planning proposal to amend the Yass Valley Local Environmental Plan 2013.

The Department of Industry - Lands and Water (Crown Lands) (the department) is the adjoining landowner of the bed and bank of the Murrumbidgee River and Ginninderra Creek. The department has reviewed the submitted proposal in accordance with the principles of the *Crown Lands Management Act 2016*, and offers no objections to the proposed development. This is provided that there are no impacts to the Crown land and the following principles of the *Crown Land Management Act 2016* are adhered to.

Principles of Crown land management

For the purposes of this Act, the principles of Crown land management are:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

The Department provides the following comments relating to the proposal based on the principles of Crown land management.

Waterways

The Murrumbidgee River and Ginninderra Creek that adjoins the proposed development have been identified through survey as Crown waterways. All current access points to the waterway must remain and be available to the public. The proposed development must not impact or have any adverse effects on the bed and bank of the waterways or affect flows to or within the waterway. Should any activities be included within the proposed

development that require access or associated management within the waterway, approval must be obtained by the department prior to any development or management activity.

Cultural and Heritage values

The *Crown Land Management Act 2016* clearly identifies the cultural and Heritage values of the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people. Therefore all cultural and heritage aspects of Crown land should be considered and addressed prior to any aspect of the proposed development affecting Crown waterways.

Conservation area

The proposed development has identified a staged approach to establishing and managing conservation areas that adjoin the Murrumbidgee River and Ginninderra Creek. The Department requests that as these areas come on line for detailed planning that the Department is consulted to ensure there is no detrimental impact on Crown waterways.

Local Environment Plan

Any future planning decisions relating to Yass Valley Local Environment Plan must take into consideration any potential impacts on the Crown Waterways either directly or indirectly and be referred to the department accordingly. Should the development be modified in any manner that impacts the adjoining Crown land (e.g. by amendment to the proposal or draft conditions of consent), this department requests an opportunity to further review the application prior to determination.

Should you require any further information, please do not hesitate to contact Cliff Lloyd at the Crown Lands office in Goulburn by phone on (02) 4824 3707 or email cliff.lloyd@crownland.nsw.gov.au.

Yours sincerely



Cliff Lloyd

Group Leader, Property Management
Department of Industry - Lands and Water Division

Date: 17 May 2019

: |

From: Matthew Dudley
Sent: Monday, 20 May 2019 1:14 PM
To: Frances Henman
Cc: Gee, Julie ; Maurice Morgan
Subject: RE: Parkwood Planning Proposal

Dear Frances,

Thank you for offering Transport for NSW (TfNSW) the opportunity to review and comment on Planning Proposal (PP.2014.01) - Parkwood (Ginninderry).

TfNSW notes that arrangements for cross-border service provision and cost recoupment will need to be agreed by the NSW and ACT Governments prior to any development occurring, and that it is assumed that transport services will be provided by the ACT Government as part of this arrangement.

Further to the above, I note the release in 2018 of Future Transport 2056 and a suite of supporting plans, including the Regional NSW Services and Infrastructure Plan and NSW Freight and Ports Plan, which outline the NSW Government's transport priorities and plans for NSW. These plans include a number of outcomes and actions relevant to planning and integration of transport services and infrastructure for the part of the proposal located in NSW, including:

- The Ten Customer Outcomes for Regional NSW
- Implementation of a Hub and Spoke Network Model for Regional service and infrastructure provision
- The Movement and Place Framework which enables planning for movement corridors and places with a view to balancing the needs of all customers and users

TfNSW also requests that the following Road Safety guidelines and standards are used in relation to the planning of road infrastructure for the part of the proposal located in NSW:

- Austroads Publication No. AP-R518-16 (Safe System for LG)
- Austroads Publication No. AP-R509-16 (Safe System Assessment Framework)
- Austroads Project No SRD6045 - Inclusion of Recent Road Safety Research into Guide to Road Design (Recommended the default for a median divided road should ALWAYS be a barrier system, regardless of the width. If one is to be omitted then a risk assessment should be carried out to justify that)

Lastly, in relation to the proposed cross-section for Stockdill Drive between Spofforth Street and the Estate entrance, TfNSW request that the on-road cycle lane is designed in accordance with current Austroads guidance and that mitigation measures are considered to prevent vehicles entering the cycle lane.

Should you have any questions in relation to these comments or in relation to future consultation with Transport for NSW please contact myself on 0427481825 or by email.

Regards,

Matthew Dudley
Principal Transport Planner, Regional Strategy
Transport Planning
Customer Strategy and Technology
Transport for NSW

M 04 2748 1825 | E matthew.dudley@transport.nsw.gov.au
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29 April 2019

Ms Liz Makin
Strategic Planning Manager
PO Box 6
Yass NSW 2582
council@yass.nsw.gov.au

Dear Ms Makin,

Planning Proposal (PP.2014.01) Parkwood (Ginninderry)

Thank you for the opportunity to provide comment for the above proposal as per your correspondence dated 25 March 2019. The NSW Department of Primary Industries (NSW DPI) Agriculture provides advice to consent authorities about the protection and growth of agricultural industries and the resources upon which these industries depend to provide economic growth.

NSW DPI has perused the reports on the Parkwood (Ginninderry) Development, in particular the "Buffer Zone for Parkwood Egg Farm" report (the report) prepared by CEE March 2014. It is noted from the report, that the following buffer distances from the perimeter of the sheds are recommended (page 11):

- Minimum buffer distance = 500m
- 600m to the north, north-east and west due to night drainage breezes and
- 800m to any constructed wetland to provide adequate biosecurity against disease transmission from wild birds.

NSW DPI has a number of comments in relation to those recommended buffer distances between the proposed residential and egg farm. They include:

- A buffer distance of 1000m between residential development and a poultry farm as outlined in Chapter 6 of the Living and Working in Rural Areas' handbook published by NSW DPI is considered to be an appropriate buffer distance to use within NSW. This is referred to in the report (page 5). The separation distance of 1000m recommended represents a synthesis of existing recommended and best practice minimum buffer distances. There is a risk of heightened level of complaints for buffer distances less than 1000m and a risk to the egg farm for additional costs associated with mitigation measures to reduce impacts.
- The alternative and more technical option is to undertake a level 1 odour assessment in accordance with the "Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW" using information from the egg facility already known (as included in the CEE report) and average S values. Calculations can be undertaken with that information. No additional information is required.
- Additionally, given existing housing is located 750m east of the farm, a search of any complaints in relation to the egg farm operations should be undertaken.
- With regard to distances between the egg facility and wetlands, a 3000m buffer zone is recommended in the "Best Practice Management for Meat Chicken Production in NSW"

Guidelines prepared by NSW DPI. It states that 'preferably locate new farms away from waterways and wetlands (ideally 3000m) that are used extensively by waterfowl as these birds can carry avian diseases' (p 14). Ginninderra Creek and the Murrumbidgee River are already located within that distance. However, any water features proposed in NSW should be mindful of the egg farm and should not be constructed as features that might attract significant waterfowl.

Should you require clarification on any of the information contained in this response please contact Agricultural Land use Planner, Wendy Goodburn on (02) 4824 3736.

DPI Agriculture is working to ensure that the advice provided is of the highest quality. Please take some time to provide us with feedback on our work by completing a [short survey](#).

Yours sincerely



Wendy Goodburn
Agricultural Land Use Planning