

Riverview Projects (ACT) Pty Ltd

Parkwood
being the NSW part of the West Belconnen Project

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Planning Proposal

Parkwood being the NSW part of the West Belconnen Project

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Knight Frank Town Planning (ACT & NSW)

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3. This report is to be read in its entirety and in association with other relevant documentation and documents submitted as part of this application.

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Appendices

Note: Appendices contained in two separate Volumes A and B

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1. Introduction

Knight Frank Town Planning has been engaged by Riverview Projects (ACT) Pty Ltd to prepare a Planning Proposal to accompany a request to Yass Valley Council to amend the *Yass Local Environmental Plan 2013* in order to facilitate the urban development and conservation of land with ecological and landscape values on land bounded by the ACT/NSW border, the Murrumbidgee River and Ginninderra Creek on Parkwood Road via West Belconnen. For the purposes of this Planning Proposal, this land is referred to as "Parkwood". "Parkwood" comprises the following land:

Lot 1 DP 771051 Reid and Stevens Pty Ltd
Lot 2 DP 771051 Reid and Stevens Pty Ltd
Lot 3 DP 771051 Reid and Stevens Pty Ltd
Lot 7 DP 771051 Reid and Stevens Pty Ltd
Lot 61 DP 801234 A and J Hyles
Lot 4 DP 771051 E Shaw and G Armitage
Lot 5 DP 771051 P Fleming and G Moore
Lot 62 DP 801234 S Scibberas

The written consent of all current land owners has been forwarded under cover of separate letter submitted to Yass Valley Council with the application for the Planning Proposal.

The principal objective of this Planning Proposal is to facilitate the economic, orderly and planned urban development of a border adjacent community at Parkwood. It will be a community planned and developed in conjunction with and as part of the proposed wider urban release that will also occur in the ACT at West Belconnen.

This Planning Proposal acknowledges and addresses the unique border adjacent location of the land and the special landscape and ecological attributes of the setting. In turn it outlines and confirms that the proposal has both strategic and site specific merit to justify the proposed rezoning.

This Planning Proposal has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act; the Guidelines for preparing Planning Proposals as issued by the Department of Planning and Infrastructure and; the requirements of Yass Valley Council for the lodging of Planning Proposals.

The Planning Proposal is being prepared in conjunction with the separate statutory plan amendments to the ACT Territory Plan and the National Capital Plan.

1.1 Executive Summary

Parkwood whilst located in NSW will be part of a single planned community that is sited on and adjacent to both sides of the border between NSW and the ACT. In summary the proposal will comprise of the following:

- Estimated 11,500 dwellings of which an estimated 5000 dwellings will be located in NSW

- Estimated 206 hectares of river conservation corridor incorporating areas of ecological, landscape and scenic values along the Murrumbidgee River and Ginninderra Creek including the Ginninderra Falls.
- An estimated resident population of 13,000 in NSW.
- An estimated timing of 2024 before land is released in NSW.

Whilst the anticipated commencement of development of the NSW lands is not expected until 2024, it is important to confirm the urban potential of the land by way of the proposed rezoning in order to ensure an integrated and planned approach to the overall release both sides of the state/territory border consistent with the orderly and economic development of the land. Rezoning of the land will provide the necessary certainty to ensure that services and infrastructure can be planned for and progressively provided as development in the ACT progresses to the border at Parkwood.

The proposed community on both sides of the state/territory border will share many mutual interests across the two jurisdictions. Those mutual interests are not regarded as barriers to development or to a community in NSW, rather the servicing and funding review undertaken in conjunction with the Planning Proposal confirms that there are administrative and funding solutions to sustain a viable border adjacent community.

In establishing how Parkwood fits within the wider strategic setting of Yass Valley and the 'border region' with the ACT, a strategic merit review has been undertaken of the Planning Proposal against the local (Yass Valley) and regional (NSW Government) policy framework with particular reference to the Threshold Sustainability Criteria within the Sydney to Canberra Corridor Regional Strategy. That strategic merit review whilst acknowledging that Parkwood falls outside the current local and regional settlement framework, confirms that Parkwood is justified and supportable in terms of satisfying the planning principles that apply to the location of new settlements irrespective of the state/territory border.

Master planning for the overall NSW/ACT release has been undertaken to ensure a whole of development approach irrespective of jurisdictional boundaries. The master plan has been the result of a significant collaborative and iterative design process inclusive of Yass Valley Council, NSW and Territory Governments and local residents. The master plan has principally informed the proposed rezoning on both sides of the state/territory border. The master plan together with the significant number of supporting studies confirm that the site is capable of urban development within the environmental and natural resource limits of the site and capable of being serviced in a sustainable manner. See copy of Master Plan prepared by Roberts Day Urban Designers at **Figure 1 and Figure 2**

1.2 Parkwood/West Belconnen Vision

The whole of West Belconnen including Parkwood will be a sustainable community of international significance in and adjacent to the nation's capital exemplifying world's best practice in design, construction and long term liveability. The overall vision statement for West Belconnen is set out at **Appendix 1**. The West Belconnen vision encompasses the principles of

- Partnering with government, local, state and territory and the community
- Evaluation and continued improvement
- Ecology
- Society and culture

Figure 1

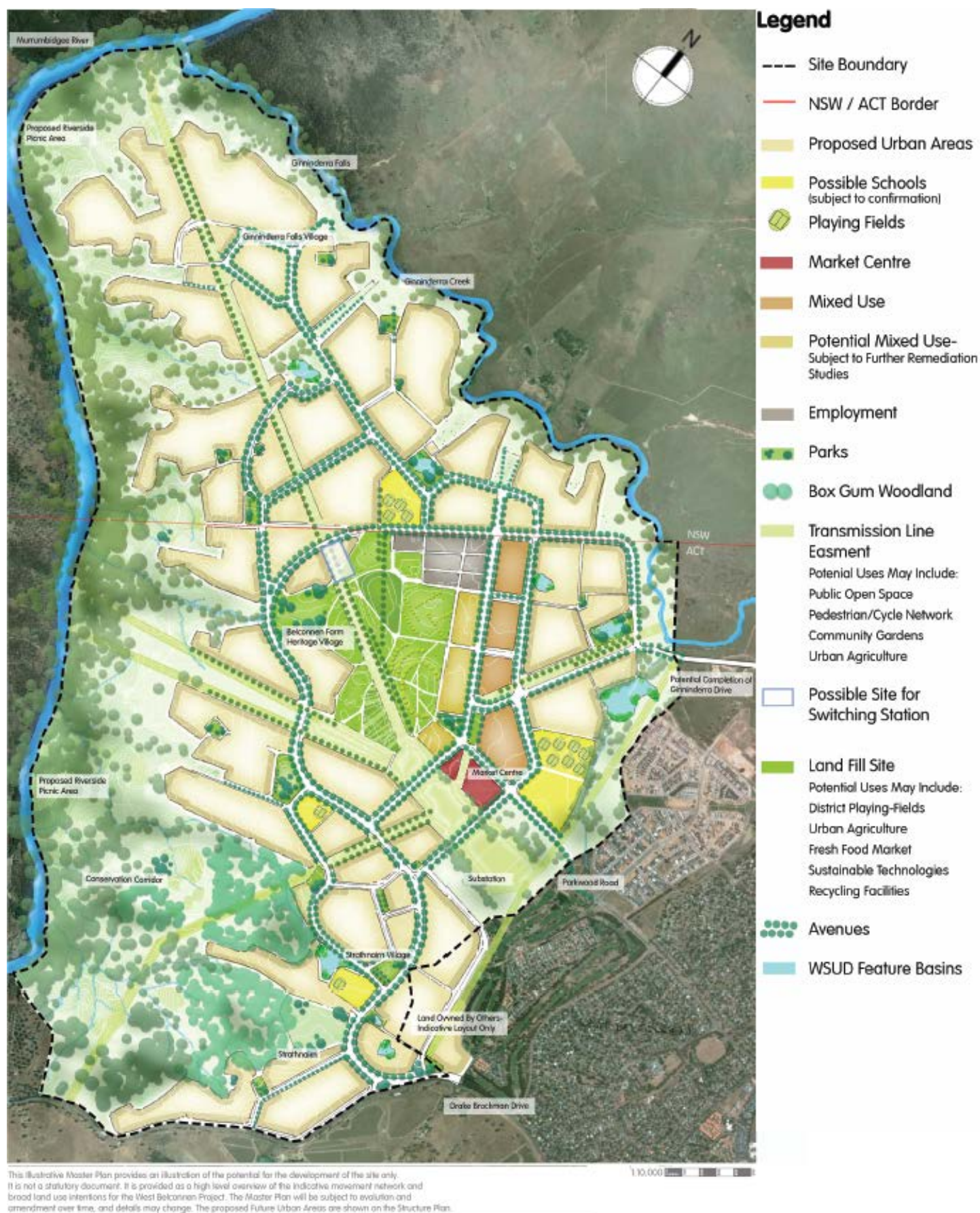


Figure 2



Master Plan by Roberts Day

- Economy

1.3 Parkwood/West Belconnen – Green Star community

Parkwood as part of West Belconnen is a Green Star Communities Pilot Project. The Green Star Communities rating tool developed by the Green Building Council of Australia is Australia's first fully independent national sustainability rating tool for communities.

Green Star Communities Pilot Project defines 38 best practice benchmarks across five sustainability categories, plus innovation for the planning, design and delivery of sustainable communities in terms of:

- Governance
- Design
- Liveability
- Economic prosperity
- Environment

The Parkwood/West Belconnen project is required to complete the documented assessment process measured against the above categories within three years of becoming a Pilot Project. It is anticipated that this will be completed by the end of 2015.

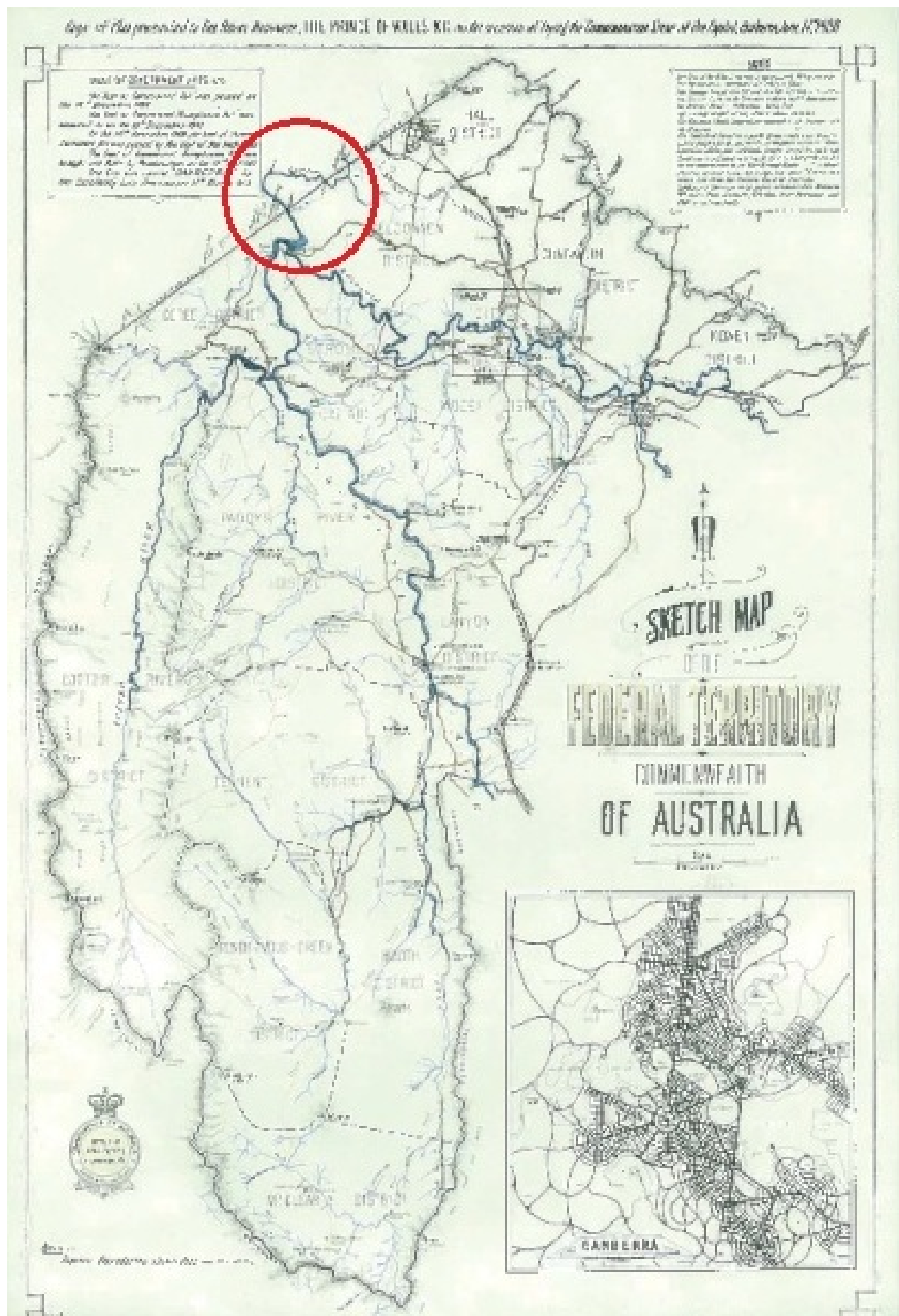
1.4 Background

The West Belconnen holding subject to the initial proposed urban release comprised the ACT land held under a 99 year rural lease by the Corkhill Brothers and via its subsidiary, Reid and Stevens, the adjoining NSW freehold lands. This contiguous ownership is unique on the border between NSW and the ACT. The land on both sides of the border has historically and continues to be used largely for grazing. Riverview Projects (ACT) Pty Ltd as the applicant for the rezoning represents the total Corkhill Brothers land holdings. The land subject to the Planning Proposal now extends to include all that land inclusive of other land owners which comprises the Parkwood Peninsula.

By way of general reference and interest, the Prince of Wales Plan of the ACT 1920 acknowledged the relationship of the Parkwood Peninsula to Canberra. See **Figure 3**

The ACT land is to be developed pursuant to a development agreement structure between the Corkhill entities and the ACT Land Development Agency (LDA). Upon the approval to the amendment to the Territory Plan and to facilitate the proposed development, that land will be transferred to the LDA. Riverview Projects (ACT) Pty Ltd will manage the planning, design and construction of the ACT lands on behalf of the LDA. In terms of the NSW lands, Riverview Projects (ACT) Pty Ltd is acting on behalf of all landholders on the Parkwood peninsula as referred to above in Section 1 – Introduction.

Figure 3



Prince of Wales Plan of the ACT 1920

1.5 Planning Proposal at a glance

The Planning Proposal comprises the following key elements:

1. Area of approximately 600 hectares.
2. The area proposed to be released for urban purposes is approximately 394 hectares.
3. The land to be set aside for conservation/riparian uses is approximately 206 hectares.
4. The total number of dwellings to be provided is approximately 5,000 with an estimated population of 13,000.
5. The Planning Proposal is part of an overall West Belconnen ACT/NSW release of an estimated 11,500 dwellings.
6. The Planning Proposal proposed rezoning from the current RU1 Primary Production to principally R1 General Residential and part E3 Environmental Management.
7. The revision to the boundary of the existing E3 Environmental Management zone.
8. The proposed applying of a new principal LEP to the land.

1.6 Purpose of this Planning Proposal

The purpose of this Planning Proposal and supporting attachments is to seek the following amendments to the Yass Valley Local Environmental Plan 2013 (YLEP) so as to enable the urban development of parts of the subject land and the setting aside of lands for conservation purposes by:

1. Amending of the YLEP '*Land Application Map*' to remove the subject land from the YLEP and replacing the YLEP with a principal LEP applying only to the subject land and to be referred to as the draft *Yass Valley Local Environmental Plan (Parkwood)*.
2. To make provision in the draft *Yass Valley Local Environmental Plan (Parkwood)* for the following specific planning controls :
 - The zoning of the land from RU1 Primary Production to principally R1 General Residential and part E3 Environmental Management
 - To modify the existing E3 Environmental Management zone boundary to more accurately reflects the known ecological values of the land
 - The applying of an E3 Environmental Management zone and the R1 General Residential zone with additional uses in addition to those applying in the YLEP. The additional uses are consistent with the proposed approach to a sustainable urban community and the use of the land to be set aside for conservation purposes.
 - Consideration to two potential options as the determining of minimum lot sizes consistent with ensuring an integrated approach to the design and siting of dwellings at the neighbourhood scale.
 - The applying of an amended Natural Resources Biodiversity Map based on the ecological surveys and studies supporting this Planning Proposal.
 - The applying of provisions in the *Yass Valley Local Environmental Plan (Parkwood)* that address the proposed urban release area by specific reference to infrastructure, servicing and a development control plan.

The Planning Proposal aims to;

1. Describe the unique strategic context of the subject lands both in terms of the Yass Valley local government area, and the location of the subject land adjacent to the border with the ACT
2. Outline the urban elements of the proposal
3. Outline the proposed approach to the protection of the ecological and landscape values of the land.
4. Outline how the proposed development will function as a viable border adjacent community
5. Outline the merits and basis for the proposed urban development based on a master plan that ensures an integrated whole of release approach across the border with the ACT.
6. Demonstrate that the proposed rezoning is supportive and justified in terms of both strategic and site specific merit.
7. Seek the endorsement of Yass Valley Council to amend the YLEP and create a new principal LEP in the manner described in the Planning Proposal so as to facilitate the urban development of the land.
8. To demonstrate the net community benefits of the proposed development to the Yass Valley and region.

1.7 Planning Proposal Structure

The Planning Proposal structure reflects the statutory requirements and inclusions for Planning Proposals set down in Section 55 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), the Guide to Preparing Planning Proposals as issued by the Department of Planning and Infrastructure in October 2012 and the Yass Valley Council Policy on Planning Proposals. – Council policy SEP-POL-1 – **Appendix 2**

The structure of this Planning Proposal is summarised below:

Section 1	Introduction
Section 2	Description of the site, context.
Section 3	Existing planning framework.
Section 4	A statement of the objectives and intended outcomes of the Proposal.
Section 5	An explanation of proposed instrument or LEP amendments.
Section 6	Justification including need for the proposal; relationship to the relevant strategic planning framework; potential environmental social and economic impacts; State & Commonwealth interests.
Section 7	Description of the proposed map amendments.
Section 8	Details of the likely community consultation processes to be undertaken.
Section 9	An indicative project timeline.

1.8 Supporting Documentation

This Planning Proposal has been prepared having regard to the supporting documentation listed in the table below.

Documentation	Prepared by:	Appendix Number
Vision Statement	Roberts Day	1
SEPP Policy	Yass Valley Council	2

West Belconnen urban release NSW Position Paper	Knight Frank Town Planning	3
West Belconnen Agricultural Lands Review	Edge Land Planning	4
Visual Impact Assessment	Roberts Day	5
West Belconnen Landscape and Open Space Strategy	McGregor Coxall	6
Proposed West Belconnen Conservation Area	TRC Tourism Pty Ltd	7
Geotech Report - Urban Capabilities	Douglas Partners	8
Flora and Fauna & Targeted Bird Survey	Kevin Mills & Associates	9
West Belconnen Archaeological Report	Biosis	10
Phase 1 Environmental Assessment	AECOM	11
West Belconnen Master Plan	Roberts Day	12
West Belconnen Integrated Sustainable Transport Plan	MR Cagney	13
Community Plan	Elton Consulting	14
Letters of Support	ACTEW Water	15
An Environmental Trust for West Belconnen	Elton Consulting	16
The West Belconnen Project Bushfire Management Strategy	Ecological Australia	18
Geotech Report - Urban Capabilities	Douglas Partners	19
West Belconnen Summary Traffic Report	AECOM	20
Buffer Zone for Parkwood Egg Farm	CEE Consulting Environmental Engineers	21
West Molonglo Urban Development Project	Lindsay Taylor	22
West Belconnen Sewer and Water Concept Plan	Browns	23
The extent of habitat for the vulnerable Pink-tailed Worm Lizard in the West Belconnen-Ginninderra Creek investigation area-confirmatory distribution surveys and mapping	Will Osborne and David Wong UC	24
West Belconnen European Cultural Heritage Report Lots 1,2,3 and 7	Eric Martin & Associates	25
West Belconnen European Cultural Heritage Report Lots 4,5,61 and 62	Eric Martin & Associates	26

2. Site Description and Locality

2.1 Proponent

The proponent and applicant for the Planning Proposal is the Riverview Projects (ACT) Pty Ltd on behalf of the landholders being:

- Reid & Stevens Pty Ltd
- A & J Hyles
- E Shaw & G Armitage
- P Fleming & G Moore
- S Scibberas

2.2 The Locality - surrounding context and setting

The subject land (referred to hereonin as Parkwood) is located adjacent to the border with the ACT within the Yass Valley local government area (LGA). It is accessible only via the ACT with no direct public road access to other parts of the LGA. The nearest settlement within the Yass Valley LGA is Murrumbateman, approximately a 45 minute drive. Yass town is approximately 1 hour.

Whilst the subject land is adjacent to rural land used principally for grazing within the surrounding parts of the LGA, it is also adjacent to the established edge of the north western suburbs of Canberra otherwise referred to as West Belconnen. The nearest urban development is at West Macgregor, only some 800 metres from the site. Accordingly and whilst within a rural setting in terms of the LGA, it is in a cross border regional context, more appropriately characterised as urban fringe. The immediate locality and context of the subject land is illustrated at **Figure 4**

As an urban fringe location, the urban development of the subject land is entirely consistent with the locating of new settlements close to established services and infrastructure. Irrespective of the state/territory border, servicing and governance reviews undertaken in support of the Planning Proposal confirm that the proposed urban development can be viably serviced. Indeed the total project takes significant advantage of existing underutilised urban infrastructure.

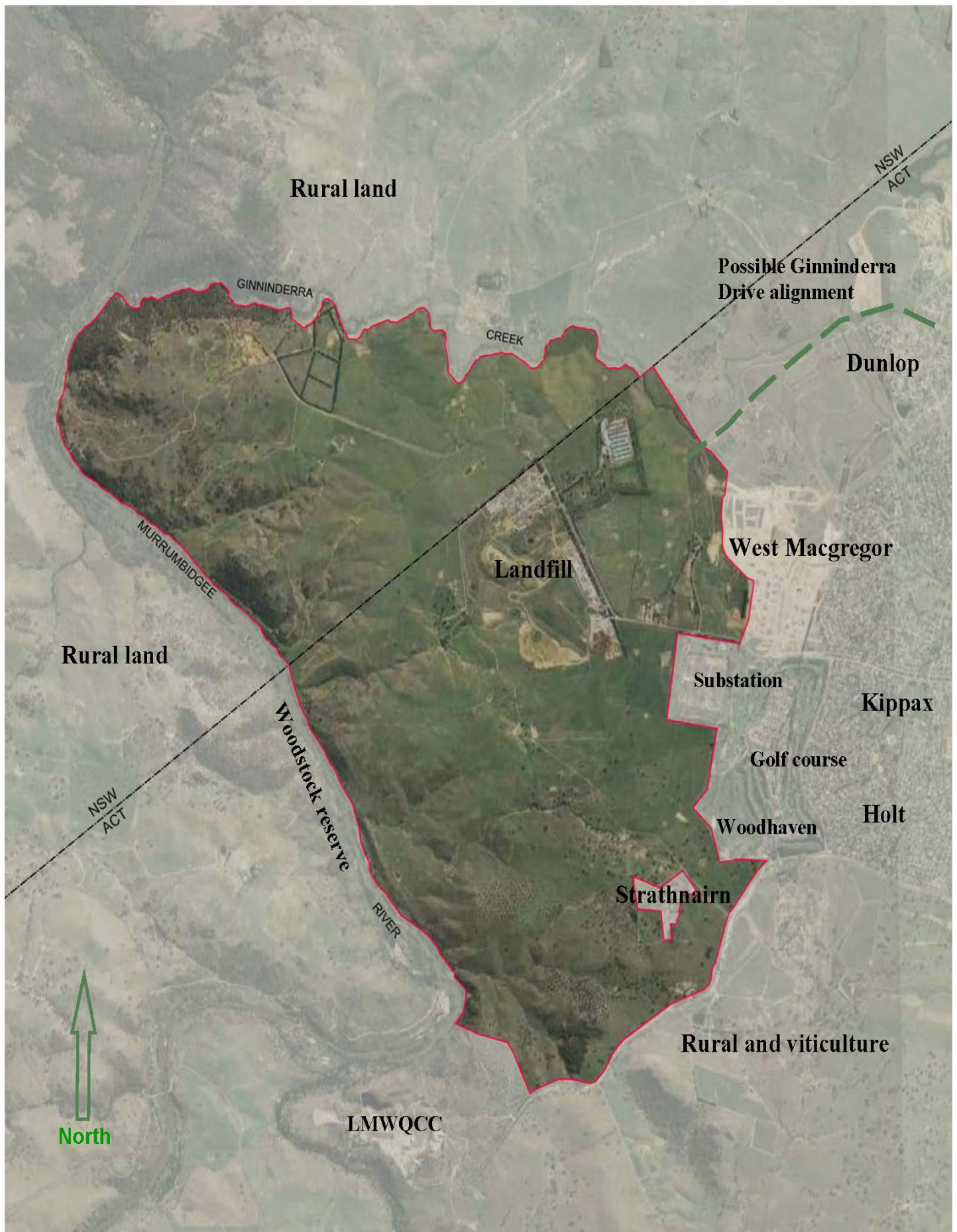
Physically bounded by the Murrumbidgee River gorge and Ginninderra Creek with access only via the ACT, the subject land can be characterised as a land peninsula of the adjoining parts of Canberra. In turn the peninsula land holders have historically regarded Canberra and West Belconnen as their community of interest where all services have been provided from.

This particular setting is unique to the NSW/ACT border and ought not to be regarded as a precedent for other potential urban settlements elsewhere adjacent to the border.

The general locality map at **Figure 5** illustrates the location of the subject land in terms of settlement in the Yass Valley LGA and the north western suburbs of Canberra. **Figure 6** indicates the location of the land in terms of the nearby northern suburbs of Canberra.

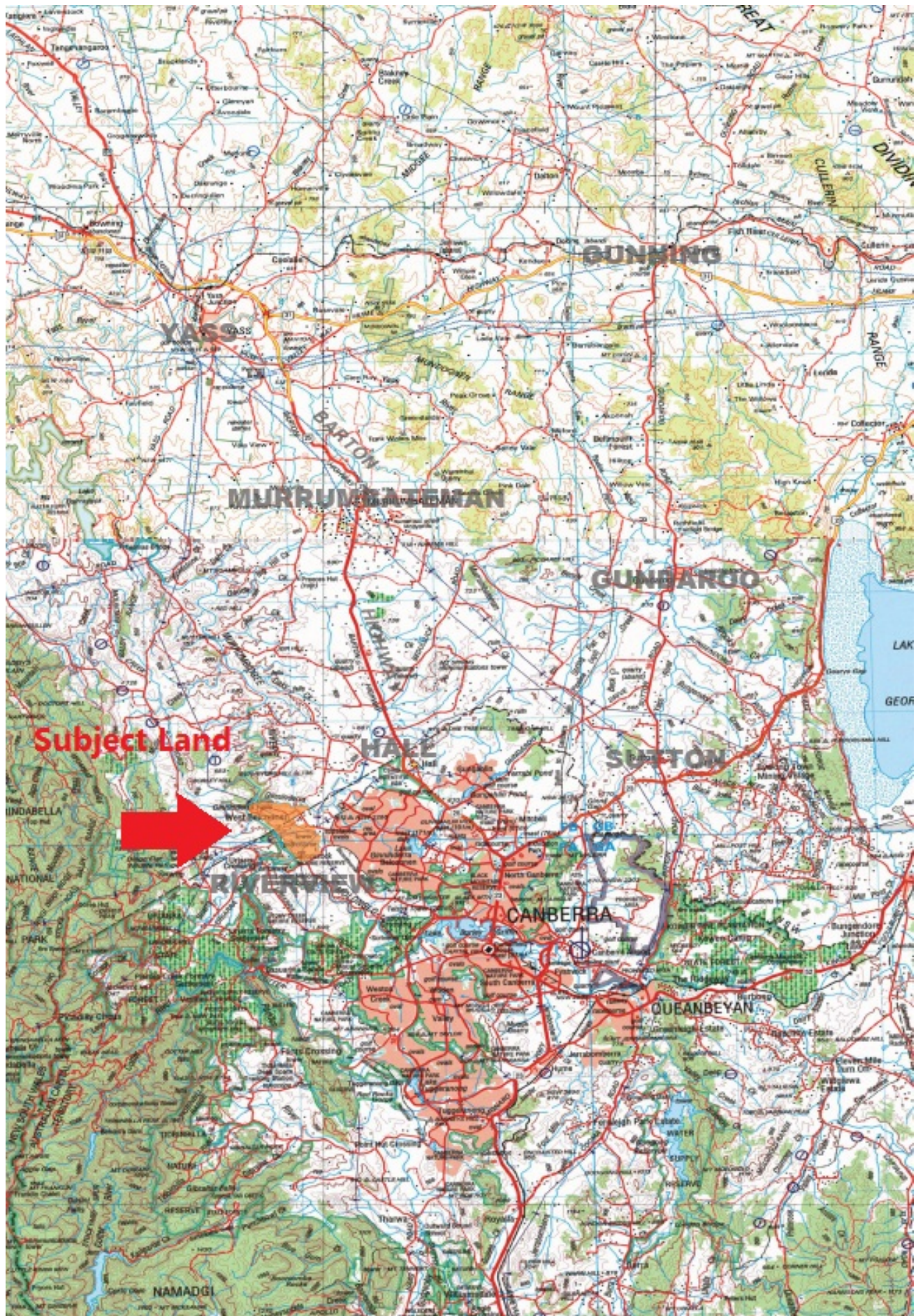
In terms of the wider regional context, the subject land as part of the Yass Valley LGA forms part of the Sydney to Canberra Corridor. The Sydney to Canberra Corridor Regional Strategy sets out a number of

Figure 4



West Belconnen/Parkwood Lands

Figure 5



West Belconnen/Parkwood Lands

settlement outcomes to guide strategic planning and rezonings. The settlement outcomes however are specific to NSW and do not anticipate the locating of new settlements adjacent to the existing urban areas over the border within the ACT. The Regional Strategy does provide for those circumstances where the location of settlements have not been anticipated subject to satisfying the *Threshold Sustainability Criteria*. The Planning Proposal has been considered and justified against the Criteria.

The strategic context and setting of the subject land has been otherwise described in the *West Belconnen urban release NSW Position Paper* as prepared by Knight Frank Town Planning at **Appendix 3**.

2.3 Description of Subject Site

The land subject of this Planning Proposal is described as follows:

2.3.1 Land area

The subject land has an area of some 600 hectares including the areas to be set aside for conservation purposes see **Figure 6**. The extent of land identified by this Planning Proposal as suitable for urban development is approximately 394 hectares subject to the outcome of the assessment of this Proposal by Yass Valley Council.

2.3.2 Land ownership

Title description	Area	Land owner
Lot 1DP 771051	91.8ha	Reid and Stevens Pty Ltd
Lot 2 DP 771051	80ha	
Lot 3 DP 771051	80ha	
Lot 7 DP 771051	80ha	
Lot 4 DP 771051	80ha	E Shaw and G Armitage
Lot 61 DP 801234	83ha	J and A Hyles
Lot 5 DP 771051	80ha	P Fleming and G Moore
Lot 62 DP 801234	25ha	S Scibberas

:

The current land ownership is illustrated at **Figure 7**.

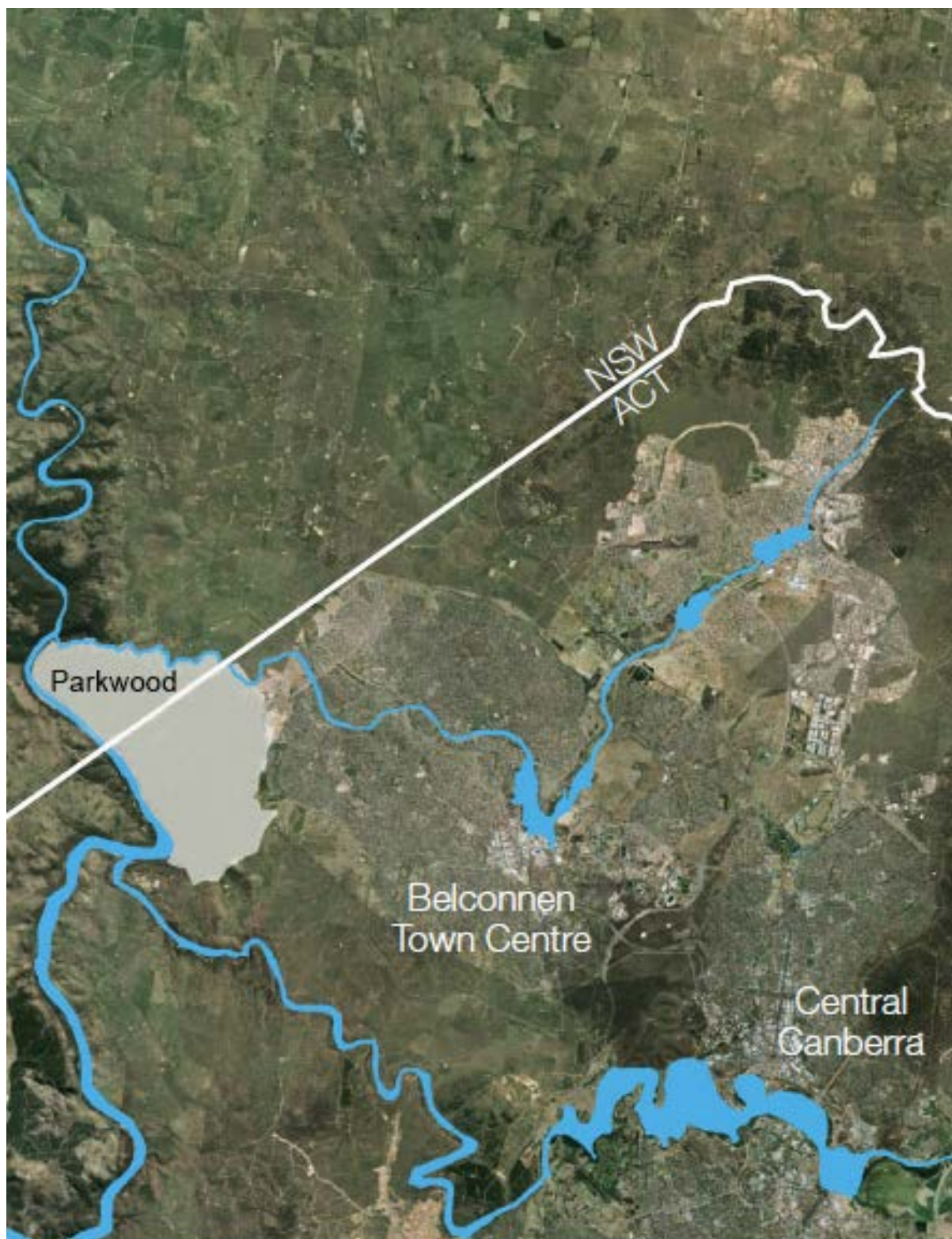
Current land uses

The current land uses are as follows in **Table 1**

Table 1:

Lot	Land use
Lot 1DP 771051 Lot 2 DP 771051 Lot 3 DP 771051 Lot 7 DP 771051	Agriculture/grazing
Lot 5 DP 771051	Agriculture/grazing Dwelling and out buildings

Figure 6



Location to North West

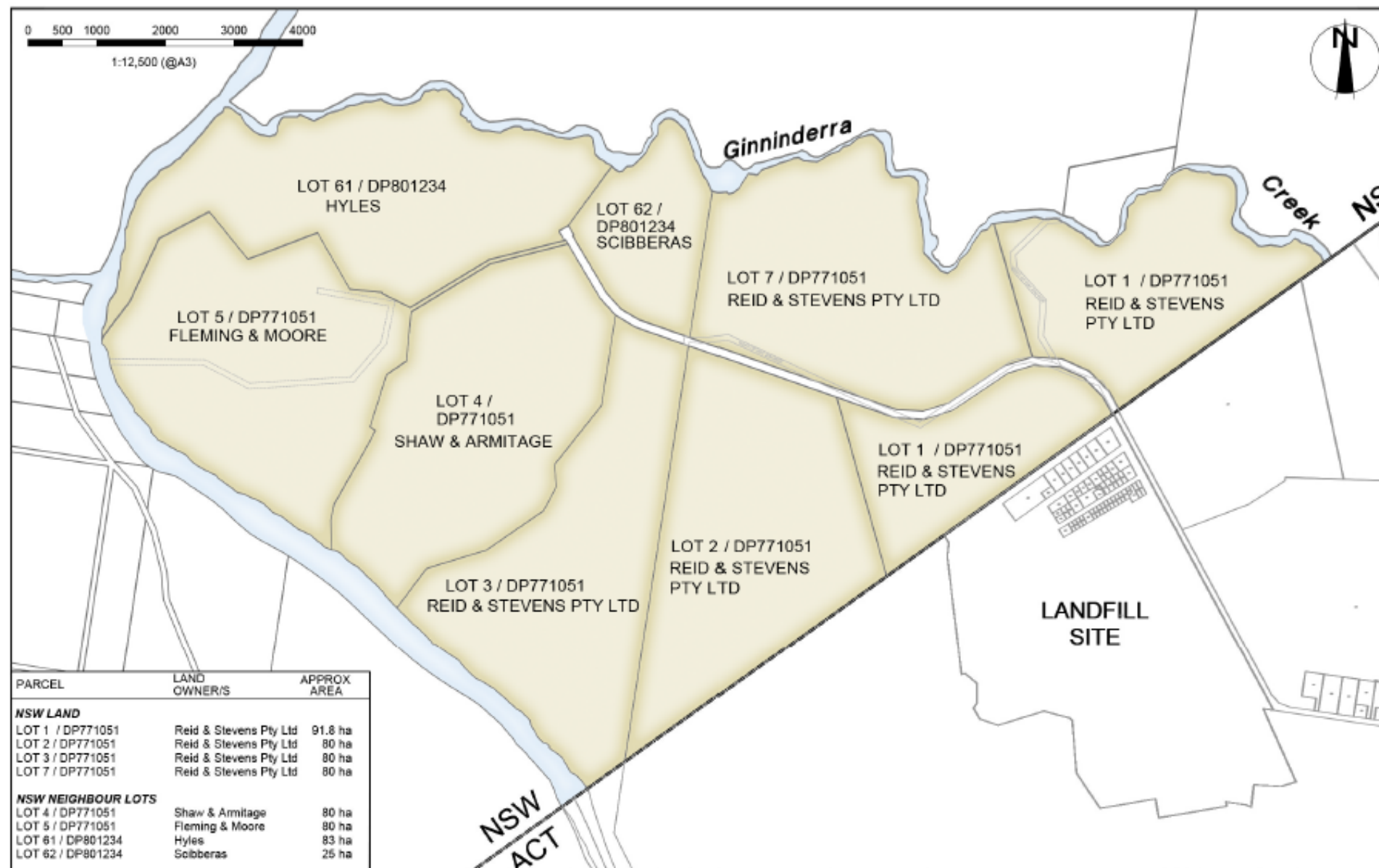
Lot 62 DP 801234	Retreat and resort comprising: Bed and Breakfast accommodation Manager's residence Cottage Day spa Reception centre Restaurant (in bed and breakfast) Various outbuildings and improvements (Note: In further stages, cabins and additional health facilities in conjunction with the day spa are also proposed)
Lot 61 DP 801234	Ginninderra Falls recreation park comprising: Falls lookouts and walking trails Picnic facilities (Note: The Ginninderra Falls recreation area has been closed to the general public since 2004 as a result of costs to upkeep and risk).
Lot 61 DP 801234	Quarry operations comprising extraction pits, processing of material, stockpiling, machinery sheds and haulage of product to various locations in principally the Canberra market. It is understood that the quarry enjoys existing use rights and will continue to operate pending its redevelopment.
Lot 4 DP 771051	Agriculture/grazing Farm sheds

The location of the existing land uses is also set out at **Figure 8**

In terms of the existing agricultural use of the land, an agricultural lands review has been undertaken by Edge Land Planning – see **Appendix 4**. The review notes that the current principal agriculture use of the land is the grazing of Angus cattle. The majority of the land is natural pasture with approximately 30 hectares of land sown to dryland lucerne as well as phalaris and clover. The lucerne is sown on the north western corner of the land along the banks of the Ginninderra Creek with dryland lucerne on the more fertile soils associated with the alluvial creek flats. The phalaris and clover is grown on both sides of Parkwood Road on the western side of the site. This is used for fodder for the supplementary feeding of cattle.

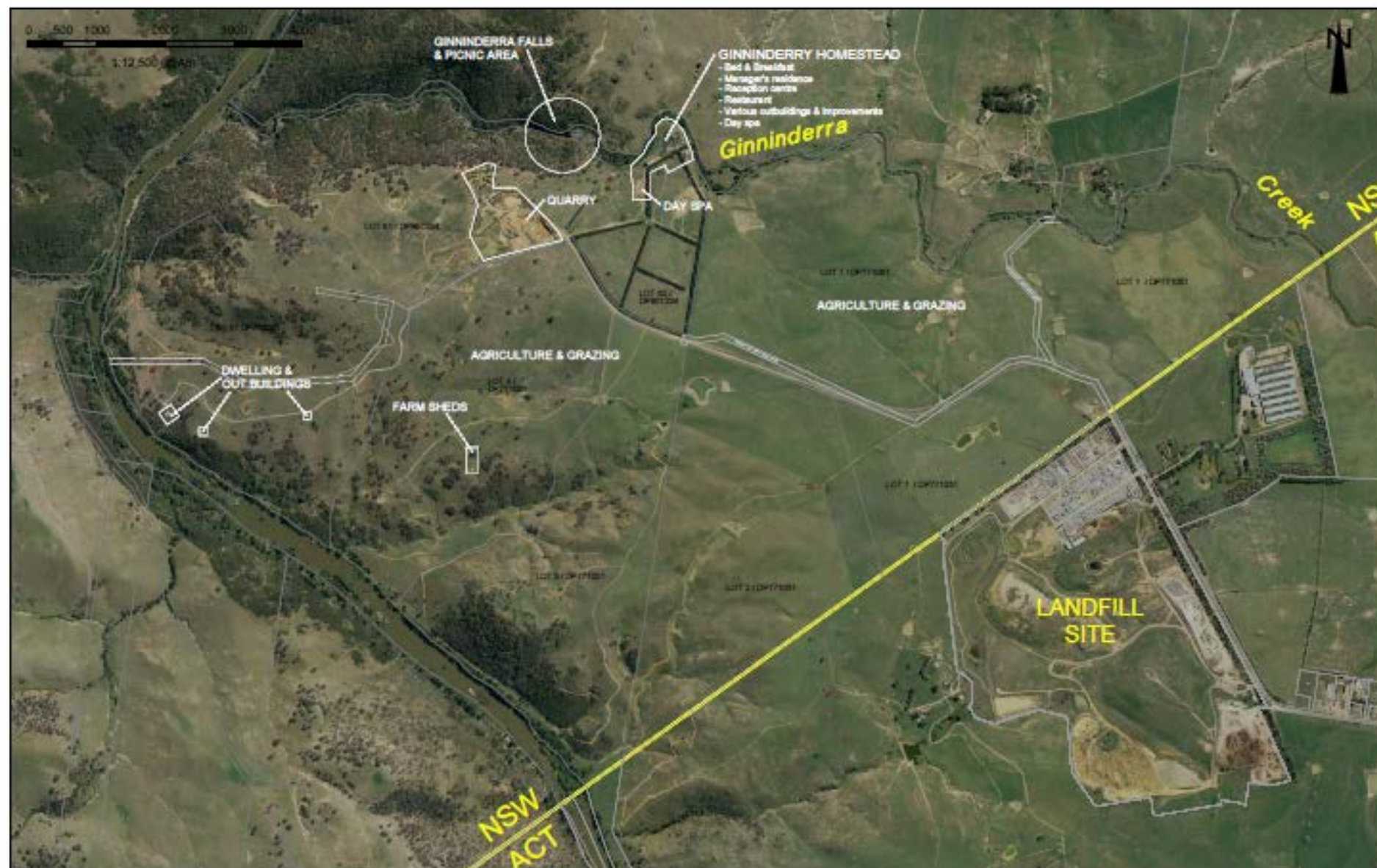
In addition to the established uses on the land as referred to in **Table 1**, it is noted that the land is traversed in a north west to south east direction by high voltage transmission lines connecting the ACT supply to the NSW electricity grid. These transmission lines owned by Transgrid are key infrastructure to be retained and accounted for in the master planning of the urban development of the site.

Figure 7



PARKWOOD NSW PARCEL & OWNERSHIP DETAILS

Figure 8



PARKWOOD NSW CURRENT LAND USE

2.3.3 Landscape setting

The subject land to the east of the transmission line easement is generally flat to gently undulating, while west of the easement falls away through moderate to steep slopes to the Murrumbidgee River corridor. The northern part of the land is bordered by the lower reaches of the Ginninderra Creek gorge. Together with the framing by the 'Wallaroo' ridge line to the north and east, the river creek gorge and the 'Wallaroo' ridge are the dominant landscape features that clearly demarcate the visual extent to the release. Set above the river corridor, much of the land enjoys broad river and mountain vistas making for a dramatic river landscape offering a high level of visual amenity to future residents of Parkwood.

The majority of the land has historically been used for grazing and is characterised by open paddocks framed by the ridges and river/creek corridors. It can be characterised as a modified rural landscape.

The undulating nature of the land and varying topography, makes for a variety of internal views and a number of settings with distinct features that maybe characterised as follows and as illustrated at **Figure 9**.

- River landscape with gorges, sand banks and riverside plantings
- Ginninderra Falls landscape of steep highly enclosed gorges
- River edge of moderate to steep land with river vistas
- Ginninderra Creek up stream of the Falls where the creek landscape opens up to a broader rural setting
- Rural landscape of gently undulating open paddocks framed by the 'river and ridges'.

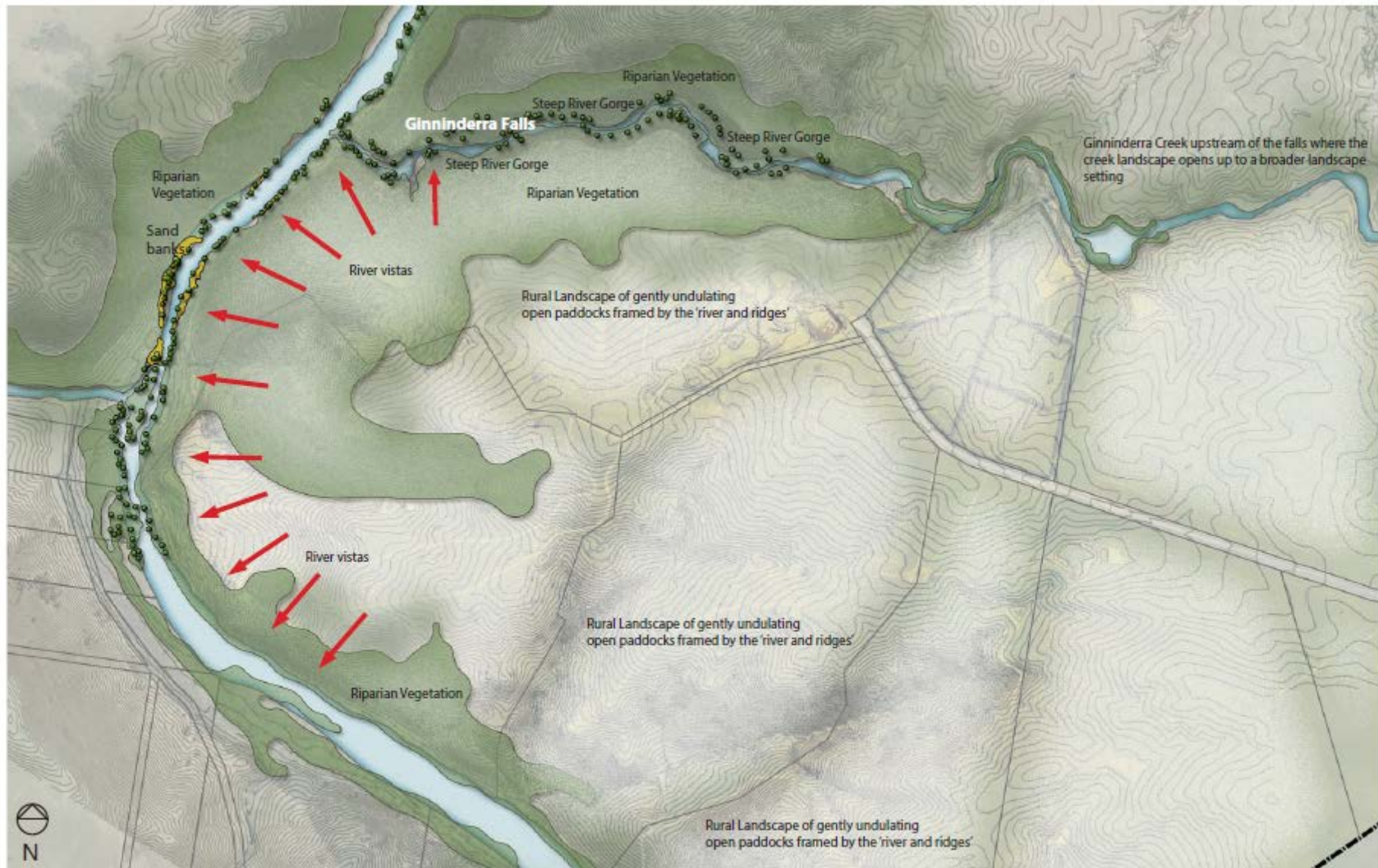
The 'Wallaroo' ridge line has similarities to the hills ridges and buffers that form an integral part of the Canberra key planning principle and character of containment of the urban areas. With the ridges to the north and east and the hill slopes and ridges to the immediate west of the Murrumbidgee largely suitable only for grazing, the rural setting of the land is expected to be retained.

In terms of the views out from the river corridor, the steep nature of the topography results in a highly enclosed view shed unlikely to be impacted on by future urban development limited to the flat to gently undulating upper parts of the land.

A visual analysis undertaken by Roberts Day titled *West Belconnen – visual impact assessment dated June 2014*, see **Appendix 5** illustrates and describes the general setting of the site and the extent of any visual impact when viewed from key locations . In summary, the analysis notes that:

- The significant amount of land to be set aside for conservation and recreation purposes will reduce the visual impact of the proposed development resulting in the overall visual impact of the proposed development being predominantly low
- The topography on the site preserves and will enhance the visual amenity of the eventual development and reduce the visibility of aspects of the urban release

Figure 9



Parkwood Landscape Features

- The visual impact from most of the viewing locations across all three development phases are generally ranked as low, with some as nil (based on the visual analysis criteria – refer to the Roberts Day analysis at **Appendix 5**)

The analysis included an assessment of the visual impact of the proposed development from rural properties in NSW adjoining Ginninderra Creek. In doing so, the analysis assessed the visual impact over progressive periods of development noting that by the full development period, a buffer zone coinciding with retaining the natural features of the riparian zone along Ginninderra Creek will have been created between the existing rural lands and future development. In addition, embellished open space areas within the urban release will serve to visually relieve and break up the scale of urban form.

2.3.4 Landform/topography

The overall land sits across a broad ridge plateau gently undulating and falling away on steep to moderate slopes to the Murrumbidgee River and parts of Ginninderra Creek. The undulating central parts of the land have no major physical constraints to urban development. See slope map prepared by Roberts Day at **Figure 10**. The urban capability of the site has been assessed by Douglas Partners. A copy of the urban capability report is at **Appendix 8**.

By reference to the hydrogeology of the Australian Capital Territory and Environs Map, Douglas Partners note that the site is located on fractured aquifers of late Middle Silurian age and fractured to massive aquifers of late Silurian age. Expected geological units include granite, granodiorite, adamellite, leucogranite, quartz porphyry, tonalite and/or andesitic, dactic, rhyodacitic, ignimbrite, minor ashstone, shale, sandstone, limestone and disseminated sulphates.

By reference to the Canberra Soil Landscape Sheet, Douglas Partners note that whilst beyond the extent of the mapping of that sheet, the similar topography and landscapes can be inferred as indicating the land as being underlain by the Williamsdale and Burra Soil Groups. The Williamsdale Soil Group is characterised by undulating rises, alluvial fans and valley flats on Silurian Volcanics of Canberra Lowlands. Generally, little or no rock outcrops occur within this soil group although rock outcrops are present on land. The Burra Soil Group is characterised by undulating to rolling low hills and alluvial fans on Silurian Volcanics of Canberra Lowlands, generally waning and gently to moderate inclined hill slopes foot slopes and fans.

The majority of the land is undeveloped and partially used for grazing purposes. It is moderately to heavily grassed with a variable tree density primarily along gully lines and in the western half of the land. Douglas Partners note that extensive rock outcropping and/or cobbles/boulders sub cropping are evident across the site. Uncontrolled filling is limited to farm dam wall construction and more broadly in some gully lines, parts of Lot 4 and south west of Parkwood Road. Site levels fall in variable directions away from a number of ridgelines and hill tops at grades ranging from near vertical in the river corridor to 1 in 40 with an overall fall to the west. See **Figure 11** that illustrates the existing topography of the land.

In summary, the geotechnical/urban capability assessment undertaken by Douglas Partners indicates that the majority of the land is suitable from a geotechnical perspective for residential development –

Figure 10

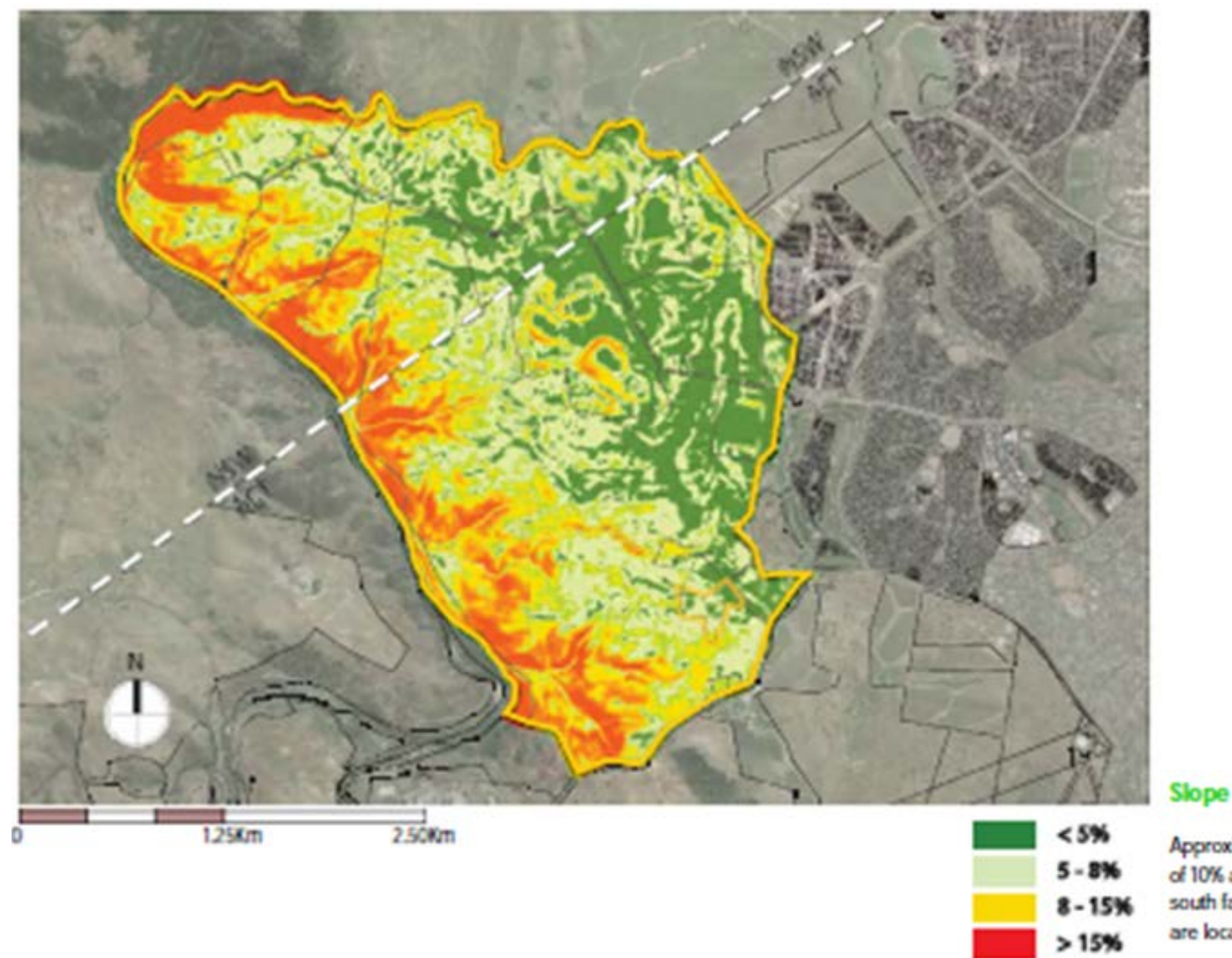
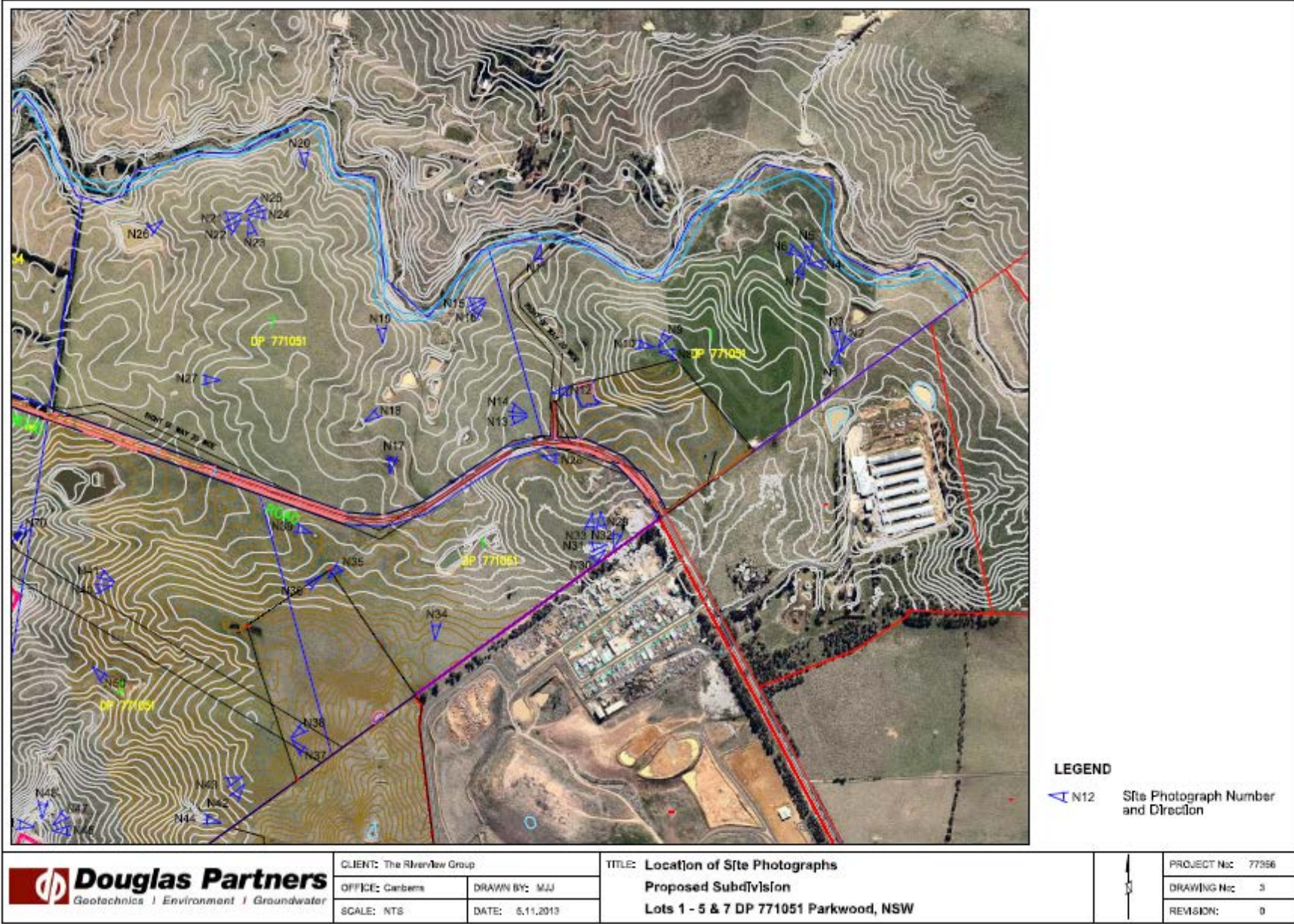


Figure 11



see report at **Appendix 8** (Ref: *Report on geotechnical assessment – urban capability by Douglas Partners February 2014*).

2.3.5 Hydrology

The site falls within the upper catchment of the Murrumbidgee River. The Murrumbidgee River Catchment covers 84,000 square kilometres of southern NSW and incorporates the ACT. The Murrumbidgee River rises on the Monaro Plain initially flowing southeast then north near Cooma where it is joined by the Numeralla and Bredbo Rivers. The river then flows northwest through the ACT before entering Burrinjuck Dam near Yass with a total catchment of 13,100 square kilometres (Ref: *Water Resources and Management Overview of the Murrumbidgee Catchment; NSW Office of Water 2011*). The Ginninderra Creek catchment upstream from the site drains an area of approximately 32,000 hectares extending north east draining the Gooromon Ponds north of Hall within Yass Valley and approximately one quarter of the urban runoff from Canberra. (Ref: *Ginninderra Catchment Group 2014*)

Both the Murrumbidgee River and Ginninderra Creek bordering the site are opportunities to extend a coordinated approach to catchment management and the treatment of riparian corridors.

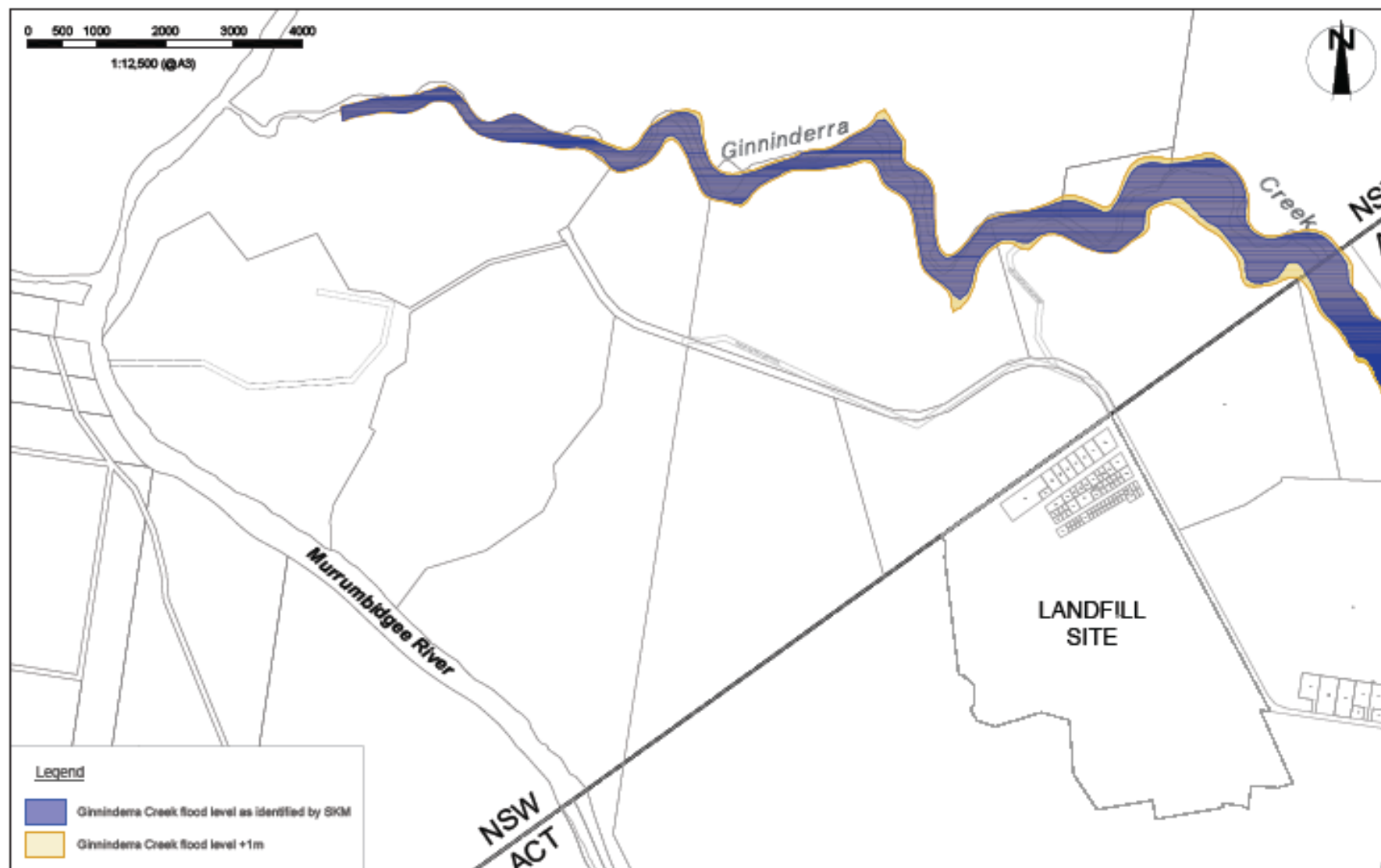
The undulating nature of the land has a number of gentle swale depressions draining from the central broad ridge to the Murrumbidgee River and Ginninderra Creek. As the drainage lines fall away onto the steeper lands they coincide in part with gullies dissecting the river corridor. The gully areas largely coincide with the land not suitable for urban development and form part of the proposed Murrumbidgee River and Ginninderra Creek Conservation Corridor. The Corridor management strategy the approach to which is outlined in the report prepared by TRC Tourism Pty Ltd titled *Proposed West Belconnen Conservation Area Appendix 7*, will include erosion and land management practices. Management of the Corridor will be via the proposed Murrumbidgee Conservation Corridor Trust to be established for both the NSW and ACT components of the Corridor.

There are a number of existing farm dams on site, with many of these to be retained as part of the overall integrated Water Sensitive Urban Design (WSUD) and open space/recreation system as local features.

The 1 in 100 year (1% probability) flood line has been plotted by SKM along Ginninderra Creek together with the precaution of a 1 metre “freeboard” The flood line as illustrated by the site conditions map at **Figure 14**, reflects the varying terrain along the Creek banks with the wider ‘flood plain’ at the upper reaches (eastern end) of the land. As the Creek flows west to north west, the terrain is considerably steeper dissecting the granite hill slopes with flooding largely confined to the existing channel beyond the extent of land suitable for urban development. A more detailed flood study accounting for the broader upstream catchment within the ACT is currently being prepared. In terms of the Murrumbidgee River, the steep nature of the corridor slopes confines flooding to the area to be set aside for conservation purposes.

The overall landscape and land form is dominated by the river/creek system that forms defined edges and a riparian ‘border’ to the site. What might otherwise be characterised as a ‘water way’ landscape influences all aspects of the site from dominant views; water sheds draining the site; ecological values coinciding with the steeper lands and; the recreational value of the watercourses including Ginninderra

Figure 13



PARKWOOD NSW GINNINDERA CREEK FLOOD LINES

falls as a regional asset. The proposed integrated WSUD strategy for the site will reinforce the 'waterway' landscape.

2.3.6 Flora and fauna

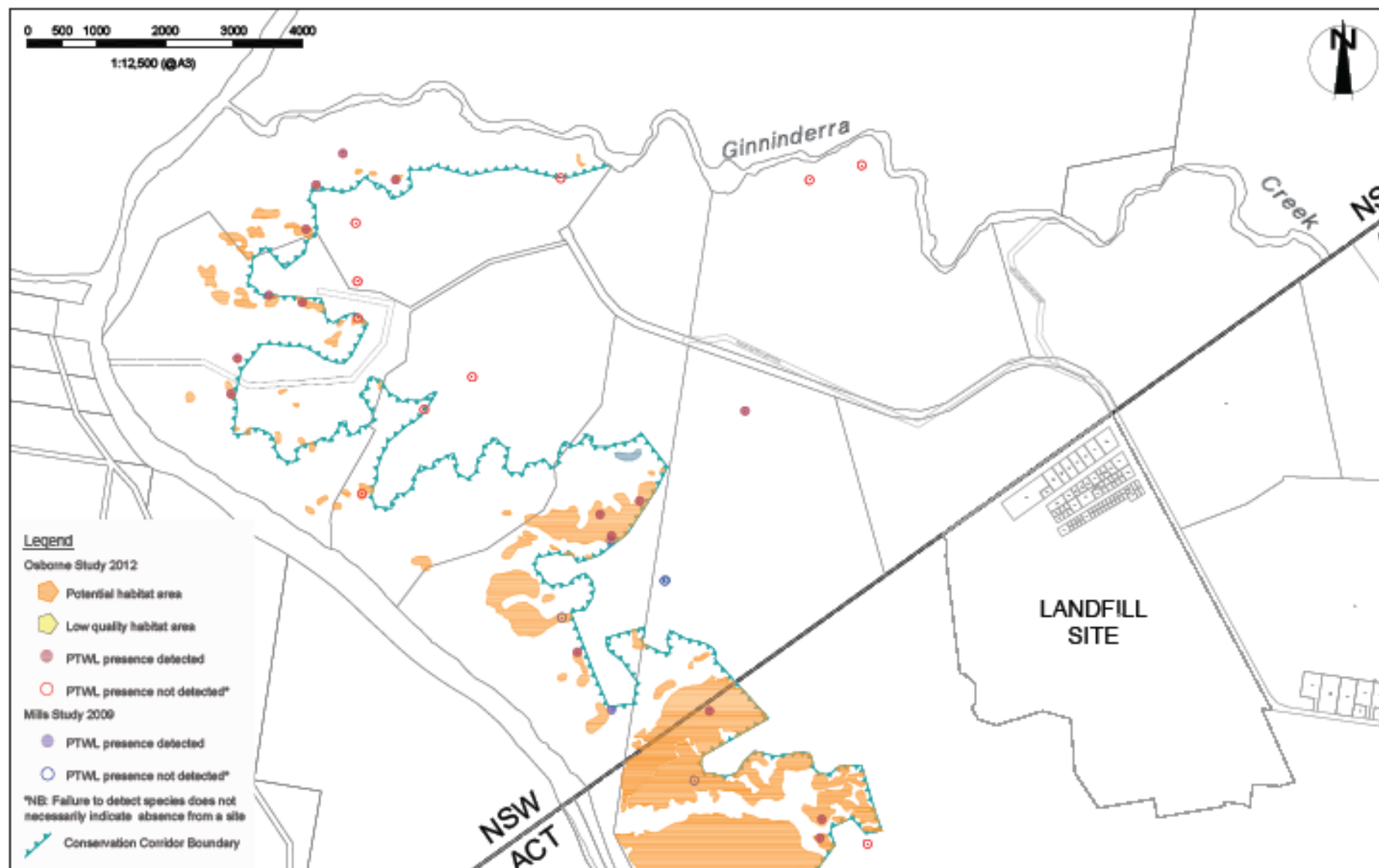
Extensive ecological studies have been undertaken by a number of ecologists coordinated by Dr Kevin Mills and Dr David Shorthouse. The following supporting specialist studies were undertaken in order to inform the Planning Proposal

1. Dr Kevin Mills, Kevin Mills and Associates (KMA)– Preliminary surveys, birds, habitat
2. Ms Alison Rowell, Biologist and Environmental Consultant – Golden Sun Moth
3. Dr Will Osborne, University of Canberra – Pink – tailed Worm Lizard

The ecological study titled *West Belconnen project NSW land – flora and fauna studies* prepared by Kevin Mills and Associates dated September 2013 is attached at **Appendix 9**. In summary, the study concludes that the NSW land is largely cleared of its original woodland and has been pasture improved, at least across the land above the river and creek gorges. The relatively level land in the area of most development potential is almost devoid of trees and supports an exotic grassland. The areas of conservation importance are in the river and creek gorge and their upper edges. The following are the matters of most conservation importance.

1. The Murrumbidgee River and Ginninderra Creek corridors, containing the watercourses and adjacent riparian vegetation and habitats.
2. The woodland in the gorge and in some places on the edge of the more level land. The woodland is generally not a listed endangered community; small areas of regrowth Box-Gum Woodland occur in a few places on the edge of the gorge woodland. The woodland provides animal habitat, is part of a regional habitat corridor along the river and is habitat for several listed bird species. The extent of the lizard habitat was determined on the ground by a team of reptile/environmental specialist; see **Figure 14**.
3. The rocky habitat above the river and on the edge of the level land in the far west of the subject land is part of an extensive area of similar habitat for the listed Pink-tailed Worm Lizard extending into the ACT to the south. This habitat is of national importance for this lizard because of the large population of lizards found here.
4. Three threatened species were recorded, all of which inhabit open farming land in winter when they were recorded; these are the Flame Robin, Scarlet Robin and Spotted Harrier.
5. The following species, recorded in the locality, appear not to be present in the areas most likely to be able to be developed: Superb Parrot and Golden Sun Moth.
6. Only limited trees with hollows occur in the paddocks across the more level land in the far west. These trees have some value to native hollow-using animals, but are few in number (13 live trees) and quite scattered and isolated across the landscape. Most are stringybarks where hollows have been created by wind thrown branches. Many more hollow-bearing trees are present in the gorges of the river and creek.

Figure 14



PARKWOOD NSW PINK TAIL WORM LIZARD HABITAT

The Planning Proposal reflects the above ecological surveys and recommendations by way of the setting aside of conservation lands coinciding with a proposed refined boundary of the E3 Environmental Management zone. In doing so it is noted that the current E3 zone boundary under the YLEP 2013, was in effect a 'conversion' from the prior 7e environmental zoning under the Yarrowlumla LEP 2012. The current E3 zone is not based on any site specific ecological studies.

In addition to the provisions of the *Threatened Species Conservation Act* and s 5A – *Significant effect on threatened species, populations or ecological communities* of the *Environmental Planning and Assessment Act 1979*, it is noted that the provision of the *Environment Protection and Biodiversity Act 1999*, may potentially apply to any proposed actions. As noted however, the habitat of the Pink-tailed worm lizard is proposed to be set aside and conserved within the E3 Environmental Management zone.

2.3.7 Archaeology

An Aboriginal Cultural Heritage Assessment Report has been undertaken by Biosis – see **Appendix 10**. The report identified a number (16) of Aboriginal Cultural Heritage sites during the field survey consisting of small artefacts scatters or isolated finds. In summary, and based on the predictive site models the report indicates the following statements as applicable to the study area.

- Open camp sites (artefact scatters) are likely to be the most common site types
- Artefact scatters are most likely to occur on level or gently sloping well drained ground in association with major waterlines or drainage features
- Larger sites will occur near the major water courses of the Murrumbidgee River or Ginninderra Creek
- Isolated finds are likely to occur anywhere in the landscape
- Scarred trees are likely to occur in all topographies where old growth trees survive, likely as isolated trees.
- Rock shelter sites may occur wherever suitable rock outcrops exist
- Burial sites are likely to occur in land forms characterised by relatively deep profiles of soft sediments such as sand and alluvium and on hill tops. The rolling hill high tops of the study area may be suitable for burials.

Together with the sites identified, the report confirms that a search of the Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System data bases identified five (5) Aboriginal archaeological sites within the study area and a 1 km buffer centred on the study area.

Consultations by Biosis have taken place with the Aboriginal community in accordance with the process outlined in the OEH document, *Aboriginal cultural heritage requirements for proponents, 2010*. Ten (10) Aboriginal organisations registered an interest in the project.

In summary the Biosis report makes the following recommendations:

- Continued consultation with the registered Aboriginal parties.
- Application for an AHIP for the identified Aboriginal sites WB1 – WB16. These sites should be collected, subjected to analysis and relocated to an agreed place within the Conservation Area of the Project Area to maintain their "connection to country".
- Impacts to area of PAD should be avoided. If the two area of PAD are to be impacted a program of sub surface investigation is required to determine the presence, extent and significance of any sub surface deposits.

- Sites located within the Conservation Area (corridor) are not to be impacted. In the event of any future action impacting on these known sites further assessment of the impacts and application for an AHIP may be required.
- The area of the Ginninderra Creek has been assessed as holding high potential for heritage sites. Any development that occurs in this area should be subject to sub surface testing within the development footprint to avoid damage to the archaeological record.
- Finding of low potential for cultural heritage sites or deposits across remainder of Development Area – proceed with caution.
- Due to the nature of the archaeological record it is possible that additional cultural heritage sites exist within the Project Area which were not located during the planning field survey. As a result the RAPs have requested that a cultural heritage induction should be included in the induction package for all construction workers.
- All Aboriginal objects and Places are protected under the *NSW National Parks and Wildlife Act 1974*. It is an offence to knowingly disturb an Aboriginal site without a consent permit issued by the Office of Environment and Heritage (OEH).
- Relics are historical archaeological resources of local or State significance and are protected in NSW under the *Heritage Act 1977*. Relics cannot be disturbed except with a permit or exception/exemption notification.

2.3.8 Murrumbidgee River and Ginninderra Creek Corridor

The Murrumbidgee and Ginninderra Creek Corridor sets aside the land recognised as having ecological, riparian and landscape values that warrant conservation and enhancement. The Corridor will be managed and set aside for complimentary conservation, bush fire management, recreation, education, tourism and other community benefits. It will include the Murrumbidgee River frontage, the lower part of Ginninderra Creek, Ginninderra Falls and associated gorge areas. In establishing the most appropriate ways to protect and manage these values and benefits, the following are relevant:

1. Options for conservation and management

TRC Tourism Pty Ltd have been engaged by Riverview (ACT) Pty Ltd to consider the range of conservation management options – see *Proposed West Belconnen Conservation Area – Options for establishment and management – TRC Tourism Pty Ltd dated 10 June 2014* at **Appendix 7**. The report notes that the corridor conservation area will protect nationally significant habitat, contribute to biodiversity across the landscape, provide ecosystem services through vegetation restoration and catchment protection and protect areas significant to local indigenous people and the wider community.

In addition, the report notes the current statutory mechanism currently available in NSW for a private sector conservation reserve. Relevantly, a Conservation Agreement under s69A to 69K of the *National Parks and Wildlife Act 1974*. The report notes that management planning will be required and should comprise of two stages, being a concept plan setting out the strategic guiding framework and a subsequent plan of management providing the more detailed prescriptions and responsibilities for management.

The report acknowledges that the conservation corridor is in a unique situation of being a proposed privately managed conservation area that will receive a high level of public use due to its proximity to Canberra and in the longer term, Parkwood. More generally it will also be a regional asset for NSW and Yass Valley.

2. Proposed environmental trust for West Belconnen (including Parkwood)

As a proposed privately managed conservation area, Elton Consulting on behalf of Riverview (ACT) Pty Ltd has prepared an overview of the proposed management and funding framework for the Corridor . - see *An Environmental Trust for West Belconnen report – Elton Consulting dated 27 May 2014* at **Appendix 16**

In summary, the report notes the following that:

1. Given the cross-border nature of this project, Riverview (ACT) Pty Ltd proposes setting up an environmental trust (the Trust) to manage the corridor and ensure its integration with the new community and beyond in perpetuity. Similar trust arrangements have emerged in Australia and overseas where commercial opportunities are married with land management priorities to support long-term conservation gains and cover reserve running costs.
2. The pre-eminent objectives of the Trust would be conservation of natural values and bushfire fuel management. Other objectives pertaining to education, research, recreation, tourism, and community involvement would also inform Trust operations. The Trust would be administered by a company (the Company) with a skills-based board comprising government, community, and other relevant stakeholder representatives. A Land Management Committee, a Social Sustainability Committee, and a Public Fund Committee would be set up to ensure objectives pertaining to land management, community engagement, and funds management are achieved, respectively.
3. The Land Management Committee would be responsible for upholding and reviewing a plan of management that meets legislative obligations and provides for conservation of natural values and bushfire fuel management. It would provide technical advice as necessary, manage recreational uses of the land, and facilitate tertiary-level research opportunities in the corridor.
4. The Social Sustainability Committee would be responsible for ensuring participatory process through liaising with residents regarding community aspirations and priorities, informing the community about activities, facilitating community participation in events, and managing volunteers interested in contributing to management of the corridor.
5. The Public Fund Committee would assist with the financial sustainability of the Trust by recommending to the board how budgets are allocated and spent and by investigating fundraising opportunities. Such opportunities may be through government grants, various types of private contributions, or through other forms of social enterprise within Parkwood.
6. The Project would deliver, through a staged approach, the initial capital works within the corridor and absorb any related costs until such assets are handed over to the Trust. The Trust would earn annual income for its operations through the contribution of a percentage of sale proceeds from NSW lots and an annual contribution from the ACT Government equal to those costs of managing the ACT portion of the corridor.

3. Ginninderra Falls

Ginninderra Falls has historically been an important recreation and education asset to the region and Canberra. The Falls has since closed however due to operational issues. As part of the Parkwood urban release, the Falls as a recreation/tourism and educational destination is proposed to be reopened. In doing so, the Falls is expected to be a significant contributor to the local economy; a major recreational asset to the Canberra and Yass Valley communities and an important educational asset. The range of uses consistent with the conservation and scenic values of the Falls and surrounds is likely to include:

- Eco tourism
- Restaurant/cafes
- Tourist accommodation
- Function facilities
- Picnic facilities
- Constructed trails/lookouts

3. Existing Planning Framework

3.1 Local Planning Controls (Yass Valley Local Environmental Plan 2013)

The site is currently zoned part RU1 Primary Production and part E3 Environmental Management under the *Yass Valley Local Environmental Plan 2013* (YLEP). See land use zoning map at **Figure 16**. In terms of both zones, the objectives and uses permitted with development consent are as follows:

RU1 Primary Production

The objectives of the RU1 Primary Production zone are:

- *To encourage sustainable primary production by maintaining and enhancing the natural resource base*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area*
- *To minimise the fragmentation and alienation of resource lands*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones*
- *To protect and enhance the biodiversity of Yass Valley*
- *To protect the geologically significant areas of Yass Valley*
- *To maintain the rural character of Yass Valley*
- *To encourage the use of rural land for agriculture and other forms of development that are associated with rural industry or that require an isolated or rural location*
- *To ensure that the location, type and intensity of development is appropriate having regard to the characteristics of the land, the rural environment and the need to protect significant natural resources including prime crop and pasture land*
- *To prevent the subdivision of land on the fringe of urban areas into small lots that may prejudice the proper layout of future urban areas*

The range of uses permitted with development consent in the RU1 zone are:

Air transport facilities, Airstrips, Animal boarding or training establishments, Aquaculture, Bed and breakfast accommodation, Boat launching ramps, Boat shed, Camping grounds, Caravan Parks, Cellar door premises, Cemeteries, Charter and tourism boating facilities; Community facilities, Correctional centres, Crematoria, Depots, Dual occupancies, Dwelling houses, Eco-tourist facilities, Environmental facilities, Extractive industries, Farm buildings, Farm stay accommodation, Flood mitigation works, Function centre, Helipads, High technology centres, Home industries, Industrial retail outlets, Industrial training facilities, Information and education facilities, Intensive livestock agriculture, Landscaping material supplies, Markets, Open cut mining, Places of public worship, Recreation areas, Recreation facilities (major), Recreation facilities (outdoor), Restaurants or cafes, Roads, Roadside stalls, Rural industries, Rural supplies, Rural workers dwelling, Serviced apartments, Signage, Timber yards, Transport depots, Truck depots, Turf farming, Waste or resource management facilities, Water reticulation structures, Water supply systems

E3 Environmental Management

The objectives of the E3 Environmental Management zone are:

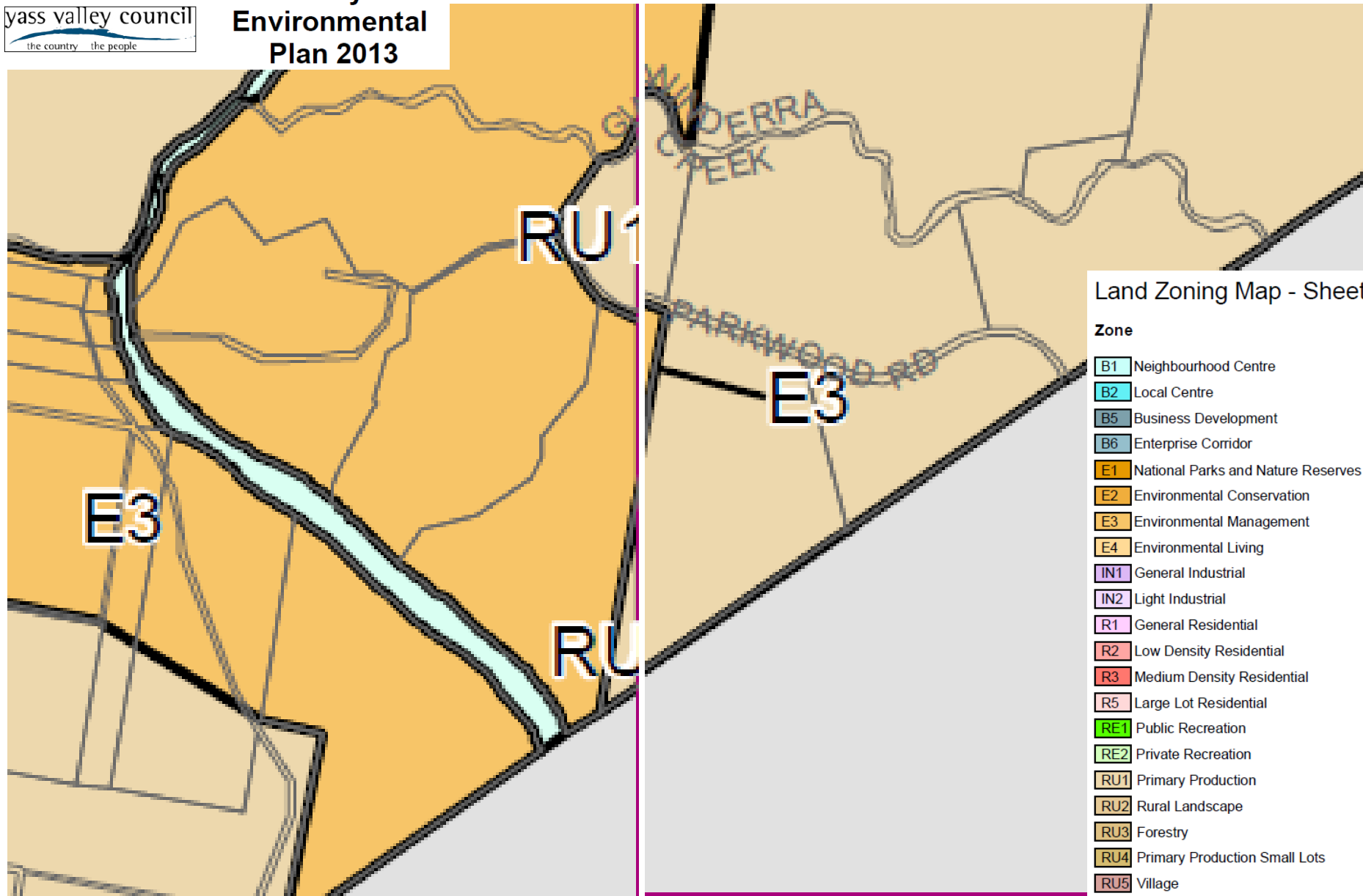
- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values*
- *To provide for a limited range of development that does not have an adverse effect on those values*

The range of uses permitted with development consent in the E3 zone are:

Figure 16



Yass Valley Local Environmental Plan 2013



Land Zoning Map - Sheet LZN_005

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways

Bed and breakfast accommodation, Boat launching ramps, Camping grounds, Dual occupancies, Dwelling houses, Eco-tourist facilities, Emergency service facilities, Environment facilities, Extensive agriculture, Farm buildings, Flood mitigation works, Horticulture, Information And education facilities, Research stations,, Roads, Signage, Water storage facilities

In terms of the E3 zone it is important to note that this reflects the extent of land previously zoned 7(e) Environment Protection under the *Yarrowlunla Local Environmental Plan 2002* since repealed by the YLEP. That is, the E3 zone is not based on any strategic studies or empirical research that might have justified the applying of the zone. Rather, the zone is in effect a 'conversion' from the prior zone to the 'best fit' new zone under the Standard Instrument. The proposed modified E3 zone boundary forming part of this Planning Proposal is based on site specific ecological and scientific studies intended to provide an evidence based approach to establishing the extent of the E3 zone. The proposed amended E3 zone boundary seeks to set aside land with special ecological, scientific, cultural and aesthetic values consistent with the objectives of the zone.

In addition to the land use zoning controls, the Yass Valley LEP also specifies a number of development standards and other environmental overlays relevantly the following:

Yass Valley LEP 2013 - Provision	Control
Minimum lot size	The applicable minimum lot size is 80 hectares across the land zoned RU1 and E3. See extract from Yass Valley LEP 2013 Figure 17 It is noted however that Yass Valley Council has submitted a Planning Proposal seeking to reduce the minimum lot size across the local government area on land zoned RU1 to 40 hectares and subject to averaging
Natural resource overlays: - • Natural Resources • Riparian land and watercourse • Groundwater vulnerability Part 6 Additional Local Provisions of the YLEP sets out a range of matters Council must take into account before determining a Development Application over land on which the above natural resource features have been identified by way of Natural Resource maps that form part of the YLEP	See Figures 18 and 19

Figure 17

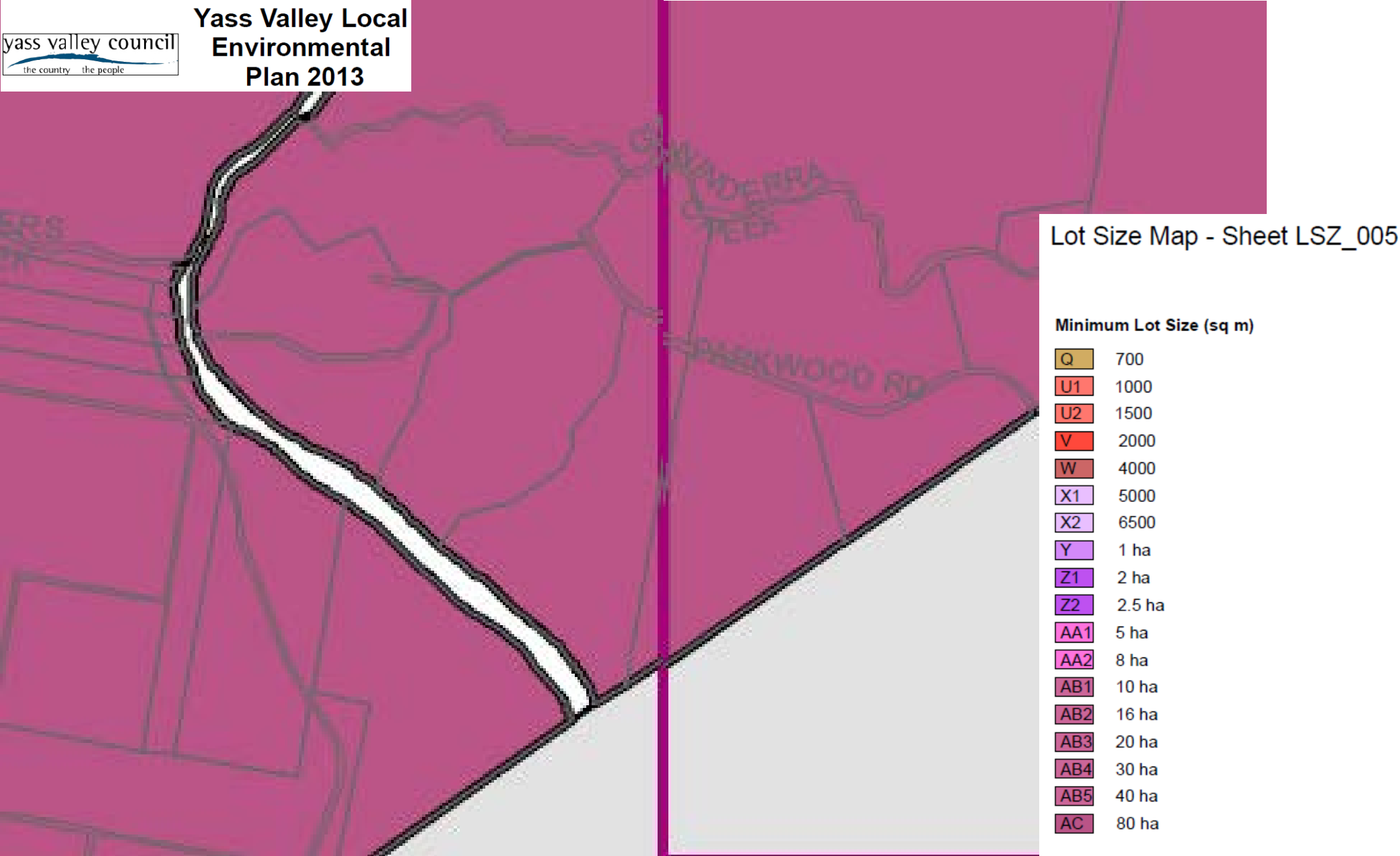
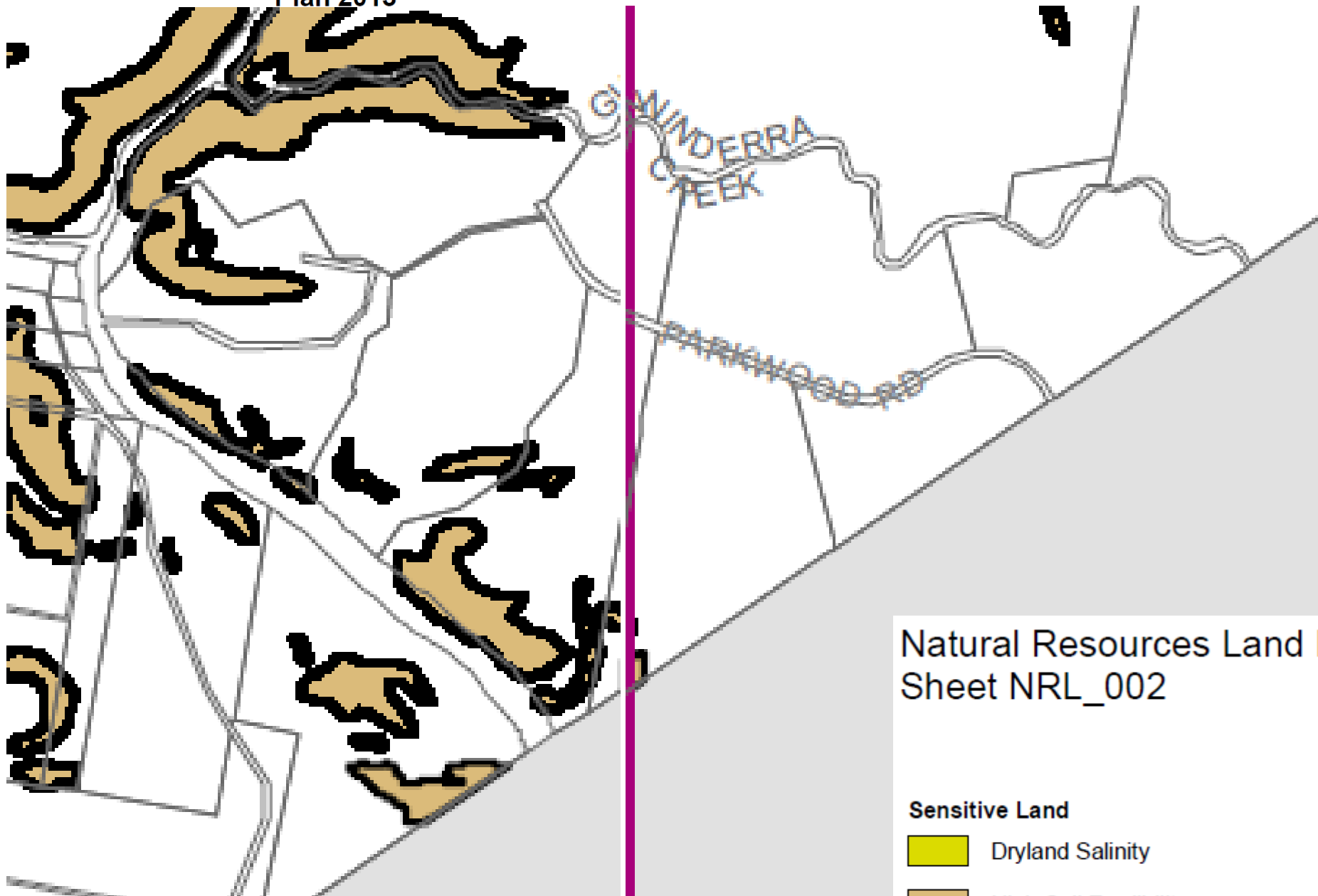


Figure 18



Yass Valley Local
Environmental
Plan 2013



Natural Resources Land Map -
Sheet NRL_002

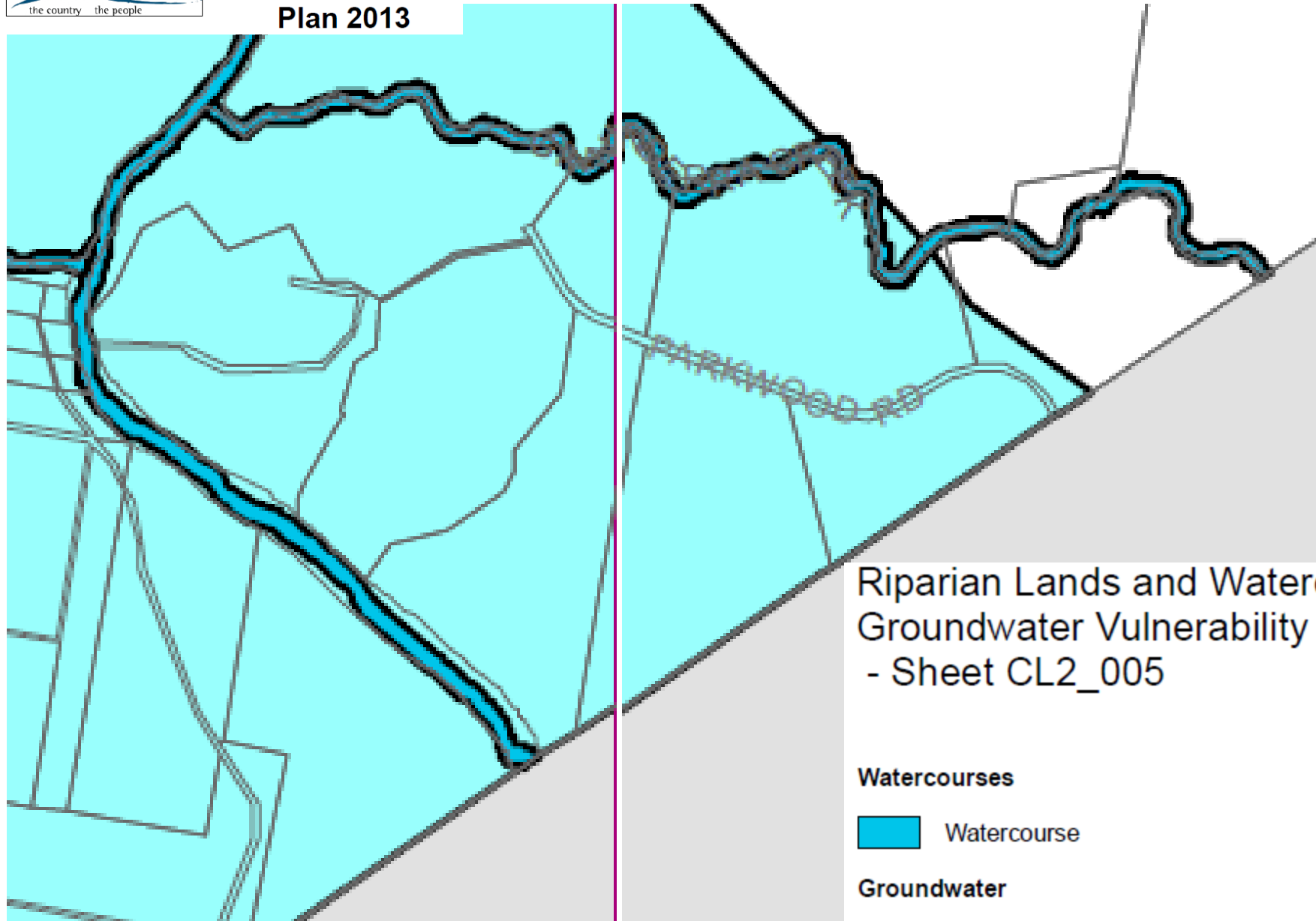
Sensitive Land

-  Dryland Salinity
-  High Soil Erodibility

Figure 19



**Yass Valley Local
Environmental
Plan 2013**



Riparian Lands and Watercourses Map
Groundwater Vulnerability Map
- Sheet CL2_005

Watercourses

 Watercourse

Groundwater

 Groundwater Vulnerability

Heritage	There are no listed heritage items on the site, however it is noted that the Parkwood homestead and chapel are located on Lot 1 DP 602262 to the north east of Ginninderra Creek. It is noted by the YLEP as being of local significance. It is noted that a heritage study undertaken on the site has identified a limited number of local heritage aspects that warrant being recognised and incorporated into the master planning of the proposed urban release. See Figure 20
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3.2 State and Regional Environmental Planning Policies

The State and Regional Planning Policies relevant to the Planning Proposal are:

3.2.1 State Environmental Planning Policy (Rural Lands)

The State Environmental Planning Policy (Rural Lands) (SEPP), came into effect in 2008 and seeks to outline the planning approach to the development of rural lands. Whilst the SEPP applies to development occurring on land assumed to be used for rural purposes, it is considered to be a relevant matter in terms of that part of the land currently zoned RU1 Primary Production. The SEPP contains a number of rural planning principles to guide land use decisions that within the context of a proposed urban zoning are not directly applicable however by way of commentary and with reference to the following relevant rural planning principles, the following is noted

- *The promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas*
- *Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region and or State*
- *Recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development*

Comment: The site adjoins the existing urban edge of Canberra with only limited agricultural potential considering the practical problem of moving stock through urban parts of Canberra to the nearest regional sale yards and the limited size of the site. See also the description of current agricultural uses by Edge Land Planning *West Belconnen Agricultural Lands Review* at **Appendix 4**. Accordingly the agricultural use is not considered significant to Yass Valley. By virtue of the location of the site adjacent to existing urban areas of Canberra's north western suburbs, it is appropriately characterised as peri urban.

Rather than being regarded as the loss of agriculture to the area, the establishment of a new community at Parkwood is the opportunity to make a positive contribution to locally based urban agriculture. It acknowledges the adaptive and changing nature of agriculture as a contributor to the local economy, amenity and community wellbeing. These are all outcomes consistent with the SEPP rural planning principles. Edge Land Planning note that urban agriculture is a well established contributor to local

yass valley council
the country the people

Heritage Map - Sheet HER_005

Heritage



Conservation Area - General



Aboriginal Place of Heritage Significance



Item - General



Item - Archaeological

communities elsewhere with 19 existing community gardens in Canberra. Edge Land Planning notes that urban agriculture has been defined by Hodgson et al (2011) as

"...the production of food for personal consumption, education, donation or sale and includes associated physical and organisational infrastructure.."

As Edge Land Planning notes there is the opportunity to employ urban agriculture within the proposed urban development to make it a 'food positive' outcome. Specifically and subject to the approval of Transgrid, there is also the potential to use the wide electricity easement as a community garden resource.

3.2.2 State Environmental Planning Policy No 55 – Remediation of Land

The State Environmental Planning Policy No 55 – Remediation of Land (SEPP) and accompanying Planning Guidelines on managing land contamination (1998) seek to ensure that any contamination of land on its use, say for residential purposes is addressed to reduce the risk of harm to human health. A contamination assessment undertaken by AECOM (refer to **Appendix 11**) including Phase 1 Environmental Site Assessments have been commissioned to examine the Riverview and neighbouring land on the Parkwood Peninsular. The purpose of this assessment was to determine the extent, if any, contamination that may be present. Isolated contaminated sites and areas of possible contamination have been identified. All identified sites will be investigated in further detail and remediated as part of the land development process.

Section 4.1 of the Planning Guidelines on managing land contamination refers to matters to be addressed in relation to 'spot rezonings' and 'generalised rezonings'. Generalised rezonings are characterised by the Guidelines as rezonings that cover a large area, for example, more than one property, usually describing proposed land uses very generally both in type and location.

In this instance, given the scale of the proposed rezoning, it is appropriately characterised as a generalised rezoning. The Guidelines note that for generalised rezonings this could include a neighbourhood specific contamination assessment the extent of which would be subject to any identified sources of contamination. It is difficult for a planning authority to be satisfied that every part of the land is suitable for the proposed uses, in terms of contamination at the time of the rezoning. In these cases, the Guidelines, note that the rezoning should be allowed to proceed, provided measures are in place to ensure that the potential for contamination and the suitability of the land for any proposed use are assessed once detail proposal are made. In terms of the Parkwood development, it is noted that detailed local neighbourhood plans are likely to resolve the locating of particular land uses as part of the proposed requirement for Development Control Plans to be in place prior to development being approved.

3.3 Regional Strategies

The Yass Valley Council local government area falls within the Sydney to Canberra Corridor Regional Strategy. The Regional Strategy sets out a series of Outcomes to guide land use and most relevantly, Housing and Settlement Outcomes as the basis for the desirable location and type of settlement across the Region together with a series of specific settlement principles as previously endorsed by the NSW and ACT governments as part of the ACT/NSW Cross Border Region Settlement Agreement. The following describes the Outcomes as they apply to both Housing and Settlement and the Natural Environment.

3.3.1 Regional Strategy Housing and Settlement

By way of reference, the Housing and Settlement Outcomes relevant to Parkwood are:

a. Future residential growth is predominantly accommodated within existing centres or contiguous to existing settlements

Comment: The Regional Strategy is a plan to guide settlement in NSW. It does not expressly account for Canberra as a settlement within the Region despite Canberra having the largest influence over the demand for the locating of housing in the southern part of the Region. The intent of the Outcome is to ensure that new settlements support the hierarchy or role of existing centres and are a sustainable use of services and infrastructure. While Parkwood is relatively isolated from existing settlement in Yass Valley, it is in fact contiguous with West Belconnen and the north western suburbs of Canberra, suggesting that it is consistent with this Outcome of the Regional Strategy despite not being anticipated by it.

*b. A more appropriate mix for future housing that reflects the Region's changing housing needs (ie 70 percent greenfield and 30 percent medium density/infill averaged across the Region) is achieved
An appropriate mix of housing for a range of regional and local choices in housing and lifestyle will be available*

Comment: The master planning for West Belconnen (including Parkwood) provides for a wide range of potential housing types consistent with:

- Providing a diversity of housing choice
- Opportunities for ageing in place
- A range of densities consistent with promoting a walkable place
- A site responsive solution reflecting the diversity of landscape attributes across the site.
- A proposed neighbourhood/precinct based approach to determining built form and in turn, the key development controls such as lot sizes, FSR and Height of Buildings (if applicable)

c. New greenfield development and the redevelopment of existing urban areas utilize the Neighborhood Planning Principles set out in the Strategy to achieve a form of urban settlement that supports multiple forms of transport, provides jobs close to home and respects the natural environment.

Neighbourhood Planning Principles

The Neighbourhood Planning Principles within the Regional Strategy are in summary:

- *Public transport networks that link bus services into the rail system and major regional centres*
- *A range of land uses to provide the right mix of houses, jobs, open space, recreational space and green space*
- *Easy access to major town centres*
- *Jobs available locally and regionally – reducing the demand for transport services*
- *Streets and suburbs planned so that residents can walk or cycle to shops and other activity spaces for their daily needs*
- *A wide range of housing choices*

- *Conservation lands in and around the development sites to help protect biodiversity and provide open space for recreation*

Comment: The master planning for West Belconnen (including Parkwood) as one community either side of the state/territory border has informed and is the basis of the proposed rezoning. The master planning has been the result of a multi disciplinary design process undertaken collaboratively with key government and community stakeholders on both sides of the border. Accordingly, there is a high degree of confidence that the master plan reflects a wide consensus on the most appropriate form of urban development. Relevantly, the master plan as prepared by urban designers, Roberts Day – see **Appendix 12** , incorporates all aspects of the above mentioned Neighbourhood Planning Principles. Specifically:

a. In terms of streets and suburbs, a whole of places approach has been taken that balances the needs of pedestrians, cyclists, public transport users and drivers. The general principles for West Belconnen/Parkwood streets are:

- Streets must be safe for all users
- Streets should be attractive and shaded to enhance their usability for all users
- Street landscaping to employ best construction practice and wherever possible, passively watered

b. In terms of public transport networks, the master plan road network and hierarchy of road types, provides for bus routes to service the entire release in an integrated manner both sides of the border. The Roberts Day master plan report details the proposed location of routes, bus stops and bus terminus.

A comprehensive examination of requirements for public transport and active transport modes has been undertaken by MR Cagney, specialist transport consultants titled *West Belconnen Integrated Transport Plan dated 23/06/2014*– see **Appendix 13** . The examination of requirements undertaken by MR Cagney is based on the premise that successful sustainable transport planning in terms of urban communities can be defined as the provision of an integrated suite of initiatives that minimises the dependence of residents and businesses on the use of the private motor vehicle. In terms of public transport, the report by MR Cagney sets out a progressive approach ensuring the availability of a bus service from the initial development and eventually a service with 15 minute peak and 30 minute off peak frequency servicing all of the development area.

In terms of a wide range of housing choice, the master plan identifies a range of likely dwelling typologies and character zones/precincts reflecting the varying site attributes. The dwelling types identified are:

- Eco living as a lifestyle choice as transition to the conservation corridor
- Traditional residential character comprising of traditional single detached dwellings and sideyard housing
- Urban village comprising of small cottages, sideyard houses, terrace, live-work, studio apartment and apartments

The proposed R1 land use zoning will ensure that all the above housing types are permissible

In terms of the conservation lands, the master plan confirms that the ecological and riparian values of the Murrumbidgee River/Ginninderra Creek Corridors, have defined the developable area of West Belconnen (including Parkwood). The Conservation Corridor constitutes the 'natural' zone of West Belconnen/Parkwood that aims to preserve the ecological values of the land whilst accommodating a range of compatible uses, some of which are current. The Conservation Corridor will form part of the broader whole of development integrated open space network that will incorporate at appropriate locations, a range of active and passive recreation opportunities for both the West Belconnen/Parkwood community and the broader Canberra/Yass Valley region.

The proposed modified boundary E3 Environmental Management zone will reflect the above desirable conservation, use and management outcomes.

d. Adequate infrastructure, community services and transport is provided to service both greenfield and additional infill development. A reticulated water supply will be provided which will be subject to satisfying the water supply planning principles.

Comment: A review of community and social planning requirements for West Belconnen has been undertaken by Elton Consulting and is set out in four reports – refer to **Appendix 14**. The Parkwood reports assess the need for a range of social infrastructure requirements to meet the needs of future residents.

It is important to note that historically residents and owners of land at Parkwood have relied on and principally used the services, facilities and shops in the nearby centres within the ACT, and in particular Kippax. In that regard, the community of interest for the West Belconnen NSW lands has historically been and continues to be the ACT.

In terms of the Elton Consulting review and in summary, the future residents of West Belconnen/Parkwood will require access at the local level to the following:

- Retail and commercial services
- Spaces for informal meeting and gathering, such as cafes
- Indoor spaces for community activities, programs and services
- Medical services such as GP's
- Childcare and some family support services
- Pre-schools and primary schools
- Local leisure and entertainment facilities, such as restaurants
- Places of worship

In addition and relevant to Parkwood, will be local access to municipal services provided by Yass Valley Council including development inquiries, payment of rates and inquiries concerning Council services such as rangers. The report on NSW service delivery arrangements prepared by Elton Consulting outlines delivery options for Council services – see **Appendix 14**.

From a West Belconnen/Parkwood district perspective, residents will require access to the following:

- Multipurpose spaces for a range of community activities, programs and events
- A high school and other learning facilities
- Civic and cultural spaces including a library
- Sporting and recreation facilities
- Larger areas of open space for active and passive recreation

- Individual and family support services as well as services addressing particular issues such as welfare, legal aid, employment and housing
- Facilities and services for particular sections of the community, such as young people, older people, people with a disability, people from culturally and linguistically diverse communities
- Larger places of worship
- Emergency and safety services

It is important to note that for the West Belconnen/Parkwood community, those services not able to be provided within the development are expected to be accessed from the nearby established centres in the ACT of Kippax and Holt. The service delivery arrangements report prepared by Elton Consulting also addresses the future NSW residents requirements for the provision of the State services of emergency services, health and education.

In terms of water and sewer infrastructure and in order to secure long term service provision to the land subject to the proposed rezoning, a Heads of Agreement has been entered into between the Riverview Projects (ACT) Pty Ltd and the ACT Government. In summary, the Heads of Agreement confirms that the ACT Government will provide as part of the development of the land (within the ACT), infrastructure and services to permit the development of the NSW Land.

In addition, confirmation of services being made available from existing ACT utilities have also been provided by ACTEW Water – see copy of letters at **Appendix 15**.

Regional Strategy Threshold Sustainability Criteria

Where a proposal falls outside the settlement framework anticipated and by reference to the Sydney – Canberra – Corridor Regional Strategy, the Regional Strategy expressly provides for proposals to be considered provided it can be demonstrated that they satisfy the Threshold Sustainability Criteria. The Regional Strategy notes that "...Additional housing areas outside of those set out in this Regional Strategy and supporting local environmental plans are only to be supported if they can satisfy the Sustainability Criteria..." (p39, *Sydney- Canberra Corridor Regional Strategy*)

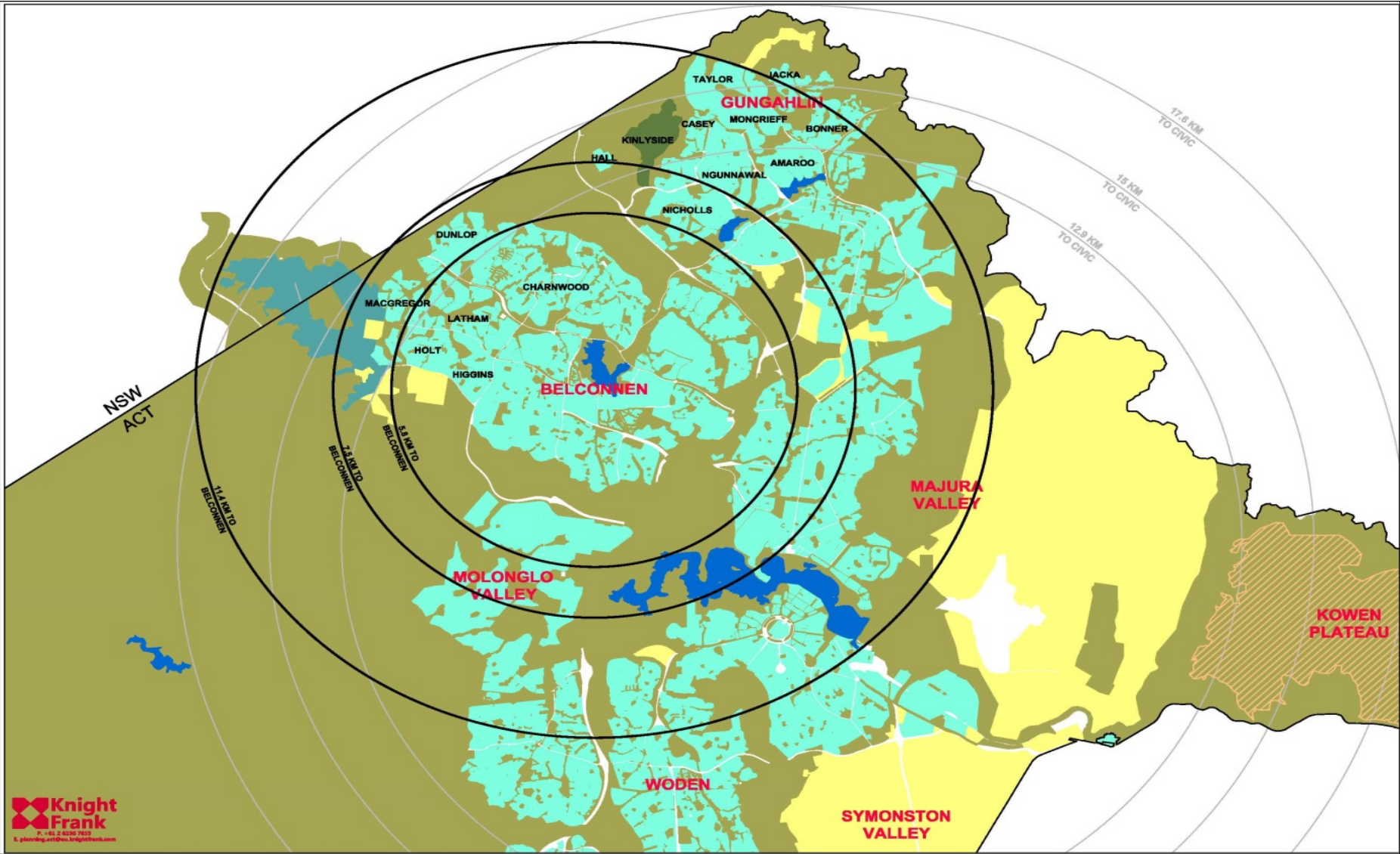
Whilst Parkwood arguably meets the Settlement Outcomes and the Neighbourhood Planning Principles of the Regional Strategy, it does fall outside the settlement framework. Accordingly, demonstrating the strategic merit of the Parkwood Planning Proposal requires that the Threshold Sustainability Criteria be addressed and satisfied. In terms of West Belconnen the addressing of that criteria has been undertaken in the context of a border adjacent community and by reference to the *West Belconnen urban release NSW Position Paper* prepared by Knight Frank Town Planning and the *Service Delivery Assessment* by Elton Consulting.

Threshold Sustainability Criteria

Criteria	How addressed by the West Belconnen Planning Proposal
1. Infrastructure Provision Mechanisms in place to ensure utilities, transport, open	Whilst some distance from established centres in the Yass LGA and other NSW based regional service centres of Queanbeyan (1 hour), Goulburn (1.25 hours) and Yass town (1 hour), Parkwood is located adjacent to the established north western suburban edge of Canberra, being Holt and West Macgregor. For all practical purposes, services have historically been provided from the ACT.

space and communication are provided in a timely and efficient way	Parkwood is part of a wider new release that will have utilities provided in an orderly manner based on a staged approach from the ACT. That is, utilities will be in place and available as part of a whole of ACT/NSW integrated approach to the physical planning of the release. See also letters concerning infrastructure availability from ACTEW Appendix 15. In terms of what infrastructure and services are required; to what standard/capacity; when provided and how funded; a services review of both local and state service requirements has been undertaken by Elton Consulting and forms part of this Planning Proposal. The services review is based on extensive discussions with Yass Valley Council and as presented to the cross border senior planning officials working group. Parkwood is a unique set of circumstances in terms of the historical and practical community of interest with an adjoining separate jurisdiction, however the regional settlement planning principles remain the same of locating urban releases close to and adjoining established urban centres. The services review confirms that it is practical and viable to co locate a new community at Parkwood adjacent to the border with the ACT.
2. Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided	Within the context of a border adjacent community, the structure planning, transport and access plans have taken a whole of release approach to linking West Belconnen/Parkwood to the existing Canberra public transport systems and road network in order to provide viable alternate forms of transport and more generally movement both within the proposed release and to the adjoining north western Canberra corridor. Specific transport and access studies have been undertaken by AECOM Appendix 26 in terms of the connecting road network to urban Canberra and by MR Cagney in terms of the proposed transport plan for the overall West Belconnen/Parkwood release. By way of context the location of Parkwood relative to urban Canberra and key suburban centres is illustrated at Figure 21 and Table 2. It is important to otherwise note that the whole of design approach underpinning West Belconnen/Parkwood aims to support and deliver a 6 star Green Star endorsement as a sustainable community by relevantly: • Minimising journey to work by a high level of local job containment as detailed in the economic and employment report prepared by Urbis • Seeking to modify travel behavior by ensuring access to viable alternate forms of transport to private vehicles from the early establishment of the release within the ACT and in sequences to NSW (refer to report from MR Cagney – Appendix 13) • A design based on walkable neighborhoods (refer to Master Plan report prepared May 2014, Roberts Day at Appendix 12)
3. Housing	The West Belconnen structure plan for the whole of the proposed release

Figure 21



Radial Distances

Diversity Provide a range of housing choices to ensure a broad population can be housed	provides for a diversity of housing types reflecting the importance of choice; forecast changes in demographics and a range of housing costs. The housing stock reflects also a site responsive approach underpinned by walkable neighbourhoods. In a regional context West Belconnen/Parkwood will be an important contributor to greenfield regional housing supply. More broadly in terms of the lands generally close or adjacent to the NSW/ACT border, it is noted that there are few opportunities apart from Parkwood to provide for greenfield releases that coincide with a coordinated and agreed inter governmental approach to service delivery. The population forecasts for Yass and providing of an adequate supply of housing to meet that demand is based on the consolidating of development in and adjacent to existing towns and villages. Parkwood with an estimated eventual population of 13,000 is expected to be in addition to and not at the expense of the growth of the existing towns and villages, critically Yass and Murrumbateman. In a broader regional housing supply market, West Belconnen will complement and support the role of the Yass Valley LGA as a provider of long term greenfield releases.
4. Employment Lands Provide regional/local employment opportunities to support the Sydney–Canberra Corridor’s expanding role in the wider regional and NSW economies	A key feature of the planning for West Belconnen is the setting aside of sufficient lands and ways to enable a high level of local job containment. The economic and employment review undertaken by Urbis concludes that is possible. It is acknowledged that in terms of the Yass LGA, Yass town is recognised by the Regional Strategy as a ‘major town’ and in that capacity provides local and district level of services and facilities comprising the general range of weekly and some higher order goods and business services. Parkwood by virtue of its location will not diminish or adversely affect that role of Yass town. At this scale and as concluded by the services assessment review by Elton Consulting, Parkwood has the potential to be a viable contribution to housing choice and settlements in the Yass Valley LGA. More broadly, whilst Parkwood may not necessarily provide direct employment opportunities within Yass Valley LGA, it has the potential to contribute to the regional supply of employment with lands specifically set aside for business development and ‘start up’ businesses coinciding with the proposal to remediate the current recycling facilities on Parkwood Road adjacent to Parkwood within the ACT. Whilst perhaps not a direct contributor to LGA employment in the short term, it equally will not be a burden considering the intended proportion of local job containment and the direct access to the Canberra employment market.
5. Avoidance of Risk Land use conflicts, and risk	As part of the review of the suitability of the site for urban development, a number of environmental and land terrain studies have been undertaken to address both the avoidance of risk and the conservation of important natural values. Those studies have all informed the master planning for the release and

to human health and life, avoided	include: 1. An urban capability study prepared by Douglas Partners 2. Bushfire risk assessment prepared by Ecological based on Planning for Bushfire Protection 3. Flood risk assessment prepared by SKM based on NSW Floodplain Development Manual 4. Contamination study prepared by AECOM 5. Ecological studies prepared and coordinated by Kevin Mills and Associates. The constraints identified by these studies are reflected in the limits to the extent of the proposed R1 General Residential zone; the setting aside of the conservation lands and the excluding of development from the flood prone lands.
6. Natural Resources Natural resource limits not exceeded/ environmental footprint minimised.	The environmental and natural resource limits of the West Belconnen/Parkwood landscape is a key influence on the form and extent of development provided for through the master plan, which both in planning and the manner in which it is intended to operate as an urban system, incorporates a number of significant sustainability initiatives being: 1. The potential for West Belconnen to be the first 6 star accredited community under the national Green Building Council Green Star initiative 2. A fully integrated water cycle management regime including leading water sensitive urban design (WSUD) 3. Provision and planning for urban agriculture with the potential for a greater economic return than the current limited grazing
7. Environmental Protection Protect and enhance biodiversity, air quality, heritage and waterway health.	The current land use zoning of Parkwood is part RU1 – Primary Production and part E3 – Environmental Management. The E3 zone is principally a conversion from the prior 7(e) zoning. It is not a zone based on any recent empirical assessment. The ecological and landscape studies undertaken to inform the Parkwood Planning Proposal has been an evidenced approach undertaken in close collaboration with the NSW Office of Environment and Heritage and the ACT Parks and Conservation Service together with the catchment management authorities. Those studies and planning have identified a riparian and scenic corridor for the Murrumbidgee River and Ginninderra Creek that aims to ensure a positive and enhanced local and regional catchment outcome in the protection and maintaining of the ecological and landscape/scenic attributes of both waterways. Linked to the direct preservation of the ecological and landscape values of the release are also the water quality initiatives through the proposed water sensitive urban design. A key aspect of an integrated approach to long term viable conservation is the proposed establishment of the Murrumbidgee Conservation Corridor Trust. The Trust will be funded by a levy on first purchasers within the release. The Trust will shift the burden from Government to community based management.

8. Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible	The importance of a long term Parkwood community that is not disadvantaged in terms of access to services is acknowledged. Those services extend to both local and state and most importantly health, education, emergency services and community. Ordinarily for developments elsewhere in Yass Valley, those services depending on the level required would be provided through a combination of formal arrangements between service providers in Yass town, Goulburn, Queanbeyan and the ACT. Currently, many of the higher order services at a regional/state/territory level are provided from the ACT as the largest regional centre. In terms of Parkwood the community of interest is Belconnen and in particular Kippax. Kippax is a designated group centre within the ACT hierarchy of centres providing a number of community based services and retailing. A social impact and needs assessment undertaken by Elton Consulting has identified the complete range of services necessary to support a viable border adjacent community at Parkwood more broadly West Belconnen. Provision for those services including schools and recreation facilities has been allowed for in the master plan. The services review undertaken by Elton Consulting sets out how a border adjacent community might operate in terms of what services are provided; to what standard and; how funded. This extends to municipal services and references where there are existing state/territory arrangements in place.
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Threshold Sustainability Criteria summary

In summary, the Parkwood Planning Proposal satisfies and arguably, exceeds the threshold sustainability criteria in terms of being a justifiable departure from the settlement framework of the Regional Strategy. Parkwood is the type of innovative approach to housing for which the criteria are intended to apply. That is, the Regional Strategy notes that “... *The Sustainability Criteria allow the Government to take strong positions in relation to matters of urban settlement in the Sydney – Canberra Corridor confident that innovative development proposals can still be considered even though they be outside the regional strategy process...*”(p53 Sydney- Canberra Corridor Regional Strategy). In this regard Parkwood is considered to be an innovative and supportable development proposal.

2. Natural Environment

In terms of the relevant Natural Environment Outcomes of the Regional Strategy, they are most relevantly to ensure that the impacts of development are mitigated by protecting and enhancing the long term viability of vegetation and habitat corridors as well as rehabilitating degraded priority areas such as *riparian corridors* through a strategic approach to investment under catchment action plans.

In terms of the Planning Proposal, it is noted that the ecological values of the land have been confirmed through the site specific surveys undertaken by Dr Kevin Mills and others as referred to in s 6.4.2, of the Planning Proposal. The ecological values and in particular, the habitat of the Pink-tailed Worm Lizard will

be conserved by the retention of the E3 Environmental Management zone noting that the boundary of the zone is proposed to be refined to reflect the habitat identified.

The ecological values will be conserved and managed through the proposed establishment of the Murrumbidgee Conservation Corridor Trust see **Appendix 16**.

A proposed Landscape and Open Space Strategy prepared by McGregor Coxall (refer to *Landscape and Open Space Strategy*, McGregor Coxall – **Appendix 6**, notes that the ongoing protection, restoration and regeneration of the Conservation Corridor will be a major measure of success of the Parkwood and overall West Belconnen development. A key element of the conservation programs will be the development of management plans for the individual species and communities to ensure their long term survival.

The Water Sensitive Urban Design Strategy prepared by AECOM identifies measures to protect the water quality of the Murrumbidgee River catchment.

3.4 Local Planning Strategies

In terms of local planning strategies, the following are relevant to the Parkwood Planning Proposal

Strategy	Commentary
Yass Local Environmental Plan 2013 (YLEP)	The YLEP is the principal statutory plan for the LGA. Whilst the LEP was in part informed by specific planning strategies for certain areas being Yass town and villages, the rural areas including Parkwood were not. The rural areas were principally a conversion from prior LEPs to the current Yass Valley LEP. In other words, the current rural zoning was not underpinned by planning studies or a planning strategy that might have otherwise formed a different conclusion on the appropriate contemporary zoning response to areas such as Parkwood. It is noted however that Council did acknowledge in the reporting on the exhibited LEP that Parkwood would be subject to a separate request for rezoning. It is also noted that Council has a number of separate planning reviews underway for the rural areas of the LGA being the Non-Urban Lands Study and a proposed review of rural residential settlements. Whilst the Yass Valley LEP might be generally regarded as Council's 'policy position' on development it arguably did not do so for the rural areas including Parkwood. It is the aim of the Planning Proposal to provide the strategic basis for the appropriate land use zoning response as an amendment to the YLEP 2013.
Yass Valley Town and Villages Study 2010	The Town and Villages Study adopted by Yass Valley Council in 2010 informed the YLEP and is the policy basis for Council considering planning proposals in and generally adjacent to the villages. The objectives in part are to; identify areas for future residential, rural residential and village investigation and; to review and plan for existing town and village expansion noting that the Study has not considered the creation of additional settlement outside the defined investigation areas. Those investigation areas did not include Parkwood. The Study acknowledged the particular drivers of growth associated with close proximity to Canberra noting that such 'peri urban' areas extended to Gooromon,

	Jeir, Tallagandra-Picaree, Gundaroo, Sutton and Murrumbatemen. Whilst not expressly mentioned, Parkwood forms part of the same 'peri urban' area and arguably more so than the other locations referred to, given its unique close proximity and relationship to existing suburban Canberra and services. With the scope of the Study limited to a review of growth and development options for the established towns and villages and only within the Yass Valley LGA, it did not extend to an examination of the merits or otherwise of new settlements close to or adjacent to the NSW/ACT border. Arguably it is then not a case of Parkwood not being consistent but rather not being anticipated by the Town and Villages Study. Nevertheless, it is noted that the Study does expressly refer to and adopt the Sydney to Canberra Corridor Regional Strategy Threshold Sustainability Criteria as the basis for reviewing all recommended zones in each town and village. The same Threshold Sustainability Criteria have been addressed in determining the strategic merit of Parkwood.
Yass Valley Community Vision 2030	The Yass Valley Community Vision 2013 is a community based statement setting out series of goals and future priorities for 6 key themes across the LGA. Whilst it is not a land use planning statement it is a useful insight to community expectations and priorities. In that regard, a number are relevant and met by Parkwood even though it was not a proposed development anticipated at the time of the preparing of the Vision Statement. Relevantly, 1. Natural Environment <i>Long term goal of a natural environment that remains clean and healthy. Strategies include the identifying and promoting of best practice in sustainable land management.</i> <u>Comment:</u> The evidenced based approach to the proposal to establish a Murrumbidgee Conservation Corridor Trust as part of the Parkwood release is intended to be best practice in sustainable land management in terms of the enhancing of conservation values and an approach to on-going funding. 2. Recreation and open space <i>Long term goal of expanded outdoor recreation options.</i> <u>Comment:</u> The landscape and open space strategy proposed by McGregor Coxall provides for an integrated approach to managing the open spaces and recreation opportunities within the proposed release. The proposed Conservation Corridor which incorporates the Ginninderra Falls will incorporate opportunities for both passive and active open space uses consistent with the conservation values of the Corridor. 3. Rural and urban development <i>Long term goal of a local area that is characterised by its small towns and villages within a rural environment.</i>

	<u>Comment:</u> Whilst Parkwood will be urban in character, its location in the broader rural setting including hills/ridges and river gorge frame the extent of proposed urban development.
Council proposed planning reviews – Non Urban Lands Study and Rural Residential Settlement	Whilst not adopted policy, the current planning reviews by Council for the Non-Urban Lands (Planning Proposal) and the resolution to review the potential for rural residential settlement both are relevant to the extent of acknowledging the need Council to be proactive and plan for both the changing role of rural lands and diversity of housing choice.

4. Objectives and Intended Outcomes (Part 1)

The Parkwood Planning Proposal seeks to support and facilitate the orderly and economic development of a viable border adjacent community on Parkwood Road at Parkwood (West Belconnen). The objectives of the Planning Proposal are to

1. Facilitate a master planned urban release within the NSW lands to be undertaken in an integrated manner both sides of the NSW/ACT border.
2. Confirm and protect the conservation and landscape values of the land with particular reference to the Murrumbidgee River Corridor and Ginninderra Creek/Falls.

Intended Outcomes

The specific intended outcomes of the Planning Proposal are outlined below:

- To confirm the suitability of the land for urban purposes
- To support a new community underpinned by a 'whole of place' plan that addresses how the community will live, work and play in terms of the range of uses to be planned for.
- To support a new community that can function in a viable way as one place irrespective of the state/territory border
- To support a community that is developed in a staged manner consistent with the satisfactory provision of services and infrastructure
- To support a new community that is an asset to Yass Valley and the region
- To make a positive contribution to the regional supply of housing and the regional economy
- To provide for a diversity of housing choice in type and densities.
- To enable the progressive detailed local/neighbourhood planning of the site consistent with the economic staging of development
- To make a positive contribution to the conservation and complimentary recreation values of the Murrumbidgee River and Ginninderra Creek/Falls corridors in a manner that is sustainable in terms of management and economic use.
- To ensure the ecological values of the land are acknowledged and conserved
- To support a positive contribution to the sustainable use of resources
- To ensure the avoidance of risk by accounting for bush fire, local flooding and land terrain limits to development
- To acknowledge and provide for the current and future uses associated with the recreation and related health resort uses of the Ginninderra bed and breakfast and function centre on Lot 62 DP 801234

The Planning Proposal will result in the community benefits of:

- A leading example of sustainable regional settlement

- The conservation and setting aside of much of the Murrumbidgee River Corridor and Ginninderra Creek/Falls for community purposes
- The conservation lands will be an asset not a liability with the costs and management to be the responsibility of the proposed Murrumbidgee Conservation Corridor Trust.
- A major contributor to regional housing supply in a location that will not compromise the role of the major towns and villages in Yass Valley, of Yass town and Murrumbateman.

5. Explanation of Provisions (Part 2)

The Planning Proposal seeks to achieve the above objectives and intended outcomes by amending the Yass Valley Local Environmental Plan 2013 (YLEP) in the following manner:

5.1 Principal LEP

Amending of the YLEP 'Land Application Map' to remove the subject land from the YLEP and replacing the YLEP with a principal LEP applying only to the subject land and to be referred to as the *Yass Valley Local Environmental Plan (Parkwood)*. Refer to Land Application Map at **Figure 23**.

The incorporation of the following provisions as part of the *Yass Valley Local Environmental Plan (Parkwood)*.

5.2 Land Use zoning

In terms of Land Use Zoning:

- The rezoning of the land from RU1 Primary Production under the YLEP to principally R1 General Residential – refer to draft land use zoning map at **Figure 24**
- The rezoning of the land from RU1 Primary Production to E3 Environmental Management to confirm the riparian and conservation values of areas adjacent to Ginninderra Creek.
- Amending the E3 Environmental Management zone boundary that currently applies to part of the subject land by zoning part of the land currently zoned E3 Environmental Management to R1 General Residential – refer to draft land use zoning map at **Figure 24**
- Amending the E3 Environmental Management zone as it will apply to the proposed *Yass Valley Local Environmental Plan (Parkwood)* by way of inserting additional uses consistent with the use of the land for conservation purposes and compatible uses – refer to the draft land use zoning tables at **Table 3**. The proposed additional uses and zone objectives are by reference to the red text.
- Amending the R1 General Residential zone as it will apply to the *Yass Local Environmental Plan (Parkwood)* to include additional uses and zone objectives not included in the current R1 General Residential zone. - refer to the draft land use zoning tables at **Table 3**. The proposed additional uses and objectives are by reference to the red text.

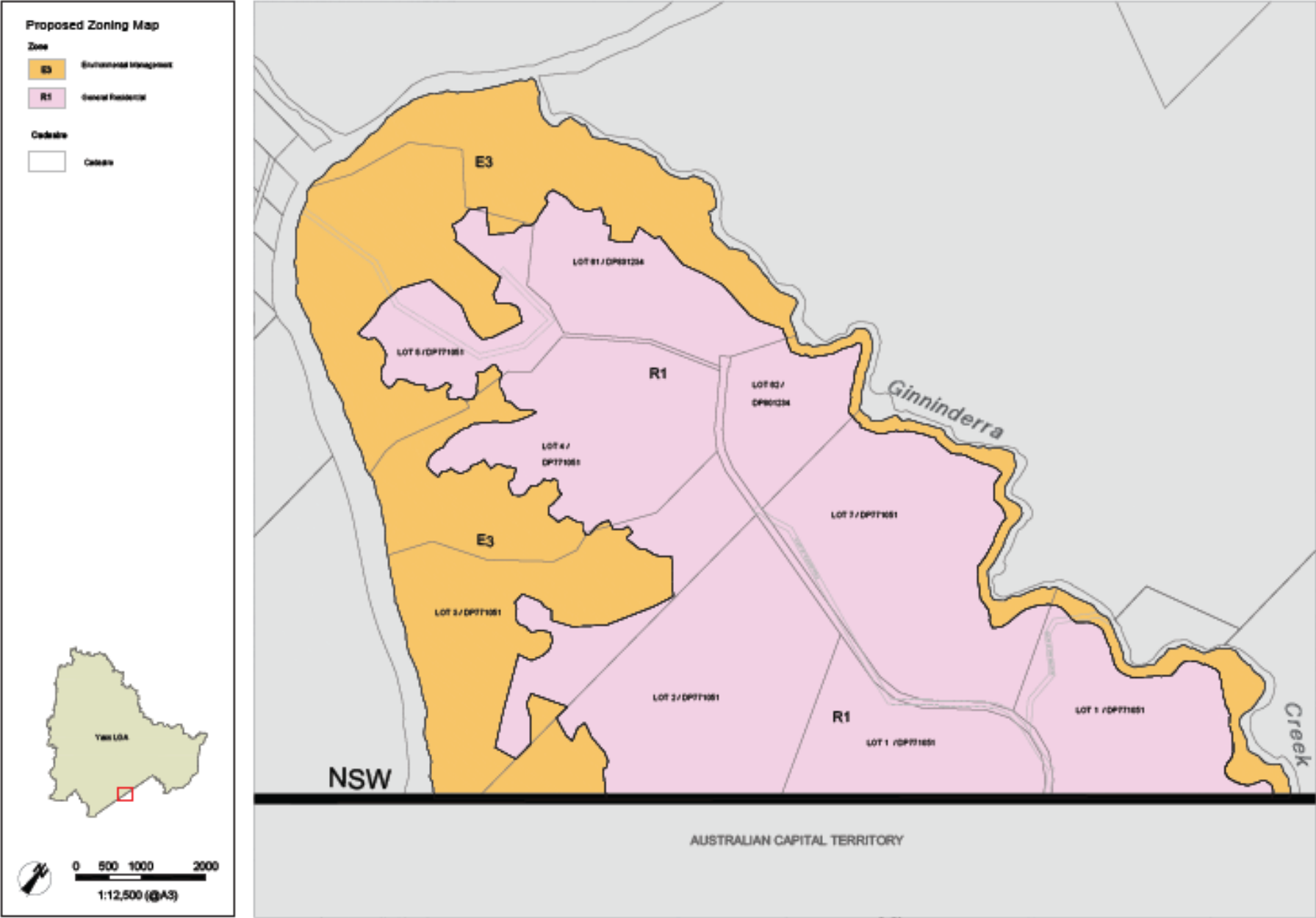
Table 3 - Draft land use zoning table

Zone – E3 Environmental Management	
Objectives	
The objectives of the E3 Environmental Management zone are:	
<i>To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values</i>	

Figure 23



Figure 24



<i>To provide for a limited range of development that does not have an adverse effect on those values</i> • To protect the water quality of the Murrumbidgee River and Ginninderra Creek by limiting inappropriate development that may have an adverse impact on those values • To preserve and improve the natural resources of the land through appropriate land management practices. • To provide for recreation opportunities that are compatible with the natural , cultural and aesthetic values of the land. • To provide for applicable bush fire management consistent with the ecological values of the land. Permitted without consent <i>Environmental Protection works, Home-based child care, Home businesses, Home occupations</i> Permitted with consent <i>Bed and breakfast accommodation, Boat launching ramps, Boat shed, Boat building and repair facility, Camping grounds, Community facility, Dual occupancies, Dwelling houses, Eco-tourist facilities, Emergency service facilities, Environment facilities, Extensive agriculture, Farm buildings, Flood mitigation works, Function Centre Horticulture, Information And education facilities, Jetty, Kiosk, Public utility undertaking, Recreation area, Recreation facility (indoor), Research stations,, Restaurant or café, Roads, Signage, Water storage facilities</i>	
Zone R1 – General Residential Objectives <i>To provide for the housing needs of the community</i> <i>To provide for a variety of housing types and densities</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents</i> <i>To promote a variety of urban neighbourhoods that reflect the diversity of terrain and character of West Belconnen</i> <i>To ensure that development occurs in a timely and orderly manner consistent with the economic provision of services and infrastructure</i> Permitted without consent <i>Environmental protection works, Home-based child care, Home businesses, Home occupations</i> Permitted with consent <i>Attached dwellings, Bed and breakfast accommodation, Boarding houses, Business premises,</i>	

<i>Child care centres, Community facilities, Dual occupancies, Dwelling houses, Earthworks, Eco tourist facility, Educational establishment, Emergency service facilities, Entertainment facilities, Environmental facilities, Exhibition homes, Exhibition village, Flood mitigation works, Food and drink premises, Group homes, Health services facility, Hostels, Hotel or motel accommodation, Information and education facilities, Kiosk, Markets, Multi dwelling housing, Neighbourhood shops, Office premises, Places of public worship, Plant nurseries, Public administration buildings, Recreation areas, Recreation facilities (indoor), Residential flat buildings, Respite day care centres, Roads, Semi-detached dwellings, Seniors Housing, Serviced apartments, Shops, Shop top housing, Signage, Veterinary hospitals, Water supply systems.</i>	
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5.3 Urban agriculture

The Planning Proposal aims to provide for urban agriculture as an integral aspect of a sustainable community. Urban agriculture may include commercial and not for profit based undertakings or community gardens. The types of urban agriculture envisaged include horticulture, bee keeping, viticulture and the cultivation of crops. It is envisaged that opportunities for urban agriculture, may occur generally throughout the urban release area on both public and private land. This is potentially likely to include the electricity line easement as a significant land bank with the potential to be a valuable food and produce contributor to the local community and economy. The use of the easement for urban agriculture will need however to comply with the terms of the easement and its principal purpose for transmission lines.

Urban agriculture with the potential to be of a larger scale, is a form of development that should require the development consent of Council and be subject to certain safeguards in order to minimise any risk of land use conflict with residential uses such as spray drift. Those safeguards will be included as an additional local provision in the *Yass Valley Local Environmental Plan (Parkwood)*.

In terms of community gardens, it is the intention that they can be developed without development consent. Consideration will be given to the potential use and categorising of community gardens as ‘*exempt development*’

5.4 Residential lands in egg farm buffer

The land within the current egg farm buffer is capable of being used for urban purposes consistent with the master planning of the overall Parkwood/West Belconnen release. It is the aim of the Planning Proposal to confirm the long term best and highest order use of the buffer for residential development subject to a restriction on its use pending either the relocation of the poultry farm or a change in the odour emission management controls. It is the intention that this be achieved by applying a residential zoning accompanied by special provisions in the LEP controlling development within the buffer while the egg farm continues to operate.

5.5 Minimum lot sizes

The incorporating of controls that aim to:

1. Ensure a high standard of built form; residential amenity and places created
2. Provide for a wide diversity of housing choice
3. To reflect a range of appropriate densities
4. Acknowledge that the detailed local planning providing the necessary certainty over the form and scale of development is most appropriately done at the neighbourhood scale
5. Maintain sufficient flexibility in determining the eventual densities and lot sizes noting that the Parkwood release has a long lead time of up to 20 – 25 years and beyond before completion
6. Allow for flexibility in the density and form of development across the site reflecting the diversity of site conditions

The options for addressing these aims are:

1. The adoption of a minimum lot size (proposed to be 250m²) over the land proposed to be zoned R1 General Residential together with the inclusion of a provision providing for an exception to that minimum lot size subject to the preparation of a local neighbourhood plan incorporated into a Development Control Plan (DCP). The DCP would specify design and siting matters that must be taken into account and satisfied as part of determining the minimum lot size (see potential minimum lot sizes at **Figure 25**).

2. To not include a minimum lot size in the LEP. It is noted that Minster is able to lawfully make a LEP that does not specify a minimum lot size. Rather the LEP would specify that urban development could not be undertaken until such time as a minimum lot size is specified in a neighbourhood plan or similar (that is a DCP). This option is recommended for inclusion in the proposed *Yass Valley Local Environment Plan (Parkwood)* as that option would best satisfy the stated aims.

The Planning Proposal seeks to:

By way of reference, the anticipated neighbourhood structure is set out in Figures 26 and 27. The anticipated neighbourhood structure is set out in **Figures 26 and 27**.

5.6 Urban Release Areas

In recognition of the scale of the proposed development, the Planning Proposal includes provisions in relation to urban release areas by:

1. Identifying Parkwood as an urban release area by reference to an Urban Release Area Map in the proposed *Yass Valley Local Environmental Plan (Parkwood)* – refer to draft map at **Figure 28**.
2. The inclusion of urban release area provisions that:
 - a. Address arrangements for designated State and Territory public infrastructure. The objective of this provision is to require that satisfactory arrangements be made for the provision of designated State and Territory public infrastructure before the subdivision of land in a designated urban release area. Current similar provisions in other LEP's do make minor exceptions to this requirement.

Figure 25

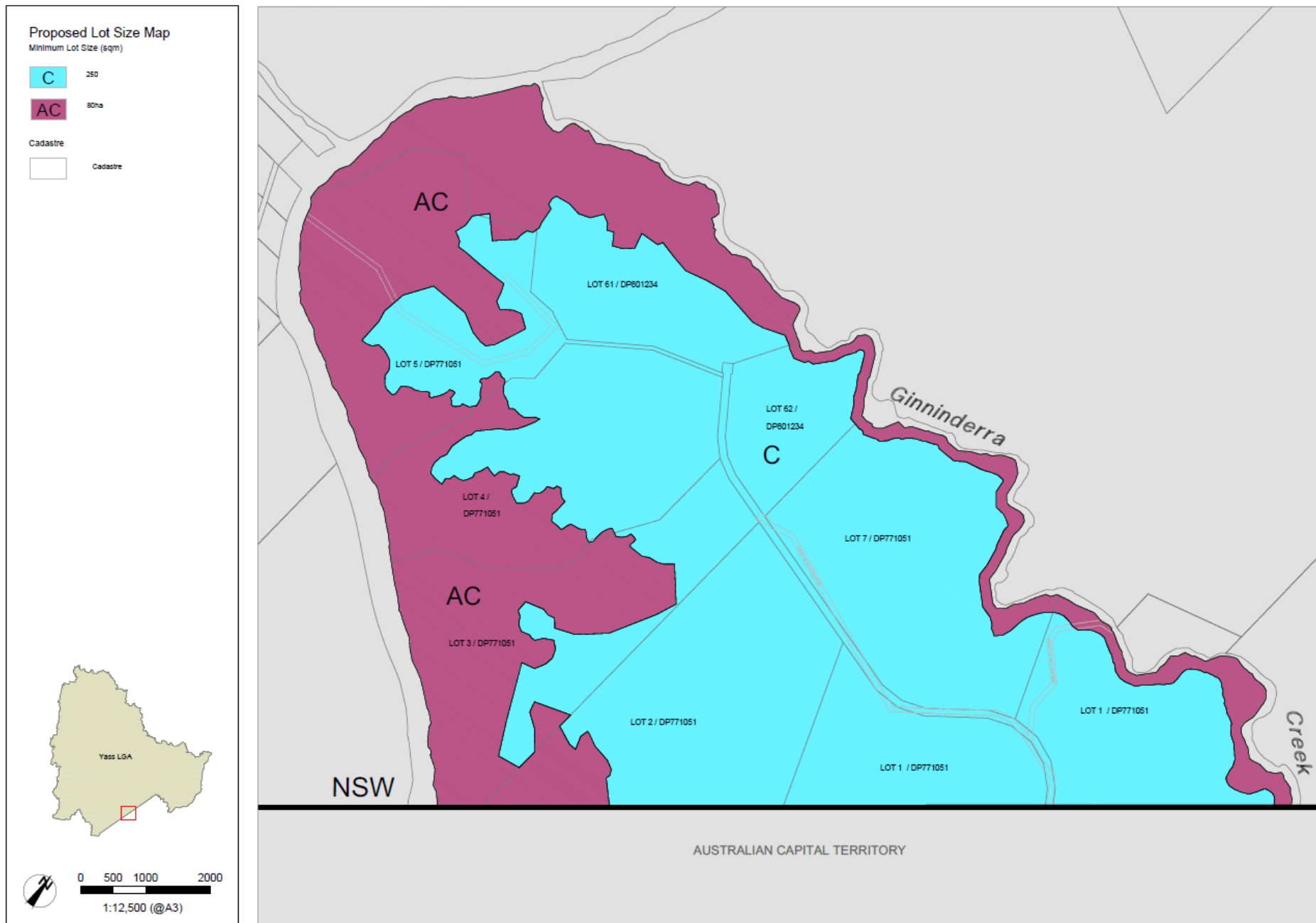
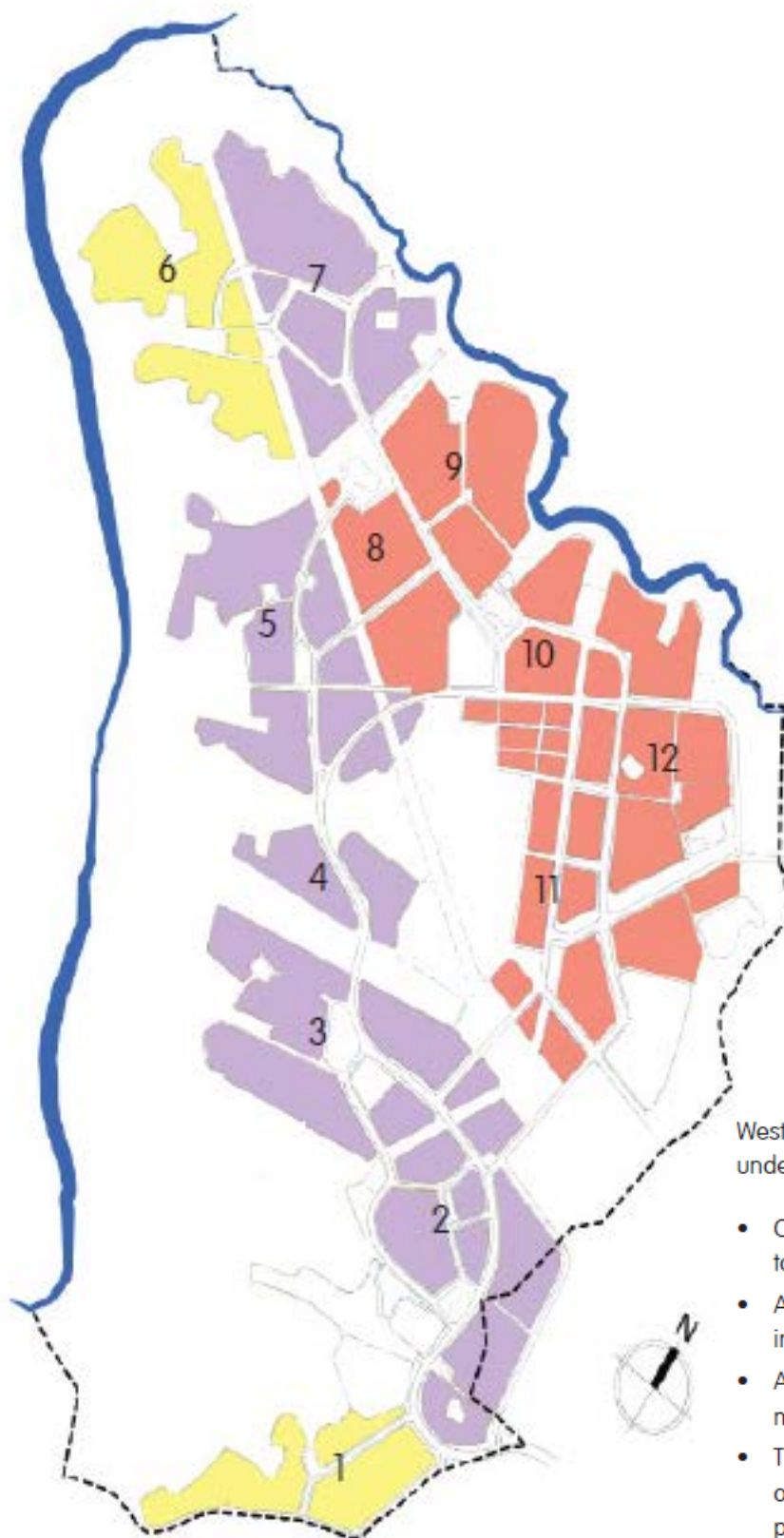


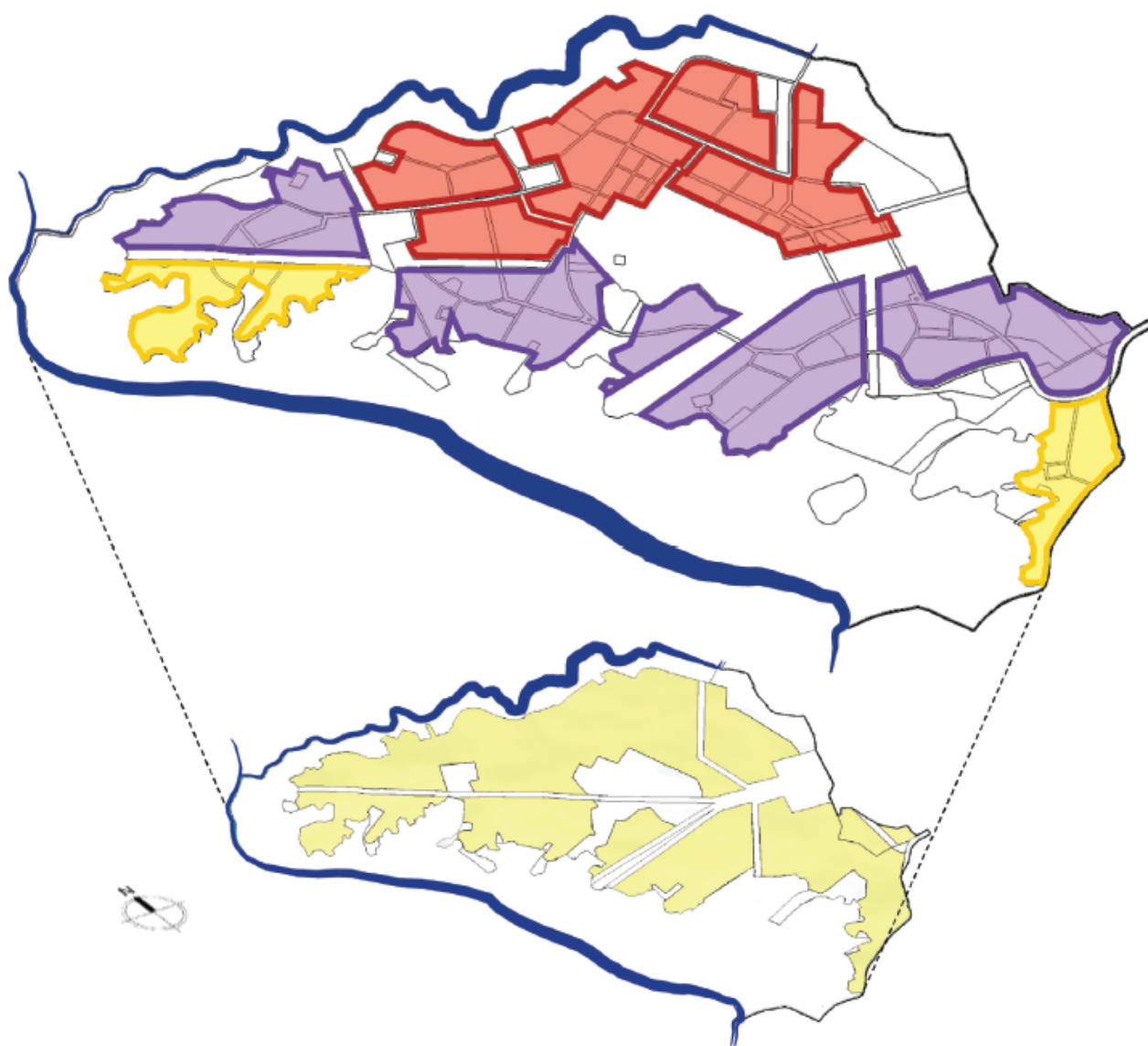
Figure 26



West Belconnen will consist of twelve neighbourhoods underpinned by the following place attributes:-

- Contextual response to local influences, including topography, water courses and significant trees
- A diversity of housing types for a broad range of incomes
- A defined centre and edge, typically a five-to-ten minute walk
- The potential for an interconnected network of 'complete streets', designed to balance the pedestrian, cyclists, transit users and drivers
- Quality open space types located to celebrate views, the proposed storm water system and / or retain significant trees;
- Community infrastructure, with the potential to include public art to gazebos and meeting halls.

Figure 27



14%	Edge Neighbourhood	88 Ha
35%	Urban Neighbourhood	215 Ha
51%	Sub Urban Neighbourhood	311 Ha
TOTAL		614 Ha

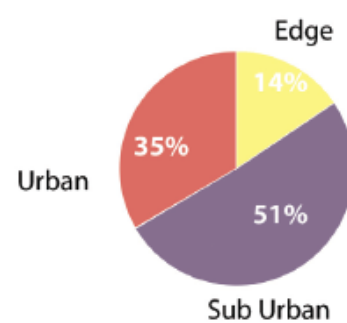
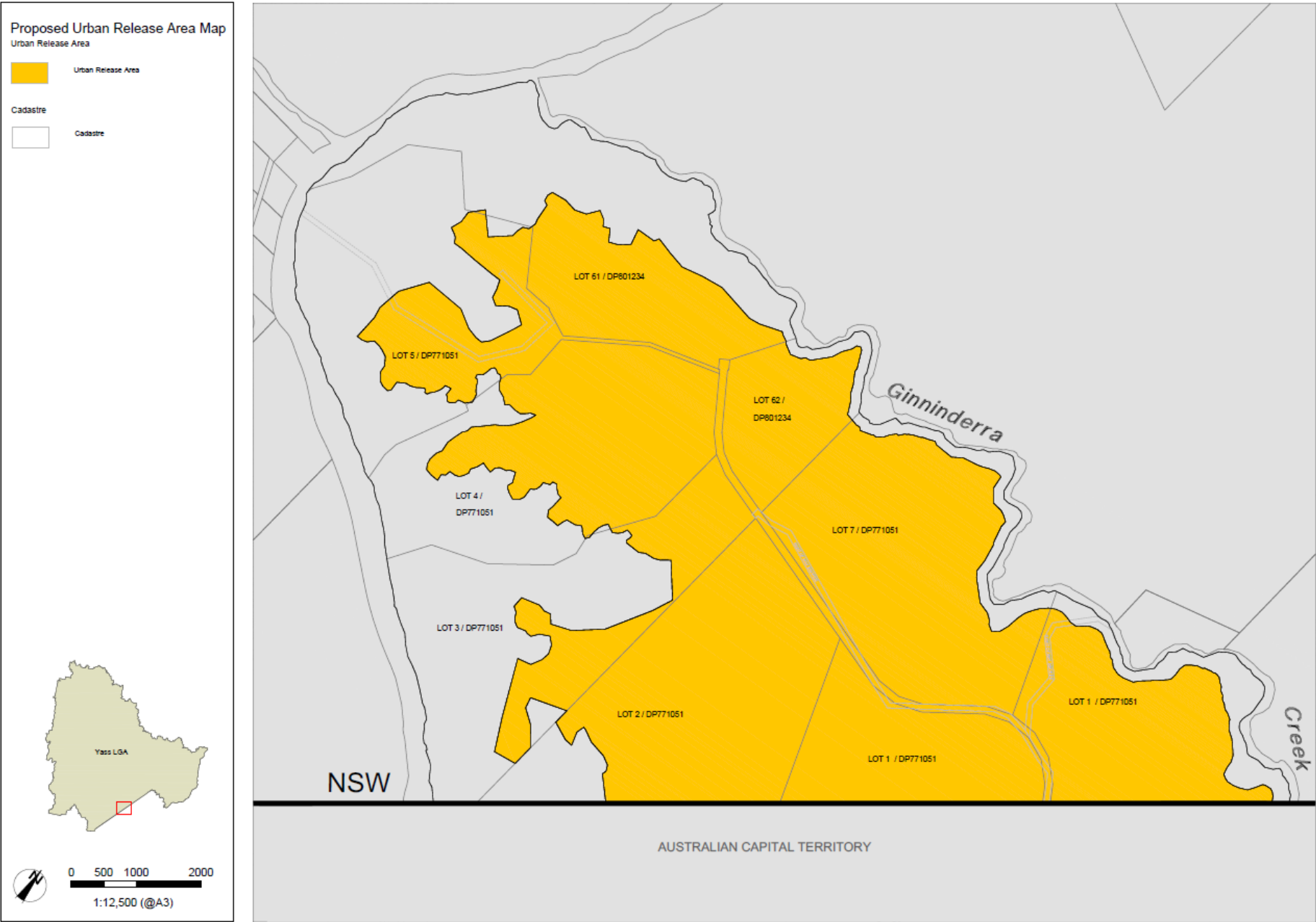


Figure 28



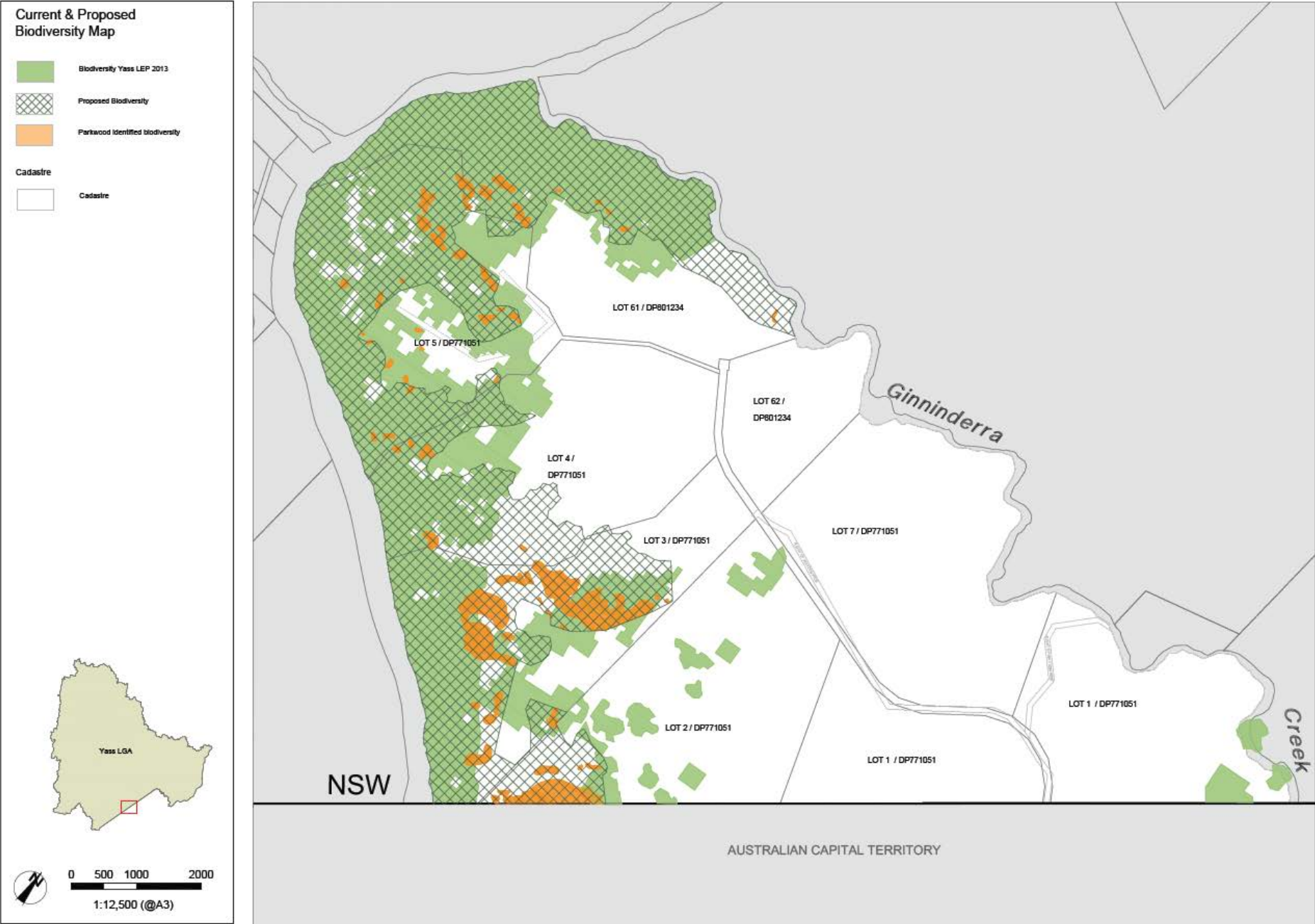
- b. Provision of public utility infrastructure. This provision will require that development consent is not to be granted unless Yass Valley Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required
- c. Require the preparing and adopting of a Development Control Plan. The objective of this provision will be to ensure that development in Parkwood occurs in a logical and cost effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared. Those controls are expected to be:
 - A staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing
 - An overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists
 - An overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations and detailed landscaping requirements for both the public and private domain
 - A network of active and passive recreation areas
 - Stormwater and water quality management controls
 - Amelioration of natural and environmental hazards including bush fire, flooding and contamination
 - Detailed urban design controls for significant sites
 - Measures to encourage higher density living around transport, open space and service nodes
 - Measures to accommodate and control appropriate neighbourhood commercial and retail uses
 - Suitably located public facilities and services including provision for appropriate traffic management facilities and parking

5.7 Natural resource mapping

It is noted that the YLEP has a number of natural resource 'layers' by way of maps relating to Riparian Lands and Watercourses; Groundwater Vulnerability; Natural Resources Biodiversity and; Natural Resources Land. Part 6 (Additional Local Provisions) of the YLEP sets out a number of natural resource constraints that Council must take into account before determining a development application where the land is affected by the mapped natural resource. In terms of the Planning Proposal a number of the maps do apply to parts of the land, being the watercourse; groundwater vulnerability; biodiversity and natural resources land mapping.

The ecological (flora and fauna) survey and assessment work coordinated by Kevin Mills & Associates **Appendix 9** including mapping of the Pink-tailed Worm Lizard habitat provides a site specific and scientific basis for the proposed modifying of the biodiversity mapping to more accurately reflect its extent. The attached natural resources biodiversity mapping at **Figure 29** provides the basis for an amended map. In terms of other natural resource features it is the expectation that other site specific studies or supplementary work such as the urban capability assessment by Douglas Partners will provide more site specific accurate basis for determining the extent to which the other natural resource layers will apply.

Figure 29



The Planning Proposal does not seek to remove these provisions but rather where appropriate and supportable based on site specific studies.

5.8 Development Control Plan

As noted in s 5.6, Urban Release Areas, a Development Control Plan (DCP), will be prepared prior to development proceeding. This DCP will be specific to Parkwood and will reflect a consistent approach to detailed local design and siting controls to the whole release both sides of the border. The DCP will be appropriate to an urban release and will be in place prior to development occurring at Parkwood. The DCP will replace and be in lieu of the existing DCPs in place for urban development in the Yass Valley LGA, being:

- Yass Valley Council Multi Unit Residential Development DCP 2003.
- Yass Valley Council Community Consultation DCP.
- Yass Exempt and Complying DCP.
- Yarralumla 7(e) Environment Protection Zone DCP.

5.9 Standard Instrument Provisions

In addition to the above Parkwood specific LEP provisions, it is envisaged that the Yass Valley Local Environment Plan (Parkwood) will also incorporate the relevant compulsory clauses and other provisions as continued in the current Standard Instrument Proposed Land Environment Plan. In particular relating to the following sections:

Part 1 – Preliminary

Part 2 – Permitted or Prohibited Development

Part 3 – Exempt and Complying Development

Part 4 – Principal Development Standard

Part 5 – Miscellaneous Provisions

Any specific relevant local provisions as already adopted by the YLEP will also be included.

5.10 Master Plan

The Master Plan prepared by Roberts Day Urban Designers at Appendix 12 provides the basis for the proposed urban release both sides of the NSW/ACT border. The specific proposed zone boundary whilst generally consistent with the master plan reflects the complete range of known constraints and limits to urban development. The Master Plan will inform the ongoing subsequent detailed local/neighbourhood planning within the area to be zoned for residential purposes. The detailed planning within the Murrumbidgee and Ginninderra Creek corridors will be based on a corridor specific management plan.

5.11 Specific Land Uses

In addition to the current uses on the land subject to the Planning Proposal, the *Yass Local Environment Plan (Parkwood)* will also make provisions for the long term ongoing use of the following:

Ginninderra Falls recreation precinct including

- Eco tourism
- Restaurant/cafes
- Tourist accommodation
- Hotel/pub
- Function facilities
- Picnic facilities
- Constructed trails/lookouts

The Planning Proposal aims to provide for the above as permissible uses on the land proposed to be developed for the Ginninderra Falls recreation precinct. These uses may be provided for by either inclusion as specific permissible uses with development consent in the proposed E3 Environmental zone or by way of an additional permitted uses specific to the site of the proposed precinct.

Ginninderra retreat and resort including

- Function centre
- Bed and Breakfast accommodation
- Manager's residence
- Cottage
- Day spa
- Reception centre
- Restaurant (in bed and breakfast)
- Various outbuildings and improvements
- Future stages of expansion of the day spa health facility
- Future stages of additional holiday cabins and second residence

6. Justification (Part 3)

6.1 Introduction

Parkwood will form part of a single planned community that is sited on and adjacent to the border between NSW and the ACT. As a single planned community it will facilitate urban development in an orderly and economic manner consistent with the proper provision of services. The Planning Proposal for Parkwood and its parallel rezoning submission, Draft Amendment to the Territory Plan #351 for the adjacent ACT West Belconnen land will also ensure an integrated and planned approach to the conservation and management of the ecological and landscape values of the Murrumbidgee River and Ginninderra Creek corridors across both jurisdictions.

The proposed community on both sides of the state/territory border will share many mutual interests across the two jurisdictions. Those mutual interests are not regarded as barriers to development rather the servicing and funding review confirms that there are administrative and funding solutions to sustain a viable border adjacent community.

Master planning for the overall NSW/ACT release has been undertaken to ensure a whole of development approach irrespective of jurisdictional boundaries. The master plan has been the result of a significant collaborative and iterative design process inclusive of Yass Valley Council, NSW and Territory Governments and local residents. The master plan has principally informed the proposed rezoning both sides of the state/territory border. The master plan together with the significant number of supporting studies confirm that the site is capable of urban development within the environmental and natural resource limits of the site and capable of being serviced in a sustainable manner.

A rezoning of the land is required in order for the proposed urban release to proceed.

In summary the Parkwood Planning Proposal is justifiable and supportable in terms of its strategic and site specific merit.

In establishing how Parkwood fits in terms of the wider strategic setting of Yass Valley and the 'border region' with the ACT, a review has been undertaken of the proposal against the local (Yass Valley) and regional (NSW Government) policy framework with particular reference to the Threshold Sustainability Criteria within the Sydney to Canberra Corridor Regional Strategy. That strategic merit review whilst acknowledging that Parkwood falls outside the current and anticipated local and regional settlement framework, confirms that Parkwood is justified and supportable in terms of satisfying the planning principles for where new settlements should occur irrespective of the state/territory border. The West Belconnen urban release NSW Position Paper and Service Delivery Assessment details the strategic basis of the Parkwood proposed urban release. See **Appendix 3**

6.2 Section A - Need for the Planning Proposal

6.2.1 Is the Planning Proposal a result of any strategic study or report?

In addition to the Threshold Sustainability Criteria that applies generally across the whole of the Sydney to Canberra Corridor Regional Strategy area, it is noted that the Regional Strategy otherwise references the following settlement principles as endorsed by the NSW and ACT governments in the ACT/NSW

Cross Border Region Settlement Agreement. Whilst it is understood they were prepared in response to Queanbeyan/ACT border settlement proposals, they provide a useful guide against which to also consider Parkwood. They are:

A. Settlement Principle

All future settlement in the ACT should occur in accordance with the strategic direction outlined in the Canberra Spatial Plan; future settlement in NSW should be in accordance with the Sydney–Canberra Corridor Regional Strategy.

Comment: In terms of the Sydney to Canberra Corridor Regional Strategy, the above assessment against the Threshold Sustainability Criteria confirms that it is an appropriate and supportable development.

B. Water Resources Principle

Subject to the terms of the Memorandum of Understanding on Cross-Border Water Resources, water may be supplied to any existing settlement in the Cross Border Region, or any proposed new settlement in the Cross Border Region, where both parties to this memorandum of understanding agree the settlement is in accordance with the following principles.

Principle 1

All future settlement in the Region should be located to:

- *Maximise the efficient use of existing infrastructure and service*
- *Minimise the need for additional infrastructure and services through the use of integrated economic, social*
- *and environmentally sustainable planning and design solutions*
- *Minimise the economic and community cost of providing and maintaining infrastructure networks and*
- *community services*
- *Protect areas of high conservation, cultural, natural heritage or landscape value.*

Comment: – The Parkwood urban release is located adjacent to existing services and infrastructure within the ACT. A Heads of Agreement entered into between Riverview (ACT) Pty Ltd and the ACT Government confirms that infrastructure will be made available to the NSW lands (Parkwood). In addition written confirmation has been provided by ACTEW Water that there is sufficient capacity in the existing ACT water and sewerage infrastructure network to accommodate the proposed Parkwood urban release.

Principle 2

Any proposed development bordering the ACT and NSW must be complementary and, where appropriate, integrated with the existing land uses (or future land uses proposed under the plans outlined in Principle 1 above if different to existing) on either side of the border to minimise land use conflict. Compatibility of land use, road connections and service ties must support future development.

Comment: West Belconnen/Parkwood is the only location on the NSW/ACT border where there is a complete and integrated approach with intergovernmental support to the planning and development of a release sited on both sides of the border.

Principle 3

Future urban residential growth will predominantly be accommodated within existing urban areas (as defined in this Strategy) creating a pattern of compact and consolidated urban areas, surrounded by non-urban lands. New settlement areas should demonstrate a high degree of urban containment with regard to services and employment as a means of enhancing transport efficiency

Comment: West Belconnen/Parkwood adjoins the suburban areas of north western Canberra. It is consistent with consolidating development close to existing services and will provide a high degree of containment both in a wider regional context and in terms of the extent of local services and employment opportunities to be provided within the release

Principle 4

Greenfield developments should, wherever possible, be:

- 1. Contiguous with (i.e. as close as possible) existing urban settlements, or self-contained in their provision of services*
- 2. Released and staged in a manner that is consistent with orderly and economic development and that reflects a sustainable and demonstrated demand for housing in the locality and, more generally, in the Region*

Comment: West Belconnen/Parkwood is adjacent to the existing urban edge of north western Canberra with a proposed high degree of connectivity. The sequencing of the West Belconnen release will coincide with the availability and augmenting of existing services to ensure an orderly and economic approach to the development.

Principle 5

Economic development diversity will be supported by:

- 1. The provision and enhancement of employment lands to accommodate long term needs that will be strongly linked to transport networks. This will be the priority land use for these lands*
- 2. Supporting the regional value of key infrastructure assets by limiting activities that may diminish their function or ability to contribute to the Region.*

Comment: The economic and employment lands review undertaken by Urbis confirms the positive contribution that Parkwood will make to the regional economy and employment.

Principle 6

Rural industry and agricultural landscapes will be protected and supported through limiting activities and development that may diminish their economic, cultural and scenic contribution to the Region. Activities

and development that are to be limited include rural residential forms of subdivision and subdivision that generally does not support the agricultural use of land.

Comment: An agricultural lands review undertaken by Edge Land Planning confirms the limited agricultural value to the local economy of the current grazing on the Parkwood lands. This is in part a function of limited land area, the distance to local markets for sale of stock and the increasing risk to stock from domestic animals. The specific setting aside of lands within Parkwood for urban agriculture has in itself the potential to generate income as well as wider positive social benefits. The contained nature of Parkwood being bordered by Ginninderra Creek and the Murrumbidgee River also has the practical effect of limiting any impact on rural lands beyond the proposed release

The landscape and visual assessment of Parkwood as prepared by Roberts Day Urban Designers addresses the broader rural and river corridor setting of the site.

Principle 7

Long term land identified as potentially appropriate for urban purposes shall be safeguarded from inappropriate interim land uses and fragmentation that may compromise and conflict with the layout, orderly staging and mix of long term urban uses

Comment: Notwithstanding the expected 30-40 year time frame for the take up of the overall release, the proposed structure plan and rezoning will safeguard land for urban purposes in a location consistent with consolidating development close to existing centres.

In order to describe and demonstrate the extent to which West Belconnen has strategic merit, a Position Paper titled, *West Belconnen urban release – NSW position paper* – see **Appendix 3**, has been previously prepared by Knight Frank Town Planning and reviewed by the cross border senior planning officials working group. The working group comprises of representatives from Yass Valley Council, Department of Planning and Environment, Premier and Cabinet and ACT Government agencies. The Position Paper references and includes the Services Delivery assessment prepared by Elton Consulting. The Position Paper addresses the key aspects of:

1. Referencing and commentary against the Threshold Sustainability Criteria set out in the Sydney to Canberra Corridor Regional Strategy.
2. An understanding and description of what municipal and state services are required in order to sustain a viable community adjacent to the border, specifically a review of what services are required; to what standard; when required and; how funded both in terms of capital and recurrent costs.
3. Potential governance arrangements noting the unique circumstances of West Belconnen in terms of its physical location.

In establishing how Parkwood 'fits' within the wider strategic setting for Yass Valley and region, the Position Paper notes the challenge of how to prepare and position parts of the Yass LGA close or adjacent to the ACT for the likely change from rural to what might be described as 'urban' as a contributor to regional housing supply. Parkwood is an opportunity to provide leadership in how that regional housing supply might be partly met. Parkwood is a contemporary approach to partly meeting the demand for housing that will complement not compete with the historical and important role of the towns and villages in Yass Valley

6.2.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

In accounting for the current rural zoning of much of the land, the proposed rezoning for urban purposes by way of the R1 General Residential together with the other key provisions relating to the inserting of urban release area clauses and an alternate approach to determining minimum lot sizes is considered to be the best means of achieving the stated objective and intended outcomes. Further, the proposed revision of the current E3 Environment Management zone, reflects the site specific assessment of ecological values and acknowledges the landscape attributes of the Murrumbidgee River and Ginninderra Creek corridor.

In terms of the Yass Valley Local Environmental Plan 2013, there are two possible statutory plan options. They are:

1. Amend the current Yass Valley LEP by rezoning the land, modifying the range or permitted uses; modify the zone objectives for the R1 General Residential zone; modify the minimum lot size provisions and; insert a number of urban release area clauses
2. Amend the Yass Valley LEP by removing Parkwood from the land to which the LEP applies and replace with a new principal LEP specific to Parkwood.

In considering the extent of changes anticipated, the scale of the proposal urban release issues specific to only Parkwood, and the fundamental difference of the Yass Valley LEP 2013 to that appropriate to a large scale urban release area, it is recommended that the preferred and best means of achieving the objectives and intended outcomes of the Planning Proposal is to replace the YLEP with a new *Yass Local Environmental Plan (Parkwood)* and later a comprehensive Parkwood DCP. The reference to Parkwood is an acknowledgement of the locality name.

6.3 Section B - Relationship to the Strategic Planning Framework

6.3.1 Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)

Sydney to Canberra Corridor Regional Strategy

By reference to s 3.3 and 6.2 of the Planning Proposal, the Planning Proposal has been reviewed against the relevant outcomes of the Sydney to Canberra Corridor Regional Strategy. The Planning Proposal is considered consistent and justified with the Regional Strategy.

It is noted that the Department of Planning and Environment is preparing a series of Regional Growth Plans to replace the existing Regional Strategies. Under the Regional Growth Strategy framework, Yass Valley will fall under the South East and Tablelands region.

For the purpose of this Planning Proposal, the Sydney to Canberra Corridor Regional Strategy remains the relevant strategic planning framework as required by the S117 Local Planning Direction 5.1 – *Implementation of Regional Strategies*.

In addition to the adopted regional strategy, there are a number of ACT and sub region planning initiatives with the aim of coordinating settlement and service provision between NSW, the ACT and surrounding Councils including Yass Valley. They include; the cross border memorandum on service delivery and the current regional planning review referred to as 'Canberra plus one'.

6.3.2 Is the Planning Proposal consistent with a council's plan, local strategy, or another local strategic plan?

By reference to s 3.4 of the Planning Proposal, a review has been undertaken of the Planning Proposal against Yass Valley Council's:

1. Local Environmental Plan 2013
2. Yass Valley Town and Villages Study
3. Yass Valley Community Vision 2030
4. Council's proposed planning reviews – Non Urban Lands Study and Settlement Strategy.

Whilst Yass Valley Council's current policies and position on settlement and growth throughout the LGA do not expressly refer to Parkwood, this does not necessarily suggest that Parkwood is not consistent with those policies but rather that Parkwood had not been accounted for in considering a likely form and location of development in the LGA. That is, a development adjacent to the border. Parkwood does highlight an opportunity to complement Councils long term planning in terms of an approach on how to manage the future demand for housing in the LGA which is largely driven by proximity to the ACT.

6.3.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

An assessment of the Planning Proposal against the applicable State Environmental Planning Policies (SEPP's) is provided in the table below.

State Environmental Planning Policy (SEPPs)	Consistent		N/A	Comment
	Yes	No		
SEPP No.1 Development Standards			✓	No longer applies to Yass Valley LEP 2013
SEPP (Rural Lands)	✓			Whilst the SEPP applies to development occurring on land assumed to be retained for rural purposes, it is a relevant matter in terms of that part of the site currently zoned RU1 Primary Production. The site adjoins the existing urban edge of Canberra with only limited agricultural potential considering the practical problem of moving stock through urban parts of Canberra to the nearest regional sale yards and the limited size of the site. See also the description of current agricultural uses by Edge Land Planning at Appendix 4. Accordingly the agricultural use is not considered significant to Yass Valley. By virtue of the location of the site adjacent to existing urban areas, it is appropriately characterised as peri urban.

				Rather than being regarded as the loss of agriculture to the area, the establishment of a new community at West Belconnen is the opportunity to make a positive contribution to locally based urban agriculture. It acknowledges the adaptive and changing nature of agriculture as a contributor to the local economy, amenity and community well being. These are all outcomes consistent with the SEPP rural planning principles. Edge Land Planning note that urban agriculture is a well established contributor to local communities elsewhere with 19 existing community gardens in Canberra. As Edge Land Planning notes there is the opportunity to employ urban agriculture within the proposed urban development to make it a 'food positive' outcome. In part and subject to the approval of Transgrid, the potential to use the wide electricity easement as a community garden resource.
SEPP No.55 Remediation of Land	–	✓		A contamination report has been prepared by AECOM. Phase 1 Environmental Site Assessments has been commissioned to examine the Riverview and neighbouring land on the Parkwood Peninsular. The purpose of this assessment was to determine the extent, if any, contamination that may be present. Isolated contaminated sites and areas of possible contamination have been identified. All identified sites will be investigated in further detail and remediated as part of the land development process. Section 4.1 of the Planning Guidelines on managing land contamination, refer to matters to be addressed in relation to 'spot rezonings' and 'generalised rezonings'. Generalised rezonings are characterised by the Guidelines as rezonings that cover a large area, for example, more than one property, usually describing proposed land uses very generally both in type and location. In this instance, given the scale of the proposed rezoning, it is appropriately characterised as a generalised rezoning. The Guidelines note that in this instance, it is difficult for a planning authority to be satisfied that every part of the land is suitable for the proposed uses, in terms of contamination at the time of the rezoning. In these cases, the Guidelines, note that the rezoning should be allowed to proceed, provided measures are in place to ensure that the potential for contamination and the suitability of the land for any proposed use are assessed once detail

				proposal are made. In terms of the West Belconnen development, it is noted that detailed local precinct plans are likely to resolve the locating of particular land uses as part of the proposed requirement for Development Control Plans to be in place prior to development being approved
SEPP No.60 Exempt and Complying Development	✓			The SEPP (Exempt and Complying Development Codes) 2008 applies to the site.
SEPP No.70 Affordable Housing (Revised Schemes)			✓	Not relevant to the proposed amendment.
SEPP (Affordable Rental Housing) 2009			✓	Not relevant to the proposed amendment.
SEPP (Exempt and Complying Development Codes) 2008	✓			The SEPP may apply to any future development of the site.
SEPP (Infrastructure) 2007	✓			The SEPP may apply to future development, particularly works associated with the electricity easement or the establishment of primary schools.

6.3.4 Is the Planning Proposal consistent with applicable Section 117 Ministerial Directions (s 117 directions)?

The Planning Proposal is generally consistent with the relevant Section 117 Directions in that it achieves and/or gives effect to the principles, aims, objectives or policies set out in the Directions noted in the table below.

Ministerial Direction	Comment
1. Employment and Resources	
1.2 Rural Zones The objective of the Direction is to protect the agricultural production value of rural land When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). What a relevant planning authority must do if this direction applies	The proposed rezoning of the rural land for urban purposes is considered to be of minor significance and accordingly a justifiable inconsistency with the Direction. As mentioned in s 3.2.1 of the planning proposal, the site adjoins the existing urban edge of Canberra with only limited agricultural potential considering the practical problem of moving stock through urban parts of Canberra to the nearest regional sale yards and the limited size of the site. See also the description of current agricultural uses by Edge Land Planning at Appendix 4 . Accordingly the agricultural use is not considered significant to Yass Valley. By virtue of the location of the site adjacent to existing urban areas, it is appropriately characterised as peri urban.

(4) A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). Consistency (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (e) justified by a strategy which: (i) gives consideration to the objectives of this direction, (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) is of minor significance.	
2 Environment & Heritage	
2.1 Environmental Protection Zones: A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. Further, a planning proposal that applies to land within an environment protection zone or land otherwise identified	The Planning Proposal has been supported by a number of site specific ecological surveys and studies to confirm the extent and type of threatened species and conservation values on the site. The outcome of the ecological assessment has been a review of the extent and boundary definition of the current E3 zone. The recommended modified zone boundary more

for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). A planning proposal maybe inconsistent with the terms of the Direction only if the relevant planning authority can satisfy the Director General that the provisions of the planning proposal that are inconsistent are in this instance, justified by a study prepared in support of the planning proposal which gives consideration to the objectives of the Direction.	accurately reflects the conservation values of the land compared to the current zone that is not based on any site specific ecological studies or surveys. By proposing a zone boundary based on the outcome of site specific studies, the planning proposal is consistent with the objectives of the Direction. Similarly, the proposed additional uses are consistent with the intent of the E3 zone as expressed in the zone objectives. Accordingly, the planning proposal is considered to be justifiably inconsistent with the Local Planning Direction.
2.3 Heritage Conservation: A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	The subject property is not currently heritage listed, however a number of sites of local heritage interest have been identified and incorporated into the master planning of the site. See S 6.4.6 Aboriginal archaeological surveys have identified a number of sites on the subject land. Together with the sites identified, the report confirms that a search of the OEH Aboriginal Heritage Information Management System data bases identified five (5) Aboriginal archaeological sites within the study area and a 1 km buffer centred on the study area. Consultations have taken place with the Aboriginal community in accordance with the process outlined in the OEH document, <i>Aboriginal cultural heritage requirements for proponents, 2010</i>. Ten (10) Aboriginal organisations registered an interest in the project. Ways to mitigate any impact on known sites will form part of the detailed master planning at the local/neighbourhood level.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types	The planning proposal by zoning the land for urban purposes as R1 General Residential will provide for the widest range of housing types consistent with a broad range of choice. The typical dwelling typologies illustrated

and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	by Figure 22 sets out the proposed range to be provided for. The master planning and proposed subsequent detailed neighbourhood plans, will ensure that the range of dwelling forms and densities reflects the land terrain and the principle of maximising the number of new residents within a walkable distance of public transport. The proposed options for a minimum allotment clause aim to ensure that the density of dwellings and resulting lot sizes are based on a whole of place/neighbourhood approach to built form and public domain. The proposed urban release area provisions are intended to ensure that satisfactory arrangements are in place for services and infrastructure. Relevantly the following: 1. Arrangements for designated State and Territory public infrastructure. The objective of this provision is to require that satisfactory arrangements be made for the provision of designated State and Territory public infrastructure before the subdivision of land in a designated urban release area. 2. Provision of public utility infrastructure. This provision will require that development consent is not to be granted unless Yass Valley Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required 3. Require the preparing and adopting of a Development Control Plan. The objective of this provision will be to ensure that development Parkwood occurs in a logical and cost effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared
1.4 Integrating Land Use and Transport The objectives of this direction are as follows: (1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:	The master planning in conjunction with the transport and access planning by MR Cagney aims to provide for an integrated approach to land use and transport by reference to 1. Maximising choice in transport options to limit reliance on private motor vehicles 2. Densities of development based on accessibility to

Figure 22

Density_ The Transect

Three relevant criteria focusing on
density to support infrastructure / mix of
housing types / increased density
pockets to support use and infrastructure



(a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001)</i>, and (b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001)</i>.	transport 3.Support to the establishment of bus services from the first release 4.Bus route planning that ensures that most parts of the release are within 400 metres walkable distance 5.Provision for local business and employment opportunities by the proposed inclusion of business and office premises as permissible uses with consent to assist in reducing journey to work trips
4. Hazard and Risk	
4.1	
4.3 Flood Prone Land A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). A planning proposal must not contain provisions that apply to the flood planning areas which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the development of that land,	In terms of the Murrumbidgee River and much of Ginninderra Creek, the deep incised nature of the landscape restricts any flooding generally to the water course channel. By virtue of the steep terrain, flooding occurs well below the physical limit of any proposed urban development. In terms of the upper reaches of Ginninderra Creek, the 1% (1 in 100 year flood level) has been identified and plotted by SKM – refer to Figure 13. A precautionary 1 metre freeboard has been used to define the extent of the flooding and the extent of the proposed urban zone (R1 General Residential) consistent with the Direction in terms of not rezoning flood prone land zoned rural to residential. A wider Ginninderra Creek flood study extending upstream into the ACT is currently being prepared. The proposed <i>Yass Valley Local Environment Plan (Parkwood)</i> will also include the local provision on Flood Planning similar to that contained in the <i>Yass Valley LEP</i>

(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).	2013 (clause 6.2).
4.4 Planning for Bushfire Protection	
The objectives of the Direction are to protect life, property and the environment from bushfire hazards by discouraging the establishment of incompatible land uses in bush fire prone areas and; to encourage sound management of bush fire prone areas. 4.4 Planning for Bushfire Protection Objectives (1) The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in	A bush fire hazard assessment has been undertaken by Ecological and addressed the provisions of the Planning for Bushfire Protection, relevantly the principles in terms of rezoning being: • Provision of a perimeter road with two way access which delineates the extent of the intended development • Provision, at the urban bushland interface for the establishment of adequate asset protection zones for future housing • Specifying minimum residential lot depths to accommodate asset protection zones for lots on perimeter roads

bush fire prone areas, and (b) to encourage sound management of bush fire prone areas. Where this direction applies (2) This direction applies to all local government areas in which the responsible Council is required to prepare a bush fire prone land map under section 146 of the <i>Environmental Planning and Assessment Act 1979</i> (the EP&A Act), or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act. When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. What a relevant planning authority must do if this direction applies (4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, (5) A planning proposal must: (a) have regard to <i>Planning for Bushfire Protection 2006</i>, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the APZ. (6) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: (i) an Inner Protection Area bounded by a perimeter road or reserve which	• Minimising the perimeter of the area of land interfacing the hazard , which may be developed • Introduction of controls which avoid placing inappropriate developments in hazardous areas and • Introduction of controls on the placement of combustible materials in asset protection zones A number of the above rezoning principles will form part of the detailed edge design at the neighbourhood scale. The ongoing management of the asset protection zone will coincide with the proposed Murrumbidgee River Corridor Trust care and control responsibilities.
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circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and

(ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,

(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the *Rural Fires Act 1997*), the APZ provisions must be complied with,

(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,

(d) contain provisions for adequate water supply for firefighting purposes,

(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,

(f) introduce controls on the placement of combustible materials in the Inner Protection Area.

Consistency

(7) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the noncompliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.

Regional Planning	
5.1 Implementation of Regional Strategies	
5.1 Implementation of Regional Strategies Objective (1) The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. Where this direction applies (2) This direction applies to land to which the following regional strategies apply: (a) Far North Coast Regional Strategy (b) Lower Hunter Regional Strategy (c) Illawarra Regional Strategy (d) South Coast Regional Strategy (e) Sydney–Canberra Corridor Regional Strategy (f) Central Coast Regional Strategy, and (g) Mid North Coast Regional Strategy. When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal. What a relevant planning authority must do if this direction applies (4) Planning proposals must be consistent with a regional strategy released by the Minister for Planning. Consistency (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the regional strategy: (a) is of minor significance, and (b) the planning proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	In terms of the Planning Proposal, the relevant regional strategy is the Sydney to Canberra Corridor Regional Strategy. The assessment of the Planning Proposal against the relevant outcomes of the Regional Strategy at sections 3.3 including the <i>Threshold Sustainability Criteria</i> confirm that the proposed rezoning is consistent with the Regional Strategy and in turn the Direction.
6 Local Plan Making	

6.1 Approval and Referral Requirements A planning proposal must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: (i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and (c) not identify development as designated development unless the relevant planning authority: (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.	The Planning Proposal does not propose any such provisions listed in Direction 6.1.
6.2 Reserving Land for Public Purposes A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department	No new reservations are proposed, nor are they proposed to be reduced by the Planning Proposal.

nominated by the Director-General).	
6.3 Site Specific Provisions A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. A planning proposal must not contain or refer to drawings that show details of the development proposal.	As a proposed principal Local Environmental Plan, the planning proposal does not include site specific provisions

6.4 Section C - Environmental, Social and Economic Impacts

6.4.1 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

As referenced also in s 2.3.6, flora and fauna studies and surveys of the land have been undertaken by a range of specialist consultants coordinated by ecological consultant Kevin Mills and Associates (KMA). Those surveys have confirmed the extensive presence of the Pink tailed Worm Lizard (*Aprasia parapulchella*) habitat and large population within the Murrumbidgee River Corridor. The habitat areas have been identified and mapped by GPS and are all contained within the proposed revised E3 Environmental Management zone and within the area proposed to be managed by the Murrumbidgee Corridor Conservation Trust. The conservation findings for the overall land are set out as indicated by KMS are set out in this section.

6.4.2 Ecological – Flora and Fauna

Site specific flora and fauna studies and surveys have been undertaken by several consultants and as referred to in the reports by Kevin Mills at **Appendix 9** being

- Will Osborne – Pink-tailed Worm Lizard (*Aprasia parapulchella*)
- Alison Rowell- Golden Sun Moth (*Synemon plana*)
- Kevin Mills, general surveys vegetation and fauna

The ecological assessment has been coordinated by Kevin Mills and Associates (KMA) – refer to West Belconnen Project NSW Land, Flora and Fauna Studies, September 2013 at **Appendix 9**. In summary KMA notes:

Bird surveys – The aim of the bird surveys was to search for significant bird species, particularly species listed on the schedules of the Threatened Species Conservation Act 1995 and to assess the importance of the land for such species. The land has been specifically surveyed on 31 occasions since 2008 and during these surveys 75 native bird species and 9 species of introduced birds were recorded. The Superb Parrot is a key local threatened species in the adjoining ACT. According to the KMA surveys, no Superb Parrots were observed in NSW with the absence of old woodland trees likely to exclude them except potentially as passage birds. KMA notes that the Flame Robin, Scarlet Robin and Spotted Harrier are likely to occur on the subject land however are unlikely to be away from the well treed gorges of the river and the creek. KMA also noted that the records of bird species were nearly all associated with treed areas and that the more level land comprising the majority of the NSW lands has few trees.

Significant animal species – The aim of the surveys was to identify significant animal species in the area, that are listed under the NSW Threatened Species Conservation Act 1995. KMA notes the following as those threatened animals previously recorded in the locality – see **Table 4**

Table 4 – Threatened fauna species known to have occurred in the locality

Table 1

Threatened fauna species known to have occurred in the locality

Common name	Taxonomic Name	TSC Act ¹	EPBC Act ¹
Mammals			
Koala	<i>Phascolarctos cinereus</i>	V	-
Spotted-tailed Quoll	<i>Dasyurus maculatus maculatus</i>	V	E
Birds			
Brown Treecreeper	<i>Climacteris picumnus</i>	V	-
Diamond Firetail	<i>Stagonopleura guttata</i>	V	-
Flame Robin	<i>Petroica phoenicea</i>	V	-
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	V	-
Hooded Robin	<i>Melanodryas cucullata</i>	V	-
Little Eagle	<i>Hieraaetus morphnoides</i>	V	-
Painted Honeyeater	<i>Grantiella picta</i>	V	-
Regent Honeyeater	<i>Xanthomyza phrygia</i>	E	E
Rosenberg Monitor	<i>Varanus rosenbergi</i>	V	-
Scarlet Robin	<i>Petroica boodang</i>	V	-
Speckled Warbler	<i>Chthonicola sagittata</i>	V	-
Spotted Harrier	<i>Circus assimilis</i>	V	-
Varied Sittella	<i>Daphoenositta chrysoptera</i>	V	-
White-browed Woodswallow	<i>Artamus leucorhynchus</i>	V	-
Reptiles			
Pink-tailed Worm Lizard	<i>Aprasia parapulchella</i>	V	V
Rosenberg's Goanna	<i>Varanus rosenbergi</i>	V	-
Frogs			
Green and Golden Bell Frog	<i>Litoria aurea</i>	E	V
Invertebrates			
Golden Sun Moth	<i>Synonyma plana</i>	E	CE

1. V = vulnerable; E = endangered; CE – critically endangered. - = not listed.

Golden Sun Moth – Surveys of the land for the Golden Sun Moth concludes that there is no grassland habitat present that is likely to contain the moth with most paddocks heavily pasture improved. The closest Golden Sun Moth population is near the suburb of McGregor in the ACT.

Pink Tailed Worm Lizard – The aim of the surveys were to identify, assess and map the area of habitat for the Pink Tailed Worm Lizard. The Pink Tail Worm Lizard was found in the north west of the site by KMA in 2009 and in the southwest near the border with the ACT. A more recent study along the Murrumbidgee River corridor was undertaken in 2013. The habitat of the lizard was determined in the field by recording GPS points along the boundary being a more accurate method than aerial photography. This more detailed mapping has been ground truthed by Dr Will Osborne and OEH (National Parks). See map of recorded sites at **Figure 14**.

The Murrumbidgee River Corridor has been found to contain an extensive area of the Pink -tailed Worm Lizard habitat and a large population of the Lizard. Mills notes that this area is therefore of national conservation importance for the *Aprasia parapulchella* see **Appendix 23**.

The proposed extent of the conservation lands and the E3 Environmental Management zoning reflects and protects the identified habitat along the river and creek corridors.

Conservation findings – According to the KMA report, the following are the matters of conservation significance.

1. The Murrumbidgee River and Ginninderra Creek corridors, containing the watercourses and adjacent riparian vegetation and habitats.
2. The woodland in the gorge and in some places on the edge of the more level land. The woodland is not a listed endangered community; tiny areas of regrowth Box-Gum Woodland occur in a few places on the edge of the gorge woodland. The woodland provides animal habitat, is part of a regional habitat corridor along the river and is habitat for several listed bird species. The extent of the lizard habitat was determined on the ground by a team of reptile/environmental specialist; see attached map.
3. The rocky habitat above the river and on the edge of the level land in the far west of the subject land is part of an extensive area of similar habitat for the listed Pink-tailed Worm Lizard extending into the ACT to the south. This habitat is of national importance for this lizard because of the large population of lizards found here.
4. Three threatened species were recorded, all of which inhabit open farming land in winter when they were recorded; these are the Flame Robin, Scarlet Robin and Spotted Harrier.
5. The following species, recorded in the locality, appear not to be present in the areas most likely to be able to be developed: Superb Parrot and Golden Sun Moth.
6. Only limited trees with hollows occur in the paddocks across the more level land in the far west. These trees have some value to native hollow-using animals, but are few in number (13 live trees) and quite scattered and isolated across the landscape. Most are stringybarks where hollows have been created by wind thrown branches. Many more hollow-bearing trees are present in the gorges of the river and creek.

6.4.3 Bush fire risk

An assessment of the bushfire risk has been undertaken by Ecological – see copy of *The West Belconnen Project, Bushfire Management Strategy June 2014* at **Appendix 17**. The purpose of the Strategy was to inform Planning Proposal by providing a bushfire risk assessment of the proposed rezoning (Parkwood and West Belconnen). The Strategy specifically addresses

- Whether the statutory and policy requirements for bushfire protection in ACT and NSW are met by the structure plan
- The extent to which best practice approaches to bushfire planning are achieved

The existing and potential bushfire hazard and associated risk (post development) is assessed using the respective State and Territory bushfire planning provisions. This includes statements against the Planning for Bushfire Protection Guidelines.

In conclusion the Strategy sets out a number a number of strategies in the form of planning controls to ensure that the risk of bushfire is reduced to an appropriate level and a level that meets the deemed to

satisfy protection requirements for NSW. The Strategy notes the following strategies to reduce the bushfire risk associated with the rezoning:

- Setbacks from bushfire prone vegetation (APZs)
- Fuel management within the IAPZ that is appropriate for the management of the Pink Tailed Worm Lizard habitat and the Yellow Box Blakely's Red Gum Woodland where relevant to the NSW lands
- Integration of non-combustible infrastructure within APZs such as roads, easements and parking areas
- Access and egress from the site through a well-designed road system
- Underground electricity and gas services
- Compliant water supplies
- Emergency response planning
- Interim APZs and perimeter roads provided for each stage of development
- Special Fire Protection Purposes (SFPP) and more vulnerable development types are located further from the hazard

It is noted that the Planning for Bushfire Purposes does otherwise stipulate specific objectives for SFPPs in addition to the requirements for residential development.

6.4.4 Urban capability

As otherwise noted, the majority of the site is 'undeveloped' and largely used for grazing purposes together with the existing quarry on the northern lot and the Ginninderra bed and breakfast/function centre. It is moderately to heavily grassed with a variable tree density primarily along gully lines and in the western half of the site.. Extensive rock outcropping and/or cobbles/boulders sub cropping are evident across the site. Uncontrolled filling is limited to the farm dam wall construction and more broadly in some gully lines, parts of Lot 4 and south west of Parkwood Road. Site levels fall in variable directions away from a number of ridgelines and hill tops at grades ranging from near vertical in the river corridor to 1 in 40 with an overall fall to the west.

In summary, the geotechnical/urban capability assessment undertaken by Douglas Partners indicates that the majority of the site is suitable from a geotechnical perspective for residential development – see report at **Appendix 18** (*Ref: Report on geotechnical assessment – urban capability by Douglas Partners February 2014*).

6.4.5 Heritage

A European Cultural Heritage assessment has been undertaken on the Parkwood lands by Eric Martin and Associates (EMA) - refer to *West Belconnen European Cultural Heritage Report NSW Land: Lot 1, 2,3 and 7* dated February 2014 and *West Belconnen European Cultural Heritage Report NSW Neighbours: Lot 4, 5,61 and 62* dated February 2013- **Appendices 24 and 25**.

In conclusion and in terms of the assessment undertaken over all parcels comprising the subject land being both reports, EMA conclude that there is no part of the NSW lands outside the proposed river corridor that meets the threshold of satisfying any of the criteria for listing on the NSW Heritage Register or the Heritage Schedule to the Yass LEP 2013. EMA does however identify a number of

elements that should be retained, interpreted and integrated into the future development. Those elements are:

- The western boundary of the Sturt/Campbell land
- The alignment of the original access road to Parkwood/Kilby Park
- Some tree planting along Ginninderra Creek to protect views from Parkwood/Kilby Park
- Retention of vistas/views to distant ranges and the Murrumbidgee River valley
- The ACT border alignment
- The alignment of the access road to Cusack's Crossing
- Retention of vistas/views to distant hills and mountain ranges, the Murrumbidgee River valley and Ginninderra Creek
- Cusack's Crossing site

The detailed master planning of the release will provide the basis for how these elements might be interpreted in the development of Parkwood. **See Figure 28**

An Aboriginal Archaeological assessment has also been undertaken by Biosis – see s 2.3.7 and made a number of recommendations in relation to items identified by the survey work.

6.4.6 Flood

The 1 in 100 year (1% probability) flood line has been plotted by SKM along Ginninderra Creek together with the precaution of a 1 metre “freeboard”. The flood line as illustrated by the site conditions map at **Figure 13**, reflects the varying terrain along the Creek banks with the wider ‘flood plain’ at the eastern end of the site. As the creek flows west to north west, the terrain is considerably steeper dissecting the granite hill slopes with flooding largely confined to the existing channel beyond the extent of land suitable for urban development. A more detailed flood study accounting for the broader upstream catchment within the ACT is currently being prepared. In terms of the Murrumbidgee River and lower reaches of Ginninderra Creek, the steep nature of the corridor slopes confines flooding to the area to be set aside for conservation purposes. The detailed flood study will inform and provide the basis of an assessment against the NSW Flood Plain Development Manual.

6.4.7 Hydrology

Within a ‘waterways’ landscape setting, the use and treatment of water is critical to a sustainable urban community. A Water Sensitive Urban Design Strategy (WSUD Strategy) has been prepared by AECOM, (refer to *Water Sensitive Urban Design, AECOM December 2013 - Appendix 19*). The WSUD Strategy notes the following water design principles for Parkwood as part of the wider West Belconnen release:

1. Water Neutral Community – The minimising of potable water demand and wastewater discharges into the Murrumbidgee River and mimicking predevelopment hydrology of the site
2. The City is not your catchment – The harvesting/using of stormwater as an alternative water source (third pipe to gardens, toilets, laundry) and deploying sensible onsite rainwater capture and use on blocks
3. Make the landscape work - The use of functional landscapes for stormwater treatment, microclimate management, biodiversity/habitat, soil carbon, carbon sequestration, passive

- cooling, irrigated public open space to maintain soil moisture, vegetation health and groundwater recharge
- 4. Produce the food you consume – The use of wastewater and stormwater to support urban planning and food production
- 5. Make the cities work for waterways – The reducing of pollution to waterways, repairing riparian corridors and reducing sewer overflows

6.4.8 Parkwood Egg Farm

The existing Parkwood Egg Farm is located within the ACT to the south east of the Parkwood lands. The farm is located on land with a limited lease from the ACT Government of up to 2033. An odour study of the poultry farm has been undertaken by Consulting Environmental Engineers – refer to *Buffer Zone for Parkwood Egg Farm Report March 2014* **Appendix 20** by reference to the relevant NSW and ACT standards together with a review against the Victorian standards. The report notes that the “Technical Framework” – Assessment of Odour from Stationary Sources in NSW provides a policy framework for assessing and managing activities that emit odour and offer guidance on dealing with odour issues. However without site specific information on the operation of the Parkwood Eggs facility or its odour emissions, it is not possible to undertake an odour impact assessment described in the “Technical Framework”. Accordingly the report recommends a buffer zone based on the experience with other egg farms and broiler farms, the recommendations from various state guidelines for Poultry Facilities and the Australian Egg Corporation Buffer Guidelines. The report recommends a Planning Buffer Zone of 500m depending on site slope from the perimeter of the sheds - see **Figure 31**.

6.4.9 Contamination

Consultant research projects, including Phase 1 Environmental Site Assessments have been commissioned to examine the Riverview and neighbouring land on the Parkwood Peninsular. The purpose of this assessment was to determine the extent, if any, contamination that may be present. Isolated contaminated sites and areas of possible contamination have been identified. All identified sites will be investigated in further detail and remediated as part of the land development process.

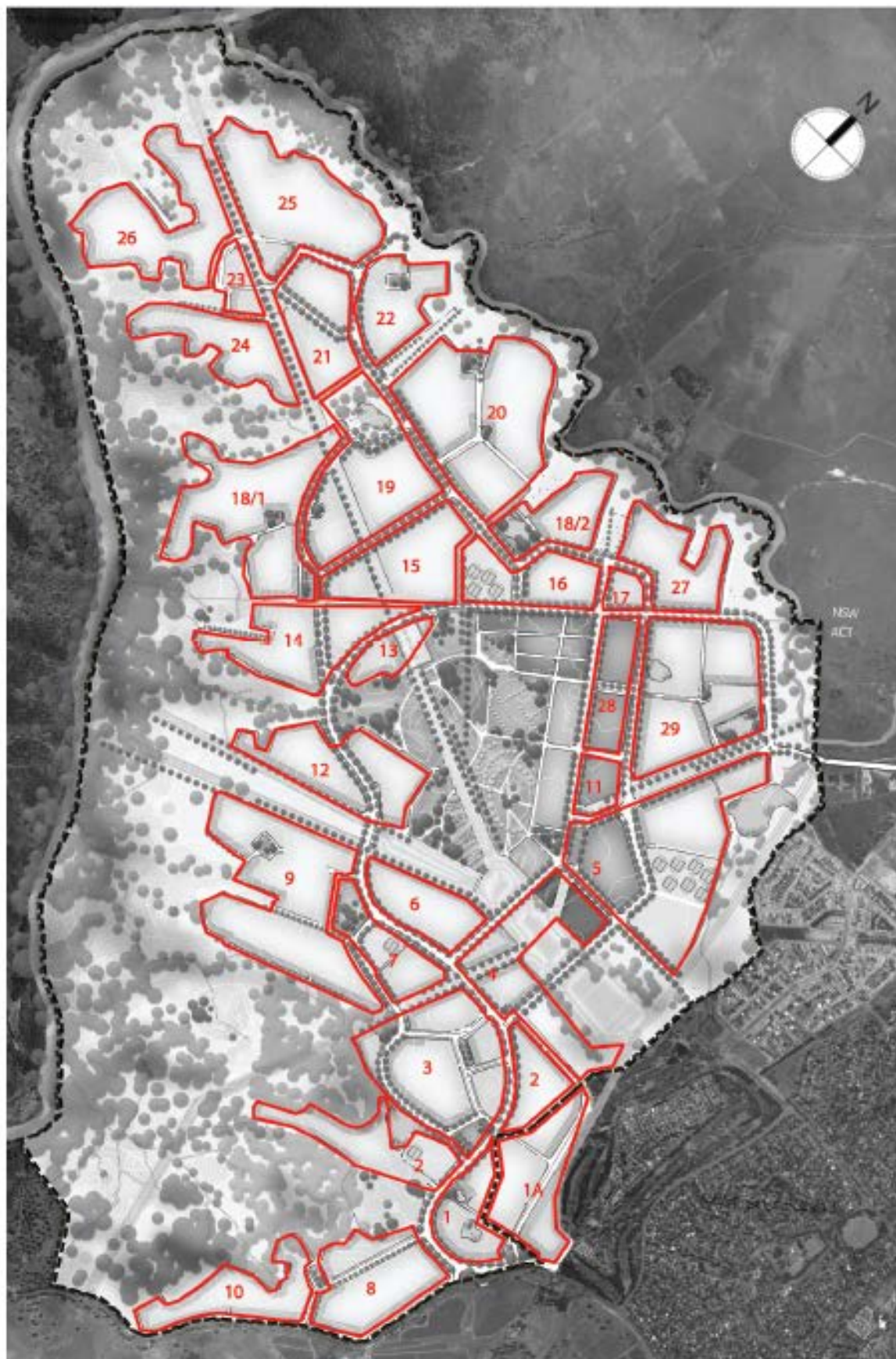
A continuing program of site investigation will be conducted as the development proceeds, noting the long time frame over which the development will occur.

6.4.10 Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal has reviewed the proposed urban release in the context of a border adjacent community where many of the services and infrastructure will be provided via the ACT. The anticipated progressive release of land for development is illustrated at **Figure 32**. It is acknowledged that this raises a number of institutional and funding issues not normally associated with new urban releases. To address these border specific issues a number of supporting studies and analyses have been undertaken to support the Planning Proposal. They are:

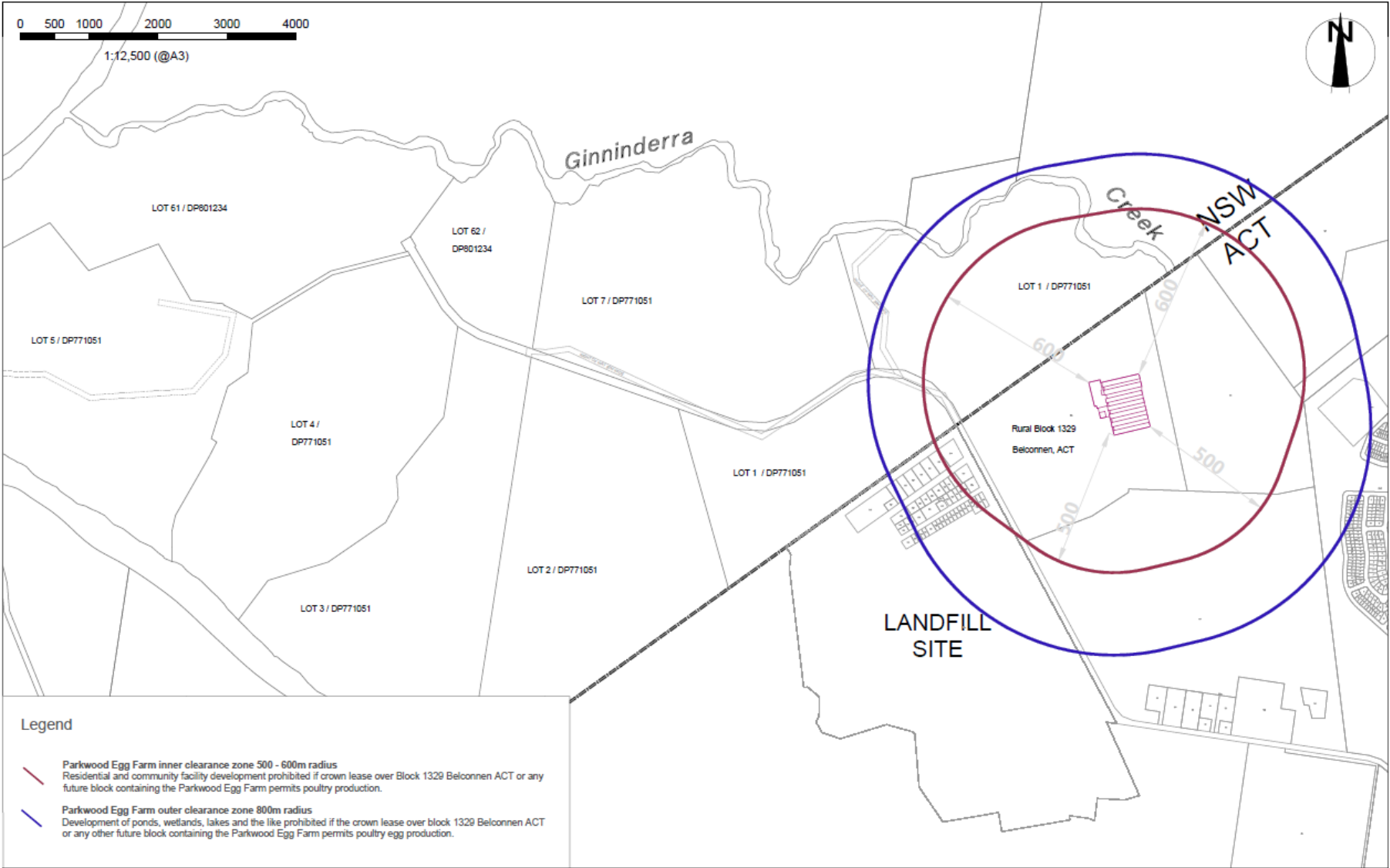
- Service delivery assessment for the West Belconnen community by Elton Consulting
- Funding and delivery options review by Dr Lindsay Taylor

Figure 32



Indicative Staging Plan

Figure 31



PARKWOOD NSW POULTRY FARM BUFFER

6.4.11 Service delivery assessment

The service delivery assessment review by Elton Consulting demonstrates how the Planning Proposal is consistent with the applicable Threshold Sustainability Criteria, relevantly Criteria 1: Infrastructure Provision and Criteria 8: Quality and Equity of Services. The service delivery assessment is based on input from both Yass Valley Council and the cross border senior planning officials working group. The service delivery assessment details by way of a servicing matrix enclosed within the assessment the following:

- Service delivery options, preferences and issues
- The preferred or agreed service delivery approach
- The next stages in terms of resolving details of the service delivery options

The matrix assessment addresses:

1. Rates and charges
2. Residential waste and recycling
3. Residential water and sewer
4. Electricity and gas
5. Roads and street lighting
6. Parks and open space
7. Fire, rescue and ambulance services
8. Policing
9. Development assessment
10. Schools
11. Libraries
12. Child and family care
13. Health services
14. Integrated planning and reporting
15. Ranger services
16. Companion animals

The service delivery assessment adopts the following series of principles to guide service delivery

Service delivery principles

- Ensure that West Belconnen looks and feels like a cohesive borderless community
- Prepare and implement a consistent master plan and associated development controls for the West Belconnen community on both sides of the border
- Recognise residents of West Belconnen will be represented in local governance processes in both NSW and the ACT
- Provide appropriate community governance arrangements to enable West Belconnen residents to be engaged in, and able to advocate for, the needs and interests of their community
- Provide local service delivery through the ACT Government, Yass Valley Council and other service providers as appropriate
- Continue to explore to explore ownership options for local infrastructure including the NSW Government or associated authorities, Yass Valley Council and/or the ACT Government
- Ensure that West Belconnen residents and particularly those living in Yass Valley Council, clearly understand the role and responsibilities of all infrastructure and service providers
- Incorporate long term maintenance, renewal and replacement of infrastructure in planning for the development, including in the preparation of funding and servicing agreements.

6.4.12 Institutional arrangements

In addition to the service delivery assessment, Dr Lindsay Taylor of Lindsay Taylor Lawyers, has reviewed the potential cross border servicing and legislative framework – see s 6.5.3 of planning proposal. The review by Dr Lindsay Taylor is set out in the *Discussion Paper on Infrastructure and Servicing Issues June 2008*- see **Appendix 21** see also s 1.6.5.

6.4.13 Funding and service delivery mechanisms

As an urban release, there are a number of potential funding and service provision mechanisms to ensure the delivery of infrastructure and services. They are:

1. Voluntary (local) Planning Agreement entered into between the land developer and Yass Valley Council
2. State Planning Agreement between the land developer and the State Government (Department of Planning and Environment)
3. Local Contributions Plan
4. S64 Developer Contribution Plans for water and sewer
5. Conditions of development consent

The funding and delivery mechanism may be a combination of a number of the above mechanisms to be determined in detailed planning process.

6.4.14 Urban release area provisions

The inclusion of urban release area provisions that:

Address arrangements for designated State and Territory public infrastructure. The objective of this provision is to require that satisfactory arrangements be made for the provision of designated State and Territory public infrastructure before the subdivision of land in a designated urban release area. Current similar provisions in other LEP's do make minor exceptions to this requirement. See **Appendix 22** *Browns Sewer and Water Concept Plan*.

Provide for public utility infrastructure. This provision will require that development consent is not to be granted unless Yass Valley Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required

Require the preparing and adopting of a Development Control Plan. The objective of this provision will be to ensure that development West Belconnen occurs in a logical and cost effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared. Those controls are expected to include a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing

6.5 Section D – State and Commonwealth Interests

6.5.1 Is there adequate public infrastructure for the planning proposal?

By reference to s 6.4, the provision of public infrastructure has been reviewed and confirms that there are satisfactory service, funding, institutional and governance arrangements to support a viable border adjacent community at Parkwood. Specifically, the following matters are relevant:

6.5.2. West Belconnen (Parkwood) cross border service delivery assessment

As a border adjacent community it is acknowledged that a cooperative state/territory and local government approach is necessary and critical to the physical provision of services and funding arrangements. These arrangements need to satisfy the relevant authorities and critically, Yass Valley Council as the Relevant Planning Authority, that the provision of services is viable and practical in terms of not only the physical provision, but also recurrent maintenance to an agreed standard. Such services need to address, physical works and all necessary human services.

As referred to in s 6.3.3.3, a services delivery assessment has been undertaken by Elton Consulting as part of the *West Belconnen urban release NSW Position Paper* prepared by Knight Frank Town Planning and considered by the cross border senior planning officials working group – see also **Appendix 3**. The services delivery assessment paper addresses what services need to be provided to support a viable border adjacent community and specifically delivery options. Refer to s 6.3.3 in terms of the services addressed by the services delivery assessment.

6.5.3 Cross border senior planning officials working group

A cross border senior planning officials working group has been established for the expressed purpose of ensuring a coordinated approach to the planning and delivery of the whole of the West Belconnen release including Parkwood. The working group comprises

- Yass Valley Council
- Department of Planning and Environment
- Premier and Cabinet
- ACT Government (ESDD planning agency)
- Chief Ministers Department
- Land Development Agency

6.5.4 Infrastructure and servicing legislative framework

In order to describe and identify legislative arrangements enabling the cross border delivery of infrastructure and services, Dr Lindsay Taylor of Lindsay Taylor Lawyers has prepared a *Discussion Paper on Infrastructure and Servicing Issues* June 2008- see **Appendix 21**. The reference in the discussion paper to the West Molonglo Urban Development Project is a reference to the land now described as West Belconnen/Parkwood. As noted by Lindsay Taylor Lawyers, the purpose of the Discussion Paper is to discuss a suitable regulatory planning framework within which infrastructure, facilities and services can be provided within the ACT and NSW in an integrated manner in connection with the development.

Whilst some specific aspects of the Discussion Paper may require an update, the principles and discussion remain valid.

6.5.5 Community governance/administrative

In acknowledging the distance from Yass town as the administrative centre for Yass Valley Council, the service delivery assessment by Elton Consulting March 2014 outlines a range of community governance/administrative options for the provision of services and representation. This assessment has been considered by the cross border senior planning officials working group. In summary, the assessment notes the following:

a. Local governance in NSW

A review of local government structures and arrangements in NSW has been undertaken by the Independent Local Government Review Panel (ILGP). The ILGP preferred option was for Yass Valley to remain a stand alone Council. Elton Consulting assessment notes that *"....Given Yass Valley's existing and projected population, the Panel saw no need to to consider amalgamation with an adjoining local government area"*. (Eltons 2014).

The Elton Consulting assessment references the options of:

- Community boards
- Section 355 Committees under the NSW Local Government Act
- Place Management

b. Suggested approach

The Elton Consulting suggested approach notes that the West Belconnen/Parkwood community in NSW will vote in local government elections and be represented by local councillors. The population of the local government area, including the NSW proportion of the West Belconnen community, could increase to a total of some 39,000 people by 2031 or soon after. There are many councils in NSW with nine councillors and a population well in excess of this figure. As one example, Coffs Harbour Council has over 70,000 residents represented by nine councillors. Thus, it would appear unnecessary for the number of councillors in Yass Valley to increase due to the development of Parkwood.

It is suggested that community governance mechanisms in Yass Valley be designed to evolve with the development of the community itself, as follows:

1. Appoint a Parkwood **place manager**, supported by community engagement events held at least twice yearly. It is suggested the place manager should commence three to six months before the first houses in NSW are occupied.
2. Establish a **community committee** with appropriate s355 delegations, chaired by a councillor (possibly the Mayor to start with) and with community and potentially additional councillor representation. The committee could be established once the population of the Parkwood community in NSW reaches an agreed threshold figure, such as one thousand residents.
3. Potentially create a **community board** to take on additional delegated functions of Council and perhaps levy a modest local (special) rate. The composition, role and responsibilities of a

community board would need to be considered once legislative changes and any associated guidelines are in place.

This evolutionary approach linked to the overall West Belconnen/Parkwood development program would enable the community's needs to be appropriately represented, without over committing Council resources or providing structured opportunities for community governance much beyond those available to other Yass Valley residents. It will also allow the community governance structures to incorporate lessons learned from the implementation of previous stages, respond to emerging resident needs, and adapt to any legislative changes.

Another approach could see the community governance mechanisms at Parkwood move directly from a place manager to a community board, without the need to establish a community committee as an interim stage.

Depending on its focus, the position of a Parkwood place manager could potentially be located within the Operations or Corporate and Community Services Directorates of Yass Valley Council. To enable the position to coordinate activities across Council and to provide a high level resource for councillors and the community, it is suggested the place manager be appointed at no less than third tier level, report directly to a Director, and be invited to participate in most senior management meetings. This approach is supported by the recent experience at the Thames-Coromandel District Council in New Zealand, where area managers are appointed at the second tier level and attend all executive meetings.

The position description of the responsible Director could also include specific responsibilities for the overall negotiation and management of the servicing agreement between YVC and the ACT Government.

Responsibilities of a Parkwood place manager could include:

- » acting as a single point of contact for resident questions and complaints, as well as for Councillor requests
- » coordinating communication with Parkwood residents, potentially through existing and future electronic media
- » facilitating consultation with Parkwood residents, both on a regular, structured basis and in regards to specific projects
- » coordinating events and activities for residents, such as street BBQs and 'meet your neighbour' events, particularly in the early stages of the development
- » monitoring the operation of service agreements and following up on any issues
- » monitoring the condition and appearance of infrastructure and following up on requests for maintenance and repairs
- » assisting in the coordination of capital works
- » advocating for Parkwood residents in discussions with service and infrastructure providers
- » liaising at operational level with relevant ACT Government agencies
- » day-to-day administration of the servicing agreement between YVC and the ACT Government.

The place manager position could also be appointed jointly with the ACT Government to ensure coordination of service delivery and capital works projects in West Belconnen/ Parkwood on both sides of the border.

In addition, a community committee or community board established on the NSW side of the border could develop strong links with the Belconnen Community Council in the ACT.

6.5.6 Utility service providers/Water and Sewage Services

Written confirmation has been provided by ACTEW Water by letters dated 13 March 2014 and 2 April 2014 (see copies at **Appendix 15**) noting that in terms of water supply *"...From our initial investigations based on information provided to us by EDD (Economic Development Directorate), we believe that supply of potable water to the entire planned developable area is technically feasible to meet the Actew Water's standards"*. In terms of sewerage services, Actew Water notes that *"...Aside from the legal and logistically issues of cross border sewerage connections, it is technically feasible to similarly (as with the ACT) accept sewage from the NSW section of the development, subject to the similar master planning and optimisation rigour (as the ACT section)"*.

It is noted that administrative, statutory and funding arrangements have to be secured and agreed to by Yass Valley Council as the relevant water and sewerage service provider for the Yass local government area.

6.5.7 Heads of Agreement

In order to secure long term service provision to the land subject to the proposed rezoning, a Heads of Agreement has been entered into between the Riverview Projects (ACT) Pty Ltd and the ACT Government. The Heads of Agreement confirms that the ACT will provide as part of the development of the land, infrastructure and services to permit the development of the NSW land. .

6.5.8 What are the views of State and Commonwealth public authorities consulted?

Extensive consultations have been held with State and Commonwealth public authorities in the course of the preparation of the Planning Proposal and the preparing of the master plan. Consultation has included the following:

- Briefings to the Cross border senior planning officials working group comprising of Yass Valley Council; Department of Planning and Environment; Premier and Cabinet; ACT Government agencies including Environment and Sustainable Development Directorate and Chief Ministers Department
- Regular briefings with
- the Department of Planning and Environment
- Input by State agencies to the (3) day planning and design forum
- Briefings with the National Capital Authority

- Liaison with the Commonwealth Department of Environment

The advice and input from all public authorities both State and Commonwealth consulted have been taken into account in the preparing of this Planning Proposal. Based on the master planning, servicing assessment and planning studies so far, there is general support from the Local, State and Commonwealth authorities.

7. Mapping (Part 4)

The proposed amendments to the current Yass LEP are as indicated in Section 5.0.

Should the Planning Proposal progress through the Gateway and plan making process, additional mapping may be necessary and for it to be prepared in accordance with the Department's *Standard technical requirements for LEP maps*.

8. Community Consultation (Part 5)

As part of the overall integrated planning both sides of the state/territory border, a comprehensive program of public consultation has been and continues to be a key feature of the approach taken for the West Belconnen/Parkwood project. Engagement strategies have included and include on an ongoing basis the following:

- Meetings and presentations with individuals and groups
- Local community liaison
- A people and places group
- A community shop front and project office at Kippax in the ACT
- A project web site
- A range of social media connections
- Newsletters
- A community vision and values workshop
- A 3 day planning and design forum
- Community information and feedback sessions

Should Council resolve to endorse the proposal and a Gateway determination is issued by the Director-General of the Department of Planning & Infrastructure, then formal consultation and exhibition of the Planning Proposal will occur.

The minimum requirements and process for consultation are established within the Environmental Planning & Assessment Act, 1979 and are discussed in Section 5.5.2 of the Guide to Prepare LEP's (Department of Planning, April, 2013).

It is noted that public exhibition of the planning proposal is generally undertaken in the following manner:

- notification in a newspaper that circulates in the area affected by the planning proposal,
- notification on the website of the Relevant Planning Authority (RPA), and
- notification in writing to affected and adjoining landowners, unless the planning authority is of the opinion that the number of landowners makes it impractical to notify them.

During the exhibition period, the following material is to be made available for inspection:

- the planning proposal, in the form approved for community consultation by the Gateway determination,
- the Gateway determination, and
- any information or technical information relied upon by the planning proposal.

Proposals that are considered to be of low-impact are to be exhibited for a minimum of 14 days, whilst all other proposals are to be exhibited for a minimum 28 days. It is assumed that the Planning Proposal will be exhibited for a minimum of 28 days.

9. Indicative Project Timeline (Part 6)

Assuming the Planning Proposal is endorsed by Council, the timeframe for the consideration and completion of the Planning Proposal is dependent upon a number of variables including::

- Council's consideration of the proposal and need or otherwise for additional information,
- The need or requirement for referrals to any relevant Government agencies, and
- The extent and duration of any community consultation.

It is expected that the extent of consultation that has occurred prior to the submitting of the Planning Proposal together with the number of studies already undertaken, should assist in limiting the overall timeframe.

The Department's Guide to Preparing Planning Proposals (October 2012) requires an indicative project timeline to be included with the Proposal. This is provided below it assumes Council's endorsement of the Proposal and issue of a Gateway determination.

Stage	Estimated timetable
Consideration by Council of planning proposal	September 2014
Referral to Department of Planning & Infrastructure for Gateway Determination	October 2014
Anticipated commencement date (Gateway Determination)	December 2014
Timeframe for completion of any technical information	March 2015
Timeframe for any government agency referrals	May 2015
Referrals and need for additional technical information	August 2015
Formal exhibition/community consultation	October 2015
Timeframe for consideration of submissions and consideration of Proposal post exhibition	December 2015
Timeframe for submission to Department to finalise LEP following endorsement by Council	December 2015
Anticipated date the RPA will make the plan (if delegated)	Delegate not known
Anticipated date RPA will forward to the Department for notification	December 2015

10. Conclusion

The Planning Proposal provides for a properly planned and strategic outcome for land that is most appropriately developed for urban purposes together with provisions for the retention and management of the important conservation lands.

The proposed community on both sides of the state/territory border will share many mutual interests across the two jurisdictions. Those mutual interests are not regarded as barriers to development or a community in NSW, rather the servicing and funding review confirms that there are administrative and funding solutions to sustain a viable border adjacent community.

In establishing how Parkwood fits in terms of the wider strategic setting of Yass Valley and the 'border region' with the ACT, a review has been undertaken of the proposal against the local (Yass Valley) and regional (NSW Government) policy framework with particular reference to the Threshold Sustainability Criteria within the Sydney to Canberra Corridor Regional Strategy. That strategic merit review whilst acknowledging that Parkwood falls outside the current and anticipated local and regional settlement framework, confirms that Parkwood is justified and supportable in terms of satisfying the planning principles for where new settlements should occur irrespective of the state/territory border.

Master planning for the overall NSW/ACT release has been undertaken to ensure a whole of development approach irrespective of jurisdictional boundaries. The master plan has been the result of a significant collaborative and iterative design process inclusive of Yass Valley Council, NSW and Territory Governments and local residents. The master plan has principally informed the proposed rezoning on both sides of the state/territory border. The master plan together with the significant number of supporting studies confirm that the site is capable of urban development within the environmental and natural resource limits of the site and capable of being serviced in a sustainable manner.

Parkwood is a Planning Proposal able to be justified in terms of both its strategic and site specific merit.

