

Parkwood Planning Proposal supplementary submission

Purpose of this supplementary submission

The purpose of this supplementary submission is to update the Planning Proposal (Proposal) in relation to the assessment of the Proposal against the relevant regional strategy as required by the s 117 Direction 5.1 –*Implementation of Regional Strategies*.

More generally, this supplementary submission updates the regional planning framework as it is referred to in the Planning Proposal. At the time of the preparing of the Planning Proposal, the relevant regional framework was the Sydney to Canberra Corridor Regional Strategy and the draft (as exhibited) South East and Tablelands Regional Plan. It is noted that the adopted South East and Tablelands Regional Plan varies from that which was publicly exhibited.

The South East and Tablelands Regional Plan (as adopted)

The South East and Tablelands Regional Plan (Regional Plan) comprises:

- ☐ Directions and Actions and;
- ☐ A local government narrative for Yass Valley Council

The Planning Proposal has been considered against both and the following commentary is provided:

Direction	Action	Response
Direction 13 Manage the ongoing use of mineral resources	<p>Consult with the NSW Division of Resources and Geosciences when assessing applications for land use changes (strategic land use planning, rezoning and planning proposals) and new developments or expansions.</p> <p>Protect areas of mineral and energy resources potential through local strategies and local environmental plans</p>	<p>The Tharwa Sands quarry on Lot 61, DP801234 comprises the extraction of red granite by ripping with no blasting, together with the processing of material, stockpiling, machinery sheds and haulage of product to various locations principally in the Canberra market. Whilst the timing of the complete extraction of material from the quarry is not known, it is noted that the urban development of Parkwood is not due to commence until 2032.</p> <p>The Planning Proposal recommends that provision be made in the Parkwood LEP, for ensuring that the long term use of the quarry land is appropriate and consistent with its final rehabilitation in terms of being</p>

		<p>suitable and capable of future urban development.</p>
<p>Direction No 14</p> <p>Protect important environmental assets</p>	<p>Protect the validated high environmental value lands in local environmental plans.</p>	<p>The Planning Proposal is based on a number of site specific environmental studies that have confirmed the extent and nature of the ecological values of the land subject to the Planning Proposal. The protecting of the identified ecological values is reflected in the proposed environmental zoning of the land and controls for the proposed conservation/urban interface.</p> <p>The land identified by the site specific studies as being areas of high environmental value are proposed to be rezoned from the current E3 Environmental Management to E2 Environmental Conservation.</p> <p>The proposed E2 Environmental Conservation zone seeks to provide a greater level of protection than the current E3 Environmental Management zoning under the Yass LEP 2013. This greater level of protection is reflected in the E2 proposed objectives and the limited extent of development that will be permitted.</p>

	<p>Minimize potential impacts arising from development on areas of high environmental value including ground water dependant ecosystems and aquatic habitats and implement the avoid, minimise and off sett hierarchy.</p>	<p>Based on the site specific studies undertaken, the potential impacts of development will be addressed by avoidance and minimizing through the re zoning of part of the land to E2 Environmental Conservation and the proposed applying of conservation/urban edge interface controls.</p> <p>The proposed E2 Environmental Conservation zone seeks to provide a greater level of protection than the E3 Environmental Management. This greater level of protection is reflected in the E2 zone proposed objectives and the limited extent of development that will be permitted.</p>
	<p>Improve the quality of and access to information relating to land with identified high environmental values</p>	<p>The Planning Proposal is based on a number of site specific ecological studies providing an evidence based approach to the Planning Proposal.</p>
	<p>Support planning authorities to undertake strategic landscape scale assessments of biodiversity and areas of high environmental value</p>	<p>The site specific studies will contribute to an improved knowledge base on the ecological values of the land. The specific ecological studies undertaken on the Rosenberg Monitor have taken a wider Murrumbidgee River corridor assessment.</p>
<p>Direction 15: Enhance biodiversity connections</p>	<p>Protect and enhance the function and resilience of biodiversity corridors in local strategies.</p> <p>Confirm and validate the location and boundaries of regional biodiversity corridors.</p>	<p>The Murrumbidgee River has been identified as a State and Regional Corridor.</p> <p>The Planning Proposal is based on a number of site specific environmental studies that have confirmed the extent and nature of the ecological values of the Murrumbidgee River Corridor.</p> <p>The proposed E2 Environmental Conservation zone seeks to provide a greater level of protection than the current E3 Environmental Management zoning under the Yass Valley</p>

		LEP 2013.
<p>Direction 18</p> <p>Secure water resources</p>	<p>Locate, design, construct and manage new developments to minimise impacts on water catchments including downstream impacts and groundwater sources.</p> <p>Prepare or review integrated water cycle management strategies to ascertain long term infrastructure needs to accommodate population growth.</p> <p>Incorporate water sensitive urban design into development that is likely to impact water catchments, water quality and flows.</p>	<p>AECOM have been engaged to prepare a water cycle strategy for the entire Ginninderry development including the ACT and NSW. AECOM investigated a wide range of water cycle strategies for the development.</p> <p>AECOM and Aither undertook a triple bottom line analysis of multiple options for treatment and distribution of harvested stormwater in the development. The resulting water cycle strategy and WSUD design approach and parameters have been determined and are summarised in the Planning Proposal.</p> <p>It is noted also that a reticulated urban water supply will be provided for the NSW lands from the ACT.</p> <p>The Planning Proposal sets out the matters that the proposed DCP will require be addressed before urban development in the urban release area can occur: Those matters include the following:</p> <p><i>Drainage requirements to ensure development in Parkwood incorporate stormwater management, reuse, retention and detention strategies to limit change to the hydrological system (flow rate and duration) of the receiving waterways.</i></p> <p><i>Water Sensitive Urban Design (WSUD) requirements to:</i></p>

		<ul style="list-style-type: none"> • <i>Ensure the layout and design of development promotes sustainable and integrated land and water resource management strategies incorporating best practice stormwater management, water conservation and environmental protection.</i> • <i>Provide WSUD measures in a timely, efficient and cost effective manner.</i>
<p>Direction 19</p> <p>Strengthen cross –border connectivity</p> <p>Direction 20</p> <p>Enhance access to goods and services by improving transport connections.</p> <p>Direction 21</p> <p>Increase access to health and education services</p>	<p>Prepare an issues and options paper on cross border public transport that public transport services and demand and addresses legal and contractual barriers.</p> <p>Work with the ACT Government to meet the growing and changing education needs of cross border communities.</p> <p>Facilitate joint venture opportunities to share community and education facilities.</p>	<p>Consistent with the current Gateway Determination, a cross border forum with NSW/ACT agencies and Yass Valley Council has been held and a cross border services paper prepared in support of the Planning Proposal.</p> <p>The forum and cross border services paper has addressed the range of services and facilities required to support a border adjacent community at Parkwood.</p>

<p>Direction 23</p> <p>Protect the Region's heritage</p>	<p>Undertake and implement heritage studies including regional Aboriginal cultural heritage studies to inform local strategies.</p> <p>Consult with Aboriginal people and the broader community to identify heritage values at the strategic planning stage.</p> <p>Conserve heritage assets during local strategic planning and development</p> <p>Provide resources for heritage advice to inform planning processes.</p> <p>Acknowledge cultural heritage assets where appropriate and consider how these assets can add value to a development.</p>	<p>As part of the Planning Proposal, an Aboriginal Cultural Heritage Assessment Report has been undertaken by Biosis identifying areas of significance. The report identified sixteen Aboriginal Cultural Heritage sites during the field survey consisting of small artefacts scatters or isolated finds. The report makes a number of recommendations in relation to their findings.</p> <p>In addition to the above, an Aboriginal Cultural Values Assessment report has been prepared by Waters Consultancy specifically aimed at identifying intangible cultural values through consultation with identified knowledge holders, and associated historical research.</p> <p>Areas of high Aboriginal cultural heritage significance have been identified and the boundary of the Conservation Corridor has been adjusted to ensure that all of the areas that have been identified are contained within the Corridor.</p>
<p>Direction 24</p> <p>Deliver greater housing supply and choice</p>	<p>Prepare local housing strategies consistent with the Settlement Planning Principles to provide a surplus supply of residential land to meet projected housing needs.</p> <p>The Settlement Planning Principles are:</p> <ul style="list-style-type: none"> • Avoiding or mitigating the impacts of hazards, including the implications of climate change. 	<p>The Planning Proposal is consistent with the Settlement Planning Framework as adopted by Yass Valley Council. The Planning Proposal is consistent with the relevant Settlement Planning Principles of the Regional Plan being:</p> <p><i>Avoiding or mitigating the impacts of hazards, including the implications of climate change.</i></p> <p>A bushfire hazard assessment has been undertaken to address the NSW Planning for Bushfire Protection. The extent of flooding along Ginninderra Creek has also been addressed in accordance with the NSW Flood Prone Land Policy and the Floodplain</p>

	<ul style="list-style-type: none"> • Protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors. • Identifying a sustainable water supply. • Protecting the region's water supply and the environmental qualities of rivers and streams • Considering the impact of aircraft noise • Protecting areas that contain important resources and minimizing the potential for land use conflict 	<p>Development Manual 2005.</p> <p><i>Protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors.</i></p> <p>The site specific ecological and cultural heritage studies provide the basis for the proposed zoning and planning controls within the Planning Proposal to protect the values identified.</p> <p><i>Identifying a sustainable water supply.</i></p> <p>The proposed urban areas will be serviced by a reticulated water supply from the ACT.</p> <p><i>Protecting the region's water supply and the environmental qualities of rivers and streams</i></p> <p>A Water Sensitive Urban Design approach will be adopted for the proposed urban release and required to be provided in accordance with the proposed DCP.</p> <p><i>Protecting areas that contain important resources and minimizing the potential for land use conflict</i></p> <p>The Tharwa Sands quarry on Lot 61, DP801234 comprises the extraction of red granite by ripping with no blasting, together with the processing of material, stockpiling, machinery sheds and haulage of product to various locations principally in the Canberra market. Whilst the timing of the complete extraction of material from the quarry is not known, it is noted that the urban development of Parkwood is not due to commence until 2032.</p> <p>The Planning Proposal recommends that provision be</p>
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	<ul style="list-style-type: none"> Protecting important agricultural land to capitalize on its potential to produce food and fibre now and in the future. Identifying and designing new neighbourhoods so they are environmentally sustainable, socially inclusive, easy to go to, healthy and safe. 	<p>made in the Parkwood LEP, for ensuring that the long term use of the quarry land is appropriate and consistent with its final rehabilitation in terms of being suitable and capable of future urban development.</p> <p><i>Protecting important agricultural land to capitalize on its potential to produce food and fibre now and in the future.</i></p> <p>A review of the current agricultural use of the land has been previously undertaken by Edge Planning. Parkwood has only limited agricultural potential considering its distance to markets such as sale yards and the limited size of the land.</p> <p><i>Identifying and designing new neighbourhoods so they are environmentally sustainable, socially inclusive, easy to go to, healthy and safe.</i></p> <p>The Parkwood Planning Proposal is based largely on the master planning undertaken by urban designers Roberts Day.</p> <p>Parkwood as part of the wider Ginninderry project is a six star community as accredited by the Green Building Council of Australia.</p>
<p>Direction 25</p> <p>Focus housing growth in locations that maximise infrastructure and services</p> <p>Development proposals that are inconsistent with current planning strategies will be required to show how they meet the Settlement Principles and:</p>	<p>Focus future settlement to locations that:</p> <ul style="list-style-type: none"> Maximise existing infrastructure and services and minimise the need for new services Prioritise increased densities within 	<p>The Parkwood Planning Proposal is consistent with and supported by the Yass Valley Settlement Strategy as recently adopted by Yass Valley Council.</p>

<ul style="list-style-type: none"> • Achieve sustainable urban outcomes that do not undermine existing strategic and local centres • Resolve servicing and access issues with a particular focus on water availability and servicing • Are of sufficient scale and capacity to provide infrastructure at no cost to government. 	<p>existing urban areas</p> <ul style="list-style-type: none"> • Prioritise new release areas that are an extension of existing strategic and local centres. 	
<p>Direction 26</p> <p>Coordinate infrastructure and water supply in a cross border setting</p>	<p>Coordinate the provision of services and infrastructure required to support housing delivery in the Yass Valley and Queanbeyan-Palerang local government areas including South Jerrabomberra and Parkwood.</p> <p>Develop an agreed set of principles to inform a new cross border infrastructure funding model</p> <p>Enhanced cross border jurisdictional collaboration to develop a coordinated strategic approach to water supply and investigate water supply options for growth areas</p>	<p>Consistent with the current Gateway Determination, a cross border forum with NSW/ACT agencies and Yass Valley Council has been previously held and a cross border services paper prepared in support of the Planning Proposal. The forum and cross border services paper has addressed the range of services and facilities required to support a border adjacent community at Parkwood.</p>
<p>Direction 27</p> <p>Deliver more opportunities for affordable housing</p>	<p>Facilitate greater housing diversity including studios and one and two bedroom dwellings to match forecast changes in household sizes.</p>	<p>The proposed R1 zone for Parkwood aims to provide for a wide diversity of housing types and choice with the following proposed to be permitted with consent:</p> <ul style="list-style-type: none"> • Attached dwellings • Boarding houses

		<ul style="list-style-type: none"> • Dual occupancies • Dwelling houses • Group homes • Hostels • Multi dwelling housing • Residential accommodation • Residential flat buildings • Semi detached dwellings • Seniors housing • Shop top housing
A local government narrative for Yass Valley Council	<p>Housing:</p> <p>Focus housing on existing centres rather than isolated land releases.</p> <p>Identify and manage the efficient delivery of services to the proposed Parkwood development.</p> <p>Work with stakeholders to secure a sustainable water source for urban use.</p>	<p>Consistent with the current Gateway Determination, a cross border forum with NSW/ACT agencies and Yass Valley Council has been previously held and a cross border services paper prepared in support of the Planning Proposal. The forum and cross border services paper has addressed the range of services and facilities required to support a border adjacent community at Parkwood.</p> <p>The location of Parkwood as a border adjacent community has also been confirmed by the adopted Yass Valley Settlement Strategy which notes that</p> <p><i>“..Unique circumstances apply to this development in particular the land locked nature of the site (constraining future growth) and the joint venture with the ACT Government”</i></p>