

Planning Proposal to Rezone Land at South Jerrabomberra

***Section 55 Environmental Planning
and Assessment Act, 1979***



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Planning Proposal for remaining land at South Jerrabomberra

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Introduction

Queanbeyan City Council has prepared this planning proposal to rezone additional residential land in the South Jerrabomberra area. This will be done as an amendment to the existing *Queanbeyan LEP (South Tralee) 2012* and will be renamed *Queanbeyan LEP (South Jerrabomberra) 2013*.

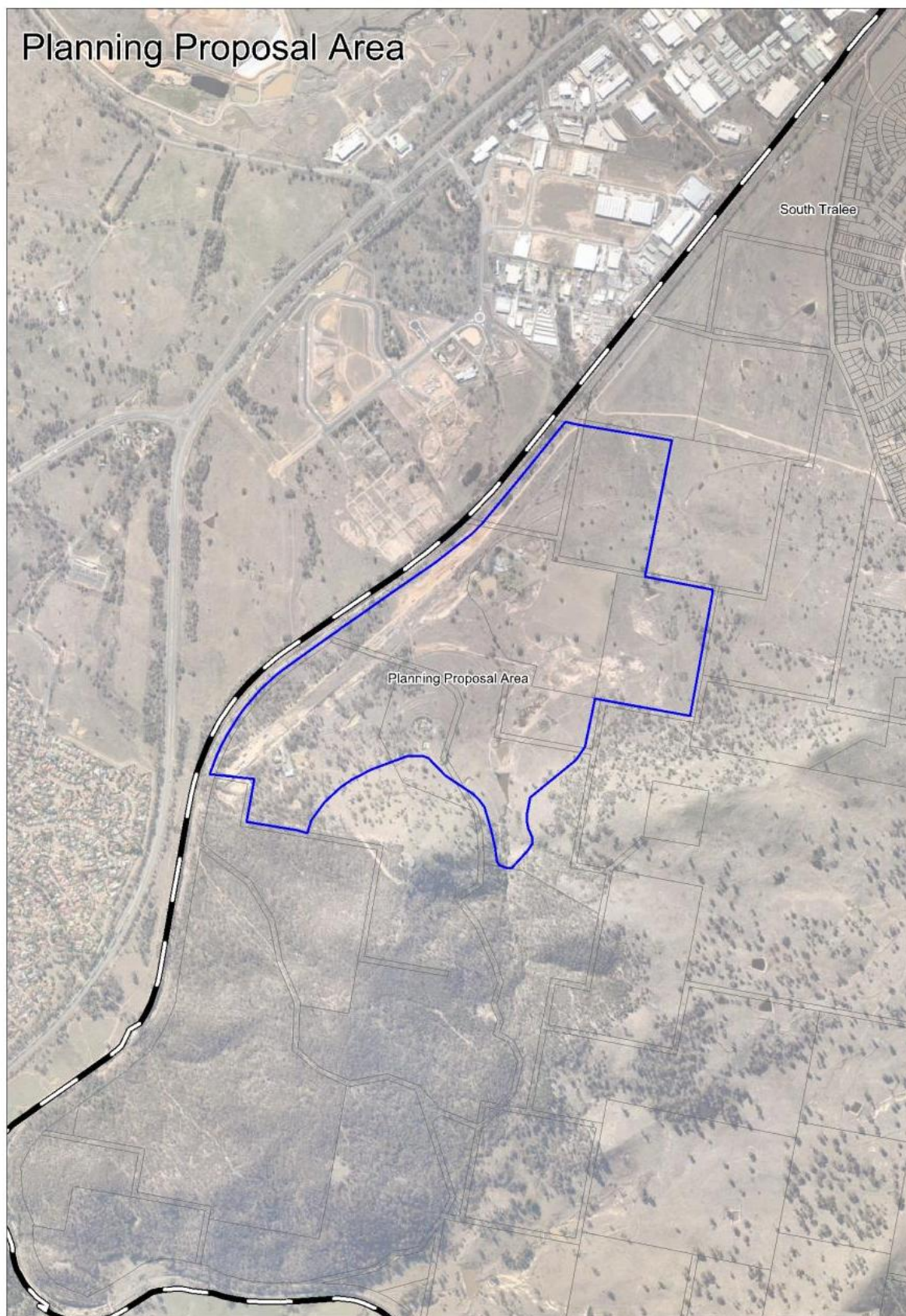
The additional residential lands are known as Forrest Morrison and parts of Tralee Station and Henry Morrison and include the following lots:

- Lot 1 DP 1023430
- Lot 176 DP 754912
- Lot 148 DP 754912
- Part Lot 1 DP 1001136
- Part Lot 2 DP 1001136
- Lot 3 DP 1001136

The entire area subject to the planning proposal is shown in Map 1 on the next page.

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Map 1: Land Subject to the Planning Proposal



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All land is currently greenfield and is subject to two environmental planning instruments: the *Yarrowlumla LEP 2002* and the *Queanbeyan LEP 2012*. The subject land is currently zoned environmental protection/conservation under these planning instruments.

It is proposed to rezone this land for residential/urban development and other uses subject to land capability studies to be undertaken. A buffer area will also be required between industrial zoned land in the ACT known as Hume, the railway line and the subject site.

Part 1 - Objectives or Intended outcomes

The objective of the planning proposal is to provide for an additional mix of dwellings in the South Jerrabomberra area which lie outside the current ANEF 20 to meet residential demand in accordance with Queanbeyan's *Residential and Economic Strategy 2031*. The intended outcome is to deliver a housing supply on two fronts in order to provide for housing affordability and choice.

The purpose of the Planning Proposal is to rezone the subject land from environmental protection/environmental conservation zones to residential and other appropriate zones subject to land capability.

Part 2 - Explanation of Provisions

This Planning Proposal will be given effect through an amendment to *Queanbeyan LEP (South Tralee) 2012*.

As noted below, appropriate zones for the land will be determined by further studie/reviews, however it is envisaged that the predominant land use will be residential.

It is also intended to rename the Principal LEP for the land from *Queanbeyan LEP (South Tralee) 2012* to *Queanbeyan LEP (South Jerrabomberra) 2013*.

The planning proposal will amend the relevant map sheets as required to provide the additional zones when determined.

It is envisaged few changes will be required to the written instrument at this time, however this will be finally determined as the planning proposal progresses.

Part 3 - Justification

Section A - Need for the planning proposal

The planning proposal is required to rezone the remaining lands identified as having potential for urban uses (including residential) in the *Queanbeyan Residential and Economic Strategy 2031* outside the ANEF 20. This is consistent with the NSW Government's recent decision in respect of the rezoning South Tralee where only land outside of the ANEF 20 has been allowed to proceed. This is also consistent with the recent draft s117 direction for Canberra Airport circulated by the Department of Planning and Infrastructure.

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1) Is the planning proposal a result of any strategic study or report?

The planning proposal land is contained within the amended *Residential and Economic Strategy 2031* Map found in the Appendices at:

http://www.planning.nsw.gov.au/plansforaction/pdf/qbyn_res_econ_strategy_2031_addendum_report_dec08.pdf.

This Map was endorsed by the Department of Planning and Infrastructure in December 2008 and the land was identified as having the potential for residential use.

2) Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best means of delivering the intended outcomes of the *Queanbeyan Residential and Economic Strategy 2031* for this area. It is also better to progress development in this area as one planning proposal (as opposed to three different landowners/developers of adjoining land being involved and progressing each area independently).

Infrastructure and servicing will determine development staging in line with the Structure Plan for South Jerrabomberra which looks at servicing the development in a southerly direction from the north through land known as the Poplars and South Tralee.

Section B - Relationship to strategic planning framework

3) Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The *Sydney Canberra Corridor Regional Strategy 2006-2031* is the relevant regional strategy. The planning proposal is considered to be consistent with the Strategy.

These include actions identified under Settlement and Housing such as:

- *Local environmental plans and other statutory planning controls will align with the Regional Strategy's settlement hierarchy (as shown on the Strategy Map) to contain the spread of urban development, efficiently utilise existing services and infrastructure, and protect areas of high conservation value.*

The land proposed to be rezoned is an extension to the proposed area of South Tralee which is already rezoned for urban uses and so complies with the above action by contributing to costs of providing services and infrastructure in this part of Queanbeyan. The additional dwellings are needed to justify and sustain the neighbourhood centre, school, community and open space provision whilst areas of high biodiversity will be protected. In addition it is proposed to provide housing of various types and densities and with some at low cost in line other actions in the Settlement and Housing section of the Strategy.

4) Is the planning proposal consistent with a council's local strategy, or other local strategic plan?

As previously noted, the draft plan is considered to be consistent with the *Queanbeyan Residential and Economic Strategy 2031*.

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5) Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is not considered to be inconsistent with any SEPPs.

6) Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is not considered to be inconsistent with any s117 directions.

Section C - Environmental, social and economic impact

7) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

As noted, the planning proposal does intend to zone land currently zoned for environmental purposes for residential and other urban uses.

Accordingly, a biodiversity study will be needed across the subject lands to confirm any biodiversity (flora or fauna) that should be protected from development. This will need to comply with legislative and agency guidelines and requirements.

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

The key environmental issues will centre around potential biodiversity and the protection of this. The undertaking of this type of study is considered to be a priority and has the potential to impact on other studies/reviews.

However other environmental effects will also need to be considered through appropriate studies/reviews. These include:

- Bushfire
- Air Quality
- Cultural/Heritage
- Urban Capability
- Stormwater Management
- Noise
- Contamination
- Visual Assessment /built form controls
- Traffic and transport impacts.

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

The planning proposal seeks to increase the supply of housing. This is consistent with the principles of the *Queanbeyan Residential and Economic Strategy 2031*.

Infrastructure provision for the subject lands will need to be resolved prior to rezoning of the land. This will include social infrastructure demands, particularly as they relate to the ACT.

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At this time one of the landowners is undertaking a strategic social plan and it may be necessary for Council to commission a peer review of this and/or a further study to fully understand the planning proposals social effects.

Appropriate arrangements will also need to be made for the development of infrastructure and cost recoupment between Council and the various landowners.

Section D - State and Commonwealth interests

10) Is there adequate public infrastructure for the planning proposal?

As noted above infrastructure requirements for the site will need to be resolved as the planning proposal progresses. This includes arrangements for cross-border infrastructure with ACT Government.

It is intended a satisfactory arrangements clause will be included in any final LEP to address State and Territory infrastructure issues.

Part 4 – Mapping

As noted, it is intended that the planning proposal will be an amendment to *Queanbeyan LEP (South Tralee) 2012*.

Accordingly the relevant maps for South Tralee will need to be amended as necessary to accommodate any zoning or other mapping changes. Any maps will be prepared consistent with the Department of Planning and Infrastructure's relevant guidelines at the time.

Part 5 - Community Consultation

It is intended to publicly exhibit the draft plan for a period of 28 days.

Council intends to consult broadly with relevant agencies in respect of the planning proposal. This includes the NSW Office of Environment and Heritage, the relevant Servicing Authorities, the NSW Rural Fire Service, NSW Police and NSW Ambulance Service, NSW Department of Housing and NSW Education and Communities.

Consultation will also be undertaken with ACT Chief Ministers Department and the ACT Environment and Sustainable Development Directorate as well as with the Commonwealth Department of Infrastructure and Transport.

Part 6 - Project Timeline

Given the significant studies and infrastructure issues associated with the LEP, it is anticipated the planning proposal will take up to 12 months to finalise.