

Planning Proposal Report

Rezoning, reduction of minimum lot size and additional permitted uses at South Jerrabomberra



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Executive Summary

This Planning Proposal has been prepared by The Village Building Co. in accordance with section 3.33 of the *Environmental Planning & Assessment Act 1979*. It proposes a rezoning of residential zoned land from R2 Low Density Residential to R1 General Residential, the reduction and redistribution of minimum lot size (MLS)s, and the introduction of specialised retail premises as an additional permitted use to support the future South Jerrabomberra town centre.

The Planning Proposal seeks to add much needed housing diversity to South Jerrabomberra and the broader QPRC region. Rezoning to R1 will increase opportunities for other dwelling typologies, particularly multi dwelling housing, and the reduction in lot size will support smaller, more affordable lots. The Planning Proposal also seeks to realign MLS boundaries to correspond with approved and proposed subdivision layouts, providing for a logical distribution of lot sizes. The introduction of specialised retail premises will provide complementary commercial services for the adjoining South Jerrabomberra town centre.

The Planning Proposal broadly affects the South Jerrabomberra urban release area in the following ways:

- The rezoning to R1 affects all residential zoned land,
- The reduction on minimum lot sizes applies to all remaining residential zoned land (i.e. land not yet subdivided for residential purposes), and
- The additional permitted use of specialised retail premises will apply to certain RE2 zoned land that is already subject to certain additional permitted uses.

The Planning Proposal demonstrates consistency with the EP&A Act, State Environmental Planning Policies and section 9.1 Ministerial Directions. It is consistent with the outcomes of the South East and Tablelands Regional Plan, particularly Direction 24 which targets delivering greater housing supply and choice. It is also consistent with local strategic planning such as the Queanbeyan-Palerang Local Strategic Planning Statement and the South Jerrabomberra Neighbourhood Structure Plan.

The Planning Proposal has site-specific merit, providing for increased housing diversity across the estate with a focus on increased density along a collector road and future bus route. The intended future smaller lot housing will also be within walking distance of the approved South Jerrabomberra town centre.

The Planning Proposal will have positive social and economic impacts. It will create diverse housing within the South Jerrabomberra Urban Release Area, contributing to its emerging community and supporting the broader Queanbeyan-Palerang economy. The Planning Proposal will have minimal environmental planning impacts, including on ecology and heritage. The ecological and heritage impacts are understood and approved at a concept level, and will be subject to further assessment of biodiversity and heritage values as part of future subdivision applications.

On this basis, and as explained in further detail in this report, the Planning Proposal should be supported by Council and progressed for Gateway Determination.

1. Introduction

The Village Building Co. (VBC) has prepared this Planning Proposal for land at South Jerrabomberra. VBC is both the landowner and developer of South Jerrabomberra. This Proposal has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act), the Environmental Planning and Assessment Regulation 2021 (EP&A Reg), the Local Plan Making Guideline and the requirements of Council.

1.1 Background and context

Australia is currently experiencing a 'housing crisis' affecting regional communities including Queanbeyan-Palerang Regional Council (QPRC). Queanbeyan and surrounds requires more diverse housing to support future population growth, an ageing population and smaller households.

By 2036 the population of QPRC is forecast to experience growth of 30.8%. Detached housing remains the most common form of housing type across the LGA representing 71.5% of all housing stock. QPRC needs to increase the diversity and choice in the types of housing available to ensure housing supply caters for the needs of changing demographics into the future and ensures there are affordable housing options. Enabling diverse and smaller homes, including multi dwelling housing, supports more efficient use of infrastructure, infill development, public transport viability and reduced living costs associated with maintaining a smaller property.

A lack of housing diversity in terms of housing types, size, tenure and price is a serious issue that will worsen over time if the types of housing that are supplied, predominantly large, detached houses, do not change to meet changing housing needs. Smaller, accessible dwellings that are located close to centres and services are needed to house regional NSW's ageing population and to provide appropriate accommodation for smaller households and key workers.

This Planning Proposal applies to parts of the South Jerrabomberra Urban Release Area which is a residential growth area supported by local strategic planning documents. It presents an opportunity to provide diverse housing that is both well-located and well-serviced.

The site is also in proximity to a number of state and regionally significant infrastructure projects that are currently being constructed or recently completed. These projects include the Regional Sports Complex, South Jerrabomberra Regional Jobs Precinct, New Jerrabomberra High School and South Jerrabomberra's Town Park and Dog Park. South Jerrabomberra is a suitable location to support greater housing diversity, including smaller lots and different typologies not currently permitted under the R2 Low Density Residential zoning.

South Jerrabomberra was originally identified and zoned for residential use in 2012. The ongoing local strategic planning is informed by the South Jerrabomberra Structure Plan 2013. At the time of its creation, the estate was zoned R1 General Residential. As noted in the Structure Plan 2013, South Jerrabomberra was originally intended to accommodate nearly 5,000 dwellings. This was revised down in the Structure Plan to 2,700. Since the Structure Plan's completion, traffic constraints have limited South Jerrabomberra to 1,500 dwellings.

The original South Jerrabomberra Estate 1 subdivision approval from 2017 reflected a higher density appropriate for the R1 zoning. It included superlots intended to support a denser multi dwelling housing product. However, in 2018, Council prepared a planning proposal to downgrade the estate to R2 Low Density Residential and increase minimum lot sizes across to ensure the residential zoned land could not physically accommodate more than 1,500 dwellings. The planning proposal took effect in March 2019. Council's planning proposal created an overcorrection that was not informed by strategic planning; it was a response to physical constraints at a point in time.

This Planning Proposal is the first step in ensuring the current zoned land is used as effectively as possible within the existing constraints of the 1,500 dwelling cap. The URA is intended to be a key residential growth area to support QPRC's forecast demand for 12,500 dwellings by 2036, as per the South East and Tablelands Regional Plan. With 1,500 dwellings at South Jerrabomberra and 5,500 dwellings at Googong, there is a 5,500 dwelling shortfall. Moderate increases to density and more efficient use of existing zoned land will future proof the estate in anticipation of the planned Dunns Creek Road connection. If all land is developed under the existing planning controls, the 1,500 dwelling cap is unlikely to be met, and there will be no land left for potential additional dwellings.

1.2 Vision

South Jerrabomberra will continue to develop as a vibrant and diverse integrated community. To support this vision, this Planning Proposal will rezone residential land and reduce minimum lot sizes to introduce greater housing diversity catering to a broader section of the population; not just those who can afford to purchase larger single dwelling lots with detached houses.

1.3 Planning Proposal details

This report has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), the Environmental Planning and Assessment Regulation 2021 (EP&A Reg), and the requirements of Council.

Key details of the proposal are provided in **Table 1**, below.

Table 1 Key details

Matter	Details
Proponent	The Village Building Co.
LGA	Queanbeyan-Palerang
Site address	2 Abelia Avenue, 460 Environa Drive and Alderson Place, Tralee
Real property description	All residential zoned land (various parcels) (referred to herein as the 'residential land') Lot 100 DP1316639 and Lot 2 DP1001136 (part only) (referred to herein as the 'MLS land') Lot 68 DP1302790 (part only) (referred to herein as the 'APU buffer land')

Proposed LEP Amendment	• Rezone all R2 Low Density Residential land to R1 General Residential. • Changes to minimum lot size including reduction and realignment of MLS boundaries, resulting in areas of 250m2, 300m2 and 600m2. Removal of 1000m2 MLS. • Amend Clause 4.1B to: ○ Include South Jerrabomberra in subclause (1)(c) ○ Introduce a minimum lot size of 750m2 for multi dwelling housing and 1,000m2 for residential flat buildings in the R1 zone at South Jerrabomberra. ○ Introduce a minimum lot size of • Amend Item 23, Schedule 1 of the QPLEP (Use of certain land adjoining the Goulburn to Bombala Railway Line) to include 'specialised retail premises' as an additional permitted use.
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2. Site analysis

2.1 Site description and details

The subject sites form part of the South Jerrabomberra urban release area (URA) and are located approximately 8km southeast of the Queanbeyan central business district. The sites are identified as follows:

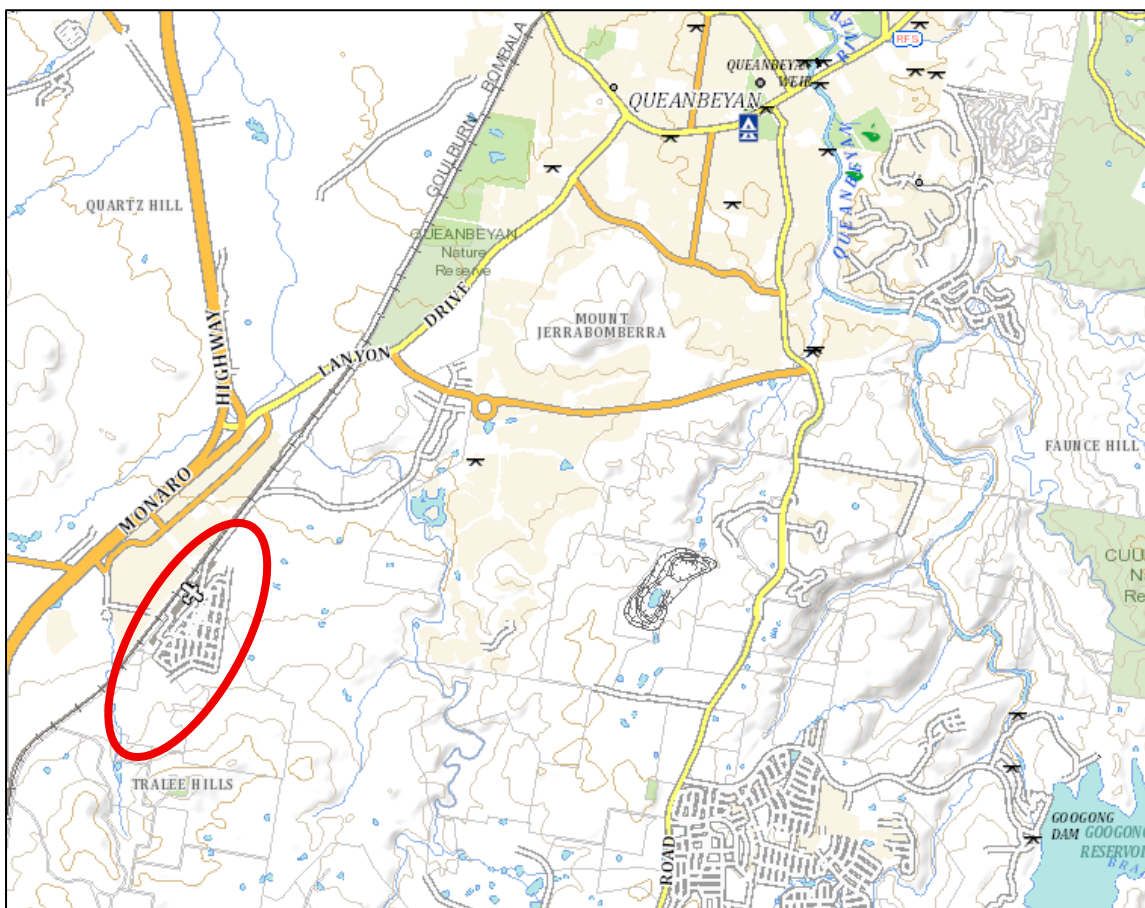
- All residential zoned land within the URA (the residential land);
- Lot 100 DP1316639 and part Lot 2 DP1001136 (the MLS Land); and
- Part Lot 68 DP 1302790 (the APU buffer land)

The MLS land is located in the southern portion of the South Jerrabomberra URA and comprises the remaining undeveloped land that is zoned for residential use.

The R2 land comprises the entirety of the residential zoned land within the South Jerrabomberra URA.

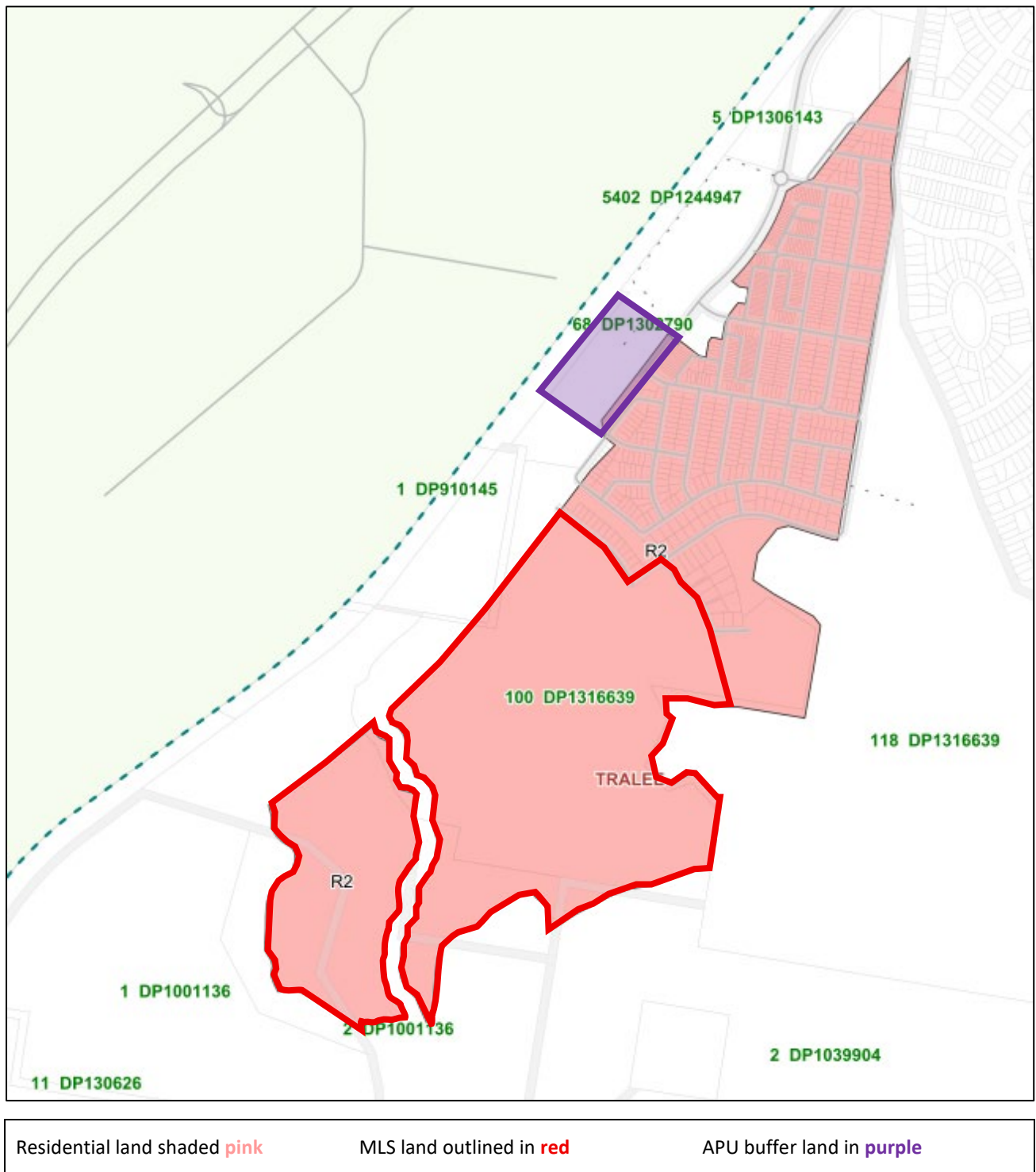
The APU buffer land is located on the western edge of the South Jerrabomberra URA, immediately south of the E1 zoning which will accommodate the future South Jerrabomberra commercial centre development.

Figure 1 Site context map



Planning proposal area circled in red.

Figure 2 Site map showing land affected by this Planning Proposal



2.3 Local Environmental Plan

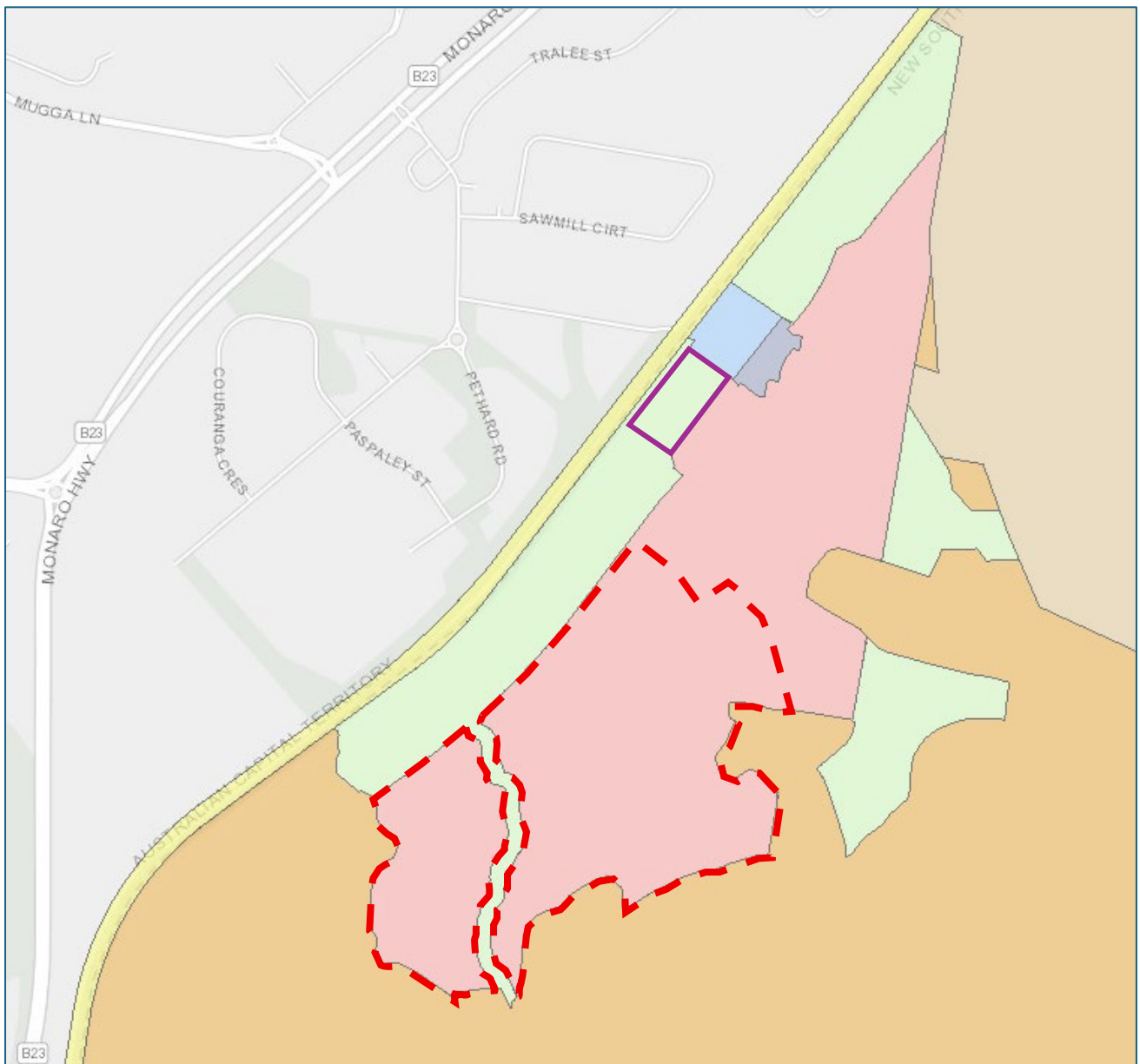
This Planning Proposal concerns three items in the QPLEP 2022:

- The residential land incorporates all land currently zoned R2 Low Density Residential within South Jerrabomberra.
- The MLS Land is contained within the remaining residential land that comprises the southern half of the South Jerrabomberra estate.
- The APU buffer land is the area of RE2 Private Recreation zoned land adjacent to the MU1 zone that is subject to existing additional permitted uses.

The relevant parts of the QPLEP 2022 are:

- Land Zone maps
 - Rezoning all R2 areas to R1.
 - No clause changes are required to support the rezoning; only mapping changes are required.
- Minimum Lot Size maps
 - The Minimum Lot Size maps give effect to Clause 4.1 of the QPLEP.
 - No clause changes are required to support the proposed MLS changes; only mapping changes are required.
- Clause 4.1B Minimum lot sizes for multi dwelling housing and residential flat buildings.
 - This clause provides specific minimum lot size requirements for multi dwelling housing and residential flat buildings within specific locations.
 - South Jerrabomberra will need to be included under Cl4.1B(1) and a minimum lot size listed in the table under Cl4.1B(2).
- Schedule 1 Additional Permitted Uses.
 - Schedule 1 identifies the various parts of the LGA that are subject to additional permitted uses.
 - Item 23 applies to the APU buffer land and should be amended to include the proposed specialised retail premises.

Figure 3 **Zoning map**



Residential land shaded **pink**

MLS land outlined in **red**

APU buffer land in **purple**

3. Planning Proposal

3.1 Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is twofold:

- Support housing diversity and dwelling density by introducing additional housing typologies, particularly, multi dwelling housing, and reducing the minimum lot size in certain areas. This will create more opportunities for diverse and accessibly priced housing products.
- Amend Item 23, Schedule 1 Additional Permitted uses to include specialised retail premises to as complimentary development that supports the daily needs of South Jerrabomberra residents.

Rezoning to R1 and introducing a reduced MLS reinstates the original intent for South Jerrabomberra as a compact residential estate that supports appropriate residential growth. A moderate increase to dwelling densities are expected, to be focused along Environa Drive (the sub-arterial road) and Abelia Avenue (the main collector road through Estate 2). These roads will accommodate public transport and active travel, connect to established parts of the overall estate, and will be in close proximity to the future South Jerrabomberra town centre. Alongside this, the R1 zoning allows for the introduction of multi dwelling housing as permissible development that will enable townhouse developments which supports more affordable strata titled ownership arrangements.

The intended outcome for the APU buffer land is to formally recognize the function of this land as supplementary commercial land to support the adjoining E1 zoned land, based on its existing additional permitted uses.

3.2 Part 2 – Explanation of Provisions

The planning proposal seeks the following amendments to the provisions of the QPLEP:

3.2.1 Rezoning

Rezone all R2 Low Density Residential land to R1 General Residential.

3.2.2 Minimum lot size

Amend the minimum lot size map (LSZ_001B) to:

- remove the minimum lot size of 1,000m²,
- add a new minimum lot size of 250m² in part of the subject site, and
- redistribute the areas where the 330m² and 600m² minimum lot sizes apply.

Refer to section 3.4 of this report for full mapping details.

3.2.3 Amend Clause 4.1B

Amend Clause 4.1B as follows (changes in bold):

4.1B Minimum lot sizes for multi dwelling housing and residential flat buildings

(1) The objective of this clause is to achieve planned residential density for land in—

- (a) Zone R3 Medium Density Residential, and

- (b) Zone R4 High Density Residential,
- (c) for land in Braidwood, Bungendore and Googong—Zone R1 General Residential, and
- (d) for land in South Jerrabomberra – Zone R1 General Residential.**

(2) Development consent must not be granted to development on land specified in Column 1 of the table to this subclause for a purpose specified opposite in Column 2, unless the lot is at least the size specified opposite in Column 3.

Column 1	Column 2	Column 3
Zone R3 and Zone R4	Multi dwelling housing	750m ²
Zone R1 in Googong	Multi dwelling housing	750m ²
Zone R1 in Braidwood and Bungendore	Multi dwelling housing connected to a reticulated sewerage system owned and operated by the Council	2,250m ²
Zone R1 in Braidwood and Bungendore	Multi dwelling housing not connected to a reticulated sewerage system owned and operated by the Council	12,000m ²
Zone R4	Residential flat buildings	1,000m ²
Zone R1 in Googong	Residential flat buildings	1,000m ²
Zone R1 in Braidwood and Bungendore	Residential flat buildings connected to a reticulated sewerage system owned and operated by the Council	3,000m ²
Zone R1 in Braidwood and Bungendore	Residential flat buildings not connected to a reticulated sewerage system owned and operated by the Council	16,000m ²
Zone R1 in South Jerrabomberra	Multi dwelling housing	750m²
Zone R1 in South Jerrabomberra	Residential flat buildings and shop top housing	1,000m²

A 750m² minimum lot size is consistent with the provisions of Part 7 of the South Jerrabomberra Development Control Plan. This Planning Proposal will formalise the requirement as a development standard in the QPLEP.

3.2.4 Schedule 1 Additional permitted uses

Amend Item 23 as follows (changes in **bold**):

23 Use of certain land adjoining the Goulburn to Bombala Railway Line

- (1) This clause applies to land adjoining the Goulburn to Bombala Railway Line, identified as “Item 5” on the [Additional Permitted Uses Map](#).
- (2) Development for the following purposes is permitted with development consent—
 - (a) advertising structures,
 - (b) hotel or motel accommodation,
 - (c) office premises,

- (d) pubs,
- (e) service stations,
- (f) small bars,
- (g) specialised retail premises.**

Note, the amendment to Item 23 does not require a corresponding mapping change. The location of Item 5 are unchanged.

3.3 Part 3 – Justification of Strategic and Site-Specific Merit

3.3.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategy, study or report?

The proposal is proponent initiated. While not the direct result of any specific strategic study or report, the proposal contributes to the strategic objectives of the Queanbeyan-Palerang Regional Local Strategic Planning Statement (LSPS) to increase housing opportunities within the local government area. Further explanation is provided in Part 3.3.2 of this report.

The proposed introduction of specialised retail premises in the APU buffer land is considered consistent with the South Jerrabomberra Neighbourhood Structure Plan.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The two main objectives of this Planning Proposal are to increase housing diversity by introducing new typologies and reduce the minimum lot size. These aspects go hand in hand with the proposed R1 rezoning.

For housing diversity, the R2 zoning restricts housing typologies to single dwelling on single lots (either detached or attached), in a low density environment. Rezoning to R1 means it will be possible to increase housing diversity, particularly the introduction of multi dwelling housing (terraces), with an appropriate variety of densities. VBC has already identified superlots in approved subdivisions which were intended to accommodate attached dwellings subject to strata subdivision. Two applications for attached dwellings and strata subdivision were recently refused by Council on the basis that they should be characterised as multi dwelling housing and are therefore prohibited under the current R2 rezoning.

For the MLS Land, there is no way of delivering smaller lots under Torrens Title without reducing the minimum lot size with a planning proposal. Alongside the R1 rezoning, a reduced minimum lot size allows greater housing diversity, including smaller lot, more affordable options. Further, the R1 zoning means that any moderate density increase resulting from reduced lot sizes is consistent with the R1 zone objectives, namely “to provide for a variety of housing types and densities”.

For the APU buffer land, the inclusion of specialised retail premises provides an opportunity to formally recognise the area as a mixed use site which is intended to support the adjoining South Jerrabomberra town centre. An earlier version of this report considered rezoning the APU buffer land to E3 Productivity Support. However, it was distilled through analysis that the most desirable land use, and the least disruptive approach with that would minimise unintended consequences such as increased traffic or undermining employment lands in North Tralee, was to include specialised retail premises as a specific additional use.

Zoning and dwelling densities

The current R2 zoning establishes a low density environment as part of its zone objectives. There is no corresponding definition of what constitutes 'low density'. The current MLS already provides a variety of densities:

- 1,000m² = 10 dwellings/ha
- 600m² = 16 dwellings/ha
- 330m² = 30 dwellings/ha
- 130m² = 76 dwellings/ha

The proposed 250m² MLS results in 40 dwellings/ha – clearly within the acceptable range for South Jerrabomberra, albeit at the higher range. Further, as South Jerrabomberra is a new estate still under completion there is no established dwelling density beyond the initial completed stages, all of which have the lowest MLS of 130m² and 330m².

Consideration should also been given to the potential alternative housing typologies, particularly multi dwelling housing, that would also influence dwelling density. As mentioned earlier, VBC submitted an application for attached dwellings with strata subdivision. The application comprised 66 dwellings on a 16,000m² lot, equating to a dwelling density of 41 dwellings/ha (i.e. still within the range of MLS densities).

Despite these calculations, Council has identified concerns regarding consistency with the R2 zone objectives in relation to maintaining a 'low density residential environment'. On this basis, a rezoning to R1 is preferable because its objectives include a 'to provide a variety of housing types and densities'. This objective satisfies both the proposed reduction in MLS and the rezoning to R1 to increase housing typologies.

For completeness, rezoning to R3 Medium Density was also considered. VBC acknowledges that the R3 zone objectives also satisfy the intended higher density. However, given the rezoning is intended to apply to all residential land, the R1 zoning is most appropriate considering the existing low rise development in Estate 1, the overall 8.5m height limit, and the preference for low-rise multi dwelling terraces as opposed to residential flat buildings. Further, all three zones (R1, R2, and R3) permit neighbourhood shops and therefore neither zone is considered more or less likely to encourage non-residential development.

State Environmental Planning Policy (Housing) SEPP

The Housing SEPP does not provide for any additional housing diversity that is not already permitted under the QPLEP 2022. Therefore, this Planning Proposal is required to achieve the desired outcome of increased housing diversity and density.

Under Chapter 2, Development for affordable housing, affordable infill housing is only permitted if the associated residential development (e.g. multi-dwelling housing) is already permitted in the zone under the LEP, or elsewhere in the SEPP (Clause 15C).

Under Chapter 6, the Low and Mid Rise Housing Policy, South Jerrabomberra (or anywhere in the Queanbeyan-Palerang Regional LGA), is not identified as a 'low and mid rise housing area'.

Additional permitted uses

VBC has considered introducing additional permitted uses to increase housing diversity under the current R2 zoning, specifically targeting multi dwelling housing. However, in discussion with Council, it was determined that such development may not align with the R2 zone objectives relating to low density. In combination with the proposed reduction in lot sizes, a R1 rezoning is considered the best approach to achieve increased housing diversity.

Potential negative impacts of rezoning

The unintended consequences of rezoning to R1 must also be considered. R1 zoning permits a variety of non-residential uses, such as hotel or motel accommodation and neighbourhood shops. Such uses are not desirable and not intended for the South Jerrabomberra estate, and may be considered inconsistent with the South Jerrabomberra Neighbourhood Structure Plan. However, neighbourhood shops are already permitted with consent with the current R2 zoning and have not eventuated. Similarly, non-residential uses in the future R1 zone are considered unlikely. The existing and approved subdivision pattern, combined with the hilly topography, do not lend themselves to larger, flatter sites that would otherwise be desirable for non-residential uses. Further, the APU Land, which already permits hotel and motel accommodation, and the South Jerrabomberra town centre will accommodate all commercial activities for the estate. It is considered unlikely that an estate of approximately 1,500 dwellings would be able to support neighbourhood shop or supermarket in addition to the town centre.

Separately, while residential flat buildings and shop top housing are permitted, these dwelling types are also considered unlikely. The current height limit at South Jerrabomberra is 8.5m and is unlikely to support anything other than townhouse style development, which is the preferred multi dwelling housing typologies that is consistent with the existing low-rise environment.

Finally, the R1 rezoning is proposed to apply to all residential zoned land, including existing developed land in Estate 1. Its application to the entire residential land is intended to provide consistent planning outcomes and ease of administration for Council and land owners. Because Estate 1 is already developed, the impact to existing residents is considered negligible.

3.3.2 Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

South East and Tablelands Regional Plan 2036 (2017)

The relevant regional strategy for Queanbeyan-Palerang is the South-East and Tablelands Regional Plan 2036. The Planning Proposal is consistent with the four goals of the Regional Plan:

- A connected and prosperous economy
- A diverse environment interconnected by biodiversity corridors
- Healthy and connected communities
- Environmentally sustainable housing choices.

Specifically, the proposal supports the following directions within the Regional Plan:

Table 2 Relationship to the South East and Tablelands Regional Plan

Direction	Comment
Direction 12: Promote business activities in urban centres	Consistent. Direction 12 concerns encourages economic development or strategic and local centres. The planning proposal will encourage additional business activity for the APU buffer land, supporting employment in the South Jerrabomberra area and complementing the emerging local commercial centre.
Direction 14: Protect important environmental assets	Consistent. Directions 14 and 15 aim to protect and enhance biodiversity in the region.
Direction 15: Enhance biodiversity connections	The planning proposal area is existing residential zoned land that has been subject to ecological assessment. Further detailed assessment will continue at the DA stage, including Biodiversity Development Assessment Reports in accordance with Biodiversity Conservation Act 2016. This approach is consistent with the existing approved development at South Jerrabomberra. The ongoing planning of South Jerrabomberra includes an environmental stewardship site which will contain the higher value ecological land. This land is unaffected by the planning proposal. The planning proposal does not seek to expand or rezone any of the residential land within the South Jerrabomberra Urban Release Area or expand the existing or intended extent of development.
Direction 22: Build socially inclusive, safe and healthy communities.	Consistent. Direction 22 concerns neighbourhood design with an emphasis on active transport as a means of improving health outcomes.

	The planning proposal will provide for a densified residential community that is connected by walking and cycling trails to take advantage of natural environment assets in the subject site. VBC is obligated to provide community and recreation infrastructure under the South Jerrabomberra Local Contribution Plan 2018. This obligation is unaffected by this planning proposal. Separately, VBC and Council are drafting a Works in Kind Agreement to deliver these community assets.
Direction 24: Deliver greater housing supply and choice	Consistent. Direction 24 aims to support additional housing supply on well located land, and improve housing affordability. A reduced minimum lot size and R1 rezoning enables greater variety of houses (sizes and typology) to be delivered at South Jerrabomberra which is a dedicated urban release area and priority residential growth area. Additional typologies, including the ability to strata subdivide, will assist with housing affordability.
Direction 25: Focus housing growth in locations that maximise infrastructure and services, in particular • 25.1 – Focus future settlement to locations that: ○ Maximise existing infrastructure and services and minimise the need for new services. ○ Prioritise increased densities within existing urban areas. ○ Prioritise new release areas that are an extension of existing strategic and local centres.	Consistent. Direction 25 aims to deliver housing in the right locations with a focus on compact settlements. South Jerrabomberra Urban Release Area is one of the priority growth areas for Queanbeyan-Palerang. The proposed reduction in minimum lot size and introduction of strata titled dwellings will provide a moderate increase in residential density, making more efficient use of the land and associated infrastructure connections.
Direction 27: Deliver more opportunities for affordable housing	Consistent. Direction 22 aims to create appropriate planning controls to support affordable housing.

	A reduction in minimum lot size and introduction of strata title development directly corresponds with a more affordable price point for the sale of land and dwellings. Smaller lots and different titling options will increase the residential density at South Jerrabomberra, improving the efficiency of service provision and the associated cost of delivery.
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Draft South East and Tablelands Strategic Regional Integrated Transport Plan (2024)

The draft South East and Tablelands Strategic Integrates Transport Plan (SRITP) provides a regional transport vision for southeast NSW. It was public exhibited from 16 December 2024 to 28 February 2025. The draft plan looks at improving public transport connections and accessibility, supporting economic development through freight and logistics, and improving road safety. It also looks at reducing transport-related emissions by creating well-located housing that supports 15-minute walking and cycling to a local services.

South Jerrabomberra, and Queanbeyan more broadly, will benefit from the Plan's commitment to ACT-NSW cross-border transport, as well as the ACT Government's current improvement works to the Monaro Highway. The draft SRITP also identifies a connection between Googong, South Jerrabomberra and the ACT as one of 12 initiatives in planning. This Planning Proposal does not rely on a new connection into the ACT, but South Jerrabomberra generally would benefit from improved connectivity if and when it occurs.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Local Strategic Planning Statement

The Queanbeyan-Palerang Local Strategic Planning Statement (LSPS) was completed in July 2020. South Jerrabomberra is recognised as one of two significant urban release areas, along with Googong. The two localities will deliver the majority of the LGA's housing growth.

The LSPS notes that South Jerrabomberra will deliver 1,500 dwellings. This Planning Proposal does not seek to increase this dwelling cap and acknowledges the associated infrastructure limitations that inform it. Relevant planning priorities include:

Table 3 Relationship to the Local Strategic Planning Statement

Planning Priority	Comment
2. We have an active and healthy lifestyle.	Consistent.
4.2.4 Investigate allowing higher density development on land adjoining areas where such open space provides increased amenity and recreational opportunities.	South Jerrabomberra is immediately south of the Regional Sports Complex and includes high quality open space such as the South Jerrabomberra Town Park and Speargrass Community Park. Increasing residential density in proximity to these facilities means more residents will be located within walking distance, encouraging active and healthy lifestyles.

3. We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages. 4.3.4 Focus future commercial and retail activity in existing centres, unless there is a demonstrated need and positive social and economic benefits to locate these activities elsewhere.	Consistent. Planning priority 3 includes the relevant outcome of increasing density around existing centres. This Planning Proposal will increase density around the South Jerrabomberra town centre, supporting more dwellings in closer proximity, including within walking distance. The inclusion of specialised retail premises will encourage diverse economic activity at the town centre to support its ongoing commercial viability.
4 We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice. 4.4.4 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development. 4.4.9 Provide a range of housing choices at different costs to meet the changing needs of the community and consider the options for community housing provider partnerships to provide affordable housing	Consistent. The proposed additional permitted use supports the existing South Jerrabomberra town centre and ancillary urban use land (the APU land), which is the dedicated employment land area for South Jerrabomberra. The proposed R1 rezoning and MLS reduction will directly support housing affordability by increasing housing diversity and reducing the size of lots for sale. South Jerrabomberra includes affordable and social housing developments with delivery partners. The ability to deliver strata titled townhouses would support additional affordable development.
8. We ensure the future planning for the region is well coordinated and provides for its sustainable management.	Consistent. Planning priority 8 includes the relevant outcome to encourage settlement within well-planned locations. South Jerrabomberra is an urban release area and designated residential growth area. It is entirely appropriate for the estate to increase dwelling diversity and density.

South Jerrabomberra Structure Plan 2013

The South Jerrabomberra Structure Plan 2013 is a strategic planning document prepared by the then Queanbeyan City Council. The document predates the comprehensive Queanbeyan-Palerang Regional LEP 2022 and the South Jerrabomberra DCP 2015, which incorporates the Neighbourhood Structure Plan.

The Structure Plan states that South Jerrabomberra was originally intended to accommodate nearly 5,000 dwellings. This was subsequently revised down to 2,700. However, since the Structure Plan's completion, traffic constraints have limited South Jerrabomberra to 1,500 dwellings.

The Structure Plan is agnostic of land zoning and lot size. Therefore, the proposed R1 rezoning and reduction in minimum lot size is not inconsistent with the Structure Plan.

Regarding the APU buffer land, the 2013 Structure Plan makes reference to the 2008 Queanbeyan Residential and Economic Strategy 2031. For South Jerrabomberra, the Plan identifies a neighbourhood centre (e.g. the approved South Jerrabomberra town centre) and additional land for "restricted commercial type land uses such as food and drink premises, hotel or motel accommodation, office premises and service stations". The proposed addition of specialised retail premises is consistent with commercial type land uses.

For completeness, VBC is aware and supportive of Council's desire to update 2013 Structure Plan and/or the Neighbourhood Structure Plan. VBC will continue to work with Council to manage these changes are part of a wider review of strategic planning for South Jerrabomberra. However, any such updates are not required to support this Planning Proposal and can be done internally within Council. They do not affect the QPLEP.

South Jerrabomberra Neighbourhood Structure Plan 2015 (part of the South Jerrabomberra DCP)

This Planning Proposal is consistent with the development intent for South Jerrabomberra as an urban release area. It is not inconsistent with the South Jerrabomberra Neighbourhood Structure Plan (**Figure 4**), noting that the Structure Plan does not include all land that is subject to this planning proposal. In particular, the Neighbourhood Structure Plan does not include Lot 2, otherwise known as the Walsh Land, which includes residential land to be rezoned, as well as the MLS Land.

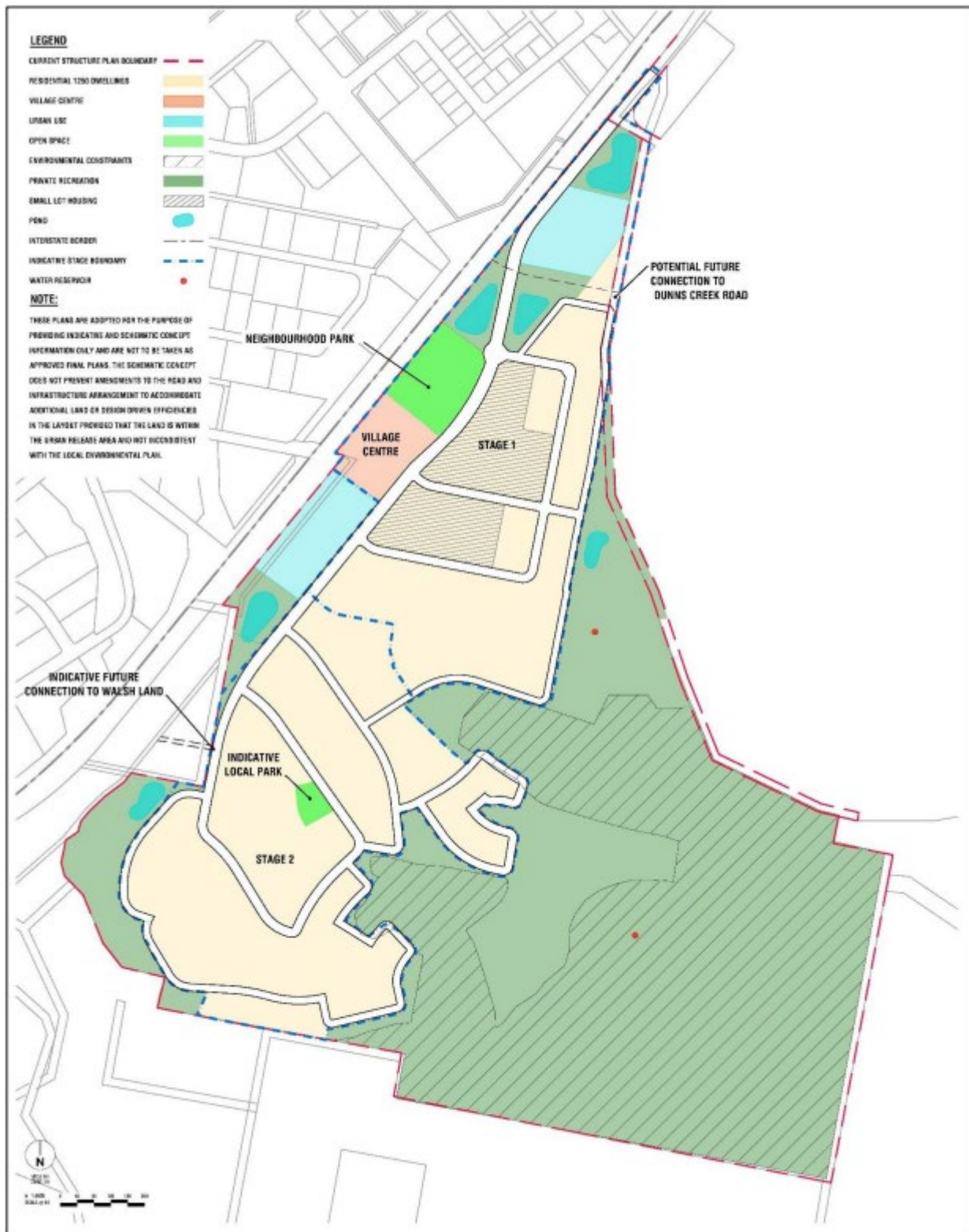
The Neighbourhood Structure Plan includes an area of 'Small Lot Housing' which corresponds with the 130m² minimum lot size. No other lot sizes are noted on the Structure Plan. Therefore, it is reasonable to conclude that the Neighbourhood Structure Plan is agnostic about minimum lot size above 130m², and the proposed MLS reduction is not inconsistent with the Neighbourhood Structure Plan.

Similarly, the Neighbourhood Structure Plan does not include details about zoning, dwelling typology and titling – it is only concerned with land use. Therefore, it is reasonable to conclude that rezoning to R1 is not inconsistent with the Neighbourhood Structure Plan.

The proposed introduction of specialised retail premises is consistent with the Neighbourhood Structure Plan. This land is identified as 'Urban Use', which, although undefined in any documentation, suggests it should be treated differently to other land uses such as private recreation or residential.

For completeness, VBC is aware and supportive of Council's desire to update 2013 Structure Plan and/or the Neighbourhood Structure Plan. However, any such updates are not required to support this Planning Proposal and can be done internally within Council. They do not affect the QPLEP.

Figure 4 South Jerrabomberra Neighbourhood Structure Plan



Q5. Is the planning proposal consistent with any other applicable State and Regional studies or strategies?

There are no other applicable State or Regional studies or strategies relevant to this Planning Proposal or South Jerrabomberra and Queanbeyan-Palerang more broadly.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

Yes, please see the below table outlining the relevant State Environmental Planning Policies (SEPPs) and the proposals compliance with them.

Table 4 Assessment against SEPPs

SEPP	Relevance
State Environmental Planning Policy (Biodiversity and Conservation) 2021	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. Endorsement of the planning proposal does not equate to permission to clear vegetation in non-rural areas. The subject land will be subject to future ecological assessments, including Biodiversity Development Assessment Reports in accordance with the Biodiversity Conservation Act 2016.	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.	
State Environmental Planning Policy (Housing) 2021	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. The Housing SEPP does not provide for any additional housing diversity above what is already permitted under the QPLEP 2022. Queanbeyan-Palerang is excluded from the Low and Mid Rise Housing Policy as it does not contain any land that qualifies as 'low and mid rise housing area' under Chapter 6 of the Housing SEPP.	
State Environmental Planning Policy (Industry and Employment) 2021	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.	
State Environmental Planning Policy (Planning Systems) 2021	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.	
State Environmental Planning Policy (Precincts—Central River City) 2021	

Not relevant to this proposal. The site is not located within the Central River City Precinct	
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	
Not relevant to this proposal. The site is not located within the Eastern Harbour City Precinct.	
State Environmental Planning Policy (Precincts—Regional) 2021	
Not relevant to this proposal. The site is not located within any of the State Significant Precinct or Special Activation Precinct.	
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	
Not relevant to this proposal. The site is not located within the Western Parkland City Precinct.	
State Environmental Planning Policy (Primary Production) 2021	
Not relevant to this proposal. The planning proposal does not propose any changes to rural zoned land.	
State Environmental Planning Policy (Resilience and Hazards) 2021	
Clause 4.6 of SEPP (Resilience and Hazards) Remediation of Land requires the consent authority to consider whether the land is contaminated prior to granting consent to the carrying out of any development on that land.	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. The planning proposal primarily affects existing residential zoned land. Ongoing assessment of potential contamination to date has demonstrated that the South Jerrabomberra Urban Release Area is suitable for residential development. Future development applications for subdivision of the land will be required to demonstrate compliance with the Resilience and Hazards SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.	
State Environmental Planning Policy (Sustainable Buildings) 2022	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.	
State Environmental Planning Policy (Transport and Infrastructure) 2021	
Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.	

Q7. Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The proposed Planning Proposal is consistent with the applicable s9.1 Ministerial Directions. Please see the table below that outlines the relevant directions and the proposal's compliance with them.

Table 5 Ministerial Directions

Directions	Aim of Direction	Consistency and Implications
Focus area 1 — Planning Systems		
1.1 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistent. This planning proposal is consistent with the South East and Tablelands Regional Plan 2036. A full assessment is provided in Part 3.3.2 of this report.
1.2 Development of Aboriginal Land Council land	The objective of this direction is to provide for the consideration of development delivery plans prepared under chapter 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> when planning proposals are prepared by a planning proposal authority.	Not applicable. The planning proposal site is part of the South Jerrabomberra Urban Release Area. It is not identified as Aboriginal land in accordance with Chapter 3 of the Planning Systems SEPP.
1.3 Approval and Referral Requirements	The direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The planning proposal does not seek to introduce new provisions that require concurrence, consultation or referral of development applications to a minister or public authority.
1.4 Site specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent. The planning proposal seeks amendments to the minimum lot size across a large portion of the South Jerrabomberra estate as well as an additional permitted use for all R2 zoned land. The proposed introduction of specialised retail premises applies to an existing site-specific planning control.

1.4A Exclusion of Development Standards from Variation	The objective seeks to limit the application of exclusions from the application of clause 4.6 of the Standard Instrument.	Consistent. The planning proposal does not seek to introduce additional restrictions on the application of clause 4.6.
1.5-1.22	Place Based Directions	Not applicable. There are no place based directions for South Jerrabomberra.
Focus area 2: Design and Place		
This focus area has been left blank		
Focus area 3 — Biodiversity and Conservation		
3.1 Conservation zones	The objective of this direction is to protect and conserve environmentally sensitive areas	Consistent. This planning proposal does not seek to rezone any conservation zone or reduce conservation standards in the LEP.
3.2 Heritage conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The subject site does not contain any local or state-listed heritage items . Assessment of indigenous heritage significance is ongoing as part of the development the South Jerrabomberra estate. To date, assessment has not identified any area of significant Aboriginal heritage value.
3.3 Sydney Drinking Water Catchments	The objective of this direction is to provide for healthy catchments and protect water quality in the Sydney drinking water catchment.	Consistent. Queanbeyan-Palerang includes land within the Sydney Drinking Water Catchment. However, South Jerrabomberra is not located in the associated drinking water catchment map (Sheet DWC_001). For completeness, future development at South Jerrabomberra will be subject to the water quality measures including water sensitive urban design.

		The subject site is not identified as being within an area of groundwater vulnerability.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	The objective of this direction is to ensure that a balanced and consistent approach is taken when applying conservation zones and overlays to land on the NSW Far North Coast.	Not applicable. Queanbeyan-Palerang is not located in the NSW Far North Coast.
3.5 Recreation Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Not applicable. This planning proposal does not affect the ability or otherwise to develop land for the purpose of a recreation vehicle area.
3.6 Strategic Conservation Planning	The objective of this direction is to protect, conserve or enhance areas with high biodiversity value.	Consistent. This planning proposal does not affect any avoided land identified under the Biodiversity and Conservation SEPP. The subject site is located wholly within existing residential zoned land and does not seek to rezone any of the adjoining conservation zoned land.
3.7 Public Bushland	The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland	Not applicable This direction does not apply to Queanbeyan-Palerang.
3.8 Willandra Lakes Region	The objectives of this direction are to: protect, conserve and manage the Willandra Lakes Region World Heritage Property (World Heritage Property) in accordance with a strategic plan of management prepared for World Heritage Property, and establish a consultation process for making decisions on conservation and development within the World Heritage Property.	Not applicable. This direction does not apply to Queanbeyan-Palerang.

3.9 Sydney Harbour Foreshores and Waterways Area	The objectives of this direction are to: protect and enhance the natural assets and unique environmental, scenic and visual qualities of Sydney Harbour and its islands and foreshores, minimise risk to development from rising sea levels or changing flood patterns as a result of climate change, ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, protect or enhance terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to, or shading of, aquatic vegetation, promote the equitable use of the Foreshores and Waterways Area, protect the cultural heritage significance of Sydney Harbour, its islands and foreshores, ensure a prosperous working harbour and effective transport corridor; and encourage a culturally rich and vibrant place for people.	Not applicable. This direction does not apply to Queanbeyan-Palerang.
3.10 Water Catchment Protection	The objectives of this direction are to: maintain and improve the water quality (including ground water) and flows of natural waterbodies, and reduce urban run-off and stormwater pollution protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users and protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.	Not applicable. This direction does not apply to Queanbeyan-Palerang because it is located in the Sydney Drinking Water Catchment as per direction 3.3.
Focus area 4 — Resilience and Hazards		

4.1 Flooding	The objective of this direction is to ensure that the provisions of a local environmental plan that apply to flood prone land are commensurate with flood behaviour and include consideration of the potential flood impacts on and off the subject land	Not applicable. The subject site is not located within Flood Prone Land.
4.2 Coastal Management	The objective of this direction is to protect and manage coastal areas of NSW.	Not applicable. Queanbeyan-Palerang is not a coastal LGA.
4.3 Planning for Bushfire Protection	The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, to encourage sound management of bush fire prone areas.	Consistent. The previously approved subdivision applications at South Jerrabomberra demonstrate that sufficient edge treatments can be achieved to provide appropriate bushfire management. This planning proposal largely applies to existing residential zoned land. The planning proposal does not seek to create residential zoned land that has the potential to increase exposure to bushfire hazards. Future residential development in the MLS land will be subject to bushfire assessment and management consistent with the existing developed portions of the South Jerrabomberra URA.
4.4 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Consistent. The planning proposal does not seek to rezone any land. The land at South Jerrabomberra is subject to ongoing assessment for contamination at the development application stage. All findings to date demonstrate that it is suitable for residential development.

4.5 Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Not applicable. The Queanbeyan-Palerang Regional Local Environmental Plan 2022 does not identify provisions related to acid sulfate soils and does not include any mapping of acid sulfate soils.
4.6 Mine subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Not applicable. The subject site is not identified on any declared mine subsidence district.
Focus area 5 — Transport and Infrastructure		
5.1 Integrating Land Use and Transport	The objectives relate to the location of urban land and its proximity to public transport infrastructure and road networks, and improving access to housing, employment and services by methods other than private vehicles.	Consistent. The planning proposal will create additional employment adjacent to a designated commercial zone and existing local bus route along Environa Drive. The proposed reduction in minimum lot size and introduction of new housing typologies, particularly multi dwelling housing (terraces) will support increased residential density, based around a collector road which provides a local bus route.
5.2 Reserving Land for Public Purposes	The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Consistent. This planning proposal does not seek create, amend or reduce land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	The objectives of this direction are to ensure the effective and safe operation of regulated airports and defence airfields are not compromised. This primarily means that development should not constitute an obstruction, hazard or potential hazard to aircraft.	Consistent.

		The subject site includes residential zoned land outside the ANEF 25 contour. The planning proposal does not seek to increase residential zoned land. The proposed reduction in minimum lot size has the effect of increasing residential density. However, this is contained outside the ANEF 25 contour.
5.4 Shooting Ranges	The objective of this direction is to maintain appropriate levels of public safety and amenity, reduce land use conflict and identify issues that must be addressed when rezoning land adjacent to an existing shooting range.	Not applicable. This planning proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
5.5 High pressure dangerous goods pipeline	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring high pressure dangerous goods pipelines (relevant pipelines) are considered by planning proposal authorities.	Not applicable. South Jerrabomberra does not include any relevant pipelines.
Focus area 6 — Housing		
6.1 Residential Zones	The objective of this direction is to encourage a variety and choice of housing types to provide for existing and future housing needs and to minimise the impact of residential development on the environment and resource lands.	Consistent. This planning proposal seeks to reduce the minimum lot size and alter the application of existing minimum lot sizes to promote the development of smaller lot housing in South Jerrabomberra. This change supports more efficient land use which helps to minimise the impact of residential development on the environment.
6.2 Caravan Parks and Manufactured Home Estates	The objective of this direction is to provide for a variety of housing types, and provide opportunities for caravan parks and manufactured home estate.	Not applicable.

		Regarding residential development, this planning proposal seeks to reduce the minimum lot size and alter the application of existing minimum lot sizes and introduce new housing typologies, particularly multi dwelling housing (terraces). It does not propose any changes to zoning or other development controls related to the provision of caravan parks or manufactured home estates.
Focus area 7 — Industry and Employment		
7.1 Business and Industrial Zones	Encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.	Complies. This planning proposal seeks to include additional commercial development adjacent to an existing commercial local centre. It will encourage business activity and employment.
7.2 Reduction in non-hosted short-term rental accommodation period	The objectives of this direction are to mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and ensure the impacts of short-term rental accommodation and views of the community are considered.	Not applicable. The subject site is not located in the Byron Shire.

7.3 Commercial and Retail Development along the Pacific Highway, North Coast	The objectives for managing commercial and retail development along the Pacific Highway are to: protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route, prevent inappropriate development fronting the highway, protect public expenditure invested in the Pacific Highway, protect and improve highway safety and highway efficiency, provide for the food, vehicle service and rest needs of travellers on the highway, and reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.	Not applicable. The subject site is not located in an area on the NSW North Coast along the Pacific Highway.
Focus area 8 — Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials is not compromised by inappropriate development.	Not applicable. This planning proposal does not affect any mining, petroleum production or extractive industries land.
Focus area 9 — Primary Production		
9.1 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	Not applicable. Direction 9.1 does not apply to Queanbeyan-Palerang LGA.

9.2 Rural Lands	The objectives of this direction are to: protect the agricultural production value of rural land, facilitate the orderly and economic use and development of rural lands for rural and related purposes, assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State, minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, support the delivery of the actions outlined in the NSW Right to Farm Policy.	Not applicable. This planning proposal does not affect any rural zoned land or conservation zone.
9.3 Oyster Aquaculture	The objectives of this direction are to: ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.	Not applicable. Queanbeyan-Palerang is not identified as a Priority Oyster Aquaculture Area.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	The objectives of this direction are to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre, provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.	Not applicable. The subject site is not located on the NSW Far North Coast.

3.3.3 Section C – Environmental, Social and Economic Impact

The following section considers planning matters that contribute to site-specific merit.

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

All land subject to this Planning Proposal is appropriately zoned and is subject to preliminary environmental investigations. If the Planning Proposal is approved it will not result in any adverse impacts to critical habitat for threatened species, populations or ecological communities.

The R1 rezoning and reduced MLS affects existing residential zoned land. Half of this land is already developed as Estate 1 of South Jerrabomberra, and Estate 2 is already partially completed or subject to development approval for residential subdivisions. These approvals include extensive biodiversity reporting, including approved Biodiversity Development Assessment and Reports and the identification of biodiversity credits. Therefore, the resulting environmental impact is not considered to be any greater than any existing development that could otherwise occur on the subject land without this planning proposal.

The APU buffer land is subject to development consent for subdivision and is partly complete. Introducing an additional permitted use will not result in additional environmental effects that were not considered as part of the development consent process. It does not require additional environmental assessment for the purpose of Question 8.

The remaining undeveloped residential land is shown in **Figure 5**, overlaid on the QPLEP biodiversity mapping. Lot 68 (the APU buffer land) and Lot 100 are not identified as containing any biodiversity value while most of the Lot 2 contains biodiversity value. Lot 100 has been assessed as part of the approved South Jerrabomberra Estate 2 Concept Development Application (DA.2021.1284, including modifications) and the ecological impacts are known and accepted. This planning proposal will not affect disturbed footprint approved for Estate 2 and therefore will not increase the approved ecological impacts for Lot 100.

An Ecological Constraints Assessment was prepared for Lot 2 (Ecological Australia, 2023). The study assessed the entirety of Lot 2, noting that only the residential zoned land is the subject of this planning proposal (see **Figure 6**). Field surveys identified the presence of two plant type communities (3375- Monaro-Queanbeyan Rolling Hills Grassy Forest and 3376-Southern Tableland Grassy Box Woodland), consistent with the rest of South Jerrabomberra. However, the majority of these communities are located towards the south of Lot 2, outside the residential zoned land and therefore not impacted by this planning proposal. Similarly, hollow bearing trees are located outside the zoned land, or adjacent to Dog Trap Gully, and can be avoided. Therefore, it is possible to avoid the majority of PCT 3375, with minimal impact to PCT 3376. A full impact assessment (e.g. a BDAR) will be provided at the DA stage for subdivision of Lot 2.

Figure 5 QPLEP Terrestrial Biodiversity mapping and remaining undeveloped land

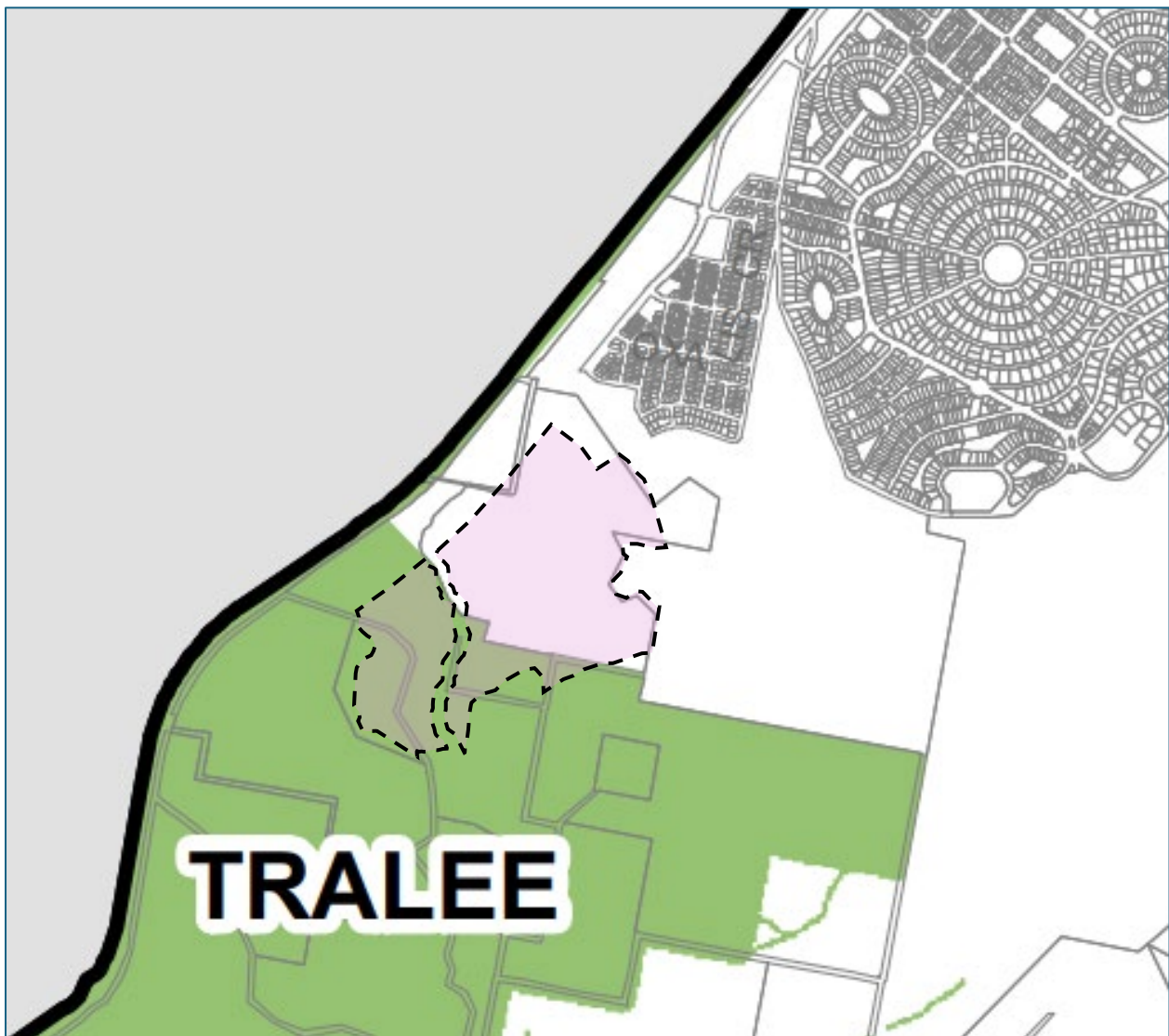
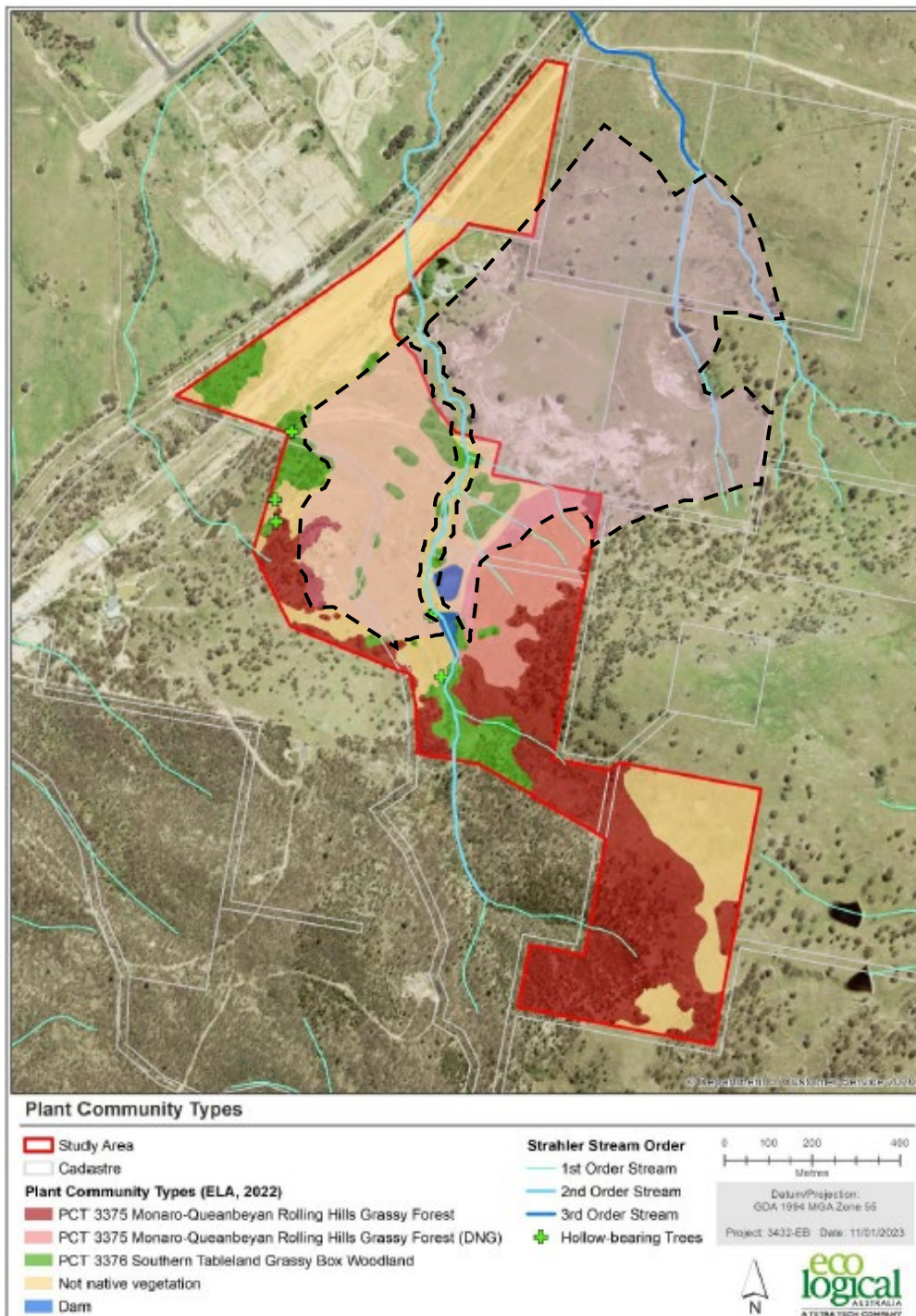


Figure 6 Lot 2 DP1001136 vegetation classifications and remaining undeveloped land

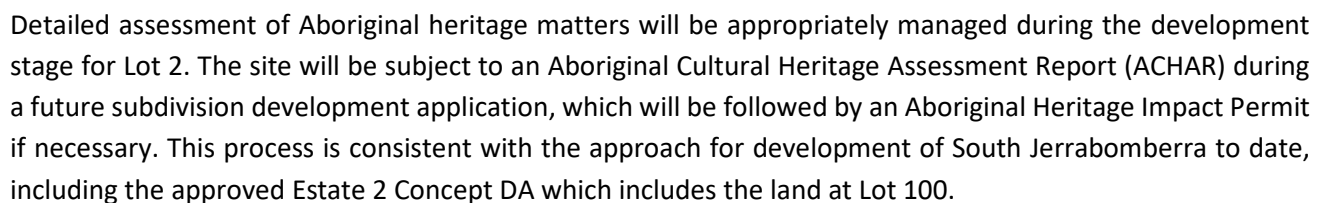


Source: EcoLogical Australia 2023. MLS Land shaded pink with dotted outline.

The APU buffer land is subject to development consent for subdivision and is partly under construction. Approval of the additional permitted use in this area will not result in additional environmental effects that were not considered as part of the development consent process. It does not require additional environmental assessment for the purpose of Question 9.

Heritage

Figure 7 AHIMS results and PADs for Part Lot 2 DP1001136



Waterways

There are two primary waterways within the subject site. An unnamed watercourse passes through the east of Lot 100. It was assessed as part of the approved Estate 2 Concept DA. It does not contain any significant aquatic biodiversity and is subject to a controlled activity approval for impacts to the Vegetated Riparian Zone in accordance with the NSW Natural Resources Access Regulator's Guidelines for Controlled Activities on Waterfront Land – Riparian Corridors (the NRAR guidelines).

Dog Trap Gully passes through Lot 2 as well as the very western edge of Lot 100. It was assessed by Ecological Australia as part of its due diligence for Lot 2. Dog Trap Gully is a third order stream and was assessed for key fish habitat in accordance with the NSW Department of Primary Industries 'Policy and guidelines for fish habitat conservation and management' (2013). No key fish habitat was found and no threatened species, communities or populations listed under the *Fisheries Management Act 1994* were considered likely to occur. On this basis, there is no significant impact to aquatic biodiversity.

Future development adjacent to waterways will be managed in accordance with the activity order process and NRAR guidelines under the *Water Management Act 2000*. This is a standard statutory approval process that does not require additional assessment or approvals for this planning proposal.

Q10. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will have a positive social and economic effect. It aims to increase housing diversity by introducing new typologies and reduce the minimum lot size. These changes will directly lead to an increase in housing diversity the benefits existing and future residents.

Social effects

Consistent with Direction 22 of the 2036 Regional Plan, the Planning Proposal will create increased housing diversity and improved housing affordability. The links between diverse housing, including affordable housing, and the supporting resilient and vibrant communities is well understood.

Lot size and housing typology availability is a lifestyle and affordability issue. The current MLS cannot deliver a lot size and associated housing product that can be sold at an appropriate price. The current minimum lot size will require a substantial number of lots to be delivered above 600m². The current economic climate means these lots are difficult to produce for an attainable purchase price. Reducing the minimum lot size in certain areas provides flexibility and diversity of product, including small lot housing, which is expected to result in a faster completion of the estate. Faster completion means the expected population will be reached in less time, creating more certainty for local business, and securing the completion of local infrastructure contributions such as community and recreation facilities.

For the APU buffer land, a future development outcome is already determined that supports non-recreation uses by virtue of the additional permitted uses which include commercial activities and the approved subdivision applications. The addition of specialised retail premises is also considered consistent with the South Jerrabomberra Neighbourhood Structure Plan. Private recreation uses remain permissible development on this land by virtue of its RE2 zoning (e.g. function centres and indoor and outdoor recreation facilities), but the intended outcome is mixed use development that is supplementary to the adjoining commercial centre.

The intended outcome for the specialized retail premises land is to recognise the area for its intended function as supplementary commercial land to support the adjoining E1 zoned land, based on its existing additional permitted uses. The additional permitted use will promote business activity and employment on the land which will create a positive economic impact for the South Jerrabomberra commercial centre and Tralee more broadly.

The existing additional permitted uses and the approved subdivision, combined with the extensive RE2 zoned land elsewhere in the South Jerrabomberra estate, demonstrate that the inclusion of specialised retail premises will not result in a negative social resulting from the potential loss of land for open space or recreation.

Economic effects

South Jerrabomberra is subject to several local and state planning agreements as well as the South Jerrabomberra Local Infrastructure Contribution Plan 2018 (the Contributions Plan), which manages development contributions under s 7.11 of the EP&A Act. The Contributions Plan identifies the 1,500 dwelling cap for the URA.

The Contributions Plan includes a Works Schedule which identifies contribution values for land dedications and embellishments for public parks and community facilities, as well as new roads and existing community services in Queanbeyan. Individual contributions per dwelling are based on dwelling typology. Based on the proposed typology of the additional permitted uses it is expected their associated contribution rate will be based on 'Dwelling Type 2 - Dwelling on a lot <400m², multi- unit dwellings and residential flat buildings'. A reduction in minimum lot sizes and introduction of multi dwelling housing will slightly reduce VBC contributions as the number of Type 2 lots will increase.

The South Jerrabomberra Planning Agreement (SV2022-28) was executed in November 2022. It deals with the southern portion of the urban release area, including South Jerrabomberra Estate 2 (e.g. Lot 100). There is no voluntary planning agreement for the residential zoned portion of Lot 2. VBC welcomes an opportunity to review the existing voluntary agreements with Council and the Department as part of a broader review of dwelling yield related to the potential future Dunns Creek Road connection (see discussion below). However, for the purpose of this Planning Proposal, the existing Contributions Plan and other agreements do not require amendment.

For the APU buffer land, the inclusion of specialised retail premises in this location also protects North Tralee land from higher order commercial uses that are best located next to the South Jerrabomberra town centre. Meanwhile, North Tralee can achieve its intended outcome of light industrial and advanced manufacturing, consistent with the vision of the South Jerrabomberra Regional Jobs Precinct. It is not expected to have a negative economic impact on these areas. In fact, it will complement the economic activities at the South Jerrabomberra town centre.

Dwelling cap

As noted above, a 1,500 dwelling cap applies to South Jerrabomberra, which was imposed due to traffic constraints at Tomsitt Drive. This Planning Proposal acknowledges that this dwelling cap cannot be exceeded. It is intended to provide flexibility for the types of dwellings delivered within the 1,500 cap, not to increase the cap. Any proposal to increase the dwelling cap requires a wider strategic assessment and is beyond the scope of this Proposal.

VBC acknowledges that Council considers this Planning Proposal creates the theoretical potential to exceed the 1,500 dwelling cap. We reiterate that this is not our intent. VBC is not seeking any amendment to local or state planning agreements that would otherwise facilitate a dwelling cap increase (see discussion in Section 3.3.4). Further, it is VBC's understanding that development consent would not be granted for any such application as any exceedance would contravene these agreements and likely contravene Clause 6.1 of the QPLEP, which manages state impact to state infrastructure and requires concurrence of the Planning Secretary. To date, the approach taken by Council is that, based on the existing planning agreements, the provision of infrastructure to support 1,500 dwellings is appropriate to manage impacts to state infrastructure and satisfies the requirements of Clause 6.1. This approach will not change under this Planning Proposal.

The current planning controls mean this cap is unlikely to be reached, let alone exceeded. The following figures and tables provide an analysis of existing and future dwelling numbers based on existing and proposed MLS.

As per **Table 6**, South Jerrabomberra could theoretically achieve 2,542 dwellings. The 1,500 dwelling cap is reached within Area 5 and 1,303 dwellings are theoretically capable of fitting in Areas 1-3, being those areas that are currently completed rather than under construction. Despite the theoretical potential, only 587 dwellings have been delivered. The relevant MLS areas are shown in **Figure 8** and **Figure 9**.

As per **Table 7**, South Jerrabomberra could theoretically achieve 2,754 dwellings (a moderate increase of 200 dwellings or approximately 8% compared to the current MLS). Similar to the existing MLS, the proposed MLS and other Planning Proposal changes are expected to reach the 1,500 dwelling cap by Area 5. The relevant MLS areas are shown in **Figure 9**.

Clearly, based on the above calculations, the current MLS did not deliver the intended outcome of QPRC's 2018 planning proposal to control the dwelling cap. Planning controls alone are not considered an effective tool to do so, and VBC will continue to work with QPRC and the DPHI to manage the dwelling cap and associated state infrastructure impacts.

Table 6 Existing MLS and theoretical development

No.	Area (m2)	Developable Area (m2) (70% total area)	MLS	Dwellings
1	121000	84,700	130	652
2	233828	163,680	330	496
3	132910	93,037	600	155
4	77376	54,163	600	90
5	351808	246,266	330	746
6	75281	52,697	1000	53
7	11750	8,225	1000	8
8	94253	65,977	330	200
9	73973	51,781	1000	52
			TOTAL	2,452
			Average Lot Size	335m2

Table 7 Proposed MLS and theoretical development

No.	Area (m2)	Developable Area (m2) (70% total area)	MLS	Dwellings
1	121,000	84,700	130	652
2	233,828	163,680	330	496
3	125,193	87,635	600	146
4	56,961	39,873	330	121
5	26,3265	184,286	250	737
6	112,013	78,409	600	131
7	81,056	56,739	330	172
8	11,750	8,225	600	14
9	94,253	65,977	330	200
10	73,973	51,781	600	86
			TOTAL	2,754
			Average Lot Size	298m2

Figure 8 South Jerrabomberra Existing MLS areas

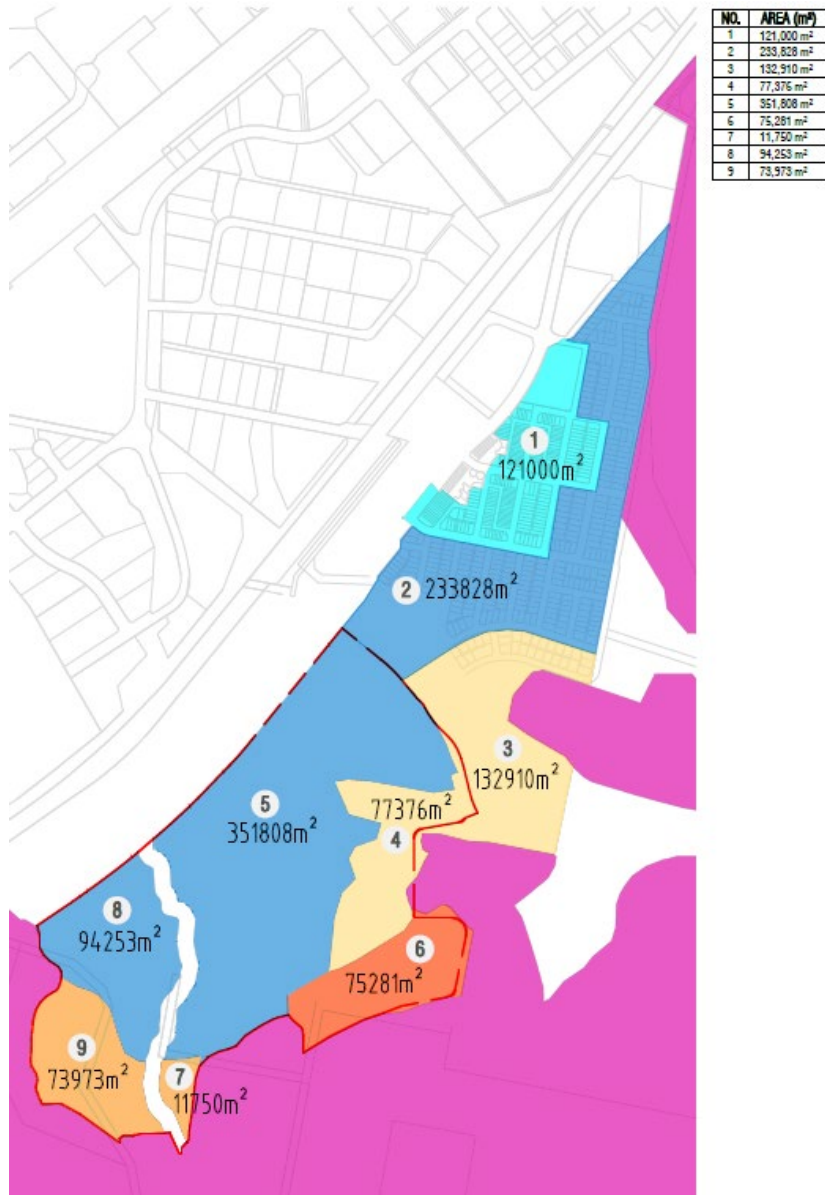
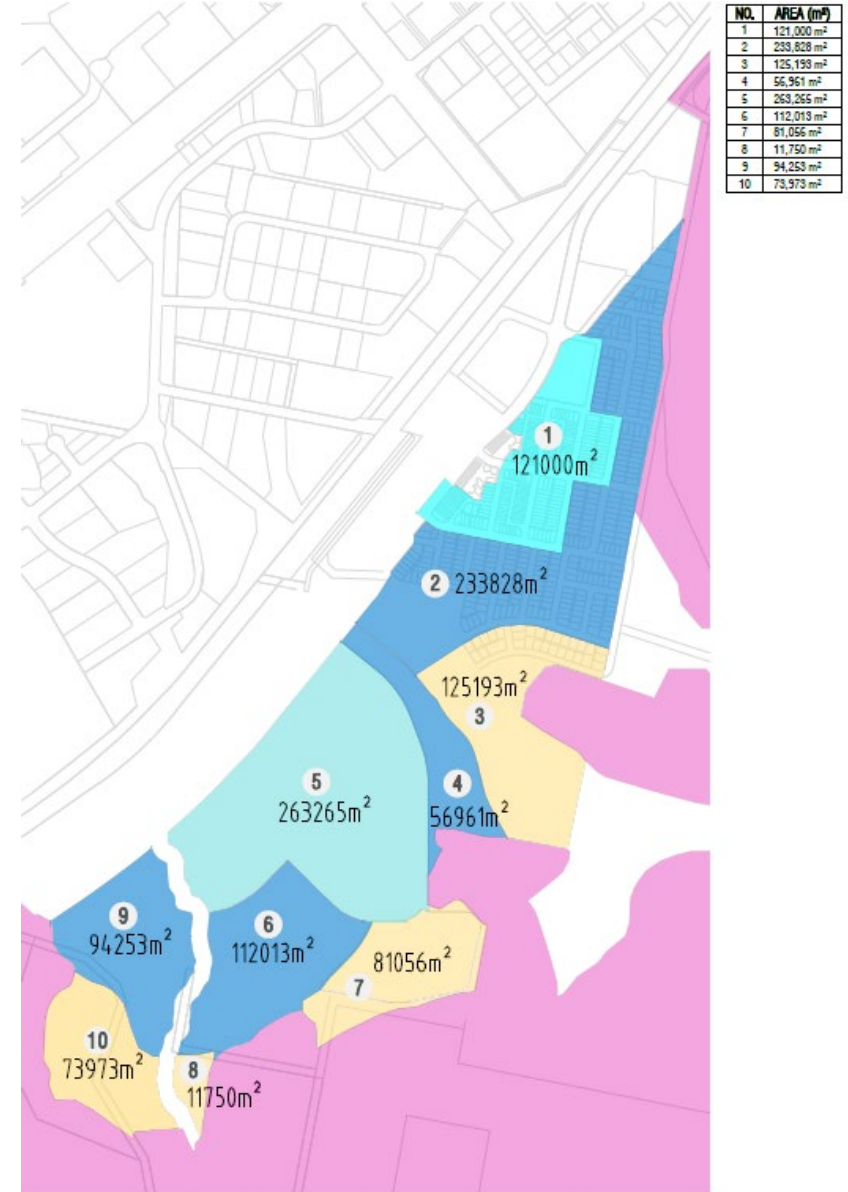


Figure 9 South Jerrabomberra proposed MLS areas



Other environmental planning considerations

Council has identified a potential issue for the assessment of future development applications for the proposed specialised retail premises as it may not be adequately captured in the current South Jerrabomberra DCP. To be clear, the current DCP does not include specific planning controls for any of the existing permitted uses within the buffer land (advertising structures; hotel or motel accommodation; office premises; pubs; service stations; small bars) nor does it include controls for any general development in any of the RE2 zoned land. Any specific concerns development controls relating to the introduction of specialised retail premises are therefore unwarranted in this context.

The DCP includes controls for the commercial centre under Part 10, with additional controls for business parks and employment lands under Part 11. Part 10 applies to the E1 zoned land that will accommodate the approved South Jerrabomberra town centre. For South Jerrabomberra, part 10 includes controls for shop top housing and controls to manage the visual and acoustic buffer with Hume. Part 11 applies to employment and industrial lands for the development of North Tralee (E3 zoned land to the north of South Jerrabomberra, next to the Regional Sports Complex).

Part 10 also includes controls for North Poplars Neighbourhood Centre, located at Henry Place and Tomsitt Drive. The current development includes a number of service stations and fast food outlets, both of which are permitted and likely in the APU Land. The relevant controls provide a suitable template to apply to the APU land at South Jerrabomberra, including achieving an appropriate transition for nearby residential development, inclusion of active frontage where possible, and avoiding blank walls. VBC will work with Council to update Part 10 and develop specific controls for South Jerrabomberra as required. These actions can be managed in parallel with this Planning Proposal and following its finalisation; they are not required to be resolved in order to progress the Planning Proposal.

For completeness, Section 3.3.4 addresses other environmental planning impacts such as infrastructure and traffic.

3.3.4 Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

Utilities

Yes, the subject site is located within the South Jerrabomberra Urban Release Area. It is part of a planned residential estate and has adequate capacity for reticulated water and sewerage, electricity, and stormwater. The Urban Release Area is also subject to several planning agreements, including state planning agreements. Relevant to this matter is the South Tralee Essential Infrastructure Agreement (2018), which is a local planning agreement with Council that required the construction of essential sewer and water infrastructure. VBC's obligations under that agreement have been satisfied.

Traffic

The South Jerrabomberra Urban Release Area is permitted up to 1,500 dwellings as per the Queanbeyan-Palerang LSPS, Local Contributions Plan and local planning agreements. This dwelling cap is the result of the network capacity of the existing roads (e.g. Lanyon Drive and Tomsitt Drive). This Planning Proposal does not seek to increase this dwelling cap and the proposed R1 rezoning and MLS changes will work within the existing limitations. Therefore, the residential component of this planning proposal is not expected to result in any adverse impacts to traffic and road infrastructure.

For the APU buffer land, a Traffic Impact Assessment (TIA) has been prepared by WSP to support this Planning Proposal. The TIA is informed by the assessment completed for the approved Town Centre and approved subdivision corresponding with the APU buffer land (see **Figure 10**), which considered a potential development scenario based on mixed commercial and light industrial development.

Figure 10 Approved subdivision affecting the APU buffer land



The TIA considered the following development mix, compared with the approved subdivision:

Table 8 Proposed APU buffer land uses

Lot Number	Land Use (Approved)	Land Use (Proposed)	Lot Size (m ²)	GFA (m ²)
1	Town Centre	Town Centre	-	-
2	Car Wash	Car Wash	3,273	1,637
3	Service Station	Service Station	4,380	2,190
4	Club	Club	5,146	2,573
5	Office/Commercial	Specialised retail premises	3,862	1,931
6	Child Care	Child Care	3,439	1,720
7	Office/Commercial	Specialised retail premises	4,507	2,254
8	Office/Commercial	Specialised retail premises	3,152	1,576
9	Fast Food	Fast Food	3,270	1,635

The TIA identified 973 trips are generated in the AM peak and 1,251 trips are generated in the PM peak for the APU buffer land, compared to 1,015 trips in the AM peak and 1,219 trips in the PM peak as per the approved subdivision. This is considered a negligible difference (see **Table 8**).

The TIA concluded that the existing road network performs poorly with base traffic volumes (including committed development such as the 1,500 dwelling cap) in the 2026 and 2036 AM and PM peaks. Capacity improvements to the existing road network may be required to be undertaken by QPRC to accommodate future traffic volumes.

However, if the proposed southern access road (Dunns Creek Road) is implemented, it is expected that this connection has the potential to reduce the traffic demand on the assessed road network by providing an alternative route out of South Jerrabomberra.

Due to the relatively low traffic volumes generated by the assessed development it is not expected that generated traffic resulting from the specialised retail premises will not have a significant adverse impact on intersection performance or the surrounding network, and will not have a significant adverse impact on public transport or active transport networks.

Local contributions and planning agreements

The South Jerrabomberra urban release area is covered by a variety of contributions plans and planning agreements:

- South Tralee Essential Infrastructure Planning Agreement 2018 (Local Planning Agreement)
- South Jerrabomberra Local Infrastructure Contributions Plan 2018 (Contributions Plan)
 - Includes Appendix C Works Schedule
- South Jerrabomberra Replacement Planning Agreement, November 2021 (State Planning Agreement 1)
- South Jerrabomberra Planning Agreement (SVPA2022-28), March 2023 (State Planning Agreement 2)

The South Jerrabomberra Local Infrastructure Contributions Plan (the Contributions Plan) is QPRC document which came into effect in May 2018. It describes the development subject to contributions, the contributions rates, and the infrastructure that will be funded. The Contributions Plan acknowledges the 1,500 dwelling cap. The associated Works Schedule identifies contribution values for land dedications and embellishments for public parks and community facilities, as well as new roads and existing community services in Queanbeyan.

South Tralee Essential Infrastructure Planning Agreement (the EIPA) is a deed between QPRC and VBC which details the provision of infrastructure and services to support South Jerrabomberra, including the provision water and sewer infrastructure. It applies in addition to the Contributions Plan. This document identifies a maximum yield of 1,500 dwellings and acknowledges it is the result of existing road infrastructure constraints. The Contribution Plan allocates the 1,500 cap across three properties/landowners and apportions contributions based on the progressive realisation of this yield. This is because, at the time of execution, VBC did own the entirety of the residential zoned land. This ownership also reflects the extent of the South Jerrabomberra Structure Plan, which identifies 1250 residential dwellings (corresponding with the extent of VBC-owned land at that time). VBC now owns all residential zoned land associated with the 1,500 dwelling cap. For the purposes of the EIPA, the subject sites are both considered 'urban lots' and will generate contributions.

The Replacement Planning Agreement deals with the northern portion of the South Jerrabomberra urban release area, including additional landowners such as The Poplars. It replaced the original planning agreement from 2018 resulting from changes to the dedication of land for the Jerrabomberra High School. It covers South Jerrabomberra Estate 1, which includes the subject site. It applies in addition to the Contributions Plan. For the purposes of this Agreement, the subject sites are both considered 'urban lots' and will generate contributions.

The South Jerrabomberra Planning Agreement (SV2022-28) was executed in November 2022. It deals with the southern portion of the urban release area, including South Jerrabomberra Estate 2 and Estate ., and therefore does not apply to the subject site. It provides for a monetary contribution towards state public infrastructure for each residential lot. No amendment to this agreement is necessary to support this Planning Proposal.

In conclusion, the existing planning agreements provide appropriate guidance for the delivery of and/or contributions towards public infrastructure. For consistency with the Contributions Plan and other agreements, this Planning Proposal does not propose an increase to the 1,500 dwelling cap, and cannot seek such an increase without amending the agreements. Therefore, the impact to infrastructure and services, including community and recreation facilities, is already captured in the existing Contributions Plan and other agreements and there is no requirement to amend the agreement to enable this Planning Proposal.

Further, VBC welcomes an opportunity to review the existing voluntary agreements with Council and the Department as part of a broader review of dwelling yield related to the potential future Dunns Creek Road connection (see discussion below). However, for the purpose of this Planning Proposal, the existing Contributions Plan and other agreements do not require amendment.

Dunns Creek Road and future planning proposals

QPRC and the NSW Government are currently planning a southern connection into the ACT, known as Dunns Creek Road. The intent of this infrastructure project is to alleviate traffic congestion on the existing road network, particularly Tomsitt Drive, to support the South Jerrabomberra Regional Jobs Precinct and continuing development of Googong township. Dunns Creek Road may also result in a supplementary benefit: a potential increase in dwelling yield at South Jerrabomberra above the existing 1,500 dwelling cap.

In February 2024, Council adopted a resolution to relocate the Dunns Creek Road the south of the South Jerrabomberra estate, noting that a planning proposal is still required to amend the associated mapping in the QPLEP. VBC prepared a Scoping Proposal for an alternative southern relocation and Council confirmed the Scoping Proposal in October 2024, including a list of requirements to be incorporated into a Planning Proposal to formally change the Dunns Creek Road alignment in the QPLEP.

VBC has committed funding for the construction of the initial stage of Dunns Creek Road, with an additional \$90 million committed from the NSW and Commonwealth governments. Investigations are currently underway by VBC and Council to determine a suitable route for Dunns Creek Road through the south of South Jerrabomberra. Council has also been investigating possible routes for the past decade and a confirmed route has not yet been determined. A preferred alignment must be confirmed before the preparation of any planning proposal to formally relocate the Arterial Road Area from north to south, which will have to confirm impacts to biodiversity and heritage and manage topographical constraints. Assessments to confirm these matters are likely to take a minimum of 12 months before a planning proposal can be prepared, let alone considered by a consent authority. Therefore, the delivery of Dunns Creek Road should not be considered as anything other than a potential future project at this stage. The planning implications of Dunns Creek Road extend beyond the scope of this Planning Proposal, and it does not rely on the road in order to proceed.

A southern connection between South Jerrabomberra and the ACT has potential to enable additional development yield at South Jerrabomberra, however there is insufficient information to determine by what quantum. An infrastructure capacity assessment is required to determine any potential increased yield, although the original plans for the urban release area contemplated a dwelling yield nearly double the current 1,500 dwelling cap, with the South Jerrabomberra Structure Plan (2013) estimating 2,750 dwellings with an associated estimated population of 8,500. This yield is no longer possible due to the existing density of South Jerrabomberra Estate 1 and the initial stages of Estate 2. However, a modest dwelling increase could be possible with a density increase for the balance of the southern land. Despite this potential, this Planning Proposal does not seek to increase the 1,500 dwelling cap.

Following any infrastructure capacity assessment, VBC acknowledge Council's desire to capture any additional yield into the relevant planning documents, including the South Jerrabomberra Neighbourhood Structure Plan and associated planning agreements. A review and update of the Neighbourhood Structure Plan can incorporate the balance of the South Jerrabomberra urban release area, including the land likely required for the Dunns Creek Road southern alignment. This would also be the first step in commencing a potential future planning proposal to enable increased dwelling density in the southern portion of South Jerrabomberra.

For completeness, a review of the South Jerrabomberra Planning Agreement (SV2022-28) could also be considered alongside any potential increase to residential yield in Estate 2. It should be noted that the current provision of community infrastructure, including the South Jerrabomberra Town Park and Community Centre, as well as the dedication of land for the South Jerrabomberra Regional Sports Complex, exceeds the current obligations of the relevant planning agreements and the Contributions Plan. Council is cognisant of the generous provision of community infrastructure and have been in correspondence with VBC throughout 2024 to discuss amending existing agreements to align with earlier drafts which include the additional community facilities. Any review of planning agreements will primarily serve to document existing approved development and confirm any associated financial implications for VBC and Council. Alongside this work, VBC would also welcome any opportunity to assist QPRC in its own review of its Contributions Plan, noting that this Planning Proposal is not dependent on any such review.

Finally, the requirement to reserve a future corridor for Dunns Creek Road provides additional justification for this Planning Proposal. The corridor will inevitably require the loss of some residential zoned land and associated dwellings. By reducing MLS and increasing dwelling density, it may be possible to offset any potential loss of dwellings.

3.3.5 Section E – State and Commonwealth Interests

Q12 What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination?

Neither VBC nor Council has undertaken formal consultation with state and federal agencies.

It is understood that Council has undertaken preliminary consultation with Department of Planning, Housing and Infrastructure (DPHI) based on a draft version of this Planning Proposal. Council passed on the Department's advice which has informed this report, including clarification around rezoning matters and dwelling density. VBC will work continue to work with Council to and the Department to address any comments throughout the assessment process.

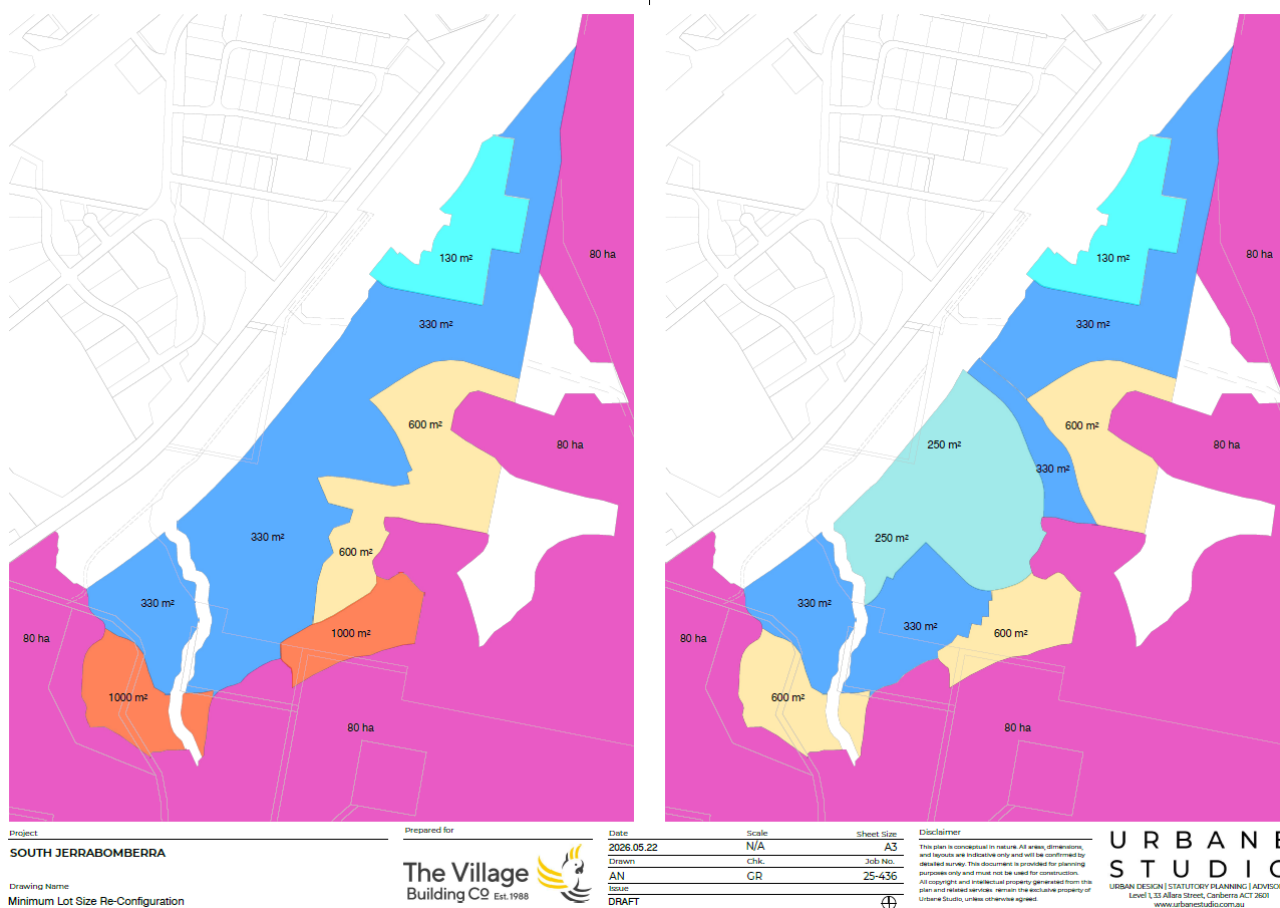
For completeness, a separate planning proposal was recently prepared for South Jerrabomberra. It included a scoping proposal that was referred to the DPHI in May 2024. The Department was generally supportive of the proposal, stating: "DPHI generally supports councils in seeking to increasing supply of housing for seniors and affordable housing opportunities in well located and services areas."

3.4 Part 4 – Mapping

The proposed inclusion of specialised retail premises does not require a mapping change. It affects the area already identified as 'Item 5'.

Changes to MLS mapping are shown in **Figure 11**.

Figure 11 Proposed changes to Lot Size Map for the MLS Land



3.5 Part 5 – Community Consultation

The EP&A Act provides the statutory requirements for community consultation and public exhibition of Planning Proposals to be confirmed by the Minister at Gateway. Public consultation will occur in accordance with the Gateway Determination made by the Minister, in accordance with clause 3.34 and Schedule 1 of the EP&A Act.

3.6 Part 6 – Project Timeline

A project timeline will be prepared by Council in accordance with the required timeframe set as a condition of a Gateway determination.

It is expected that this Planning Proposal is considered a ‘standard planning proposal’, therefore it is generally assumed that the process of finalisation will be 6-9 months from a gateway determination. The proposed timeline will commence from the date of Planning Proposal submission to Council and assumes Council and Department support for progression.

4. Conclusion

This Planning Proposal has been prepared in accordance with section 3.33 of the EP&A Act. It proposes to rezone all R2 Low Density Residential zoned land to R1 General Residential and reduce and redistribute the minimum lot size. It also proposes a new additional permitted use of specialised retail premises.

The rezoning affects all residential zoned land in South Jerrabomberra. The minimum lot size changes affect Lot 100 DP1316639 and Lot 2 DP1001136. These lots correspond with the remaining residential zoned land within the South Jerrabomberra Urban Release Area. The Planning Proposal also affects part Lot 68 DP1302790 for the specialised retail premises land. The land corresponds with the approved subdivisions (DA.2021.1285 and DA.2024.0223) which will create 8 lots adjacent to the future South Jerrabomberra town centre commercial development. This land is already subject to additional permitted uses that complement the commercial activity at the town centre.

This Planning Proposal has demonstrated consistency with the EP&A Act, SEPPs and section 9.1 Ministerial Directions. It is consistent with the outcomes of the South East and Tablelands Regional Plan, the Queanbeyan-Palerang Local Strategic Planning Statement, and the South Jerrabomberra Structure Plan.

The Planning Proposal will have positive social and economic impacts. It will create diverse housing within the South Jerrabomberra Urban Release Area, contributing to the emerging community and supporting the broader Queanbeyan-Palerang economy. The Planning Proposal will have minimal environmental planning impacts, including on ecology and heritage. The ecological and heritage impacts are understood and approved at a concept level for Lot 100 and in the buffer land, and will be subject to a future Biodiversity Development Assessment Report and Aboriginal Cultural Heritage Assessment Report for the relevant land in Lot 2 as part of a future subdivision application.

On this basis the Planning Proposal should be supported by Council and progressed for Gateway Determination.