

JOINT REGIONAL PLANNING PANEL
(Southern Region)
SUPPLEMENTARY REPORT - 2014STH004

ATTACHMENT 1
Infrastructure and Facilities for South Tralee

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24/03/2015

Michael Thompson
Queanbeyan City Council
PO Box 90
Queanbeyan, NSW, 2620

Dear Mr. Thompson,

**Re: South Tralee – Urban Concept (DA263-2013)
Finalisation of Draft Conditions of Consent**

In response to your letter of the 23rd March, 2015 we thank Council for consideration of our comments on the Draft Conditions of Consent.

We confirm that the amendments made to the Draft Conditions of Consent dated the 20th March, 2015 and the Development Guidelines as amended by Council on the 17th March, 2015 largely address our previous concerns.

We do have one minor suggested addition to Condition A5. The intent of this addition is to ensure that we are able to negotiate items that are not within our revised Annexure A (refer below), as they may arise over the coming months, and that we can undertake this without requiring a Development Modification. The additional wording we request at the end of this condition is "as finally agreed within any Local Planning Agreement negotiated and executed between Council and the Applicant."

We hope that Council will consider this addition when finalising their report to the JRPP and the Draft Conditions of Consent.

As requested within your letter and in order to finalise proposed Condition A5 (pending the above addition) please find attached a revised Annexure A to Appendix 16 of our DA. This Indicative Schedule of Contributions has been revised based on our recent discussions.

We trust that the above confirmation, requested addition and the attached revised Indicative Schedule of Contributions will enable Council to finalise their supplementary report and issue this to the JRPP tomorrow. We understand that given there will be no areas of contention in regards to the proposed Draft Conditions of Consent that the JRPP may determine this DA shortly by electronic means.

Kind Regards,

Daniel Collings
Senior Development Manager

Amended Annexure A to Appendix 16**South Tralee – Urban Release – Staged (Conceptual) DA (DA263-2013)****Indicative Schedule of Contributions**

Infrastructure Type	Comment
Open Space (Passive and Active)	
Open Space Land and Works (Active)	Works and land to be provided being Parks 1, 2A, 2B and 2C as defined in and generally in accordance with Appendix 4 - Landscape and Open Space Strategy submitted as part of DA 263 - 2013.
Open Space Land and Works (Active - Poplars)	Works and land to be provided being 1 sportsground/2 playing fields on a 5Ha site as defined in and generally in accordance with the specifications as outlined in Table 6 of Appendix 13 - Strategic Social Plan (South Tralee) submitted as part of DA 263 - 2013.
Open Space Land and Works (Passive)	78 Ha reserve identified in and generally in accordance with Appendix 4 - Landscape and Open Space Strategy submitted as part of DA 263 - 2013.
Community Facilities	
Community Facilities Land and Works	Works and land to be provided being 1 multipurpose centre with 400sq.m of indoor space on a 2,000sq.m site. Works and land to be provided generally in accordance with the specifications as outlined in Table 6 of Appendix 13 - Strategic Social Plan (South Tralee) submitted as part of DA 263 - 2013.
Queanbeyan Cultural facility	Monetary contribution towards the recoupment of costs of the Queanbeyan Cultural Facility. Contribution value expected to be in the order of \$170,000.
Urban Roads	
Northern Entry Road - Land and Works	Works in kind and partial land dedication to be provided being 3km of road pavement from Tomsitt Drive to just north of South Tralee generally being the construction of 2 lanes of road pavement, bridge over Jerrabomberra Creek, verge, shared path, verge landscaping, noise mounds and intersection works including signal works generally in accordance with the approved plans and conditions for DA 175-2013. It is noted this road will also benefit other developments both within South Jerrabomberra and the greater region and that a Surplus Value may be generated in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.

Infrastructure Type	Comment
South Tralee Sub Arterial - Land and Works	Works and land to be provided in kind generally in accordance with Road 1 as depicted within Street Hierarchy and Typical Cross Section Locations plan (C13085-D020+, Revision F) by Brown Smart Consulting. It is noted this road will also benefit other developments both within South Jerrabomberra and the greater region and that a Surplus Value may be generated in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.
Secondary Roads	Works and land to be provided in kind generally in accordance with Roads 2-4 and 6-46 as depicted within Street Hierarchy and Typical Cross Section Locations plan (C13085-D020+, Revision F) by Brown Smart Consulting.
Dunns Creek Road - Land and Works	Works and land to be provided in kind generally in accordance with Road 5 as depicted within Street Hierarchy and Typical Cross Section Locations plan (C13085-D020+, Revision F) by Brown Smart Consulting. It is noted this road will also benefit other developments both within South Jerrabomberra and the greater region and that a Surplus Value may be generated in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.
4L Old Cooma (Stage 1)	Monetary contribution required in accordance with the proportion of traffic generated by the South Tralee development as may be identified within any future Queanbeyan Traffic Analysis that is finalised following suitable public consultation and where a Nexus can be demonstrated to the South Tralee development. It is noted that in lieu of a monetary contribution any Surplus Value generated from the Northern Entry Road, South Tralee Sub-Arterial and Dunns Creek Road may be utilised as an Offset. Such an Offset is to be applied in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.
4L Old Cooma (ELP to Southbar)	Monetary contribution required in accordance with the proportion of traffic generated by the South Tralee development as may be identified within any future Queanbeyan Traffic Analysis that is finalised following suitable public consultation and where a Nexus can be demonstrated to the South Tralee development. It is noted that in lieu of a monetary contribution any Surplus Value generated from the Northern Entry Road, South Tralee Sub-Arterial and Dunns Creek Road may be utilised as an Offset. Such an Offset is to be applied in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.

Infrastructure Type	Comment
2L Ellerton Extension	<p>Monetary contribution required in accordance with the proportion of traffic generated by the South Tralee development as may be identified within any future Queanbeyan Traffic Analysis that is finalised following suitable public consultation and where a Nexus can be demonstrated to the South Tralee development. It is noted that in lieu of a monetary contribution any Surplus Value generated from the Northern Entry Road, South Tralee Sub-Arterial and Dunns Creek Road may be utilised as an Offset. Such an Offset is to be applied in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.</p>
Share of ELP	<p>Monetary contribution required in accordance with the proportion of traffic generated by the South Tralee development as may be identified within any future Queanbeyan Traffic Analysis that is finalised following suitable public consultation and where a Nexus can be demonstrated to the South Tralee development. It is noted that in lieu of a monetary contribution any Surplus Value generated from the Northern Entry Road, South Tralee Sub-Arterial and Dunns Creek Road may be utilised as an Offset. Such an Offset is to be applied in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.</p>
Ecological Offsets (Old Cooma Road)	<p>Monetary contribution required in accordance with the proportion of traffic generated by the South Tralee development as may be identified within any future Queanbeyan Traffic Analysis that is finalised following suitable public consultation and where a Nexus can be demonstrated to the South Tralee development. It is noted that in lieu of a monetary contribution any Surplus Value generated from the Northern Entry Road, South Tralee Sub-Arterial and Dunns Creek Road may be utilised as an Offset. Such an Offset is to be applied in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.</p>
Ecological Offsets (EDE)	<p>Monetary contribution required in accordance with the proportion of traffic generated by the South Tralee development as may be identified within any future Queanbeyan Traffic Analysis that is finalised following suitable public consultation and where a Nexus can be demonstrated to the South Tralee development. It is noted that in lieu of a monetary contribution any Surplus Value generated from the Northern Entry Road, South Tralee Sub-Arterial and Dunns Creek Road may be utilised as an Offset. Such an Offset is to be applied in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.</p>

Infrastructure Type	Comment
New intersection improvements	Monetary contribution required in accordance with the proportion of traffic generated by the South Tralee development as may be identified within any future Queanbeyan Traffic Analysis that is finalised following suitable public consultation and where a Nexus can be demonstrated to the South Tralee development. It is noted that in lieu of a monetary contribution any Surplus Value generated from the Northern Entry Road, South Tralee Sub-Arterial and Dunns Creek Road may be utilised as an Offset. Such an Offset is to be applied in accordance with the terms identified within the Outline of South Tralee Urban Development Project Planning Agreement of Annexure B to Appendix 16 submitted as part of DA 263 -2013.
Cycleway and Footpath Network	Works in kind to be provided on site generally in accordance with the Pedestrian / Bicycle Plan which is part of Appendix 12 - South Tralee Master Plan and Associated Structure Plans submitted as part of DA 263 - 2013.
Civic Improvements	Works to be provided generally to include street trees, outdoor furniture, bus stops, bollards, shelters and other hardscape elements as identified in and generally in accordance with Appendix 4 - the Landscape and Open Space Strategy submitted as part of DA 263 - 2013.
Infrastructure Contributions Administration	Monetary contribution required to partly provide for the costs associated with the administration of infrastructure contributions up to an amount of approximately \$35,000.
Water Infrastructure	Works and land to be provided generally being a water main from Queanbeyan City Council's existing network near Jerrabomberra roundabout to South Tralee via Thompsitt Drive and the Northern Entry Road, a low level reservoir, a high level reservoir, a water pump station and water reticulation pipes in accordance with the road layout within the Masterplan and generally in accordance with the Potable Water Supply Concept Plan (C13085-D220+, Revision F) by Brown Smart Consulting. Note: Trunk Water Infrastructure to form part of a separate Part 5 Application.
Sewer Infrastructure	Works and land to be provided generally to include a sewer rising main from Queanbeyan City Council's existing network near Jerrabomberra roundabout to South Tralee via Thompsitt Drive and the Northern Entry Road, a sewer pump station and sewer reticulation pipes in accordance with the road layout within the Masterplan and generally in accordance with the Sewer Concept Plan (C13085-D180+, Revision F) by Brown Smart Consulting. Note: Trunk Sewer Infrastructure to form part of a separate Part 5 Application.
Stormwater Infrastructure	Works and land to be provided generally to include 4 stormwater detention ponds and associated discharge structures and stormwater reticulation pipes in accordance with the road layout within the Masterplan and generally in accordance with the Stormwater Concept Plan (C13085-D162+, Revision E) by Brown Smart Consulting.