

9 September

The General Manger
Queanbeyan City Council
PO Box 90
Queanbeyan NSW 2620

Attention: David Carswell

Dear David

Preliminary Planning Enquiry – North Terrace

Further to our prior discussion, please find attached our submission on behalf of Mr Glenn Morris in relation to lands at North Terrace. This submission as a preliminary planning enquiry, seeks to confirm the support of Council to a proposed limited form of development on the land in the manner as illustrated by the plans attached and based on the submission attached. We note and understand that this otherwise will also require the submitting of a Planning Proposal at some point.

In summary, a review of the known planning and environmental features of the land concludes that the current zoning of E2 is not justified. There are no known specific ecological or landscape values that warranted the applying of a zone that expressly seeks to protect areas of high ecological value or that possesses special aesthetic value. The zoning of E2 should only be applied in the most exceptional of environmental/ecological or scenic circumstances. That is not the case in this instance. The recommended alternative and appropriate zoning response is one that continues to make a positive contribution to the general bushland setting of the land and contributes to a diversity of housing choice.

We look forward to the opportunity of discussing with Council.

Yours faithfully

Mark Grayson
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1.0 Purpose of this preliminary planning enquiry

The purpose of this preliminary planning enquiry is to outline the proposed development and to set out why a Planning Proposal to rezone part of the land is supportable and justified.

2.0 Summary

A review has been undertaken by Knight Frank Town Planning of the potential for a limited extent of residential development on the land referred to as Lots 180 – 193 and Lots 235 – 246, DP 8708 at North Terrace, Jerrabomberra. A review of the known planning and environmental features of the land concludes that the current zoning of E2 is not justified. There are no known specific ecological or landscape values that warranted the applying of a zone that expressly seeks to protect areas of high ecological value or that possesses special aesthetic value. The zoning of E2 should only be applied in the most exceptional of environmental/ecological or scenic circumstances. That is not the case in this instance.

The recommended alternative and appropriate zoning response is one that continues to make a positive contribution to the general bushland setting of the land and contributes to a diversity of housing choice. The recommended zoning response is E4 Environmental Living. The E4 zone will acknowledge and confirm that the land is well placed to provide for a limited extent of housing in a manner that conserves its bushland setting. The zoning of the land for environmental living has both strategic and site specific merit.

The proposed development type will promote an alternative and innovative form of housing unlike conventional development and promote an enhanced conservation outcome.

3.0 Setting of the land.

In terms of the wider Queanbeyan setting, the subject land is centrally located. It adjoins the existing urban areas of Queanbeyan and in turn all urban services. Unlike more remote new releases such as Googong, the land is arguably 'in fill' in terms of wider Queanbeyan and in that regard, a more sustainable outcome to the locating of housing – see broad locality plan at Figure 1. In the context of housing choice for Queanbeyan and its location, the proposed development has considerable strategic merit.

We also note that more generally, Queanbeyan is likely to fall well short of its target for housing supply as previously anticipated by the Queanbeyan Residential and Economic Strategy. That Strategy anticipated a significant amount of housing in the South Jerrabomberra area now excluded due to aircraft noise. Within the context of this short fall, the North Terrace lands have particular strategic merit as a contributor to local housing in a location that is considerably better placed when compared to say future housing areas even further south than Googong.

To the immediate west of the land is the established urban area of Jerrabomberra. To the east is the ex-quarry currently used for dog training. To the north the land has frontage to Southbar Road and existing residential development. The proposed locating of housing in a limited manner on the land is entirely consistent with its immediate setting.

The land is located on the edge of a wider bushland setting otherwise referred to as the Jerrabomberra hills and ridges. We note also that there is an area of bushland adjacent and to the north of Southbar Road. We note however that there is no contiguous corridor in terms of ownership

or practical access/trails that links the bushland north of Southbar Road to the Jerrabomberra hills and ridges.

4.0 The land.

The subject land has no known specific ecological values. It is crossed by a number of informal trails and is in a relatively poor condition like many fringe areas adjacent to housing. In that sense, is of limited scenic/landscape value considering its condition and its proximity to the heavily disturbed and previously cleared adjoining ex quarry. Nevertheless, the importance of the overall bushland character is acknowledged and forms an integral part of this proposal.

The northern part of the land towards Southbar Road comprises of lower slopes located below the height contour established by Council in terms of any likelihood of impact on the ridge skyline. Immediately adjoining to the west of the land is the established North Terrace estate at Jerrabomberra.

5.0 The proposal

The proposal is for a limited form of residential development in a bushland setting most appropriately characterised as eco living – see concept plan at Figure 3. The proposal anticipates:

1. The clustering of dwellings in a site responsive manner
2. The minimising of the development footprint by a flexible approach to the siting of buildings and urban services such as access roads
3. The locating of buildings below the skyline
4. A setback from Southbar Road that retains the bushland frontage
5. The locating of clustered development adjacent to the existing urban edge to the west to minimise the intrusion into the bushland and limit the edge to area ratio
6. A clustered approach that enables a coordinated approach to bushfire hazard and the asset protection zone.
7. The setting aside of the balance of the land to be proactively managed in order to:
 - Provide for enhanced conservation outcomes
 - Provide for a practical extended corridor that links the Jerrabomberra ridge to the bushland north of Southbar Road.
 - Demonstrate a model of an integrated solution to supporting conservation outcomes
8. In summary, an innovative site responsive planning solution that is consistent with the environmental and scenic values of the land.

6.0 Strategic and site specific merit

The proposal is justifiable and supportable in terms of both strategic and site specific merit by reference to addressing the following:

Is the land well located?

The land is adjacent to existing urban areas and services and centrally located in the context of wider Queanbeyan.

Will the proposal result in an improved environmental outcome?

The proposed eco living character of development with a limited development footprint and a large part set aside and expressly managed for conservation purposes will be an enhanced environmental outcome

Are there any known high conservation values on the land?

There are no known areas of high conservation value that warrant or justify an E2 zoning over the land.

Will the bush land character and scenic amenity of the land be retained?

The deliberate approach to the limited and clustered development aims to respect and retain the bushland character

Is the proposal consistent with the Queanbeyan Community Vision?

Yes, the proposal acknowledges and supports the Community vision by:

- Retaining the bush land setting
- Enabling investment in enhanced conservation outcomes
- Enabling the potential for properly constructed walking trail access linking Southbar Road to the Jerrabomberra ridge

Is the E2 zone appropriate?

No, the E2 zone does not reflect the specific known values of the land. The E2 zoning as one of the 'highest order' conservation zones should only be applied in areas of exceptional ecological and special scenic values. That is not the case in this instance.

What is the right planning response?

The right planning response is the applying of an E4 Environmental Living zone over a limited part of the land with the balance retained as E2.



Figure 1 - Site Context
Southbar Road North Terrace, Jerrabomberra

DRAFT



Figure 2 - Planning Principles
Southbar Road North Terrace, Jerrabomberra

DRAFT



Figure 3 - Site Potential
Southbar Road North Terrace, Jerrabomberra

DRAFT

28 October 2014

The General Manger
Queanbeyan City Council
PO Box 90
Queanbeyan NSW 2620

Attention: Arthean McBride

Dear Arthean

Preliminary Planning Enquiry – North Terrace

Thank you for advice in relation to our submission of 9 September 2014 concerning the potential part development and part rezoning of land at North Terrace. Can again confirm we act on behalf of Mr Glenn Morris in relation to this submission.

We have noted and sought to address the matters raised by Council. In that regard, we wish to reiterate that the proposed development and part rezoning is in no way the same as was previously submitted and considered by Council as part of the prior Queanbeyan LEP 2012. This submission as a preliminary planning enquiry, seeks to confirm the support of Council to a proposed limited form of development on the land in the manner as illustrated by the plans attached and based on the submission attached. We note and understand that this otherwise will also require the submitting of a Planning Proposal at some point.

In summary, a review of the known planning and environmental features of the land concludes that the current zoning of E2 over all of the land is not justified. There are no known specific ecological or landscape values that warranted the applying of a zone that expressly seeks to protect areas of high ecological value or that possesses special aesthetic value. The zoning of E2 should only be applied in the most exceptional of environmental/ecological or scenic circumstances. That is not the case in this instance for all of the land. The recommended alternative and appropriate zoning response is one that continues to make a positive contribution to the general bushland setting of the land and contributes to a diversity of housing choice. The recommended approach seeks the preliminary support of Council to a part rezoning to E4 Environmental Living with the majority and balance of the land retained as E2 Environmental Conservation.

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Yours faithfully



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1.0 Purpose of this preliminary planning enquiry

The purpose of this preliminary planning enquiry is to outline the proposed development and to set out why a Planning Proposal to rezone part of the land is supportable and justified. This preliminary planning enquiry applies to the land on the south side of Southbar Drive immediately adjacent to Jerrabomberra (to the west). The locality is otherwise referred to as North Terrace and the land detailed on the plan at **Figure 1** – site context.

2.0 Summary

A review has been undertaken by Knight Frank Town Planning of the potential for a limited extent of residential development on land at North Terrace, Jerrabomberra – see **Figure 2** labelled ‘Planning Principles’ as attached. A review of the known planning and environmental features of the land concludes that the current zoning of E2 Environmental Conservation as it currently applies to all of the land is not justified. There are no known specific ecological or landscape values that warranted the applying of a zone that expressly seeks to protect areas of high ecological value or that possesses special aesthetic value. The zoning of E2 should only be applied in the most exceptional of environmental/ecological or scenic circumstances. That is not the case in this instance.

The recommended alternative and appropriate zoning response for part of the land is one that makes a positive contribution to the general bushland setting of the land and contributes to a diversity of housing choice. It is a planning solution that acknowledges and reflects the Queanbeyan Community vision and a tangible public benefit of an enhanced bushland corridor. The recommended zoning response for part of the land is E4 Environmental Living with the majority to be retained as E2 Environmental Conservation. The E4 zone will acknowledge and confirm that the land is well placed to provide for a limited extent of housing in a manner that conserves its bushland setting. The zoning of the land for environmental living has both strategic and site specific merit.

The proposed zoning does not contemplate a ‘conventional’ approach to housing, rather, the proposed development type will promote an alternative and innovative form of housing in keeping with the bushland setting and promote an enhanced conservation outcome for the balance of the lands. It will support a positive planning and environmental outcome.

3.0 Setting of the land.

In terms of the wider Queanbeyan setting, the subject land is centrally located. It adjoins the existing urban areas of Queanbeyan and in turn all urban services. Unlike more remote new releases such as Googong, the land is arguably ‘in fill’ in terms of wider Queanbeyan and in that regard, a more sustainable outcome to the locating of housing – see site context at **Figure 1**. In the context of housing choice for Queanbeyan and its location, the proposed development has considerable strategic merit.

We also note that more generally, Queanbeyan is likely to fall well short of its target for housing supply as previously anticipated by the Queanbeyan Residential and Economic Strategy. That Strategy anticipated a significant amount of housing in the South Jerrabomberra area now excluded due to aircraft noise. Within the context of this short fall, the North Terrace lands have particular strategic merit as a **contributor to local housing in a location that is considerably better placed** when compared to say future housing areas even further south than Googong.

To the immediate west of the land is the established urban area of Jerrabomberra. To the east is the ex-quarry currently used for dog training. To the north the land has frontage to Southbar Road and existing residential development. The proposed locating of housing in a limited manner on the land is entirely consistent with its immediate setting.

The land is located on the edge of a wider bushland setting otherwise referred to as the Jerrabomberra hills and ridges. We note also that there is an area of bushland adjacent and to the north of Southbar Road. We note however that there is only a very limited corridor in terms of public access/ownership or practical access/trails that links the bushland north of Southbar Road to the Jerrabomberra hills and ridges. Much of the land immediately south of Southbar Road is in private ownership.

4.0 The land.

The subject land has no known specific ecological values. It is crossed by a number of informal and partly eroded/degraded trails and is in a relatively poor condition like many fringe areas adjacent to housing. In that sense, the land is of limited scenic/landscape value considering its condition and its proximity to the heavily disturbed and previously cleared adjoining ex quarry. Nevertheless, the importance of the overall bushland character is acknowledged and forms an integral part of this proposal.

The northern part of the land towards Southbar Road comprises of lower slopes located below the height contour established by Council in terms of any likelihood of impact on the ridge skyline. Immediately adjoining to the west of the land is the established North Terrace estate at Jerrabomberra.

5.0 The proposal

The proposal is for a limited form of residential development in a bushland setting most appropriately characterised as eco living – see ‘Site Potential’ plan at **Figure 3**. The proposal anticipates:

1. The clustering of dwellings in a site responsive manner
2. The minimising of the development footprint by a flexible approach to the siting of buildings and urban services such as access roads
3. The locating of buildings below the skyline
4. A setback from Southbar Road that retains the bushland frontage
5. The locating of clustered development adjacent to the existing urban edge to the west to minimise the intrusion into the bushland and limit the edge to area ratio
6. A clustered approach that enables a coordinated approach to bushfire hazard and the asset protection zone.
7. The setting aside of the balance of the land to be proactively managed in order to:
 - Provide for enhanced conservation outcomes

- Provide for a practical extended corridor that links the Jerrabomberra ridge to the bushland north of Southbar Road.
 - Demonstrate a model of an integrated solution to supporting conservation outcomes
8. In summary, an innovative site responsive planning solution that is consistent with the environmental and scenic values of the land.

6.0 Strategic and site specific merit

The proposal is justifiable and supportable in terms of both strategic and site specific merit by reference to addressing the following:

Is the land well located?

The land is adjacent to existing urban areas and services and centrally located in the context of wider Queanbeyan.

Will the proposal result in an improved environmental outcome?

The proposed eco living character of development with a limited development footprint and the management of the balance for conservation purposes will be an improved environmental outcome. It will be an improved environmental outcome that will considerably enhance the wider bushland corridor.

Are there are any known high conservation values on the land?

There are no known areas of high conservation value that warrant or justify an E2 zoning over the land.

Will the bush land character and scenic amenity of the land be retained?

Yes, the deliberate approach to the limited and clustered development aims to respect and retain the bushland character. This will not be a conventional approach to new development.

Is the proposal consistent with the Queanbeyan Community Vision?

Yes, the proposal acknowledges and supports the Community vision by:

- Retaining the bush land setting
- Enabling investment in enhanced conservation outcomes
- Enabling the potential for properly constructed walking trail access linking Southbar Road to the Jerrabomberra ridge

Is the E2 zone appropriate?

No, the E2 zone does not reflect the specific known values of the land. The E2 zoning as one of the 'highest order' conservation zones should only be applied in areas of exceptional ecological and special scenic values. That is not the case in this instance.

What is the right planning response?

The right planning response is the applying of an E4 Environmental Living zone over a limited part of the land with the balance retained as E2.



Figure 1 - Site Context

Southbar Road North Terrace, Jerrabomberra



Figure 2 - Planning Principles
Southbar Road North Terrace, Jerrabomberra



Figure 3 - Site Potential
Southbar Road North Terrace, Jerrabomberra