



Planning and Strategy Committee of the Whole

10 February 2021

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 8.2

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

10 FEBRUARY 2021

ITEM 8.2 AMENDMENT TO SOUTH JERRABOMBERRA DEVELOPMENT
CONTROL PLAN 2015

ATTACHMENT 1 SJ DCP 2015 PARTS 1 AND 2



South Jerrabomberra
DCP 2015
Amended
Parts 1 and 2
Preliminary and
Context

Principal Plan adopted by Council:	11 February 2015
Document ID:	942011

South Jerrabomberra DCP - Parts 1 and 2

Part 1 - Preliminary

1.1 Introduction

This South Jerrabomberra Development Control Plan (SJDCP) provides a framework of development controls to guide future development in the new land release areas of South Jerrabomberra. The land the subject of this DCP is located in close proximity to existing industrial lands in the ACT and is located under defined flight paths. This DCP sets in place urban design guidelines to achieve objectives for the whole South Jerrabomberra area as a new sustainable community and growth area of Queanbeyan.

South Jerrabomberra consists of the different development areas of the West Jerrabomberra, South Tralee, South Jerrabomberra and North Tralee. Map 1 at the end of Part 1 shows these areas.

This SJDCP is broadly based on the Draft South Jerrabomberra Structure Plan, prepared by the Council and the Department of Planning and Environment and endorsed in May 2014.

1.2 Citation

This Plan may be cited as the South Jerrabomberra Development Control Plan (SJDCP).

1.3 Land Covered by this DCP

This Plan applies to the land identified on Map 1 – Map of South Jerrabomberra other than the land identified on the Map as a “deferred matter”. Map 1 is at the end of Part 1 of this SJDCP. For any development included in the Staged DA for South Tralee (263-2013) the Approved Guidelines prevail.

1.4 Date of Approval and Commencement of this DCP

This Plan was adopted by Queanbeyan City Council on 11 February 2015 and came into effect on 6 March 2015.

1.5 Aims and Purpose of this DCP

This document is a Development Control Plan prepared under Section 3.6 of the *Environmental Planning and Assessment Act 1979*, and in accordance with the *Environmental Planning and Assessment Regulation 2000*. The principal purpose of a development control plan is to provide guidance on the following matters:

- a) Giving effect to the aims of any environmental planning instrument that applies to the development,
- b) Facilitating development that is permissible under any such instrument,
- c) Achieving the objectives of land zones under any such instrument.

The provisions of a development control plan made for that purpose are not statutory requirements.

The purpose of this DCP is to supplement the Local Environmental Plans (LEPs) that apply and provide background, objectives, and controls and design criteria to achieve desirable development outcomes in line with Council’s vision for the development of South Jerrabomberra.

The aims of the DCP are:

- a) To facilitate urban development that achieves an economically, environmentally and socially sustainable urban development.

South Jerrabomberra DCP - Parts 1 and 2

- b) To achieve a high level of amenity for people living and working in South Jerrabomberra.
- c) To facilitate the timely provision of physical and social infrastructure, through appropriate staging of the development of land.
- d) To ensure residential densities, the range of housing opportunities and employment and community land uses are consistent with the environmental capacity of the land.
- e) To ensure all development achieves a high standard of urban and architectural design quality.
- f) To promote housing that provides a high standard of residential amenity.
- g) To create walkable and cycle friendly neighbourhoods with good access to public transport.
- h) To provide social infrastructure that is flexible and facilities that can be adapted over the life cycle of the community.
- i) To create diverse, vibrant, successful neighbourhood centres that cater for the retail, commercial, and service needs of the local community.
- j) To identify, protect, enhance and manage in the long term environmentally and culturally sensitive areas, including but not limited to waterways and riparian corridors, habitat corridors, native vegetation and associated buffers, heritage items and areas of high scenic value and contiguous conservation areas within South Jerrabomberra urban release areas.
- k) To protect noise sensitive development from aircraft and industrial noise.
- l) To ensure non-residential uses do not impact on the amenity of the area or surrounding sensitive land uses.
- m) To facilitate implementation of best practice water quality controls.

1.6 Variation to this DCP

The controls contained in this DCP should be complied with. However, there may be outstanding circumstances (context or site specific) where a minor variation in development standards may be justified.

Council will only consider variations to development standards where it is demonstrated that the objectives of the DCP and the objectives of the particular development standard can be achieved without detriment.

Any applicant wishing to vary a standard in this DCP must request a variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

1.7 Relationship to Other Planning Instruments and Policies

This DCP supports the *Queanbeyan Local Environmental Plan (QLEP) 2012*. This DCP provides further detailed objectives and design guidelines and controls for the development of the new land release areas of South Jerrabomberra.

Accordingly, it shall be read in conjunction with any gazetted LEP applying to the land and Council policies and specifications relevant to the proposal. Where there is an inconsistency between this DCP and the LEP applying to the same land, the LEP provisions prevail.

This SJDCP has been prepared in accordance with the requirements of Clause 6.3 of the *Queanbeyan Local Environment Plan 2012* which requires that Council must not grant consent to development of land in the South Jerrabomberra area unless a Development Control Plan has been prepared providing the detailed objectives and controls for each development area.

The following provisions of the *Queanbeyan Development Control Plan 2012* are adopted by the South Jerrabomberra Development Control Plan:

South Jerrabomberra DCP - Parts 1 and 2

Part 1 Section 1.8

Part 2 Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8 and 2.9

If there are any inconsistencies between the South Jerrabomberra Development Control Plan and the *Queanbeyan Development Control Plan 2012*, then the South Jerrabomberra Development Control Plan prevails.

1.8 How to Use this DCP

Each section of this DCP must be read and understood to guide applicants in the preparation of any development applications in the new land release areas of South Jerrabomberra. A summary of the purpose of each section is shown below.

Part 2 of this DCP contains a background and contextual analysis of South Jerrabomberra urban release area. It is intended to show the user of the document, the basis on which the development controls were formulated. After considering the relationship between the development site and its broader urban context, applicants are to use Parts 3 to 11 of this DCP to determine the controls that apply to the site.

Part 3 provides the framework for the development of South Jerrabomberra. This is done with the Structure Plan providing the overarching structure for the new land release areas in the context of the wider staging plan for the South Jerrabomberra area and details when the land is to be released for development. This section describes the objectives for future development, the vision for housing diversity and walkable neighbourhoods, public open space systems, community facilities, neighbourhood centres, movement networks, essential infrastructure, neighbourhood structure plans and sustainability targets.

Part 4 "Subdivision Controls" incorporates design principles and controls for subdivision. It also contains design requirements for a range of residential uses to accommodate housing diversity.

Part 5 "Roads and Public Spaces" identifies the various public domain elements to be incorporated into the new land release areas with particular regard to the new neighbourhood centres and includes guidelines for street hierarchies, public transport and cycle networks, street types and streetscapes, parks and open spaces, public domain advertising and signage and public art. The shared open spaces in business parks will also be included in this Part.

Part 6 "General Residential Controls - Single Dwellings, Alterations/Additions and Secondary Dwellings" contains development objectives and controls that apply to developments for Single Dwellings greater than 330m² and Alterations/Additions within South Jerrabomberra and includes streetscape and building design, cut and fill, solar access, site facilities, privacy, design requirements for car parking and garages, safety and security and waste management.

Part 7 - "General Residential Controls – Studio dwellings, Small Lot housing less than 330m², Multi-Dwelling Housing, Dual Occupancy, Residential Flat Buildings and Shop Top Housing" contains development objectives and controls that apply generally to all sites for Small Lot housing, Multi-Dwelling Housing, Dual Occupancy and Residential Flat Buildings within South Jerrabomberra.

Part 8 – "Environmental Management" outlines the objectives and development controls relating to general management issues to apply to all development at South Jerrabomberra.

Part 9 – "Signage" includes signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas, commercial areas, in open space areas and recreational areas.

South Jerrabomberra DCP - Parts 1 and 2

Part 10 – “Neighbourhood Centres including Mixed Use Controls and Principles” includes area specific character statements and visions and controls for the ‘focal points’ such as the South Tralee Neighbourhood Centre and the centre at the Poplars.

Part 11 – “Business Parks and Employment Land Controls and Principles” outlines the objectives and development controls for development on land zoned for employment uses such as the future industrial and employment lands at West Jerrabomberra and the Poplars.

Appendix 1 – Glossary of Terms (This section contains definitions of technical terms used in the DCP)

Appendix 2 – Master Plan Maps

Appendix 3 – Neighbourhood Structure Plans

Appendix 4 – Aircraft Noise Assessment Guidelines

1.9 Pre DA Process

Discussions with Council are encouraged at an early stage in the preparation of a development proposal and applicants are encouraged to contact Council to discuss their proposal.

Council’s Development Coordination Review (DCR) Panel is available to discuss more complex proposals. The DCR meets every fortnight and you are invited to contact Council to discuss your proposal and if required, to book an appointment for a DCR meeting where you can present your concept. More information on this service is available from Council’s website.

1.10 Development Application Submission Requirements

You should enquire with Council staff to check whether your proposal requires development consent. The following information is required to be submitted with a development application:

Development Application Forms

All development applications must be accompanied by a completed application form for Development Consent. The development application must be accompanied by the following information:

- a) Owners Consent:
The consent of all owners of the property must be lodged with the development application. If the owner is a company or Owners Corporation the form must be supported by a letter on letterhead, signed by Company Director’s.
Where you have recently purchased the land evidence of settlement of your land (not exchange of contracts) is required from your solicitor if Council records do not record your name as the owner. Please check with Council’s Rates Section prior to lodgement.
- b) Development Application Fees:
All relevant fees must be paid within 7 days of lodgement of the development application.
- c) Disclosure of Political Donations and Gifts Statement to Council:
The reference on the development application form referring to ‘Disclosure of Political Donations and Gifts Statement to Council’ is to be completed by ALL applicants and owners.
- d) Information Required for a Development Application:

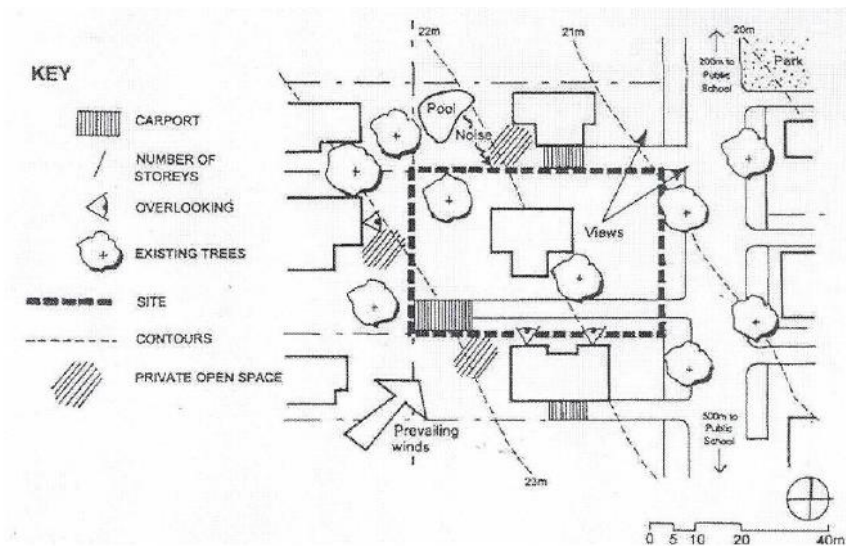
South Jerrabomberra DCP - Parts 1 and 2

A site analysis plan is required to accompany all development applications for multi dwelling housing. A site analysis is the process of examining and recording the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

A site analysis should form the basis for the design of any development proposal to ensure that the best possible design for a site is achieved. The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

Each application is required to demonstrate that site analysis has been undertaken. The preferred means to demonstrate that a site analysis has been undertaken is to provide an annotated diagram and if appropriate, commentary within an accompanying statement of environmental effects.

Figure 1 - Example of a Site Analysis Plan



1.11 Checklist for the Preparation of Neighbourhood Structure Plans

A Neighbourhood Structure Plan is to be approved prior to any subdivision application of concept plans being lodged for the development of a precinct. Neighbourhood Structure Plans are to comply with the objectives and controls in this DCP and other relevant state and local plans and policies.

The following information must be contained within a neighbourhood plan:

- 1) Details how the neighbourhood fits into the overall Structure Plan.
- 2) Neighbourhood boundary outline.
- 3) Staging within the neighbourhood.
- 4) Road layout and hierarchy.
- 5) Public transport, pedestrian and bicycle network and connections.
- 6) Location of schools/educational establishments and community facilities.
- 7) Location of Public Open spaces/Environmental Conservation.

South Jerrabomberra DCP - Parts 1 and 2

- 8) Identification of drainage reserves and riparian corridors.
- 9) Opportunities for Water Sensitive Urban Design (WSUD).
- 10) Location of any commercial centres.
- 11) Location of any major infrastructure.
- 12) Location of proposed small lot housing development.
- 13) Location of cultural heritage sites, threatened species, bushfire prone land and buffers.
- 14) Statement of compliance with commitments in applicable Voluntary Planning Agreement (VPA).
- 15) Dwelling Lot Yield.

1.12 Checklist for Subdivision Applications

The following plans and details are required:

Site Analysis Plan (referred to above)

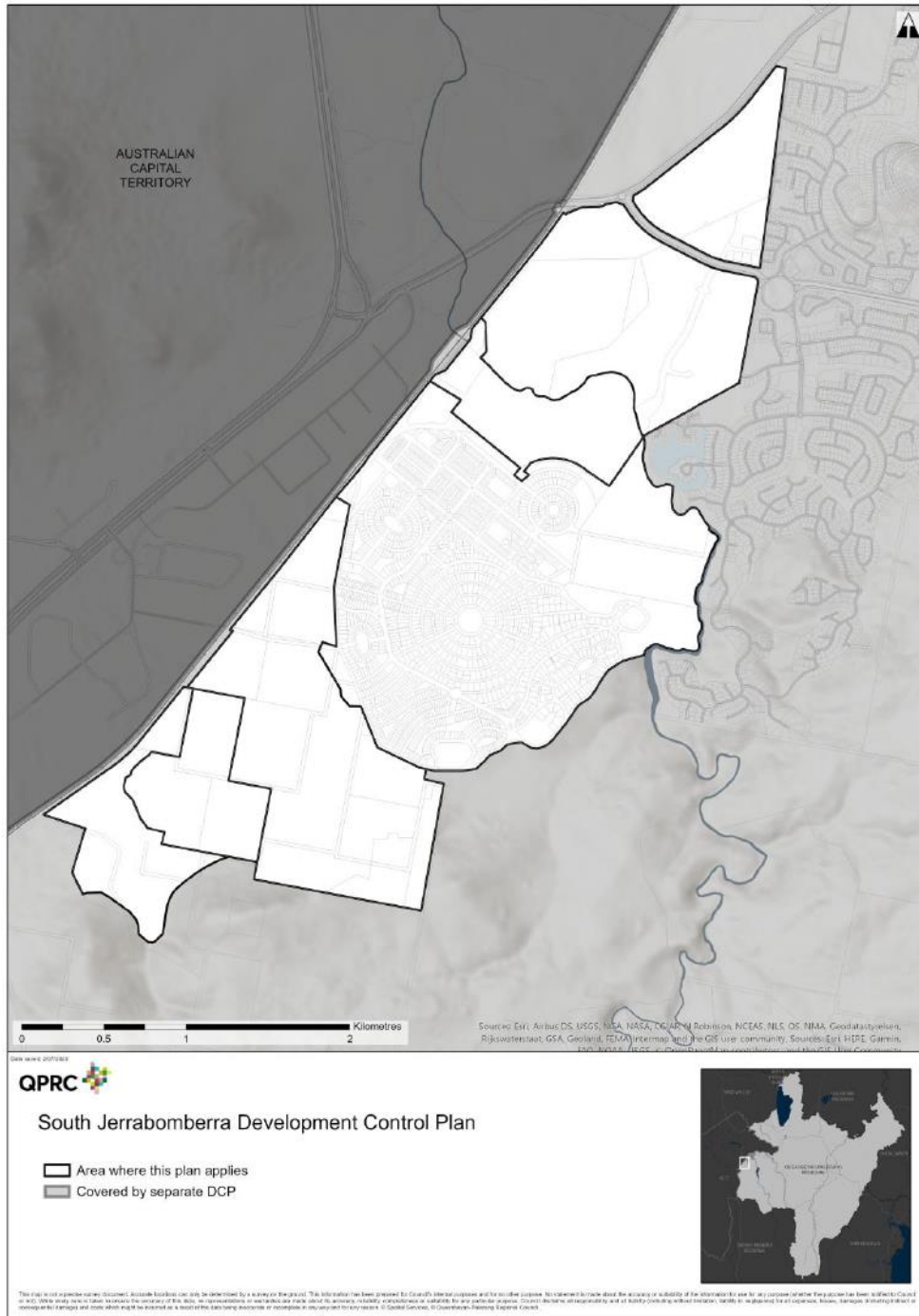
Proposed Layout Plans (three copies)

These plans shall:

- 1) Be prepared in A3 size.
- 2) Be of suitable scale 1:500 or 1:000 wherever possible. In cases where there is more than one sheet an overall plan at 1:4000 shall be submitted to illustrate the overall layout.
- 3) Include existing boundaries and lot numbers in broken lines/lettering.
- 4) Show proposed boundary lines.
- 5) Show proposed dimensions and areas.
- 6) Show proposed lots consecutively numbered and include any easements and restricted development areas.
- 7) Show widths of all existing roads.
- 8) Show footpath and pavement widths of all proposed roads, proposed road widening and corner splays.
- 9) Show all proposed roads consecutively numbered.
- 10) Show the position of all intersecting adjoining property boundaries, existing roads or property boundaries of land on the opposite side of all existing roads adjoining the site.
- 11) Show all vegetation and trees on the subject property (separate plan).
- 12) Show all environmental conservation lands.
- 13) Show contours in one metre intervals at Australian Height Datum.
- 14) Show all existing buildings, watercourses, drains, dams, swamps, easements, right-of-ways, structures or permanent improvements, heritage items.
- 15) Show all services.

South Jerrabomberra DCP - Parts 1 and 2

Map1: South Jerrabomberra Development Control Plan Boundary



South Jerrabomberra DCP - Parts 1 and 2

Part 2 - Context

2.1 Regional Planning Context

The South Jerrabomberra area is located south west of Queanbeyan between the existing suburb of Jerrabomberra and the ACT border. Queanbeyan is identified as a strategic centre in the NSW Government's 2017 South East and Tablelands Regional Plan 2036. Queanbeyan has experienced one of the highest growth rates in the region and, due to its strategic location adjacent to Canberra, is earmarked for significant additional growth over the next 25 years.

The Strategy projects an increase of 45,500 people in the region to the year 2036. The Queanbeyan-Palerang Local Government Area is expected to require an additional 12,050 dwellings to accommodate 25,050 more people by 2036.

The Strategy also stresses the importance of careful management of the environmental impacts of new settlements.

With its easy commuting distance to Canberra, Queanbeyan is a main employment centre in the region. The South East and Tablelands Regional Plan 2036 promotes a prosperous and connected economy for the region. This requires that opportunities are provided for the creation of employment lands.

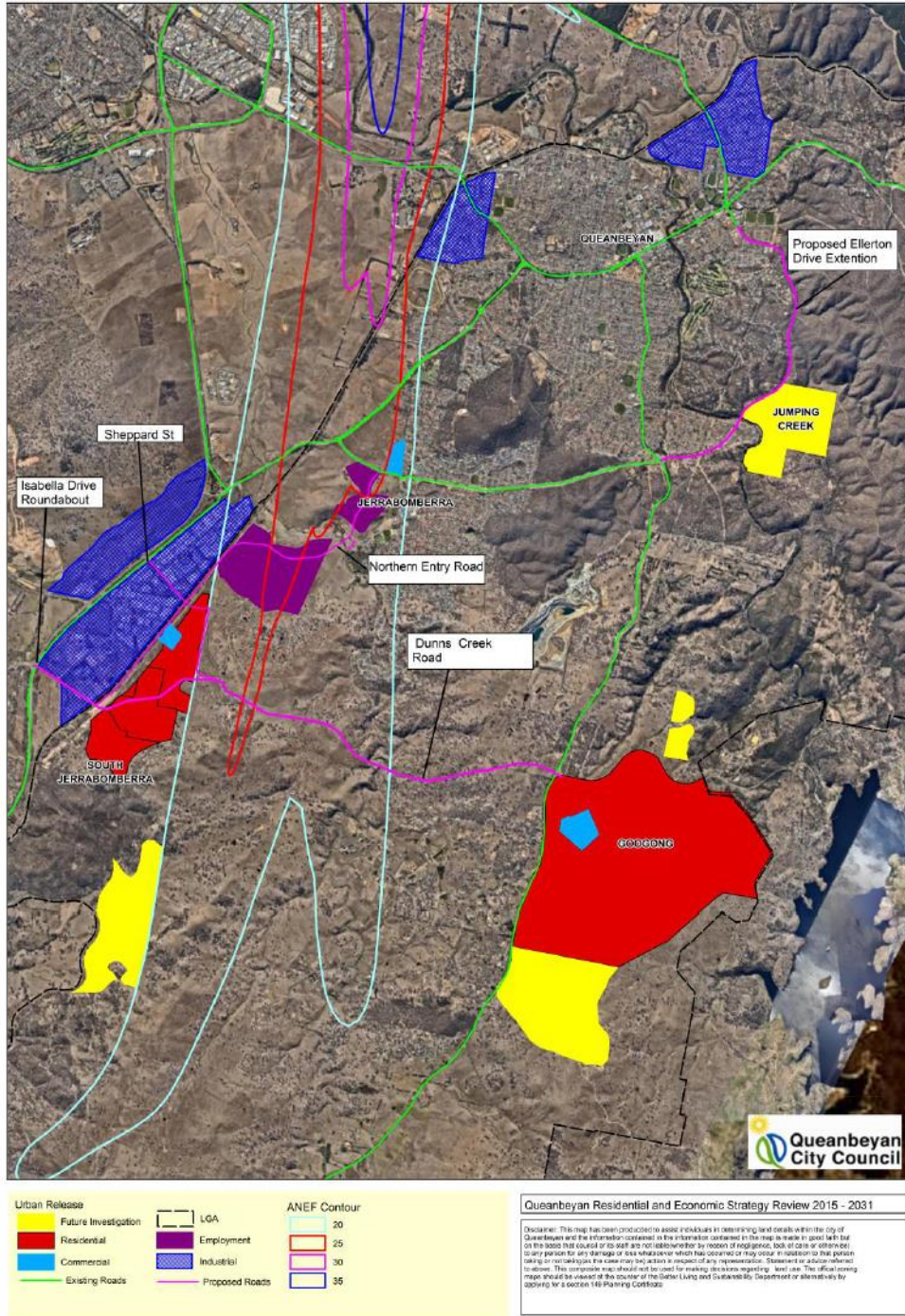
Queanbeyan City Council prepared the *Queanbeyan Residential and Economic Strategy* in 2006 at the request of the Minister of Planning. The purpose of this document was to prepare a long term residential and employment lands strategy to accommodate up to 25 years of residential and employment growth. In detail the purpose of the strategy was to:

- 1) Outline a 25 year residential and economic land use strategy for Queanbeyan;
- 2) Provide a framework for ongoing growth and prosperity of Queanbeyan whilst protecting key environmental attributes;
- 3) Input into the Department of Planning's *Sydney-Canberra Corridor Regional Strategy*;
- 4) Provide a basis for the future Queanbeyan Strategic Plan / Local Environmental Study and Local Environmental Plan;
- 5) Give effect to the relevant key directions and strategies of the *Queanbeyan Tomorrow Community Vision 2021*.

The strategy was comprehensively reviewed in 2015 and a revised Strategy, known as the 'Residential and Economic Strategy 2015-2031' was adopted by Council on 9 December 2015 and endorsed by the NSW Department of Planning and Environment on 24 July 2016. The revised strategy reviewed the estimated demand for employment lands of the original strategy which recommended that 130ha of additional lands are required to meet the future demand. The review considered that no policy change is required in this regard. The review was underpinned by 2015 study undertaken by SGS Economics and Planning into the Demand and Supply of Employment (Industrial) lands in Queanbeyan.

South Jerrabomberra DCP - Parts 1 and 2

Map 2: Queanbeyan Residential and Economic Strategy 2015-2031



South Jerrabomberra DCP - Parts 1 and 2

Map 3: Regional Plan
Source: NSW Department of Planning, Sydney-Canberra Corridor Regional Strategy



South Jerrabomberra DCP - Parts 1 and 2

Images of South Jerrabomberra



Photo1: View from Mount Pemberton looking north west over South Tralee and Hume



Photo 2: View from Mount Pemberton looking north towards Mount Jerrabomberra

South Jerrabomberra DCP - Parts 1 and 2



Photo 3: View towards the ACT and Monaro Highway

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

10 FEBRUARY 2021

ITEM 8.2 AMENDMENT TO SOUTH JERRABOMBERRA DEVELOPMENT
CONTROL PLAN 2015

ATTACHMENT 2 SJ DCP TABLE OF CONTENT



South Jerrabomberra DCP 2015

Amended

Combined Table of Contents

Principal Plan adopted by Council:	11 Feb 2015
Document ID:	942009

South Jerrabomberra DCP – Combined Table of Contents

Amendment Schedule

Amendment No.	Area subject to Amendment	Purpose	Resolution to Exhibit	Adopt	Notification	Effective From
Principal Plan South Jerrabomberra DCP SF 130635	South Jerrabomberra	Introduce Development Controls for the urban release areas	22 October 2014 Ordinary Meeting 295/14	11 February 2015	6 March 2015	6 March 2015
No. 1	Table of contents Parts 1&2 Parts 4&5 Part 6 Part 7 Appendices 1, 2 & 3	Small lots and studio dwelling controls. Insertion of Neighbourhood Structure Plan for South Tralee and Forrest/Morrison	8 November 2017 Planning and Strategy Committee of the Whole PLA354/17	20 Feb 2018 Ordinary Meeting of Council	20 March 2018	20 March 2018
No. 2	Update Appendix 3 and add New Appendix 5	Updating Neighbourhood Structure Plans (NSPs) for South Jerrabomberra and adding NSPs for West Jerrabomberra and the Regional Sports Complex	11 Nov 2020 Planning and Strategy Committee of the Whole			

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- 1.5 Aims and Purpose of this DCP
- 1.6 Variation to this DCP
- 1.7 Relationship to Other Planning Instruments and Policies
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- 1.11 Checklist for the Preparation of Neighbourhood Structure Plans
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- 3.3 Master Plan Aims
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- 3.5 Staging of Development in South Jerrabomberra
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South Jerrabomberra DCP – Combined Table of Contents

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- 8.10 Airspace Operations
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Appendix 1 and 2 – Glossary of Terms and Master Plan Maps

Appendix 3 – Neighbourhood Structure Plan Maps

Appendix 4 – Aircraft Noise Assessment Guidelines

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

10 FEBRUARY 2021

ITEM 8.2 AMENDMENT TO SOUTH JERRABOMBERRA DEVELOPMENT
CONTROL PLAN 2015

ATTACHMENT 3 SJ DCP APPENDIX 3 UPDATED 3 JANUARY 2021

South Jerrabomberra DCP – Appendix 3

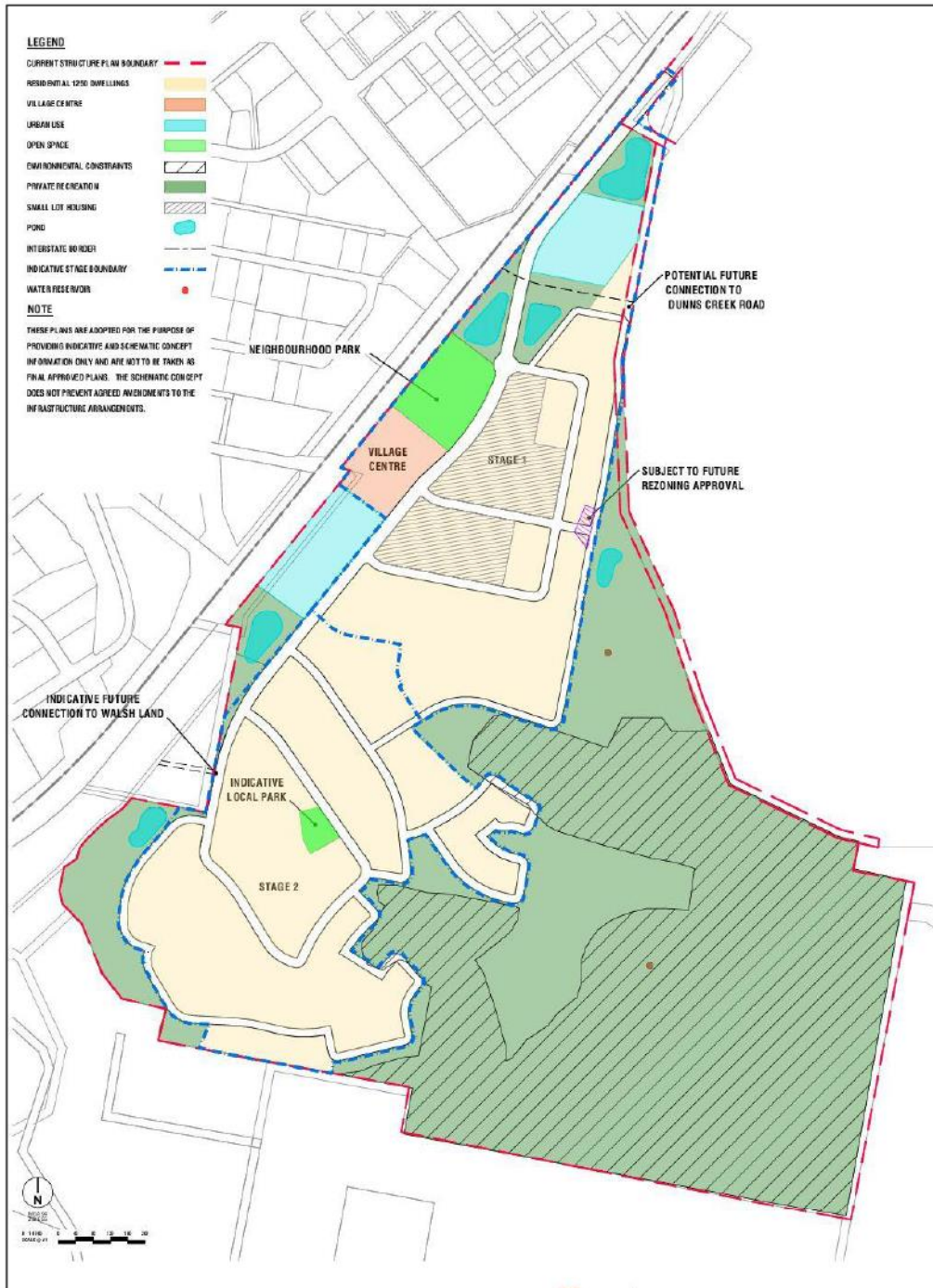


**South Jerrabomberra
DCP 2015
Appendix 3
Neighbourhood
Structure Plan Maps**

Principal Plan Adopted by Council:	11 February 2015
Document ID:	1086496

South Jerrabomberra DCP – Appendix 3

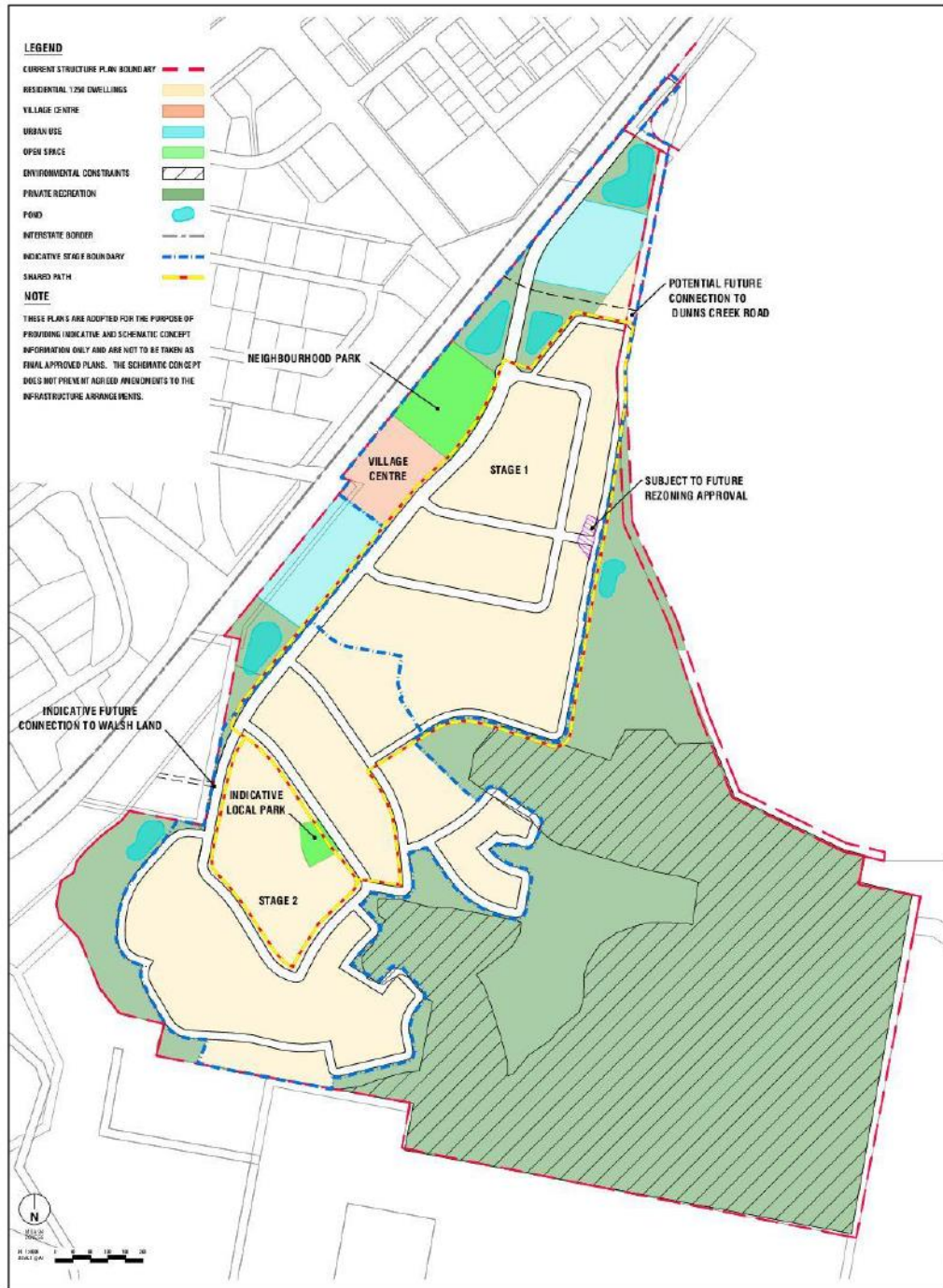
Map 1A: South Tralee and Forrest Morrison Neighbourhood Structure Plan



Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan

South Jerrabomberra DCP – Appendix 3

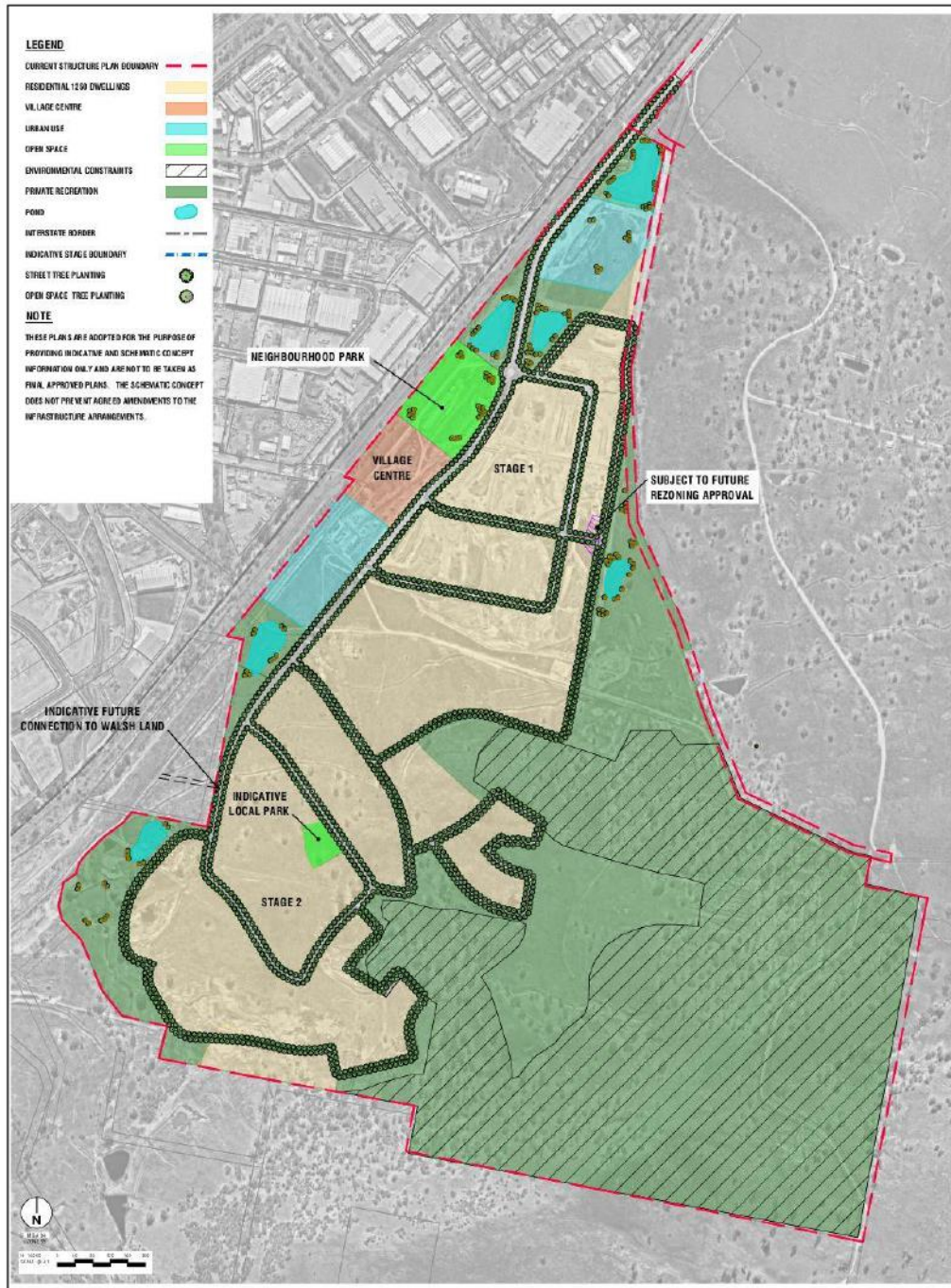
Map 1B: South Tralee and Forrest Morrison Shared Path Plan



Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan

South Jerrabomberra DCP – Appendix 3

Map 1C: South Tralee and Forrest Morrison Landscape Plan



Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan.

South Jerrabomberra DCP – Appendix 3

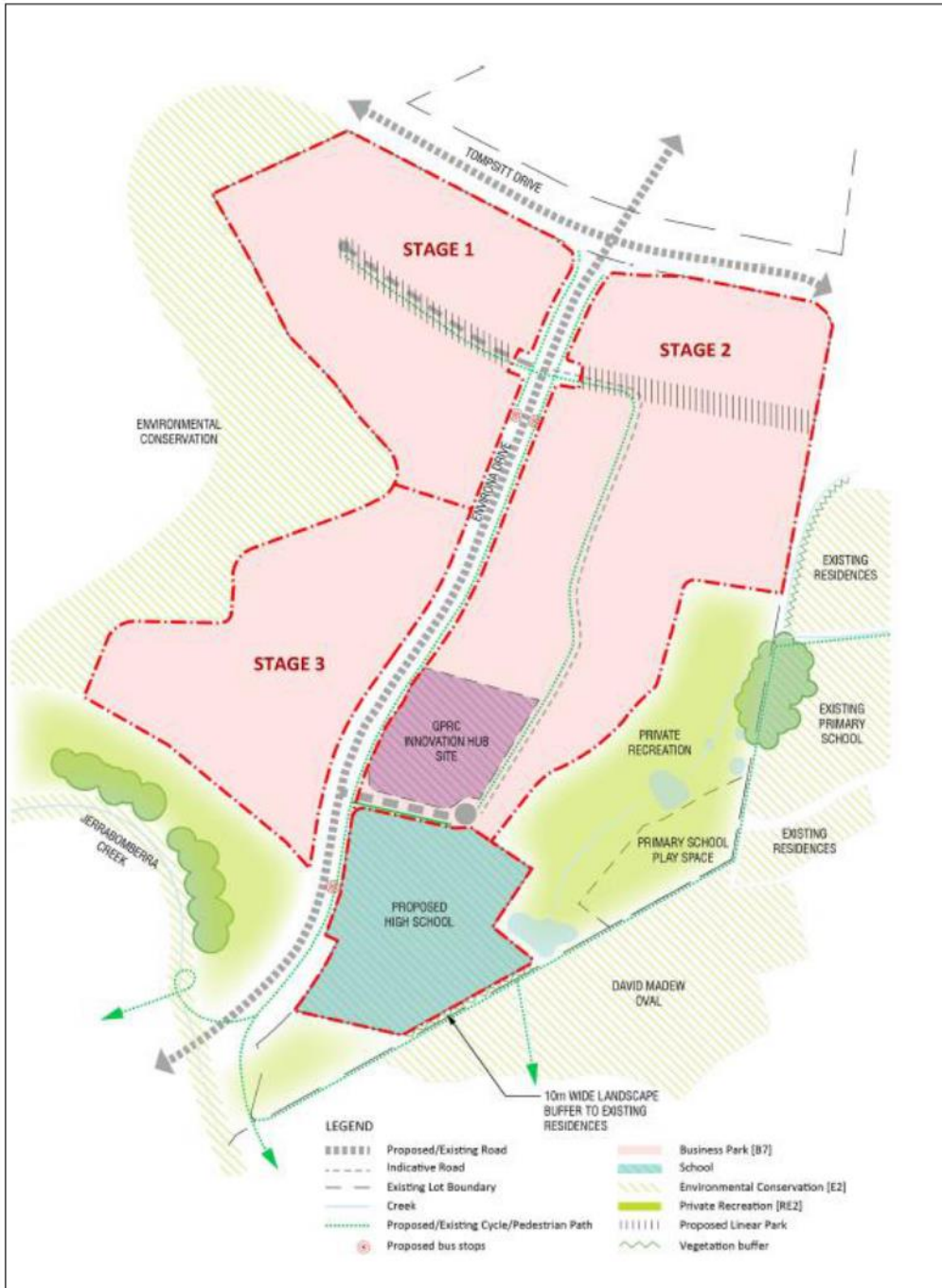
Map 2: North Poplars Neighbourhood Structure Plan



Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan.

South Jerrabomberra DCP – Appendix 3

Map 3: South Poplars Neighbourhood Structure Plan

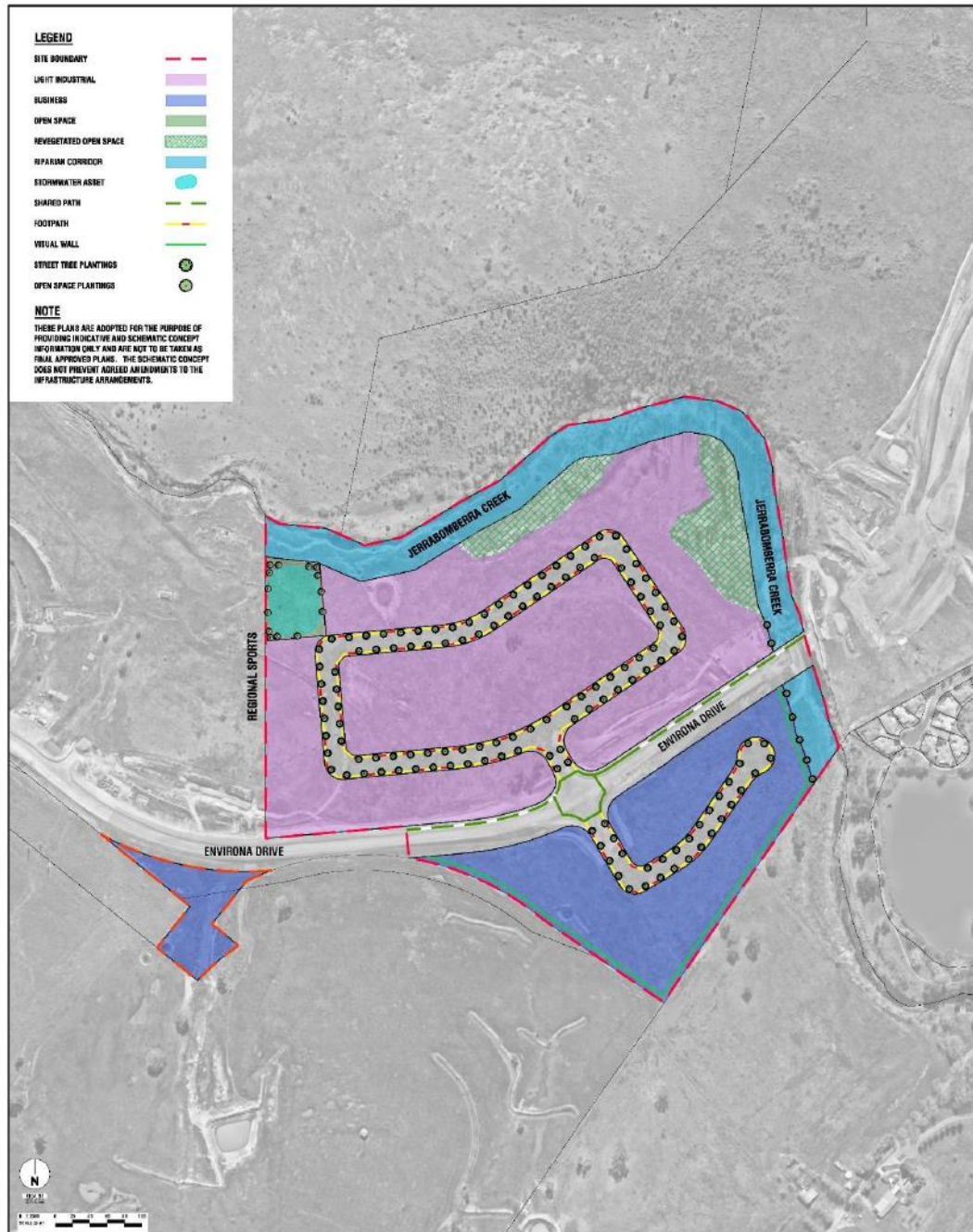


Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan.



South Jerrabomberra DCP – Appendix 3

Map 4: North Tralee Neighbourhood Structure Plan



Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan.

South Jerrabomberra DCP – Appendix 3

Map 5: Regional Sports Complex Structure Plan



Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

10 FEBRUARY 2021

ITEM 8.2 AMENDMENT TO SOUTH JERRABOMBERRA DEVELOPMENT
CONTROL PLAN 2015

ATTACHMENT 4 SJ DCP 2015 PART 11



**South Jerrabomberra
DCP 2015
Part 11
Business Park and
Employment Lands
Controls and Principles**

Principal Plan adopted by Council:	11 February 2015
Document ID:	

South Jerrabomberra DCP – Part 11

Part 11 - Business Park and Employment Lands - Controls and Principles

11.1 Purpose of this Part

This part of the development control plan outlines the requirements for development in a Business Park or Industrial (Employment Land) Zone, and for industrial development that may occur outside of these zones.

Development will comply with a Neighbourhood Structure Plan which will form part of this Development Control Plan (DCP).

Development is to comply with the general provisions of Part 8 – All Development of this DCP and relevant provisions of the Queanbeyan Development Control Plan 2012 as referred to below.

11.2 Business Park Desired Future Character

The desired future character of the Business Park is to provide for a business and enterprise precinct which can accommodate a wide range of local employment opportunities. The area should establish a high quality built form character and urban environment through best practice site planning and urban design provisions. Site design within the precinct shall encourage inclusion of design features that provide a high quality environment for staff and customers.

11.2.1 Overall Objectives for Development in the Business Park

In the case of the Business Park the following objectives need to be complied with include:

- 1) Encourage commercial, professional and health care services and light industrial activities in a concentrated business park.
- 2) Achieve an attractive and sustainable built form that complements the visual character of the area.
- 3) Maintain the integrity of the topography, scenic landscape and character of the area by limiting the extent of cut, fill and site regrading.
- 4) Moderate the effect of building height with larger building footprints allocated to flatter sites and smaller or narrower buildings to more sloping sites.
- 5) Size and type of development does not compromise the regional importance of the Queanbeyan CBD.
- 6) Building heights are to be consistent with the Height Maps in the relevant LEP.

11.3 Industrial Zone Desired Future Character

The desired future character of the Industrial Zone is to provide for a mix of industrial land uses catering for local employment opportunities. Buildings within this zone shall provide for high quality design and create a high amenity environment for employees. Development within the zone shall promote visually attractive form, design and scale in buildings.

South Jerrabomberra DCP – Part 11

11.3.1 Overall Objectives for Development in Industrial Zones

- 1) Provide development guidelines for the Industrial development.
- 2) Protect the amenity of existing residences within and close to industrial development.
- 3) To prevent incompatible land uses being located in proximity to one another.
- 4) Encourage best practice in environmental management.
- 5) Ensure development has a visually appealing appearance to the street.
- 6) Ensure buildings present an acceptable scale and bulk when viewed from the public domain.

11.4 Site Coverage

Objectives:

- 1) To ensure a balance between built form and landscaping in order to provide a high level of amenity and landscape character.
- 2) To present integrated design solutions which take into consideration provisions for deep soil planting, shade/solar access and drainage.
- 3) To allow for future tree planting.
- 4) To facilitate viable and variable commercial floor plates.

Controls:

- a) The maximum site coverage shall not exceed 70% of the site area.
- b) The minimum landscape area is 10% of the site area. Landscaped areas include all permeable and semi permeable surfaces outside of the defined site area but does not include hardstand driveway, paths and parking areas. The minimum dimension of a landscaped area needs to be 2.0m.

11.5 Setbacks

Objectives:

- 1) Provide adequate land for landscaping, parking and vehicle circulation.
- 2) Provide flexibility in building location and design.
- 3) Provide buffers to adjoining land uses to reduce adverse impacts on surrounding land.
- 4) To preserve residential amenity of any residential development in the neighbouring area.

Controls:

- a) The following setback requirements listed below apply to all development.

Table 1: Setback Requirements

Street Frontage	Building Line Setback	Minimum Landscaped Width	Other Requirements
Main Street frontage	7.5m	7.5m	Landscaped with no parking.
Secondary Street frontage	3m	3m	Landscaping with no parking.
Side and rear boundaries	From zero	Not applicable	Walls and openings are fire rated as per National Construction Code requirements.

Note: Setbacks are also dependent on access width and service requirements needed for development, the location of council’s services and the requirements of the National Construction Code – Refer part 2 and the required National Construction Code.



South Jerrabomberra DCP – Part 11

11.6 Car parking and Vehicular Access

Objectives:

- 1) To ensure adequate areas are provided for off-street car parking, vehicular access, on-site circulation and loading facilities.
- 2) To ensure car parking, circulation and loading areas are integrated with the form and layout of buildings on the site.
- 3) To ensure all vehicles can enter and exit a site in a forward direction.
- 4) To avoid road conflicts and traffic congestions.
- 5) To ensure the safe movement of vehicles and pedestrians.
- 6) To ensure parking and access ways do not become unsightly or affect the amenity of the area by way of dust or uncontrolled runoff.

Controls:

- a) Compliance with Part 2.2 Car Parking of the Queanbeyan Development Control Plan 2012. An extract of car parking rates for typical industrial type land uses is show in the table below.

Table 2: Minimum Parking Requirements

Type of Development	Minimum Requirement
Vehicle Body Repair workshops, Vehicle repair stations	Whichever is the greater of: i) 2 spaces per 100m ² ii) 3 spaces per work bay
General Industry, Light Industry and Warehouse or Distribution Centres	1.3 spaces per 100m ² of GFA
Service Stations	6 spaces per working bay and 5 spaces per 100m ² of GFA of convenience store
Resource Recovery Facility	1 space per 200m ² of site area, or when largely combined within a building, requirement is 3 spaces per 100m ² GFA
Bulky Goods Premises, Landscaping Materials Supplies	3 spaces per 100m ² of GFA plus 1 space per 200m ² of site area
Take Away Food and Drink Premises	1 space per 15m ² of GFA

Note: All parking spaces are to be clearly marked and signposted and include provision for disabled parking.

11.7 Building Design

Objectives:

- 1) Promote buildings that enhance the quality of the streetscape.
- 2) Encourage innovative, contemporary and sustainable building designs.
- 3) Encourage design that is compatible with type, scale, height, bulk and character, and enhance streetscape characteristics.
- 4) Ensure noise is mitigated.
- 5) Protect/enhance visual amenity of entry points into the city.
- 6) Corner sites have the potential to define entry points and should therefore address the corner and be well articulated and constructed of high quality materials.

South Jerrabomberra DCP – Part 11

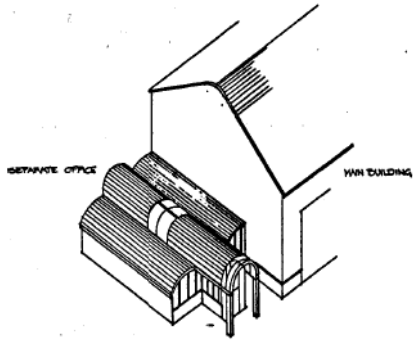


Figure 1



Figure 2

Controls:

- a) The façade of buildings facing the street should be of a high design quality. Monotonous facades consisting of one plane and colour are to be avoided,
- b) Buildings are to be of brick or non-reflective cladding including roof. Storage areas are to be screened,
- c) Office accommodation for development should be located at the front of buildings to ensure that blank facades are broken up. The office area should be positioned as an attached structure to the main building to give identity and point of entry to the overall development form (Figure 1) or internal to the building,
- d) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
- e) New materials for construction are to be used. New buildings should be constructed from low maintenance materials and incorporate energy efficient design principles,
- f) The extensive use of reflective glazed windows is not permitted,
- g) The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of buildings (Figure 2),
- h) Buildings are to be designed to address both frontages with entries and active frontages or a single main entry being provided at the corner.

11.8 Safety and Security

Objectives:

- 1) Enhance public safety by reducing opportunities for crime to occur.
- 2) Improve observation of public and private spaces.
- 3) Optimise the use of public spaces and facilities by the community; and
- 4) Promote the design of safe, accessible and well maintained buildings and spaces.

Controls:

- a) Compliance with Part 2.9 of the Queanbeyan Development Control Plan 2012.

11.9 Landscaping and Visual Amenity

Objectives:

- 1) Provide a buffer between buildings.
- 2) Allow light to penetrate between buildings.
- 3) Contribute to streetscape and amenity.

South Jerrabomberra DCP – Part 11

- 4) Ensure that landscaping and planting is sustainable and appropriate for the site.

Controls:

- a) Provide landscaping to side and rear boundaries adjoining car parking and access areas.
- b) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.
- c) Use planting to complement any staff outdoor recreation area.
- d) Design front planting zones that will soften and complement the view of the buildings, loading, use areas including car parking from the street;
- e) Protect existing mature trees and their canopies as part of the development.

11.10 Vehicular Access and Loading/Unloading

Objectives:

- 1) Provide efficient vehicular access and loading /unloading facilities appropriate to the use.

Controls:

- a) Compliance with the relevant controls in Queanbeyan City Council's DCP 2012 part 2.2 Car Parking.

11.11 Pedestrian Access and Mobility

Objectives:

- 1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition.
- 2) To ensure buildings and places are accessible to people with a disability.

Controls:

- a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.
- b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant *Australian Standard* (AS 1428 Pt 1 and 2 or as amended) and the *Disability Discrimination Act 1992* (as amended).
- c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.
- d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.

11.12 Site Works

Objectives:

- 1) Restrict and control excessive earthworks in order to preserve as much as is practicable the existing topography and amenity of the locality.
- 2) Prevent siltation of materials and erosion of land.
- 3) Ensure building design is appropriate for site conditions and topography.

South Jerrabomberra DCP – Part 11

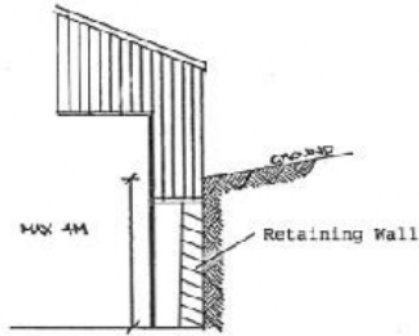


Figure 3

Controls:

- a) Site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like require the written consent of Council except for exempt development (refer *Exempt and Complying Development Code 2008* and relevant Local Environmental Plan)
- b) The maximum permissible cut and fill to accommodate any building or associated structure is limited to 2m, except in those circumstances referred to below. All exposed cut and fill is to be suitably retained to structural engineers detail or battered.
- c) Council will consider, in case of particularly undulating sites, a cut of up to 4m in depth where the abutting wall of the building serves the purpose of a retaining wall. This provision is subject to the wall of the building satisfying the National Construction Code requirements in regard to structural integrity and drainage. (Figure 3)
- d) Excavation and filling of the site, except to accommodate building platform, car parking, driveways and storage areas is to be kept to a minimum. On steeper allotments, the tiering of car parks and external storage areas is recommended.
- e) All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation. Retaining walls over 1m in height shall be designed by a structural engineer.

Note: Development is to be carried out in accordance to relevant erosion and sediment control measures (Refer QDCP Part 2) and Part 8 of this DCP.

11.13 Materials Storage

Objectives:

- 1) Avoid unsightly or visually intrusive development.
- 2) To minimise the impact of storage materials when viewed from the street.

Controls:

- a) All efforts should be made to avoid external storage areas being visible from the street. Storage areas that can be seen from the street and neighbouring areas shall be screened.
- b) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.
- c) The use of storage units/facilities will be required in order to keep storage areas in a tidy state. The type of storage unit/facility to be provided will be dependent on the materials to be stored.
- d) The use of car space and designated driveway areas for storage of materials is strictly prohibited.

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- e) Storage areas are not to impede exit doors/paths from the building.

11.14 Fencing

Objectives:

- 1) Maintain safety and security of the site.
- 2) Maintain a high level of visual amenity while enhancing the streetscape.

Controls:

- a) Fencing along the street frontage is to be transparent.
- b) The preferred type of fencing is a galvanised or PVC coated wire mesh, not less than 1.8m above ground level and anchored into concrete footing.

Note: Electric fences are discouraged.

11.15 Site Facilities and Services

Objectives:

- 1) To ensure that site facilities (such as mail boxes, garbage disposal areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive.
- 2) To ensure that site services and facilities are adequate for the nature and quantum of development.
- 3) To establish appropriate access and location requirements for servicing.
- 4) To ensure service requirements do not have adverse amenity impacts.

Controls:

- a) Mailboxes
 - i. Provide letterboxes for commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into the wall where possible and be constructed of materials consistent with appearance of the building; and
 - ii. Letter boxes shall be secure and large enough to accommodate articles such as newspapers.
- b) Communication structures, air conditioners and service vents
 - i) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:
 - i. Away from the street frontage;
 - ii. Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any building; and
 - iii. Adequately setback from the perimeter wall or roof edge of buildings.
- c) Waste and Recycling Storage and Collection General
 - i. All development is to adequately accommodate waste handling and storage on site, including trade waste or hazardous / toxic waste. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Sustainability and Better Living Division and Workcover Authority of NSW where applicable.
 - ii. Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.
 - iii. Waste storage areas are to be designed to:

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- Ensure adequate driveway access and manoeuvrability for any required service vehicles;
 - Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors on any adjoining site; and
 - Screened from the street.
- d) Location requirements for Waste Storage Areas and Access
- i. Where waste volumes require a common collection, storage and handling area, this is to be located:
 - Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:

Vehicle length	10 metres
Vehicle height	4 metres
Ramp width	4 metres
Turning circle	AUSTROADS template for HRV R=12.5m, Speed=5kph
Axle height	9 tonne/axle

11.16 Noise, Vibration and other Emissions

Objectives:

- 1) Ensure any emissions from uses are managed to avoid impacts on uses of the site, adjoining development and any local residential area.

Control:

- a) Buildings shall generally be designed to prevent noise from plant machinery and operations associated with the development exceeding 5dBA above the background noise level at any time, measured at the boundaries of the site.
- b) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.
- c) Industrial activity must comply with the relevant pollution control legislation administered by the Environment Protection Authority and Council, such as the *Protection of the Environment Operations Act 1997*.
- d) An acoustic report shall accompany a development application for Zone B7 Business Park or Zone IN2 Light Industrial land uses where any part of the site is within 500m of residential development within Jerrabomberra. The acoustic report shall evaluate potential impacts on existing homes in Jerrabomberra. Noise impact shall be assessed in accordance with both NSW legislation and guidelines.
- e) The acoustic report shall provide appropriate recommendations for noise mitigation treatments to achieve acceptable external and indoor sound levels within existing dwelling houses in Jerrabomberra.
- f) Developments are to incorporate design features that mitigate the impacts of noise and other emissions on neighbouring residences if required, such as acoustic building treatments and noise walls.
- g) On completion of the works, an acoustic report shall be provided certifying that the recommended treatment has been completed and noise measurements shall be undertaken to confirm compliance with the noise level criteria stipulated in the report.

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11.17 Drainage

Objectives:

- 1) Ensure drainage and stormwater generated on site is managed to avoid any potential impacts off site.

Controls:

- a) Development application site plans shall detail methods of stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main.
- b) All stormwater generated on-site is to be discharged to the kerb and gutter or Council's stormwater main to the satisfaction of Council's Engineering Services. Appropriate facilities are to be provided and maintained by the developer/owner on site to contain and treat spillage, including washing and surface water, harmful to stream or sub-surface water quality.
- c) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.

Special Land Use Controls

11.18 Vehicle Sales and Hire Premises

Objectives:

- 1) To ensure vehicle sales and hire premises are designed and maintained to contribute positively to the streetscape and amenity.

Controls:

- a) Fencing in front of the building line will be supported if;
 - i. In a steel post design
 - ii. No higher than 1.8m
 - iii. Painted in a dark tone
- b) A 2m, low level landscaping strip is to be in front of any fencing to soften its presence.
- c) The area used for parking and display of cars is to be suitably paved.

11.19 Landscaping Materials Supplies

Objectives:

- 1) To ensure landscaping materials supplies are designed and maintained to contribute positively to the streetscape and amenity.

Controls:

- a) The storage of all materials such as soil, sand and gravel are to be within designated storage bays.
- b) Adequate loading and unloading facilities for customers and suppliers are to be provided so that it does not affect the circulation of other vehicles within the development.
- c) Parking is to be provided for all plant and equipment used in the business.
- d) An Environmental Management Plan (EMP) is to be submitted with the Development Application for review and approval by Council.
The EMP is to address:
 - i. Bin storage of materials
 - ii. Dust controls through sprinkler systems etc.
 - iii. Hours and days of operation
 - iv. Loading/Unloading on the site

South Jerrabomberra DCP – Part 11

- v. Customer car parking
- vi. Stormwater/drainage controls
- vii. Screening of unsightly activities
- viii. Plant/machinery/equipment/amplified telephones
- ix. Any water recycling initiatives
- x. Ongoing monitoring of EMP
- xi. Complaints register

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11.20 Sex Services Premises

Objectives:

- 1) To ensure sex services premises are located away from places frequented by children.
- 2) To ensure the scale and design of premises is compatible with the area.
- 3) To ensure any advertising associated with the sex service premises does not interfere with the amenity of the locality.
- 4) To ensure the premises is operated in a manner that does not interfere with the amenity of the locality.

Controls:

- a) Must be located at least 200m from the nearest boundary of any allotment developed or proposed to be developed for a place of worship, school, dwelling or a place frequented by children.
- b) Sex service premises are to be restricted in total floor space such that it will be reasonably compatible with the scale and character of and not dominant in relation to existing development in the vicinity.
- c) Adequate reception/waiting areas are to be provided so as to prevent clients loitering outside such premises.
- d) Under no circumstances are sex workers to display themselves outside of the premises or in windows or doorways.
- e) Any new building or refurbishment of an existing building to function as a brothel or restricted premises is to be designed so as to be compatible with the built form of adjoining premises.
- f) Any advertisement for a restricted premise must comply with the following:
 - i. It does not interfere with the amenity of the locality;
 - ii. It has an area of no more than 3m²; and
 - o Includes the words "RESTRICTED PREMISES" in capital letters being no less than 100mm and not exceeding 150mm in height; and
 - o Includes the name of the person who conducts the business at those restricted premises or the registered name of the business carried out on those restricted premises.
 - o There is no more than one such advertisement erected, displayed or exhibited to public view in a window or an entrance of the restricted premises or in, outside or directly above the door to the premises; and the advertisement is not to be illuminated by flashing lights and does not include changing images or the like.

Note: Council may initially limit any development consent for a sex service premises to 12 months as well as limit the hours of operation. Operation of the premises will be reviewed at that time especially in relation to any complaints received.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

10 FEBRUARY 2021

ITEM 8.2 AMENDMENT TO SOUTH JERRABOMBERRA DEVELOPMENT
CONTROL PLAN 2015

ATTACHMENT 5 SUMMARY AND ASSESSMENT OF SUBMISSIONS

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
Submitter No 1 – Knight Frank (ECM Doc ID 1065468)			
1	The Neighbourhood Structure Plan (NSP) for North Tralee should provide more detail in terms of layout, visual impact, amenity, noise and general land use conflicts.	The South Jerrabomberra Development Control Plan (DCP) already contains detailed controls to guide development in the area, in addition to the draft NSPs that have been included in this amendment. These are considered to appropriately address relevant planning issues in respect of future development on the land. Detailed design matters will be addressed as part of any future development application (DA) and are not required to be addressed in the NSPs at this time	No changes be made as a result of this submission.
2	NSP for North Tralee should include: <ul style="list-style-type: none"> • Setbacks and detail of the address to Environa Dr; • Landscaping of setback areas including species endemic to the local area; • Details of fencing particularly to Environa Dr; • Advertising signage restrictions on lots fronting Environa 	As noted, South Jerrabomberra DCP already contains detailed design guidelines in addition to the NSPs. These controls currently address matters including road setbacks, landscaping requirements, fencing, signage,	No changes be made as a result of this submission.

ECM 1087382

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
	Dr; <ul style="list-style-type: none"> • A prohibiting of access to Environa Dr from individual lots; • Light spillage onto neighbouring lands, particularly Environa. 	road access and lighting. Council's design specifications also provide additional controls in respect of vehicular access and road designs. The matters raised will be further addressed when DAs for the land are subsequently submitted.	
3	NSP for North Tralee should include provision for the duplication of Environa Dr.	The land to be dedicated for Environa Drive allows for a future duplication of the road if required. This does not need to be shown in the NSP for North Tralee or other NSPs.	No changes be made as a result of this submission.
4	NSP for North Tralee should ensure that all infrastructure including Environa Dr are consistent with the South Jerrabomberra Contributions Plan and accompanying works schedule.	The respective developers will be required to provide the contributions set out in both the <i>South Jerrabomberra 7.11 Contributions Plan</i> and the <i>Jerrabomberra Innovation Precinct Planning Agreement</i> .	No changes be made as a result of this submission.

**Summary and Consideration of Submissions from Public Exhibition – Amendment to South
Jerrabomberra Development Control Plan 2015**

Issue No.	Submission	Response	Action
5	NSP for North Tralee should identify buffer/riparian corridor to Jerrabomberra Creek including identifying opportunities for passive and active recreation and should be seen as open space corridor linking to Regional Sports Field.	The draft NSP for North Tralee indicates a shared pedestrian pathway will be provided in the road reserve to facilitate pedestrian access through the area. There is no requirement such access be provided through North Tralee. This level of detail will be provided as part of the future subdivision DAs. These types of matters will also be dealt with in an updated Plan of Management in the event that the lands in the riparian corridor are dedicated to Council in the future.	No changes be made as a result of this submission.

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
6	NSP for North Tralee should also address the impact of any modification of the flood plain as a consequence of any future development.	<p>The riparian corridor in this instance is zoned E2 Environmental Conservation and land subject to a 1:100 yr flood event is zoned RU2 Rural Landscape. Significant development on these lands is not proposed.</p> <p>Any future DA for works on either flood prone land or the riparian corridor would require approval from the State Government.</p>	That the NSP for North Tralee be amended to remove the proposed car park shown located on land below the flood planning level. Any development proposed for this land will need to be supported by appropriate site-specific studies.
7	NSP for North Tralee has no open space or public amenity within the business or light industry areas.	NSPs do not provide details in respect of these matters for commercial/employment lands. Any amenity requirements for workers (if required) will be considered as part of any future DA.	No changes be made as a result of this submission.

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
8	A zone substation is to be located immediately to the south west of the business land. This is a critical piece of infrastructure for the ongoing growth of the Jerrabomberra region. Access through North Tralee to the zone substation is required for ongoing operation of the facility. NSP for North Tralee should be updated to show the access.	Access arrangements to the proposed substation site will be addressed as part of any future subdivision DA for the site.	No changes be made as a result of this submission.
9	NSP for North Tralee should include access to potential car park. In addition, the potential car park is located on land which may be flood prone and no use should be identified unless it has addressed the impact of flooding.	These are matters that will be addressed as part of the future development application for the land.	That the NSP for North Tralee be amended to remove the proposed car park shown located on land below the flood planning level. Any development proposed for this land will need to be supported by appropriate site-specific studies.
10	A major stormwater flow path runs through the site originating from Environa then passing through the Business Park under Environa Driver and north to Jerrabomberra Creek. The NSP for North Tralee does not address this existing site feature and appears to locate blocks within flood prone land. It is recommended that the plan be updated to show a floodway through the development to convey stormwater flows.	These are matters that will be addressed as part of the future DA for the land.	No changes be made as a result of this submission.

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
11	The NSP for North Tralee shows a small parcel of 'Business' land in the south west. This land has no logical access point given the status of Environa Drive.	Appropriate access to the site will be negotiated as part of any future development application for the land.	No changes be made as a result of this submission.
Submitter No 2 – Friends of Grasslands (ECM Document ID 1068677)			
1	Map1A in Appendix 3 shows the proposed development abutting areas designated as having environmental constraints along a very irregular boundary. Urban development adjacent to conservation reserves introduces risks that are well documented risks, including an increased likelihood of impacts such as nutrient & sediment run off into adjacent conservation area, spread of weeds & urban planting escapees, increase in pest birds and mammals with resultant predation on wildlife, accidental damage during construction, and increased use by people. A fundamental component of good urban design adjacent to areas of environmental values is to minimise edge effects and to not increase fragmentation within areas of environmental values.	Substantial areas of the South Jerrabomberra site are zoned E2 Environmental Conservation and RE2 Private Recreation to minimize edge effects and to ensure long term protection of grasslands in these areas. These types of impacts are also subject to the controls in Part D Environmental Management of the DCP and where relevant will be considered as part of any DA.	No changes be made as a result of this submission.
2	No mention is made of bushfire management zones. On Map 2, there is a potential service road along the bottom half of the development area that will add some buffering between the development and the conservation area. However, the top half of the development area immediately abuts the conservation area. In the Friends of Grasslands view it is essential that any bushfire management zones be included in the development footprint and not in any area of conservation or environmental value, since biodiversity management and bushfire management of an area often differ.	Bushfire management zones within the development footprint will be addressed at the DA stage. The DCP addresses Bushfire Management in Part D Environmental Management.	No changes be made as a result of this submission.

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
Submitter No 3 – JRA (ECM Document ID 1072120)			
1	<p>The proposed SJDCP seeks to introduce Light Industries and a Business Park close to existing residential areas. This was previously highlighted by the JRA submission to the West Jerrabomberra Planning Proposal stating that light industry is incompatible with the amenity of the South Jerrabomberra Valley. The proposal would have light industry within 200m of residences and a business park within 50m. JRA consider this proposal unacceptable for the area. The Jerrabomberra Valley will provide employment opportunities with a STEM school and Innovation Hub and Business Park- all next generation jobs. It is the view of the JRA that West Jerrabomberra should be rezoned as a Business Park and that any form of light industrial development or activity should be removed from the Planning Proposal.</p>	<p>JRA have raised concerns about the existing zoning of lands at West Jerrabomberra. The area has already been rezoned and the purpose of the DCP is to control how development is subsequently undertaken.</p> <p>As shown in the planning proposal, the IN2 Light Industrial land will be separated from any existing residential land at Jerrabomberra by both the B7 Business Park zoned land and the Northern Entry Road. It is noted that the IN2 land will be located at least 200m from any existing residential land at Jerrabomberra.</p> <p>Potential visual impacts can be managed through suitable design requirements in planning controls which will be considered as part of any DA.</p>	<p>That Part 11 – Business Park and Employment Lands of the DCP be amended to include additional controls in respect of potential noise impacts as follows:</p> <p>d) An acoustic report shall accompany a development application for Zone B7 Business Park or Zone IN2 Light Industrial land uses where any part of the site is within 500m of residential development within Jerrabomberra. The acoustic report shall evaluate potential impacts on existing homes in Jerrabomberra. Noise impact shall be assessed in accordance with both NSW legislation and guidelines.</p>

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
			<p>e) The acoustic report shall provide appropriate recommendations for noise mitigation treatments to achieve acceptable external and indoor sound levels within existing dwelling houses in Jerrabomberra.</p> <p>f) Developments are to incorporate design features that mitigate the impacts of noise and other emissions on neighbouring residences if required, such as acoustic building treatments and noise walls.</p> <p>g) On completion of the works, an acoustic report shall be provided certifying that the recommended treatment</p>

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
			has been completed and noise measurements shall be undertaken to confirm compliance with the noise level criteria stipulated in the report.
2	Residences in this area have always been surrounded by farmland. Any form of development in this area must ensure that there is a suitable buffer zone between the employment areas and people's homes. Noise abatement barriers must be installed with appropriate screening vegetation to further reduce the noise prior to any development approval. Just like barriers to the Poplars development at Henry Place. The current SJDCP has employment land set back a suitable distance from residences and it is the opinion of the JRA that the employment land of the current SJDCP be adhered to. In addition, any employment lands should be adequately screened by suitable vegetation that provides a soft outlook to residents and those making use of the walking track around Lake Jerrabomberra. It is noted that the SJDCP includes additional controls for buffer land between Tralee and Hume, controls for buffer land between North Tralee employment land and Jerrabomberra also needs to be included.	Appropriate separation and noise mitigation treatment will be required to enable this as part of the subdivision DA. To enable this Part 11 – Business Park and Employment Lands of the DCP will be amended to include additional controls in respect of potential noise impacts and their amelioration as per Issue No. 1 above Any landscaping / screening will be considered as part of a future DA.	No changes be made as a result of this submission.

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
3	The JRA believes that QPRC and the developer have a responsibility to the Jerrabomberra community to ensure that the build quality in the development compliments the existing Poplars Business Park both in aesthetic appeal and the type of businesses that operate in the area. Furthermore, as his development is a gateway to South Jerrabomberra, QPRC must have in place measures to ensure that the build is of a high quality to ensure that value of the land in South Jerrabomberra is not devalued by what could turn into an industrial favela.	The existing South Jerrabomberra DCP in Part 11 Business Park and Employment Lands Controls and Principles contains controls to ensure development is of a high quality, similar to the existing development at the Poplars.	No changes be made as a result of this submission.
4	Additionally, as the JRA has previously noted in submissions related to South Jerrabomberra it is greatly concerning that that a school for children from Tralee has not been addressed.	The NSW Department of Education is currently progressing a school site on South Poplars land to address educational needs.	No changes be made as a result of this submission.
5	Discussion with the community needs to address the type of businesses that can operate in employment areas with clarity of the types of businesses to be permitted under the zones proposed within the QLEP 2012 and the <i>Queanbeyan Residential and Economic Strategy 2015-2031</i> . An example of concern is that freight transport services are permitted with consent under Zone B7 Business Park. A freight transport business operating within 50m of residents is not acceptable.	The <i>QLEP (West Jerrabomberra) 2013</i> applies to the land and permitted uses are listed for each zone under this LEP. The SJDCP 2015 and current proposed amendments control how development occurs on the land, including addressing potential amenity impacts.	No changes be made as a result of this submission.

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
Submitter No 4 – Your Voice Submission (ECM Document ID 1072991)			
1	The QPRC Integrated Transport Plan of Feb 2019 has identified the traffic congestion of Tomsitt Drive and Lanyon Drive as special issue of concern. This new suburb is going to accentuate these problems with additional traffic moving in and around Jerrabomberra. The submitter would like to take the opportunity to encourage all planners to ensure that bike paths are incorporated into the new estate as this will offer residents an opportunity to use non-car-transport methods.	It is intended to create shared paths between Environa Drive and South Jerrabomberra to allow for alternative transport modes to the car.	No changes be made as a result of this submission.
Submitter No 5 (ECM Document ID 1073385)			
1	The submitter is of the view that the proposal is poorly thought out, located and offers potential future conflicts of users and offers future anti-social behaviour issues in and around Council's future recreational facilities.	Council has recreational facilities right across the LGA and the community appreciates the provision of these facilities which enable the local community to pursue sports and other recreational activities. Suitable security and surveillance will be in place to address any anti-social behaviour or otherwise.	No changes be made as a result of this submission.

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
2	<p>The submitter has previously raised the issue of noise impacts from the new road with Council. The current proposal seems more of the same and the submitter is concerned about impacts such as noise and odour from future industrial development.</p>	<p>The submitter is concerned about the proximity of land zoned for light industry at West Jerrabomberra to residential development at Jerrabomberra. The area has already been rezoned and the purpose of the DCP is to control how development is subsequently undertaken.</p> <p>The proposed IN2 land will be separated from any existing residential land at Jerrabomberra by both the proposed B7 Business Park zoned land and the Northern Entry Road. It is noted that the proposed IN2 land will be located at least 200m from any existing residential land at Jerrabomberra.</p> <p>It is also proposed to insert additional controls in respect to the assessment of noise impacts on residential development and the amelioration of these.</p>	<p>No changes be made as a result of this submission.</p>

Summary and Consideration of Submissions from Public Exhibition – Amendment to South Jerrabomberra Development Control Plan 2015

Issue No.	Submission	Response	Action
3	The submitter questions the economic viability and is concerned vacancies will lead to anti-social behaviour and other social problems.	<p>There is a strong demand for employment lands in the LGA and it is unlikely that there will be vacancies over long periods of time.</p> <p>It is important Council delivers land to facilitate employment opportunities and economic growth into the future.</p>	No changes be made as a result of this submission.
Submitter No. 6 (ECM Document ID 1074998)			
1	Proposed development of land to the south – is expansion to the south being identified in this proposed amendment?	The South Jerrabomberra DCP amendment does not propose to rezone any additional land to the south.	No changes be made as a result of this submission.
2	Cross Border access; the submitter is asking what steps have been taken to secure Alderson Place vehicular long term access; whether any other cross border access point are planned and when will cross border access points be agreed upon by the NSW and ACT governments.	No long-term access to South Jerrabomberra from Alderson Close is proposed. Long-term access to South Jerrabomberra will be from the Northern Entry Road.	No changes be made as a result of this submission.

**Summary and Consideration of Submissions from Public Exhibition – Amendment to South
Jerrabomberra Development Control Plan 2015**

Issue No.	Submission	Response	Action
3	The heritage of Tralee woolshed is raised by the submitter.	Material from the woolshed is to be repurposed and used for a new community centre for long-term cultural and social uses. The Cook's Quarters have been demolished.	No changes be made as a result of this submission.
4	The submitter raises the issue of acknowledgement of Morrison family and connection to Tralee.	It is not the role of the NSPs to name roads or provide for historical recognition of land uses.	No changes be made as a result of this submission.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

10 FEBRUARY 2021

ITEM 8.2 AMENDMENT TO SOUTH JERRABOMBERRA DEVELOPMENT
CONTROL PLAN 2015

ATTACHMENT 6 SUBMISSIONS REDACTED

Submission 1

From: [REDACTED]
Sent: Thu, 7 Jan 2021 13:51:08 +1100
To: [REDACTED]
Subject: FW: Amendment South Jerrabomberra Development Control Plan
Attachments: DCP submission_QPRC_5_1_21.pdf, North Tralee_Neighbourhood Structure Plan_comments_v2.pdf

From: [REDACTED]
Sent: Thursday, 7 January 2021 12:26 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment South Jerrabomberra Development Control Plan

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Dear Sir/Madam,

Please find attached a submission in relation to the proposed amendment to the South Jerrabomberra Development Control Plan

Our submission comprises the two attachments being:

1. Letter submission and
2. Annotated North Tralee Neighbourhood Structure Plan

Thank you for the opportunity to comment

Regards

[REDACTED]

[REDACTED]

[REDACTED]

Director

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sydney NSW 2000
Australia

T: [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Save a tree - we only print emails we need to.



The banner features a dark green background with a subtle pattern of white dots. On the left, there is a logo for 'Knight Frank' (a stylized 'K' and 'F') and 'Black Dog Institute' (a black dog silhouette). The text reads: 'Merry Christmas from your Partners in Property. However you celebrate this year, we wish you and your family well.' Below this, it states: 'The office will be closed from 21st December - 4th January inclusive.' At the bottom, it says: 'This Christmas we will be supporting mental health in our community by donating to the Black Dog Institute.' On the right side of the banner is a red gift box with a white ribbon. The text on the gift box reads: 'TIS THE Season TO BE GRATEFUL' with a small gift icon at the bottom.

For the latest market trends, property listings and an integrated mix of property, financial, management and consulting services, see our website.

[REDACTED]

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Any views expressed in the email are those of the individual sender, except where the sender specifically states them to be the views of Knight Frank.

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5 January 2021



Queanbeyan Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Dear Sir

Amendment South Jerrabomberra Development Control Plan

We refer to the proposed *Amendments to the South Jerrabomberra Development Control Plan* (draft DCP amendments) currently on exhibition and confirm we act for Poplars Developments, Robin and Environa. In terms of the draft DCP amendments, we note in particular, *Map 4 – North Tralee Neighbourhood Structure Plan* (Draft Structure Plan) contained within Appendix 3. In terms of the Draft Structure Plan, we make the following comments:

1. The Draft Structure Plan provides very little guidance on the overall layout, arrangement of uses, desirable built form or future character. These are all critical to providing certainty for our clients as neighbouring landowners in terms of visual impact, amenity, noise and general land use conflicts. None of these are detailed in the Draft Structure Plan.
2. The South Jerrabomberra DCP notes that North Tralee 'is highly visible and primarily flat'. The visual and land use impacts or interface with Jerrabomberra Creek, QPRC's Regional Sports Complex and farmland to the south are therefore critical. Suitable treatments of the interface to these areas are critical and should be detailed in the Draft Structure Plan and should address amongst other matters:
 - Setbacks and details of the address to Environa Drive.
 - Landscaping of setback areas including species endemic to the local area.
 - Details of any fencing particularly to Environa Drive.
 - Advertising signage restrictions on lots fronting Environa Drive.
 - A prohibiting of all direct access to Environa Drive from individual lots and;
 - Light spillage onto neighbouring lands, particularly Environa.
3. Including the above design and siting controls will be entirely consistent with Part 3 Section 3.8 of the South Jerrabomberra DCP that details additional controls for buffer and land on the urban/nonurban



Sydney NSW 2000





interface. The DCP notes that the interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas.

4. The current South Jerrabomberra DCP identifies a large extent of land for future Employment. In the medium to long term this parcel of land will be a key area of economic development for Queanbeyan Palerang and will play a significant role in jobs growth. To access this area duplication of Environa Drive will be required in addition to the construction of trunk servicing infrastructure for the area (eg. Bulk water supply main). The current road reserve for Environa appears inadequate through North Tralee. If suitable provisions are not detailed as part of the planning phase for the area, future development will be prohibited. The road reserve through this section of road should match that north of Jerrabomberra Creek (ie. 40.5m road reserve). It is recommended that the structure plan be annotated to show the future duplication of Environa as well as provisions for a future shared use path on the southern verge.
5. The Draft DCP amendment and Draft Structure Plan should identify the additional road reserve width on the northern side and be accounted for in the detailed layout of the North Tralee neighbourhood including future setbacks from the widened Environa Drive road reserve. For clarity, the draft DCP should include an indicative cross section that nominates carriageways, verge, street tree plantings, fence lines and building setbacks within the North Tralee neighbourhood.
6. The Draft Structure Plan should also ensure that all infrastructure including Environa Drive are consistent with the South Jerrabomberra Contributions Plan and accompanying works schedule.
7. Part 3 Section 3.4 of the South Jerrabomberra DCP notes that 'Part of the site is flood prone and it is proposed to defer the flood prone land from being rezoned'. Riparian controls including separation from the river by providing a buffer is envisaged. The buffer area/riparian corridor should be identified in the Draft Structure Plan and a landscape plan provided detailing its treatment, appropriate plantings and appropriate flood compatible uses both passive and active recreation. The North Tralee neighbourhood should be regarded as a critical part of an eventual wider Jerrabomberra Creek riparian/open space corridor connecting to the Regional Sporting Complex.
8. The Draft Structure Plan should also address the impact of any modifying of the flood plain as a consequence of any future development. The visual impact of any fill or compensatory cut can be major particularly if it significantly alters the existing landform. The resulting impact on our clients' neighbouring lands and in particular, Environa must be taken into account both in terms of visual and any alteration to existing flood waters.
9. The Draft Structure Plan has no open space or public amenity within the business or light industrial areas. The South Jerrabomberra DCP indicates that control should 'provide open space that caters for a wide range of users and is well distributed throughout the area'. No details have been provided as to how the Jerrabomberra Creek riparian corridor is to be embellished. As otherwise mentioned, a landscape plan should form part of the Draft Structure Plan.
10. A zone substation is to be located immediately to the south west of the 'business' land. The zone substation is a critical piece of infrastructure for the ongoing growth of the Jerrabomberra region.



Access through North Tralee to the zone substation is required for ongoing operation of the facility. It is recommended that the plan be updated to show the access.

11. In the 'light industrial' area north of Environa Drive a potential carpark is shown. The carpark appears to have no public access and is land locked. The highlighted area may also be flood prone from Jerrabomberra Creek, in which case, no use should be identified unless it has otherwise addressed the impact of flooding including any required fill. With no land use zoning overlay of the Draft Structure Plan, it is also not clear as to whether the car park is a permitted use in this location.
12. A major stormwater flow path runs through the site originating from Environa then passing through the Business Park under Environa Drive and north to Jerrabomberra Creek. The Draft Structure Plan does not address this existing site feature and appears to locate blocks within flood prone land. It is recommended that the plan be updated to show a floodway through the development to convey stormwater flows.
13. The neighbourhood structure plan shows a small parcel of 'Business' land in the south west. This land has no logical access point given the road classification of Environa Drive (ie. Major arterial). Council has previously advised that Environa is a controlled access road and direct driveway access for future developments would not be permitted. This concern has otherwise been raised in this submission in terms of addressing Environa Drive, prohibiting direct access and the general impact both visually and in terms of amenity impacts for Environa.

On behalf of our clients, we would suggest that there are significant shortcomings and omissions from the *North Tralee Neighbourhood Structure Plan*. It is not in an appropriate form and leaves many issues not resolved, many of which, could have a direct impact on our clients' land holdings. Accordingly, we recommend that the Draft Structure Plan be reviewed and re-exhibited in order for our client's to be satisfied that these concerns have been adequately addressed.

Thank you for the opportunity to comment.

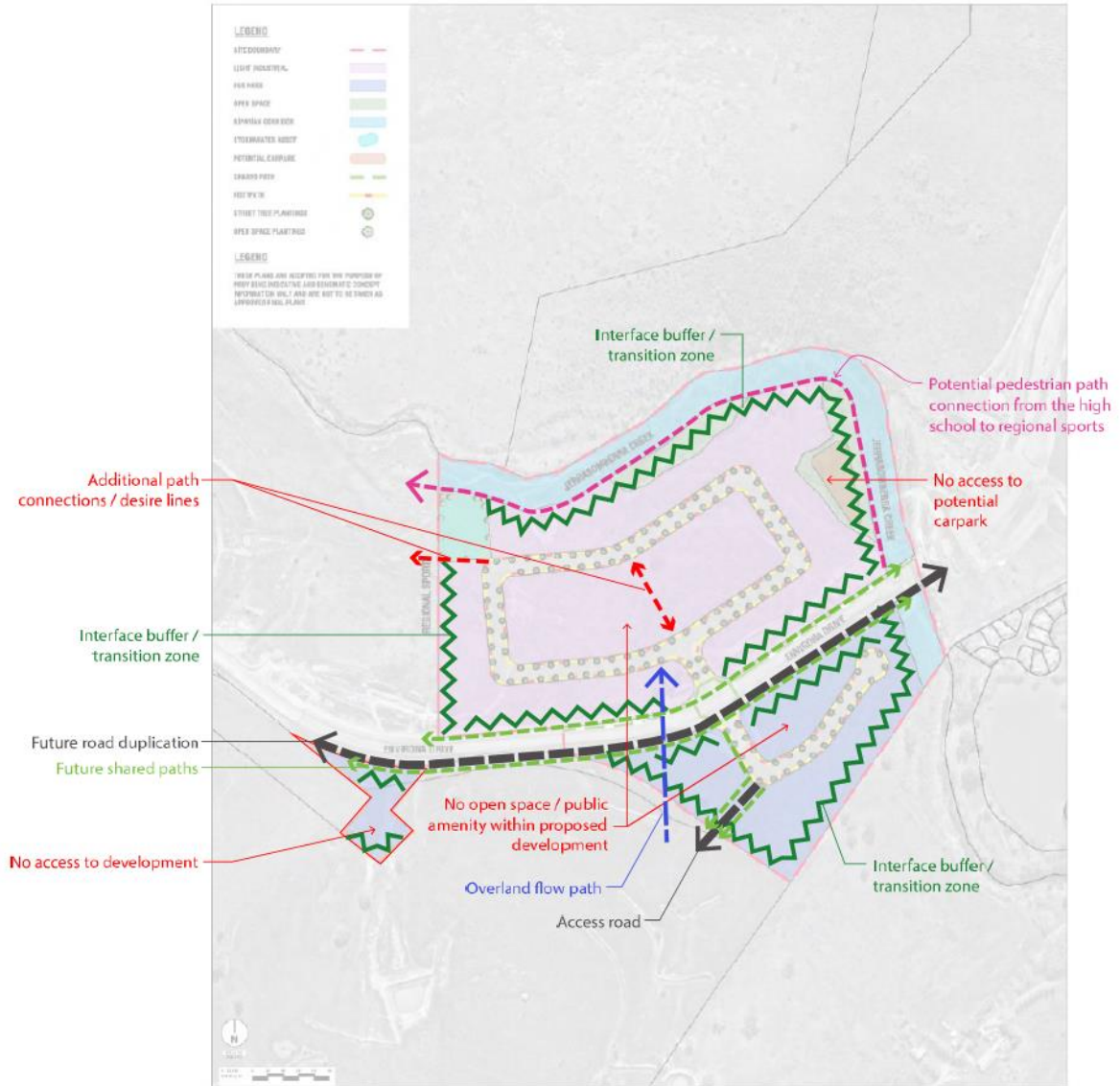


Director



South Jerrabomberra DCP – Appendix 3

Map 4: North Tralee Neighbourhood Structure Plan



Note: These plans are adopted for the purpose of providing indicative and schematic concept information only and are not to be taken as final approved plans. Minor amendments to the road and infrastructure arrangements may occur where agreed by Council and where consistent with the Local Environmental Plan.



Submission 2

From: [REDACTED]
Sent: Mon, 11 Jan 2021 12:10:32 +1100
To: [REDACTED]
Subject: Amendment South Jerrabomberra Development Control Plan
Attachments: 20210111 QPRC - South Jerrabomberra DCP.doc

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

I have attached a submission from Friends of Grasslands concerning the proposed amendment to the South Jerrabomberra Development Control Plan

Regards

[REDACTED]
Advocacy coordinator
Friends of Grasslands



This email has been checked for viruses by Avast antivirus software.
www.avast.com



Friends of Grasslands

supporting native grassy ecosystems



Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620
email: council@qprc.nsw.gov.au

Dear Sir/Madam

Amendment South Jerrabomberra Development Control Plan

Friends of Grasslands (FOG) is a community group dedicated to the conservation of natural temperate grassy ecosystems in south-eastern Australia. FOG advocates, educates and advises on matters to do with the conservation of grassy ecosystems, and carries out surveys and other on-ground work. FOG is based in Canberra and its members include professional scientists, landowners, land managers and interested members of the public.

Since its inception, FOG has had an interest in the conservation values of the Poplars and South Jerrabomberra. This includes submissions to Council concerning the rezoning of the Poplars in 1995 and the South Jerrabomberra DCP in 2014, and recently to the Commonwealth concerning EPBC referral 2020/8801 for commercial development at the Poplars.

Map 1A in Appendix 3 shows the proposed residential area abutting areas designated as having environmental constraints along a very irregular boundary. Urban development adjacent to conservation reserves introduces risks that are well documented risks, including an increased likelihood of impacts such as nutrient and sediment run off into the adjacent conservation area, spread of weeds and urban planting escapees, an increase in pest birds and mammals with resultant predation on wildlife, accidental damage during construction, and increased use by people. Such risks are magnified when the boundary is longer because it is irregular, as is the case here. A fundamental component of good urban design adjacent to areas of environmental values is to minimise edge effects and to not increase fragmentation within the area of environmental values.

As well, no mention is made of bushfire management zones. In map 2, there is a potential service road along the bottom half of the development area that will add some buffering between the development and the conservation area. However, the top half of the development area immediately abuts the conservation area. In FOG's view it is essential that any bushfire management zones be included in the development footprint and not in any area of conservation or environmental value, since biodiversity management and bushfire management of an area often differ.

Yours sincerely



President

11 January 2021

Submission 3

From: [REDACTED]
Sent: Thu, 14 Jan 2021 04:53:24 +1100
To: Council Mail
Cc: [REDACTED]
Subject: Amendment to South Jerrabomberra Development Control Plan (SIDCP) 2015
Attachments: 210113 South Jerrabomberra DCP - JRA Submission .pdf

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Good morning QPRC

Please find attached the JRA's submission.

Regards

[REDACTED]

[REDACTED]

President
Jerrabomberra Residents' Association

[REDACTED]



*Jerrabomberra Residents
Association Inc.*

Jerrabomberra NSW 2619

President: [Redacted]
Telephone: [Redacted]

www.jra.asn.au

Secretary: [Redacted]
Email: [Redacted]

Email: council@qprc.nsw.gov.au

RE: Amendment to South Jerrabomberra Development Control Plan (SJDCP) 2015

The Jerrabomberra Residents Association (JRA) has considered the amendment to the South Jerrabomberra Development Control Plan (SJDCP) that is currently on public exhibition.

The JRA is pleased progress is being made on development of the South Jerrabomberra precinct and the opportunity for local employment of Jerrabomberra residents in innovative and technology related jobs.

The proposed amendment of the SJDCP however seeks to introduce Light Industries and a Business Park close to existing residential areas. As the JRA has previously highlighted in our submission to the West Jerrabomberra Planning Proposal Light Industrial is incompatible with the amenity of the South Jerrabomberra valley. The proposal would have Light Industries within 200m of residences and a Business Park within 50m. We consider this proposal unacceptable for this area. The Jerrabomberra Valley will provide employment opportunities for future generations with a STEM school and Innovation Hub and Business Park – all next generation jobs. It is our view that West Jerrabomberra should be rezoned as a Business Park and that any form of light industrial development or activity should be removed from the planning proposal.

Residences in this area have always been surrounded by farmland. Any form of development in this area must ensure that there is a suitable buffer zone between the employment areas and people's homes. Noise abatement barriers must be installed with appropriate screening vegetation to further reduce the noise prior to any development approval. Just like barriers in the Poplars development at Henry Place. The current SJDCP has employment land set back a suitable distance from residences and it is of the opinion of the JRA that the employment land of the current SJDCP be adhered to. In addition, any employment land should be adequately screened by suitable vegetation that provides a soft outlook to residents and those making use of the walking track around Lake Jerrabomberra. It is noted that the SJDCP includes additional controls for buffer land between Tralee and Hume, controls for buffer land between North Tralee employment land and Jerrabomberra also need to be included.

The JRA believes that QPRC and the developer have a responsibility to the Jerrabomberra community to ensure that the build quality in the development area compliments the existing Poplars Business Park both in aesthetic appeal and the type of businesses that operate in the area. Furthermore, as this development is the gateway to South Jerrabomberra, QPRC must have in

place measures to ensure that the build is of a high quality to ensure that value of the land in South Jerrabomberra isn't devalued by what could turn into an industrial favela.

Additionally, as the JRA has previously noted in submissions related to South Jerrabomberra it is greatly concerning that a school for children from Tralee has not been addressed. Jerrabomberra Public School is over capacity with many classes being taught in de-mountable classrooms with inadequate resources. Land needs to be set aside in Tralee now for a future school. Within the proposed amended SJDCP there is adequate land next to the Tralee Village Centre for a school, this land is currently marked as urban use. Setting aside part of this for a school now will alleviate future problems of Tralee parents trying to build a school within their suburb. Let's learn from the lessons of the Jerrabomberra Primary School.

Discussion with the community needs to address the type of businesses that can operate in employment areas with clarity of the types of businesses to be permitted under the zones proposed within the Queanbeyan Local Environment Plan (QLEP) 2012 and the Queanbeyan Residential and Economic Strategy 2015-2031. An example of concern is that freight transport services are permitted with consent under Zone B7 Business Park. A freight transport business operating within 50m of residents is not acceptable.

We have no donations or gifts to councillors or council staff to declare and have no relevant business or investment interests.

Yours Sincerely,



President
Jerrabomberra Residents Association
13 January 2021

Submission 4

From: Your Voice QPRC
Sent: Thu, 14 Jan 2021 12:35:14 +1100
To: [REDACTED]
Subject: [REDACTED] completed Comments on amendments to the South Jerrabomberra Development Control Plan

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

[REDACTED] just submitted the survey 'Comments on amendments to the South Jerrabomberra Development Control Plan' with the responses below.

Provide any comments you have on the amendments below.

Dear [REDACTED], Thank you for the opportunity to have my say on the Amendments to the South Jerrabomberra Development Control Plan. The QPRC Integrated Transport Plan of Feb 19 has clearly identified the traffic congestion of Tomsitt Drive and Lanyon Drive as special issues of concern. This new suburb are going to accentuate these problems with additional traffic moving in and around Jerrabomberra. I would like to take this opportunity to encourage all planners to ensure that bike paths are incorporated into the new estate as this will offer residents an opportunity to use non-car transport methods. Regards, [REDACTED]

Submission 5

From: [REDACTED]
Sent: Fri, 15 Jan 2021 09:11:19 +1100
To: Council Mail
Cc: [REDACTED]
Subject: Amendment to South Jerrabomberra DCP
Attachments: QPRC response 15-01-21.docx

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Dear [REDACTED]
Please see my submission attached objecting to the changes to the DCP.
Note I have copied in [REDACTED] who from my perspective has been most unsatisfactory to deal with.
I hope you can take on our concerns and respond to them better than [REDACTED] and the the [REDACTED] department.
Regards
[REDACTED]

General Manager

Attention [REDACTED]

By Email: council@qprc.nsw.gov.au

Re: Draft amendments to South Jerrabomberra Development Control Plan

Summary:

This letter is an objection to the proposed new elements sent to us dated 26 November 2020. The proposal is poorly thought out, located and offers potential future conflicts of users and offers future increased anti social behaviour issues in and around Council's future recreational facilities.

Background:

Council has dropped the ball in its planning of South Jerrabomberra. It has placed a new residential area immediately adjacent to the ACT's most intensive industrial area (zoned IZ1) where uses such as municipal depots, freight transport facilities and offensive industry are permitted developments. Council had many more suitable areas for the Sth Jerra new development but chose to support it located it as close as possible to industrial uses where conflict and complaints are inevitable.

The connection road from South Jerrabomberra has been located poorly impacting on existing residential development. Despite being capable of improved location(s), Council approved the road in a location guaranteed to have impacts without any noise mitigation measures to the closets part of the road (the bridge) to existing dwellings. It is now in possession of noise reports that state the road noise impacts will not comply to relevant standards even with noise mounds and measures in place. Despite knowing this for at least a year, measures to make the road comply are yet communicated to the affected residents. I doubt a compliant road will be provided.

To add insult to injury, the noise mounds now under construction are not of a sufficient height to mitigate and noise measures as there is a direct line of sight between the development and adjacent dwellings (so are ineffectual).

To further erode any confidence in Council's ability in regards to this project:

- The contractors are regularly working outside of the hours stated by Council;
- The Council failed to provide a pre-commencement condition inspection before works commenced (it conducted this over a month after works commenced including damaging vibration works); and
- Council has regularly failed to respond to communication on the development.

Council seems to actively pursue poor outcomes with no interest in the existing residents.

The current proposal is more of the same.

The proposed business and industrial lands shown on Map 4, in particular the light industry are unnecessarily close to existing residential uses. The potential for industry impacts are high given the limited separation distances and prevailing winds. Further there are no land forms which will assist in such mitigation (the Jerra Creek will not assist). Like the Sth Jerra circumstances above, conflicts and complaints to Council in particular for noise and odours are inevitable if this proposal is to go ahead. The competing land uses are simply too close to one another.

The new business zone is also poorly located with high chance of vacancies and developments being economically unviable. The feeder or catchment zones for such businesses are poor and rely on excessive driving for customers who will already have many alternative shopping locations. There will be limited local customers to support businesses in this location. This will lead to vacancies, anti social behaviour and other social problems for locals. For Council it will leave a mini ghost area of either undeveloped or underutilised space. There is already a number of clusters of shopping and business areas near by and proper planning would be to develop these areas to a more suitable level rather than provide small satellite pockets as proposed in Map 4.

Please reconsider the South Jerrabomberra DCP and in particular the intended development on Map 4 in context of the existing residents and provide a better living environment to such residents than proposed by this future development. This will also provide a better future planning outcome for Council.

Regards

██████████

Jerrabomberra

████████████████████

Submission 6

From: [REDACTED]
Sent: Fri, 15 Jan 2021 17:56:36 +1100
To: Council Mail
Subject: "Amendment South Jerrabomberra Development Control Plan" submission A F
Attachments: Proposed Amendment to South Jerra DCP2015 submission AF.docx

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Submission in response to the proposed Amendment to South Jerrabomberra Development Control Plan...
See attached...

[REDACTED]

m [REDACTED]



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Proposed

Amendment to the South Jerrabomberra Development Control Plan 2015

Submission AF

email: council@qprc.nsw.gov.au

The online documentation regarding the proposed amendment to the South Jerrabomberra Development Control Plan 2015 is not easy to navigate for the uninitiated. There should be a comprehensive explanatory statement, in straightforward language, providing details of the proposed changes to the DCP 2015.

In the absence of a comprehensive explanatory statement, my concerns include the following matters:

1. Proposed development of land to the south

The maps accompanying the proposed amendment are generally dated 2012. However, the southern boundary of the VBC proposed residential development, as of December 2020, is not clear. Any proposed expansion, to the south, of the earlier planned development involves the right of way for [REDACTED] the neighbouring land owner.

- Is expansion to the south being identified in this proposed amendment?

2. Cross border Access especially in event of emergency

Alderson Place, Hume has been the cross border point of access for Tralee ever since the development of the industrial area adjacent to the NSW Rail Reserve. The [REDACTED] property, in particular, is heavily wooded and the need for ease of access is essential, especially if the area is threatened by fire.

- What steps have been taken to secure the Alderson Place vehicular access long term?
- What other straightforward cross border access points have been planned?
- How long will it be before these access points are agreed upon by the NSW and ACT governments?

3. Tralee Woolshed & Shearers Cookhouse

Some years ago, following the purchase of a portion of Tralee by the VBC, the Queanbeyan Council afforded heritage status to the Tralee Woolshed and the Shearer's Cookhouse. Then, in 2013, a report by Eric Martin & Associates documented the existing heritage values of these buildings. In the event of not retaining the buildings in situ, the report recommended adaptive reuse. Accordingly, this recommendation should have led to a publicly available conservation management plan.

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- Has approval been given for the demolition of Tralee Woolshed and the accompanying Cook's House?
- Is there expert documentation demonstrating that the original features of the Tralee Woolshed, in particular, will be protected and retained for adaptive reuse?
- Is a Heritage Architect engaged to oversee the proposed dismantling and adaptive reuse of the materials?

The ongoing engagement of a Heritage Architect must be a requirement of approval to dismantle these heritage listed buildings. The involvement of heritage expertise will be essential to the successful adaptive reuse of these buildings.

4. The acknowledgement of Tralee

The Morrison family established Tralee in the early 1900s. The family's presence in the immediate region predates Tralee by some 50 years. The adjoining property, Environa, was purchase in the 1920s. However, the road under construction via Jerrabomberra is referred to as Environa Drive in online advertising material.

- How is the rich history of Tralee and the pioneers who contributed to the story being acknowledged in the proposed development?
- What recognition is planned through the naming of streets, places and other public infrastructure?

I look forward to a comprehensive response to my concerns in relation to the proposed changes to the VBC development.

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