



# **South Jerrabomberra DCP 2015**

## **Parts 1 and 2 Preliminary and Context**

<b>Principal Plan adopted by Council:</b>	<b>11 February 2015</b>
<b>Document ID:</b>	<b>894226</b>

# 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 a statutory requirements.

The purpose of this DCP is to supplement the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* 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.

- 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 *QPRLEP 2022*. 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 the *QPRLEP 2022* and Council policies and specifications relevant to the proposal. Where there is an inconsistency between this DCP and *QPRLEP 2022* applying to the same land, the *QPRLEP 2022* provisions prevail.

This SJDCP has been prepared in accordance with the requirements of Clause 6.3 of the *QPRLEP 2022* 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:

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 330m<sup>2</sup> 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 330m<sup>2</sup>, 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.

**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:

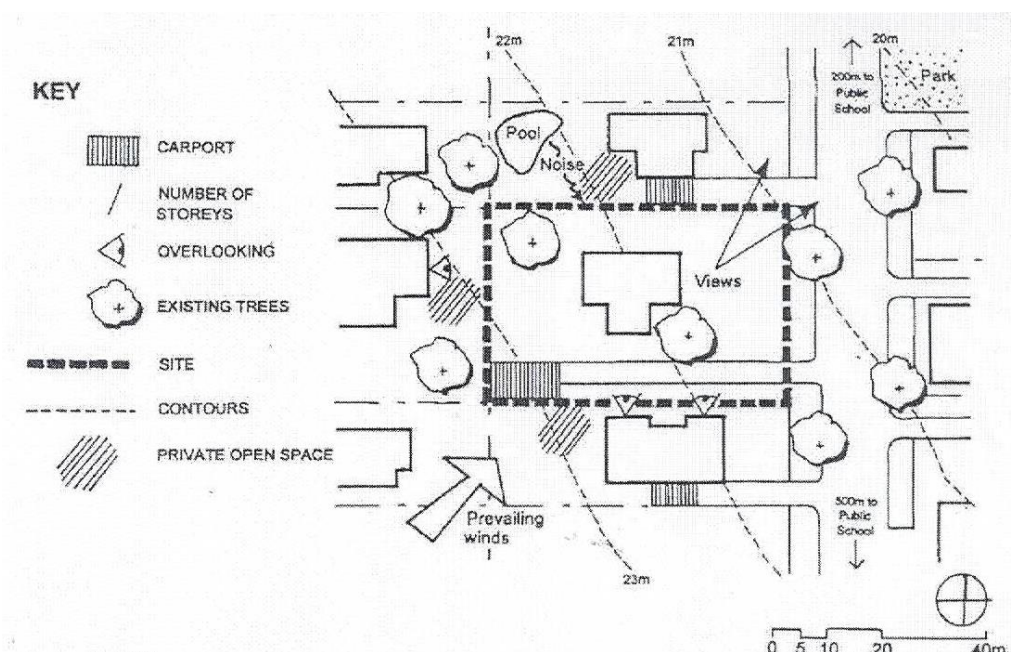
A site analysis plan is required to accompany all development applications for multi dwelling housing. A site analysis is the process of examining and recording the opportunities and constraints to the potential development of

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.
- 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)

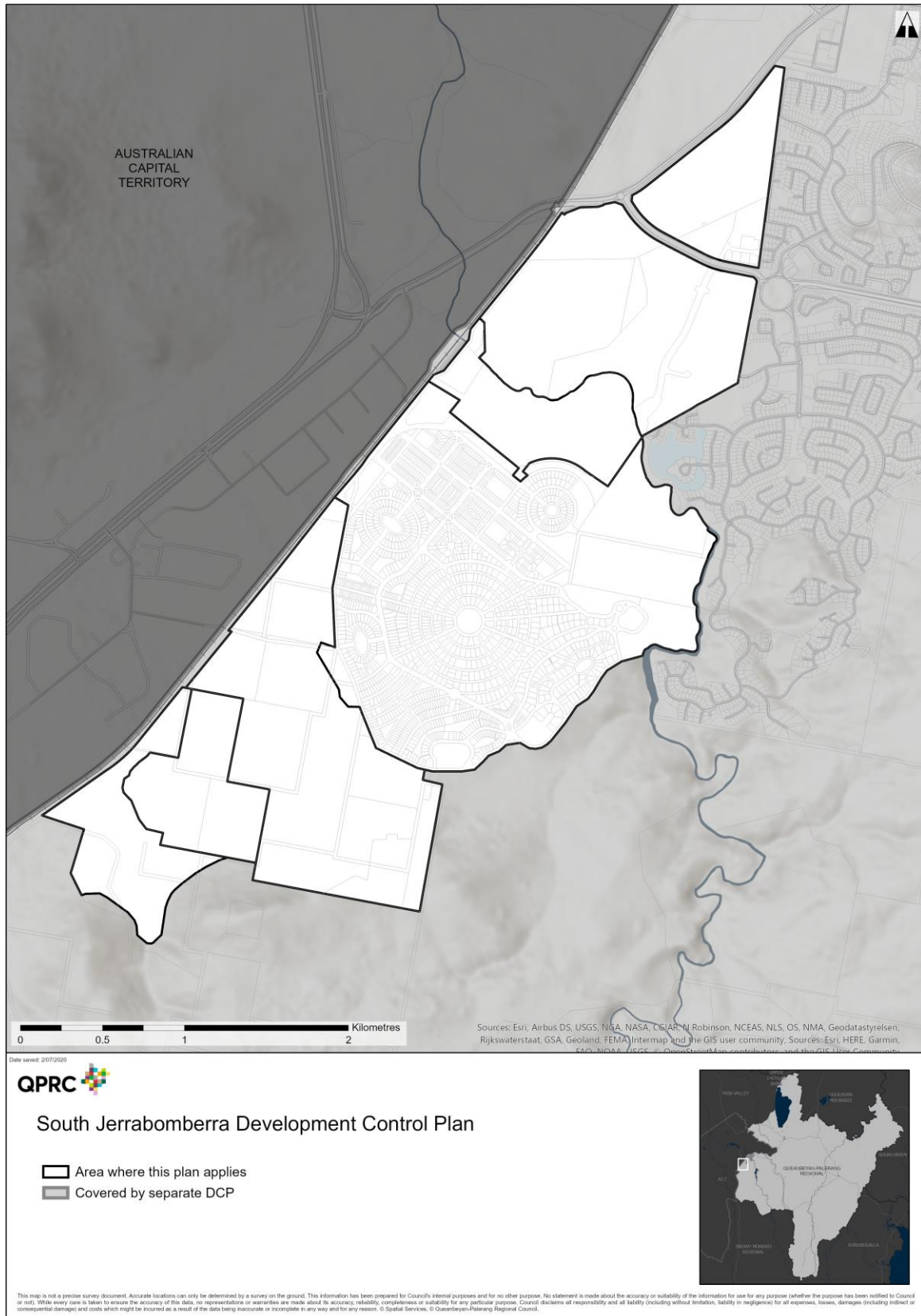
Proposed Layout Plans (three copies)

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





## 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.

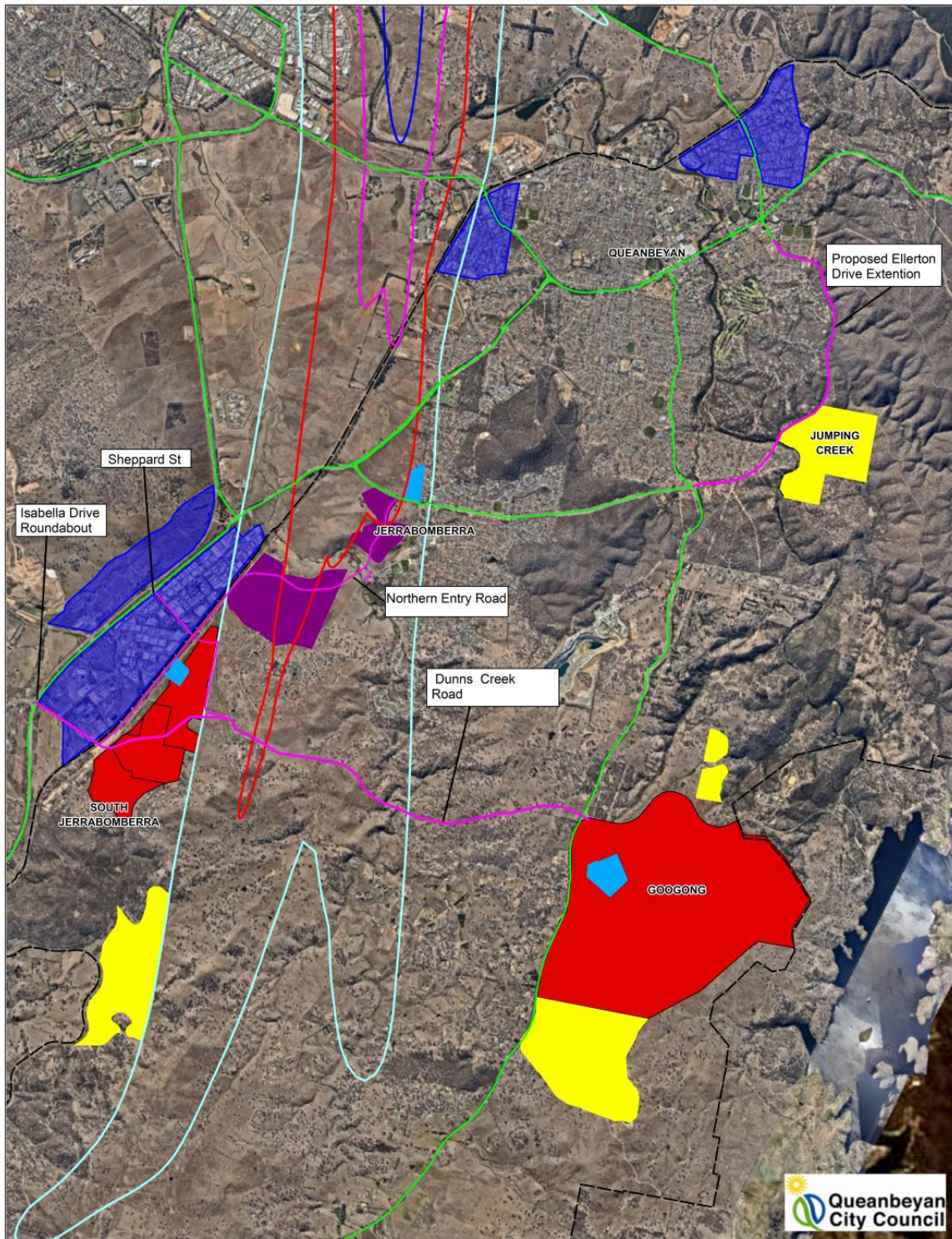
Queanbeyan City Council prepared the *Queanbeyan Residential and Economic Strategy* in 2006 at the request of the Minister of Planning. The purpose of this document was to prepare a long term residential and employment lands strategy to accommodate up to 25 years of residential and employment growth.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



<b>Urban Release</b>	LGA	<b>ANEF Contour</b>
Future Investigation	Employment	20
Residential	Industrial	25
Commercial	Proposed Roads	30
Existing Roads		35

**Queanbeyan Residential and Economic Strategy Review 2015 - 2031**

Disclaimer: This map has been produced to assist individuals in determining land details within the city of Queanbeyan and the information contained in the information contained in the map is made in good faith but on the basis that council or its staff are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation. Statement or advice referred to above. This composite map should not be used for making decisions regarding land use. The official zoning maps should be viewed at the counter of the Better Living and Sustainability Department or alternatively by applying for a section 149 Planning Certificate

## South Jerrabomberra DCP - Parts 1 and 2

### Map 3: Regional Plan

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



## 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



Photo 3: View towards the ACT and Monaro Highway