



South Jerrabomberra

DCP 2015

Amended

Part 3

The Master Plan

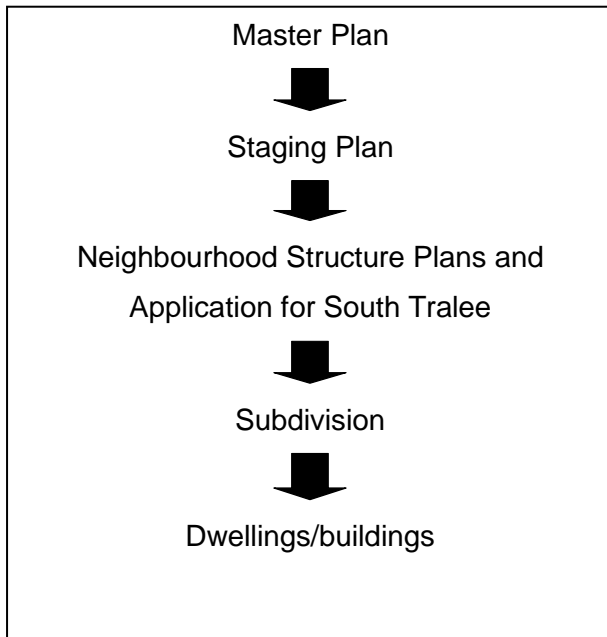
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Part 3 - The Master Plan

3.1 Master Planning for South Jerrabomberra

The South Jerrabomberra DCP is structured with the development of broad scale design progressing into more detail as the design process continues.

The diagram below outlines the Master planning and development process for South Jerrabomberra.



The South Jerrabomberra Master Plan prepared by Council (Map 1) broadly establishes the ultimate development outcomes for the South Jerrabomberra area, which are embodied in this Development Control Plan (DCP).

The purpose of the Master Plan is to guide the orderly and sequential development through the next 5-25 years, providing the community with information on the community facilities and open space, neighbourhood centres, residential neighbourhoods, management of conservation areas from a landscape management approach and employment lands to be developed, this includes a Staging Plan.

The Master Plan he general location of the land uses at South Jerrabomberra which include Private Recreation, Employment, Residential and Neighbourhood Centre uses with access being from the north from Tomsitt Drive through the Poplars business park via a transport interchange at South Tralee.

The residential neighbourhood development pattern and future character of South Jerrabomberra will transition from lower density large lots on elevated areas where the maximum building height shall not exceed the 740m contour to higher density development near the neighbourhood centre and in the mixed use area at South Tralee.

This transition of density will be the basis for organising the urban form including buildings, lots, land use, streets and open spaces.

3.2 Master Plan Objectives

The South Jerrabomberra Master Plan has the following objectives:

- 1) South Jerrabomberra will provide a high quality sustainable suburb that complements Jerrabomberra and provides land for employment and residential opportunities to meet the local needs of the community.
- 2) Development is appropriately staged to deliver orderly provision of infrastructure and services.
- 3) Create a transition from higher development in the urban mixed use centres to lower density residential development on the higher elevations of the Tralee Hills.
- 4) Landuses and developments are located to mitigate potential impacts from noise. Noise sources include the Hume industrial area, the railway when in operation and aircraft.
- 5) The Buffer area is to provide visual screening which can be achieved through planting or other appropriate measures.
- 6) Interconnectivity is promoted through safe and legible pedestrian paths, cycle ways, streets and a range of active and passive open spaces providing linkages particularly to the schools, the neighbourhood centres at the Poplars and South Tralee, the employment areas, the community facilities at both Poplars and South Tralee and the buffer areas.
- 7) Commercial and retail activity is focussed in the neighbourhood centres and mixed use areas.
- 8) Provide opportunities for future residents, employees and visitors to meet their local needs.
- 9) South Jerrabomberra will be developed to provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport.
- 10) The Masterplan will progress the implementation of the *Queanbeyan Residential and Economic Strategy 2015-2031*.

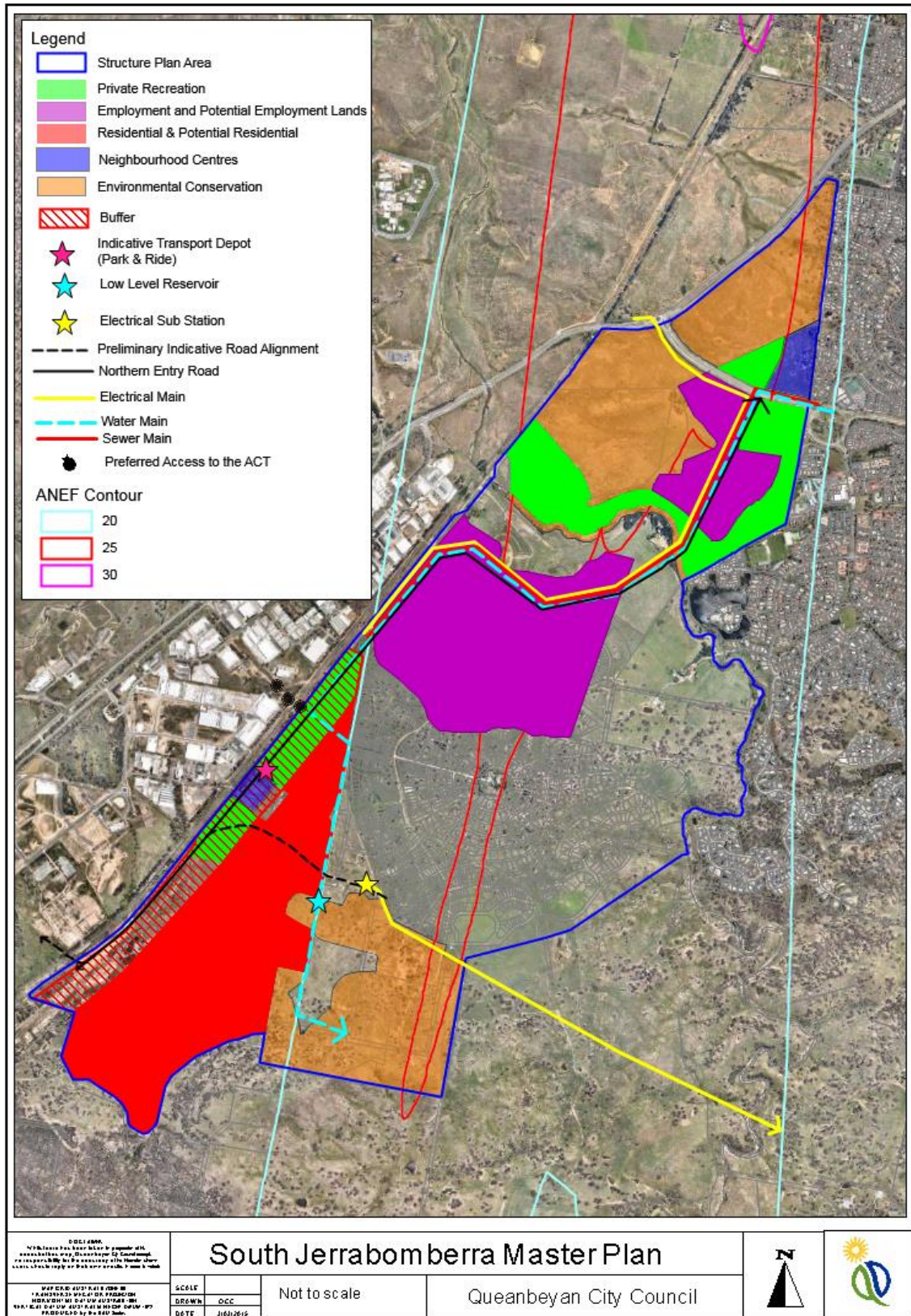
3.3 Master Plan Aims

Development is to be generally in accordance with the *South Jerrabomberra Master Plan* (Map 1), the applicable Local Environmental Plan and the controls in this document.

A variation to the *South Jerrabomberra Master Plan 2013* must demonstrate that it is consistent with the applicable objectives of this DCP. Any amendment can only be provided through a Neighbourhood Structure Plan approved by Council.

At the Ordinary Meeting of Council 24 September 2014 Council resolved to adopt Sheppard Street as the preferred southern access point to the South Jerrabomberra area. Council recognises that the ACT Government has not given support to Sheppard Street being the southern access point and accordingly the South Jerrabomberra Development Control Plan 2015 provides for Dunns Creek Road being directly connected to Isabella Drive, as resolved by Council on 8 October 2014. Council's policy position continues to be that Sheppard Street is the preferred southern access point to the South Jerrabomberra area.

Map1: South Jerrabomberra Master Plan



3.4 Desired Future Character of Development Areas in South Jerrabomberra

The Master Plan reflects the key development areas of South Jerrabomberra comprising South Tralee, Poplars, North Tralee and South Jerrabomberra (see Maps 1 and 2). The desired future character should consider landscape character and areas of environmental conservation including land that may contain endangered ecosystems in a landscape context.

West Jerrabomberra (Poplars)

The desired future character of this area will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.

The Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tomsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.

The Business Park precinct is an area of approximately 30ha located south of Tomsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a high quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.

Environs

The desired future character of this land is to provide for industrial and employment opportunities. This land is constrained being under the high noise contours from flights to and from the Canberra Airport. Accordingly residential development is not able to be accommodated. The area adjoins Jerrabomberra Creek to the east and has views to and from existing residential areas in Jerrabomberra. Location and design of uses is to accommodate these features.

North Tralee

North Tralee has an area of approximately 55 hectares and is located south of The Poplars. The desired future character of North Tralee is to provide for business and employment uses, including light industrial to serve the local area whilst protecting and enhancing the riparian corridor of Jerrabomberra Creek. The area is highly visible and primarily flat so a high quality built form shall be achieved. Jerrabomberra Creek runs through the site, forming the boundary to the north east. 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 can be developed for passive and active recreation uses and to provide linkages.

South Tralee

South Tralee will be characterised by urban streetscapes and environmentally responsible development. High quality pathways, direct connections, attractive and safe streets will encourage walking and cycling.

The high value natural habitat provides a visual backdrop and usable open space for the residents. New development will integrate with the existing characteristics, surrounding land uses and will take into consideration the historical context of the site.

Housing at South Tralee will comprise of a diverse range of higher density housing, affordable housing, traditional residential lots and a vibrant mixed use and neighbourhood centre precinct within a well-connected and walkable urban environment.

The Neighbourhood Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment. It will provide an attractive environment for residents, business and visitors (with links to the surrounding parks and residential areas).

South Jerrabomberra

This area was rezoned for urban development in March 2019. The planning proposal rezoned land to R2 Low Density Residential Zone, RE2 Private Recreation Zone and E2 Environmental Conservation Zone and apply appropriate minimum lot sizes. This will provide for additional dwellings and other appropriate land uses in the South Jerrabomberra area to meet the demand in accordance with the *Queanbeyan Residential and Economic Strategy 2015-2031*. The area is envisaged to deliver an additional 1500 dwellings. The lot size map will ensure that the future dwellings do not exceed 1500 dwellings to ensure that the intended maximum number of proposed dwellings does not exceed the infrastructure capacity at the intersection of Lanyon/Tomsitt Drive.

3.5 Staging of Development in South Jerrabomberra

The land that is currently zoned for urban development and/or being investigated for those uses in South Jerrabomberra to provide a land supply for the next 25 years. The orderly and efficient development of this land relies on the effective staging of subdivision and development within the whole South Jerrabomberra area.

The Staging Plan (Map 2) sets out the staging and how development is to be sequenced in South Jerrabomberra according to this plan to ensure that orderly and efficient development is achieved.

It is recommended that the land be generally developed in accordance with the sequence recommended in the Staging Plan (Map 2) that is:

- Developing from the north at the Poplars with the sequencing of residential development commencing in the north of South Tralee and developing generally in a southerly direction.

Controls for Staged Release of Land

Any development application for the staged release of land shall demonstrate that the following matters have been addressed:

a) Orderly Expansion of South Jerrabomberra

The release of land shall:

- i. Progress sequentially as outlined in the endorsed Infrastructure and Urban Release Staging Plan.
- ii. Not occur until a Neighbourhood Structure Plan has been approved for the release area by Queanbeyan City Council.

b) Achieving Growth Forecasts and Service Provision

Residential and other land uses will be provided to service existing residents in the local area and the needs of the ultimate population. The release of land shall support achieving 1,500 dwellings by 2038 in South Jerrabomberra.

- i. Community facilities, open space and neighbourhood centres will be provided for the amenity of existing Jerrabomberra residents and future residents.
- ii. A mix of dwelling types and development in South Jerrabomberra including affordable housing, a neighbourhood centre, community facilities, open space and infrastructure including roads, a primary school and transport interchange/park and ride to encourage residents.

c) Timing of Infrastructure Provision

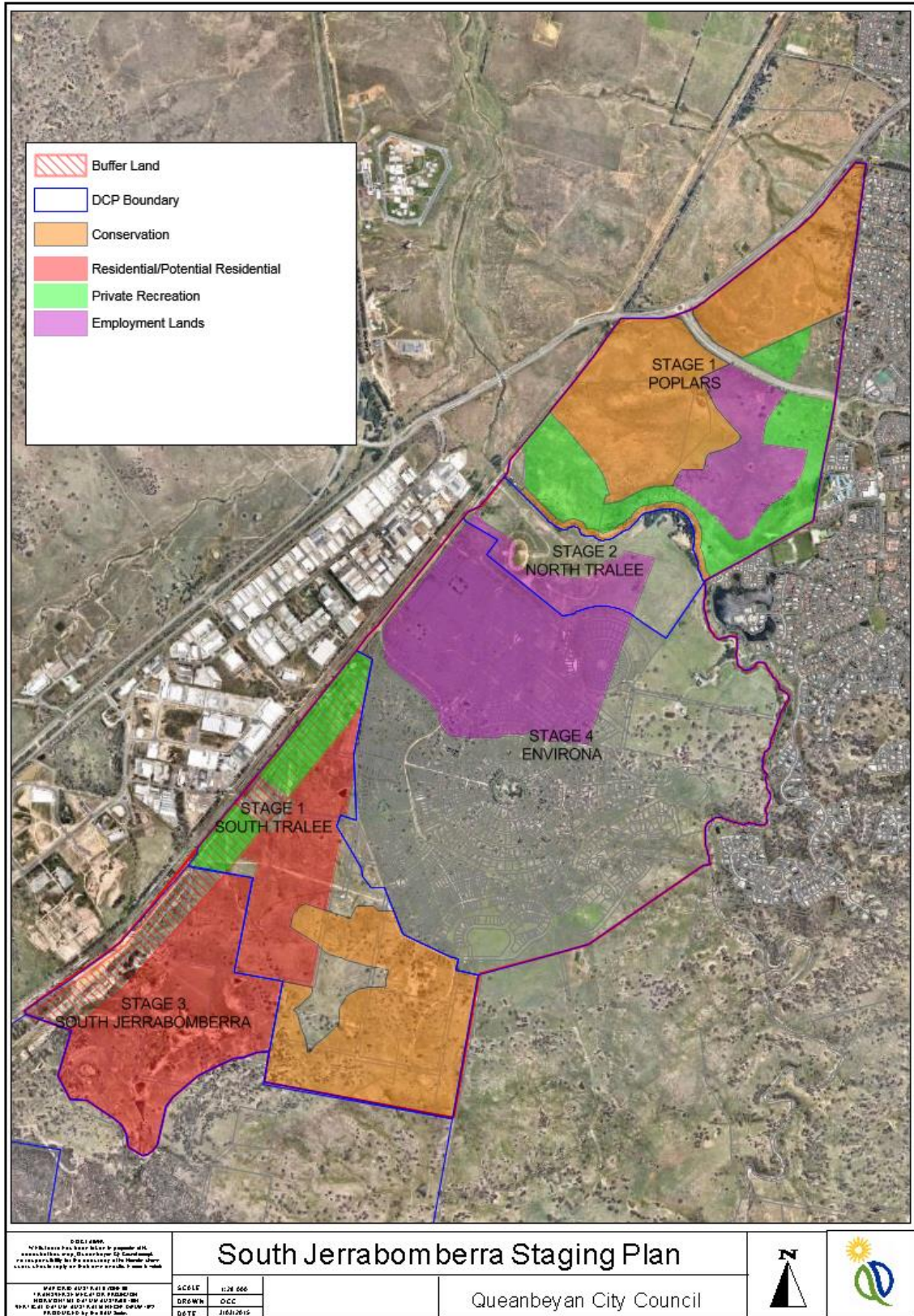
Much of the land subject to this DCP is currently 'greenfield' and un-serviced land. Accordingly, the installation of infrastructure including roads, water supply, stormwater, sewerage treatment, energy and communication facilities is required to service any uses.

Council is required to ensure that satisfactory arrangements have been made to ensure that public utility infrastructure essential for the anticipated development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

A Neighbourhood Structure Plan must include sufficient detail on the provision of essential services including sequencing or timing for provision, connectivity, design thresholds and catchments relevant to each essential service prior to its approval.

South Jerrabomberra DCP – Part 3

Map 2: South Jerrabomberra Staging Plan



3.6 Neighbourhood Structure Plans

Neighbourhood Structure Plans (refer Appendix 3) provide direction for the land release by development area in South Jerrabomberra and sets out the broad development pattern.

1) Design Process

The Neighbourhoods in South Jerrabomberra shall comply with the following planning design processes are recommended:

- Step 1 – Identification of non developable areas based on environmental constraints, topography, sites of cultural importance and vistas and views of merit.
- Step 2 – Design of transport routes, including the hierarchy of roads and associated bicycle tracks.
- Step 3 – Design of utilities to service the site, including water, stormwater, sewer, energy (natural gas, electricity and or solar power) and information technology cabling. In addition the provision of utilities for the entire area is required.
- Step 4 – Design of open space networks and connections
- Step 5 – Design of housing diversity
- Step 6 – Design of viable commercial/retail centres and facilities to service the residents of South Jerrabomberra.

2) Approval Process

The Neighbourhood Structure Plan will form part of the DCP when approved.

3) Submission Requirements

A scaled and detailed Neighbourhood Structure Plan together with accompanying statement and evidence of compliance in achieving Part 3 of this DCP shall be submitted to council as a DCP amendment. A Neighbourhood Structure Plan will be assessed and considered under the DCP requirements.

The Neighbourhood Structure plan is then exhibited as part of the DCP amendment and any comments received considered. Council can then adopt the Neighbourhood Structure plan as part of the DCP amendment, with or without changes.

3.7 Neighbourhood Structure Plan Controls

3.7.1 General

Objective

- 1) Provide for the orderly development of South Jerrabomberra by establishing the broad structure of the neighbourhoods within the context of the Structure Plan and Staging Plan.

Controls

- a) Be generally consistent with the South Jerrabomberra Structure Plan.
- b) Be prepared in accordance with the process outlined in the Structure Plan's objectives.
- c) Demonstrate compliance with any Voluntary Planning Agreement commitments.
- d) Details the indicative lot yield of each stage of the neighbourhood.

- e) Be consistent with Part 4 Subdivision Control, Roads and Public Places (note: Part 2 of the *Queanbeyan Development Control Plan* provides detailed design criteria)
- f) Be approved by Council as a DCP amendment prior to lodgement of any development application.
- g) Demonstrated compliance with the desired character of the neighbourhood.

3.7.2 Flooding

Objectives

- 1) Neighbourhood Structure Plans shall avoid development of flood prone land.

Controls

- h) Ensure that residential land is flood free for a 100 year ARI event.
- i) Access and egress from development areas shall be provided that accounts for the 1:100 ARI flood event.

3.7.3 Bushfire

Objectives

- 1) Bushfire protection and management shall be addressed in land use planning to provide a safer environment for the community.

Controls

- a) Identify bushfire prone areas and ensure buffers and development controls in *Planning for Bushfire Protection 2019 Guidelines* can be accommodated in any structure plan design and future subdivision.
- b) A comprehensive bush fire management plan shall be prepared for bushfire prone land.

3.7.4 Biodiversity

Objectives

- 1) To conserve the diversity of native vegetation communities, including their component species and genes throughout the identified natural bushland areas in the LGA.
- 2) To minimise the impact of development on the biodiversity of the nature reserves, natural areas, parks, creeks and other open spaces and its rural surroundings.

Controls

- a) Allow for subdivision which recognises the value of threatened species populations and ecological communities and their habitats and will minimize any impact on them.
- b) Encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
- c) Safeguard the natural environment through the protection of the natural corridors where appropriate.
- d) Consider how development impacts can be minimised at the urban and rural fringe.

3.7.5 Development on Higher Land

Objectives

- 1) To maintain a natural backdrop to South Jerrabomberra.
- 2) Encourage visually sensitive residential development between the 710m – 740m contour given its high visibility from the local area and from the ACT.
- 3) To provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that

penetrates the Obstacle Limitation Surface or the Procedures for Air Navigation Systems Operations Surface for that airport,

- 4) To protect the community from undue risk from airport operation.

Controls

- a) Development shall not be located above the 740m contour.
- b) Residential lots located between the 710 and 740m contours are to be large and assist to transition development at the urban and rural fringe.
- c) Development guidelines for highly visible lots between 710m–740m contours are to be included for the detailed subdivision stage.
- d) Development on land between 710–740m is to comply with any clause dealing with Airspace Operations of the applicable local environmental plan.
- e) For land between 710–740m any structure, whether temporary or permanent, proposed to breach the obstacle limitation surface must be referred to the Canberra Airport and relevant authorities for assessment.

3.7.6 Contamination

Objectives

- 1) To ensure that the land to be developed is not subject to any contaminants that may cause harm to the future population and employees of South Jerrabomberra.

Controls

- a) Sites that may be potentially contaminated as identified by relevant previous studies or site inspections require detailed environmental investigation in accordance with relevant guidelines and legislation.
- b) If land is identified as being potentially contaminated, remediation measures shall be outlined and put in place to ensure that the land is suitable for its intended purpose.

3.7.7 Cultural Heritage

Objectives

- 1) To protect and enhance the sites or items of cultural significance within South Jerrabomberra.

Controls

- a) Ensure that development respects and does not compromise heritage items, archaeological sites, potential archaeological deposits or sites within identified heritage conservation areas.
- b) Integrate elements of cultural heritage into the future development in appropriate circumstances.
- c) Identify and conserve sites of European and Aboriginal Heritage as appropriate.

3.7.8 Access and Movement Network

Objectives

- 1) Streets in South Jerrabomberra are to be designed to facilitate legible, safe and efficient pedestrian, bicycle, public transport and private car movement.
- 2) A network of pedestrian and cycle paths in South Jerrabomberra to provide good access to key activity areas.
- 3) The main thoroughfare is to provide workable, convenient and safe public transport routes that can service the neighbourhood centres and residential areas.
- 4) Vehicular access to the in accordance with the Land Use and Infrastructure Plan.
- 5) Dunn's Creek Road shall operate as an Arterial Road for the convenience of motorists travelling from Googong and East Queanbeyan to the Monaro Highway at Isabella

Drive in the ACT, or vice versa. Dunn's Creek Road shall not provide direct access to the activity centres.

Controls

- a) Provide for a street hierarchy that reflects the function and character of each street and forms part of a legible network. Table 2 in Parts 4 and 5 provides a summary of the role of typical streets. The indicative street network for South Tralee is shown in Appendix 3 - The Street Network Map.
- b) Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout South Jerrabomberra and connections to activity areas such as neighbourhood centres, employment areas, the transport interchange, primary school, buffer areas, parks and community facilities. The indicative pedestrian and cycle network, proposed public transport route and walkable neighbourhoods for South Tralee are also shown in Appendix 3.
- c) Make provision for a public transport route through South Tralee which shall pass close to the Neighbourhood centre but not through it.
- d) The street hierarchy is to reflect the typical street cross sectional requirements provided in Part 4 and 5 of this draft development control plan.
- e) Land uses in the vicinity of Dunn's Creek Road shall not impact on its operation as an important thoroughfare between NSW and the ACT nor in its function as an Arterial Road.
- f) No direct access to individual residential lots from Dunns Creek Road will be permitted.
- g) Noise mitigation is to be provided to protect uses from the future use of the road.

3.7.9 Essential Services

The Land Use and Infrastructure Plan and this DCP adopt the objectives and controls for the location and provision of essential utilities contained in Council's Engineering Design Specifications.

Objectives

- 1) Ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting will be available to cater for future development and peak demands.
- 2) Ensure all development is serviced by infrastructure designed to achieve reasonable sustainable outcomes.
- 3) Provide public utilities in a timely, efficient and cost effective manner.

Controls

- a) Subdivisions are to be serviced by infrastructure designed to achieve reasonable sustainable outcomes, including services for water, sewerage, electricity, gas, telecommunications and public lighting.
- b) Locate services so that they reduce environmental impact, are not unreasonably visually obtrusive and do not compromise community safety.
- c) Optimise opportunities for shared trenching to allow for the provision of landscaping in road reservations.
- d) Provide a sustainable, reliable, safe and efficient supply of potable water to meet the long term needs of the ultimate development potential in South Jerrabomberra including fire fighting requirements.

3.7.10 Water Sensitive Urban Design (WSUD) and Drainage Reserves

The land in South Jerrabomberra is a natural environment with a system of natural drainage lines that must be preserved and enhanced to cater for urban runoff to ensure that no significant detrimental impacts occur.

Objectives

- 1) To protect water quality and minimise impacts on natural waterways and drainage lines.
- 2) Incorporate Water Sensitive Urban design (WSUD) in the planning and development of the South Jerrabomberra areas to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- 3) Provide a stormwater system which prevents damage to natural and built environment, is economic to maintain and is designed to be compatible with other uses where open space is utilised.
- 4) Ensure that all development within South Jerrabomberra incorporates stormwater management, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
- 5) Consideration be given to connecting the south western watercourse, known as Dog Trap Gully, through to the NSW/ACT border to provide a riparian link and environmental corridor.

Controls

- a) Ensure that development incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
- b) Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- c) Integrate WSUD into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters
- d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.
- e) Protect and enhance creek corridors such as Jerrabomberra Creek and Dog Trap Gully Creek.
- f) Ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.
- g) Encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.

3.7.11 Housing Diversity

Areas zoned for residential uses in South Jerrabomberra will accommodate a diversity of housing types including single dwellings, multi dwellings, attached and detached homes (such as terraces; townhouses; villas and duplexes), residential flat buildings, secondary dwellings and seniors housing.

Higher density housing types will be located on land that is located less than 200m from any land in Zone B4 or on any land within 200m of the central point of a neighbourhood centre.

These higher density housing types are within 200m of the neighbourhood centre to take advantage of the proximity to facilities, services and public transport and to provide affordable purchase opportunities for moderate income earners.

Objectives

- 1) Provide a mix of housing types that will cater for different types of households (i.e. young, old, families, single households) with different incomes.

Controls

- a) Address how the desired future character and function for residential areas will be achieved while at the same time providing a range of housing types.
- b) Higher density housing is to be located in neighbourhood centres and sites adjacent to open space and along public transport routes.

3.7.12 Aircraft Noise

Objectives

- 1) Ensure that the amenity of all residential development and other sensitive land uses is not adversely affected by aircraft noise.
- 2) Development within areas subject to aircraft noise will need to be appropriately located and / or include mitigation measures to Council's satisfaction. Some forms of development are excluded in certain areas subject to this DCP due to potential impacts from aircraft traffic.

Controls

- a) Development the subject of clauses 7.8 and 7.10 of the QPRLEP 2022 must comply with those clauses. For further information and guidance, please refer to the Building Code of Australia and the Appendix 4 Aircraft Noise Assessment Guidelines.

3.7.13 Neighbourhood Centre Activity

Objectives

- 1) Ensure neighbourhood centres are developed in an efficient, orderly manner that are of high amenity and are attractive places.
- 2) Encourage higher density living in the South Tralee Neighbourhood Centre in close proximity to facilities, services and transport that also accounts for potential impacts on amenity from Hume and aircraft noise.

Controls

- a) Until such time as a Retail and Business Hierarchy Strategy is prepared for the Queanbeyan Local Government Area:
 - i. The total retail GFA within the Poplars Neighbourhood Centre shall not exceed 7000m² (excluding office and business premises).
 - ii. The total commercial GFA within South Tralee Neighbourhood Centre shall not exceed 5000m².

These restrictions are in place to ensure that the retail premises provide a support role rather than a competing role to other retail centres particularly the Queanbeyan CBD. The retail centre for the Poplars is intended to complement the existing Jerrabomberra Centre.

- b) As a matter for consideration, an Economic Impact Analysis (EIA) report is required to be submitted with any proposal that exceeds the cumulative GFA, irrespective of whether a Retail and Business Strategy has been prepared or not. An EIA shall address the following matters:
 - i. Relevant matters in a regional strategy or Council's local strategy and an assessment of the proposal's relationship with that relevant strategy;
 - ii. Assessment of the proposal's likely direct and indirect impacts upon existing and planned commercial centres in the LGA taking into account the existing and planned floor space;
 - iii. Impacts, both negative and positive upon any existing and approved commercial facilities within the catchment or other commercial centres in the

- city, and whether any existing or planned retail facilities within the immediate or wider catchment may be adversely affected by the proposal;
- iv. Assessment as to whether the proposal will provide a net community benefit, taking into account the potential adverse impact of the proposed retail development upon existing commercial centres and whether the potential loss of goods and services will be off-set and made good by the proposed development. This assessment should also quantify potential employment generation from the development and likely employment losses from other existing commercial centres; and
 - v. Any other relevant matter.
- c) No residential development is permitted at Poplars.
 - d) Where residential development is permitted in Neighbourhood Centres they are to be sited and designed in accordance with Part 7 of this DCP.

3.7.14 Community Facilities

High quality community facilities are required to meet the social, cultural, health, recreational, religious and community needs of the new community.

Facilities are to be generally located in attractive, vibrant and safe environments that can be easily accessed by foot, bicycle or public transport and be co-located with other community or open space facilities in order to create a community hub and allow sharing of ancillary facilities such as parking. These community facilities will be provided at Poplars and at South Tralee and these should be easily accessed by foot, bicycle or public transport.

Objectives

- 1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout South Jerrabomberra.
- 2) Encourage the co-location of appropriate services and facilities adjacent to the school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
- 3) Encourage the design of education and community buildings that are accessible to all and that provide a high level of amenity, health and well-being for users. Ensure community facilities including schools and recreation spaces are appropriately distributed across South Jerrabomberra.
- 4) Encourage, as far as practical, the co-location of compatible facilities and services in or adjacent to the neighbourhood centres to promote safety, security and efficient use of resources.

Controls

- a) Community Facilities will be provided generally in accordance with any applicable Voluntary Planning Agreement.
- b) Detail appropriate spatial locations for community facilities capable of meeting the objective and development controls outlined in Parts 4 and 5.

3.7.15 Public Open Space

Open spaces in South Jerrabomberra have a recreational and aesthetic role for the community.

Objectives

- 1) Ensure that the public open space network in South Jerrabomberra is of appropriate quality and quantity to meet the needs of the whole South Jerrabomberra future community.

- 2) Ensure connectivity between public open spaces to create an accessible network.

Controls

- a) Open space is to be designed and located having regard to any previous relevant studies provided in support of rezoning of land in the area.
- b) Area of each park connects to adjoining parks or is sufficiently large to be useable.
- c) Provide open space that caters for a wide range of users and is well distributed throughout the area.
- d) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of South Jerrabomberra.
- e) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
- f) Attractive walking and cycling links are to be provided throughout the open space network of South Jerrabomberra.
- g) A hierarchy of spaces is provided to cater to the range of district and local parks uses
- h) Street Trees including preferred plant species are to be considered within subdivision designs.

3.8 Additional Controls for Buffer Land and Land on the Urban/Non-Urban Interface

Buffer Areas are shown on the Staging Plan in Part 3.

3.8.1 Buffer to Hume Industrial Area and Goulburn / Bombala Rail Corridor

Objectives

- 1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to noise sensitive uses including shop top housing.
- 2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
- 3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate odour emissions where applicable.

Controls

- a) Where appropriate, acoustic, odour and vibration mitigation measures shall be incorporated into the design or layout of development within the buffer.
- b) A combination of mitigation measures such as vegetation, mounding and built form should be utilised within the buffer where appropriate.
- c) That any earth mounding or acoustic walls should be to a height of 3m where vegetation or other suitable land uses that mitigate noise and vibration cannot be used.
- d) The buffer land shall provide visual mitigation measures to limit the impact of Hume industrial uses on residential development and other sensitive uses in South Jerrabomberra where appropriate.
- e) Future Development within the buffer is to consider noise guidelines, including for *Suburban Land in the NSW Industrial Noise Policy (EPA 2000)*.
- f) A planting strip should be provided that is sufficient to screen Hume industrial uses from residential properties where appropriate.
- g) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- h) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

3.8.2 Urban and Non-Urban Interface

Objectives

- 1) 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.
- 2) Ensure the potential for land use conflict is considered at subdivision stage.

Controls

- a) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall comprise suitable lot sizes which reflect the site constraints.
- b) Landscaping on land at the interface shall not include any weed or invasive species.
- c) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
- d) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
- e) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.