



Mr Peter Tegart  
General Manager  
Queanbeyan-Palerang Regional Council  
PO Box 90  
Queanbeyan NSW 2620

16/02930  
YR: SF130056  
C15179611

Dear Mr Tegart *Peter*

I refer to Council's request seeking endorsement of the revised *Queanbeyan Residential and Economic Strategy 2015-2031*, adopted by Council at its meeting 9 December 2015.

I wish to congratulate Council on the completion of the revised Strategy. It is comprehensive document that provides a platform for the coordinated management of growth and strategic direction for Queanbeyan over the next 15 years.

Some of the strategic context that underpins the Strategy has recently shifted with the finalisation of the Department's 2014 population and dwelling projections, the release of the draft South East and Tablelands Regional Plan along with its supporting evidence base, and revised commitments under the NSW/ACT Memorandum of Understanding.

I am satisfied, however, that the recommendations contained in the Strategy are still valid under the updated strategic policy context. As a result, I am pleased to endorse the recommendations of the Strategy subject to:

1. Removal of Jumping Creek as an Urban Release Area (URA): in light of the ongoing investigations being undertaken in relation to this potential release area it is considered premature to identify it as an URA at this time. This land would be more appropriately identified for 'Future Investigation' in the Strategy.
2. Retention of the 250 metre buffer: the 250 metre buffer width between the Hume industrial area in ACT and residential development in South Jerrabomberra is retained. This is consistent with *the South Jerrabomberra Structure Plan 2013* endorsed by the Department in May 2014 and the buffer width applied to rezoning the South Tralee development area.

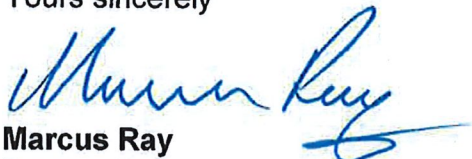
Areas identified as 'Future Investigation', including Jumping Creek, will require further analysis of their urban capability and suitability before they can be considered as formal urban release areas. Detailed studies and justification for any inconsistencies with s117 Directions would be required if Council wished to proceed with rezoning any of these areas for urban development.

Managing land uses in the vicinity of Canberra Airport to support its status as a 24 hour curfew-free international airport remains a priority for the NSW Government. The Government's policy position of no residential development between the 20-25 Australian Noise Exposure Forecast (ANEF) for Canberra Airport currently remains unchanged. I acknowledge that Council may choose to prepare a planning proposal to address any change in the ANEF or the NSW Government's policy position in relation to this matter.

The Department remains committed to working collaboratively with Council and other government agencies on planning for Queanbeyan's growth. The revised Strategy provides a solid basis to manage the orderly release and development of urban lands to accommodate the demands for residential and economic growth in the Council area to 2031.

Should you have any further enquiries about this matter, please contact Linda Davis, Acting Director Regions, Southern, at the Department on 02 4224 9450.

Yours sincerely



**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

24/07/2016