

Department of Primary Industries and Regional Development



South Jerrabomberra Regional Job Precinct

Response to Submissions Report

Draft Master Plan and Discussion Paper

March 2025

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Cover image: Village Building residential estate, South Jerrabomberra

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Acknowledgement

We acknowledge Country and pay respects to the Ngunnawal and Ngambri people as the Traditional Owners and Custodians of the land and waters on which the South Jerrabomberra Regional Job Precinct is situated and connected to via a broader landscape.

We recognize their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances and storytelling and caring for the natural and cultural landscape of the area.

We also recognise the continuing living culture of Aboriginal people, and the significance of the area as a resource gathering location and travel route. We recognise the contemporary stories of displacement and the cultural significant of Ngunnawal and Ngambri in the continued journey of self-determination in Australia.

We acknowledge all the people who have and will contribute to their stories of South Jerrabomberra and their connection to this place. We recognise the importance of telling the First story, first. All other stories of place come from and are woven into the First Story. We recognise the importance of truth telling, a reckoning and the telling of the whole story.

We acknowledge that the land on which the South Jerrabomberra precinct stands, was, is and always will be Aboriginal land.

Introduction

Purpose of the report

The draft Master Plan for the South Jerrabomberra Regional Job Precinct (the South Jerrabomberra Precinct) was publicly exhibited by the Department of Primary Industries and Regional Development (DPIRD) and the NSW Department of Planning, Housing and Industry (DPHI) from 1 November to 15 December 2023. During this time, landowners, stakeholders, and the wider community were invited to provide submissions on the exhibited documents.

At the same time, DPHI also exhibited a Discussion Paper outlining the explanation of intended effect of an update to the *Queanbeyan-Palerang Local Environmental Plan 2010* (Queanbeyan-Palerang LEP) and the proposed South Jerrabomberra Regional Job Precinct Development Control Plan (South Jerrabomberra DCP). The Department received a total of 36 submissions.

This report summarises:

- the engagement program during the exhibition period of the South Jerrabomberra Regional Job Precinct draft Master Plan and Discussion Paper,
- the feedback received, and
- the response and actions related to the feedback.

The responses have guided the refinement of the South Jerrabomberra Regional Job Precinct Master Plan and technical studies, and the proposed South Jerrabomberra Regional Job Precinct planning framework.

Background

In January 2021, the Deputy Premier announced the establishment of the Regional Job Precincts initiative as an extension of the Special Activation Precincts program. These are part of the NSW Government's 20-year economic vision for Primary Industries and Regional Development. Special Activation Precincts and by extension, Regional Job Precincts, are one of the five regional priorities funded by the NSW Government's \$4.2 billion Snowy Hydro Legacy Fund. All \$4.2 billion is earmarked to be spent in regional NSW to build on the rapid growth and opportunities in the region.

South Jerrabomberra is one of the four locations selected based on site suitability and readiness to deliver economic benefits to their regions. The South Jerrabomberra precinct will have emerging growth in the defence, cyber security, and high-technology industries and is uniquely positioned to create a specialised hub for these sectors.

What are Regional Job Precincts?

Regional Job Precincts are focused on providing local councils with planning support to help fast-track approvals to drive investment and deliver on the NSW Government's 20 Year Economic Vision for Regional NSW.

The Regional Job Precincts initiative is an extension of the Special Activation Precinct program and will be delivered through the \$4.2 billion Snowy Hydro Legacy Fund. The NSW Government is leading the master planning that will streamline planning approvals to provide local councils, regional communities, industry, and businesses with greater confidence around future investment and development.

Locations are chosen because they align with the following key assessment criteria:



Economic Enablers

- The economic enablers in the 20 Year Economic Vision for Regional NSW
- Proposed land use aligns with planning priorities



Unlocking Potential

- Planning improvements will create additional jobs



Readiness

- Site is ready for development
- Council or industry have done some work to plan for the precinct

Figure 1: Assessment Criteria for Regional Job Precincts Program

The process for each Regional Job Precinct follows six key stages:



1

Determine feasibility

Identify the gaps and barriers to economic growth in the local planning system.



2

Engage council

Collaborate with local council to address planning barriers.



3

Develop action plan

Prepare a plan outlining recommended changes to the local planning system.



4

Investigate precinct

Commission specialist studies and consult with the community.



5

Implement planning changes

Support and drive implementation of required planning instrument changes.

Figure 2: Regional Job Precincts process

Planning for the South Jerrabomberra Regional Job Precinct

The South Jerrabomberra Regional Job Precinct (South Jerrabomberra precinct) encompasses approximately 950 hectares and is located in the Queanbeyan-Palerang Local Government Area (LGA).

The master planning process for the South Jerrabomberra precinct began in late 2021, leveraging off its location within the Capital subregion, where there is a strong presence, and there has been significant State and Federal Government Investment to growth and diversify the defence, space, and cyber security industries.

Technical experts investigated a broad range of issues including biodiversity, infrastructure, transport, Aboriginal culture and heritage and economic modelling to inform the Master Plan, updates to the Queanbeyan-Palerang LEP and the creation of a future precinct wide development control plan. This was underpinned by an extensive community and stakeholder engagement program, including with the local Ngunnawal and Ngambri community.

There are two key elements to the South Jerrabomberra Regional Job Precinct planning framework, the Queanbeyan-Palerang LEP and the South Jerrabomberra Regional Job Precinct Development Control Plan. These are summarised in Figure 3 below.

Queanbeyan-Palerang Local Environmental Plan	South Jerrabomberra Regional Job Precinct Development Control Plan	
	South Jerrabomberra Regional Job Precinct Master Plan	Development controls
<ul style="list-style-type: none"> Provides a local framework for the way land can be developed and used Main planning tool to shape the future of communities by ensuring local development is carried out appropriately 	<ul style="list-style-type: none"> Identifies the vision, aspirations, and principles for the South Jerrabomberra RJP Provides more detailed, sub-precinct context and setting of the existing and future character Identifies the planning framework required to implement the master plan It also describes particular matters that should be addressed in more detail as part of the development control plan 	<ul style="list-style-type: none"> Identifies development controls Provides detailed guidance for: <ul style="list-style-type: none"> Subdivision Site amenity Landscaping Environmental Management Provides procedures for ongoing monitoring and reporting by Queanbeyan-Palerang Council

Figure 3: South Jerrabomberra Regional Job Precinct Planning Framework

The Regional Job Precincts program adopts a collaborative and integrated whole-of-government approach, bringing together the local Council and a range of other relevant State agencies. The agencies that have been involved in guiding the planning of the South Jerrabomberra Regional Job Precinct through an established Project Control Group include:

- Queanbeyan-Palerang Regional Council
- Department of Primary Industries and Regional Development (including the Office of Regional Economic Development)
- NSW Environment Protection Authority
- NSW Department of Planning, Housing, and Infrastructure
- Department of Environment, Climate Change and Water
- Transport for NSW
- Department of Education
- ACT Government

Structure of this report

This report is structured as follows:

- Section 1 – Engagement approach
- Section 2 – Overview of submissions
- Section 3 – Response to key issues raised in submissions
- Section 4 – Next Steps

1. Engagement approach

A core foundation of planning for the South Jerrabomberra precinct has involved community consultation. The approach to community consultation was to inform the community of what was being planned for, communicate in an open and transparent manner, and seek feedback ahead of releasing the draft Master Plan and Discussion Paper.

The community engagement model for this project is organisation implementation as defined by IAP2. Under this model, the organisation (Department of Primary Industries and Regional Development) leads engagement and seeks input to shape 'the policies, projects and services for which they are responsible' (IAP2 Australasia, 2022).

The Department of Primary Industries and Regional Development led community engagement alongside Queanbeyan-Palerang Regional Council.

The Department would like to thank the Queanbeyan-Palerang community for its participation and involvement.

1.1 Engagement leading up to the exhibition of the draft master plan

Community engagement commenced some twelve months before the draft master plan was exhibited with landowners in and adjoining the investigation area, key community stakeholders and the broader Queanbeyan-Palerang community. The intention of early engagement was to keep the community and key stakeholder updated and informed as plans were being developed.

Engagement activities included community newsletters, landowner briefing sessions, one on one meetings and writing to landowners to inform them of progress and consultation activities.

1.2 Engagement during the exhibition of the draft Master Plan

The Department exhibited the draft Master Plan and Discussion Paper for a period of 45 days from 1 November to 15 December 2023. The aim of the engagement program was to raise awareness and seek feedback on the draft Master Plan, respond to issues and continue to maintain a dialogue with the community and key stakeholders.

1.3 Who we engaged with

During the exhibition period, the Department communicated and engaged with:

- Landowners in the Regional Job Precinct
- Broader Queanbeyan-Palerang community
- Queanbeyan-Palerang Council Planners and Councillors
- Ngambri LALC, Elders, Aboriginal Heritage Services and Corporations

1.4 How we engaged

The Department's engagement program involved several communication methods to reach key stakeholders outlined above to provide information to help with submissions during the formal exhibition period.

Prior to the exhibition of the draft Master Plan, the Department held a series of community and business meetings that outlined the main elements of the draft Master Plan, including the boundary of the Regional Job Precinct. This provided the community and key stakeholders with an opportunity to preview maps, land uses and sub-precincts ahead of the formal release of the draft Master Plan.

Key engagement and communication activities during exhibition included:

Notifications 	<p>Post cards were mailed out to all landowners and neighbours in Jerrabomberra (740) notifying them of the exhibition of the draft Master Plan, technical studies, and the Discussion Paper.</p>
Consultation events 	<p>The Department of Primary Industries and Regional Development held individual landowner meetings, drop-in sessions, business briefing and briefings for Council staff and Councillors.</p> <p>The meetings detailed the elements of the draft Master Plan, land uses and proposed planning pathway.</p> <p>The activities were promoted on the Department of Primary Industries and Regional Development project webpage and social media channels as well as Council's webpage and social media.</p>
Digital 	<p>The Department of Primary Industries and Regional Development promoted the exhibition period events on its social media channels. The campaign received 281,422 views, resulting in 3,642 clicks to the website. Exhibition material was available on the planning portal.</p>
Media 	<p>The exhibition was promoted via Council's community newsletter.</p>

Figure 4: Key communication activities during public exhibition of South Jerrabomberra Regional Job Precinct draft Master Plan

2. Overview of submissions

A total of 37 submissions were received during the exhibition of the draft master plan. This included:

- Eight (8) from agencies, government, airport, and education
- Five (5) from landowners
- Two (2) from resident associations
- Twenty-two (22) from the general public

Many of the submissions gave support to the project, recognising the benefits it would bring to the broader community, including:

- Encouraging prospective small business owners,
- Bringing new investment and create jobs for Regional NSW and the ACT, and
- Attracting new and emerging employment generating industries.

Responses to the key issues raised in the submissions received, including amendments to the draft Master Plan and proposed South Jerrabomberra Regional Job Precinct planning framework, are detailed below.

3. Response to key issues raised in submissions

Analysis of the submission identified 18 key themes which are detailed below including responses to issues raised within each of the key themes.

Key themes include:

- | | |
|--------------------------------|---|
| 1. Support | 11. Active travel and recreation |
| 2. Consultation and exhibition | 12. Environment and green space |
| 3. Administrative | 13. Heritage |
| 4. Implementation | 14. Employment land, investment, and economic development |
| 5. Master Plan | 15. Airspace and flight paths |
| 6. Land use and zoning | 16. Education |
| 7. Development and staging | 17. DCP provisions and urban design |
| 8. Land use conflict and risk | 18. Out of scope |
| 9. Utilities | |
| 10. Transport and access | |

3.1 Theme: Support

During the exhibition period, submissions received provided general support for the South Jerrabomberra master planning and attracting new investment to the area.

Support

Submission Points

- Congratulates NSW Government on identifying the need to encourage collaboration between businesses and developers.
- Appreciate the collaborative approach to precinct planning within South Jerrabomberra and Tralee.
- Overarching support is given to the Draft Master Plan, its Vision, objectives, and principles.
- General agreement for the minor amendments to the QPLEP to bring it in line with the Draft Master Plan.
- Have been engaged in the process and the level of community engagement opportunity, consultation and online materials supported participation.
- After many years of various proposals, happy to see development and realise a new community.
- The master plan is supported as it is consistent with the Southeast and Tablelands Regional Plan.
- This is a long-awaited plan and small-scale businesses with be happy the plan supports and encourages prospective small business owners.
- The plan will encourage new investment and create jobs for Regional NSW and the ACT and attract new and emerging employment generating industries.
- The sound strategic planning foundations will deliver a wholistic and robust statutory planning framework that is appropriate for the RJP.
- Supports the master plan and notes the opportunity to partner with regional jurisdictions in positioning the region as an attractive place to do business.

Response

- Supporting comments are noted.

3.2 Theme: Consultation and exhibition

Concern was raised during the exhibition period in relation to lack of community engagement prior to exhibition and limited engagement throughout the development of the master plan.

Consultation

Submission Points	Response
<ul style="list-style-type: none"> There has been limited engagement and information provided hasn't been accommodated. There needed to be participation from the community early in the planning phase rather than charging forward with projects not being informed by community conversation and desires. The document reads as an amalgamation of promotional material followed by information on several things the community wasn't consulted on and are already being implemented. Consultation is as much about risk and issue mitigation as it is about creating connection with the community. It leads to more creative, innovative, and well thought out solutions. The reason for a lack of community consultation has not been communicated and a pandemic is no longer an excuse. 	<ul style="list-style-type: none"> The comments regarding consultation process are noted. The comments have been included as part of the program review and will be used to refine the way consultation is undertaken for future precinct planning. Consultation was undertaken in accordance with the communication and engagement strategy and included several engagement methods.

Exhibition material

Submission Points	Response
<ul style="list-style-type: none"> Documents missing from the website – Technical report for the South Jerrabomberra RJP (Environa) Field Trip 11-13 May 2022 and Integration Analysis Ecologically Sustainable Development (ESD) Technical Study (D Squared 2022) 	<ul style="list-style-type: none"> The Field Trip 11-13 May 2022 is not a formal technical document and the Integrated Technical Analysis was not commissioned by DRNSW. The outcomes of this field trip and analysis are included in the Jensen Plus Urban Design Report.

3.3 Theme: Administrative

Several administrative type amendments were identified in submissions.

Administrative

Submission Points	Response
<ul style="list-style-type: none">• At the end of last sentence on page 50, add 'and require additional infrastructure'.• Include sentence regarding long standing policy negotiated with ACT regarding western buffer on page 83 and open space and recreation precinct on page 54.• Change Figure 29 text on page 73 to Figure 28.• Don't inadvertently stir community issues. The photo of students playing basketball at the 'high school' is high school students playing at the primary school due to the delay in the high school build.• The timeline and history should include the establishment of the existing community at Jerrabomberra.• The master plan refers to the Eastern Broadacre area of the ACT as part of the 'Capital Innovation Corridor' but this term does not exist and is not used by ACT Environment, Planning and Sustainable Development directorate.	<ul style="list-style-type: none">• The administrative changes are noted and have been updated within the master plan.

3.4 Theme: Implementation

Submissions requested further involvement by DRNSW in the implementation of the RJP to ensure its success. In addition a request was received to be included as a stakeholder for further planning and implementation.

Implementation

Submission Points

- A continued working relationship, collaboration, and joint objective between DRNSW and DPHI is key for success of the RJP.
- Seek continued professional expertise of officers involved to date to complete necessary planning instrument amendments, including continued briefing of Councillors.
- Include residents' association as a key stakeholder in further planning and implementation.

Response

- The request for continued support is noted, however, the scope of the program does not include ongoing support.
- Key stakeholder information and submitter details will be provided to Council to consider during any further engagement on planning and implementation for the South Jerrabomberra precinct.

3.5 Theme: Master Plan

Submissions raised concerns with the way the master plan was written and inconsistencies between the master plan and technical reports.

Master Plan

Submission Points

- The master plan should note that not all recommendations in the technical reports are adopted.
- Disappointed on the master plan. It should be about expansion of, and integration with an existing community, with people and experience at its core.
- The master plan has ministerial agenda at its core and appears to be an afterthought communication piece to draw together a number of half constructed projects into a communication piece. Reduce the focus on government agenda.
- The master plan is patronising with 27 pages of guff before useful content.
- Need to discuss the challenge and proposed people focused solution. Make it people/community central to the way you communicate.
- Reduce the length, there is a lot in there that doesn't need to be included.
- The overall placement and location of elements seems haphazard.
- Principle 5 of being a good neighbour hasn't been followed and makes it hard to believe it is a genuine principle.
- Key stakeholders mentioned should be listed for probity.

Response

- During the submission review, the master plan was reviewed and updated to provide clarification where required.
- The review of the master plan and technical report resulted in amendments to all documents to bring consistency across the reports.
- The master plan includes several planning framework recommendations to ensure the principles and objectives are achieved.
- Key stakeholders have been listed within the master plan and urban design report.

3.6 Theme: Land use and zoning

Submissions highlighted the need to retain existing additional permitted use rights within the local environmental plan along with recommending several land uses they would like to see establish within the precinct. Requests were also received to alter the proposed land zoning.

Additional permitted uses

Submission Points	Response
<ul style="list-style-type: none"> The technical reports do not acknowledge the additional permitted uses identified in the QPLEP. When adopting additional permitted uses, it was considered that the development application process is best placed to resolve site specific issues. The technical report advises against land uses that are either permitted in the land zone or as additional permitted uses. This will cause uncertainty and the need for additional studies by the landowner. Removal of additional permitted uses that currently exist is not supported. Recommend amendment the additional permitted uses map to align with the eastern boundary of the applicable lot. 	<ul style="list-style-type: none"> Post-exhibition engagement occurred between DRNSW, DPHI and Council to confirm retention of existing additional permitted uses. No changes are being made to existing additional permitted uses. As part of the review of the technical reports, clarification of the intent of 'advised against uses' has been included to confirm this is guidance for Council when considering development applications.

Land uses

Submission Points

- Want to see a gym and Woolworths.
- Instead of having hotels/bars in the North Poplars Local Centre, consider having a club or bar in the South Jerrabomberra Local Centre.
- Venues that have poker machines is not supported.
- Would like support to facilitate a conference and training centre in South Jerrabomberra.

Response

- Land zone changes will align the employment zones to the zones adopted as part of the employment zone reform. The land uses within these zones provide for a range of uses suitable within the precinct.
 - Whilst clubs and pubs are a use that is permitted with consent, relevant assessment is required along with relevant liquor and gaming licencing approvals.
 - Appropriate land use permissibility exists for conference and training facilities. The details have been provided to Council and the ORED team within DRNSW for consideration.
-

Rezoning

Submission Points

- Support the proposed RE1 Public Recreation zone for the Regional Sports Complex.
- Zoning the South Jerrabomberra Local Centre E3 Productivity is contrary to previous resolutions by Council as part of the Employment zone reforms and will lead to land uses previously not envisaged for the area.
- Any further rezoning should consider contamination at the strategic level.
- The amendment to zones to align with property boundaries in the residential sub-precinct is supported.
- Request the E4 General Industrial zone rather than the E3 Productivity Support zone.
- Request the extension of the E1 Local Centre zone to the entire North Poplars sub-precinct.

Response

- Support for rezoning to align with the employment zone reform is noted.
- The land zoning proposed for the local centres within South Jerrabomberra is consistent with the transition arrangements for Queanbeyan-Palerang Local Environmental Plan and retains the extent of the existing B1 Local Centre Zone as E1 Local Centre. Local centres are not proposed to be zoned E3 Productivity Support.
- The Master Plan map, whilst not intended to depict land zoning, has created concerns that the North Poplars local centre extent is being expanded. The Master Plan map has been updated to ensure it aligns with the discussion paper zoning extents.
- Existing infrastructure constraints limits the ability for further rezoning as part of the RJP program. Further rezoning will be subject to full planning proposal process through Council.
- The translation of IN1 Light Industrial to E3 Productivity Support formed part of Council's specific employment zone translation. Changes to this translation have not been considered as part of the technical reports, specifically the land use consideration report on whether heavy type industries are compatible within the precinct. Any changes to the translation will be subject to a separate planning proposal.
- The existing retail and local centre provision will be retained. Further work is required to assess the retail hierarchy and acceptable amount of retail outside of the Central Business District along with land use conflict management of development under the Canberra Airport flight paths.

3.7 Theme: Development and staging

Submissions raised concerns with the staging plan included in the master plan, requesting they reflect existing and planned development stages. Several points were raised in regard to the sub-precinct details and requesting clarification along with requests to reduce the minimum lots size.

Staging

Submission Points	Response
<ul style="list-style-type: none"> The staging is incorrect and will result in inadequate servicing capacity. The technical reports don't make any recommendation of alternative staging and dwelling yields for the residential sub-precinct. Request for more flexible staging to enable development where proponents are ready ahead of the staging proposed. 	<ul style="list-style-type: none"> The staging plans in the reports and master plan have been updated to reflect development progress and development plans.

Sub-precincts

Submission Points	Response
<ul style="list-style-type: none"> Reference to the need for additional feasibility studies, design work and funding mechanisms needs clarity to identify this is applicable for further rezoning and not land that is already zoned. Requiring the Draft Master Plan to be considered prior to granting development consent places development in a state of uncertainty. Too much open space left open and unused, need more development. Removing extensive agriculture from C2 should only occur within RJP boundary. 	<ul style="list-style-type: none"> Clarification has been provided regarding studies being needed for further rezoning and that these do not apply to land currently zoned unless there is development specific study requirement as part of the development application process. Providing statutory weight to the RJP master plan ensures appropriate consideration during further rezoning and development applications. The weight is for consideration only and will ensure consistency with the intent and vision for the precinct.

Sub-precincts

Residential:

- Residential development is referred to as a sub-development despite it being the predominant development, undermining the role of this location as a place for people.

Environs:

- The boundary of the Environs sub-precinct could be expanded to other areas that do not have high biodiversity values and to ensure efficient use of infrastructure.
- Want to be consulted as part of any proposals and infrastructure strategies for the Environs sub-precinct.
- The Discussion Paper depicts the Environs sub-precinct as RU2 Rural Landscape and not the stated future intended use of the Master Plan. This will cause statutory implications. Consideration should be given to staged release as a way to resolve and provide uncertainty.
- Object to the removal of the Environs paper subdivision from the cadastre.
- Removing the historic Environs paper subdivision is supported as it will remove confusion.

Residential:

- The master plan does not use sub-precincts as a hierarchy. It uses sub-precincts to acknowledge the varying types of sub-precincts to determine sub-precinct specific principles and outcomes.

Environs:

- The Environs paper subdivision layout on the Queanbeyan-Palerang Local Environmental Plan maps will be retained.
- Further consultation and consideration of zoning and land use for the Environs sub-precinct can be considered at planning proposal stage. The master plan provides certainty for Council, the community, and developers on the requirement for adequate infrastructure prior to further rezoning within the precinct.

Sub-precincts

Rural Landscape:

- Request a review of the rural land within the RJP to preserve ongoing farming practices and the management of weeds.
- Further opportunities should be explored for the rural landscape sub-precinct to allow for additional residential opportunities that provide a suitable buffer between employment and the residential area of Jerrabomberra.

Rural Landscape:

- The RU2 Rural Landscape zone provides appropriate farming and weed management options to be undertaken.
 - Additional development opportunities can be considered as part of a future planning proposal for Environa to ensure appropriate precinct planning to manage land use conflict.
-

Lot size

Submission Points

- Request a reduction of the minimum lot size from 4,000m² to 2,000m².
- The lot size must be revised to reflect the local community need of affordable decent lot sizes between 2,000m² and 6,000m².

Response

- Consideration of the minimum lot size has been given and it is agreed the reduction will provide flexibility to meet market demand.
-

3.8 Theme: Land use conflict and risk

Several submissions raised concerns with the existing buffer between South Jerrabomberra residential estate and the Hume Industrial Estate with requests to both reduce and expand. Concerns were also raised with the potential land use conflicts between employment and residential development and risks of allowing hazardous development within the precinct.

Buffer

Submission Points	Response
<ul style="list-style-type: none"> • Supports the extension of the visual and acoustic barrier along the western boundary that adjoins Hume Estate and Goulburn-Bombala Railway. • Request a reduction to the 250m buffer to Hume Industrial estate based on an inconsistent buffer distance of 100m identified in the technical reports. • Need to identify a suitable buffer between employment areas and residents that includes appropriate distances and screening. • The RE2 zone along the buffer permits sensitive uses. Consideration should be given to having relevant controls to ensure the buffer can effectively function as a visual and acoustic buffer. • The E3 Productivity Support zone permits uses that may contribute to noise impacts on existing residents. Recommend considering options such as buffers to minimise noise impacts to residents and the school. • Hume Industrial estate support hazardous and noxious industry. Sensitive uses within 500 metres may be impacted. Whilst there is a buffer between Hume and residential in South Jerrabomberra, there is no buffer to the local centre. A buffer of 500 metres is recommended. 	<ul style="list-style-type: none"> • The master plan acknowledges the existing buffer in place between South Jerrabomberra residential estate and the Hume Industrial Estate. The extent of this buffer has previously been agreed upon by Council and ACT and is not proposed to be removed or expanded. • A suite of development control plan recommendations within the master plan ensure appropriate retention and consideration of buffers continues to be implemented as part of development assessment, both for the existing buffer and new buffers within the E3 Productivity Support zone. • Note the preference for a 500m buffer and request to prohibit sensitive uses within 500m of Hume Industrial Estate. No change is proposed to the existing buffer provisions.

Buffer

- Further sensitive uses within 500 metres of Hume Industrial Estate are opposed as complaints are being received from residents in South Jerrabomberra.

Land use conflict

Submission Points

- Oppose land being identified for potentially hazardous development close to residential, education and sports complex.
- The technical reports need to include potential safety impacts on existing and future South Jerrabomberra residents.
- Misalignment between heavy manufacturing land use allocation on master plan maps and table estimating land use mix. Given proximity to residential development, land uses should be restricted to light industry and other compatible uses.
- Weapons testing under the SP4 zone is a concern that needs to be revised with limitations.
- Continued opposition to residential development in proximity to Hume Industrial Estate as it is incompatible.
- Light industrial is incompatible with other development occurring. Light industrial adjacent to residential is not supported.

Response

- A review of the master plan and technical reports in relation to hazardous development has been completed with updates undertaken to confirm hazardous development is not a use that is permitted within the land zoning applied to the precinct.
- The land use considerations report provides detailed consideration of potential safety impacts of permissible land uses within the precinct.
- SP4 zone is not proposed, and weapons testing is not proposed.
- Light industrial will be a permitted land use within the E3 Productivity Support zone. The master plan includes details on where high amenity uses are required to maintain separation of higher emitting uses from existing and proposed residential development. Further measures are recommended to be included within the South Jerrabomberra DCP to trigger appropriate consideration of impacts and land use conflicts.

Risk

Submission Points

- Potential hazardous developments are not supported with previous developments causing significant contamination to land and waterways.
- The assessment that considers suitable distances from residential areas if a risk was to occur, such as fire, does not consider prevailing winds.

Response

- Hazardous developments are not proposed. Clarification and consistency have been provided through technical reports and master plan. Discussion on hazardous development is included within the technical reports to highlight the issues that would arise if they were a permitted land use within the precinct.
 - Full assessment and consideration of bushfire has been given as part of the bushfire technical report.
-

Licencing and monitoring

Submission Points

- If scheduled activities are proposed, an environmental protection licence will be required through the integrated development process.
- The standard 'at receiver' methodology will be used to determine the issuing of environment protection licence and monitoring compliance.

Response

- The licencing and monitoring process that will be used is noted. The master plan and technical reports are not intending to remove or change these requirements.
-

3.9 Theme: Utilities

The existing capacity of utilities within the precinct was acknowledged and concerns raised with the ability to increase capacity to meet demand from development within the precinct.

Utilities

Submission Points	Response
<ul style="list-style-type: none"> • A major sub-station in proximity to the sports complex will create a higher risk to public. • Concerns with the ability for the Draft Master Plan vision to be realised due to the need for infrastructure funding which is beyond the capacity of a local authority. • Infrastructure challenges arise from the Draft Master Plan and there are potential delivery risks. Infrastructure planning for this area is not advanced and there is a deficit in the capital funding for large-scale public infrastructure projects. • The future infrastructure strategy should take into consideration the Department of Planning NSW Waste and Sustainable Materials Strategy 2041. 	<ul style="list-style-type: none"> • Sub-station location is indicative and is consistent with regional sports complex master plan. The purpose of the utilities report is to demonstrate servicing solutions. These will be further refined through the development application process and in consultation with utility providers. • The master plan acknowledges the existing infrastructure challenges and the concerns with servicing full development of the precinct. Rezoning of additional employment land has not been undertaken as part of the RJP program to enable Council to undertake comprehensive infrastructure planning and identify funding opportunities. • Further refinement or clarification within Councils infrastructure plans is required to consider the full infrastructure demand and capacity for the precinct. This review can consider the waste and sustainable materials strategy.

3.10 Theme: Transport and access

Several submissions raised the importance of increasing access points and specifically implementation of the Dunns Creek Road connection through to the Monaro Highway in the ACT. Further comments were provided in relation to the local road network and treatments.

Cross-border connection / Dunns Creek Road

Submission Points	Response
<ul style="list-style-type: none"> A new connection to Isabella Drive should not allow heavy vehicles to ensure heavy traffic does not impact residents. The existing road cannot cater for heavy vehicles and cannot be widened. A link through to Sheppard Street and Lanyon Drive should be required prior to any rezoning. The timeframe of the Isabella Drive connection should be reconsidered. Access for residents will be impeded if additional road access is not provided. There needs to be a southern access point to Hume and beyond. Priority to be placed on alternate access to Tralee due to emergency access risk. Long-held ambition for a secondary entrance to the ACT and seek NSW and ACT Government to secure this. Preferred connection to ACT is via Isabella Drive with the potential for Stage 1 of the Dunns Creek Road connect South Jerrabomberra to Hume. A second connection is critical for the ongoing performance of Tomsitt Drive and the intersections along Tomsitt Drive with Lanyon Drive, Environa Drive and the Jerrabomberra roundabout. There is a lack of connection in the roads between South Jerrabomberra 	<ul style="list-style-type: none"> The strong desire for additional connections to the precinct is noted. Ongoing cross-border connection discussions is occurring with cross-government involvement and will continue to be an ongoing matter. A total of 3 connections to the precinct are required to facilitate full development. Further testing of location and design is required in consultation with transport for NSW and ACT transport. The master plan and technical reports have been updated to identify Isabella Drive connection as the preferred connection and to remove the connection to Lanyon Drive through Hume Industrial Estate in consultation with Council and ACT Transport. The Dunns Creek Road project has been included in the master plan post-exhibition to provide clarification that this project is the avenue for the establishment of the cross-border connection to Isabella Drive / ACT. The master plan provides clear direction on the need for funding, design options and constraints to be considered as part of any cross-border connection plans.

Cross-border connection / Dunns Creek Road

and Hume which will increase travel time and environmental impacts.

- The Dunns Creek Road is critical for the region and without it there is a lost opportunity to provide direct access for Googong people.
 - Dunns Creek Road needs to be included in the master plan.
 - Work is required to agree to funding and design options, consider land constraints and analyse strategic transport modelling for the southern cross-border connection to Isabella Drive.
 - A northern connection to Lanyon Drive is not supported.
 - A southern connection to Isabella Drive is supported in principle subject to further investigations and planning.
 - Cross-border investigation area and Environa sub-precinct and infrastructure delivered to this point have not been considered. While this is satisfactory for the master plan, further assessment of the needs and solutions for water and sewer through an infrastructure strategy is required.
-

Road network

Submission Points	Response
<ul style="list-style-type: none"> Lexcen Avenue should be extended to link to the innovation precinct to the north to address parking and traffic flow concerns. Extension of Lexcen Avenue is unfeasible due to topography and geology. Reduce the speed limit of Environa Drive in the north to south approach from 70km/h to 60km/h to enable more flexible use of the bus bay. The collector road network needs to be bus capable. The planned road infrastructure upgrades at Lanyon Drive are welcome, but there is concern the road configuration at David Warren Drive has not been planned. Representations have been made to ACT Government. Need EV charging points. 	<ul style="list-style-type: none"> The connection of Lexcen Avenue through to Environa Drive formed part of the original planning undertaken by Queanbeyan-Palerang Regional Council. This connection will remain in the master plan, noting that alternative traffic solutions can be proposed and considered as part of the development application process. The technical reports provide a suitable solution for infrastructure servicing to demonstrate how development can occur. They will provide Council with guidance during development assessment but do not remove the ability for refinements and alternative traffic solutions to be considered at development application stage. Reductions to speed limits can be considered as part of Council's traffic committee. Consideration of EV Charging stations and the benefit of providing public EV charging points will be considered as part of the South Jerrabomberra DCP review and Council through development assessment.

Traffic

Submission Points	Response
<ul style="list-style-type: none"> The strategic traffic modelling may be underestimated as capacity is already limited. Ground truthing of the model with further traffic counts needs to be completed. The amenity impacts on Jerrabomberra have not been addressed, including transport types and volumes, heavy vehicles mixing with residential traffic and traffic configuration issues at the High School. 	<ul style="list-style-type: none"> The limited capacity of the existing road network is acknowledged through the master plan. In addition, further rezoning has not been pursued due to limited capacity within the existing road network and other infrastructure / utilities. The Dunns Creek Road project and connection to Isabella Drive / ACT will provide further capacity and is being progressed by Council. The air, noise and odour report considers traffic impacts as a contributor noise and odour impacts.

Rail

Submission Points

- Support the determination that the intermodal facility is not feasible.

Response

- The support is noted.
-

3.11 Theme: Active travel and recreation

There is strong support from the community for further development of public and active transport opportunities within the precinct and connections to adjoining precincts as well as the ACT.

Public Transport

Submission Points

- Covered weather-protected departure bus stops are required for outbound journeys.
- Park and ride reference for North Poplars would be better suited within South Poplars or at the Jerrabomberra roundabout.

Response

- Ongoing review and consideration of bus stop embellishments will be considered by transport providers and Council.
 - The master plan includes commentary on the benefits of providing park and ride facilities rather than identifying a specific location. This enables Council and the market to determine a suitable location.
-

Active Travel

Submission Points	Response
<ul style="list-style-type: none"> Covered weather-protected bicycle/scooter parking is required for visitors. Safe crossing points for pedestrians are required. Prefer wombat / zebra crossing to refuges. Need a shared path from Environa Drive to the existing pathway at David Madew oval linking Jerrabomberra Public School. A thru-site footpath or shared path on the eastern side running north-south of the precinct would keep children and young people away from the employment land traffic. provide pedestrian and bicycle access to Environa Drive and South Jerrabomberra cycleways via Arnott Street in Hume. Would like to see a bike path connection between Gilmore to South Jerrabomberra underneath the Monaro Highway for safer connection riding between South Jerrabomberra and Tuggeranong. Provide a footpath link between Hume and Tralee. Support the master plan as it recognises the need to prepare for active transport, including the use of the disused rail corridor for active travel. Support the Monaro Rail Trail and park and ride facilities. 	<ul style="list-style-type: none"> Council's existing active travel plans and pedestrian mobility plans provide the direction and framework for the provision of active travel paths and footpaths. These will continue to be reviewed and paths constructed in line with community needs and Council's operational plan. The master plan and technical report provide details on opportunities for increasing active travel connectivity.

Regional Sports Complex

Submission Points

- The master plan image of the regional sports complex needs to include the aquatic centre and basketball stadium.

Response

- The Regional Sports Complete map has been replaced with a recent image of the complex.

3.12 Theme: Environment and green space

Submissions place importance on green space within the precinct and achieving sustainable outcomes. Questions within submissions sought clarification on the use of conservation areas within the precinct with a desire for these to be accessible by the public.

Biodiversity

Submission Points

- Jerrabomberra is renowned for green space and this should be preserved by balancing planning sustainability and expansion of urban areas.
- The biodiversity outcomes are supported, however the existing and proposed biodiversity agreement needs to be noted.
- Seek confirmation that the land set aside for biobanking as part of a biodiversity offset scheme will not have public access.
- Support the having conservation areas and biodiversity preservation but seek confirmation on what conservation areas will be available for low impact recreation for the general public.

Response

- In response to submissions and the approval of further biodiversity certification agreements, the master plan has been updated to acknowledge biodiversity agreements in place and confirm that use by the public is not permitted.

Green space

Submission Points	Response
<ul style="list-style-type: none">• Object to development adjacent to Aldi, green space needs to be preserved.• One-Tree hill stands as prominent landmark and should be included in the master plan emphasizing its status as part of the existing bio-banked land.• The plans depict an outlook of a green area but the plan does not fulfil this image. Urban sprawl needs to blend into the natural environment with a zero carbon footprint and sustainability focus to avoid another toxic eyesore like Hume.	<ul style="list-style-type: none">• The local centre in North Poplars has been establishing over time and will continue to expand with the existing local centre zoning extent retained. The South Jerrabomberra DCP include provisions for landscaping and buffer planting to provide visual amenity to adjoining residents.• One-Tree hill is part of the ACT national park network and has been marked on maps within the Environmental technical report.• Green space has been maximised and located in areas that align with protection of biodiversity values.

Bushfire

Submission Points	Response
<ul style="list-style-type: none">• The bushfire prone land mapping is currently under review and will result in an update requirement for the Master Plan.• Include bushfire categories outside the RJP boundary.	<ul style="list-style-type: none">• As part of the review, updated bushfire mapping data has been obtained and replaced within the master plan. This also includes extending the bushfire categories beyond the RJP boundary.

Sustainability

Submission Points	Response
<ul style="list-style-type: none">• What sustainability considerations have been factored into Cyber and Space technologies that may require increased power footprints and supply.	<ul style="list-style-type: none">• As part of the review of the utilities report, consideration is included of energy demand for cyber and space technology and how this can be managed.

3.13 Theme: Heritage

Submissions acknowledge the importance of acknowledging both European and Aboriginal heritage within the precinct.

Heritage

Submission Points

- Acknowledging the critical historic values of the stone arch gateway, stone pillars and rock gardens associated with the original Environa homestead is supported.
- Encourage consistent, meaningful, and trustworthy engagement with the Ngunnawal and Gambri people in the development and implementation of the master plan.

Response

- The comments regarding acknowledging European and Cultural Heritage is noted. Appropriate consideration and acknowledgement is provided within the technical report and master plan.
- Listing of Environa as a local heritage item has been implemented through changes to the Queanbeyan-Palerang Local Environmental Plan.

3.14 Theme: Employment land, investment, and economic development

There is a desire for economic benefits to be achieved within the precinct, having regard to existing small businesses in the broader catchment.

Investment

Submission Points

- With research fabric a part of the Capital sub-region for more than 50 years, welcome the opportunity to further explore how a university partner could be co-located in the Regional Job Precinct to contribute to the creation of a high-tech innovation precinct that brings together industry, research, and education.
- Many potential economic benefits of a university defence research facility for the local economy. Need to consider the necessities to attract universities and other research and development companies to co-locate.
- There is a lack of detail in the master plan pertaining to support for universities to build research infrastructure that would be of benefit and drive research and development capacity.
- Seek investment and marketing of the RJP to be continued by NSW Government.
- A collaborative approach to industry development and investment attraction would be welcomed under the ACT-NSW Memorandum of Understanding for Regional Collaboration.
- South Jerrabomberra RJP has the potential to complement the ACTs strengths and is positioned to maximise and expand on exiting investment and attract key industries to the Canberra region.

Response

- The investment and partnership opportunities have been provided to the ORED team within DRNSW to explore further.
- The master plan highlights the opportunities for research and development and university presence within the precinct.
- Further investment attraction and marketing of the RJP is not part of the RJP Program, however, Invest Regional NSW has a dedicated regional investment attraction team providing investment facilitation and information services.
- Collaboration being embedded in the ACT-NSW Memorandum of Understanding has been included in the master plan as a recommendation.

Retail / local centre

Submission Points

- The impacts on existing small businesses within Jerrabomberra from additional retail has not been addressed.
- There is too much retail on offer. Increasing retail may diminish the appeal of current retail offerings.
- Need more shops, upmarket restaurants, and a new club / hotel.
- The commentary in relation to the local centre is consistent with intentions for the land.

Response

- The existing extent of the local centres and employment zones is being retained. Further rezoning to increase local centre size will require full consideration of impacts to local retail hierarchy by Council.
- The local centres will provide opportunities for a range of local retail needs including restaurants and hotels.

3.15 Theme: Airspace and flight paths

The Canberra Airport operations were raised in submissions as an important consideration for new developments to ensure the ongoing operation and expansion of the airport is protected. There were concerns raised with how the airport impacts on development within the precinct.

Airspace and flight paths

Submission Points

- The discussion paper does not incorporate information on Canberra Airport flight paths, ANEF overlays and guidelines which should be included to fully outline the characteristics of the area and Canberra Airport aviation overlays.
- Supports the concept of a 'Capital Innovation Corridor' which incorporates the Canberra Airport.
- The land use consideration report fails to acknowledge or assess potential impacts that future land use (including hazardous) and developments could have on Canberra Airport flight paths and aviation safety.
- It is unclear how residential development outside the ANEF 25 contour is not being supported or considered within the rural landscape sub-precinct.
- Any future rezoning and development applications must maintain a safe aviation operating environment for the Canberra Airport and the RJP is directly under the Canberra Airport main runway approach and departure flight paths.
- The protection of airspace 15km around the Canberra airport is essential for ensuring the airport maintains a safe operating environment and to facilitate future aviation growth. This is protected under Part 12 of the Airports Act 1996 and the Airports (Protection of Airspace) regulations 1996.
- The master plan does not map or acknowledge Canberra Airport flight paths, ANEF corridors and requirements for development in this location.

Response

- In response to concerns that the Canberra Airport has not been considered, mapping of the airport ANEF 25 contour has been included within the master plan along with commentary to provide clarification on the need to limit sensitive receptors within this contour to protect the ongoing operation and expansion of the airport.
- Areas outside the ANEF 25 contour are not subject to the same limitations to sensitive uses and consideration of further sensitive uses within the rural landscape sub-precinct can be considered as part of a planning proposal.

3.16 Theme: Education

The community raised concerns with the capacity of the existing schools within the area and the need to plan for additional options within the precinct.

Education

Submission Points

- References to future high school will be inaccurate from the end of January 2024 when the school commences operation.
- Amend STEM focused references for the high school as the school will provide a comprehensive curriculum.
- Ongoing monitoring will occur on the primary and secondary school needs and identify appropriate solutions to accommodate future projected enrolment demand.
- South Jerrabomberra will need its own primary school as Jerrabomberra Public is already a very large school.
- There is no plan for a primary school which will result in overcrowding at Jerrabomberra Public School.
- Land needs to be set aside for a primary school in Tralee.

Response

- A review of the master plan and technical report included updating references to the Jerrabomberra High School.
- Concerns regarding capacity of schools is noted and Department of Education has identified that ongoing monitoring will occur to identify primary and secondary school needs and solutions.

3.17 Theme: DCP provisions and urban

Submissions acknowledge the need for sustainability and urban design to form part of the outcomes of the precinct. These can be implemented through amendments to the existing South Jerrabomberra DCP.

DCP provisions and urban design

Submission Points	Response
<ul style="list-style-type: none"> Concern with DCP being drafted by DRNSW and little consideration will be given to residential. Want to see big evergreen trees. The sustainability principles are generally supported and will need to form part of the DCP review. Need to ensure road access is provided as part of development to adjoining landowners as per the master plan. Current planning controls need to be followed to ensure there is no impact on residents in close proximity to business operations. The visual aesthetics from Jerrabomberra with views of open farm being replaced by buildings. Ensure appropriate screening with suitable vegetation that provides a soft outlook to residents using the walking track around Lake Jerrabomberra. All future constructions should adopt colours that seamlessly blend into the surroundings. 	<ul style="list-style-type: none"> DRNSW are assisting with drafting updates to the South Jerrabomberra DCP to ensure the controls align with the master plan. Amendments to the DCP will progressed by Council and still require Council's endorsement and processing through the usual DCP amendment process. Submission points that relate to controlling development through DCP provisions will be considered as part of drafting updates to the South Jerrabomberra DCP.

3.18 Theme: Out of scope

Items were raised in submissions that are out of scope of the RJP program.

Out of scope

Submission Points	Response
<ul style="list-style-type: none"> Voluntary Planning Agreement should not be amended. There are adequate clauses to ensure appropriate outcomes. Opposition to the use of incineration or energy recovery from the thermal treatment of waste within South Jerrabomberra RJP. The eastern flight paths should be modified and narrowed to avoid overflight of residential dwellings in a similar manner to the western flight path adjacent to South Jerrabomberra residential precinct. 	<ul style="list-style-type: none"> These items are out of scope for the South Jerrabomberra RJP program. Where relevant, information will be forwarded to relevant agencies and Council for consideration.

4. Next steps

As the Master Plan and amendments to the Queanbeyan-Palerang LEP are now finalised, DRNSW and DPHI will continue working with Queanbeyan-Palerang Regional Council to guide implementation through the South Jerrabomberra DCP and contributions framework.

This will include providing recommendations for updates to the South Jerrabomberra DCP and contributions framework.



Figure 5: South Jerrabomberra Regional Job Precinct process

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