

23 August 2016

Director Regions, Southern
Dept. of Planning and Environment
PO Box 5475
Wollongong NSW 2520

To whom it may concern:

Re: Submission to the Draft South East and Tablelands Regional Plan in relation to the site located north of Mulligans Flat Road in Sutton, NSW.

1. Introduction

This letter has been prepared by Mecone Pty Ltd (Mecone) on behalf of Oakstand Canberra Pty Ltd, who are the owners of the site at the NSW/ACT border north of Mulligans Flat Road in Sutton, NSW. The subject site is located in the Yass Valley Local Government Area (LGA) in south-east NSW.

The site has a total site area of approximately 745 hectares. It is made up of a western precinct and an eastern precinct with a road connecting the two areas. Access to the site is via Mulligan's Flat Road from the south.

The site is predominately cleared with vegetated areas extending from Mulligan's Flat Nature Reserve to the south through the centre of the site. It has previously been used for grazing livestock. There are two dwellings on site and numerous dams scattered throughout the landscape.

The purpose of this submission is to:

- Demonstrate the consistency of our client's proposed development with the strategic directions of the draft South East and Tablelands Regional Plan; and
- Make recommendations, where appropriate, regarding potential changes to the draft 'Directions' and 'Actions' outlined in the Regional Plan where our research has indicated alternate solutions.

This submission is accompanied by a Vision Statement for the site, which has been previously presented to Yass Valley Council. The attached Vision Statement:

- Describes the site in its context;
- Provides an overview of relevant strategic directions;
- Identifies challenges and opportunities for development at the site; and
- Discusses the design concepts for the site.

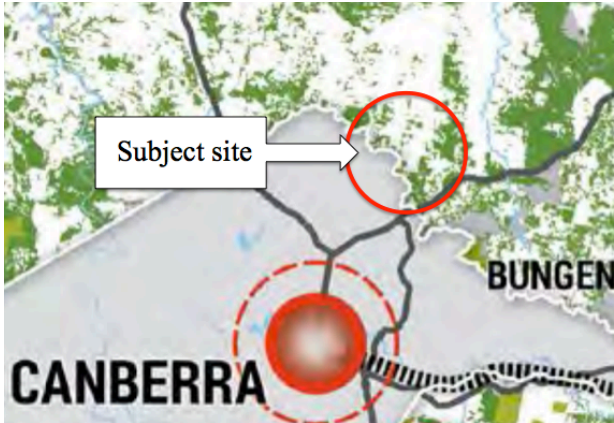
2. Assessment against the draft Regional Plan

Goal 1 - Sustainably manage growth opportunities arising from the ACT		
Direction	Action	Consistency with Vision for Mulligans Flat site
Direction 1.1 Provide well-located and serviced land for housing in the Greater Capital to meet demand.	Action 1.1.1 Coordinate infrastructure delivery to support release areas in the Greater Capital	The site is located in a peri-urban area close to existing urban areas in the north of the ACT and within commuting distance of the Canberra CBD. Development in this location will assist in the extension of infrastructure and services into NSW from ACT. A key extension will be water infrastructure to secure water supplies for the Yass Valley LGA.
	Action 1.1.4 Support the development of local housing strategies in the Greater Capital	The size of the site has potential to achieve housing targets close to facilities, services and public transport beyond the short-term provision of existing residential release areas. The site is in a strategic location for providing accessible housing supply to the region without having adverse impacts on the environment. The indicative layout is designed to preserve the watercourses and dedicate key vegetation to open space for passive and active recreation. The retention of these natural spaces will maintain the rural landscape amenity and minimise stormwater runoff. Yass Valley is one of the few non-coastal regions to be experiencing growth, and will require improvements to infrastructure, particularly water infrastructure. Urban development on the proposed site will offer housing supply within commuting distance of Yass town centre and also provide water security through the LGA. Development in this area will assist in offsetting the increasing prices of houses in the area by increasing supply.
Direction 1.2 Improve cross-border transport connectivity	Action 1.2.1 Work with the ACT Government to make travelling to and from Canberra easier and more	The precinct will support investment in public transport improvements in the area to meet the demands of new communities. It is noted that the site is within 6km of Gungahlin Town Centre, which will have a new lightrail connection commencing 2019.

Goal 1 - Sustainably manage growth opportunities arising from the ACT

Direction	Action	Consistency with Vision for Mulligans Flat site
	convenient.	The proposed light rail station is a short drive for park and ride from the site. There is an opportunity to extend the light rail towards Mulligans Flat, which could be partially funded by contributions.

Goal 2 – Protect and enhance the region’s natural environment

Direction	Action	Consistency with Vision for Mulligans Flat site
<p>Direction 2.1</p> <p>Protect the region's diverse environmental values.</p>	<p>Action 2.1.1</p> <p>Avoid, minimise and offset the impact of development on significant environmental assets.</p>	<p>Figure 4 provided in the draft Plan recognises high value environmental land and biodiversity corridor linkages spotted across the site.</p> <p>Any impacts of the development will be minimised by identifying and preserving the significant environmental assets on site. Appropriate siting of the development and open space will reserve the key existing flora and fauna.</p>  <p>Figure 1: 'Figure 4: Environmental values' Source: The draft Southeast and Tablelands Regional Plan</p>
<p>Direction 2.3</p> <p>Build the region's resilience to natural hazards</p>	<p>Action 2.3.1</p> <p>Apply contemporary risk management to flooding and other</p>	<p>Any future redevelopment of the subject site will be able to apply contemporary risk management to flooding and other hazards.</p>

Goal 2 – Protect and enhance the region's natural environment

Direction	Action	Consistency with Vision for Mulligans Flat site
and climate change	hazards.	
	<p>Action 2.3.2</p> <p>Build on regional understanding of projected climate impacts and implement opportunities to respond</p>	<p>The plan provides vision for a township that is a permeable and connected community with shared pedestrian and cycle ways.</p>
<p>Direction 2.4</p> <p>Protect and secure the region's water resources</p>	<p>Action 2.4.1</p> <p>Finalise water-sharing plans for rivers and groundwater systems in the region.</p> <p>Action 2.4.2</p> <p>Prepare integrated water cycle management strategies.</p>	<p>The developer has the capacity to fund all required services infrastructure at no cost to Government as part of any redevelopment of the site.</p> <p>There is an opportunity to connect to established services infrastructure in the ACT, which makes the site an ideal location for residential growth and will provide long term water security for the Yass Valley LGA.</p>

Goal 4 – Build communities that are strong, healthy and well-connected

Direction	Action	Consistency with Vision for Mulligans Flat site
<p>Direction 4.1</p> <p>Provide sufficient housing to suit challenging demands of the</p>	<p>Action 4.1.1</p> <p>Plan for a range of housing types to cater for changing community needs and household</p>	<p>The indicative master plan in the Vision Statement includes a range of housing typologies and transition of densities that respond to the site and its context. The developable area could support over 3,600 detached housing blocks, 300 medium density blocks, and two local community centres and one</p>

Goal 4 – Build communities that are strong, healthy and well-connected

Direction	Action	Consistency with Vision for Mulligans Flat site
region	choice.	school
	<p>Action 4.1.2</p> <p>Protect agricultural and environmental land by avoiding the impacts of rural residential development</p>	<p>As discussed in the vision statement, use of the land in this area for farming is an increasingly less attractive investment due to the increasing value of land as it is in within commuting distance of the Canberra CBD.</p> <p>Impact on environmental land will be minimised, as development will mostly occur on land that has been previously cleared for agricultural purposes.</p>
<p>Direction 4.2</p> <p>Plan for facilities, including health and education, to service the region's growing and changing population</p>	<p>Action 4.2.1</p> <p>Identify the capacity and provide flexibility for investment to upgrade and deliver health services to the community.</p>	<p>The suggested land uses for the site include local community centres on both sections of the site which could include the development of health campuses when needed. Alternatively, the site is within commuting distance of the Canberra Hospital and other surrounding health services.</p>
	<p>Action 4.2.2</p> <p>Undertake school asset planning to better understand where and when additional schools may be required.</p>	<p>The masterplan in the vision statement includes the development of a new school in the area to accommodate generated demands for educational facilities.</p>
<p>Direction 4.5</p> <p>Enhance community access to jobs, goods and services by improving connections</p>	<p>Action 4.5.1</p> <p>Develop a sustainable model for community transport service provision</p>	<p>The Government is currently investigating opportunities to improve bus operations in the regions major centres, and their connections with regional communities. Due to the scale of development proposed for Mulligan's Flat, the site would be a strong candidate for investment in public transport infrastructure as the site will experience long-term activity and growth of residents seeking access to Canberra and Yass. Transport routes could potentially extend further north to townships in the Yass Valley LGA.</p>

Goal 4 – Build communities that are strong, healthy and well-connected

Direction	Action	Consistency with Vision for Mulligans Flat site
	Action 4.5.2 Identify and protect future rail corridors	The site is located approximately 6km north of the proposed Gungahlin light rail stop. Access to the light rail will significantly reduce travel times between the site and the east coast capital cities. It is noted in the vision statement that there is an opportunity to extend the Light Rail towards Mulligans Flat, which could be partially funded by contributions.
	Action 4.5.3 Deliver improved transport connectivity for urban centres and towns.	Due to the location of the site, future transport improvements to the area create more opportunities to extend public transport services to townships within the Yass Valley LGA.

3. Vision for the subject site

The site is envisioned as a natural extension of the outer urban area. The subject site has excellent potential to develop for residential purposes and to assist Yass Valley Council in achieving housing targets:

- Crucially, the site is contiguous to urban land, allowing new development to utilize existing infrastructure and support future infrastructure.
- The site is under single ownership, allowing the site to be developed through a master-planned approach.
- The site's large size enables the provision of buffer areas for the protection of important bushland areas.
- The site plays an important complementary role in creating cross-border connectivity and combined infrastructure. While land release areas have been assigned to meet housing demand for the region, Mulligans Flat will create better regional connections for transport and infrastructure and is thus better suited to accommodating greenfield development demand.
- Development of the site provides an opportunity to improve the existing environment and implement initiatives to improve sustainability

Please refer to the Vision Statement attached to this letter for further discussion of the development potential of the site.

4. Conclusion

Mecone is fully supportive of the draft Plan and we look forward to the eventual publication of the Strategy. As outlined in this submission, we believe that the site has future

development potential to provide quality sustainable housing supply, and to support the Government in achieving the desired vision for the region over the next 30 years.

Importantly, the submission and Vision Statement demonstrates that future redevelopment of the site is generally consistent with the key Directions and Actions outlined in the draft Strategy.

We thank you for the opportunity to provide a submission. Please contact me at on 02 8667 8668 or kbartlett@mecone.com.au if you wish to discuss this submission in more detail.

Yours sincerely,



Kate Bartlett