

15 July 2016

The General Manager
Department of Planning and Environment – Southern Region
PO Box 5475
Wollongong NSW 2520

Dear Sir/Madam,

RE: DRAFT SOUTH EAST AND TABLELANDS REGIONAL PLAN

We refer to the draft South East and Tablelands Regional Plan (draft Plan) currently on exhibition. On behalf of our client, Riverview Projects (ACT) Pty Ltd, thank you for the opportunity to comment. Riverview Projects (ACT) Pty Ltd is the project manager acting on behalf of all landowners for the area adjacent to the border with the ACT and otherwise referred to as Parkwood. The Parkwood lands are subject to a current Planning Proposal lodged with Yass Valley Council for which a Gateway Determination has been issued. That Gateway Determination provides for the urban release of the land together with the conservation of lands with ecological significance.

We note that the draft Plan is intended to supersede the current Sydney to Canberra Corridor Regional Strategy. On behalf of our client, we note and support Goal 1 of the draft Plan being to sustainably manage growth opportunities arising from the ACT. Specifically the following Directions:

- *To provide well located and serviced land for housing in the Greater Capital to meet demand.*

Parkwood has been confirmed by reference in the draft Plan, as contributing to the supply of sufficient housing to meet market demand in the region. Parkwood will provide for a diversity of housing stock and densities in a coordinated manner with the West Belconnen land release adjacent to the border in the ACT.

- *The coordinating of infrastructure delivery to support release areas in the Greater Capital.*

The draft Plan states that the NSW Government will coordinate delivery of infrastructure required to support housing delivery the Greater Capital including South Jerrabomberra and Parkwood. (our underlining)

More generally, we note that Parkwood is well placed to support and achieve the draft Plan goal 2 of “..protecting and enhancing the Region’s natural environment”. Specifically;

- *The avoidance, minimising and offsetting of the impact of development on significant environmental assets.*

The Parkwood Planning Proposal will provide for the conservation and management of the ecological, landscape and cultural values of the Murrumbidgee River Corridor including the Ginninderra Falls.

- *Protecting the Region's biodiversity corridors in local planning controls.*

The Parkwood Planning Proposal will be a stand-alone or principal Local Environmental Plan given its unique setting and planning issues. In doing so, the proposed land use zoning of part E3 Environmental Management and part E2 Environmental Conservation of the Murrumbidgee River Corridor will be tailored to protect and enhance the specific biodiversity values of the Corridor. The proposed environmental zoning is evidence based with extensive site specific ecological studies undertaken.

Together with the proposed land use zoning, a conservation trust is to be established to provide an ongoing source of funding for the care, control and management of the conservation corridor. The management of the corridor will be informed by a corridor management plan.

- The Parkwood Planning Proposal by recognising and protecting the site's Aboriginal heritage will be consistent with the draft Plan direction of protecting the cultural heritage of the Region.

The Parkwood Planning Proposal and urban development will also be consistent with the draft Plan action of preparing integrated water cycle management strategies. Specific and detailed discussions have been held with the NSW Office of Water, Yass Valley Council and ICON Water (ACT water and utility provider) on an integrated cross border scheme. The importance of a coordinated and regional approach to services and infrastructure is a key aspect of the proposed Parkwood urban release. Detailed and extensive consultations have been held with all relevant State and Territory agencies together with Yass Valley Council as the basis of a comprehensive cross border servicing framework.

The coordinated approach to servicing is consistent with the draft Plan Action 1.1.1 of "...coordinating infrastructure delivery to support release areas in the Greater Capital" and Action 1.1.2 "...to develop principles to guide the development of a cross border infrastructure funding model to support cross – border developments".

Moreover Parkwood will make a positive contribution to housing choice in the region and will do so in manner entirely consistent with the overall Goals of the draft Plan.

Thank you again for the opportunity to make a submission and pleased to discuss

Yours faithfully



Mark Grayson
Director
Knight Frank Town Planning