Local jobs for Queanbeyan

Nearly 160 hectares of rural land on the fringe of Queanbeyan has been rezoned to provide for a retail centre, including an employment precinct with the potential to generate as many as 1,000 jobs.

The new development will be possible after the area known as ‘The Poplars’ in South Jerrabomberra, Queanbeyan was rezoned by the Department of Planning and Infrastructure this week under a new Local Environment Plan adopted by Queanbeyan City Council earlier this year.

The rezoning sets aside:

- 7 hectares for retail and commercial activities;
- 30 hectares for a business park;
- 53 hectares for private recreation; and
- 110 hectares for environmental conservation.

Local jobs will be the most substantial benefit for the community, particularly through the development of the 30 hectare business park as well as creation of additional retail and commercial space for Jerrabomberra, said Richard Pearson, Deputy Director General for Planning Operations and Regional Delivery with the Department of Planning and Infrastructure.

This is the first of a series of rezonings designed to specifically address the need for employment lands – which will be set aside for light industry, business parks and freight handling. An additional 130 hectares of employment land was identified in the Queanbeyan Residential and Economic Strategy 2031.

“We know how important it is for people to be able to find work close to where they live,” Mr Pearson said.

“The Queanbeyan Residential and Economic Strategy identified that there was strong demand for land for business and industry but a lack of supply.

“We are pleased we have been able to work with Queanbeyan City Council to resolve what has been a long-standing debate about the future of this land.

“The business park rezoning will be one of a number of rezonings that will bring the available amount of employment land to 130 hectares to meet expected demands over the next 25 years.

“It is anticipated that, over the life of the project, up to 1,000 jobs will be created, including in the building and construction phase.”

Queanbeyan City Council General Manager Gary Chapman welcomed the announcement by the Department of Planning and Infrastructure.
“Council staff and the developers have dedicated many hours to progress this development. The gazettal of the Local Environmental Plan is a significant achievement,” he said.

“The development forms a vital component of the Queanbeyan Residential and Economic Strategy 2031 which also includes developments at Googong and Tralee.

“The Poplars will provide the Queanbeyan area with some much-needed employment land and will provide a significant boost to the local and regional economy.”

Council and the developers will continue to work together to develop a Development Control Plan before construction can commence.

The retail and business centre will increase retail options for residents of the Queanbeyan council area, particularly those in Jerrabomberra.

The former farm area, which sits between Jerrabomberra and the Monaro Highway, also includes a significant quantity of natural temperate grassland. Such grassland is listed as endangered under the Federal Environment Protection Biodiversity and Conservation Act and will be set aside for environmental protection.

The new plan does not allow for land to be developed for residential uses. This is consistent with the NSW Government’s decision when rezoning South Tralee, to not allow residential development on land subject to 20-25 Australian Noise Exposure Forecast units (ANEF).

“There are substantial benefits for the community both in the short and long term,” said Mr Pearson.

“Apart from the retail centre and employment options, land beside the existing Jerrabomberra Public School will be made available for the development of sporting facilities.”

The LEP has been prepared in line with a Statewide template, which is designed to make new LEPs easier to use and understand. Development applications for any proposal will need to be lodged and assessed by Queanbeyan City Council.

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