QPRC




# TOWARDS 2040

## QUEANBEYAN-PALERANG REGIONAL COUNCIL

LOCAL STRATEGIC PLANNING STATEMENT | JULY 2020

## ACKNOWLEDGMENT OF COUNTRY

We pay our respect to the Traditional Custodians of the Queanbeyan-Palerang area, the Ngunnawal and the Walbunja peoples on whose land we live and work. We acknowledge that these lands are Aboriginal lands and pay our respect and celebrate their ongoing cultural traditions and contributions to our surrounding region. We also acknowledge the many other Aboriginal and Torres Strait Islander peoples from across Australia who have now made this area their home, and we pay respect and celebrate their cultures, diversity and contributions to the Queanbeyan-Palerang area and surrounding region.

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Photography by Gary Cheung

# MESSAGE FROM THE MAYOR AND CEO



**Cr Tim Overall**
Mayor



**Peter Tegart**
CEO (General Manager)

Welcome to *'Towards 2040'* which is Queanbeyan-Palerang's Local Strategic Planning Statement (LSPS).

We live in a special place that provides one of the most beautiful and unique environments in NSW. The character and functions of our towns, villages, rural areas and natural landscapes fundamentally contribute to that experience for residents and visitors.

Planning for the future development of our Local Government Area (LGA) is one of the most important functions of Queanbeyan-Palerang Regional Council. How we manage land-uses is crucial in achieving strong social, economic and environmental outcomes for the community.

The LSPS is our strategic land-use planning roadmap for the future and provides the framework for Queanbeyan-Palerang's land-use needs over the next 20 years. It works in concert with Council's Community Strategic Plan to set out the long-term vision and aspirations for the community. It will constitute Council's key strategic land-use planning document by articulating our long term planning priorities, how we propose to achieve these and guide the next Local Environmental Plan.

The LSPS will be reviewed regularly to ensure it continues to reflect the social, economic and environmental needs of the Queanbeyan-Palerang community.

# 01
# INTRODUCTION



## 1.1 What is a Local Strategic Planning Statement (LSPS)?

In March 2018, the NSW Government introduced new requirements for all councils to prepare and make Local Strategic Planning Statements (LSPS). These statements are required to set out:

- the 20-year vision for land-use in the local area;
- the special characteristics which contribute to local identity;
- shared community values to be maintained and enhanced; and
- how growth and change will be managed into the future.

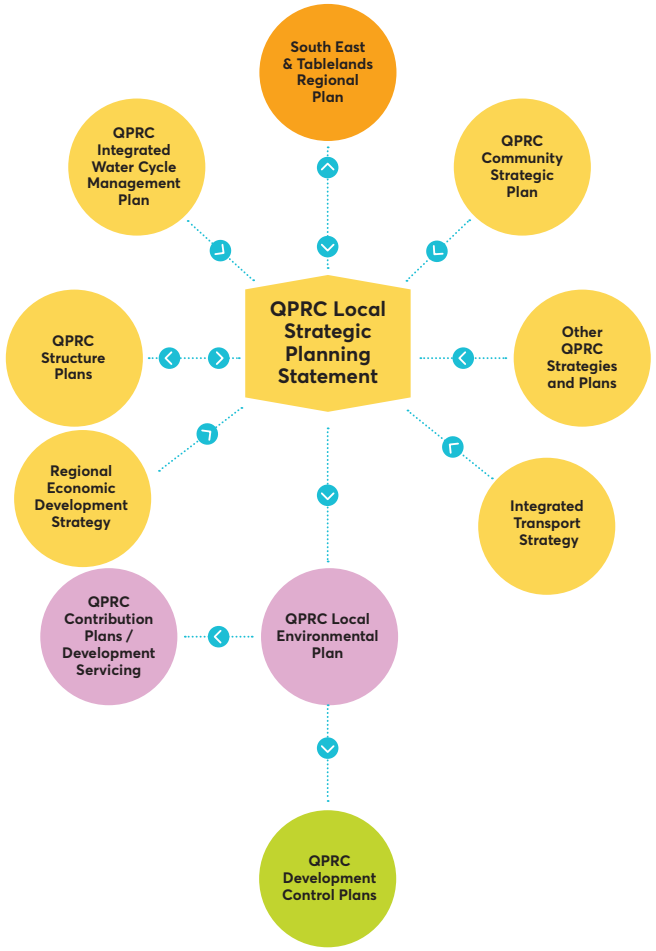
Our LGA is one of the fastest growing within regional NSW and it is therefore imperative that we have a clear vision of how we will sustainably plan for our future to ensure we preserve the things we value most whilst at the same time properly managing our growth.

## 1.2 Requirement for Local Strategic Planning Statements

This LSPS is required by section 3.9 of the *NSW Environmental Planning and Assessment Act 1979* which states in part:

1. The council of an area must prepare and make a local strategic planning statement and review the statement at least every 7 years.
2. The statement must include or identify the following:
   a. the basis for strategic planning in the area, having regard to economic, social and environmental matters,
   b. the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the *Local Government Act 1993,*
   c. the actions required for achieving those planning priorities,
   d. the basis on which the council is to monitor and report on the implementation of those actions.

Figure 1. Queanbeyan-Palerang's LSPS Strategic Framework




## 1.3 Relationship to Community Strategic Plan 2018–2028 and the Local Environmental Plan

The LSPS will work in concert with the *Community Strategic Plan 2018-2028* to set out the community's long-term vision and aspirations for all Council's planning activities.

The LSPS's visions, objectives and planning priorities provide the rationale for how land-use decisions will be made to achieve the community's broader goals.

The directions and priorities set out in this LSPS are subsequently implemented in the council's other plans, studies and strategies such as LEPs, DCPs, Structure Plans and Contributions Plans as illustrated in Figure 1.

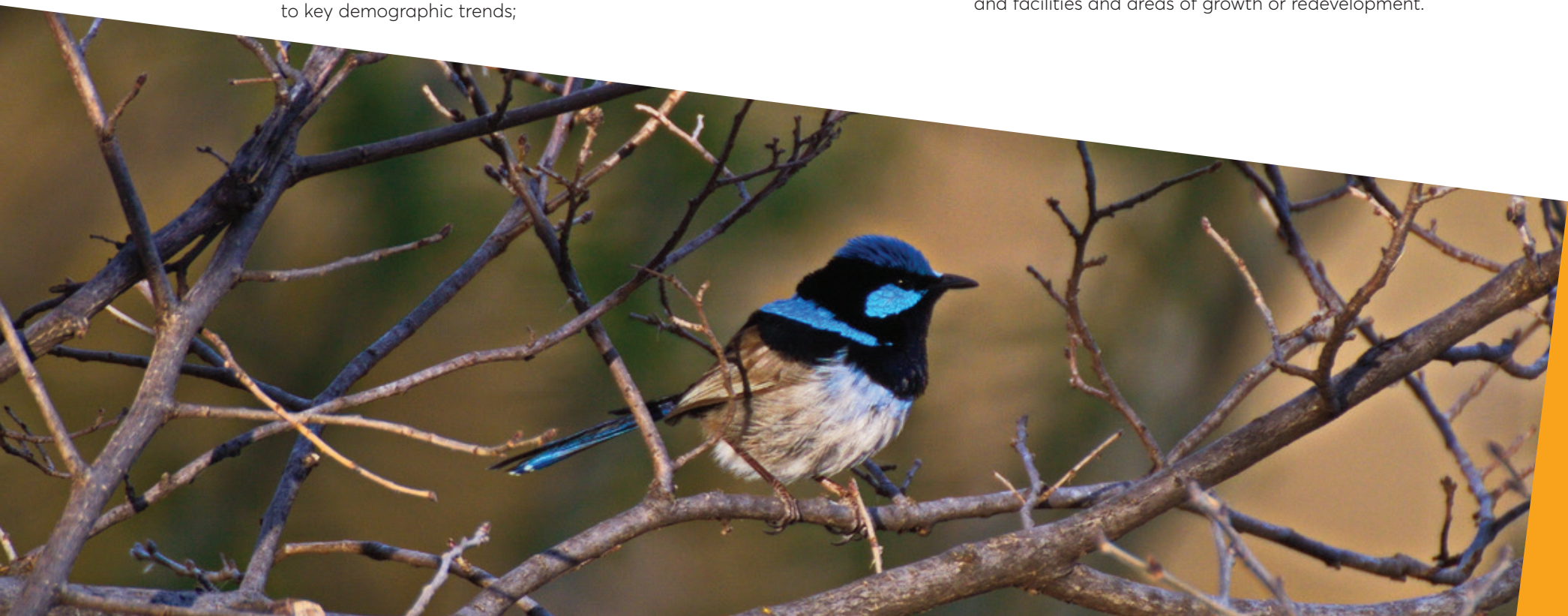
This LSPS consists of descriptions, maps, diagrams and charts which provide a broad context and direction for land-use decision-making.

It is important to note that the maps provided in this LSPS do not constitute detailed planning maps but rather are indicative only. Those seeking detailed indications of land-use requirements should consult Council's LEPs and DCPs for more detailed planning information.

## 1.4 Document Structure

This LSPS is set out as follows:

- **Section 1** provides background in respect of the requirements for the LSPS;
- **Section 2** confirms the Vision for the Queanbeyan-Palerang Region into the future;
- **Section 3** sets out details in respect of the key planning legislation and documents influencing planning decisions in the LGA;
- **Section 4** draws together the strategic planning priorities from the Community Strategic Plan and other relevant plans and strategies adopted for Queanbeyan-Palerang, having regard to key demographic trends;
- **Section 5** provides an overview of the Queanbeyan-Palerang LGA and its respective communities, including key demographic trends and other relevant matters influencing future planning and development in each area followed by key planning priorities and associated actions for future strategic planning in each locality within Queanbeyan-Palerang;
- **Section 6** details proposed approaches to the implementation and monitoring of the LSPS; and
- **Section 7** provides maps illustrating current and proposed infrastructure and facilities and areas of growth or redevelopment.



# 02

# THE PLANNING VISION FOR QUEANBEYAN-PALERANG



## 2.1 Local Strategic Planning Statement Vision

The land-use planning vision for this LSPS is:

> *"A historical country lifestyle, cherishing its natural and physical character, fostering business prosperity to complement our nation's capital while maximising international connections"*

*By 2040, Queanbeyan-Palerang will be a vibrant and sustainable area with a range of land-uses that supports the needs of our community, our economy and our natural environment. Queanbeyan-Palerang will continue to develop as the centre of the South East and Tablelands Region and be an integrated part of its prosperity, diverse natural environment and connected communities. The natural environment together with its biodiversity is protected and managed within its regional context to counter climate change impacts..*

*Queanbeyan-Palerang will be a place offering a wonderful lifestyle for residents, families and visitors, a lifestyle created in large part by passive and active enjoyment of the natural and built environment. The lifestyle is friendly, safe and relaxed – the result of living in an environmental haven, with clean and pristine waterways and bushland, well maintained public spaces and a commitment to sustainable energy and waste.*

*Queanbeyan-Palerang will provide opportunities for new housing in planned areas, whilst also protecting the existing character and amenity of established residential areas. The wealth of built heritage will continue to be conserved and celebrated. Agricultural and environmental lands will be protected from inappropriate development.*

*Queanbeyan-Palerang's position within a borderless Canberra region allows the realisation of excellent transport connections throughout the region that drive a strong economy, support great centres, and provide easy access to jobs for all. Better roads, transport services, walking and cycling links will make Queanbeyan-Palerang easy to get around for residents, workers and visitors.*

*Our region will be defined by a hierarchy of attractive and well serviced townships that sit within scenic rural and environmental landscapes. The distinct and contrasting characters of our different settlements offer a range of lifestyle options for our residents.*

*Queanbeyan-Palerang's location adjacent to the ACT is a key strategic opportunity for our region. The economic activity and employment opportunities this location brings to our community and region will continue to be enhanced and harnessed into the future.*

*Queanbeyan-Palerang's rural lands are one of our greatest assets. Ensuring opportunities for long-term agricultural production in rural areas are protected into the future is an important priority for our community, including identifying new opportunities for small-scale and other sustainable primary industries.*

*Our plans and policies will support a continued emphasis on growing retail, commercial and recreational opportunities, particularly in our urban centres. Providing residents with access to employment, education, recreational facilities and other high level urban resources will be key considerations underpinning new settlement in our region.*

*All planning decisions will be informed by the climate change adaptation data and strategies together with principles of Ecologically Sustainable Development as set out at Appendix 2 of this LSPS.*

## 2.2 Community Engagement

To assist with the development of the LSPS, Council has drawn upon the information provided by the community in a range of community engagements it has undertaken since the merger of Queanbeyan City and Palerang councils in May 2016. These community engagements have consisted of:

- Community Satisfaction Surveys (Aug 2016 and Sept 2018);
- Community Strategic Plan Engagement (Jan–Apr 2017);
- Service Review Document Summary (May 2017);
- QPRC Integrated Transport Strategy (June 2017);
- Councillor Engagement Post 2017 Election (Sept 2017); and
- Regional Economic Development Strategy consultation (October 2018).

Details in respect of several of these engagements are outlined at Appendix 1 and provide an indication of the feedback which is of relevance to the development of this LSPS. The combined representations of this community feedback are illustrated over in Figure 2 as the 'Queanbeyan-Palerang Community Roadmap'

In addition, Council was required to publicly exhibit the draft LSPS for a minimum of 28 days. This occurred from 24 April 2020 with the exhibition period being extended to 29 May 2020, bringing the period of exhibition to a total of 35 days. It should be noted that during this period, Covid-19 restrictions did not permit community meetings and other consultation activities. Community engagement activities included:

- Promotion on Council's website with availability of high and normal resolution LSPS documents together with question and answer sheets.
- Promotion through social media platforms (Facebook and Twitter).
- Promotion through virtual community meetings for Queanbeyan, Bungendore and Braidwood.
- Presentations at key Council committee meetings.
- Notices sent to Local Aboriginal Land Councils and government agencies.

As a result, 43 submissions were received. These included submissions from the community, government agency/staff submissions and submissions on behalf of developers or proponents (proponent submissions) including site specific submissions.

Submissions raised issues relevant to:

- Specific localities relevant to Braidwood, Bungendore, the Queanbeyan CBD, Queanbeyan River, rural lands and rural residential;
- The draft LSPS itself - structure, vision, order of planning priorities;
- The environment - climate change, water and biodiversity;
- Hazards - flooding, bushfire, climate change resilience; and
- Heritage - Aboriginal cultural heritage, working with Aboriginal communities, historic sites.

In addition, a number of submissions also raised site specific matters.

Issues raised in the submissions were responded to in the report to the Ordinary Meeting of Council on 24 June 2020 and resulted in amendments to the LSPS document.

Figure 2: Road Map:

## QUEANBEYAN-PALERANG COMMUNITY ROADMAP

### COMMUNITY
**A VIBRANT AND ACTIVE QUEANBEYAN-PALERANG**

A safe, harmonious, happy and healthy community

### CHOICE
**A PROSPEROUS QUEANBEYAN-PALERANG**

A diverse, resilient and smart economy that creates choice and job opportunities

### CHARACTER
**A SUSTAINABLY MANAGED QUEANBEYAN-PALERANG**

A clean, green community that cherishes its natural and physical character

### CONNECTION
**A CONNECTED QUEANBEYAN-PALERANG**

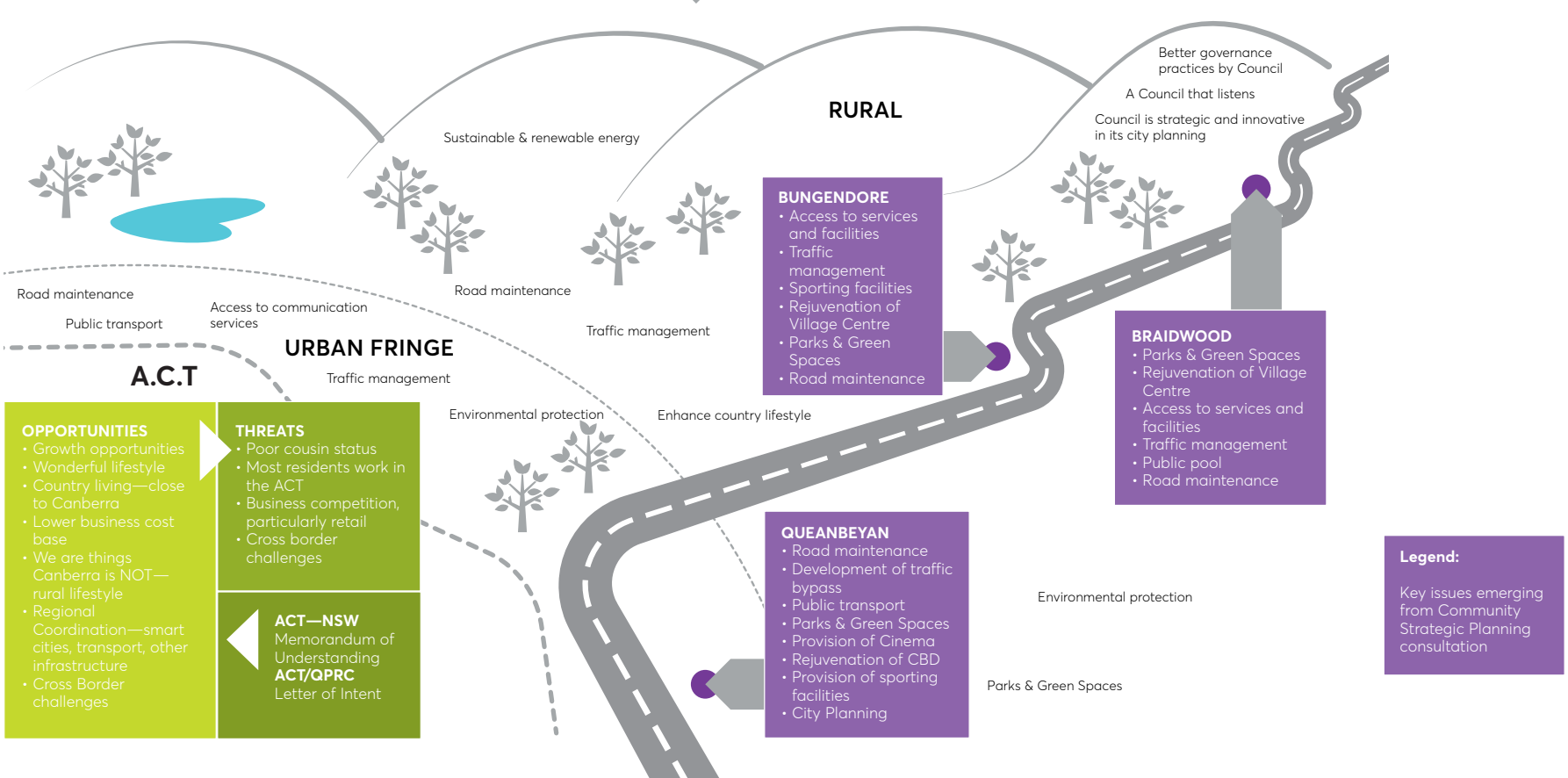
A well connected community with good infrastructure enhancing quality of life

### CAPABILITY
**A WELL GOVERNED QUEANBEYAN-PALERANG**

A capable organisation that leads a community which is engaged and participative

## STRATEGIES

## ACTIVITIES – Programs & Projects



# 03
# LAND-USE PLANNING



Planning in Queanbeyan-Palerang LGA is informed by a hierarchy of statutory and strategic land-use plans. These provide the context for future planning in the region and for particular locations within our LGA. Some contain detailed provisions in respect of the permissibility of different land-uses in different areas, as well as guidelines to inform development outcomes.

The key legislation, plans and policies influencing planning and development in Queanbeyan-Palerang are outlined below.

## 3.1 NSW Environmental Planning & Assessment Act, 1979

The principal legislation regulating planning in NSW is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act allows various plans to be made to guide the process of development and to regulate competing land-uses.

## 3.2 State Environmental Planning Policies (SEPPs)

State Environment Planning Policies (SEPPs) primarily address planning issues of State significance, for example the provision of infrastructure, affordable housing or coastal protection. As the name implies, these plans generally apply across the State.

## 3.3 Local Environmental Plans (LEPs)

Local Environmental Plans (LEPs), such as the *Queanbeyan LEP 2012* and *Palerang LEP 2014,* control development at a local level and set out how land is to be used. The plans do this by allocating 'zones' to different parcels of land such as 'rural', 'residential', 'industrial', 'open space', 'environmental', and 'business' zones.

## 3.4 Development Control Plans (DCPs)

A Development Control Plan (DCP) provides detailed planning and design guidelines to support the planning controls in LEPs developed by a Council.

## 3.5 South East and Tablelands Regional Plan 2036

The *South East and Tablelands Regional Plan 2036* is the NSW Government's strategy for guiding land-use planning decisions for the region over the next 20 years, including for the Queanbeyan-Palerang LGA. The plan also applies to the nine other LGAs in the Canberra Region Joint Organisation comprising Bega Valley, Eurobodalla, Goulburn-Mulwaree, Hilltops, Snowy Monaro, Snowy Valleys, Upper Lachlan, Wingecarribee and Yass Valley.

The regional plan sets out four strategic goals for the South East and Tablelands Region:

- a connected and prosperous economy;
- a diverse environment interconnected by biodiversity corridors;
- healthy and connected communities; and
- environmentally sustainable housing choices.

Canberra and the south east and tablelands are intrinsically linked. Canberra's transport connections, educational institutions, tertiary health services and employment will be accessed by people within NSW, while the region continues to offer a greater diversity of housing, experiences and opportunities beyond the ACT's limits. Many ACT residents also work in Queanbeyan-Palerang and access its various services. Approximately 18,500 residents of the LGA travel west to the ACT for work, education and other services, whilst approximately 5,000 ACT residents travel east into the LGA for work and other purposes.

The *South East and Tablelands Regional Plan 2036* takes a cross-border approach to economic investment, infrastructure delivery, servicing provision and housing development. This will facilitate sustainable growth and optimise economic prospects. The plan includes a commitment to collaborate with the ACT Government to leverage economic opportunities from a borderless region.

The Regional Plan identifies 28 Directions within the strategic goals for action across the South East and Tablelands Region. These are:

## GOAL 1 A CONNECTED AND PROSPEROUS ECONOMY

| | |
|---|---|
| Direction 1 | Leverage access to the global gateway of Canberra Airport |
| Direction 2 | Enhance tourism and export opportunities through the Port of Eden |
| Direction 3 | Develop the Snowy Mountains into Australia's premier year-round alpine destination |
| Direction 4 | Leverage growth opportunities from Western Sydney |
| Direction 5 | Promote agricultural innovation, sustainability and value-add opportunities |
| Direction 6 | Position the region as a hub of renewable energy excellence |
| Direction 7 | Grow the South Coast's aquaculture industry |
| Direction 8 | Protect important agricultural land |
| Direction 9 | Grow tourism in the region |
| Direction 10 | Strengthen the economic self-determination of Aboriginal communities |
| Direction 11 | Enhance strategic transport links to support economic growth |
| Direction 12 | Promote business activities in urban centres |
| Direction 13 | Manage the ongoing use of mineral resources |

## GOAL 2 A DIVERSE ENVIRONMENT INTERCONNECTED BY BIODIVERSITY CORRIDORS

| | |
|---|---|
| Direction 14 | Protect important environmental assets |
| Direction 15 | Enhance biodiversity connections |
| Direction 16 | Protect the coast and increase resilience to natural hazards |
| Direction 17 | Mitigate and adapt to climate change |
| Direction 18 | Secure water resources |

## GOAL 3 HEALTHY AND CONNECTED COMMUNITIES

| | |
|---|---|
| Direction 19 | Strengthen cross-border connectivity |
| Direction 20 | Enhance access to goods and services by improving transport connections |
| Direction 21 | Increase access to health and education services |
| Direction 22 | Build socially inclusive, safe and healthy communities |
| Direction 23 | Protect the region's heritage |

## GOAL 4 ENVIRONMENTALLY SUSTAINABLE HOUSING CHOICES

| | |
|---|---|
| Direction 24 | Deliver greater housing supply and choice |
| Direction 25 | Focus housing growth in locations that maximise infrastructure and services |
| Direction 26 | Coordinate infrastructure and water supply in a cross-border setting |
| Direction 27 | Deliver more opportunities for affordable housing |
| Direction 28 | Manage rural lifestyles |

## 3.6 The Planning and Development Process

The LSPS is a forward planning document. It is the forerunner in the process for the investigation of future land and development needs for an area and then the progression of refinement to allow the identification of suitable land, through to the process of development and construction on land. The steps in the process and timing are outlined below:

### Vision

The land-use vision for the LGA is set by the LSPS and informed by the Community Strategic Plan.

### Strategic Path

The Strategic pathway to achieve the vision is informed by the LSPS and supporting studies and strategies including the Integrated Water Cycle Management Plan and Structure Plans.

### Delivery

The delivery of the vision can be facilitated through the LEP, DCP, subdivision masterplans, the Contribution Plans and Development Servicing Plans which align with the strategy documents including the LSPS.

Design for buildings and subdivision occurs at this stage together with the development and construction approvals. Construction and occupation can then occur.

### Review

At each stage there are monitoring and review opportunities. There is a seven-year cycle for reviewing LSPS and five years for the LEP.

To account for the timeframe of review, effective planning will have 20 years worth of land supply that is identified in forward planning documents and approximately 10 years supply of land that is serviced and identified in the LEP.

## The Planning and Development Process

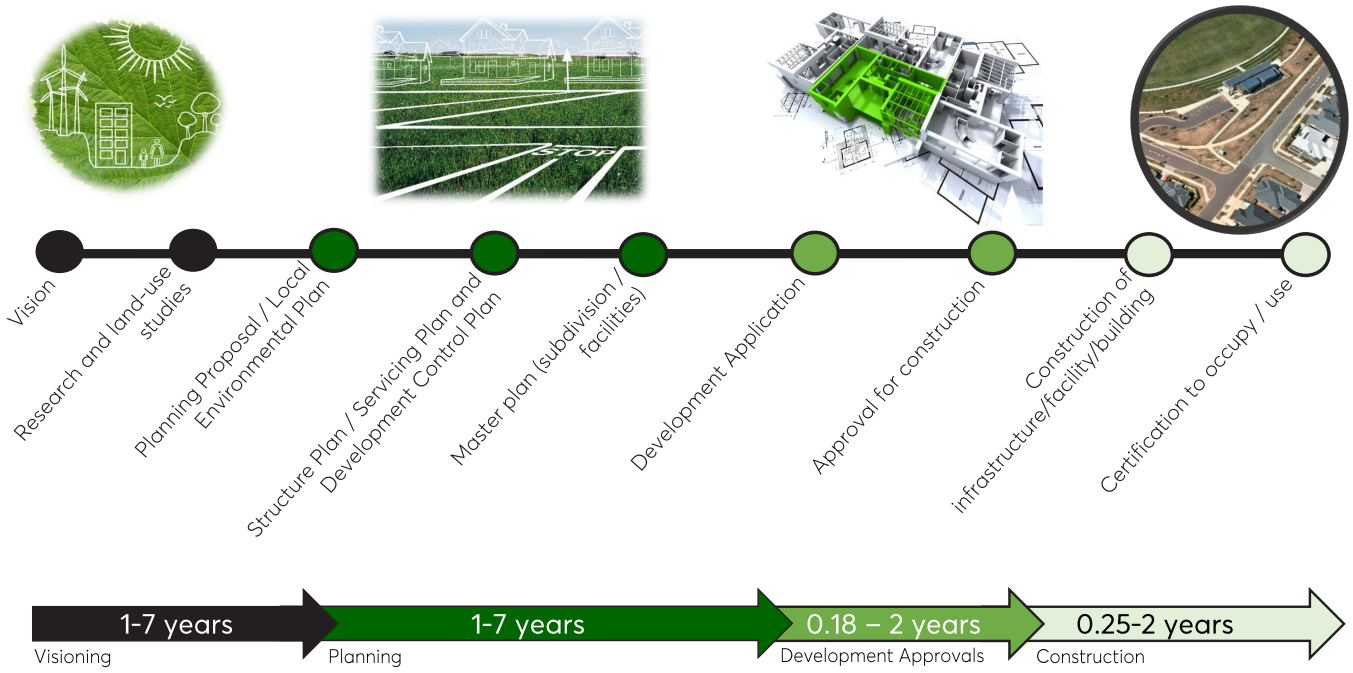


Figure 3: Vision, Strategy, Delivery and Review Process




# 3.7 Local Planning Strategies

## 3.7.1 Queanbeyan Residential and Economic Strategy 2031

The Queanbeyan Residential and Economic Strategy 2031 (the Strategy) was originally adopted by the former Queanbeyan City Council in 2008, however was formally reviewed and re-endorsed by Secretary of the then Department of Planning and Environment in 2015.

The aim of the Strategy was to identify sufficient employment and residential land to meet future demand over a 25-year period while achieving an appropriate balance of conservation, open space and community facilities to service new development.

The original Strategy identified the need to accommodate 10,000 new dwellings and an additional 130ha of employment lands in Queanbeyan over the next 25 years.

The strategic objectives of the Strategy remain relevant for the former Queanbeyan area and it is intended to continue to give effect to those objectives in this LSPS.

## 3.7.2 South Jerrabomberra Structure Plan

This Structure Plan was prepared by the former Queanbeyan City Council at the request of the then Department of Planning and Environment and applies to land at South Jerrabomberra. South Jerrabomberra represents one of two significant urban release areas in Queanbeyan.

The purpose of the Structure Plan is to inform the development of South Jerrabomberra over a 25-year period, specifically in its provision of infrastructure, and to aid it being delivered in a logical and efficient manner.

The Strategy represents Council's and the then Department of Planning and Infrastructure's preferred direction for development and infrastructure provision within South Jerrabomberra and therefore will have weight in terms of planning decisions concerning future re-zonings.

Many of the assumptions and outcomes of the strategy remain current, noting the overall development has been reduced to 1,500 dwellings and approximately 1,200 jobs.

### 3.7.3 Googong Masterplan

The Googong DCP has adopted a masterplan for the development of Googong township. This masterplan includes six residential and two rural residential neighbourhoods, commercial centres, the major open spaces areas, natural areas and connector roads. It is regularly reviewed as part of the development of each neighbourhood.

### 3.7.4 Bungendore Structure Plan

The original Bungendore Land-Use Strategy and Structure Plan was adopted by Council at its meeting of 5 August 2010 and subsequently endorsed by the Director General of the Department of Planning on 30 November 2010. This Plan has since been reviewed and the Bungendore Structure Plan 2048 was endorsed on 26 February 2020.

### 3.7.5 Rural Lands Strategy

The Rural Lands Strategy developed a 20 year strategic direction for rural, rural residential and environmental land in the former Palerang local government area. The Strategy was the principle output of the Rural Lands Study completed in early 2017.

The Strategy links directly to the NSW Government's South East and Tablelands Regional Plan and will allow Council to review development control guidelines, contributions plans and asset plans and to have a coordinated approach to future LEP amendments in relation to rural areas in the former Palerang LGA

### 3.7.6 QPRC Integrated Transport Strategy 2019

This Strategy provides direction for transport; including the public transport, cycling and footpath networks and links, heavy vehicle management, future road planning and regional integration with the ACT and the broader NSW. The development of the Strategy included the review and update of the Pedestrian and Mobility Plan (PAMP) and Bicycle Plan to include the whole Queanbeyan-Palerang region. The agreed goals of the Strategy include:

**Social and economic inclusion:** Align the accessibility of transport to the needs of the community and the economy, developing better connected communities through improved travel links that are fast, convenient, safe and secure, and more travel choice for residents and visitors.

**Safety, health and wellbeing:** Design, construct and maintain transport infrastructure to meet acceptable standards and utilise a safe system approach to maximise the safety and security of all users of the transport system .s

**Economic prosperity:** Encourage more efficient and lower impact freight and delivery for suppliers and businesses, through application of land-use and planning instruments and close collaboration with government agencies and commercial interests.

**Environmental sustainability:** Minimise the impact of transport on the environment by supporting growth in public transport, walking and cycling for trips in the region, as well as protecting habitat, biodiversity and landscape values.

**Integration:** Progressively develop the transport system in collaboration with Government agencies and commercial interests, to achieve a seamless and connected network through planning and collaboration between a range of government and private providers.

**Efficiency, coordination and reliability:** Support efficient and reliable door-to-door movement of people and goods in the region by progressively upgrading the mobility and carrying capacity of roads by prioritising access to public transport, walking and cycling.

### 3.7.7 Climate Change Action Plan

Council and the community have roles to play in ensuring the Queanbeyan-Palerang region contributes to efforts to mitigate climate change through action to reduce our greenhouse gas emissions. Two documents comprise Council's Climate Change Action Plans:

- QPRC Council Operations Climate Change Action Plan
- QPRC Community Climate Change Action Plan

Both Action Plans cover the period from 2020 to 2030. The plans set out the potential for abatement in Council operations and in the community, as well as actions that Council can undertake to implement the plans. Council is committed to develop annual public reports on its progress implementing the plans. In addition, Council will conduct an evaluation of

the plans at the end of its term, to inform updated Climate Change Action Plans.

### 3.7.8 CBD Transformation Strategy 2018

The CBD Transformation Strategy is aspirational, aimed at promoting discussion and setting a strategic framework for a suite of plans to guide future development, design and shaping of public domain — piazzas, parks, laneways, river corridor, pedestrian and cyclist movement, traffic movement, smart city infrastructure and car parking. Since the adoption of the CBD Transformation Strategy, the following strategies and plans have been developed:

#### Queanbeyan CBD Spatial Master Plan 2019

The 2019 Spatial Master Plan is an update of the original 2009 Queanbeyan CBD Master Plan with a fresh perspective that recognises the social, economic and digital changes that have occurred over the past 10 years. It sets creative principles for infrastructure and urban design to deliver a city that is both welcoming and prosperous. The goal of the Master Plan is to provide a strategic framework for decision making, urban design and redevelopment. The Master Plan respects and reflects the city's rich history and the emerging trends of the digital economy and smart technology. Placemaking will also have a fundamental role in renewing the city by transforming spaces and places with a diverse range of activities.

#### Queanbeyan Car Parking Strategy 2018-2028

The Queanbeyan Car Parking Strategy 2018–2028 sets out a series of principles and opportunities for parking in the city and CBD. These findings broadly align with previous studies, including the 2009 CBD Masterplan, 2015 Cinema and Car Parking Strategy and 2017 Queanbeyan CBD Transformation Strategy 2018.

#### CBD Retail Growth Strategy 2018

The purpose of the Retail Growth Strategy is to identify and recommend realistic and innovative strategies and actions to achieve the long-term rejuvenation of the Queanbeyan CBD and will include important actions for stakeholders, such as businesses, community and government.

### 3.7.9 QPRC Tourism Plan 2017-2025

The Plan recognises that success will come from greater collaboration within our region as well as with surrounding areas, including with Canberra and the regions of the NSW Southern Tablelands. It has been informed by research and consultation with our tourism industry. It establishes a clear vision for 2025, which is to connect our region, honour our heritage and inspire a future of possibilities. It also provides a distinctive positioning for the region, which underpins our strategic experience themes on offer to our visitors. The Plan sets out both short-term and longer term initiatives covering marketing, experience and product development, capacity building and opportunities to strengthen our relationships.

### 3.7.10 Integrated Water Cycle Management Strategy - Palerang communities

The Integrated Water Cycle Management (IWCM) Strategy addresses six elements of the Best Practice Management of the Water, Stormwater and Sewerage Framework. It is a local water utility's (LWU) 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable urban water services that meet community needs and protect public health and the environment. Preparation of an IWCM Strategy will also enable Council to comply with the NSW Government's Best-Practice Management of the Water Supply and Sewerage Framework.

The QPRC Integrated Water Cycle Management Strategy Palerang Communities was completed in 2018. An Integrated Water Cycle Management Strategy for the Queanbeyan area is currently being developed.

### 3.7.11 QPRC Sports Facilities Strategic Plan 2017

The objectives of the Strategy are :

- Identify the adequacy, the condition and distribution of existing outdoor sports facilities to meet current and future needs.
- Identify gaps in providing for future needs of the community and sports clubs in relation to sports facility provision.
- Consider the current and future levels of sports played at Council facilities and identify short falls or potential for growth.
- Prepare a strategic approach for the future provision of sports facilities including potential new sites for additional facility development and/or rationalising and possible decommission of existing sites.
- Enable Council to quantify and prioritise the financial resources that will be required over a 20-year period to fund and maintain sports infrastructure.

### 3.7.12 QPRC Digital Economy and Smart Community Strategy

This Strategy formally states our aspiration for Queanbeyan-Palerang to be a 'smart community' – from the city of Queanbeyan, to the townships of Bungendore and Braidwood, and our villages and rural properties. It builds on existing plans and work, including the Queanbeyan CBD Transformation Strategy, and the ACT- QPRC Memorandum of Understanding. The key objectives in the Strategy are:

- Building our Smart Economy
- Better Local Services
- Smart data, smart planning
- Increasing digital capability and connectivity
- Creating vibrant communities




Figure 4: Expectations and Aspirations - Source: Making sense of things - Telstra

### 3.7.13 Regional Economic Development Strategy

# Emerging Regional 'Drivers'




The Regional Economic Development Strategy focuses on specific needs and strengths to clearly identify key economic priorities and enablers. Key economic imperatives for Queanbeyan-Palerang:

- closer integration with its large and lucrative neighbour,
- complementary economic development to provide,
- an alternative community for workers to reside in,
- an alternative climate for businesses to invest in,
- enhanced niche specialisations, like agriculture, manufacturing, construction and distinctive tourism offerings.

Key strategic imperatives:

- improve the digital connectivity to harness the innovative capacity of the workforce,
- re-establish the town centres as 'Places for People',
- grow the population and internal markets of the Region,
- further develop specialised agriculture and food and cultural tourism.




Figure 5: Emerging Regional Drivers - Source: Creating Great Australian Cities

## 3.8 NSW Local Government Act 1993

The *Local Government Act 1993* (LG Act) contains the relevant legislation and regulations that oversee all of Council's functions, including procedures for undertaking planning activities and managing public land on behalf of the community. This Act also sets out the requirements for Integrated Planning and Reporting, including the development of a Community Strategic Plan to encapsulate the community's long-term vision and aspirations.

## 3.9 Crown Land Management Act 2016

The *Crown Land Management Act 2016* provides for the management of Crown land across NSW. The majority of Crown land in NSW that is identified as 'local land' has been transferred to local councils, including QPRC, as "community land" to be managed under the *Local Government Act 1993*. Such land is subject to the requirements of a Plan of Management prepared by Council for the site.

## 3.10 Relationship with the ACT

As well as links to the State and Regional Plan, Queanbeyan-Palerang's close proximity to the ACT requires the development and management of an effective and productive relationship with the Territory to support beneficial regional planning outcomes.

Queanbeyan-Palerang Regional Council and the ACT Government signed a Letter of Intent on 19 August 2016 to develop a positive working relationship between the two jurisdictions based around the ACT-NSW Memorandum of Understanding (MOU) for Regional Collaboration. This MOU has quite close links to the South East & Tablelands Regional Plan, especially Goal 1: A Connected and Prosperous Economy (see page 10).

The following Principles and Priorities have been identified in the MOU:

- Optimising best of region outcomes.
- Pursuing borderless approach to key infrastructure.
- Sharing information and data to inform planning and policy development and initiatives.
- Improving road and active transport connectivity.
- Collaboration on policy and planning opportunities to consider management of water, sewage, waste and renewable energy on a regional scale.
- Planning and collaboration on major contiguous developments.
- Understanding the infrastructure requirements to support population growth.
- Coordinating efforts to support major events across the ACT and QPRC.

## 3.11 Relationship with the Region – Canberra Region Joint Organisation

The Canberra Region Joint Organisation (CRJO) is the regional body advocating for strong regional partnerships that delivers improved outcomes for its regional communities. The CRJO provides a forum for councils, state agencies and other stakeholders to work together at a regional level to identify shared priorities across its three core functions of regional strategic planning and priority setting, intergovernmental collaboration and regional leadership and advocacy. This collaboration is to help deliver important regional projects and better outcomes for communities. Queanbeyan-Palerang is a part of this organisation. The Joint Organisation's Strategic Pillars and goals are shown below:

- CRJO is a recognised leader in regional advocacy and the delivery of regional programs.
- Our economy is strong and diverse, with extensive business and job opportunities.
- Our region is connected and serviced by infrastructure that meets contemporary, emerging and future expectations.
- Our community is resilient and feels informed, connected, capable and valued.
- Our environment is valued and enhanced for future generations.
- Our region operates seamlessly across all boundaries.

# 04

# PLANNING PRIORITIES FOR QUEANBEYAN-PALERANG



# Queanbeyan-Palerang LGA

## Overview of QPRC

Queanbeyan-Palerang LGA is a highly diverse community that includes modern urban centres, historic towns and villages, productive rural landscapes and high quality natural environments.

The LGA is adjacent to the ACT and is strongly influenced by the activities of the Commonwealth and ACT Governments. Significant residential, rural residential and industrial developments adjoin or are located close to the border of the ACT.

The rural characters of Bungendore and Braidwood contrast with the largely suburban character of Queanbeyan and its surrounds. There are a number of smaller rural villages including Captains Flat, Majors Creek, Hoskinstown, Mongarlowe, Nerriga and Araluen.

Natural areas include pristine waterways, national parks, forests, mountains, grasslands and important biodiversity corridors.

Higher than average levels of employment in public administration, defence, transport, professional, scientific and technical services relative to other areas of regional NSW are features of the LGA's employment profile and this is expected to continue into the future. Traditional industries include sheep and cattle grazing, stone fruit production and newer niche rural industries such as viticulture, organic farming, olive production, truffle growing and alpaca breeding.

Queanbeyan-Palerang experiences a relatively dry continental climate with four distinct seasons including hot summers and cold winters.

The existing and forecast growth within QPRC remains one of the key opportunities and challenges. Population growth of over 30% is expected to 2036 and has a corresponding challenge of accommodating the increase in dwellings required, whilst protecting the environmental and heritage values. The proximity to the ACT is an opportunity for QPRC and provides employment for over 63% of the QPRC workforce. This translates into a dominance of commuters and presents challenges when coupled with the majority using private transport to travel to work. The proximity of the ACT also brings challenges for increasing the diversity and viability of QPRC town centres, while also offering the opportunity for them to be a point of difference from the ACT centres. The planning outcomes and actions that follow are aimed at taking up these opportunities and managing the challenges.

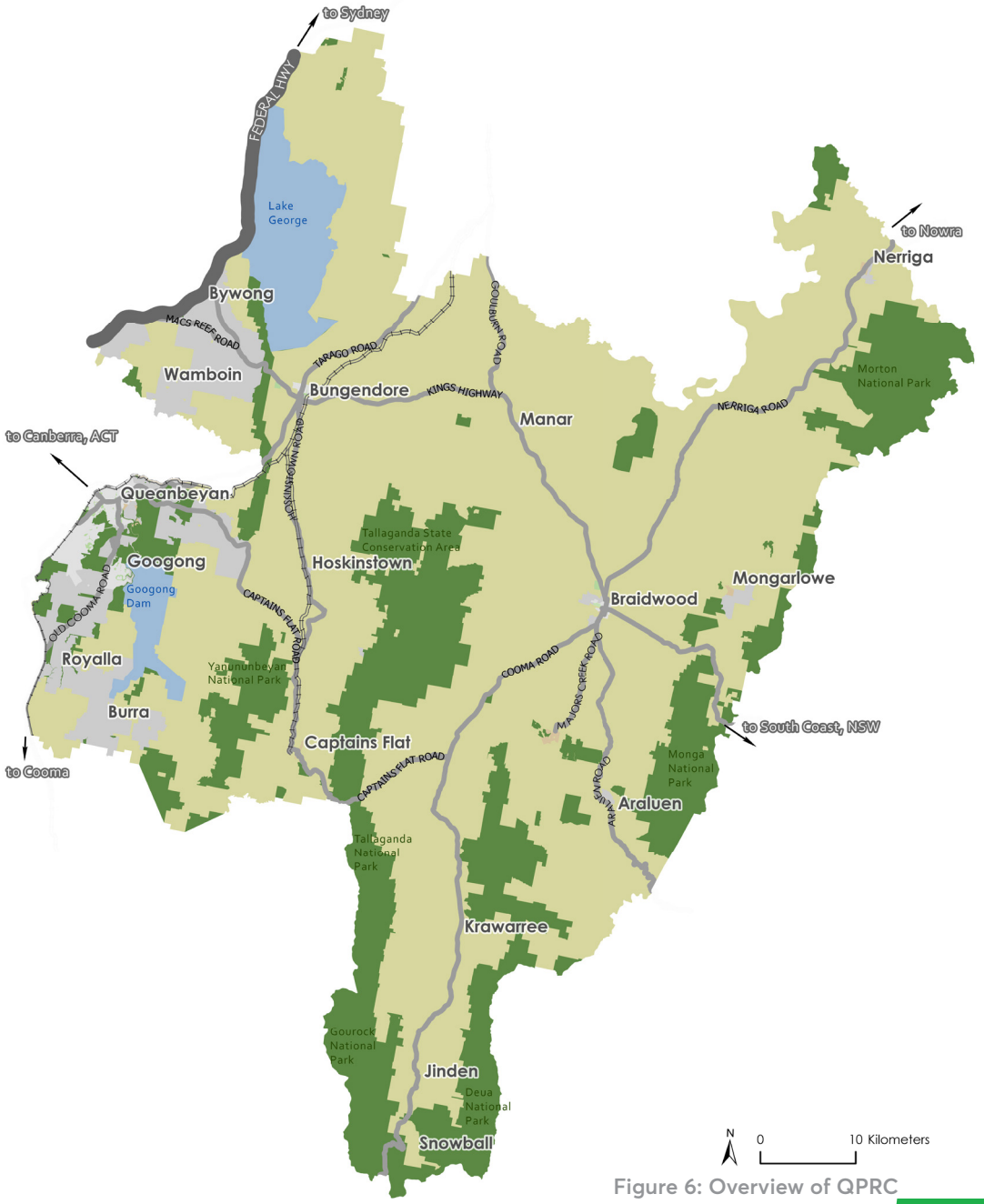



Figure 6: Overview of QPRC

## KEY CHARACTERISTICS OF QPRC

POPULATION

QPRC continues to experience **significant population growth**

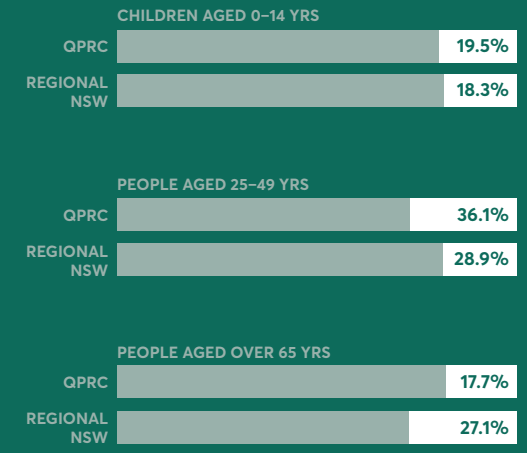
50,070 (2006) 60,190 (2019)

Between 2006 and 2019 the population **increased by 16.8%**

2019 → 2036

The population is forecast to experience further growth of **18,566 persons (30.8%)** to a projected population of **78,756 people in 2036**

### QPRC COMPARED TO THE REST OF REGIONAL NSW



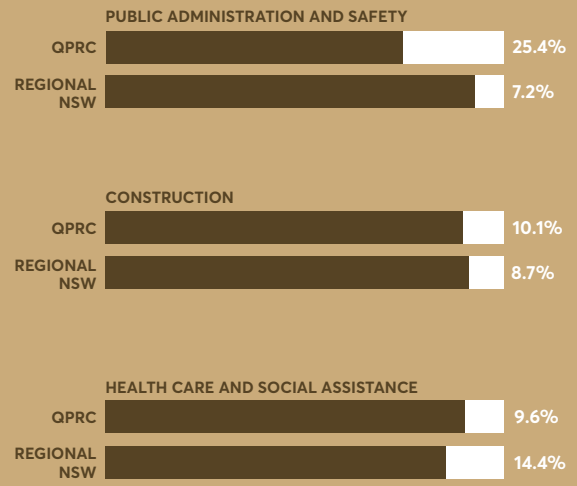

Source: Queanbeyan-Palerang ID Profile

THE **TOP THREE ECONOMIC SECTORS** IN QPRC ARE

- Construction **$303 million**
- Public administration and safety **$270 million**
- Health care and social assistance **$125 million**

These three sectors alone account for **more than 40%** of QPRC's economy

### LEADING SECTORS OF EMPLOYMENT IN QPRC COMPARED TO **REGIONAL NSW**

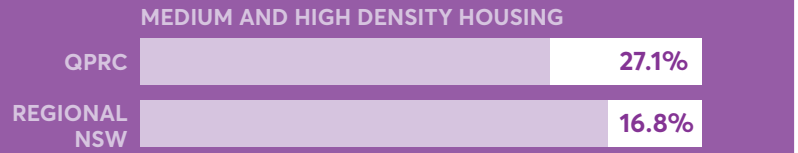



Source: Queanbeyan-Palerang ID Profile

## KEY CHARACTERISTICS OF QPRC



Detached housing remains the most common form of housing type across the LGA **representing 71.5%** of all housing stock






It is anticipated that an **additional 6,500 dwellings** will be required to accommodate population growth in the LGA to 2036

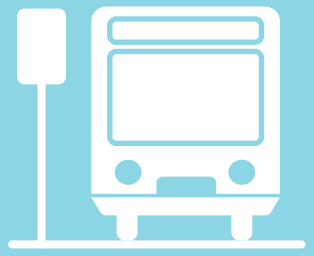
Source: Queanbeyan-Palerang ID Profile



**About 18,500 (or 63%)** of the workers living in Queanbeyan-Palerang commute to work in the ACT. About 5,000 travel from the ACT to Queanbeyan-Palerang



Approximately **80.1% of all** workers use **private transport** to commute to work



**1.5% use public transport**



**3% walk** or ride a **bicycle** to work

Source: Queanbeyan-Palerang ID Profile

A series of land-use planning priorities are identified to inform the direction and content of this LSPS. These have been identified from previous community consultation and existing Council strategies and have been set out against the strategic pillars identified in Council's *Community Strategic Plan 2018–2028.*

These land-use planning priorities are then expanded in the following pages with the expected outcomes and the corresponding land-use planning actions. Each priority also has the relevant direction(s) from the South East and Tablelands Regional Plan 2036 referenced to provide the linkage to how this LSPS actions the plan. Section 5 of the LSPS then identifies the relevant priorities and actions for each locality within the LGA.

*Note: the priorities below are not ranked in order of importance. Numbering is provided for ease of referencing only.*

## PLANNING PRIORITIES

| | | | | | | |
|---|---|---|---|---|---|---|
| COMMUNITY | **Strategic Pillar 1 - A vibrant and active Queanbeyan-Palerang**<br>*A safe harmonious, happy and healthy community leading fulfilled lives* | CSP key goal 1.1.1:<br>We build on and strengthen our community cultural life and heritage<br>**Planning Priority 1** | CSP key goal 1.1.5:<br>We have an active and healthy lifestyle<br>**Planning Priority 2** | | | |
| CHOICE | **Strategic Pillar 2 - A prosperous Queanbeyan-Palerang**<br>*A diverse, resilient and smart economy that creates choice and job opportunities.* | CSP key goal 2.1.1:<br>We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages<br>**Planning Priority 3** | CSP key goal 2.1.2:<br>We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice<br>**Planning Priority 4** | | | |
| CHARACTER | **Strategic Pillar 3 - A sustainably managed Queanbeyan-Palerang**<br>*A clean, green community that cherishes its natural and physical character.* | CSP key goal 3.1.1:<br>We consider the environmental impacts of future development<br>**Planning Priority 5** | CSP key goal 3.1.3:<br>Our natural landscapes and water resources are sustainably managed<br>**Planning Priority 6** | CSP key goal 3.1.4:<br>We actively promote and implement sound resource conservation and good environmental practice<br>**Planning Priority 7** | CSP key goal 3.1.5:<br>We ensure the future planning for the region is well coordinated and provides for its sustainable management<br>**Planning Priority 8** | **Not referenced in CSP**<br>We will increase resilience to natural hazards and climate change.<br>**Planning Priority 14** |
| CONNECTION | **Strategic Pillar 4 - A connected Queanbeyan-Palerang**<br>*A well connected community with good infrastructure enhancing quality of life.* | CSP key goal 4.1.1:<br>Our transport infrastructure and networks are well planned and maintained<br>**Planning Priority 9** | CSP key goal 4.1.5:<br>We plan for and provide regional facilities which promote better social connection and access for the community<br>**Planning Priority 10** | CSP key goal 4.1.6:<br>We undertake planning to ensure infrastructure is prepared for future growth<br>**Planning Priority 11** | | |
| CAPABILITY | **Strategic Pillar 5 - A well governed Queanbeyan-Palerang**<br>*A capable organisation that leads a community which is engaged and participative.* | CSP key goal 5.1.2:<br>Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community<br>**Planning Priority 12** | CSP key goal 5.1.7:<br>We have a well informed and engaged community<br>**Planning Priority 13** | | | |

COMMUNITY

## 4.1 Planning Priority 1

### We build on and strengthen our community cultural life and heritage

*"The community has a diverse and active cultural environment and takes pride in its rich heritage."*

### Outcomes

- Important heritage items and conservation areas are identified and protected.
- QPRC works closely with the local Aboriginal community to ensure indigenous heritage values are recognised and protected.
- Heritage-related tourism across the LGA is promoted.
- The LGA's significant heritage features, particularly the township of Braidwood, are protected and enhanced.

Relevant directions from the South East and Tablelands Regional Plan 2036: 9 Grow tourism in the region, 10 Strengthen the economic self-determination of Aboriginal communities and 23 Protect the region's heritage.

### Actions

4.1.1 Undertake a formal Aboriginal and non-Aboriginal Heritage Study for LGA every 10 years.
4.1.2 Draft appropriate heritage management controls for Braidwood township.
4.1.3 Update planning controls to ensure they support community events and place making activities.
4.1.4 Continue to provide for heritage grants, heritage advisory service and support for heritage events.
4.1.5 Undertake Stage 2 of the Braidwood Archaeological Management Plan.
4.1.6 Undertake Stage 3 of the Braidwood Archaeological Management Plan.
4.1.7 Implement the recommendation of the Bungendore Heritage Study 2019.
4.1.8 Further consultation and research with local Aboriginal community to identify heritage sites and promote awareness of indigenous heritage.
4.1.9 Develop tourism strategy for Braidwood township that promotes its outstanding heritage values.

## 4.2 Planning Priority 2

### We have an active and healthy lifestyle

*"Health and quality of life are improved through access to a range of recreation and leisure opportunities."*

### Outcomes

- Recreation facilities meet the needs of the current and future population.
- Development contribution plans to in place to ensure recreation, community facilities and open space are provided in a timely manner.
- Tourism opportunities have been incorporated into open space and recreational facilities

Relevant directions from the South East and Tablelands Regional Plan 2036: 9 Grow tourism in the region and 22 Build socially inclusive, safe and healthy communities.

### Actions

4.2.1 Ensure new developments are provided with appropriate open space and play equipment including well designed shade.
4.2.2 Prepare contribution plans that collect funds for open space, community facilities and recreational facilities as new development occurs and to identify how necessary facilities are to be paid for, and whether those living nearby may benefit more, so more productive land-uses should be encouraged nearby to capture this value.
4.2.3 Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population.
4.2.4 Investigate allowing higher density development on land adjoining areas where such open space provides increased amenity and recreational opportunities.
4.2.5 Develop cycle tourism Masterplan, including mapping existing infrastructure.
4.2.6 Promote interconnected green spaces.
4.2.7 Implement the actions relating to the active transport connections identified within the QPRC Integrated Transport Strategy, updated PAMPs and Bicycle Plan.
4.2.8 Review Pedestrian and Mobility Plans (PAMP) and the DCPs to include plans and controls that will increase the number of homes within 10-minute walking distance to quality green, open and public space.
4.2.9 Investigate an Open Space and Recreation Needs Study to build upon the Sports Facilities Strategic Plan.
4.2.10 Provide high-quality connected public open spaces in new residential subdivision, through DCP clauses.

CHOICE

# 4.3 Planning Priority 3

**We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages**

*"The city and village CBDs are dynamic and thriving places which attract economic activity."*

## Outcomes

- The Queanbeyan CBD Spatial Masterplan and strategies have been implemented.
- Sympathetic redevelopment and infill of existing areas occurs where there are limited heritage values.
- Commercial and retail activity is focused in existing centres.
- Opportunities that increase density can bring about for revitalisation of centres and reduced travel times have been investigated.
- Town centres are re-established as 'Places for People' with open safe pedestrian pathways connecting green spaces (parks and rivers) to activated commercial, parking and lifestyle hubs.
- Public places will be curated with streetscapes, lighting and landscaping sympathetic to the town heritage and architectural themes adopted in masterplans.
- Our town centres progressively install smart infrastructure including wi-fi and app-enabled lighting, parking, utility and environmental sensing, and charging stations for electric vehicles.
- Each town includes space for smart hubs, business incubation and tertiary learning.

Relevant directions from the South East and Tablelands Regional Plan 2036: 9 Grow tourism in the region and 12 Promote business activities in urban centres.

## Actions

4.3.1 Undertake the land-use planning action recommendations of the 2019 Queanbeyan CBD Spatial Masterplan and Queanbeyan CBD Place Plan and ensure well designed shade is provided.

4.3.2 Provide for zonings and land-uses that promote attractive and sympathetic redevelopment of older areas with limited heritage values.

4.3.3 Investigate opportunities for infill and mixed-use development where that provides additional forms of housing to suit the changing demographics of our communities.

4.3.4 Focus future commercial and retail activity in existing centres, unless there is a demonstrated need and positive social and economic benefits to locate these activities elsewhere.

4.3.5 Establish Design Review Committee to encourage high quality development in the Queanbeyan CBD.

4.3.6 Review the Queanbeyan CBD Spatial Masterplan.

4.3.7 Investigate opportunities for increasing densities in the city centre to reduce travel needs and promote reinvigoration.

4.3.8 Implement options and staging from Queanbeyan Car Parking Strategy 2018-2028.

4.3.9 The protection of the freight network is to be accounted for in any increased density and development adjoining the network, especially Kings and Federal Highways.

## 4.4 Planning Priority 4

**We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice**

*"The region has a thriving tourism sector building upon the economic and environmental advantages the region provides."*

### Outcomes

- An appropriate supply of commercial, retail and industrial land that can be progressively serviced is available to provide employment and economic development opportunities for the community.
- QPRC has optimised the availability and cost of development of employment and residential lands, compared to the ACT.
- An integrated relationship between the ACT and the South East and Tablelands will present a unified `Canberra region' that offers a stronger, growing economy within Australia's most geographically diverse natural environment.
- The economic opportunities arising from the LGA's proximity to the ACT are capitalised upon and the transport connections make it easy for people and freight to move to and from employment and commercial precincts.
- Leverage from the government infrastructure and Defence stimulus in the region, and the proximity of special activation precincts (SAP) (Wagga, Parkes and Snowy 2.0), will be providing opportunities for contractors and consultants to reside and work in the LGA, and new skills to be developed in education campuses in the region.
- We are connected and smart - technology improves liveability and sustainability in our region, and provides opportunity for everyone. Our digital economy is strong and dynamic, renowned for innovation and creativity.
- QPRC is promoted as a desirable tourist destination.
- Tourism opportunities, including in those in rural areas, have been investigated and are being promoted.
- Agricultural activities are protected and promoted in rural areas.
- Controls and options for agribusiness, agritourism and intensive livestock farming in rural areas are clear.

Relevant directions from the South East and Tablelands Regional Plan 2036: 9 Grow tourism in the region and Direction12 Promote business activities in urban centres.

### Actions

4.4.1 Ensure tourism-orientated uses are permissible in Council's respective planning controls.

4.4.2 Investigate options to enable and promote additional tourism in rural areas.

4.4.3 Ensure suitable land zoned to accommodate commercial, business and industrial development to 2040.

4.4.4 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development.

4.4.5 Implement land-use planning components of the Regional Economic Development Strategy 2018-2022.

4.4.6 Review the LEP and other planning policies to clarify controls in respect of development for farm-gate agribusiness and agritourism businesses while recognising the primary productive potential of rural lands.

4.4.7 Investigate opportunities for use of mobile abattoirs in rural areas and maintaining agricultural processing facilities.

4.4.8 Review existing planning policies in relation to visitor accommodation and assess capacity of the policies to attract new investment.

4.4.9 Provide a range of housing choices at different costs to meet the changing needs of the community and consider the options for community housing provider partnerships to provide affordable housing.

4.4.10 Participate in discussions to understand the potential for a freight hub or hubs within the Canberra region.

4.4.11 Advocate for infrastructure that benefits the Canberra region and has the capacity to drive economic development (such as high-speed rail).

CHARACTER

## 4.5 Planning Priority 5

### We consider the environmental impacts of future development

*"The region has quality development which supports its sustainable growth."*

### Outcomes

- Land with significant environmental values has been identified and protected.
- The impacts on the natural environment by development is minimised.
- New and sustainable approaches to reduce energy and water consumption are implemented.
- Potential impacts of climate change are considered when planning for the future.
- Our sensitive landscapes are held in public ownership (escarpment, riparian corridors).

Relevant directions from the South East and Tablelands Regional Plan 2036: 14 Protect important environmental assets, 15 Enhance biodiversity connections and 17 Mitigate and adapt to climate change.

### Actions

4.5.1 Protect important environmental land from inappropriate development under respective LEPs.

4.5.2 Ensure DCPs contain appropriate provisions in respect of minimising impacts on environmental values.

4.5.3 Encourage new developments to be early adaptors of innovative and sustainable approaches to reduce energy and water consumption including water sensitive urban design.

4.5.4 Ensure potential impacts of climate change are considered when planning for the future.

4.5.5 Review the 'Principles for Inclusion in DCP' detailed in Section 8.4 of the Queanbeyan Biodiversity Study in the review and consolidation of QPRC DCPs.

4.5.6 Design and provide places and spaces that are healthy to live in, to work in and to visit.

4.5.7 Protect Defence assets from trespass, surveillance, noise and vibration-sensitive land uses, electromagnetic radiation, flooding, and impeded access to shared resources such as road networks.

## 4.6 Planning Priority 6

### Our natural landscapes and water resources are sustainably managed

*"The land, vegetation and waterways of the region are managed in an integrated manner for long-term community and environmental health."*

### Outcomes

- Environmental land and biodiversity corridors are clearly identified.
- Biodiversity values of our land are protected and enhanced.
- Landscapes with high scenic qualities are protected.
- Seamless and borderless management of our water resources occurs within the Canberra and South East and Tablelands region.
- Both surface and ground water resources are sustainably managed .
- Land is managed sustainably and within its capability.

Relevant directions from the South East and Tablelands Regional Plan 2036: 14 Protect important environmental assets, 15 Enhance biodiversity connections and 18 Secure water resources

### Actions

4.6.1 Undertake LGA scale Biodiversity Study, which includes Travelling Stock Reserves

4.6.2 Identify landscapes with high scenic qualities and protect from inappropriate development under respective planning controls.

4.6.3 Review the opportunities for high quality environmental vegetation in QPRC to be proactively conserved as part of recent biodiversity reforms, including potential for income generation.

4.6.4 Include provisions in planning controls that ensure drinking water catchments and ground water are protected from inappropriate development regardless of borders.

4.6.5 Ensure both surface and ground water resources are sustainably and consistently managed regardless of borders.

4.6.6 Research methods to identify and protect significant heritage trees including options to ascribe value to trees.

4.6.7 Establish formal wildlife corridors (where appropriate) in addition to planting more trees to store carbon.

4.6.8 Encourage new development to be water efficient and install water cell harvesting under housing.

4.6.9 Council to promote appropriate tree planting and control of biosecurity matters/priority weeds.

4.6.10 Increase the adoption of water-sensitive urban design principles in stormwater capture, treatment, and re-use, for new and existing development in urban and rural residential areas and review LEP and DCP controls with a view to improving water efficiency, water quality and environmental protection

4.6.11 Protect, enhance and increase natural and green spaces and their connectivity by considering eco-system change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection.

4.6.12 Incorporate NSW Government Architect's Greener Places design framework in planning, designing and the delivery of green infrastructure in urban areas

## 4.7 Planning Priority 7

**We actively promote and implement sound resource conservation and good environmental practice**

*"The community applies good environmental practice in their activities."*

### Outcomes

- Primary production and extractive industries are protected from land-use conflict.
- Sustainable and diverse rural land uses are promoted.
- Opportunities for farming and agricultural uses of land are supported.
- Improved land management occurs in the rural residential areas.
- Leverage from the ACT appetite for zero energy and waste, will be providing sites for renewable energy sources and waste recycling in the region.

Relevant directions from the South East and Tablelands Regional Plan 2036: Direction 5 Promote agricultural innovation, sustainability and value-add opportunities, 8 Protect important agricultural land and 13 Manage the ongoing use of mineral resources.

### Actions

4.7.1 Protect primary production, and ground water and extractive industries, together with the other parts of their supply chains, including freight and logistics facilities, from surrounding land-use conflict.

4.7.2 Minimise fragmentation of rural land.

4.7.3 Ensure primary production and extractive industries are undertaken in a sustainable manner.

4.7.4 Prepare and review Plans of Management for community and Council-managed Crown land.

4.7.5 Implement actions of QPRC Community Climate Change Action Plan and QPRC Council Operations Climate Change Action Plan.

4.7.6 Protect important agricultural land and when available, review the important agricultural land mapping for inclusion in reviews of LEP and DCPs

# 4.8 Planning Priority 8

**We ensure the future planning for the region is well coordinated and provides for its sustainable management**

*"The planning for the future of the region provides for and enhances the sustainable management of our natural and built landscapes."*

## Outcomes

- Strategic plans and development controls are regularly reviewed to ensure they are accurate and current.
- Planning controls that promote sustainable development outcomes are implemented.
- The unique and individual characters of QPRC's communities are recognised in planning for the future.
- There are strong connections in transport, employment and services with the Canberra region.
- Increased use of alternative transport options (ie not private vehicles).
- Development delivers social, economic and environmental benefits in keeping with the vision for the LGA and the South East and Tablelands Regional Plan 2036.
- Settlement occurs in well-planned locations with access to employment and other urban resources while acknowledging its context within the Canberra region.
- An appropriate supply of well-located housing stock is available to meet the growing and changing needs of the population as well as providing diversity of housing for the region.

Relevant directions from the South East and Tablelands Regional Plan 2036: 11 Enhance strategic transport links to support economic growth, 20 Enhance access to goods and services by improving transport connections, 25 Focus housing growth in locations that maximise infrastructure and services and 26 Coordinate infrastructure and water supply in a cross-border setting.

## Actions

4.8.1 Focus settlement in planned locations with access to higher level services such as employment, education and health.

4.8.2 Develop a Structure Plan for Braidwood township, including a bypass corridor and the option to be a pilot productivity driven plan.

4.8.3 Review endorsed Structure Plans for main townships every five years and consider the need for the preparation of infill housing strategy.

4.8.4 Review rural planning provisions having regard to the zoning of land, minimum lot sizes and averaging subdivision arrangements.

4.8.5 Simplify administration in respect of the identification of dwelling permissibilities in rural areas.

4.8.6 Continue to review rural residential supply and demand and balancing this against the principles of sustainable development.

4.8.7 Investigate changing planning regulations to allow off grid development where appropriate.

4.8.8 Investigate options for stormwater and flood mitigation, including implement LGA wide Floodplain Risk Management Program.

4.8.9 Implement QPRC Rural Lands Study.

4.8.10 Review and update hazard mapping including bushfire and flooding.

4.8.11 Consider the need to complete a Housing Strategy to deal with affordable housing and demand in the LGA.

4.8.12 Review the 20-year Waste Strategy for NSW for relevant land-use actions to implement.

4.8.13 Support the provision of adequate buffer areas between the urban areas of the ACT and adjoining land uses within NSW in order to achieve compact and efficient growth, avoid land-use conflict, protect rural and environmentally important areas and maintain the setting and approaches to the nation's capital.

CONNECTION

# 4.9 Planning Priority 9

## Our transport infrastructure and networks are well planned and maintained

*"The region's transport network and infrastructure allows for the safe systems approach which allows for the safe ease of movement throughout Queanbeyan-Palerang."*

### Outcomes

- Service and infrastructure transport needs of communities and new developments inform planning decisions and future infrastructure commitments.
- Opportunities for integrated cross-border transport with both ACT and other parts of NSW are realised.
- Solutions for traffic congestion and heavy vehicle impacts are implemented.
- Future transport corridors are identified and protected where required.
- High productivity vehicles (HPV) freight corridors are established linking the South Coast to Canberra (from Nowra via Nerriga, Braidwood and Queanbeyan); and to Eden Port (via Queanbeyan, Cooma and Bombala).
- A freight rail option to Eden Port has been considered and corridor secured by Government.
- Commuter rail service is functioning between Bungendore, HQJOC, Queanbeyan and Canberra, with integrated public transport ticketing from Queanbeyan-Palerang to ACT.
- A rail intermodal is developed in stages along the rail spur line between Queanbeyan and Hume (ACT) to transfer bulk, containerised and perishable product to rail, sea and air ports in the South East, supported by waste freight movements to Woodlawn.

Relevant directions from the South East and Tablelands Regional Plan 2036: 11 Enhance strategic transport links to support economic growth, 19 Strengthen cross-border connectivity and 20 Enhance access to goods and services by improving transport connections.

### Actions

4.9.1 Implement QPRC Integrated Transport Study.

4.9.2 Ensure new urban release areas and other large subdivisions have a range of transport options available that support safe ease of movement.

4.9.3 Support continued pursuit of opportunities for integrated cross-border transport with ACT.

4.9.4 Advocate for extending Canberra commuter rail into Queanbeyan and Bungendore.

4.9.5 The draft freight route hierarchy to be reviewed and a recommended hierarchy adopted by Council.

4.9.6 Undertake freight management actions in Integrated Transport Strategy and work with Transport for NSW and ACT Government to consider the need and location of additional heavy vehicle rest areas along major freight corridors.

4.9.7 Guide land-use planning outcomes to support improved public transport and integrated multi-modal solutions.

4.9.8 Identify transport corridors including active transport for increased development densities while accounting for the protection of freight corridors.

4.9.9 Council to secure corridor for future Dunns Creek Road together with a link to the Monaro Highway in the ACT. Council to also lobby the ACT for this link.

4.9.10 Take action to find solutions for traffic congestion, road safety and heavy vehicle impacts.

4.9.11 Direct access points along strategic transport links including the Monaro, Federal and Kings highways is limited.

4.9.12 Facilitate electric vehicle and charging station initiatives to support sustainability.

# 4.10 Planning Priority 10

## We plan for and provide regional facilities which promote better social connection and access for the community

*"Social connection within our region is provided for via access to a range of community facilities across the region."*

### Outcomes

- Identify and construct parks and recreation facilities that provide for the needs of the local and regional population.
- Ensure land is identified and developed for important Council facilities and infrastructure.
- Promote civic and cultural precincts within communities.
- The LGA supports a regional data hub to support government and high tech enterprise.

Relevant directions from the South East and Tablelands Regional Plan 2036: 22 Build socially inclusive, safe and healthy communities and 21 Increase access to health and education services.

### Actions

4.10.1 Zone land and construct new Regional Sports Facility at West Jerrabomberra and construct enabling infrastructure.

4.10.2 Zone land and construct new Sports Hub at Bungendore.

4.10.3 Zone land and construct new Queanbeyan cemetery.

4.10.4 Ensure land-use planning controls are consistent with 2019 Queanbeyan CBD Spatial Masterplan for new Queanbeyan Civic and Cultural Precinct.

4.10.5 Investigate housing and service needs to support additional aged population in Braidwood and Bungendore.

4.10.6 Consider the provision of well-designed shade, both natural and built, in the provision of all public infrastructure, from large developments such as major recreation facilities, public buildings and town centre upgrades, to the smallest public domain improvements such as bus shelters.

4.10.7 Investigate provision of public transport services and on-demand transport services to support the aged population in Braidwood and Bungendore.

4.10.8 Implement a public space strategy, which integrates open space, public facilities and active transport networks and connectivity to support Council's Vision for "passive and active enjoyment of the natural and built environment".

# 4.11 Planning Priority 11

## We undertake planning to ensure infrastructure is prepared for future growth

*"Changing community demand is met by well planned for and placed infrastructure."*

### Outcomes

- Consistent high rate of public infrastructure investment, and use of public lands, assets and anchors to achieve strategic goals has been facilitated.
- Development contribution plans are in place to fund infrastructure required to support new and existing developments.
- Enabling infrastructure is constructed to promote the release of recreational, business and residential lands where funded.
- The outcomes of Council's Integrated Transport Strategy are implemented in land-use planning decisions.
- Secure water supplies are in place for our towns.
- Access is available to quality public space that ensures liveable, sustainable and well designed neighbourhoods.

Relevant directions from the South East and Tablelands Regional Plan 2036: 11 Enhance strategic transport links to support economic growth, 18 Secure water resources, 20 Enhance access to goods and services by improving transport connections, 25 Focus housing growth in locations that maximise infrastructure and services and 26 Coordinate infrastructure and water supply in a cross-border setting.

### Actions

4.11.1 Prepare a 7.12 Contribution Plan for Queanbeyan.

4.11.2 Finalise Jerrabomberra Innovation Precinct Local Planning Agreement

4.11.3 Prepare Local Planning Agreement for Jumping Creek.

4.11.4 Review and consolidate former Palerang Contribution Plans.

4.11.5 Encourage settlement in areas that provide economies of scale in respect of infrastructure provision and maintenance.

4.11.6 Undertake a review of Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads to replace with a rural road contribution plan for the LGA.

4.11.7 Ensure contribution plans provide for the funding of identified and costed road works.

4.11.8 Council to construct enabling infrastructure to release recreational, business and residential land at West Jerrabomberra and South Jerrabomberra.

4.11.9 Ensure appropriate car parking facilities are available for the community

4.11.10 Ensure suitable land identified for Depots and other Council facilities

4.11.11 Complete, review and implement Integrated Water Cycle Management Strategies.

CAPABILITY

## 4.12 Planning Priority 12

### Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community

*"The community is serviced by an efficient, effective and innovative Council that provides value for money."*

### Outcomes

- Partner with the Canberra Region Joint Organisation to address common regional planning issues.
- Work in conjunction with the private sector to ensure development delivers positive and desirable outcomes for the community.
- Consult with the ACT Government and Commonwealth Government on all planning matters, including development proposals near the border.
- Innovative delivery of online planning services.

Relevant directions from the South East and Tablelands Regional Plan 2036: 19 Strengthen cross-border connectivity and 26 coordinate infrastructure and water supply in a cross-border setting.

### Actions

4.12.1 Council staff continue to engage with the Canberra Region Joint Organisation and raise regional planning issues at that level as necessary.

4.12.2 Council seek to enter into innovative joint partnerships with the private sector where this delivers positive and desirable outcomes for the community.

4.12.3 QPRC continue dialogue with ACT Government and Commonwealth Government on all land-use planning matters, including consultation on development proposals near the state border.

4.12.4 Investigate the use of the NSW Smart Innovation Centre for collaborative research and development of safe and efficient emerging transport technology.

## 4.13 Planning Priority 13

### We have a well informed and engaged community

*"Council communicates and engages effectively and efficiently with its stakeholders."*

### Outcomes

- Implement the actions of Council's Community Engagement and Participation Plan and update as required.
- Pursue innovative and effective approaches to community engagement.
- Establish a strong relationship with key Aboriginal organisations and traditional owners, and ensure consultation in respect of heritage, cultural and significant sites, and on river and land management.

Relevant directions from the South East and Tablelands Regional Plan 2036: 10 Strengthen the economic self-determination of Aboriginal communities.

### Actions

4.13.1 Implement the actions of the Community Engagement and Participation and suggested updates as required.

4.13.2 Provide easy to understand information/data in respect of life cycle costs for development.

4.13.3 Pursue innovative and effective new approaches to community engagement.

4.13.4 Consult with key Aboriginal organisations and traditional owners on major projects to ensure the protection of Aboriginal heritage, cultural and significant sites.

CHARACTER

# 4.14 Planning Priority 14

**We will increase resilience to natural hazards and climate change.**

*"Potential impacts from hazards and climate change are considered when planning for the future."*

## Outcomes

- Vulnerability to the impacts of flooding, bushfires, heat waves and severe storms and winds are minimised.
- Further development is avoided in areas with a high exposure to natural hazards.
- Risks from natural hazards are reduced through adaptive planning and building responses**.**
- Planning and development controls achieve the reduction of risks from hazards and aid in building resilience to climate change impacts.
- People and developments are safely placed away from natural hazards (fire, flood) and agricultural lands and activities are designed to weather natural phenomena (drought and storm).
- Our urban landscape and built areas are adapted to natural and human change.
- Robust infrastructure supports our community during natural hazards.
- Current data, authority advice and guidelines on hazards, including bushfire and floods, are used for land-use and resilience planning
- Secure water supplies are in place for our towns.

Relevant directions from the South East and Tablelands Regional Plan 2036: 17 Mitigate and adapt to climate change, 18 Secure water resources.

## Actions

4.14.1 Implement Council's Community Climate Change Action Plan.
4.14.2 Identify and map areas affected by natural hazards in the LEP or DCP to adequately plan, manage and protect property and life.
4.14.3 Reduce the risk from natural hazards, by establishing adaptation strategies to minimise vulnerability to heatwaves and high temperatures, reduced and more variable rainfall, severe winds and severe storms and hail (where not covered by Council's adopted Climate Change Action Plan).
4.14.4 Council is to keep up to date with scientific information emerging policy and risks and guidance from government agencies in relation to natural hazards, water security and biodiversity.
4.14.5 Consider and implement a range of urban design and land use planning strategies to minimise heat in LGAs described in *Minimising the Impacts of Extreme Heat: A Guide for Local Government*.
4.14.6 Promote energy efficiency in new development proposals.



# 05

## PLANNING FOR OUR COMMUNITIES



# 5.1 Queanbeyan and Surrounds

### Overview of Queanbeyan and Surrounds

Queanbeyan is the largest city in south eastern NSW. It covers an area of 220km$^2$ and had a population of approximately 44,130 in 2019. Queanbeyan and its surrounds include the suburbs of Crestwood, Queanbeyan, Queanbeyan East, Queanbeyan West, Carwoola, Greenleigh, The Ridgeway, Karabar, Jerrabomberra and Googong.

Queanbeyan offers access to higher order services and other urban resources such as health, education and employment opportunities. Whilst historically a working town servicing the needs of a growing Canberra, it is transforming into a modern and dynamic city offering a distinct and attractive lifestyle to that available in the ACT.

With a current population growth rate of 3% per annum, Queanbeyan is also the fastest growing inland city in NSW (Source: 3218.0 - Regional Population Growth, Australia, 2018-19). The city sources water from the ACT system to support the current and future population.

Queanbeyan's main industries include construction, high technology, manufacturing, service, retail and recreation sectors, as well as viable agricultural and pastoral activities in the wider region.

### Vision for Queanbeyan and Surrounds in 2040

Queanbeyan will retain its point of difference to Canberra and respect its traditional roots, enjoying 'country living with city benefits'. By 2040 we anticipate:

- The transformation of the CBD with high quality of place making, place management and tactical urbanism, reducing traffic speeds and improving amenity for workers, residents and visitors.
- The CBD has strengthened as a major regional centre in southern NSW, with strong connections to the surrounding region, while offering a distinct and unique urban environment and experience to that in the ACT.
- Queanbeyan will focus around a vibrant and attractive CBD that encourages activity and interaction between the community, businesses and visitors with established and successful activities such as outdoor dining, community events and other forms of social gatherings.
- The South Jerrabomberra Innovation Precinct will emerge as a 'silicon valley' of business technology precincts, linked to the ACT eastern broadacre, focused on defence, space, energy and waste renewables technology and associated government enterprise.
- The road network will have expanded and now includes an east-west connection from Googong to the ACT.
- Queanbeyan will have highly effective transport options including local public transport, park and ride services, potential commuter rail connections and cross border services.
- Education opportunities to advance with the establishment of a science, technology, engineering and mathematics (STEM) high school and an innovation hub, to provide pathways into technology business for students, and research and development collaboration by universities and business in the Precinct.
- A focus on events and niche performance spaces to build visitations and our reputation.
- Continue to grow our sporting heritage, expanding the Gallery and establishing national and state sporting events and tourist trails.
- Queanbeyan to strengthen its reliability of service and reputation as a regional hub, consolidating health, recreation and educational facilities. This will include new high quality recreational and sporting facilities established at Googong and South Jerrabomberra.
- A variety of housing options will be available in distinct communities of Queanbeyan, Jerrabomberra and Googong. These will offer a range of housing types from new dwellings to existing homes in established areas. Additional opportunities for medium and higher density housing will also be available in areas close to important services.
- The Queanbeyan River and its natural setting are a focal point for our city and regularly used and appreciated by the community and visitors.
- The rich built, natural, indigenous and cultural heritage community continues to be protected and enhanced. Areas with high scenic qualities have been retained and protected from inappropriate development.

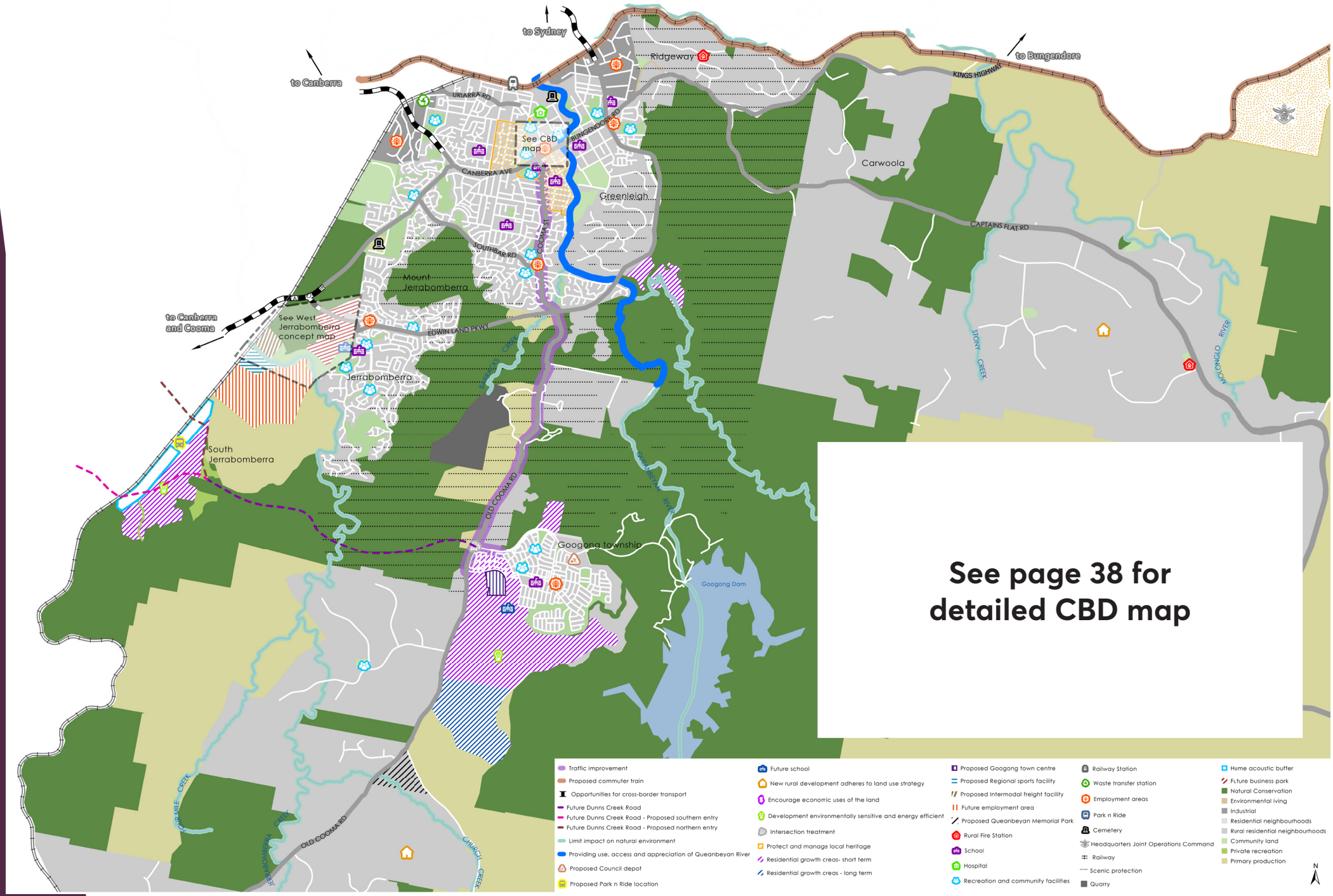



Figure 7: Queanbeyan and Surrounds



# Queanbeyan CBD Spatial Master Plan 2020

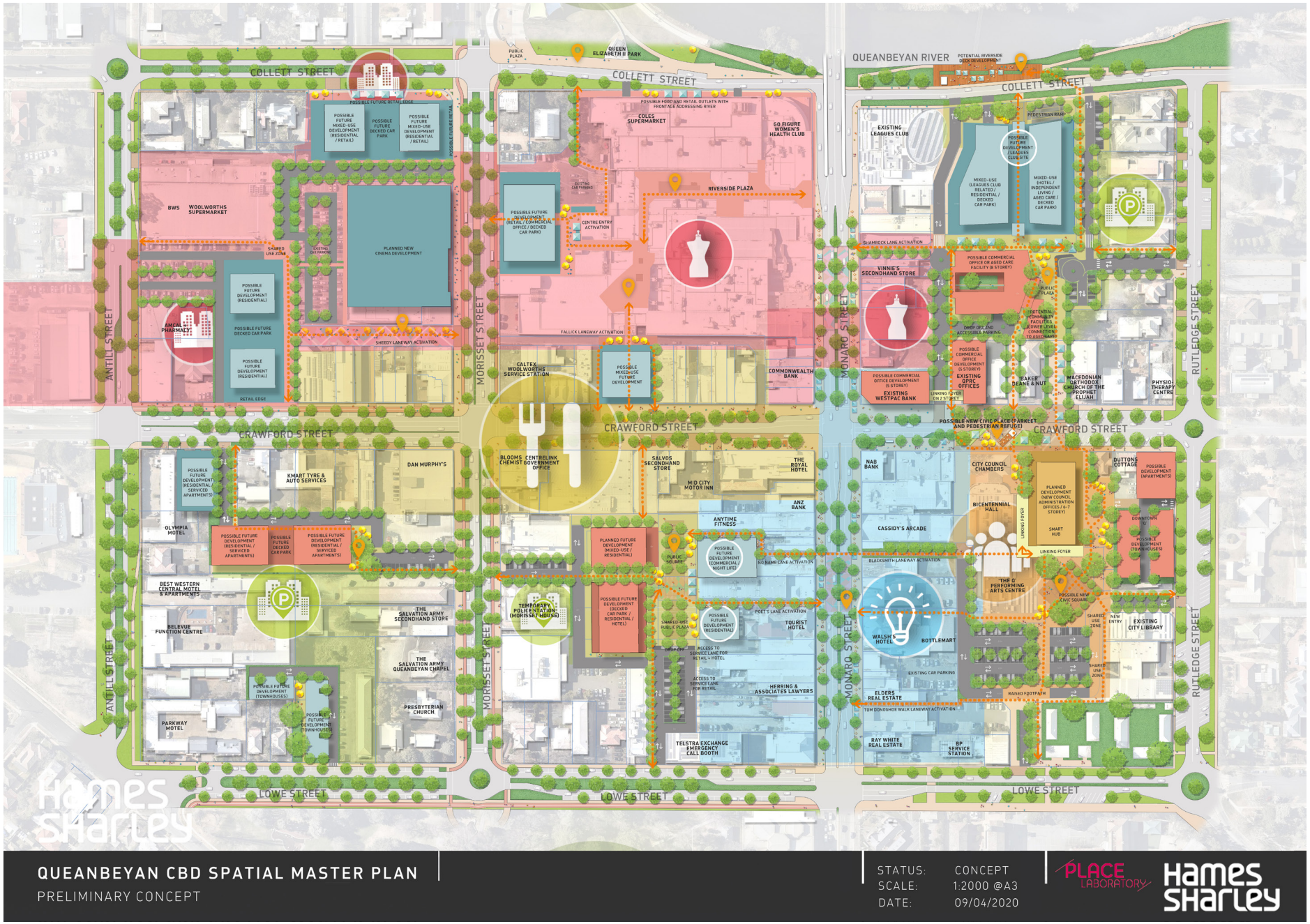



Figure 8: Queanbeyan CBD Spatial Masterplan

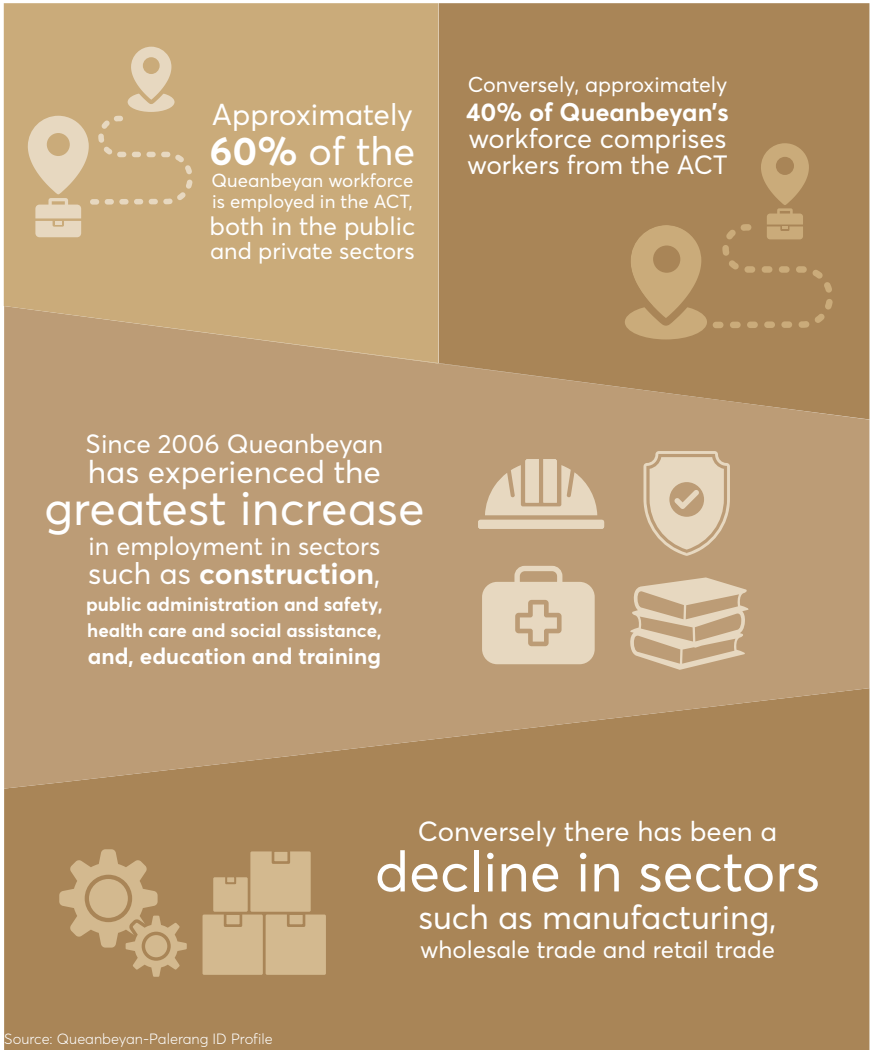
## Our Roadmap to Transforming our CBD




Figure 9: Queanbeyan CBD Transformation Strategy

## KEY CHARACTERISTICS OF QUEANBEYAN AND SURROUNDS



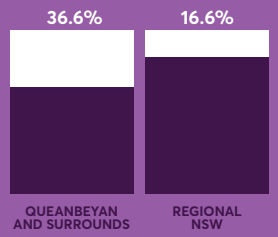



## KEY CHARACTERISTICS OF QUEANBEYAN AND SURROUNDS



Queanbeyan provides a relatively diverse housing stock

**COMPARING MEDIUM AND HIGH DENSITY HOUSING**






Medium and high density housing will **continue to increase** as a proportion of overall housing, similar to the rest of the state

It is anticipated Queanbeyan and its surrounds will need approximately **4,500 new homes** to the year 2036 to meet its anticipated population growth



This will be delivered primarily by the Googong and South Jerrabomberra urban release areas accompanied by moderate infill development in established areas



Source: Queanbeyan-Palerang ID Profile



Residents in Queanbeyan generally rely on private vehicles, **predominantly cars,** for transport



The city is serviced with a comprehensive bus route, however due to cross-border constraints, **limited options for direct services** to the main employment areas in Canberra are available



**Use of bicycles is increasing** and would be further facilitated by **ensuring appropriate infrastructure** is in place to encourage this mode of transport



Extending commuter rail from Canberra to Queanbeyan represents a **longer term opportunity** to encourage sustainable transport and employment in the Region

Source: Queanbeyan-Palerang ID Profile



## Planning Outcomes for Queanbeyan and surrounds

- Queanbeyan's natural and environmentally sensitive settings are clearly identified in planning/development controls and those controls are enforced in the development process.
- The supply of land for employment generating land-uses is in line with the population growth.
- The Queanbeyan CBD maintains it primacy in the hierarchy of centres in the LGA.
- Land is available for education and training facilities.
- The rich built, natural and cultural heritage of Queanbeyan is protected.
- The Queanbeyan River and its natural setting are regularly used and appreciated by the community and visitors.
- Physical and social infrastructure needs of Queanbeyan are identified and funded.
- The impacts of development on the natural environment are managed and balanced.
- Development incorporates environmentally sensitive and energy efficient design.

# West Jerrabomberra Innovation Precinct Concept Plan

## Proposal

- Facilitate development of Business Technology Park, comprising
  - Over 40ha business park and over 16ha industrial precinct
  - Focuses on clustering defence and space industry, renewable energy research and export business
  - Potential rail intermodal, relaying road and rail freight to air freight
  - Innovation Hub (-3000m2) to support and incubate technology, research and innovation business
- Business Technology Park supported by
  - Construction of 'infrastructure spine' (road, utilities, energy, fibre optic)
  - Proximity of proposed NSW STEM school
  - Proximity of proposed regional sports facility
  - Existing, clustered (and relocated) defence, energy and space business

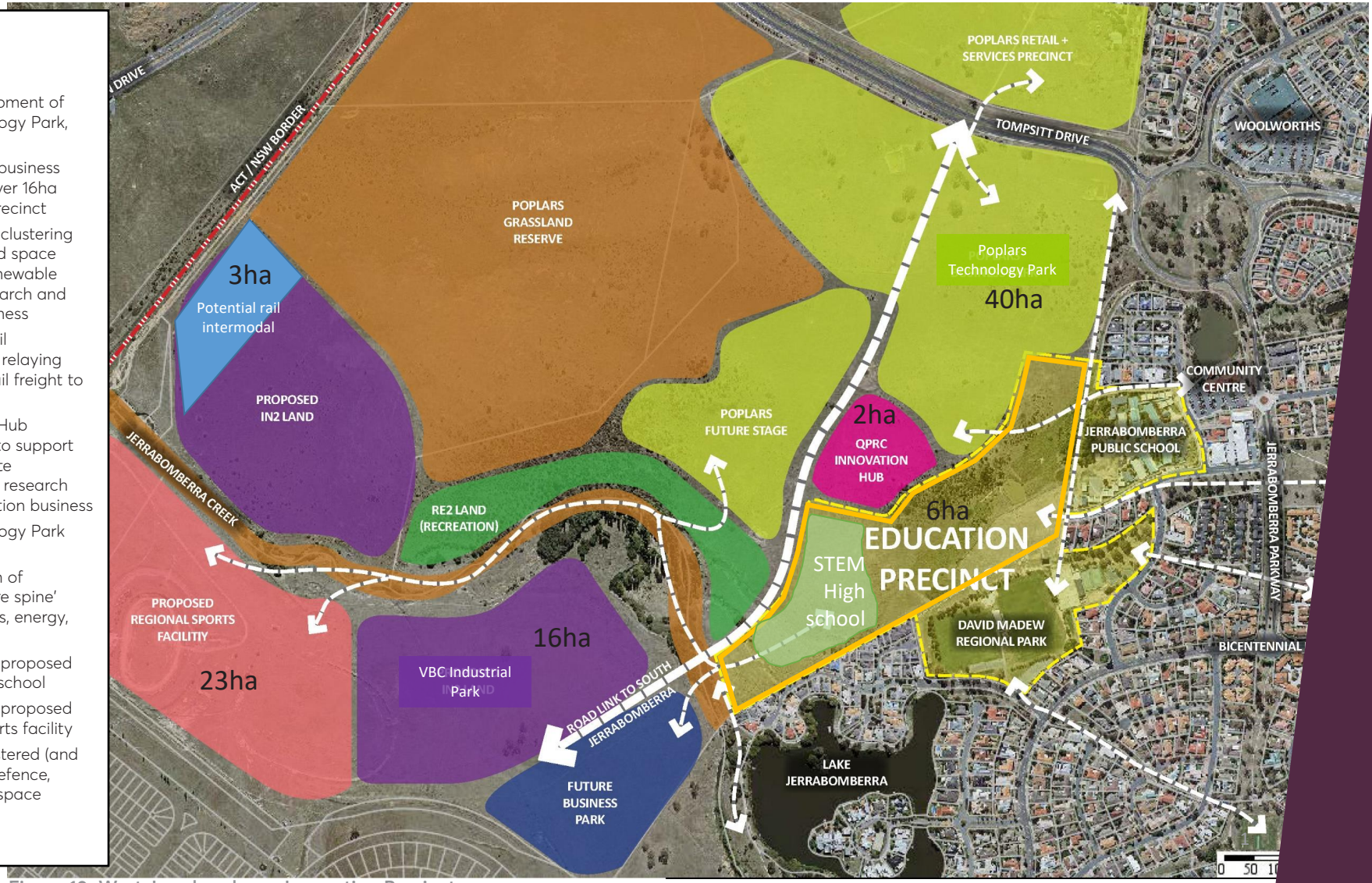



Figure 10: West Jerrabomberra Innovation Precinct:



## Planning Actions for Queanbeyan and Surrounds

**Planning Priority 1**

4.1.3 Update planning controls to ensure they support community events and place making activities.

**Planning Priority 2**

4.2.1 Ensure new developments are provided with appropriate open space and play equipment including well designed shade.

4.2.4 Investigate allowing higher density development on land adjoining areas where such open space provides increased amenity and recreational opportunities.

4.2.6 Promote interconnected green spaces.

**Planning Priority 3**

4.3.1 Undertake the land-use planning action recommendations of the 2019 Queanbeyan CBD Spatial Masterplan and Queanbeyan CBD Place Plan and ensure well designed shade is provided.

4.3.3 Investigate opportunities for infill and mixed-use development where that provides additional forms of housing to suit the changing demographics of our communities.

4.3.5 Establish Design Review Committee to encourage high quality development in the Queanbeyan CBD.

4.3.6 Review the Queanbeyan CBD Spatial Masterplan.

4.3.7 Investigate opportunities for increasing densities in the city centre to reduce travel needs and promote reinvigoration.

4.3.8 Implement options and staging from Queanbeyan Car Parking Strategy 2018-2028.

**Planning Priority 4**

4.4.3 Ensure suitable land zoned to accommodate commercial, business and industrial development to 2040.

4.4.4 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development.

4.4.9 Provide a range of housing choices at different costs to meet the changing needs of the community and consider the options for community housing provider partnerships to provide affordable housing.

**Planning Priority 5**

4.5.1 Protect important environmental land from inappropriate development under respective LEPs.

4.5.5 Review the 'Principles for Inclusion in DCP' detailed in Section 8.4 of the Queanbeyan Biodiversity Study in the review and consolidation of QPRC DCPs.

**Planning Priority 6**

4.6.4 Include provisions in planning controls that ensure drinking water catchments and ground water are protected from inappropriate development regardless of borders.

4.6.6 Research methods to identify and protect significant heritage trees, including options to ascribe value to trees.

4.6.7 Establish formal wildlife corridors (where appropriate) in addition to planting more trees to store carbon.

4.6.8 Encourage new development to be water efficient and install water cell harvesting under housing.

**Planning Priority 7**

4.7.3 Ensure primary production and extractive industries are undertaken in a sustainable manner.

**Planning Priority 9**

4.9.1 Implement QPRC Integrated Transport Study.

4.9.2 Ensure new urban release areas and other large subdivisions have a range of transport options available that support safe ease of movement.

4.9.3 Support continued pursuit of opportunities for integrated cross-border transport with ACT.

4.9.4 Advocate for extending Canberra commuter rail into Queanbeyan and Bungendore.

4.9.7 Guide land-use planning outcomes to support improved public transport and integrated multi-modal solutions.

4.9.8 Identify transport corridors including active transport for increased development densities while accounting for the protection of freight corridors..

4.9.9 Council to secure corridor for future Dunns Creek Road together with a link to the Monaro Highway in the ACT. Council to also lobby the ACT for this link.

**Planning Priority 10**

4.10.1 Zone land and construct Regional Sports Facility at West Jerrabomberra and construct enabling infrastructure.

4.10.3 Zone land and construct new Queanbeyan cemetery.

4.10.4 Ensure land-use planning controls are consistent with 2019 Queanbeyan CBD Spatial Masterplan for new Queanbeyan Civic and Cultural Precinct.

**Planning Priority 11**

4.11.1 Prepare a 7.12 Contribution Plan for Queanbeyan.

4.11.2 Finalise Jerrabomberra Innovation Precinct Local Planning Agreement

4.11.3 Prepare Local Planning Agreement for Jumping Creek.

4.11.8 Council to construct enabling infrastructure to release recreational, business and residential land at West Jerrabomberra and South Jerrabomberra.

4.11.9 Ensure appropriate car parking facilities are available for the community

4.11.10 Ensure suitable land identified for Depots and other Council facilities.

**Planning Priority 12**

4.12.3 QPRC continue dialogue with ACT Government and Commonwealth Government on all planning matters, including consultation on development proposals near the state border.

**Planning Priority 14**

4.14.2 Identify and map areas affected by natural hazards in the LEP or DCP to adequately plan, manage and protect property and life.

# 5.2 Bungendore

## Overview of Bungendore

Bungendore is a rural town with a strong visual setting on the open plain south of Lake George, bounded by significant ridges to the east, west and south. There is a clear divide between the rural landscape and the town. The town's topography is generally flat and is bisected by Turallo Creek running east – west and the Sydney to Canberra rail line running north – south. The creek and its reserve is the only dominant natural land feature within the village.

Four roads converge on the town, linking it with Braidwood and the South Coast, Queanbeyan, Canberra, Goulburn and Sydney. From the east, the Kings Highway (Malbon Street) has views of older dwellings, the cemetery and the new housing development in the northern part of the town. From the south, the Kings Highway includes a mix of heritage buildings and rural commercial suppliers. From the west, Bungendore Road contains views of the rural landscape. From the north, the tree-lined Tarago Road passes the newer housing estate and crosses over Turallo Creek.

The east-west grid subdivision pattern of the original settlement and low scale development creates an open, informal and spacious character that contributes to the rural village character of Bungendore. This area is bounded by Molonglo Street, Rutledge Street, Majara Street and Turallo Terrace.

There is a clear delineation between the historic 19th century village and the late 20th and 21st century residential areas. The small commercial and light industrial areas provide local employment and services to residents in the town and the surrounding rural community. Bungendore accommodates high numbers of tourists including day trippers from Canberra and Queanbeyan and travellers passing through.

The major open landscape features within the town are the treed and open spaces consisting of the Turallo Creek reserve, Frogs Hollow, Bungendore Park, Days Hill (Spooks Hill) and Turallo Reservoir Hill.

## Vision for Bungendore in 2040

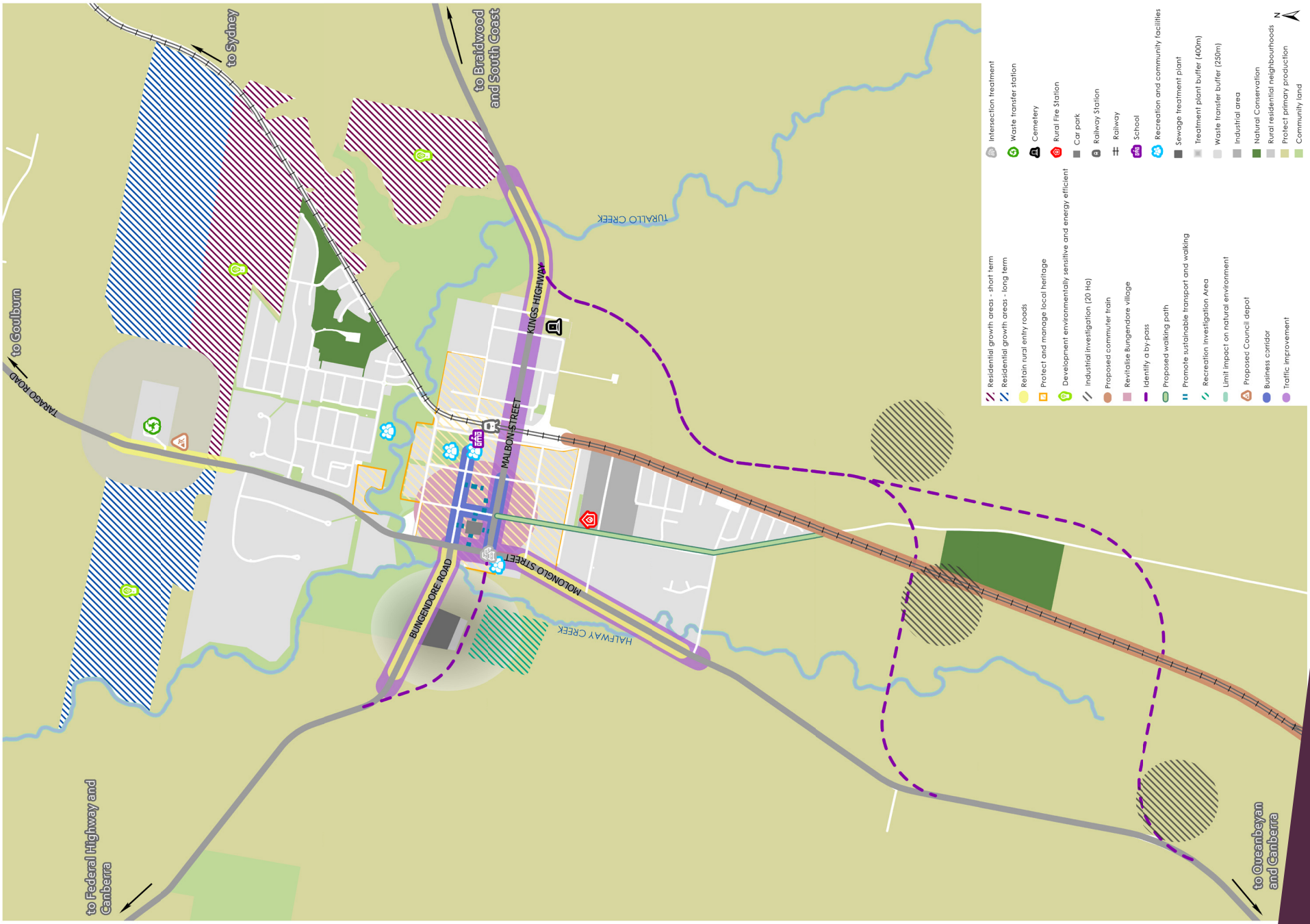
Bungendore in 2040 is a vibrant town with a historic village character that attracts visitors and residents alike. The country feel with single story houses on big blocks with space for a shed and backyard prevails.

The community enjoys the Common/Turallo Creek corridor which has been expanded to connect new residential areas to the north and eastern parts of Bungendore.  Families have the choice for the children to attend local primary and secondary schools within the town. The Bungendore sports hub is a well-used home ground for the local Bungendore sports teams and is the envy of visiting teams.

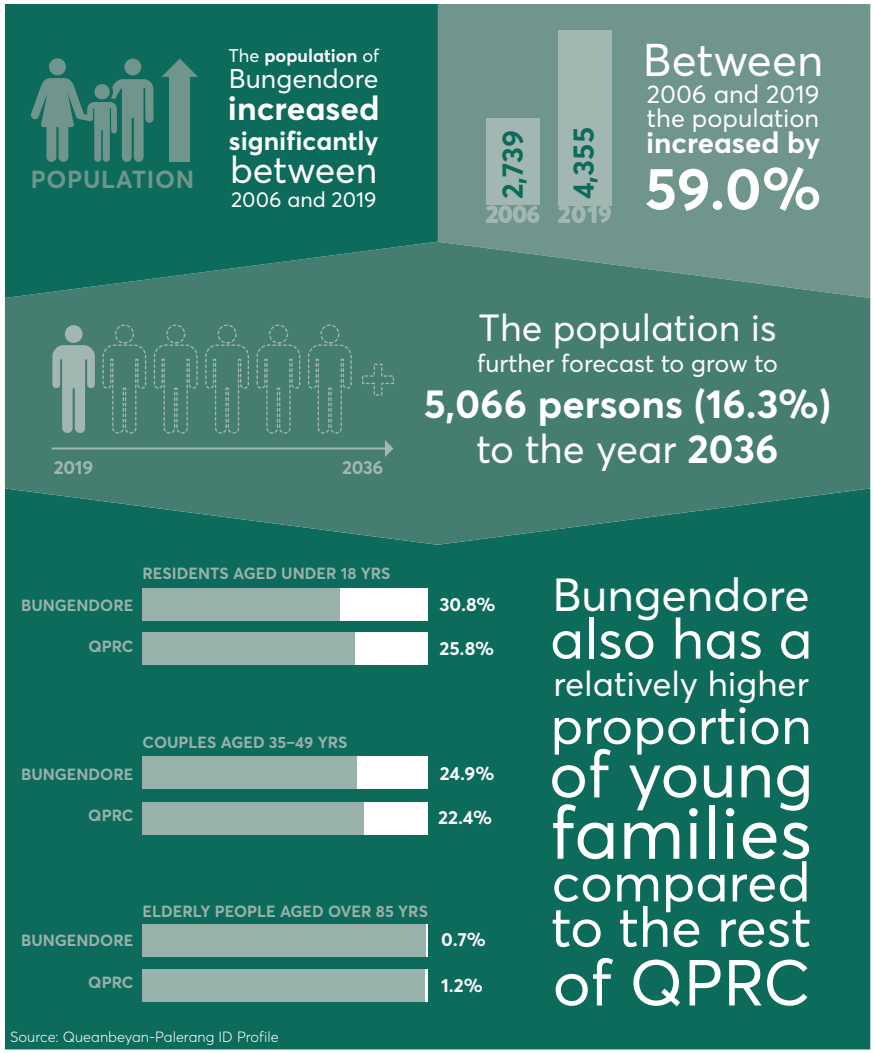
The town offers increasing local employment options in fit for purpose industrial and commercial areas that have ample parking and services to support the local town. The commuter rail service allows Bungendore residents and visitors a fast, convenient and more sustainable alternative to private car use to access HQJOC, Queanbeyan and Canberra.

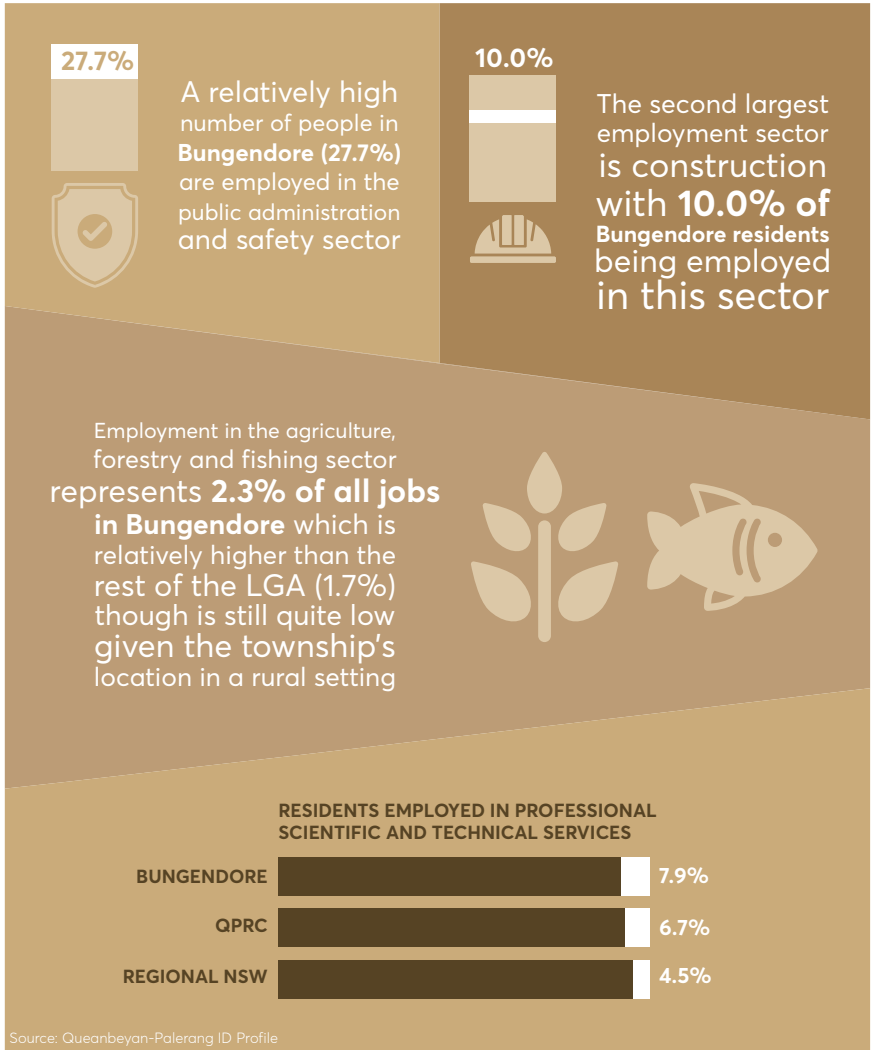
The upgrades to Kings Highway intersections have made it safer to travel through and around Bungendore, and will be complemented by securing the route for a bypass around the town. The streets in the commercial areas are attractive with well cared for buildings and outdoor spaces. Businesses thrive in the main streets and parking for visitors and residents is easy to find and access.

Figure 11: Bungendore



## KEY CHARACTERISTICS OF BUNGENDORE



## KEY CHARACTERISTICS OF BUNGENDORE

The number of dwellings in Bungendore increased from **1,045 in 2006 to 1,525 in 2016**

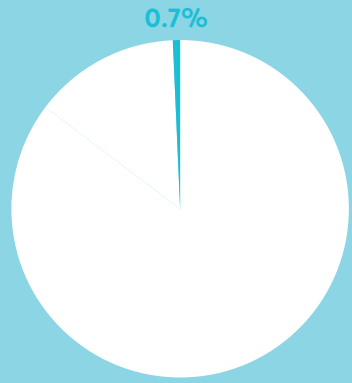
representing an increase **of 45.9%**

**In 2016, just 2.3%** of the Bungendore's housing stock consisted of medium density housing

with **97%** of housing consisting of detached houses

Source: Queanbeyan-Palerang ID Profile

**Private vehicle** use remains the overwhelming form of transport in Bungendore




**only 0.7%** use public transport to travel to work

Source: Queanbeyan-Palerang ID Profile



## Planning Outcomes for Bungendore

- Productive rural landscapes and a strong sense of rural living, and space, remain intact.
- Village/townscape setting retains a country/heritage feel appealing to residents and visitors.
- Places strengthened to allow artisan culture to flourish.
- Rural entry roads retained and not dominated by housing.
- Friendly, safe community with good level of services and infrastructure.
- Preservation and improvement/extension of Bungendore Common and other green spaces to allow for walking, cycling, dog walking, horse riding etc.
- Improved local employment and vitality and range of services in village but no large shopping centre.
- Moderate growth consistent with Bungendore Structure Plan
- Recognition of place - not a dormitory suburb of Canberra – provides for rural housing and lifestyle.
- Options for a future bypass for Bungendore identified and protected
- Continue to provide housing options for Defence families.
- Secure water supply in place for Bungendore.

## Planning Actions for Bungendore

**Planning Priority 1**
4.1.7 Implement the recommendation of the Bungendore Heritage Study 2019.

**Planning Priority 2**
4.2.1 Ensure new developments are provided with appropriate open space and play equipment including well designed shade.
4.2.2 Prepare contribution plans that collect funds for open space, community facilities and recreational facilities as new development occurs and to identify how necessary facilities are to be paid for, and whether those living nearby may benefit more, so more productive land-uses should be encouraged nearby to capture this value.
4.2.3 Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population.
4.2.4 Investigate allowing higher density development on land adjoining areas where such open space provides increased amenity and recreational opportunities.
4.2.6 Promote interconnected green spaces.

**Planning Priority 3**
4.3.3 Investigate opportunities for infill and mixed-use development where that provides additional forms of housing to suit the changing demographics of our communities.

**Planning Priority 4**
4.4.1 Ensure tourism-orientated uses are permissible in Council's respective planning controls.
4.4.3 Ensure suitable land zoned to accommodate commercial, business and industrial development to 2040.
4.4.4 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development.
4.4.7 Investigate opportunities for use of mobile abattoirs in rural areas and maintaining agricultural processing facilities.
4.4.9 Provide a range of housing choices at different costs to meet the changing needs of the community and consider the options for community housing provider partnerships to provide affordable housing.

**Planning Priority 5**
4.5.3 Encourage new developments to be early adaptors of innovative and sustainable approaches to reduce energy and water consumption including water sensitive urban design.

**Planning Priority 6**
4.6.2 Identify landscapes with high scenic qualities and protect from inappropriate development under respective planning controls.
4.6.5 Ensure both surface and ground water resources are sustainably and consistently managed regardless of borders .
4.6.6 Research methods to identify and protect significant heritage trees including options to ascribe value to trees ..

**Planning Priority 7**
4.7.1 Protect primary production, and ground water and extractive industries, together with the other parts of their supply chains, including freight and logistics facilities, from surrounding land-use conflict.
4.7.3 Ensure primary production and extractive industries are undertaken in a sustainable manner.

**Planning Priority 8**
4.8.3 Review endorsed Structure Plans for main townships every five years and consider the need for the preparation of infill housing strategy.
4.8.8 Investigate options for stormwater and flood mitigation, including implement LGA wide Floodplain Risk Management Program.

**Planning Priority 9**
4.9.1 Implement QPRC Integrated Transport Study.
4.9.2 Ensure new urban release areas and other large subdivisions have a range of transport options available that support safe ease of movement.
4.9.4 Advocate for extending Canberra commuter rail into Queanbeyan and Bungendore.
4.9.5 The draft freight route hierarchy to be reviewed and a recommended hierarchy adopted by Council.
4.9.6 Undertake freight management actions in Integrated Transport Strategy and work with Transport for NSW and ACT Government to consider the need and location of additional heavy vehicle rest areas along major freight corridors.
4.9.7 Guide land-use planning outcomes to support improved public transport and integrated multi-modal solutions.
4.9.8 Identify transport corridors including active transport for increased development densities while accounting for the protection of freight corridors.
4.9.10 Take action to find solutions for traffic congestion, road safety and heavy vehicle impacts.

**Planning Priority 10**
4.10.2 Zone land and construct new Sports Hub at Bungendore.
4.10.5 Investigate housing and service needs to support additional aged population in Braidwood and Bungendore.

**Planning Priority 11**
4.11.4 Review and consolidate former Palerang Contribution Plans.
4.11.5 Encourage settlement in areas that provide economies of scale in respect of infrastructure provision and maintenance.
4.11.6 Undertake review of Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads to replace with a rural road contribution plan for the LGA.
4.11.9 Ensure appropriate car parking facilities are available for the community.
4.11.10 Ensure suitable land identified for Depots and other Council facilities.
4.11.11 Complete, review and implement Integrated Water Cycle Management Strategies.

**Planning Priority 14**
4.14.2 Identify and map areas affected by natural hazards the LEP or DCP to adequately plan, manage and protect property and life.

# 5.3 Braidwood

## Overview of Braidwood

Located on the Kings Highway, Braidwood is approximately half way between Canberra and the South Coast and is the service town for the surrounding rural industries such as sheep and cattle grazing, mining and forestry operations

Braidwood boasts a rich Indigenous and European heritage. People from the Yuin Nation occupied the land for tens of thousands of years before white settlement.

European settlers originally arrived in 1820s, however it was the gold rushes of the 1850s that saw Braidwood became a vital service centre and experience significant population growth. However, as the gold rush declined so did the town's population.

The town retains a strong sense of its 19th century history and is the only town in NSW to be listed on the State Heritage register. The town includes more than 150 buildings and structures of local heritage significance, and has been the back drop to a number of Australian movies including *Ned Kelly* and *The Year My Voice Broke.*

Braidwood has also become a hub for artists, potters, ironworkers, craftspeople and designers.

The town is surrounded by rural landscapes and pristine natural areas including the Monga, Budawang and Deua National Parks.  Water is sourced from the Shoalhaven River and the town has also secured back up water supply arrangements for times of water scarcity.

## Vision for Braidwood in 2040

In 2040, Braidwood will continue protect its high quality heritage environment while allowing for sympathetic growth that ensures suitable residential, business, industrial and recreational lands are available to meet the needs of the community. It will remain a rural township.

The township will continue to leverage off its rich built heritage to encourage tourism and supporting businesses.

Passing traffic will continue to be a source of economic opportunity, however the town will also be serviced by the necessary infrastructure to support additional work at home opportunities such as high speed internet connection. The town's role as a service centre for the surrounding farming and extractive industries will continue to be reinforced.

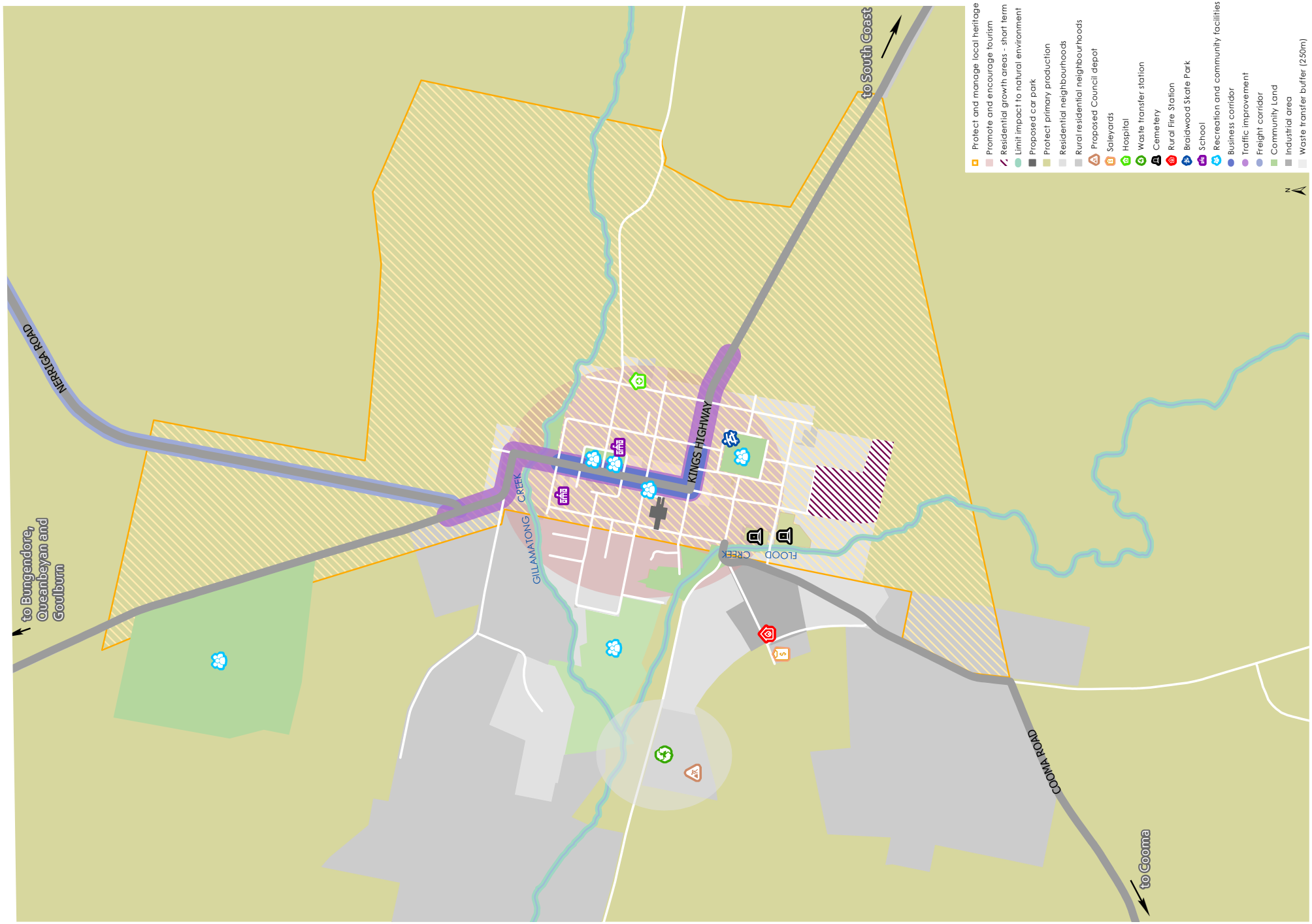
Traffic issues on Wallace Street have been improved by ensuring identified road works are carried out and providing suitable car parking options for visitors and the local community.

Recreational facilities will be high quality and provide the community with opportunities for active living and social interaction.

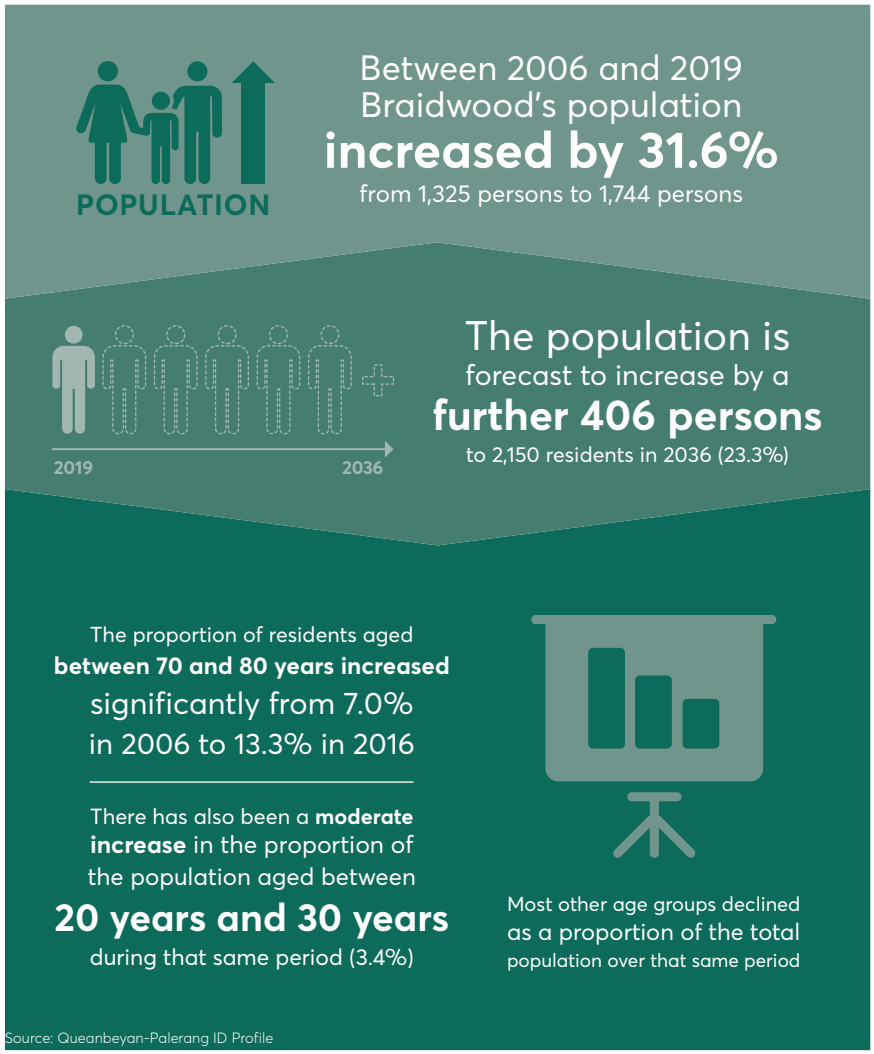
The agricultural and environmental qualities of land around the town are maintained and continue to contribute to the character of the town.

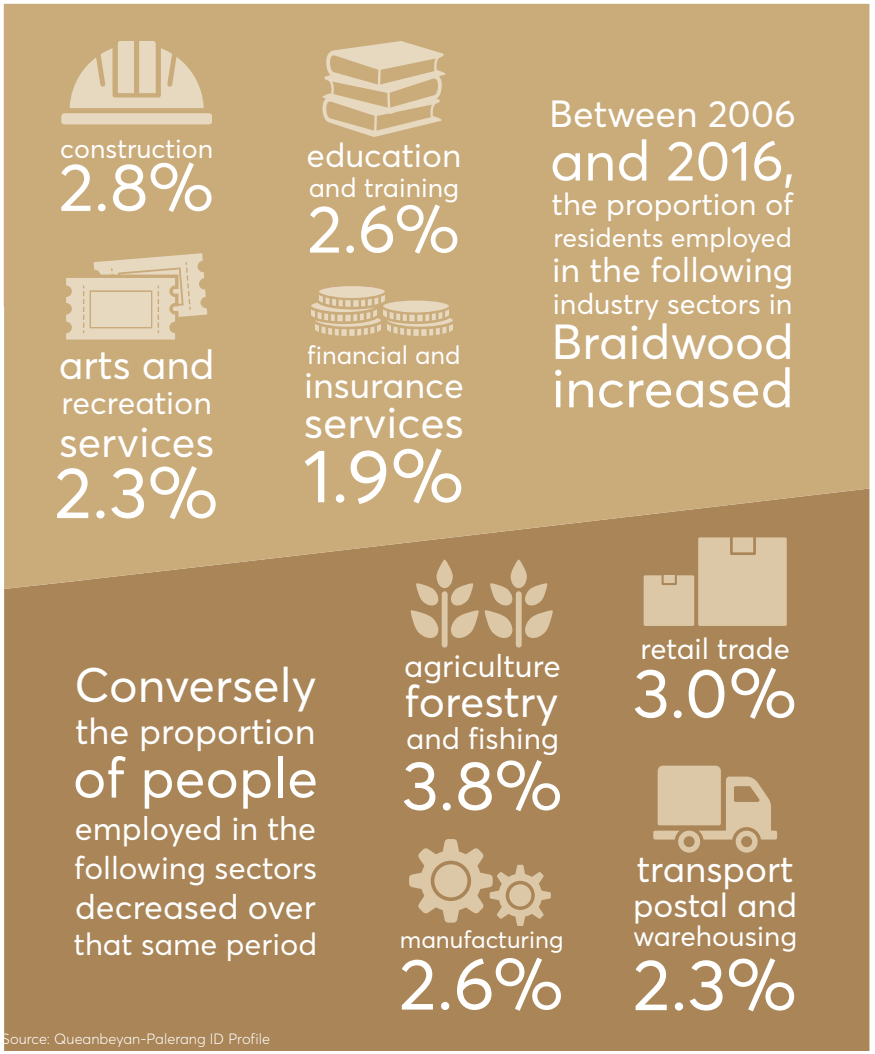
The town's role as a service centre for the evolving demographics and the surrounding farming and extractive industries will continue to be reinforced

Figure 12: Braidwood



## KEY CHARACTERISTICS OF BRAIDWOOD



## KEY CHARACTERISTICS OF BRAIDWOOD

Detached housing remains the most common form of housing in Braidwood **representing 91.9%** of all housing stock

although there is a slight trend towards increasing **medium density housing** stock reflecting additional aged housing developments

The recent reopening of the Dargues Reef Gold Mine at Majors Creek has seen an **increase** in demand for **accommodation** in Braidwood

It is anticipated Braidwood will require an additional **140 dwellings by 2036** to accommodate population growth

Source: Queanbeyan-Palerang ID Profile

Braidwood has the **highest percentage (12.3%)** of people who **walk** or **cycle** to work compared to the rest of the LGA

Braidwood also has **the lowest rate of** private transport use to commute to work



**WORKERS USING PRIVATE TRANSPORT**




Source: Queanbeyan-Palerang ID Profile



## Planning Outcomes for Braidwood

- The heritage values of Braidwood are identified and protected into the future.
- Housing supply meets the growing and changing needs of the Braidwood community, including options for short-term, aged housing and caravan park accommodation.
- Tourism-related development is promoted and encouraged.
- Options for suitable road improvements for Braidwood are identified and implemented.
- Planning controls clearly articulate rules and procedures for undertaking work on local heritage items and within the State Heritage listed conservation area.
- Surrounding agriculture production is a key feature of the town.
- Partner with the community to improve heritage facades on main street.
- Introduction of a living museum concept within Braidwood that is supported by the community and strategically displays items of cultural significance in business premises, public building and spaces.
- Actions to find solutions for traffic congestion and heavy vehicle impacts.
- Maintain and improve recreational infrastructure to accommodate the changing resident and visitor demographics
- Secure water supply in place for Braidwood

## Planning Actions for Braidwood

**Planning Priority 1**

4.1.1 Undertake a formal Aboriginal and non-Aboriginal Heritage Study for LGA every 10 years.

4.1.2 Draft appropriate heritage management controls for Braidwood township.

4.1.3 Update planning controls to ensure they support community events and place making activities.

4.1.4 Continue to provide for heritage grants, heritage advisory service and support for heritage events.

4.1.5 Undertake Stage 2 of the Braidwood Archaeological Management Plan.

4.1.6 Undertake Stage 3 of the Braidwood Archaeological Management Plan.

4.1.9 Develop Tourism Strategy for Braidwood township that promotes its outstanding heritage values.

**Planning Priority 2**

4.2.1 Ensure new developments are provided with appropriate open space and play equipment including well designed shade.

4.2.2 Prepare contribution plans that collect funds for open space, community facilities and recreational facilities as new development occurs and to identify how necessary facilities are to be paid for, and whether those living nearby may benefit more, so more productive land-uses should be encouraged nearby to capture this value.

4.2.3 Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population.

4.2.6 Promote interconnected green spaces.

**Planning Priority 3**

4.3.3 Investigate opportunities for infill and mixed-use development where that provides additional forms of housing to suit the changing demographics of our communities.

**Planning Priority 4**

4.4.1 Ensure tourism-orientated uses are permissible in Council's respective planning controls.

4.4.3 Ensure suitable land zoned to accommodate commercial, business and industrial development to 2040.

4.4.4 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development.

4.4.7 Investigate opportunities for use of mobile abattoirs in rural areas and maintaining agricultural processing facilities

4.4.9 Provide a range of housing choices at different costs to meet the changing needs of the community and consider the options for community housing provider partnerships to provide affordable housing.

**Planning Priority 6**

4.6.2 Identify landscapes with high scenic qualities and protect from inappropriate development under respective planning controls.

4.6.4 Include provisions in planning controls that ensure drinking water catchments and ground water are protected from inappropriate development regardless of borders.

4.6.5 Ensure both surface and ground water resources are sustainably and consistently managed regardless of borders.

4.6.6 Research methods to identify and protect significant heritage trees including options to ascribe value to trees ..

**Planning Priority 7**

4.7.1 Protect primary production, and ground water and extractive industries, together with the other parts of their supply chains, including freight and logistics facilities, from surrounding land-use conflict

4.7.3 Ensure primary production and extractive industries are undertaken in a sustainable manner.

4.7.5 Implement actions of QPRC Community Climate Change Action Plan and QPRC Council Operations Climate Change Action Plan

**Planning Priority 8**

4.8.2 Develop a Structure Plan for Braidwood township, including a bypass corridor and the option to be a pilot productivity-driven plan.

4.8.8 Investigate options for stormwater and flood mitigation, including implement LGA wide Floodplain Risk Management Program.

4.8.10 Review and update hazard mapping including bushfire and flooding.

**Planning Priority 9**

4.9.1 Implement QPRC Integrated Transport Study.

4.9.5 The draft freight route hierarchy to be reviewed and a recommended hierarchy adopted by Council.

4.9.6 Undertake freight management actions in Integrated Transport Strategy and work with Transport for NSW and ACT Government to consider the need and location of additional heavy vehicle rest areas along major freight corridors.

4.9.7 Guide land-use planning outcomes to support improved public transport and integrated multi-modal solutions.

4.9.8 Identify transport corridors including active transport for increased development densities while accounting for the protection of freight corridors.

4.9.10 Take action to find solutions for traffic congestion, road safety and heavy vehicle impacts

**Planning Priority 10**

4.10.5 Investigate housing and service needs to support additional aged population in Braidwood and Bungendore.

**Planning Priority 11**

4.11.4 Review and consolidate former Palerang Contribution Plans.

4.11.9 Ensure appropriate car parking facilities are available for the community.

4.11.10 Ensure suitable land identified for Depots and other Council facilities.

4.11.11 Complete, review and implement Integrated Water Cycle Management Strategies.

**Planning Priority 13**

4.13.3 Pursue innovative and effective new approaches to community engagement.

**Planning Priority 14**

4.14.2 Identify and map areas affected by natural hazards the LEP or DCP to adequately plan, manage and protect property and life.

# 5.4 Rural Residential Areas

## Overview

The main rural residential areas in the LGA include Wamboin and Bywong to the north of Queanbeyan, and, Royalla and Burra to the south of Queanbeyan.

These rural residential developments are characterised by small rural lifestyle farms that provide for a semi-rural lifestyle for residents. These residents have relatively higher incomes on average and are predominantly employed in Canberra or Queanbeyan rather than relying on primary production for income. Regardless, small scale rural activities such as animal training, olives, viticulture, truffles, alpacas and the like are becoming increasingly popular in these areas.

These developments are generally unserviced with reticulated sewer or water and rely on on-site effluent disposal and water collection (rainwater tanks, bores and dams).

Whilst offering a unique and attractive lifestyle, rural residential development should ensure that appropriate services and infrastructure are available to serve the needs of residents.

## Vision for Rural Residential Areas in 2040

In 2040, the rural residential areas of Wamboin/Bywong, Burra/Royalla and Carwoola will continue to provide a high quality rural living environment for residents.

The environmental and rural values of these locations will continue to be their core distinguishing features, and these qualities will be maintained in the future.

New uses that do not impact on the amenity or environmental qualities of the areas will be encouraged.

Residents will have access to alternative forms of transport and where possible, pursue opportunities to work directly from home.



Figure 13: Rural Residential Areas



## KEY CHARACTERISTICS OF RURAL RESIDENTIAL AREAS

Between 2006 and 2019 the rural residential areas experienced an **increase in population**




The population increased by 27.9% from **4,572 persons to 5,848 persons**




While the rural residential areas are forecast to experience some increase in the population between 2019 to 2036, the increase is **expected to be low** particularly given most existing zoned areas have now been developed

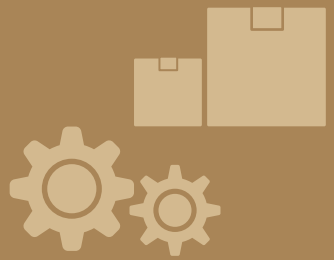
Population levels for these locations are likely to remain around their current numbers into the future



Source: Queanbeyan-Palerang ID Profile

The rural residential areas have a relatively higher proportion of residents working in the **professional, scientific and technical** services sector compared to the rest of QPRC **(10.5% v 6.7%)**





However has relatively lower proportions of residents working in retail trade **5.5% v 8.1%** and manufacturing **2.7% v 3.6%**

Employment in the **public administration and safety** sector has seen the greatest increase in proportion of residents employed between 2006 and 2016 **increasing from 25.4% to 26.8%**



Source: Queanbeyan-Palerang ID Profile

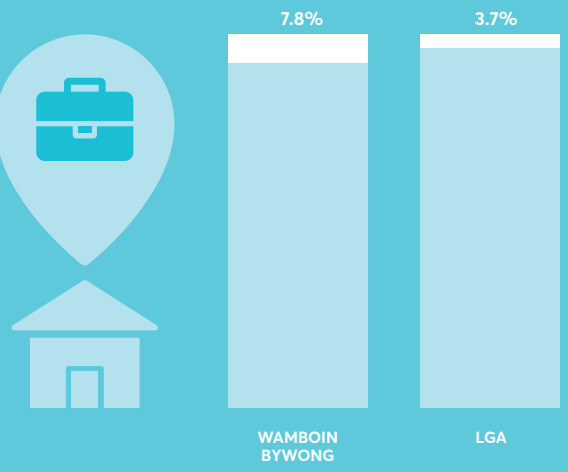
## KEY CHARACTERISTICS OF RURAL RESIDENTIAL AREAS

Between 2006 and 2016
the number of dwellings
in the rural residential areas
**increased by 19.9%**
**from 1,661 to 1,991 dwellings**

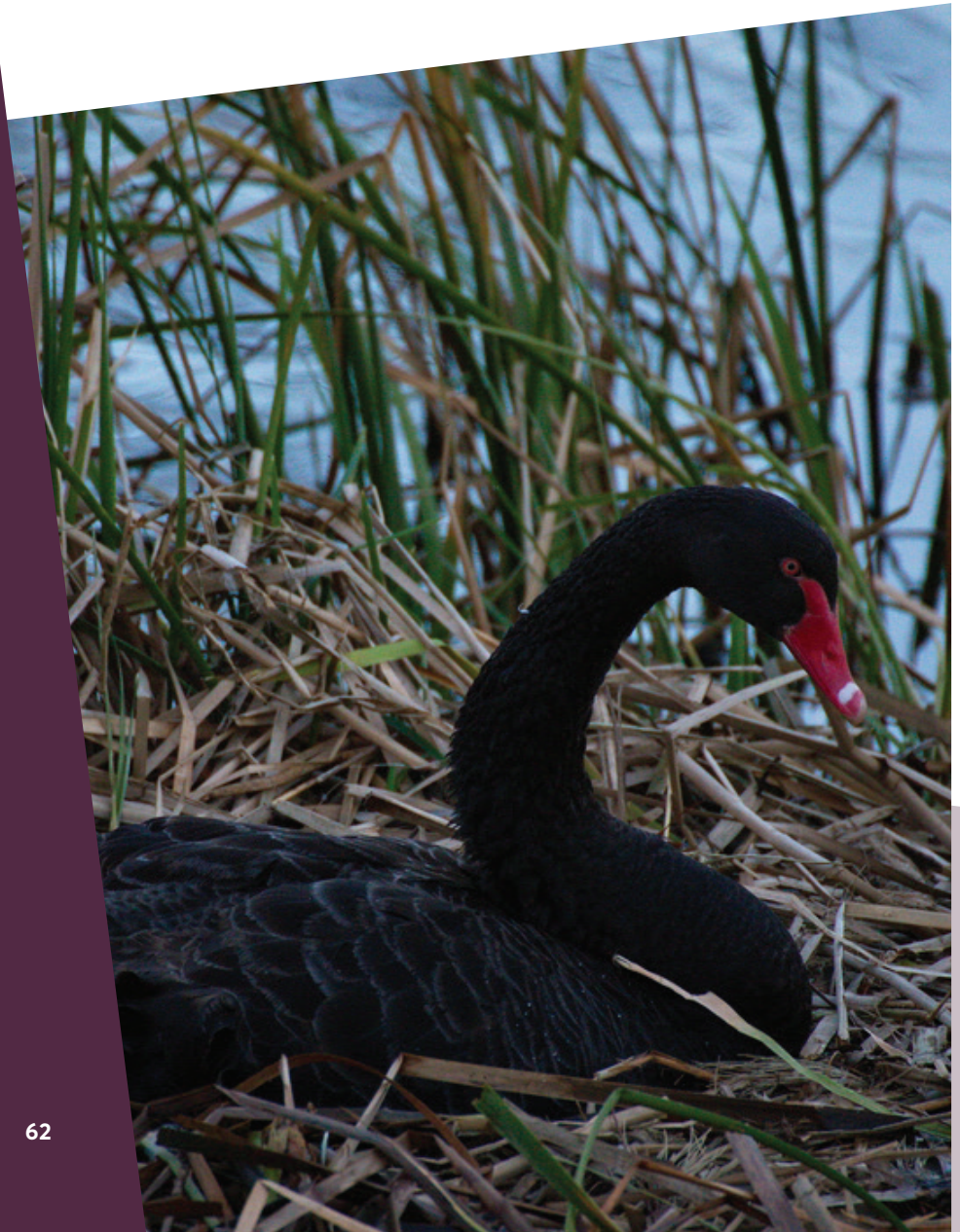
Detached housing remains overwhelmingly
**common form of housing in the rural residential areas**
There is no medium or high density
housing in the rural residential areas

Source: Queanbeyan-Palerang ID Profile

The rural residential
areas has a higher rate of
**people who work from home**




Source: Queanbeyan-Palerang ID Profile



## Planning Outcomes for Rural Residential areas

- The environmental and rural values of these areas are maintained into the future.
- Economic uses of the land that are sympathetic to the capability of the land and the expectations of the surrounding community are encouraged.
- New rural residential development is planned and consistent with a rural residential development strategy endorsed by Council.
- Permissible land-uses are consistent with historical and ordinary activities that have previously occurred in these locations.
- Agricultural activities are protected and promoted in rural areas.
- Working at home provides alternative employment opportunities for residents
- Establish bushfire and communications resilience.
- Progressive expansion of digital networks, sympathetic to environs

## Planning Actions for Rural Residential

**Planning Priority 1**

4.1.1 Undertake a formal Aboriginal and non-Aboriginal Heritage Study for LGA every 10 years.

4.1.3 Update planning controls to ensure they support community events and place making activities.

**Planning Priority 4**

4.4.1 Ensure tourism-orientated uses are permissible in Council's respective planning controls.

**Planning Priority 5**

4.5.1 Protect important environmental land from inappropriate development under respective LEPs.

4.5.2 Ensure DCPs contain appropriate provisions in respect of minimising impacts on environmental values.

**Planning Priority 6**

4.6.1 Undertake LGA scale Biodiversity Study, which includes Travelling Stock Reserves

4.6.2 Identify landscapes with high scenic qualities and protect from inappropriate development under respective planning controls.

4.6.3 Review the opportunities for high quality environmental vegetation in QPRC to be proactively conserved as part of recent biodiversity reforms, including potential for income generation.

4.6.4 Include provisions in planning controls that ensure drinking water catchments and ground water are protected from inappropriate development regardless of borders.

4.6.5 Ensure both surface and ground water resources are sustainably and consistently managed regardless of borders

4.6.9 Council to promote appropriate tree planting and control of biosecurity matters/priority weeds.

**Planning Priority 7**

4.7.1 Protect primary production, and ground water and extractive industries, together with the other parts of their supply chains, including freight and logistics facilities, from surrounding land-use conflict.

4.7.5 Implement actions of QPRC Community Climate Change Action Plan and QPRC Council Operations Climate Change Action Plan

**Planning Priority 8**

4.8.4 Review rural planning provisions having regard to the zoning of land, minimum lot sizes and averaging subdivision arrangements.

4.8.5 Simplify administration in respect of the identification of dwelling permissibilities in rural areas.

4.8.6 Continue to review rural residential supply and demand and balancing this against the principles of sustainable development.

4.8.7 Investigate changing planning regulations to allow off grid development where appropriate

4.8.9 Implement QPRC Rural Lands Study.

4.8.10 Review and update hazard mapping including bushfire and flooding.

**Planning Priority 11**

4.11.4 Review and consolidate the former Palerang Contribution Plans.

4.11.5 Encourage settlement in areas that provide economies of scale in respect of infrastructure provision and maintenance.

4.11.6 Undertake a review of Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads to replace with a rural road contribution plan for the LGA.

# 5.5 Rural Areas

## Overview

The rural area extends from Captains Flat, Hoskinstown and Primrose Valley in the west, to Snowball and Jinden in the south, to Araluen and Monga on the eastern boundary, to Nerriga and Marlowe in the north and then to Lake George and Currawang in the north west of the LGA. The rural area excludes Braidwood and Bungendore which are discussed separately in this statement.

The rural areas are predominantly characterised by traditional agricultural and rural landscapes interspersed by a series of smaller towns and settlements.

Traditional rural activities dominate land-uses in these areas including cattle grazing, sheep grazing and fodder production. Other activities include extractive industries such as sand mines, the Majors Creek gold mine and hard rock quarries. Renewable energy is also a feature of the landscape, particularly windfarms to the west of the LGA near Lake George.

The former mining town of Captains Flat is located closer to Queanbeyan and the ACT, and provides an option for serviced, affordable rural housing for people willing to commute to employment.

Other townships service the needs of their immediate rural areas and are generally stable in their population.

## Vision for Rural Areas in 2040

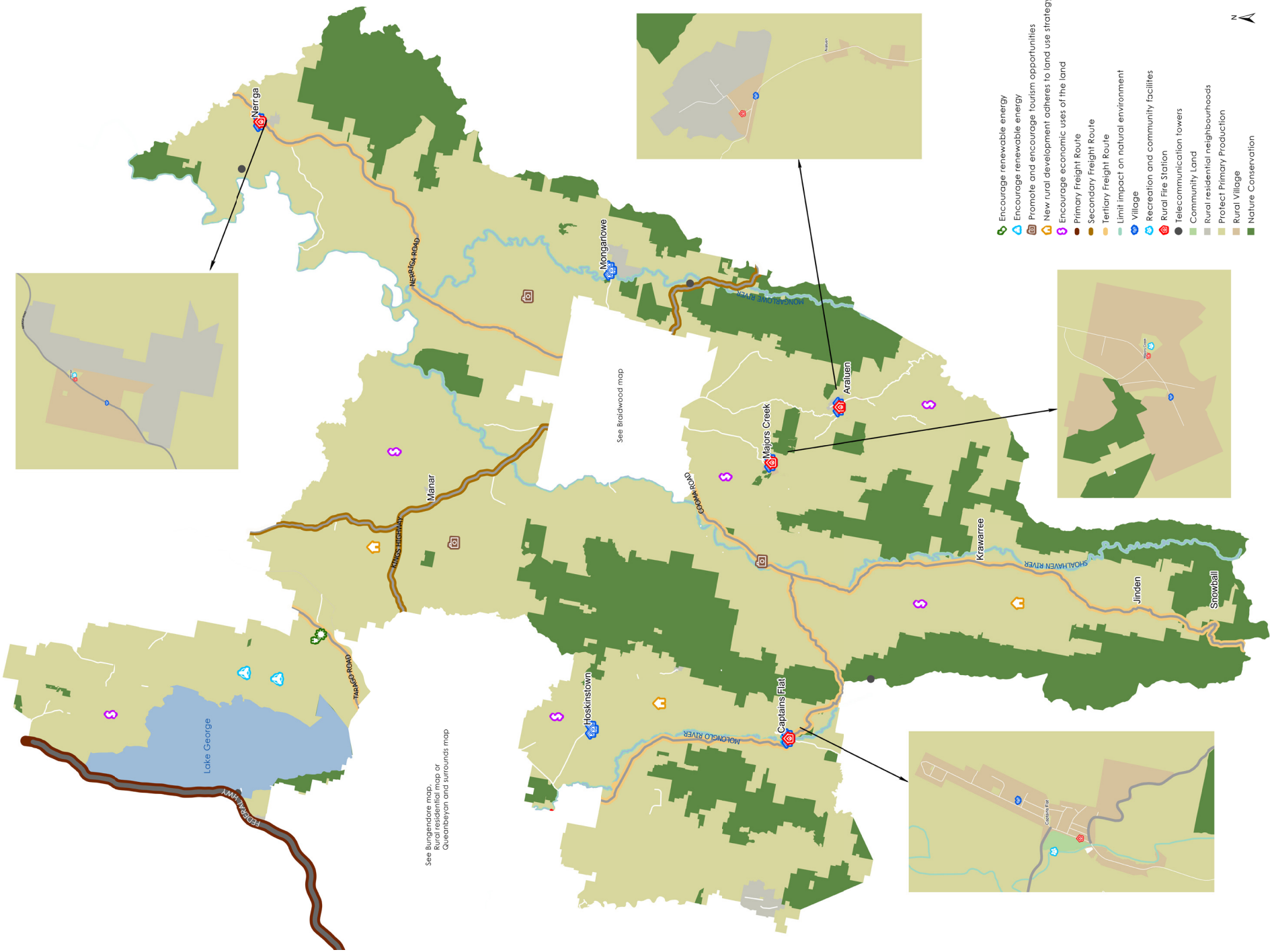
In 2040, the rural areas of QPRC will predominantly maintain their existing uses and character. Livestock grazing will remain a key land use, however other activities, such as extractive industries and renewable energy production will also continue to be important contributors to the rural economy.

Overall, the townships of Captains Flat, Majors Creek, Araluen, Hoskinstown, Nerriga and Mongarlowe will essentially maintain their existing village/township character with low growth expected to occur mainly at Captains Flat. Infrastructure will be in place to support any growth of these villages and towns.

The important agricultural and environmental qualities that underpin the high scenic qualities of these landscapes will be maintained and enhanced.

Regional roads will progressively transfer to NSW Government with construction and maintenance standards appropriate to freight and visitor movements.

Figure 14: Rural Areas



## KEY CHARACTERISTICS OF RURAL AREAS

Between **2006 and 2019** the rural areas experienced a **population increase of 1,004 persons** or (32.3%)

The population is forecast to increase in the rural areas by a **further 477 persons** (11.6%) to 2036 less than the growth across the LGA in general




Source: Queanbeyan-Palerang ID Profile

While the public administration and safety sector employs the greatest number of people in the rural areas,

There is a higher percentage of people employed in **agriculture, forestry and fishing, and construction** than compared to the LGA generally

**People employed in agriculture, forestry and fishing, and construction**




This reflects the **agricultural nature** of the rural areas

Source: Queanbeyan-Palerang ID Profile

## KEY CHARACTERISTICS OF RURAL AREAS



Detached housing remains **the most common form of** housing in the rural areas

**Only 0.1% of housing stock in the eastern rural areas comprise medium density housing compared to 0.9% being medium density housing in the western part of the rural areas (which includes Captains Flat township)**

The rural area also had the highest rate of unoccupied dwellings **in the LGA in 2016.** The easter rural areas had **a rate of 28% unoccupied dwellings** and the western rural areas had **a rate of 17% unoccupied dwellings** compared to the LGA rate of 10.2%





Approximately 160 new dwellings are required in the rural areas to accommodate population growth to 2036

Source: Queanbeyan-Palerang ID Profile

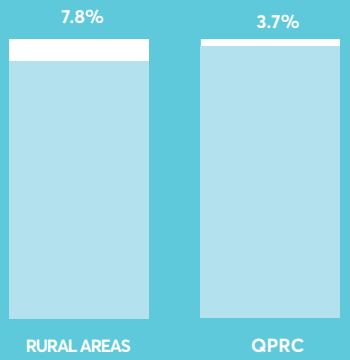




Overwhelmingly residents in the rural areas rely on private motor vehicles for transport

The rural area includes areas that have the **highest rates** of people **working from home**






Source: Queanbeyan-Palerang ID Profile



## Planning Outcomes for Rural Areas

- Development delivers social, economic and environmental benefits in keeping with the visions for different areas of the LGA.
- Agricultural activities are protected and promoted in rural areas.
- The environmental and rural values of rural areas are maintained into the future.
- Tourism-related rural activities are encouraged where appropriate, including linkages to nearby State Forests and National Parks.
- Heritage features are maintained and promoted in rural areas.
- Renewable energy technologies are encouraged where these do not unreasonably impact on neighbouring land uses.
- Rural road networks support primary production and access to markets.
- Working at home provides alternative employment opportunities for residents
- Establish bushfire and communications resilience.

## Planning Actions for Rural Areas

**Planning Priority 1**

4.1.1 Undertake a formal Aboriginal and non-Aboriginal Heritage Study for LGA every 10 years.

4.1.3 Update planning controls to ensure they support community events and place making activities.

4.1.4 Continue to provide for heritage grants, heritage advisory service and support for heritage events.

**Planning Priority 4**

4.4.2 Investigate options to enable and promote additional tourism in rural areas.

4.4.6 Review the LEP and other planning policies to clarify controls in respect of development for farm-gate agribusiness and agritourism businesses while recognising the primary productive potential of rural lands.

4.4.7 Investigate opportunities for use of mobile abattoirs in rural areas and maintaining agricultural processing facilities.

**Planning Priority 5**

4.5.1 Protect important environmental land from inappropriate development under respective LEPs.

4.5.2 Ensure DCPs contain appropriate provisions in respect of minimising impacts on environmental values.

**Planning Priority 6**

4.6.1 Undertake LGA scale Biodiversity Study, which includes Travelling Stock Reserves.

4.6.2 Identify landscapes with high scenic qualities and protect from inappropriate development under respective planning controls.

4.6.3 Review the opportunities for high quality environmental vegetation in QPRC to be proactively conserved as part of recent biodiversity reforms, including potential for income generation.

4.6.5 Ensure both surface and ground water resources are sustainably and consistently managed regardless of borders.

4.6.9 Council to promote appropriate tree planting and control of noxious weeds.

**Planning Priority 7**

4.7.1 Protect primary production, and ground water and extractive industries, together with the other parts of their supply chains, including freight and logistics facilities, from surrounding land-use conflict

4.7.2 Minimise fragmentation of rural land.

4.7.3 Ensure primary production and extractive industries are undertaken in a sustainable manner.

4.7.5 Implement actions of QPRC Community Climate Change Action Plan and QPRC Council Operations Climate Change Action Plan

**Planning Priority 8**

4.8.4 Review rural planning provisions having regard to the zoning of land, minimum lot sizes and averaging subdivision arrangements

4.8.5 Simplify administration in respect of the identification of dwelling permissibilities in rural areas.

4.8.7 Investigate changing planning regulations to allow off grid development where appropriate.

4.8.9 Implement QPRC Rural Lands Study.

4.8.10 Review and update hazard mapping including bushfire.

**Planning Priority 9**

4.9.5 The draft freight route hierarchy to be reviewed and a recommended hierarchy adopted by Council.

4.9.6 Undertake freight management actions in Integrated Transport Strategy and work with Transport for NSW and ACT Government to consider the need and location of additional heavy vehicle rest areas along major freight corridors.

**Planning Priority 11**

4.11.4 Review and consolidate former Palerang Contribution Plans.

4.11.6 Undertake a review of Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads to replace with a rural road contribution plan for the LGA.

# 06

# IMPLEMENTATION, MONITORING AND REPORTING



## 6.1 Implementation

This LSPS presents an opportunity for Council to create a planning vision for the Queanbeyan-Palerang LGA that respects and strengthens the character of our townships and rural areas and the social, environmental and economic values of our community. It communicates the land-use strategy for Queanbeyan-Palerang over a 20-year horizon.

Key mechanisms for implementation include the preparation of a new comprehensive LEP and DCP, Council's capital works program and other programs and services, and partnerships with traders, community organisations and other government bodies.

Table 1 sets out the intended monitoring and reporting arrangements in respect of the specific actions identified to achieve the Planning Priorities set out in this LSPS.

## 6.2 Amendments to Planning Controls

To realise this vision, a series of amendments to other Council plans which provide the delivery framework for Council's strategic planning will be required.

Proposed developments which align to the strategic planning direction in Queanbeyan-Palerang may require changes to development controls or land-use zoning to occur before a development application can be submitted. In this case, an amendment to the LEP would be required.

Amendments to the LEP are subject to planning proposals in accordance with section 3.4 of the *Environmental Planning & Assessment Act 1979.* Alignment to the strategic direction within Queanbeyan-Palerang will be a significant consideration when determining whether an amendment will proceed.

## 6.3 Review Period

The strategic actions and priorities outlined in this LSPS will be reviewed every five years to consider the changing regional and local context of the Queanbeyan-Palerang LGA.

# Table One – Implementation Plan

## PLANNING PRIORITY 1 – WE BUILD ON AND STRENGTHEN OUR COMMUNITY CULTURAL LIFE AND HERITAGE

*"The community has a diverse and active cultural environment and takes pride in its rich heritage."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.1.1 | Undertake a formal Aboriginal and non-Aboriginal Heritage Study for LGA every 10 years. | New Comprehensive Heritage Study(s). | By 2025 |
| 4.1.2 | Draft appropriate heritage management controls for Braidwood township. | Updated Braidwood Heritage Management Controls. | By 2025 |
| 4.1.3 | Update planning controls to ensure they support community events and place making activities. | To be implemented by Comprehensive LEP in 2020.<br>Implementation of the Queanbeyan CBD Place Plan | By 2020<br>By2040 |
| 4.1.4 | Continue to provide for heritage grants, heritage advisory service and support for heritage events. | Community acknowledgment and protection of heritage values. | Ongoing |
| 4.1.5 | Undertake Stage 2 of the Braidwood Archaeological Management Plan. | Stage 2 of Plan completed. | By 2025 |
| 4.1.6 | Undertake Stage 3 of the Braidwood Archaeological Management Plan. | Stage 3 of Plan completed. | By 2025 |
| 4.1.7 | Implement the recommendation of the Bungendore Heritage Study 2019. | Updated heritage list and controls in Plan. | By 2025 |
| 4.1.8 | Further consultation and research with local Aboriginal community to identify heritage sites and promote awareness of indigenous heritage | Aboriginal Cultural Heritage Study completed. | By 2025 |
| 4.1.9 | Develop Tourism Strategy for Braidwood township that promotes its outstanding heritage values. | Braidwood Tourism Strategy completed | By 2030 |

## PLANNING PRIORITY 2 - WE HAVE AN ACTIVE AND HEALTHY LIFESTYLE

*"Health and quality of life are improved through access to a range of recreation and leisure opportunities."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.2.1 | Ensure new developments are provided with appropriate open space and play equipment including well designed shade. | Council standards for open space and recreational infrastructure support new development, Contribution Plans, planning agreements and include incentives to maximise potential uplift in amenity from improvements. | Ongoing |
| 4.2.2 | Prepare contribution plans that collect funds for open space, community facilities and recreational facilities as new development occurs and to identify how necessary facilities are to be paid for, and whether those living nearby may benefit more, so more productive land-uses should be encouraged nearby to capture this value. | Contribution plans prepared in advance of proposals for development. | Ongoing |
| 4.2.3 | Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population. | Needs analysis prepared for Queanbeyan, Bungendore and Braidwood townships. | By 2025 |
| 4.2.4 | Investigate allowing higher density development on land adjoining areas where such open space provides increased amenity and recreational opportunities. | Council to prepare Infill Housing Strategy for Queanbeyan and Bungendore. | By 2025 |
| 4.2.5 | Develop Cycle Tourism Masterplan, including mapping existing infrastructure. | Masterplan adopted. | By 2030 |
| 4.2.6 | Promote interconnected green spaces. | Green spaces identified in respective planning controls with development controls on nearby land calibrated to capture an uplift in value. | By 2030 |
| 4.2.7 | Implement the actions relating to the active transport connections identified within the QPRC Integrated Transport Strategy, updated Pedestrian and Mobility Plan (PAMPs) and Bicycle Plan. | Design and construction of active transport connections. | Ongoing |
| 4.2.8 | Review PAMPs and the DCP to include plans and controls that will increase the number of homes within 10-minute walking distance to quality green, open and public space. | Asset Management Plans and DCPs include plans and controls for to achieve access to quality green, open and public spaces. | By 2030 |
| 4.2.9 | Investigate an Open Space and Recreation Needs Study to build upon the Sports Facilities Strategic Plan | Investigation complete. | By 2030 |
| 4.2.10 | Provide high-quality connected public open spaces in new residential subdivision, through DCP clauses | DCPs amended. | By 2025 |

## PLANNING PRIORITY 3 - WE WILL CONTINUE THE ONGOING REVITALISATION OF THE QUEANBEYAN CBD, SUBURBAN CENTRES AND RURAL VILLAGES

*"The city and village CBDs are dynamic and thriving places which attract economic activity."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.3.1 | Undertake the land-use planning recommendations of the 2019 Queanbeyan CBD CBD Spatial Masterplan and Queanbeyan CBD Place Plan and ensure well designed shade is provided. | Relevant LEP and planning controls updated.<br>Queanbeyan CBD Place Plan implemented | By 2025<br>By 2040 |
| 4.3.2 | Provide for zonings and land-uses that promote attractive and sympathetic redevelopment of older areas with limited heritage values. | Appropriate redevelopment of older housing stock and other buildings. | Ongoing |
| 4.3.3 | Investigate opportunities for infill and mixed-use development where that provides additional forms of housing to suit the changing demographics of our communities. | Future review of LEP to determine suitable areas. | By 2025 |
| 4.3.4 | Focus future commercial and retail activity in existing centres, unless there is a demonstrated need and positive social and economic benefits to locate these activities elsewhere. | Redevelopment of commercial areas and demonstrated understanding of social and economic benefits together with a transparent metrics for developers in relevant planning controls.<br>Minimal commercial vacancies. | Ongoing |
| 4.3.5 | Establish Design Review Committee to encourage high quality development in the Queanbeyan CBD. | Committee established.<br>Design Review Committee understands the principles of productive development | By 2025 |
| 4.3.6 | Review the Queanbeyan CBD Spatial Master Plan. | Masterplan reviewed. | By 2025 |
| 4.3.7 | Investigate opportunities for increasing densities in the city centre to reduce travel needs and promote reinvigoration. | Areas suitable for increased density identified | By 2025 |
| 4.3.8 | Implement options and staging from Queanbeyan Car Parking Strategy 2018-2028. | Car parking provided consistent with adopted strategy | Ongoing |
| 4.3.9 | The protection of the freight network is to be accounted for in any increased density and development adjoining the network, especially Kings and Federal Highways | Relevant LEP and planning controls updated | By 2030 |

## PLANNING PRIORITY 4 - WE WILL PROMOTE QUEANBEYAN-PALERANG'S IDENTITY AND THE GROWTH OF OUR ECONOMY, INCLUDING TOURISM, AS A DESTINATION OF CHOICE

*"The region has a thriving tourism sector building upon the economic and environmental advantages the region provides."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.4.1 | Ensure-tourism orientated uses are permissible in Council's respective planning controls. | Relevant LEP and planning controls updated. | By 2020 |
| 4.4.2 | Investigate options to enable and promote additional tourism in rural areas. | Review of rural tourism opportunities in conjunction with Business and Innovation Team. | By 2025 |
| 4.4.3 | Ensure suitable land zoned to accommodate commercial, business and industrial development to 2040. | Review of underdeveloped land that has opportunity for improvement completed.<br>Suitable land available for all development types. | Ongoing |
| 4.4.4 | Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development. | No net loss in employment zoned land. | Ongoing |
| 4.4.5 | Implement land-use planning components of the Regional Economic Development Strategy 2018-2022 | LEP and DCPs updated as required. | By 2025 |
| 4.4.6 | Review the LEP and other planning policies to clarify controls in respect of development for farm-gate agribusiness and agritourism businesses while recognising the primary productive potential of rural lands. | LEP reviewed and updated | By 2025 |
| 4.4.7 | Investigate opportunities for use of mobile abattoirs in rural areas and maintaining agricultural processing facilities | Investigations completed | By 2030 |
| 4.4.8 | Review existing planning policies in relation to visitor accommodation and assess capacity of the policies to attract new investment. | Relevant LEP and planning controls updated. | By 2020 |
| 4.4.9 | Provide a range of housing choices at different costs to meet the changing needs of the community and consider the options for community housing provider partnerships to provide affordable housing. | Suitable housing options provided | Ongoing |
| 4.4.10 | Participate in discussions to understand the potential for a freight hub or hubs within the Canberra region. | Participation in CRJO | Ongoing |
| 4.4.11 | Advocate for infrastructure that benefits the Canberra region and has the capacity to drive economic development (such as high-speed rail). | Participation in CRJO | Ongoing |

## PLANNING PRIORITY 5 - WE CONSIDER THE ENVIRONMENTAL IMPACTS OF FUTURE DEVELOPMENT

*"The region has quality development which supports the sustainable growth."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.5.1 | Protect important environmental land from inappropriate development under respective LEPs. | High quality environmental land zoned environmental protection. | By 2025 |
| 4.5.2 | Ensure DCPs contain appropriate provisions in respect of minimising impacts on environmental values. | DCP provisions reviewed and updated. | By 2025 |
| 4.5.3 | Encourage new developments to be early adaptors of innovative and sustainable approaches to reduce energy and water consumption including water sensitive urban design. | Development outcomes exceeding BASIX requirements. | Ongoing |
| 4.5.4 | Ensure potential impacts of climate change are considered when planning for the future. | Implement land-use and development components of QPRC Council Operations Climate Change Action Plan and QPRC Community Climate Change Action Plan. | Ongoing |
| 4.5.5 | Review the 'Principles for Inclusion in DCP' detailed in Section 8.4 of the Queanbeyan Biodiversity Study in the review and consolidation of QPRC DCPs. | Review completed and DCP updated. | By 2025 |
| 4.5.6 | Design and provide places and spaces that are healthy to live in, to work in and to visit DCPs. | Incorporation of Guidelines to Shade (Cancer Council NSW) and Better Places (NSW Government Architect) guidelines into DCPs and relevant Plans of Management. | By 2030 |
| 4.5.7 | Protect Defence assets from trespass, surveillance, noise and vibration-sensitive land uses, electromagnetic radiation, flooding, and impeded access to shared resources such as road networks. | Buffers are maintained around Defence assets in LEP. | By 2030 |

# PLANNING PRIORITY 6 - OUR NATURAL LANDSCAPES AND WATER RESOURCES ARE SUSTAINABLY MANAGED

*"The land, vegetation and waterways of the region are managed in an integrated manner."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.6.1 | Undertake LGA scale Biodiversity Study, which includes Travelling Stock Reserves | Queanbeyan-Palerang Biodiversity Study in place. | By 2025 subject to funding |
| 4.6.2 | Identify landscapes with high scenic qualities and protect from inappropriate development under respective planning controls. | Scenic protection provisions in LEP and mapping updated to reflect land with high scenic qualities. | By 2025 |
| 4.6.3 | Review the opportunities for high quality environmental vegetation in QPRC to be proactively conserved as part of recent biodiversity reforms, including potential for income generation. | Increasing areas of private high quality environmental land identified as stewardship sites. | Ongoing |
| 4.6.4 | Include provisions in planning controls that ensure drinking water catchments and ground water are protected from inappropriate development regardless of borders. | Relevant LEP and planning controls updated. | By 2025 |
| 4.6.5 | Ensure both surface and ground water resources are sustainably and consistently managed regardless of borders. | Use of water consistent with guidelines and authorisations from State Government. | Ongoing |
| 4.6.6 | Research methods to identify and protect significant heritage trees including options to ascribe value to trees. | Research completed and recommendations implemented. | By 2025 |
| 4.6.7 | Establish formal wildlife corridors (where appropriate) in addition to planting more trees to store carbon. | Formal corridors identified in strategic planning documents. | Ongoing |
| 4.6.8 | Encourage new development to be water efficient and install water cell harvesting under housing. | Relevant DCPs updated. | By 2025 |
| 4.6.9 | Council to promote appropriate tree planting and control of biosecurity matters/priority weeds. | Consistent with Council's Operational Plan and industry standards. | Ongoing |
| 4.6.10 | Increase the adoption of water-sensitive urban design (WSUD) principles in stormwater capture, treatment, and re-use, for new and existing development in urban and rural residential areas and review LEP and DCP controls with a view to improving water efficiency, water quality and environmental protection. | Relevant controls updated. | By 2025 |
| 4.6.11 | Protect, enhance and increase natural and green spaces and their connectivity by considering ecosystem change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection. | Formal corridors identified in strategic planning documents. | Ongoing |
| 4.6.12 | Incorporate NSW Government Architect's Greener Places' design framework in planning, designing and the delivery of green infrastructure in urban areas. | DCPs and public space plans reviewed to include relevant design controls. | By 2030 |

## PLANNING PRIORITY 7 - WE ACTIVELY PROMOTE AND IMPLEMENT SOUND RESOURCE CONSERVATION AND GOOD ENVIRONMENTAL PRACTICE

*"The community applies good environmental practice in their activities."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.7.1 | Protect primary production, and ground water and extractive industries, together with the other parts of their supply chains, including freight and logistics facilities, from surrounding land-use conflict. | Ensure objectives and controls in planning instruments discourage sensitive developments near these uses and corridors. | By 2020 |
| 4.7.2 | Minimise fragmentation of rural land. | Review of rural subdivision controls. | By 2025 |
| 4.7.3 | Ensure primary production and extractive industries are undertaken in a sustainable manner. | Controls in DCPs reviewed and updated. | By 2025 |
| 4.7.4 | Prepare and review Plans of Management for community and Council managed Crown land. | Plans of Management in place and regularly reviewed | Ongoing |
| 4.7.5 | Implement actions of QPRC Community Climate Change Action Plan and QPRC Council Operations Climate Change Action Plan. | Actions implemented | Ongoing to 2030 |
| 4.7.6 | Protect important agricultural land and when available, review the Important Agricultural Land Mapping for inclusion in reviews of LEP and DCPs | LEP and DCP controls updated | By 2030 |

# PLANNING PRIORITY 8 - WE ENSURE THE FUTURE PLANNING FOR THE REGION IS WELL COORDINATED AND PROVIDES FOR ITS SUSTAINABLE MANAGEMENT

*"The planning for the future of the region provides for and enhances the sustainable management of our natural and built landscapes."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.8.1 | Focus settlement in planned locations with access to higher level services such as employment, education and health. | New development consistent with endorsed strategies and structure plans and any Economic MRI used to demonstrate best settlement pattern.. | Ongoing |
| 4.8.2 | Develop a Structure Plan for Braidwood township, including a bypass corridor and the option to be a pilot productivity driven plan. | Structure Plan in place which is also considers the Transport for NSW Movement and Place Framework. | By 2025 |
| 4.8.3 | Review endorsed Structure Plans for main townships every 5 years and consider the need for the preparation of infill housing strategy. | Structure plans and land-use strategies regularly reviewed. | By 2025 |
| 4.8.4 | Review rural planning provisions having regard to the zoning of land, minimum lot sizes and averaging subdivision arrangements | Review of rural subdivision controls across LGA. | By 2025 |
| 4.8.5 | Simplify administration in respect of the identification of dwelling permissibilities in rural areas. | Review of rural subdivision controls across LGA. | By 2025 |
| 4.8.6 | Continue to review rural residential supply and demand and balancing this against the principles of sustainable development. | New rural residential development consistent with endorsed strategy for LGA and measured for its fiscal sustainability. | Ongoing |
| 4.8.7 | Investigate changing planning regulations to allow off grid development where appropriate. | Planning regulations reviewed and updated | By 2030 |
| 4.8.8 | Investigate options for stormwater and flood mitigation, including implement LGA wide Floodplain Risk Management Program. | Prepare/review Floodplain Risk Management Plans and Studies for main townships and implement findings | Ongoing |
| 4.8.9 | Implement QPRC Rural Lands Study | Actions implemented | Ongoing |
| 4.8.10 | Review and update hazard mapping including bushfire and flooding. | Bushfire Mapping updated and endorsed. Updated Bungendore Floodplain Risk Management Study and Plan completed and endorsed. | By 2023 |
| 4.8.11 | Consider the need to complete a Housing Strategy to deal with affordable housing and demand in the LGA | Metric developed to monitor affordable housing | By 2030 |
| 4.8.12 | Review the 20-year Waste Strategy for NSW for relevant land-use actions to implement. | Land-use strategies and plans updated | By 2040 |
| 4.8.13 | Support the provision of adequate buffer areas between the urban areas of the ACT and adjoining land uses within NSW in order to achieve compact and efficient growth, avoid land-use conflict, protect rural and environmentally important areas and maintain the setting and approaches to the National Capital. | Considered in LEP amendments and reviews | Ongoing |

## PLANNING PRIORITY 9 - OUR TRANSPORT INFRASTRUCTURE AND NETWORKS ARE WELL PLANNED AND MAINTAINED

*"The region's transport network and infrastructure allows for the safe systems approach which allows for the safe ease of movement throughout Queanbeyan-Palerang."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.9.1 | Implement QPRC Integrated Transport Study. | Actions implemented. | By 2030 |
| 4.9.2 | Ensure new urban release areas and other large subdivisions have a range of transport options available that support safe ease of movement. | Planning instruments updated to require new urban release areas to provide additional transport options other than private vehicle use. | By 2025 |
| 4.9.3 | Support continued pursuit of opportunities for integrated cross-border transport with ACT. | Regular meetings with ACT and NSW Governments | Ongoing |
| 4.9.4 | Advocate for extending Canberra commuter rail into Queanbeyan and Bungendore. | Regular meetings with ACT and NSW Governments | Ongoing |
| 4.9.5 | The draft freight route hierarchy to be reviewed and a recommended hierarchy adopted by Council. | Formal freight hierarchy established | By 2030 |
| 4.9.6 | Undertake freight management actions in Integrated Transport Strategy and work with Transport for NSW and ACT Government to consider the need and location of additional heavy vehicle rest areas along major freight corridors.. | Actions implemented | Ongoing |
| 4.9.7 | Guide land-use planning outcomes to support improved public transport and integrated multi-modal solutions | Update planning controls to ensure public transport options considered when assessing development | By 2025 |
| 4.9.8 | Identify transport corridors including active transport, for increased development densities. while accounting for the protection of freight corridors | Planning controls reviewed and updated | By 2025 |
| 4.9.9 | Council to secure corridor for future Dunns Creek Road together with a link to the Monaro Highway in the ACT. Council to also lobby the ACT for this link. | Alignment identified in relevant planning controls | By 2030 |
| 4.9.10 | 'Take action to find solutions for traffic congestion, road safety and heavy vehicle impacts' | Solutions included in Structure Plans and reviews of the Integrated Transport Strategy, LEP and DCP as appropriate | Ongoing |
| 4.9.11 | Direct access points along strategic transport links including the Monaro, Federal and Kings Highways is limited | Planning controls reviewed and updated | 2025 |
| 4.9.12 | Facilitate electric vehicle and charging station initiatives to support sustainability | Charging stations designed and constructed | 2030 |

## PLANNING PRIORITY 10 - WE PLAN FOR AND PROVIDE REGIONAL FACILITIES WHICH PROMOTE BETTER SOCIAL CONNECTION AND ACCESS FOR THE COMMUNITY

*"Social connection within our region is provided for via access to a range of community facilities across the region."*

| ACTIONS | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|
| 4.10.1 Zone land and construct new Regional Sports Facility at West Jerrabomberra and construct enabling infrastructure. | Zoning of land finalised.<br>Construction of Stage 1 | By 2020<br>By 2025 |
| 4.10.2 Zone land and construct new Sports Hub at Bungendore. | Zoning for new Sports Hub finalised.<br>Construction of Stage 1 | By 2023<br>By 2025 |
| 4.10.3 Zone land and construct new Queanbeyan cemetery. | Zoning for new cemetery finalised.<br>Construction of Stage 1 | By 2023<br>By 2025 |
| 4.10.4 Ensure land-use planning controls are consistent with 2019 master plan for new Queanbeyan Civic and Cultural Precinct. | Planning controls updated. | By 2025 |
| 4.10.5 Investigate housing and service needs to support additional aged population in Braidwood and Bungendore. | Investigations complete and actions identified. | By 2025 |
| 4.10.6 Consider the provision of well-designed shade, both natural and built, in the provision of all public infrastructure, from large developments such as major recreation facilities, public buildings and town centre upgrades, to the smallest public domain improvements such as bus shelters . | Incorporation of Guidelines to Shade (Cancer Council NSW) and Better Places (NSW Government Architect) guidelines into DCPs, specifications and relevant Plans of Management | By 2030 |
| 4.10.7 Investigate provision of public transport services and on-demand transport services to support the aged population in Braidwood and Bungendore. | Investigations complete and actions identified and implemented | By 2030 |
| 4.10.8 Implement a public space strategy, which integrates open space, public facilities and active transport networks and connectivity to support Council's Vision for "passive and active enjoyment of the natural and built environment." | Public space and connections identified in Needs Analysis reports to support preparation of Structure Plans, Masterplans, DCPs and Contribution Plans and LEPs. | Ongoing |

## PLANNING PRIORITY 11 - WE UNDERTAKE PLANNING TO ENSURE INFRASTRUCTURE IS PREPARED FOR FUTURE GROWTH

*"Changing community demand is met by well planned for and placed infrastructure."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.11.1 | Prepare a 7.12 Contribution Plan for Queanbeyan. | Updated Contribution Plan adopted. | By 2020 |
| 4.11.2 | Finalise Jerrabomberra Innovation Precinct Local Planning Agreement | Local Planning Agreement finalised. | By 2020 |
| 4.11.3 | Prepare Local Planning Agreement for Jumping Creek. | Local Planning agreement finalised. | By 2020 |
| 4.11.4 | Review and consolidate former Palerang Contribution Plans. | Contributions Plans updated. | By 2025 |
| 4.11.5 | Encourage settlement in areas that provide economies of scale in respect of infrastructure provision and maintenance. | Infrastructure costs for new development minimised and the value and benefits of the urban form created are also accounted for (i.e. both sides of the ledger, costs and benefits).. | Ongoing |
| 4.11.6 | Undertake a review of Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads to replace with a rural road contribution plan for the LGA. | Contribution Plan in place. | By 2025 |
| 4.11.7 | Ensure contribution plans provide for the funding of identified and costed road works. | Contribution plans prepared/updated to reflect costed roadworks. | Ongoing |
| 4.11.8 | Council to construct enabling infrastructure to release recreational, business and residential land at West Jerrabomberra and South Jerrabomberra. | Infrastructure works completed | By 2020 |
| 4.11.9 | Ensure appropriate car parking facilities are available for the community | Car parking studies prepared for Bungendore and Braidwood<br>New car parks for Bungendore and Braidwood | By 2025<br>By 2020 |
| 4.11.10 | Ensure suitable land identified for Depots and other Council facilities | Identify and acquire land as necessary | Ongoing |
| 4.11.11 | Complete, review and implement Integrated Water Cycle Management Strategies. | Integrated Water Cycle Management Strategies are current | Ongoing |

## PLANNING PRIORITY 12 - OUR COUNCIL IS EFFICIENT, INNOVATIVE AND ACTIVELY SEEKING PARTNERSHIPS TO DELIVER OUTCOMES TO THE COMMUNITY

*"The community is serviced by an efficient, effective and innovative Council that provides value for money."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.12.1 | Council staff continue to engage with the Canberra Region Joint Organisation and raise regional planning issues at that level as necessary. | Regular attendance at CRJO meetings as required. | Ongoing |
| 4.12.2 | Council seek to enter into innovative joint partnerships with the private sector where this delivers positive and desirable outcomes for the community. | The completion of a structure to define "positive and desirable outcomes" to ensure transparent decision making and consistency with governance requirements. | Ongoing |
| 4.12.3 | QPRC continue dialogue with ACT Government and Commonwealth Government on all land-use planning matters, including consultation on development proposals near the state border. | Regular meetings with ACT and Commonwealth Governments as required. | Ongoing |
| 4.12.4 | Investigate the use of the NSW Smart Innovation Centre for collaborative research and development of safe and efficient emerging transport technology | Investigation complete | Ongoing |

## PLANNING PRIORITY 13 - WE HAVE A WELL INFORMED AND ENGAGED COMMUNITY

*"Council communicates and engages effectively and efficiently with its stakeholders."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.13.1 | Implement the actions of the Community Engagement and Participation Plan and suggested updates as required. | Community Engagement and Participation Plan adopted and reviewed on five-yearly basis. | By 2020 |
| 4.13.2 | Provide easy to understand information/data in respect of life cycle costs for development. | Information detailed on Council's website | By 2025 |
| 4.13.3 | Pursue innovative and effective new approaches to community engagement. | Consultation techniques reviewed and implemented | Ongoing |
| 4.13.4 | Consult with key Aboriginal organisations and traditional owners on major projects to ensure the protection of Aboriginal heritage, cultural and significant sites. | Ongoing and regular consultation with Aboriginal community commitment by Council to work with the Local Aboriginal Land Councils on the development of a strategic plan for their landholders aimed at supporting the delivery of additional housing opportunities for their members | Ongoing |

## PLANNING PRIORITY 14 - WE WILL INCREASE RESILIENCE TO NATURAL HAZARDS AND CLIMATE CHANGE

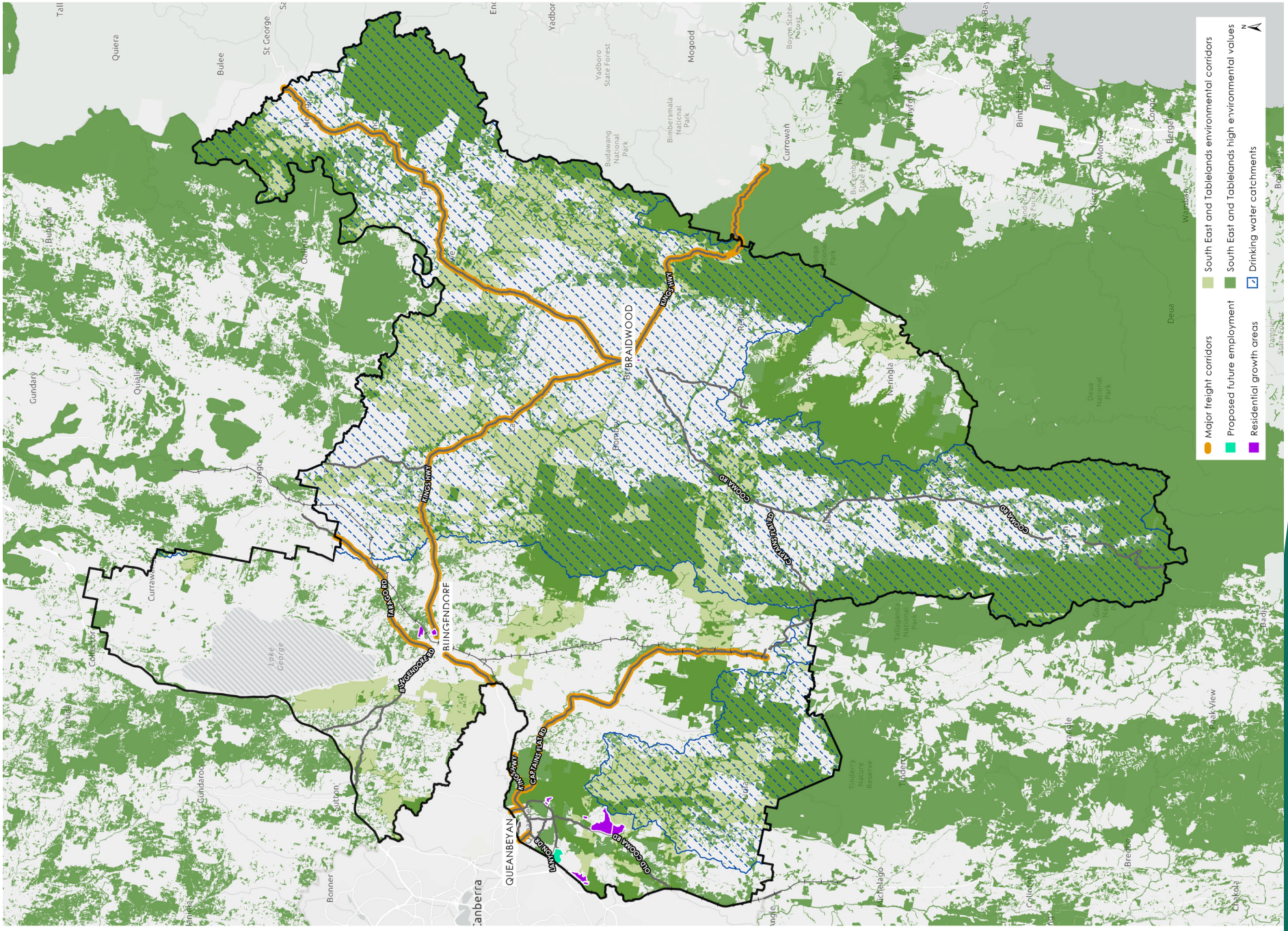
*"Council ensure potential impacts from hazards and climate change are considered when planning for the future."*

| ACTIONS | | MONITORING AND REPORTING | TIMEFRAME |
|---|---|---|---|
| 4.14.1 | Implement Council's Climate Change Action Plan. | Recommendations in Community and Council Operations Climate Change Action Plan actioned. | Ongoing |
| 4.14.2 | Identify and map areas affected by natural hazards in the LEP or DCP to adequately plan, manage and protect property and life. | Bushfire mapping updated and endorsed by NSW Rural Fire Service.<br>Updated Bungendore Floodplain Risk Management Study and Plan completed and endorsed.<br>Completion of a Floodplain Risk Management (FRM) information audit and gap analysis | By 2023 |
| 4.14.3 | Reduce the risk from natural hazards, by establishing adaptation strategies to minimise vulnerability to heatwaves and high temperatures, reduced and more variable rainfall, severe winds and severe storms and hail (where not covered by Council's adopted Climate Change Action Plan). | Council's Climate Change Action Plan is reviewed | By 2030 |
| 4.14.4 | Council is to keep up to date with scientific information emerging policy and risks and guidance from government agencies in relation to natural hazards, water security and biodiversity. | Structure Plans, LEPs and DCPs include up to date policy and controls from government guidance and scientific information. | Ongoing |
| 4.14.5 | Consider and implement a range of urban design and land use planning strategies to minimise heat in LGAs described in *Minimising the Impacts of Extreme Heat: A Guide for Local Government*. | LEPs and DCPs include updated controls | By 2025 |
| 4.14.6 | Promote energy efficiency in new development proposals | Recommendations in Community and Council Operations Climate Change Action Plan actioned<br>Council's Climate Change Action Plan is reviewed | Ongoing |

# 07
# MAPS



Figure 15: Regional Context of Queanbeyan-Palerang



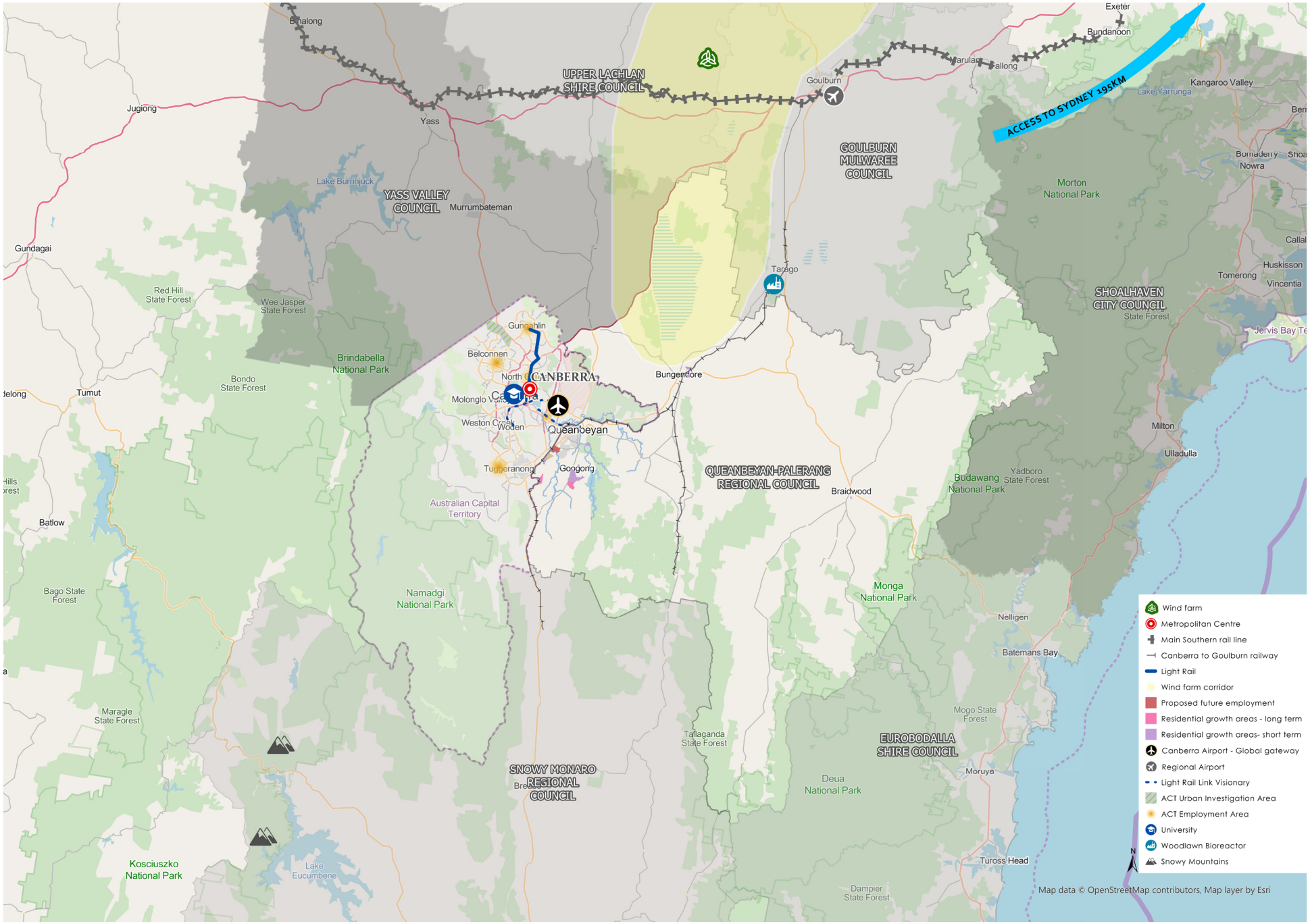



Figure 16: Wider Regional Context of Queanbeyan-Palerang



# APPENDICES



# Appendix 1 – Previous Community Engagement in Queanbeyan-Palerang

## Community Satisfaction Surveys

Council has undertaken two community satisfaction surveys in August 2016 and September 2018 to ascertain community perceptions on issues of importance to the community and their satisfaction levels will service delivery.

### 2016 Survey

The 2016 survey was based upon a statistically significant cross sample of Queanbeyan-Palerang residents. The information was based upon region-wide responses as well as breaking into sub-regions consisting of:

- Queanbeyan-Jerrabomberra Urban Area
- Urban Fringe Areas
- Rural Villages (Bungendore/Braidwood)
- Rural Areas

Overall the survey identified Council's top performing areas as well as those in need of improvement as:

| TOP 3 PERFORMING AREAS |
|---|
| Waste management |
| Emergency & disaster management |
| Appearance of public areas |

| TOP 3 AREAS REQUIRING IMPROVEMENT |
|---|
| Providing value for money |
| Being a well run and managed council |
| Decisions made in the interests of the community |

In terms of geographical sub-areas the key areas of importance identified by the survey participants were:

### Queanbeyan-Jerrabomberra Urban

- Being a well run and managed Council
- Providing value for money
- Water & sewerage services
- Emergency & disaster management
- Decisions made in the interests of the community
- Informing the community
- Ease of access to services
- Condition of sealed roads

### Urban Fringe

- Being a well run and managed Council
- Providing value for money
- Condition of sealed roads
- Environmental sustainability
- Informing and engaging the community
- Waste management
- Appearance of public areas

### Rural Villages

- Providing value for money
- Being a well run and managed Council
- Water & sewerage services
- Condition of sealed roads
- Community services
- Access to services

### Rural Areas

- Condition of sealed roads
- Providing value for money
- Being a well run and managed Council
- Unsealed roads
- Waste Management
- Community consultation & engagement

## 2018 Survey

The 2018 Survey, like the 2016 Survey, was based upon a statically representative cross sample of the Queanbeyan-Palerang community to examine their satisfaction with and priorities for Council services and facilities. It also sought to ascertain a baseline measure of quality of life within the region. The survey revealed the following:

| HIGHEST LEVEL OF SATISFACTION RE COUNCIL SERVICES |
|---|
| Sewerage |
| Libraries |
| Water Supply |
| Parks, reserves & playgrounds |

| LOWEST LEVEL OF SATISFACTION RE COUNCIL SERVICES |
|---|
| DA processing |
| Unsealed roads |
| Tourism marketing |

Participants ranked the following services as being the most important from their perspective:

- Sealed roads
- Waste/recycling
- Water supply

Overall satisfaction with Council and the delivery of services was extremely positive with the result showing QPRC was outperforming its regional peers. A driver analysis on perceptions of overall satisfaction indicated that the strongest drivers of satisfaction are:

- Development applications
- Environmental monitoring and protection

In terms of resourcing of services and facilities (excluding known critical services of sealed road maintenance, water supply, sewerage and waste/recycling) the following were identified as being very important:

- Parks, reserves & playgrounds
- Footpaths and cycleways
- Council pools and sporting facilities
- Bridges

In terms of Quality of Life and Wellbeing, 92% rated their quality of life as either 'good' or 'extremely good' with less than 3% rating it 'poor'. Six out of 11 rated the Community Strategic Plan Aspiration Statements high with a majority agreeing they believe the Council has been successful in moving closer to than further away from their Vision and aspirations over the past 12 months.

## Community Strategic Plan Engagement Project

A comprehensive community project was developed to complement the information provided by the Satisfaction Surveys. This project consisted of:

- A structured online survey
- Video Vox Pops in high traffic areas
- Capturing stories from hard to reach stakeholder groups

The outcome of this engagement identified the community LIKES and DISLIKES as well as STRATEGIC PRIORITIES which all fed into the development of the Community Strategic Plan. The figure over articulates these findings.

Outcomes of the Community Strategic Plan Engagement Project

## Community Likes

**What they like about living in Queanbeyan-Palerang**

- Q-P community shares a common appreciation of the benefits of living in a place that offers opportunity for strong social and environmental connections traditionally associated with country and rural communities
- The opportunities available through its convenient proximity to the large metropolitan centre of Canberra and the Coast
- Its neighbourly, friendly, caring and inclusive community in which people enjoy the peace and quiet and natural beauty of the natural environment

## Community Dislikes

**What they dislike about living in Queanbeyan-Palerang**

- The ugliness and neglect of public spaces
- Lack of connectivity (roads, traffic and transport) and poor public transport
- Feeling unsafe
- Dissatisfaction with sports and recreation facilities and playgrounds
- Dogs are a problem

**Roads were identified as the major issue confronting both the community and Council**

- Seen as the highest ranking issue needing to be tacked by Council
- Seen as the highest ranking factor which would make the region a better place to live

## STRATEGIC PRIORITIES IDENTIFIED BY THE COMMUNITY

| | | | | | |
|---|---|---|---|---|---|
| Maintenance of road infrastructure to allow for safe and easy travelling through the region and advocacy for improved public transport | Provision and maintenance of public areas including pedestrian and bike paths | Protection of the natural environment | Adoption of sustainable and renewable energy and management of waste | A fair, transparent accountable Council that creates opportunities for engagement and responds to community aspirations | Land-Use Planning that responds to local needs |

## Service Review

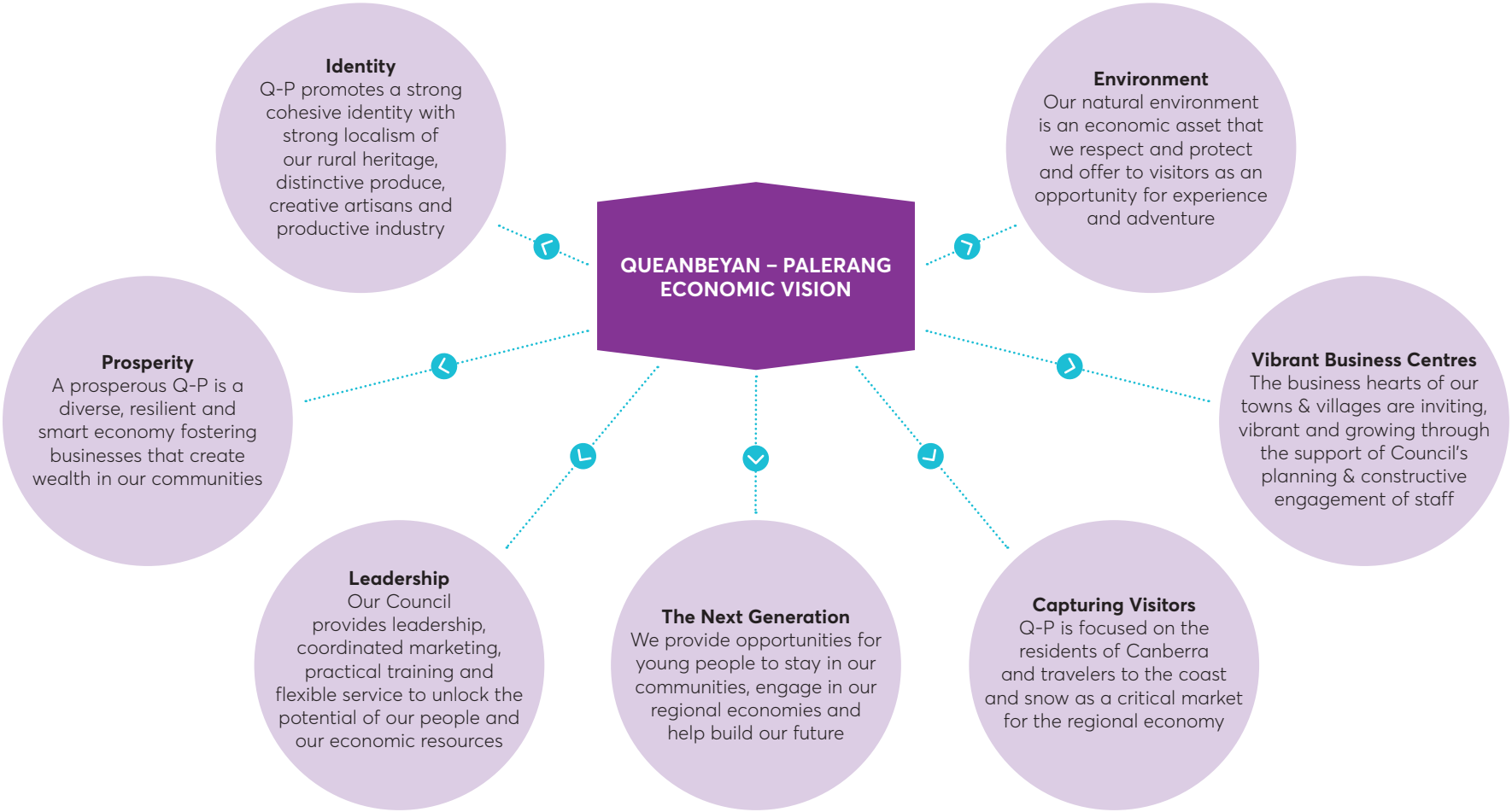
As part of QPRC's Community Engagement Project in 2017, the consultants were requested to ascertain satisfaction regarding services provided by the newly established Council. This work consisted of a review of existing surveys including those of the previous councils (QCC and PC 2015 surveys). The results of this study revealed the following (ranked by importance):

| AREAS OF MOST IMPORTANCE ACROSS QPRC | AREAS OF LEAST SATISFACTION | AREAS WHERE QPRC IS PERFORMING WELL |
|---|---|---|
| 1. Water management | Value for money | Services/facilities to manage recycled materials |
| 2. Emergency & disaster management | Unsealed roads | Availability of car parking |
| 3. Water & sewerage | Community interest decision-making | Services to dispose of bulky household items |
| 4. Environmental sustainability | Well managed Council | Reliable supply of water |
| 5. Informing the community | Sealed roads | Good quality drinking water |

| PRIORITY AREAS FOR SERVICE IMPROVEMENT |
|---|
| Providing and developing a suitable road network to keep traffic flowing |
| Finding the right balance between developing areas for housing, employment, shopping and leisure |
| Services and facilities for families with young children (family day care, children's playgrounds, library story time) |
| Developing services and facilities in line with population growth |
| Effective processing of straightforward development applications |

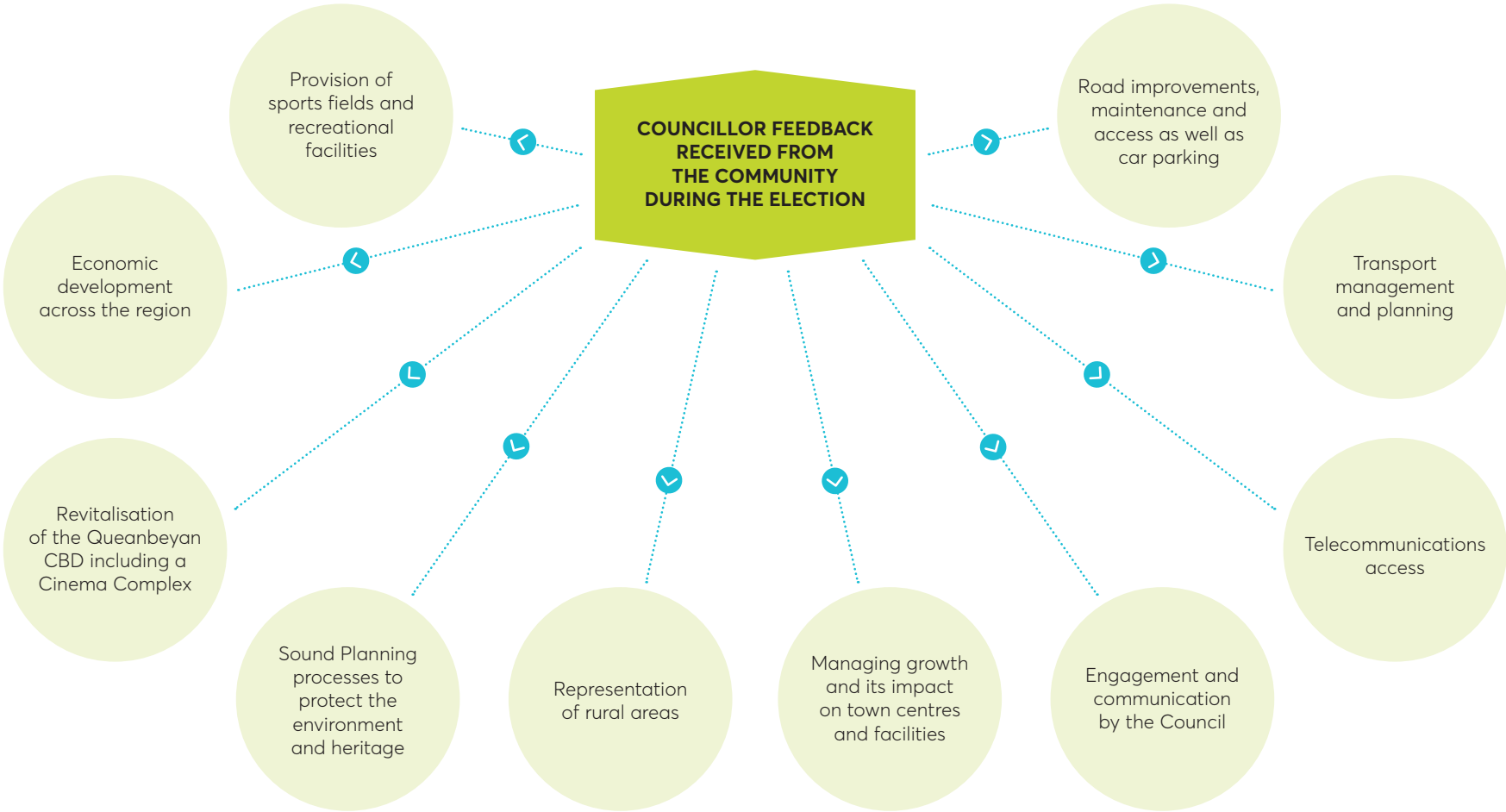
## Economic Development Strategy Engagement

In 2017, a targeted community engagement project was implemented to provide information for the development of an Economic Development Strategy for the region. This involved a selective telephone survey of the business community plus a series of workshops for business owners in Queanbeyan, Bungendore and Braidwood. The outcome of this engagement was an Economic Development Vision based around key identified community aspirations.



## Councillor Engagement Post September 2017 Election

As part of the community engagement for the development of the Community Strategic Plan, councillors were invited to provide feedback on what they had heard from the community whilst they were undertaking their election campaigns. This information was collated by Strategic Pillar and fed into the development of the Community Strategic Plan and Delivery Program. The feedback Councillors received is set out below:





# Appendix 2 – Ecologically Sustainable Development Principles

## What is Ecologically Sustainable Development?

Ecologically sustainable development (ESD) is a long-standing and internationally recognised concept. The concept has been included in over 60 pieces of NSW legislation.

Australia's National Strategy for Ecologically Sustainable Development (1992) defines ecologically sustainable development as:

> *'using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased.'*

ESD requires the effective integration of economic, environmental, social and equity considerations in decision-making processes. ESD aims to provide for the needs of present generations without compromising the ability of future generations to meet their own needs.

## The Principles of ESD

### THE PRECAUTIONARY PRINCIPLE

If there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. Public and private decisions should be guided by careful evaluation to avoid serious or irreversible damage to the environment wherever practicable, and an assessment of the risk-weighted consequences of various options.

### INTER-GENERATIONAL EQUITY

The present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,

### CONSERVATION OF BIOLOGICAL DIVERSITY AND ECOLOGICAL INTEGRITY

Conservation of biological diversity and ecological integrity should be a fundamental consideration in environmental planning and decision-making processes. Biodiversity refers to the variety of all life. Environmental and species impact statements are one way that this principle is enacted.

### IMPROVED VALUATION, PRICING AND INCENTIVE MECHANISMS

Environmental factors should be included in the valuation of assets and services, such as:

- polluter pays – those who generate pollution and waste should bear the cost of containment, avoidance or abatement,
- the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,
- environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

These principles are implemented at the State level through a number of decision-making processes, including the regulation of pollution, and development assessment and approval regimes.

# Appendix 3 – Relevant Council Plans and Policies

## Local Environmental Plans

- Palerang Local Environmental Plan 2014
- Queanbeyan Local Environmental Plan 1991
- Queanbeyan Local Environmental Plan 1998
- Queanbeyan Local Environmental Plan 2012
- Queanbeyan Local Environmental Plan (Poplars) 2013
- Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012
- Yarrowlumla Local Environmental Plan 2002
- Draft Queanbeyan Palerang Local Environmental Plan 2020

## Development Control Plans

- Palerang Development Control Plan 2014
- Queanbeyan Development Control Plan 2012
- South Jerrabomberra Development Control Plan 2015
- Googong Development Control Plan 2010
- Braidwood Development Control Plan 2006

## Contribution Plans

- Queanbeyan Section 7.12 Fixed Levy Development Contributions Plan
- Queanbeyan City Council Section 94 Contributions Plan 2012
- Queanbeyan City Council Section 94 Contributions Plan (Googong) 2015
- Queanbeyan City Council Section 94 Contributions Plan - Extractive Industry 2014
- Palerang Section 94A Development Contribution Plan
- Cooma-Monaro Section 94 Contributions Plan (Roads & Open Spaces
- Gunning Section 94 Contributions Plan for Provision of Public Amenities and Services
- Mulwaree Section 94 Development Contributions Plan 2003-2008
- Palerang Section 94 Plan No.10 - Provision of Kings Highway Culverts at South Bungendore
- QPRC Local Infrastructure Contributions Plan No.11 - Off-Street Car Parking at Bungendore
- Palerang Section 94 Plan No.7 - Recreation Facilities at Bungendore
- Palerang Section 94 Plan No.8 - Provision of Pathway Network at Bungendore
- Palerang Section 94 Plan No.9 - Street Upgrading at Bungendore
- South Jerrabomberra Local Contribution Plan - April 2018
- South Jerrabomberra Local Infrastructure Contributions Works Schedule - April 2018
- Tallaganda Section 94 Contributions Plan No.3 - Roadworks
- Tallaganda Section 94 Plan No.4 - Bush Fire Control and Suppression
- Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads
- Yarrowlumla Section 94 Plan No.1 - Bungendore
- Yarrowlumla Section 94 Plan No.3 - Provision of Community Facilities
- Googong Local Planning Agreement 2015
- South Tralee Essential Infrastructure Local Planning Agreement 2018
- Mecca Lane Bungendore Local Planning Agreement 2019
- Big Island Mining (Dargues Reef) Local Planning Agreement 2013
- QPRC Palerang Community Development Servicing Plan for Sewerage
- Palerang Community Development Servicing Plan for Water Supply
- Development Servicing Plan for former Greater Queanbeyan City Council Sewerage
- Development Servicing Plan for former Greater Queanbeyan City Council Water Supply
- Development Servicing Plans for Water Supply and Sewerage Googong
- South Jerrabomberra Development Servicing Plan

## Structure Plans and Land-Use Strategies

- Queanbeyan Residential and Economic Strategy 2015-2036
- Bungendore Structure Plan 2010
- Bungendore Structure Plan 2018 - 2048
- South Jerrabomberra Structure Plan 2012
- Rural Lands Strategy 2017

## Community Plans of Management

- General Community Use Plan of Management
- Plan of Management - Parks
- Natural Areas Plan of Management
- Natural Areas Plan of Management - Addendum 1
- Plan of Management Jerrabomberra Community Centre & Youth Facilities
- Plan of Management Jerrabomberra Creek
- Plan of Management Mount Jerrabomberra
- Plan of Management Mount Jerrabomberra - Addendum 1
- Plan of Management Queanbeyan River Riparian Corridor Strategy
- Plan of Management Ray Morton Park
- Plan of Management Seiffert Oval
- Plan of Management Sportsgrounds

## Other Relevant Plans and Studies

- Bungendore Park Master Plan
- Queanbeyan CBD Spatial Masterplan 2019
- Bungendore Heritage Conservation Planning Strategy
- Braidwood Archaeological Management Plan (June 2019)
- Bungendore Floodplain Risk Management Plan 2014
- Braidwood Floodplain Risk Management Plan (2019)
- Draft Bungendore Village Town Centre Concept Plan (August 2009)
- Queanbeyan-Palerang Regional Council Sports Facilities Strategic Plan
- Biodiversity Study (July 2008)
- Bungendore Heritage Study 2019
- Captains Flat Flood Study 2013
- Community Heritage Study (November 2010)
- Heritage Study (July 2010)
- Integrated Transport Strategy (ITS) for the Queanbeyan-Palerang LGA 2019
  - Braidwood Bicycle and Pedestrian Facilities Plan 2019
  - Bungendore Bicycle and Pedestrian Facilities Plan 2019
  - Queanbeyan Bicycle and Pedestrian Facilities Plan 2019
- Googong and Tralee Traffic Study 2031 Part 1, 2, 3 & 4 April 2010
- Queanbeyan City Council TRACKS Model – South Jerrabomberra & Queanbeyan Traffic Analysis 2014 (June 2015)
- Community Strategic Plan 2018 – 2028
- Queanbeyan-Palerang Operational Plan 2019 - 2020
- Queanbeyan-Palerang Regional Council Delivery Program 2018 - 2021
- QPRC Community Climate Change Action Plan
- QPRC Council Operations Climate Change Action Plan
- CBD Transformation Strategy
- QPRC Digital Economy and Smart Community Strategy
- QPRC Regional Economic Development Strategy
- QPRC Tourism Plan
- Queanbeyan CBD Place Plan
- Queanbeyan Car Parking Strategy 2018-2028
- Queanbeyan CBD Retail Growth Strategy

# Appendix 4 – External Plans, Policies, Legislation and Guidelines

## Strategies

- ACT Planning Strategy 2018
- Moving Canberra 2019 – 2045 Integrated Transport Strategy
- ACT Freight Strategy
- NSW Future Transport Strategy 2056
- 20 Year Waste Strategy for NSW

## Plans

- Canberra Airport Master Plan 2014
- Draft Canberra Airport Master Plan 2020
- National Capital Plan
- South Eastern and Tablelands Regional Plan 2036
- South Eastern and Tablelands Regional Plan 2036 Implementation Plan 2017 - 2019

## Policies

- NSW EPA Noise Policy for Industry 2017
- NSW Flood Prone Land Policy

## Legislation/Guidelines

- *Environmental Planning and Assessment Act 1979*
- Environmental Planning and Assessment Regulations 2000
- Local Planning 9.1 Directions
- Local Strategic Planning Statements Guideline for Councils
- Risk Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (Risk-based Framework)
- NSW Heritage Publications and Resources:
- https://www.environment.nsw.gov.au/Heritage/publications/index.htm
- https://www.heritage.nsw.gov.au/search-for-heritage/publications-and-resources/
- Design Guide for Heritage (Government Architect NSW (GANSW) )
- Saving Lives on Country Roads initiative of NSW Road Safety Plan 2021
- Integrating Safe System with Movement and Place for Vulnerable Road Users
- https://austroads.com.au/latest-news/targeted-road-safety-guidance-for-localgovernment

# Appendix 5 – Glossary of terms

**Contribution Plan**

See entry under "Local Infrastructure Contribution Plans"

**Department of Planning, Industry And Environment**

This is the lead NSW Government Department which influences and directs land-use planning by councils in NSW.

**Developer Servicing Plans (Section 64 Plans)**

Developer Servicing Plans are a type of contribution plan that allows Council to levy charges under section 64 of the Local Government Act 1993 to recover part of the infrastructure costs incurred in servicing new development or additions and changes to existing development. The charges relate to water supply, sewerage and stormwater.

**Development Control Plan**

The EP&A Act allows a local council or the Secretary of Planning, Industry and Environment to make DCPs.

QPRC currently administers the following DCPs:

- Braidwood Development Control Plan 2006.
- Palerang Development Control Plan 2015.
- Queanbeyan Development Control Plan 2012.
- Googong Development Control Plan 2014.
- South Jerrabomberra Development Control Plan 2015.

A DCP is primarily a guideline that deals with particular aspects of LEPs in more detail than the LEP may contain. For example, a DCP can:

- impose additional requirements (to those under the EP&A Act) as to when a development application must be advertised or publicly notified (e.g. to neighbours) by declaring something to be 'advertised development', or
- identify criteria that a council must consider when assessing a development application e.g. building setbacks, solar access, parking provision etc.

Unlike LEPs and SEPPs, DCPs are not environmental planning instruments or statutory documents.

Regardless, a consent authority such as a local council must take a DCP into account when considering a development application. However a council can vary the standards prescribed in a DCP, if sufficient justification for a variation is provided and has merit. LEPs and SEPPs take priority over a DCP. The process for making and approving DCPs, including the requirements for public exhibition, is set out in the EP&A Regulation 2000. The Planning Minister can direct a local council to make, amend or revoke a DCP.

**Environmental Planning and Assessment Act 1979**

The Environmental Planning and Assessment Act 1979 (EP&A Act) sets out the major concepts and principles for land-use planning in NSW. These include Part 3 Planning Instruments which sets out the statutory requirements for LSPSs, LEPs and DCPs. They also include Part 7 Infrastructure Contributions and Finance which contains provisions enabling local planning agreements and local infrastructure contribution plans and as well as the provisions which these need to comply with. The provisions of these Parts and other parts of the EP&A Act) are expanded on in the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

**Environmental planning instruments**

Environmental planning instruments (EPIs) set out when development consent is required, and often nominate the consent authority for specific types of development. The EP&A Act defines EPI to mean an environmental planning instrument (including a SEPP or LEP but not including a DCP) made, or taken to have been made, under Part 3 and in force. EPIs are drafted in accordance with the requirements of the EP&A Act and the EP&A Regulation.

**HPV - High Productivity Vehicle**

These are vehicles that can carry more payload than a B-double

**HQJOC - Headquarters Joint Operations Command**

It is the strategic operations centre for the Australian Defence Force.

**Integrated Planning & Reporting Framework**

The Integrated Planning and Reporting (IP&R) framework is a set of guidelines that outline Council's statutory requirements to ensure a more sustainable and transparent Local Government sector. The Framework is designed to improve local government's community, financial and asset planning and it includes long, medium and short term plans that set the direction for Council's service delivery based on the community's vision and priorities. In accordance with the *Local Government Act 1993*, all local councils are required to develop a set of strategies, plans and reports that are developed and endorsed by the Council. The peak planning document within the IP&R Framework is the Community Strategic Plan. This plan is a community focused document which sets out the community's vision along with its long term aspirations. The Council must take the Community Strategic Plan into consideration as it develops its response to where the community wishes to head.

**Key strategies**

A key strategy is a plan, method or series of actions the community has identified for achieving a specific goal or outcome.

**Local Environmental Plan**

Local Environmental Plans (LEPs), such as the Queanbeyan LEP 2012 and Palerang LEP 2014, control development at a local level and set out how land is to be used. The plans do this by allocating 'zones' to different parcels of land such as 'rural', 'residential', 'industrial', 'open space', 'environmental', and 'business' zones. Each zone has a number of objectives, which indicate the principal purpose of the land, such as agriculture, residential or industry. Each zone also specifies which developments are permitted with consent, permitted without consent, or prohibited.

QPRC currently oversees the following LEPs:

- Palerang Local Environmental Plan 2014.
- Queanbeyan Local Environmental Plan 2012.
- Queanbeyan Local Environmental Plan 1998.
- Queanbeyan Local Environmental Plan 1991.
- Queanbeyan Local Environmental Plan (Poplars) 2013.
- Queanbeyan Local Environmental Plan (South Tralee) 2012.
- Yarrowlumla Local Environmental Plan 2002.

All land, whether privately owned, leased or publicly owned, is subject to the controls set out in the applicable LEP, so it is a very important planning instrument. While LEPs are key documents, it is important to remember that their provisions can be overridden by SEPPs so they do not provide the final word on what kind of development is allowed in each zone. For example, a LEP might prohibit certain development in a particular zone but a SEPP might allow such development if it achieves one of the SEPP's aims. This is because SEPPs tend to deal with matters of State significance and can override local planning controls in order to deliver State significant development or State planning objectives. When councils prepare LEPs, they must follow directions issued by the Minister for Planning. These are called s117 Directions. Councils must also use the format stipulated by the Minister, which is known as the Standard Template LEP. The Standard Template LEP, stipulates the zones councils can use and the dictionary of terms and uses. The overall effect is to introduce standardisation across council areas in NSW, but it can restrict the ability of councils to include provisions that address local issues.

**Local Government Act 1993**

*The Local Government Act 1993* is the lead Act in NSW affecting the operation and governance of local councils. It enables councils to draft Codes and Policies which expand on its provisions.

### Local Infrastructure Contribution Plans

There are two types of local contribution plans provided for under the EP&A Act which a Council can draft:

- Section 7.11 contribution plan (formerly Section 94 Contribution Plan) where the plan establishes a demonstrated link between the development and the infrastructure that the contributions identified in it are funding. The contribution rate is charged per dwelling or per $m^2$.
- Section 7.12 contribution plan (formerly Section 94A Plan) levies where there does not need to be a demonstrated link between the development and the infrastructure funded from the contributions identified in it. Here, the contribution rate is charged as a percentage of the estimated cost of the development.

There are also contribution plans known as Developer Servicing Plans (Section 64 Plans) which are a type of contribution plan that allows Council to levy charges under section 64 of the Local Government Act 1993 to recover part of the infrastructure costs incurred in servicing new development or additions and changes to existing development. The charges relate to water supply, sewerage and stormwater.

### Local Strategic Planning Statement

A Local Strategic Planning Statement is a statutory document in NSW which focuses on the vision and priorities for land use in the local area over a 20 year period. They will consider the special character and values that are to be preserved and how change will be managed into the future. It will also implement actions in the regional and district plans (where the latter are in effect), and the Council's own priorities in the community strategic plan it prepares under local government legislation.

### Planning Agreement

A voluntary planning agreement (VPA) is a planning tool that allows planning authorities and developers to work together to deliver innovative infrastructure outcomes alongside development proposals. Division 7.1 Development contributions, Subdivision 2 Planning agreements of the EP&A Act prescribes the necessary process for planning agreements.

### Planning Proposal

The Department of Planning, Industry and Environment's publication Planning Proposals – a guide to preparing planning proposals observes:

*A planning proposal is a document that explains the intended effect of a proposed LEP and sets out the justification for making that plan. It will be used and read by a wide audience including those who are responsible for deciding whether the proposal should proceed, as well as the general community. It must be concise and written in language that is clear and easy to understand. It must also be technically competent and include an accurate assessment of the likely impacts of the proposal. It should be supported by technical information and investigations where necessary.*

*The preparation of a planning proposal is the first step in preparing a LEP. Throughout the course of preparing the proposed LEP, the planning proposal itself may evolve. This is particularly the case for complex proposals.*

### Public Space

Places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive, and these include:

a. Open spaces: Bushland, active and passive open space (sports grounds, parks),
b. Public facilities: Libraries, community centres, cultural facilities (museums, galleries),
c. Streets: Streets, plazas, pavements, passages and paths. We suggest acknowledging that public space is not just open space and that public facilities and streets play an important part in providing access to quality public space.

### Social Justice Principles

The Social Justice Principles ensure social considerations such as equity, access, participation and rights are taken into account when engaging the community. Social Justice Principles are based on eliminating inequity and promoting inclusiveness of diversity.

### State Environmental Planning Policies (SEPPs)

State Environment Planning Policies (SEPPs) primarily address planning

issues of State significance, for example the provision of infrastructure, affordable housing or coastal protection. As the name implies, these plans generally apply across the State. The provisions of a SEPP usually override local controls put in place by a council. SEPPs can also make the Planning Minister the decision-maker (consent authority) for the types of development in some circumstances. Essentially SEPPs are policies that seek to deliver the State Government's vision for land use and development across NSW.

**Stakeholder**

An individual, business or organisation that is impacted by or has an impact on Queanbeyan-Palerang and the Community Strategic Plan.

**Strategic Direction**

A Strategic Direction provides a summary of where the community wants to head in the long term.

**Strategic plans**

Strategic plans provide the long-term vision for land use planning.

**Statutory plans**

Statutory plans provide the rules and regulations that seek to ensure land uses and development are undertaken in a manner that delivers the strategic vision for the area.

To facilitate the delivery of the vision outlined in the Strategic Plans, the EP&A Act allows two types of environmental planning instruments (EPIs) to be made. These are:

- State Environmental Planning Policies (SEPPs), and
- Local Environmental Plans (LEPs).

**Strategic Pillar**

Queanbeyan-Palerang's Community Strategic Plan is structured around five Strategic Pillars of Community, Choice, Character, Connection and Capability. This allows the Community Strategic Plan to be structured around the IP&R quadruple bottom line requirements as well as addresses the community's wish to have key infrastructure issues addressed which relate to 'connection' in respect of roads and access to services.



QPRC

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