



Ordinary Meeting of Council

24 June 2020

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.1

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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Attachment 1 - Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
Community Submissions			
Submission No. 1	To what extent has the impact of the current bushfires been considered in the LSPS?	Bushfire prone land mapping has been anticipated as part of the LSPS, but not been made explicit. Updated bushfire prone land mapping has been completed and will be used for all future development proposals upon endorsement by the NSW Rural Fire Commissioner. The recently updated State government's "Planning for Bushfire Protection" guides all land use and development activities on bushfire prone land and will continue to do so.	Provide explicit reference to Bushfire prone land mapping and the application of the Planning for Bushfire Protection in the LSPS to emphasise bushfire considerations in land use planning in LGA and the State.
Submission No. 2	Sustainability in terms of solar access, materials of construction etc. should be incorporated in QPRC's DCPs.	Agreed. Solar access and materials are included in DCPs and also required under State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No change to the LSPS is required.
Submission No. 3	Confirmation that action 4.6.1 <i>Undertake LGA scale biodiversity study</i> will cover the entire LGA.	The biodiversity study when undertaken will cover the entire LGA.	No further action be taken on this submission.
Submission No. 4	It's time that QPRC got serious about incorporating climate change into its land-use planning policies.	Noted. The recently adopted Climate Change Action Plan actions will be updated in the LSPS.	Update references and actions from the Draft Climate Change Action Plan to the Council adopted Climate Change Action Plan.
Submission No.5.0	Greater resilience and sustainability in Braidwood and surrounding villages' infrastructure. This is ... the issue of greatest concerns to members of the BCA, with nearly half (48.2%) of those responding having this in their top 3 issue.	Noted. The recently adopted Climate change Action Plan actions will be updated in the LSPS.	No change to the LSPS is required.
Submission No. 5.1	The current [off-river storage] dam is no longer adequate when the Shoalhaven River ceases to flow	The Integrated Water Cycle Management Strategy is required to be	Review the LSPS to incorporate secure water supply for the main

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	<p>and is therefore in need of significant expansion and/or alternative water supplies need to be found. The BCA expects that QPRC will take action to ensure that such extreme water restrictions are never needed again and certainly not in 20 years' time. The BCA understands this will require amendment to the Braidwood Integrated Water Cycle Management Plan....</p> <p>...suggest that new bullet point be added [to Planning Outcomes for Braidwood]:...</p> <ul style="list-style-type: none"> • "The development of a more robust water supply in times of drought". <p>...In order to recognise the need for more robust water supplies for Braidwood, introduce a new action under Planning Priority 6 (or whichever is the more appropriate):</p> <p>"Revise the Braidwood Integrated Water Cycle Management Plan"</p>	<p>reviewed every 4 years and is due for review in 2022 and the secure water supply for Braidwood can be addressed.</p>	<p>towns including Braidwood.</p>
Submission No. 5.2	<p>The bushfires showed that communications, power and water supplies in rural areas were not sufficiently robust and are in need of considerable enhancement... The BCA notes that this is in part acknowledged in the Draft Statement, with the planning outcomes for Rural Residential including "Establish bushfire and communications resilience" (p56). However, this planning outcome is not repeated for rural areas (p62) and there appears to be no planning actions given to achieve this (p57 and p63).</p>	<p>Agreed. Investigation will be required to determine the appropriate land use action.</p>	<p>Investigate suitable actions to achieve the outcome of "Establish bushfire and communications resilience" (p56) and include outcome in rural areas (p62).</p>
Submission No. 5.3	<p>Sustainability and resilience require, as a central component, housing infrastructure. Secure and affordable housing is probably a greater impediment to family welfare.... Braidwood residents... are finding it increasingly difficult to pay the escalating rental costs which are being inflated by miners and those commuting to Canberra, both with higher level of incomes. There is therefore a need for an appropriate supply of affordable housing to ensure the sustainability and inclusivity of the community. The region's population will not expand significantly without more housing. The BCA notes that this is partially</p>	<p>Noted.</p>	<p>No change to the LSPS is required.</p>

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	covered by planning Action 4.4.9 (p51).		
Submission No. 5.4	Heritage protection of our natural and built environment - Many studies since the 1970s have drawn the conclusion that with the right investment, Braidwood can become a major destination for Heritage Tourism. This is a value-added advantage of preserving our built environment. Despite its Heritage listing, Braidwood has received very little investment from Local or State Governments to preserve and restore some of our most significant buildings. There have been inconsistencies in applying Heritage guidelines. In addition, there is a need to preserve the natural landscapes in the area which still survive. Some of these have been severely impacted by the recent fires e.g. the Bombay Reserve on the Shoalhaven River, and the Monga Forest.	Heritage grant funding continues to be provided through the annual local and special heritage grant. This issue will be considered as part of the Operational Plan submissions.	Review as part of the Operational Plan submissions report.
Submission No. 5.5	The third highest priority is more footpaths within the town of Braidwood. This is a priority for all ages of the community ... The ... Draft Statement is silent on the implementation of the Bicycle and Pedestrian Facilities Plans for Braidwood, Bungendore and Queanbeyan.... As highlighted on p49, Braidwood has the highest percentage (12.3%) of people who walk or cycle to work compared to the rest of the LGA and yet the town is still to have a proper network of foot and bicycle paths. The ...Draft Statement [is] to include brief statements relating to the completion of the schedules of the Braidwood Bicycle and Pedestrian Facilities Plan... bicycle / foot path around the town would provide a new tourist attraction as well as benefiting the health and wellbeing of the local community. The establishment of such a path may need some access approvals or change of ownership on some parts of the route.... In line with the discussion above on pedestrian and bicycle paths, extend Action 4.9.1 under Planning Priority 9 to read: "Implement QPRC Integrated Transport Strategy, including the Braidwood Bicycle and Pedestrian	The Integrated Transport Strategy includes an implementation plan which also covers the active travel (walk and cycle ways) for Braidwood. The current Action to implement the strategy covers this aspect.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
	Facilities Plan and a bicycle/pedestrian path around the outskirts of Braidwood”.		
Submission No. 5.6	Braidwood has an active Youth Performing Arts Association (BYPAA)... [which] has no permanent location to run classes... [and is in] search for a more suitable venue for the Dance Studio and BYPAA's school holiday activities ... and the proposed office smart hub/cultural space within the Braidwood council building (originally the Braidwood Literary Institute where some of the more mature members of the community learnt to dance) provides the best current opportunity. If this space could again host both youth and adult performing arts and be available for other community uses, the BCA believes it would be an important new asset to the Braidwood community. The BCA would like to see such a centre established and brief recognition given to this in the Draft Statement.	This issue will be considered as part of the Operational Plan submissions review.	Review as part of the Operational Plan submissions report.
Submission No. 5.7	The lack of available after-school care is a serious issue for the working-age population of Braidwood... the Braidwood library acts as a de facto child-care centre ... [and] the BCA would hope that the need for after-school care is recognised and briefly acknowledged in the Draft Statement... ...suggest that new bullet point be added [to Planning Outcomes for Braidwood]:... • “The extension of community facilities with a refurbished swimming pool, a performing arts centre, skate park, after-school care centre, redeveloped D&S Motors / Council Depot site among initiatives completed”.	This issue will be considered as part of the Operational Plan submissions review.	Review as part of the Operational Plan submissions report.
Submission No. 5.8	Skate Park at the Recreation Ground - QPRC is currently seeking a grant funding for its construction. Given the local support for the construction of a skate park [it] should also be completed within the timeframe of the Draft Statement and given brief recognition in it.	This issue will be considered as part of the Operational Plan submissions review.	Review as part of the Operational Plan submissions report.
Submission No. 5.9	The purchase of the D&S Motors site by QPRC and the intention to move the Council Depot in the future provides an exciting opportunity for a significant	Further consultation will occur and this site can be included in masterplan work for Braidwood.	Incorporate D&S Motors site and QPRC depot site in the future master plan work for Braidwood

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	development in the centre of Braidwood. This can be so much more than just off-street parking and the BCA would like to engage in a constructive conversation with QPRC on a possible vision for this site.		
Submission No. 5.10	The BCA stresses the importance of seeking a balance between the needs for economic development, ensuring QPRC is a lovely place for people to live and enjoy and maintaining our natural environment.	Noted.	No change to the LSPS is required.
Submission No. 5.11	Resilience - While the Draft Statement on p28 does briefly considers resilience and the impact of natural hazards (fire, flood) [although it omits hail and strong winds], it appears to be silent on the resilience of infrastructure (water, electricity, internet, telephones etc.) in time of emergencies which became apparent during the recent extreme bushfires. The BCA believes that this part of the QPRC Vision should be extended to include a new third point: • “Provision of robust infrastructure throughout the LGA during times of natural hazards”	Agreed. This point can be added in the Resilience section.	Review the first point under "Resilience" (p28) to include robust infrastructure.
Submission No. 5.12	Potential impact of... technological developments on planning - The Draft Statement does not include any foresight exercise to consider or discuss how challenges like... technological developments over the next 20 years may impact on planning. ... An example... is driverless cars... [which will have] positive repercussions on the mobility of the older and younger population... reduce the need for garages associated with dwellings... both for new and existing developments	Noted. This can be included in the first review of the document and also included in the review of the development controls for car parking and the like.	Include in upcoming reviews of development controls for car parking.
Submission No. 5.13	Vision for Braidwood in 2040 - BCA suggests there be a new paragraph extending the last sentence of the third paragraph: “The town’s role as a service centre for the evolving demographics and the surrounding farming and extractive industries will continue to be reinforced.”	Agreed.	Include in Braidwood Vision (p46) “The town’s role as a service centre for the evolving demographics and the surrounding farming and extractive industries will continue to be reinforced.”
Submission No. 5.14	Potential impact of climate change on planning - The Draft Statement does not include any foresight exercise to consider or discuss how challenges like	Action 4.5.4 requires ensuring that the potential impacts of climate change are considered when planning for the	No change to the LSPS is required.

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	increasing extreme weather events (droughts, floods, winds) due to climate change	future.	
Submission No. 5.15	The outcomes also flag the “Introduction of a living museum concept within Braidwood” as proposed by the QPRC Tourism Plan 2017–2025. The tourism plan suggests that “objects and stories to be out in the community to be absorbed and experienced by both visitors and residents”. While the BCA does not necessarily oppose to this sort of action, the term “living museum” usually refers to something much more than that this1... and suggests that either a different form of wording, omitting the words ‘living museum’, is used or this bullet point is deleted.	The term “living museum” can be clarified.	Clarify term “living museum” (p50).
Submission No. 5.16	Rural Areas - Planning Outcomes - Add a new outcome: • “Establish bushfire and communications resilience” Planning Actions Include actions to implement the planning outcome “Establish bushfire and communications resilience”	Agreed.	Add Investigate suitable actions to achieve the outcome of “Establish bushfire and communications resilience” and add to Rural Areas (p62 63).
Submission No. 6.0	Page 56 gives one of the draft Planning Outcomes as ‘The environmental and rural values of these areas are maintained into the future.’ I request that consideration be given, in the preparation of the next draft, to strengthening this planned outcome so it covers not only maintenance of the environmental and rural values of the areas, but strengthens them as well. One example of how this needs to be done is far better attention to managing weeds in public lands within the rural residential areas.	Noted. Action 4.6.9 includes the promotion of the control of noxious weeds. The control on public land can be dealt with through the upcoming review of the Community Land Plans of Management that are required to be updated. These plans are subject to community consultation and include maintenance programs.	Review weed management of public land as part of Community Plans of Management.
Submission No. 6.1	Page 57 refers to ‘Planning Actions for Rural Residential’. Obviously there is something missing in this heading, perhaps it should read ‘Planning Actions for the Rural Residential areas’?	Agreed.	Update heading (p57) to read ‘Planning Actions for the Rural Residential areas’
Submission No. 6.2	Paragraph 4.1.1 reads ‘Undertake formal Heritage Study for Local Government Area every 10 years’. (Obviously an article is missing from this sentence.) The same text is found in other parts of the draft Statement. In my view, this is inadequate. Yes, it is critically important to do regular and preferably more	Agreed. Sentence can be corrected. The Heritage Studies are used in the review of the Local Environmental Plans and Development Control Plans.	Correct sentence in 4.1.1 to read ‘Undertake a formal Heritage...’

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	frequent heritage studies, but what about <i>implementing</i> the findings and recommendations of those studies? Indeed, one could go further and ask what is the point of doing heritage studies if there is no commitment to using the information and data that they produce?		
Submission No. 6.3	Paragraph 4.6.9 reads 'Council to promote tree planting and control of noxious weeds'. Yes, I fully support action to control noxious weeds, and other invasive plants that have yet to be declared noxious under legislation, but far more thought needs to be given to the superficial wording of promoting tree planting. This is not necessarily a good thing. We have too many examples of government-sponsored programs in the rural residential zone in which trees have been planted into areas of native grassland. Perhaps this planning action could be expressed in such a way as to highlight the value of tree planting, so long as the appropriate species are planted, and that this occurs in appropriate places.	Agreed.	Include the word 'appropriate' before "tree planting" in Action 4.6.9
Submission No. 6.4	Planning Priority 8, paragraph 4.8.4 reads 'Review rural planning provisions having regard to the zoning of land, minimum lot sizes and averaging subdivision arrangements'. This sounds awfully like Cr Hicks' current attacks on the E4 Environmental Living zoning of much of the rural residential zone. It is fine to conduct such a review, so long as the goal is to <i>improve</i> the planning provisions, rather than to damage them which seems to be an approach taken by too many counsellors at present.	Noted. The Planning Proposal of the E4 zoned land in Wamboin and Bywong is currently being reviewed by the Department of Planning, Industry and Environment.	No change to the LSPS is required.
Submission No. 6.5	Paragraph 4.11.6 reads 'Undertake a rural road contribution plan for the Local Government Area'. The expression 'rural road contribution plan' is not defined in the glossary. Please include it there as, on the face of it, it sounds as if this is Council wanting to impose a new tax on the people in the rural residential and rural areas because road maintenance in our area, on a per capita basis, is perhaps more expensive than in some of the urban areas of the LGA.	Agreed.	Include definition/explanation of rural road contribution plan in the LSPS.
Submission	Page 40, with three weird errors in one sentence: 'The	Agreed.	Correct sentence (p40) to read

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No. 6.6	upgrades to intersections with the Kings Highway have made it safer to go travel through and round Bungendore and will be complimented		'The upgrades to Kings Highway intersections have made it safer to travel through and around Bungendore, and will be complemented..."
Submission No. 7	<p>Regarding Barracks Creek Bridge and new concrete track...</p> <p>The Draft Local Strategic Planning Statement - Towards 2040 references "Planning outcomes" which include the following statements: Identify and protect land with significant environmental values. Ensure development minimises impacts on the natural environment. Protect and enhance the LGA's biodiversity values. Identify and protect landscapes with high scenic qualities. Ensure both surface and ground water resources are sustainably managed. Queanbeyan's natural and environmentally sensitive settings are clearly identified in planning/development controls and those controls are enforced in the development process. The Queanbeyan River and its natural setting are regularly used and appreciated by the community and visitors. The impacts of development on the natural environment are managed and balanced.</p> <p>We really hope the strip of stark white concrete being pushed in now does not extend all the way to Dane Street from Barracks Creek Bridge. It will visually dominate the setting and diminish its unique environmental and visual feel.</p> <p>Local people and visitors love this stretch of the river because it contrasts so markedly with the suburban and built environments all about, the concrete and tar and new roads and suburbs, and real estate signs for Jumping Creek. Take a walk and speak with people who walk here! ... The current natural pathway could readily be strengthened with a crushed granite product which packs well but is not harsh and hard like thick white concrete is....</p> <p>Could it be that Queanbeyan Council follows best</p>	Noted. The submission on the suitability of the pathway material and the suggested more natural alternative to white concrete will be forwarded to Council's Community Connections Portfolio for their review.	Pathway material of Queanbeyan River pathway between Dane St and Barracks Flat Creek Bridge to be considered by Council's Community Connections Portfolio. No change to LSPS required.

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	<p>practise of some of the remarkable riverside and other parklands in urban Australia, by strengthening the local environmental qualities, including natural surfaces on walkways! Wouldn't that be something to be proud of and care about!</p> <p>Many recent riverside conversations along this section of our river have concurred that wouldn't it be wonderful if our council got this one right, enhancing this special environmental and river zone rather than imposing another hard urban concrete surface as part of a capital works program.</p>		
Submission No. 8.0	<p>The Towards 2040 draft provides a useful bring together planning instruments of Council and the region and because they all interrelate, uniting them under broad principles.</p> <p>Section 1.1 What is a LSPS, needs to explain how the various audiences can use this document and contribute to its development. It will have limited usefulness if staff and Councillors and the community don't have continual exposure to the Strategy. I suggest that for a broader audience, a more concise version is produced. I also feel that the number of priorities and outcomes could be significantly reduced and combined because of overlap, so making it less unwieldy</p>	Noted.	Prepare a plain English executive summary of the LSPS to assist in reaching a broader audience, following its completion.
Submission No. 8.1	<p>. The vision statement is rather a list of 'nice things to do' and is not fully capturing these new community insights [awareness and new attitude to change and adaptation in the community, with the coincidence of widespread wildfire, severe drought and Covid 19], goodwill, imagination and willingness to work together across boundaries.</p> <p>The Vision Statement doesn't sufficiently acknowledge that Queanbeyan and the region and the ACT are essentially one community. While there is recognition in the LSPS that there are cross border interactions, e.g. employment and services, the plan fails to set a genuine collaboration (transport, waste management,</p>	Noted. This was also raised in DPIE submission.	Review Vision for inclusion of commentary of links and collaboration with the region and ACT using South East and the Tablelands Regional Strategy as a guide.

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	<p>climate change, biodiversity conservation, energy, water supply, stormwater management and recreation) and as a result the Vision is inward looking. The South East and Tablelands Regional plan 2036 ... gives more recognition of the myriad close links and the need to more closely collaborate (“commitment”, “strengthen”..) with the ACT. The ACT - NSW Memorandum of Understanding (3.10) also provides for this “borderless” approach and managing water sewerage, waste/recycling and renewable energy on a regional scale. This spirit, and reality, needs to imbue the Vision and the LSPS to a greater degree.</p>		
Submission No. 8.2	<p>It is disappointing that the Vision doesn't make specific reference to local government response to the major future threat to community safety, health and economic well-being, and that is climate change, resulting from the escalating accumulation of greenhouse gases in the atmosphere. ... The strategy itself makes reference to the Council and Community Climate Change Strategies, but given the central nature of Climate change to our common future, this surely must be specifically part of our Vision, and constitute one the Priorities across the Council.</p> <p>The Vision is not looking at imaginative, stimulating and inspirational proposals, at an unusual time in our history when this is particularly needed, while the community is now looking at big issues more outwardly, cooperatively and even globally. As an example, the Strategy and Vision make little reference to linking light rail, as the major unifying and stimulatory infrastructure development investment that has already started in our region, although there is reference to linking to an emerging transport hub at the airport in the Strategy.</p>	Agreed.	Include Climate Change actions and adaption as part of the Vision.
Submission No. 8.3	<p>Page 28 includes additional statements on the Vision. This appears out of context. This could appear below the Vision or as a referenced appendix.</p>	Context of page 28 can be reviewed.	Review the context of the additional vision statements on page 28 of LSPS.
Submission No. 8.4	<p>The vision must talk about protecting and managing our biodiversity in a regional context and to a greater</p>	The part of the vision that mentions supporting the natural environment can	Include the protection and management of our biodiversity in

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	extent as there are huge gaps and threats are growing, in terms of more erratic rainfall, climate change favouring invasive species.	be broadened to incorporate the protection and management of our biodiversity.	the vision (p5) as part of supporting the natural environment.
Submission No. 8.5	The South East and Tablelands Regional Plan 2036 is fortunately a major driver ... it envisages strengthening the cross border links, envisages environmentally sustainable and affordable housing, which is critical to the wellbeing and future of many people in our community. It envisages “a diverse environment interconnected by biodiversity corridors”. It aims to enhance biodiversity connections, The SETRP goals also coordinate infrastructure in a cross border setting. Again, these are goals that should be emulated more closely and specifically in the LSPS.	Noted. The enhancement and depiction of cross border biodiversity connections has been identified also in the agency submissions. Mapping updates and alignment of the LSPS with the Regional Plan are recommended.	Include cross border goals including biodiversity connections from the Regional Plan in the LSPS together mapping showing the cross border biodiversity corridors.
Submission No. 8.6	The Queanbeyan Residential and Economic Strategy 2031 should be revised in line with the Regional Plan. This document tends to diminish the extent to which the region relies on the ACT and instead foresees more separate development, in competition, along jurisdictional lines... There are no valid reasons why Queanbeyan and district should have commensurate employment and housing and at all costs, to compete with the ACT. Future growth centres at Bungendore, Sutton and Braidwood are also constrained by future uncertain water supply (and ultimate population growth in our greater region, including Canberra, are subject to these same future uncertainties).	The Queanbeyan Residential and Economic Strategy 2031 was last reviewed in 2015 and will be reviewed again prior to the first review of the LSPS.	No change to the LSPS is required.
Submission No. 8.7	Population The obvious driver of planning is population growth and trends, i.e. our relatively very high elderly proportion. The population estimates in the LSPS, based purely upon recent trends, equates to an average population growth of nearly 2% per year. The LSPS assumes population growth rate is not to be constrained, e.g. by Queanbeyan’s physical limitations on housing land. If this growth rate is applied for 100 years, Queanbeyan suddenly has a population equal to the ACT ‘S current population, so at some point, growth in Queanbeyan will slow. Simplistic arithmetic estimates based on past trends are clearly quite	Noted. It is not the role of the LSPS to provide detailed analysis of population scenarios. The various plans and strategies that have informed the LSPS have done some of this work including the Structure Plans and the Integrated Water Cycle and Transport strategies which have used population projections and capacity of various networks in formulating their recommendations and implementation plans to manage growth.	No change to the LSPS is required.

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	unrealistic and not adequate for planning. There is nothing in this strategy which analyses various population scenarios and the possible limits to growth. Growth implies the need for investment in the full range of services.		
Submission No. 8.8	QPRC Transport Strategy: ... emphasis on encouraging public transport, bike-tracks and walking is supported. However, this document can't lie defunct. Council and the community now need to seriously follow up action which will capture the community's attention and particularly at a time when the community attitudes have shown a remarkable shift to other alternatives to transport. This LSPS must grasp and capitalise on the emerging new community energy and awareness, particularly in transport and work patterns.	Agreed. The implementation of the Transport Strategy is one of the actions of the LSPS.	No change to the LSPS is required.
Submission No. 8.9	Rural Residential Development is a very significant characteristic of our Council and region, in terms of housing and land-use sector, reference to which is absent in the broad LSPS Planning Priorities except to be referred to in passing in the Rural Lands Strategy and much later, actions listed in Section 5.5 pages 52 to 57.	Noted.	No change to the LSPS is required.
Submission No. 8.10	While I understand that there is still a Development Control plan for RRD, more specific actions are needed at the higher strategic level to provide improved ongoing management of these relatively intensively settled rural lands, to protect communities from wildfire, to protect considerable environmental values lying among RRD areas, including biodiversity and water quality. This should be an outcome of the LSPS.	The first outcome on page 56 deals with protecting environmental values. "The environmental and rural values of these areas [Rural Residential] are maintained into the future"	No change to the LSPS is required.
Submission No. 8.11	Rural Residential development can be very good or very bad... Unfortunately, RRD is now typified by many blocks with grazing stock, numbers of horses, sheep and goats, often leading to gross over grazing, ... rapid loss of vegetation and rapid degradation of soils, also leading to loss of water quality. This is an issue which is not new and needs much more close monitoring and much more stringent grazing controls, necessarily involving the State Government. .	Noted. Local Land Services are the relevant State agency who manage grazing and the like. They have workshops, events and funding programs to address some of these issues.	No change to the LSPS is required.

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Submission No. 8.12	There are still instances of fill being placed unlawfully on these rural lands	Noted. This is an ongoing compliance matter that affects Council's surrounding the ACT in particular.	No change to the LSPS is required.
Submission No. 8.13	The Floodplain Management Plan is not mentioned in the LSPS: This is another one of the future threats and uncertainties which Council is now more aware. However, this requires inclusion in the LSPS.	Agreed. This has also been raised by State agencies. The Action 4.8.8 mentions flood mitigation and the Monitoring and Reporting section references the preparation and implementation of Floodplain Risk Management plans, however, this can be made more explicit and referenced as an action.	Review the Implementation Plan on page 73 to include the preparation, review and implementation of Floodplain Risk Management Studies and Plans for the main townships as an action.
Submission No. 8.14	Priority needs to be given to revising Bushfire hazard plans and Fire Management Plans, in consultation with the Rural Fire Services. These need to appear as specific priorities and actions.	Agreed. Bushfire prone land mapping has been anticipated as part of the LSPS, but not been made explicit. Updated bushfire prone land mapping has been completed and will be used for all future development proposals upon endorsement by the NSW Rural Fire Commissioner. The recently updated State government's "Planning for Bushfire Protection" guides all land use and development activities on bushfire prone land and will continue to do so.	Provide explicit reference to Bushfire prone land mapping and the application of the Planning for Bushfire Protection in LSPS to emphasise bushfire considerations in land use planning in LGA and the State.
Submission No. 8.15	An Integrated Water Cycle management Strategy is under development (3.7.10). I feel that the LSPS should include a commitment to community involvement in the development of this strategy and that it is undertaken through seamless cross border collaboration.	Community Consultation is required as part of the preparation of the Integrated Water Cycle Management Strategies and is overseen by Water NSW.	No change to the LSPS is required.
Submission No. 8.16	The Region- Canberra Region Joint Organisation (3.11) is something which is not publicised. ... It ... needs a higher profile, together with its goals including "our region to operate "seamlessly across all boundaries"... It would be useful if the LSPS could explain the nature and operational modus a little further.	Noted. The section on page 17 on the Canberra Region Joint Organisation can be reviewed for further explanation of their role.	Provide further explanation of role of Canberra Region Joint Organisation's role on page 17.
Submission	Strategic Planning Priorities - 1. This Section needs to	Agreed.	Update Part 4 Strategic Planning

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No. 8.17	clearly state up front that the priorities are not ranked in descending order in terms of importance.		Priorities to be clear that the list is not ranked in order of importance or priority.
Submission No. 8.18	2. Given the new significance of the global issue of Climate change, the 'outcome' of Priority 5, i.e. 'Ensure potential impacts climate change are considered when planning for the future', needs to be one of the key Planning priorities, rather than an outcome of a general priority. This is in view of the broad and growing extent to which this is already impacting on the economic, safety, health and amenity of the community and the state of the environment.	Agreed. The planning priorities have been sourced from Council Community Strategic Plan 2018 and will benefit from the inclusion of climate change/natural hazards/resilience priority.	Review planning priorities for the he inclusion of climate change/natural hazards/resilience priority.
Submission No. 8.19	3. Planning priority 6, needs to commit to seamless and borderless approach to managing our water resources, in line with the South East and Tablelands Regional Plan 2036.	Agreed.	Update Planning Priority 6 to include commitment to seamless and borderless approach to managing our water resources, in line with the South East and Tablelands Regional Plan 2036.
Submission No. 8.20	4. Due to the very significance of rural residential development, Priority 4.7 requires a specific outcome for improving the management of the large areal extent of rural residential development, in the public interest and environmental integrity.	It is considered that the management of rural residential development is well placed as an outcome under Planning Priority 4.7 (p21).	Include the management of rural residential development is well placed as an outcome under Planning Priority 4.7 (p21).
Submission No. 8.21	5. It may be possible to collapse the number of priorities and outcomes, into a smaller and more practical number to reduce the subject overlap, to make the Strategy more digestible to more parties.	Noted. This can be considered in the final review.	Review priorities and outcomes for subject overlap and condense where possible,
Submission No. 8.22	6. Given the evidence, i.e. only 1.5% use public transport, 3 walk or ride, (page 27) Priority 9 requires a specific outcome to increase the use of alternative transport. Having such actions hidden in the large and complex Transport is unsatisfactory and ineffective. Covid 19 and the increasing congestion on roads, highlighted recently for the widespread call to stagger work arrangements and stagger work times, shows the potential for the community to change and adapt, given the right incentives.	Agreed. Planning Priority 9 can include an additional outcome to increase the use of alternative transport options (i.e. not private vehicles).	Include an additional outcome to increase the use of alternative transport options (i.e. not private vehicles) in Planning Priority 9 (p22).
Submission No. 8.23	Planning Actions for Priorities (page 29) - resources The content of some of these Actions don't appear to	Noted.	Review Planning Priorities and Outcomes where necessary to

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	match the priorities listed on pages 20 to 23, e.g. planning priority 7.		ensure connection and relevance between each.
Submission No. 8.24	Planning priority actions 5, 6, and 7, are supported. In particular, a new Council wide Biodiversity Study and preparation of and implementation of management plans for Crown Land are essential prerequisites to address the regional goals for regional biodiversity conservation, which in turn underpin many planning decisions and processes.	Supported and noted.	No change to the LSPPS is required.
Submission No. 8.25	It is essential that Council find new financial resources to undertake management of our natural resources into the future. In this regard, Queanbeyan Landcare have forwarded a submission to Council outlining these management needs and feasible sources of finance. The possible sources are Council's fair share of the ACT Abstraction Charge on water and Council's fair share (or even lesser amount), of Icon Water's annual profits (copy can be provided by contacting me).	Noted.	No change to the LSPPS is required.
Submission No. 8.26	On page 71, Implementation of Priorities, the Council wide Biodiversity study is not to be undertaken until 2030. This is unacceptable, if environmental assets and management are to be adequately taken into account now, in a host of planning decisions and priorities. The Biodiversity Study will be needed to be adequately manage lands under Council control, an action that is ongoing, but unfortunately grossly under-resourced, in terms of adequate numbers of trained and qualified employees.	Noted. This has also been identified by State Agencies and a recommendation made for 2025 completion. This completion relies on the availability of funding for the study.	Review timeframe for completion of Biodiversity Study for 2025 subject to securing funding.
Submission No. 8.27	Rural Lands. The comments I have made in respect of Rural Residential Development land use applies to rural land, including the need to more closely monitor land use in terms of vegetation, biodiversity and water management. This requires more resources.	Noted.	Changes as per previously noted.
Submission No. 8.28	Implementation of Priorities... Climate Change and related impacts on the community and our Environment: Priority should be given to educating and preparing the community for the permanent and likely increasing threat of wildfire and other extreme weather causing events, emanating from climate	Noted and addressed above.	Review planning priorities for the inclusion of climate change/natural hazards/resilience priority.

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	change. - Actions to mitigate and adapt for climate change much become one of the focus off the strategy		
Submission No. 8.29	Implementation of Priorities... 4.9.4; Advocate for extending Canberra commuter rail to Queanbeyan and Bungendore: This is supported, however, the advocating needs to be much more energetic, seeking to become stakeholder immediately, with financial stakes. Participating in meetings is a weak action.	Noted.	No change to the LSPS is required.
Your Voice Submitter 1	Rank Planning Priorities in order of importance: We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages, We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice, We build on and strengthen our community cultural life and heritage, Our transport infrastructure and networks are well planned and maintained, We undertake planning to ensure infrastructure is prepared for future growth, Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community, We ensure the future planning for the region is well coordinated and provides for its sustainable management, We consider the environmental impacts of future development, Our natural landscapes and water resources are sustainably managed, We actively promote and implement sound resource conservation and good environmental practice, We plan for and provide regional facilities which promote better social connection and access for the community, We have a well	Supported and noted	No change to the LSPS is required.
Your Voice Submitter 2.0	With regards to transport considerations and linking the Local Strategic Planning Statement to QPRC's Community Strategic Plan for the community outcome for 4.1.1 please consider the following: For item 4.9 Planning Priority 9 (page 22) – consider including in the third outcome point reference to taking action for road safety e.g.. 'Take action to find solutions for traffic congestion, road safety and heavy vehicle impacts' so the outcomes can link back to the region's transport	Noted and can be included as an action.	Include the following Action under Planning Priority 9: 'Take action to find solutions for traffic congestion, road safety and heavy vehicle impacts'

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	network outcome that allows for safe system approach and facilitates safe ease of movement.		
Your Voice Submitter 2.1	For Planning Actions for QPRC LGA and Planning Priority 9, point 4.9.2 (page 29) [39, 45 and 74] please consider including references supporting safe ease of movement for the range of transport options to link in with the Community Strategic Plan – e.g.. 4.9.2 Ensure new release areas and other large subdivisions have a range of transport options available that support safe ease of movement.	Agreed. The Action 4.9.2 can be amended to include supporting safe ease of movement for transport options.	Update Action 4.9.2 to include supporting safe ease of movement for transport options.
Your Voice Submitter 2.3	For 3.7.6 (page 13) about QPRC ITS consider adding to the heading 'Safety health and wellbeing' the goals of applying safe system approach which will tie back to QPRC's Community Strategic Plan – e.g. 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.	Agreed.	Under Section 3.7.6 (page 13) heading: 'Safety health and wellbeing' add the goals of 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
Your Voice Submitter 2.4	• And small spelling mistake on 4.9.8 modify 'Identify transport corridors for increased development densities' to 'Identify...' (Page 22, Page 29, Page 39, Page 45, Page 51 and Page 74)	Agreed.	Correct spelling error for 'identify' in Action 4.9.8 (p22,29,39,45,51 and 74)
Your Voice Submitter 2.5	• Small 42 change 'safely sector' to 'safety sector' in the brown box with the 27.7% employment figure area	Agreed.	Correct spelling error on page 42 for 'safety sector'
Your Voice Submitter 3.0	Of the actions listed in the draft LSPPS, which do you believe are the most important for your area: Focus housing growth in locations that maximise infrastructure and services is one of my high priorities.	Supported and noted.	No change to the LSPPS is required.
Your Voice Submitter 3.1	What is missing from the actions, priorities or outcomes for your area? I am concerned about dual occupancy developments and the way the PLEP and the QLEP is interpreting this. They are not permitted in rural/residential areas which is unjust. This should be allowed for in this new planning instrument.	Consider as part of submission on Queanbeyan Palerang Local Environmental Plan 2020.	Consider as a submission on the Draft Queanbeyan-Palerang Local Environmental Plan
Your Voice	Ranked planning priorities in terms of importance:	Supported and noted.	No change to the LSPPS is

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Submission Name	Submission	Response	Action / Recommendation
Submitter 3.2	<p>We plan for and provide regional facilities which promote better social connection and access for the community, We build on and strengthen our community cultural life and heritage, Our transport infrastructure and networks are well planned and maintained, We consider the environmental impacts of future development, Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community, We undertake planning to ensure infrastructure is prepared for future growth, Our natural landscapes and water resources are sustainably managed, We have a well informed and engaged community , We have an active and healthy lifestyle, We ensure the future planning for the region is well coordinated and provides for its sustainable management, We actively promote and implement sound resource conservation and good environmental practice, We will promote Queanbeyan-Palerang’s identity and the growth of our economy, including tourism, as a destination of choice, We will continue the ongoing</p>		required.
Your Voice Submitter 4.0	<p>Of the actions listed in the draft LSPPS, which do you believe are the most important for your area: From the actions listed on page 45 for Bungendore area, all the ones listed below are most important in my view for the Planning Actions for Bungendore region. Please note I have listed with the numbers council have provided and in my view Council have NOT given the priority order that the community would necessarily have presented or selected. Who decides the priority order and do the community have any say?</p> <p>2 4.2.1 Ensure new developments are provided with appropriate open space. 2 4.2.3 Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population. 2 4.2.6 Promote interconnected green spaces. 4 4.4.1 Ensure tourism orientated uses are permissible</p>	<p>Priority order noted. The listing of the Planning priorities and actions has been done based on themes that were presented in the Community Strategic Plan. They are not in order of importance or priority. The completion of actions requiring the allocation of funding will largely be determined by Council's Operational and Delivery Plans. These plans are prepared every year and four years respectively and are exhibited for public comment. Other actions are included in the reviews of planning instruments like the Local environmental Plan, Development Control and Infrastructure Contribution Plans.</p>	No change to the LSPPS is required.

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Submission Name	Submission	Response	Action / Recommendation
	<p>in Council’s respective planning controls.</p> <p>4 4.4.3 Ensure suitable land zoned to accommodate commercial, business and industrial development to 2040.</p> <p>4 4.4.4 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development.</p> <p>5 4.5.3 Encourage new developments to be early adaptors of innovative and sustainable approaches to reduce energy and water consumption.</p> <p>6 4.6.2 Identify landscapes with high scenic qualities and protect from inappropriate development under respective planning controls.</p> <p>6 6.6.5 Ensure both surface and ground water resources are sustainably managed.</p> <p>6 4.6.6 Research methods to identify and protect significant heritage trees.</p> <p>8 4.8.3 Review endorsed Structure Plans for main townships every 2 years.</p> <p>9 4.9.1 Implement QPRC Integrated Transport Study.</p> <p>9 4.9.2 Ensure new urban release areas and other large subdivisions have a range of transport options available.</p> <p>9 4.9.4 Advocate for extending Canberra commuter rail into Queanbeyan and Bungendore.</p> <p>9 9 4.9.6 Undertake freight management actions in Integrated Transport Strategy.</p> <p>9 4.9.7 Land use planning outcomes to support improved public transport.</p> <p>9 4.9.8 Identity transport corridors for increased development densities.</p> <p>10 4.10.2 Zone land and construct new Sports Hub at Bungendore.</p> <p>10 4.10.5 Investigate housing and service needs to support additional aged population in Braidwood and Bungendore.</p> <p>11 4.11.4 Review and consolidate with prior community engagement the former Palerang Contribution Plans.</p> <p>11 4.11.6 Undertake a rural road contribution plan for</p>		

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	the Local Government Area. 11 4.11.9 Ensure appropriate car parking facilities are available for the community. 11 4.11.10 Ensure suitable land identified for Depots and other Council facilities.		
Your Voice Submitter 4.1	<p>What is missing from the actions, priorities or outcomes for your area?</p> <p>In line with the 'Social Justice Principles', there are a number of common themes which come through from in the plan. However these only have mention to various community engagements which have taken place over the past three years (2016 – 2018). The more recent community engagement and the strongly supported community feedback provided to QPRC throughout 2019 for some reason has been omitted from the plan?</p> <p>This is especially concerning too as feedback sought from other Government organisations has also been ignored, when the Community Strategic Plan is for 2018 – 2028.</p> <p>No references have been made at all from these community consultations and questions asking why the other advice from other government agencies has been ignored?</p> <p>More recent local concerns need to be professionally and properly addressed, specifically relating to:</p> <ul style="list-style-type: none"> * Land development zoning issues for residential housing, (also noting the non-declaration of conflicts of interests from some speakers/representatives who made presentations to Council in Bungendore Chambers - noted on record and consistently ignored by council representatives.) * Water supplies, including water quality issues and complaints made about the water pressures to some residential properties. Again complaints made and consistently ignored. The report instead indicates to the community that all is good when actually it really is not. Concerns raised about high rates business and residential, in the Bungendore region and the expected 	<p>Consultation on the Bungendore Structure Plan and the residential rezoning proposal for land off Tarago Road known as North Elmslea occurred in 2019. The submissions on these projects were considered in the submissions report to Council in early 2020. The Bungendore Structure Plan as adopted has been incorporated into the LSPS document.</p>	<p>No change to the LSPS is required.</p>

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	rate increases. The increasing population growth and strain on the local health and education/primary school facilities. The report does not represent the most up to date concerns post 2017- 2018!		
Your Voice Submitter 4.2	Rank Planning Priorities in order of importance: Our natural landscapes and water resources are sustainably managed, We ensure the future planning for the region is well coordinated and provides for its sustainable management, We have a well informed and engaged community , We consider the environmental impacts of future development, We have an active and healthy lifestyle, Our transport infrastructure and networks are well planned and maintained, We build on and strengthen our community cultural life and heritage, We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages, We undertake planning to ensure infrastructure is prepared for future growth, We will promote Queanbeyan-Palerang’s identity and the growth of our economy, including tourism, as a destination of choice, We actively promote and implement sound resource conservation and good environmental practice, We plan for and provide regional facilities which promote better social connection and access for the community, Our Council is efficient, innovative.	Supported and noted.	No change to the LSPS is required.
Your Voice Submitter 4.3	Re: Appendix 2 – Ecologically Sustainable Development Principles (page 93) 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. QPRC, please confirm for the Bungendore community that all new and emerging plans and developments in Bungendore that are approved by QPRC from now onwards into the future will include the environmental factor of polluter pays	Noted. The Contribution and Developer Servicing Plans require developers to pay for infrastructure and facilities such as roads, pathways, recreation areas, community facilities, stormwater and water and sewer infrastructure. Conditions of development will require the containment of pollution and waste.	No change to the LSPS is required.

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	(shown in Appendix 2- page 93) as part of the approval processes? This should be standard practice in ALL of the approved agreements made with the relevant developers? By doing this, it will give an clear representation, understanding and assurance to the local Bungendore community that ALL new developments undertaken in Bungendore will have the relevant developers responsible and accountable for bearing the cost of containment, avoidance or abatement for all generated pollution and waste.		
Your Voice Submitter 4.4	<p>The plan needs to provide clear reference document links to the mentioned plans and policies in Appendix 3. QPRC, please advise the Bungendore community if the relevant plans and polices extracted and shown below from the list (in Appendix 3 -page 94) are ALL the relevant plans for the Bungendore community to be considering when making any comments to Council? Assuming these are ALL the relevant plans, please provide and include the relevant links to enable the community to have sight and easier access to where ALL the relevant up-to-date plans that are listed in the Appendix 3 can be found?</p> <p>Appendix 3 – Relevant Council Plans and Policies 3 (page 94)</p> <p>Local Environmental Plans * Palerang Local Environmental Plan 2014 Development Control Plans: * Palerang Development Control Plan 2014 Contribution Plans: * Palerang Section 94A Development Contribution Plan * 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 * Yarrowlumla Section 94 Plan No.1 - Bungendore</p>	<p>The plans are relevant for Bungendore. Also relevant are the Section 64 Plans known as Developer Servicing Plans which include: Sewerage - Development Servicing Plan for former Palerang and the Water Supply - Development Servicing Plan for former Palerang. Links to each document are available on Council's website: https://www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Controls.</p>	<p>No change to the LSPS is required.</p>
Your Voice	Of the actions listed in the draft LSPS, which do you	Supported and noted.	No change to the LSPS is

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
Submitter 5.0	believe are the most important for your area: Water, Water, Water, Transport and Protection of Historic Street-scape. Real!! Interconnected many kilometre long car free walking, bike and horse riding tracks. Anti-corruption control. (No NP?)		required.
Your Voice Submitter 5.1	What is missing from the actions, priorities or outcomes for your area? Water: We are in serious Water deficit as it is. We need a green environment (gardens/trees/lawns) to counter rising temperatures. 100 meter watered green fringe around major assets like the towns to protect from bushfires. We need a river system. A virtual one will need to be created. Recycling water, desalination of sea water etc. A SE regional solution. We don't need another dam as all the good spots have been taken and it is likely to be dry when we want it. Leverage improving technology, green energy moving to marginal cost to implement an affordable necessary solution.	Noted. The Integrated Water Cycle Management Strategy explores the security of water supply for the next 30 years.	Review the LSPS to incorporate secure water supply for the main towns.
Your Voice Submitter 5.2	Rank planning priorities in terms of importance: We undertake planning to ensure infrastructure is prepared for future growth, We have a well informed and engaged community , We plan for and provide regional facilities which promote better social connection and access for the community, We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages, Our natural landscapes and water resources are sustainably managed, We actively promote and implement sound resource conservation and good environmental practice, We ensure the future planning for the region is well coordinated and provides for its sustainable management, Our transport infrastructure and networks are well planned and maintained, We consider the environmental impacts of future development, We build on and strengthen our community cultural life and heritage, Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community, We have an	Supported and noted.	No change to the LSPS is required.

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	active and healthy lifestyle, We will promote Queanbeyan-Palerang's identity.		
Your Voice Submitter 5.3	We are in an age of change, COVID has changed the landscape, working remotely is now a proven concept, self-driving cars are on the horizon, energy at marginal cost coming at an ever increasing rate. We must proactively grasp the opportunities technology is providing and be optimistic. Pessimistic corruption and destruction of community assets as led by the NP must be stopped.	Noted.	No change to the LSPS is required.
Your Voice Submitter 6	What is missing from the actions, priorities or outcomes for your area? The removal of the averaging lot provision for E4 properties that would meet the minimum lot size etc. So that eligible and suitable properties can be fairly assessed for subdivision purposes in rural residential areas	This is relevant for the current exhibition of the draft Queanbeyan-Palerang Local Environmental Plan 2020.	Consider as a submission on the Draft Queanbeyan-Palerang Local Environmental Plan
Your Voice Submitter 7.0	Of the actions listed in the draft LSPS, which do you believe are the most important for your area: Environmental corridors, protection of heritage values including Aboriginal heritage, development of renewable energies and other emerging industries incl. advanced manufacturing etc. to support local jobs and economies.	Supported and noted.	No change to the LSPS is required.
Your Voice Submitter 7.1	What is missing from the actions, priorities or outcomes for your area? 'While the plan is to commended for acknowledging and seeking to understand Aboriginal heritage and establish working relationships with local Aboriginal organisations and traditional owners (4.13) , I am concerned that the plan does not give Aboriginal heritage recognition and protection the same priority as other forms of local cultural heritage. Specifically, the timeframes for implementing 4.1.8 'Indigenous heritage study completed by 2030' is completely out of step with other heritage management strategies i.e. 4.1.1 'New comprehensive heritage study'. And 4.1.7 'updated heritage list and controls in	Agreed.	Review timeframe for completion of Aboriginal Cultural Heritage Study for subject to securing funding.

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	<p>Environmental Plan', due to be completed by 2025.</p> <p>The strategies of 4.1.1. and 4.1.7 should include Aboriginal heritage components. There is no reason why Aboriginal heritage recognition and management should take five years longer than other heritage management plans. In fact, if Aboriginal heritage is not included within these broader heritage management plans there is a real risk that the Environmental plan and other development strategies that are due to be completed earlier than 2030 will do damage to Aboriginal heritage places and values.</p> <p>Likewise, the proposed planning actions for Rural Residential areas should specifically include surveying and management of Aboriginal heritage as well as other forms of heritage. As the recent discovery of significant Aboriginal archaeological sites in Wamboin and Bywong illustrate, significant Aboriginal heritage sites are still present in 'rural' areas and can potentially teach us a lot about pre-European land use in this area. And because they are relatively uncommon, the significance of such sites it's far greater than in other less settled areas.</p> <p>There have recently been some very successful Indigenous heritage rural community engagement projects in our region that have seen rural property owners coming together with traditional owners to share information about Aboriginal heritage places and objects found on pastoral leases and private land, for example the ANU's 'Talking About Stones' project. For more info see:</p> <p>- https://cdhr.cass.anu.edu.au/research/projects/talking-about-stones - https://www.abc.net.au/news/2018-09-22/aboriginal-artefacts-on-farm-shared-with-researchers/10291124</p>		

Attachment 1 - Local Strategic Planning Statement – Summary and Consideration of Community Submissions

Submission Name	Submission	Response	Action / Recommendation
	<p>I would encourage QPRC to consider a more proactive approach to engagement with Aboriginal communities and Aboriginal heritage in order to maximise the potential cultural and economic benefits (including new tourism and industry opportunities) that potentially flow from solid and respectful relationships between them.</p> <p>To reiterate, 1) it should not take ten years to complete an Indigenous heritage study of the QPRC, 2) an indigenous heritage study of the QPRC should be done in tandem with other heritage studies 3) an indigenous heritage study of the QPRC should include heritage in all land use areas, including rural residential.</p>		
Your Voice Submitter 7.2	Rank planning priorities in terms of importance: Our natural landscapes and water resources are sustainably managed.	Supported and noted.	No change to the LSPS is required.
Your Voice Submitter 8	We should have an open area for rodeos in Queanbeyan or around Queanbeyan Showgrounds.	Noted. The Queanbeyan Showground has been the venue for rodeos in the past.	No change to the LSPS is required.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JUNE 2020

ITEM 9.1 DRAFT QUEANBEYAN-PALERANG LOCAL STRATEGIC
PLANNING STATEMENT - REVIEW OF SUBMISSIONS

ATTACHMENT 2 SUMMARY AND CONSIDERATION OF SUBMISSIONS FROM
GOVERNMENT AGENCY AND STAFF

Attachment 2 - Summary and Consideration of Submissions from members of Government Agency / Staff Submissions

Submission Name	Submission	Response	Action / Recommendation
Government Agency/Staff Submissions			
Submission No. 9	Is further residential foreshadowed for South Jerrabomberra under the draft LSPS (i.e.: new land for residential that has not already been rezoned) and whether this is being proposed without a buffer to the ACT as this appears to be the case from the map on page 31.	The exhibited plan isn't intended to identify further residential in South Jerrabomberra nor is it intended to delete part of the buffer of South Jerrabomberra with the ACT. The map on page 31 should reflect the zoning map in the notified LEP but doesn't. This needs to be altered.	That the map on page 31 of the draft LSPS be altered to reflect the zoning map in <i>Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012</i> .
Submission No. 10	Section 2.2 and Appendix 1 concerning community engagement needs to be updated to incorporate the various community engagement activities undertaken in regard to the LSPS.	Agreed.	That Section 2.2 and Appendix 1 be updated to incorporate the various community engagement activities undertaken in regard to the LSPS.
Submission No. 11.0	<p>A suggested planning priority ... is: 'Design and provide places and spaces that are healthy to live in, to work in and to visit'. This generic planning priority should then incorporate other aspects of the healthy built environment, as explained in the following 'rationale' section.</p> <p>Rationale</p> <p>There may be many items included in this section that relate generally to healthy built environments. The following 'rationale' text relates specifically to the provision of shade, written from the perspective of providing well-designed shade for protection from ultraviolet radiation (UV)...</p> <p>Why is shade important?</p> <p>Australia has the highest rate of melanoma in the world.⁴ ...The incidence rate of melanoma in the [insert name] LGA is [insert age-standardised incidence rate] per 100,000. The NSW average melanoma incidence rate is 51.0 per 100,000.⁷ ...</p> <p>Well-designed and correctly positioned shade, both natural and built, can reduce UV exposure by up to 75%.⁸</p>	Agreed. The planning priorities have been sourced from Council Community Strategic Plan 2018 and could benefit from the inclusion of healthy places and spaces priority.	Review Planning Priorities for the inclusion of 'Design and provide places and spaces that are healthy to live in, to work in and to visit'.

ECM 698298

Attachment 2 - Local Strategic Planning Statement – Summary and Considerations of Government Agency / Staff Submissions

Submission Name	Submission	Response	Action / Recommendation
Submission No. 11.1	Shade offers a number of benefits for people and the environment and has an increasingly important role to play in mitigating the effects of climate change and reducing heat in urban areas. The co-benefits of well-designed shade and green spaces Health benefits: <ul style="list-style-type: none"> <input type="checkbox"/> Reduced UV exposure and the prevention of skin cancer. <input type="checkbox"/> Improved thermal comfort in times of heat. Evidence shows that trees can reduce temperatures by 8oC. <input type="checkbox"/> Enhanced childhood development. <input type="checkbox"/> Increased recreation and physical activity, and a reduction in obesity and risk of chronic disease. <input type="checkbox"/>Faster healing times and pain tolerance for hospital patients in a room with a view of trees. <input type="checkbox"/> Improvements in mental health and wellbeing, including stress reduction and relaxation, greater happiness, lower rates of anger and depression and improved mental function and concentration. <input type="checkbox"/> Noise reduction. 	Noted.	No change to the LSPS is required.
Submission No. 11.2	Environmental benefits [of shade]: <ul style="list-style-type: none"> <input type="checkbox"/> Reduced build-up of heat in urban areas and consequent 'heat island' effects. <input type="checkbox"/> Reduced air pollution. <input type="checkbox"/> Reduced water evaporation, soil erosion, and storm water run-off. <input type="checkbox"/> Reduced atmospheric carbon. <input type="checkbox"/> Increased animal habitat and maintenance of biodiversity. <input type="checkbox"/> Social and economic benefits 9, 10 <input type="checkbox"/> Increased social connectivity and sense of community by providing pleasant and aesthetically pleasing places for people to meet, socialise, exercise and rest. <input type="checkbox"/> Reduced neighbourhood aggression, violence and crime. <input type="checkbox"/> Street trees can help define or preserve the culture and history of a place. <input type="checkbox"/> Improved thermal efficiency of buildings through shading and energy savings of up to 12-15%. <input type="checkbox"/> Increased land and property values. Just one tree can increase the value of a property by approximately \$5,000. <input type="checkbox"/> Opportunity to reduce socioeconomic and health inequities, which have been shown to be smaller in green areas. It is likely that [insert LGA name] will experience more frequent, longer and more extreme periods of uncomfortable summertime heat and heat wave events in the future. The provision of quality shade throughout the LGA will	Noted.	No change to the LSPS is required.

Attachment 2 - Local Strategic Planning Statement – Summary and Considerations of Government Agency / Staff Submissions

Submission Name	Submission	Response	Action / Recommendation
	be one of the most cost-effective ways to address this situation in the long term, and has the co-benefit of protecting us from UV exposure. Natural and built shade can be easily included in planning processes for developments, particularly in urban areas. Well-designed shade, effectively planned and correctly positioned, can also alleviate concerns about needing to remove or modify trees to address engineering, wiring or maintenance issues.		
Submission No. 11.2	What is well-designed shade? Well-designed shade uses a combination of natural and built shade to provide protection from UV radiation where it is needed, at the right time of day and at the right time of year. The latest Guidelines to Shade from Cancer Council NSW ¹¹ is a practical tool to aid LGA's in the design of quality shade.	Resource noted.	No change to the LSPS is required.
Submission No. 11.4	In a playground setting, the Everyone Can Play Guideline from the NSW Department of Planning and Environment ¹² provides a set of design principals and best practice recommendations to develop inclusive play spaces which provide well-designed shade for the comfort and protection of children and carers. Good design is NSW Government policy, as described in Better Placed from the Government Architect NSW ¹³ , which outlines an integrated design policy for the built environment in NSW.	Noted.	No change to LSPS required.
Submission No. 11.5	Suggested text ... is: Council will: 1. 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. 2. encourage the provision of well-designed shade in all private developments, particularly recreation facilities and those that adjoin public places, such as commercial developments. 3. consider the co-benefits of shade in all decisions about infrastructure provision and maintenance.	The suggested actions can be incorporated under planning priorities 2, 3, 5, 10 and 11.	Include suggestions as outcomes and actions for shade under planning priorities 2, 3, 5, 10 and 11, or the new shade Priority
Submission No. 11.6	Suggested text for ... [Actions] section is: 1. [insert Council's relevant name] Development Control Plan will be reviewed to: a) incorporate design considerations regarding the provision of well-designed shade, with reference to the latest shade guidelines ⁹ b) require well-designed shade in any private buildings or developments that adjoin public places that are likely to have significant visitation (e.g. high pedestrian traffic or people visiting or pausing in public spaces) c) require the provision of well-designed shade in recreation facilities	Generally agreed. Some actions could be consolidated for inclusion in the Actions section.	Review and consolidate recommended shade actions for inclusion in the LSPS.

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	<p>d) require the provision of well-designed shade in the design of any public infrastructure</p> <p>e) require the consideration of the benefits of shade in any application to remove trees or vegetation currently providing significant shade and communicate to residents the benefits of shade, and</p> <p>f) encourage the provision of well-chosen and well-placed street trees in residential or public domain developments.</p> <p>2. Council's Engineering Design specifications [insert relevant document name] will be updated to include specifications for the provision of well-designed shade.</p> <p>3. Council will prioritise well-designed shade in its provision of new and upgraded public infrastructure and spaces.</p> <p>4. Council will consider retrofitting current public infrastructure and spaces to include well-designed shade.</p>		
Submission No. 11.7	...the provision of well-designed, appropriately located and properly budgeted built and natural shade is integral to assisting the community in reducing its over-exposure to UVR, and hence in reducing the risk of skin cancer in the community.	Noted.	No change to the LSPS is required.
Submission No. 11.8	Local planning strategies/guidelines and DCP provisions have a key place in ensuring the practical planning and delivery of shade, as does policy that encourages the retention and addition of shade in a range of settings. Council's draft LSPS is critical to setting the agenda for the development of such policy in the future	Agreed.	No change to the LSPS is required.
Submission No. 12	<p>Council can play an important role in reducing the risk of skin cancer of its residents through planning and designing shade. Good quality shade can reduce UV exposure by up to 75 per cent.</p> <p>Cancer Council NSW strongly encourages Council to ensure the value of shade for UV radiation protection and other co-benefits are fully recognised in the vision for the LGA.</p> <p>We have suggestions to support you with this, and attached to this letter is example text developed to include in your LSPS which supports shade as a planning priority for the LGA. We recommend that council look to include all or part of this text in relevant Themes or Planning Priorities from the Draft LSPS. [Attachment "Shade provision: Suggested text for inclusion in Local Strategic Planning Statements"]</p>	Agreed.	Include the recommended text from Cancer Council / Cancer Institute's Shade provision into the Local Strategic Planning Statement.
Submission No. 13.0	Action 4.1.3 Community events and place making activities properly secured in the long term should be part of public benefits able to be provided by developers	Agreed, this can be considered as part of the implementation of the Queanbeyan CBD Place Plan and	Include action as part of the Implementation Plan of the LSPS (p66).

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		can be included in the Implementation Plan on page 66.	
Submission No. 13.1	Action 4.2.1 Roll out planning concessions, medium density development opportunities near parks as they are improved, to maximise potential uplift in amenity from improvements	Consider as part of the implementation of the Queanbeyan CBD Place Plan, the review of Contribution plans and Planning Agreements and can also be included in the Implementation Plan on page 66.	Include action as part of the Implementation Plan of the LSPS (p66).
Submission No. 13.2	Action 4.2.3 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	Agreed.	Update Action 4.2.3 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
Submission No. 13.3	Action 4.2.4 This infill programme could work hand in glove with the improvements proposed in 4.2.3 for Queanbeyan and Bungendore	Noted.	No change to the LSPS is required.
Submission No. 13.4	Action 4.2.6 Complement identification of green links with development controls on nearby land calibrated to capture an uplift in value	Agreed.	Update Action 4.2.6 to include complementing the identification of green links with development controls on nearby land calibrated to capture an uplift in value
Submission No. 13.5	Actions 4.3.1, 4.3.2, 4.3.3 Value high quality design that reflects local character, and density done well; value their contribution to the public realm; programme public realm improvements to complement these, leading to an uplift in values and further incentive to redevelop for high quality housing diversity	Agreed, the inclusion of the implementation of the Queanbeyan CBD Place Plan and can be included in the Implementation Plan on page 66.	Include the implementation of the CBD Place Plan as part of the Implementation Plan of the LSPS for Action 4.3.1 (p66).
Submission No. 13.6	Action 4.3.4 Understand which social and economic benefits claimed are demonstrable by having a thorough understanding of benefits and	Agreed.	Update Implementation Plan to include addition to Action 4.3.4 to

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Submission Name	Submission	Response	Action / Recommendation
	disbenefits of various development scenarios based on precedent, and creating transparent metrics for developers to understand and aspire to.		understand social and economic benefits together with a transparent metrics for developers.
Submission No. 13.7	Action 4.3.5 Design Review Committee should be armed with an understanding of the principles of productive development, and use it as a criterion to assess a proposal and make design suggestions	Agreed.	Update Implementation Plan to include Design Review Committee understanding of principles of productive development (p68)
Submission No. 13.8	Action 4.3.6 Review masterplan through a productivity lens	Agreed.	No change to the LSPS is required.
Submission No. 13.9	Action 4.3.7 Identify areas for increased density through a productivity lens	Agreed.	No change to the LSPS is required.
Submission No. 13.10	Action 4.3.8 Understand the opportunity cost of different parking scenarios to ensure informed decision-making	Agreed. Review as part of the Car parking Strategy	No change to the LSPS is required.
Submission No. 13.11	Action 4.4.3 Look at "lazy land" also, land that is underdeveloped with opportunity for improvement (less infrastructure costs, easier to capture gains in productivity)	Agreed.	Include in implementation Plan the review of underdeveloped land that has opportunity for improvement.
Submission No. 13.12	Action 4.4.5 What are the productivity and yield implications of implementing the Regional Economic Development Strategy? Let this metric prioritise actions	Agreed. Prioritise actions based on productivity and yield when implementing Regional Economic Development Strategy.	Include in the Implementation Plan that components that are implemented from the Regional Economic Development Strategy are based on productivity and yield.
Submission No. 13.13	Action 4.4.9 Relate to form, location, opportunity to capture value. Link to 4.2.3, 4.2.4.	Noted.	No change to the LSPS is required.
Submission No. 13.14	Action 4.5.3 Where possible, especially where conventional infrastructure is not required at all, consider exemptions for infrastructure fees	Noted. Review as part of Contribution Plans review.	No change to the LSPS is required.
Submission No. 13.15	Action 4.6.2 Read with 4.4.3 this would indicate infill development is particularly important and should be particularly valued: building units in inner suburbs will reduce impact on landscape setting on the fringe of towns	Agreed.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
Submission No. 13.16	Action 4.6.6 In urban areas, ascribe a value to trees where possible, e.g. the uplift in value for surrounding development	Agreed. This can be included in the implementation Plan.	Include the option to ascribe value to trees as part of the ways to protect and identify significant trees. Action 4.6.6 (p71)
Submission No. 13.17	Action 4.6.8 Where possible, especially where conventional infrastructure is not required at all, consider exemptions for infrastructure fees	Noted. Review as part of Contribution Plans review.	No change to the LSPS is required.
Submission No. 13.18	Action 4.8.1 An excellent principle, and an Economic MRI would be the best way to demonstrate the best settlement pattern and development form	Agreed.	Include the option to have an Economic MRI to demonstrate best settlement pattern - Action 4.8.1 (p73)
Submission No. 13.19	Action 4.8.2 Opportunity for a pilot, productivity-driven plan based on local and relevant precedent?	Agreed.	Include the option to have a pilot productivity driven plan for the Braidwood Structure Plan Action 4.8.2 (p73)
Submission No. 13.20	Action 4.8.3 Review through the lens of productivity	Noted.	No change to LSPS required.
Submission No. 13.21	Action 4.8.6 Principles of sustainable development should include fiscal sustainability: ability to service and maintain facilities based on revenue from beneficiary properties	Agreed.	Include Fiscal sustainability as part of the Monitoring and reporting section for Action 4.8.6 (p73)
Submission No. 13.22	Actions 4.9.3, 4.9.4, 4.9.7, 4.9.8 With a sound productivity analysis, including a substantial body of precedent, all transport investments can be subject to a confident business case, showing how development controls and other public realm investments can be directed to maximise the capture of value, enabling Council to commit to financial contributions to help build and sustain transport infrastructure.	Noted.	No change to LSPS required.
Submission No. 13.23	Action 4.10.1, 4.10.2 Much like 4.2.3 and 4.2.4, ensure this investment is accompanied by well calibrated planning controls and guidance to enable uplift in land values to be captured, and to serve infill development goals	Noted.	No change to the LSPS is required.
Submission No. 13.24	Action 4.10.4 Review and update controls using productivity as a criterion, align with the public realm. Council should lead from the front with this precinct.	Agreed.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
Submission No. 13.25	Actions 4.11.1, 4.11.2 Contribution plans a huge opportunity to consider the best way to fund defined capital works. For example, do contribution plans represent an additional tax that affects the viability of (or discourages) otherwise productive development? Should these be accompanied with development concessions to avoid “killing the golden goose”? Should an altogether different approach be considered?	Noted and to be considered in the Contribution Plans reviews.	No change to the LSPS is required.
Submission No. 13.26	Actions 4.11.2, 4.11.3 Where possible, these plans (nearing completion) should be informed by a productivity perspective	Noted and planning agreements are being finalised.	No change to the LSPS is required.
Submission No. 13.27	Action 4.11.5 This is an ideal study to undertake through a productivity lens, specifically through an Economic MRI. It should not just consider infrastructure costs, but also the value and benefits of the urban form created (i.e. both sides of the ledger, costs and benefits). This should underpin strategic planning, particularly of urban areas, for the Council.	Agreed.	Consider including in the Monitoring and Report section for Action 4.11.5 infrastructure costs, but also the value and benefits of the urban form created (i.e. both sides of the ledger, costs and benefits).
Submission No. 13.28	Action 4.11.9 Ensure Council is making an informed decision on this matter, recognise the opportunity cost of providing free surface parking in place of a more productive land use, and what the resultant Council revenue could be used for.	Agreed.	No change to the LSPS is required.
Submission No. 13.29	Action 4.12.2 Structure needed to define “positive and desirable outcomes”, and avoid consideration on a “case by case basis” unless backed by a some structure. Much like 4.3.4, understand which benefits are desirable by Council, develop metrics and communicate them clearly. This will attract likeminded partners rather than unaligned parties, and improve the likelihood of positive outcomes	Agreed.	Include in Action 4.12.2 a structure to define “positive and desirable outcomes”, and avoid consideration on a “case by case basis”.
Submission No. 13.30	Action 4.13.2 Note the approach to graphics used in the Enterprise of Place and Economic MRIs.	Agreed.	No change to the LSPS is required.
Submission No. 14.0	The Committee considered that the Draft Statement was an impressive effort by Council to encapsulate a vision and roadmap for the LGA and particularly for Bungendore. Members felt that the Planning Outcomes for Bungendore were very suitable and correlate strongly with the Committee’s agenda. The reference to an “artisan culture” was appreciated as being supportive of the Committee’s view of a significant characterisation of the village.	Supported and noted.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
Submission No. 14.1	With regard to future growth, the members considered that the wording proposed in the Planning Outcomes section Page 40 of "retains a country/heritage feel .." could be taken to constrain development which might be contemporary yet complementary to the mix of styles and eras represented currently in Bungendore. The Committee requests that the wording be changed to "retains a country, heritage and contemporary feel that caters for a diverse range of living and business opportunities".	The concern about the interpretation of 'retains a country/heritage feel...' is noted and the Palerang Development Control Plan provides further detail by stating that 'New buildings are of sympathetic form and external materials relate to the existing town character'.	No change to the LSPS is required.
Submission No. 15.0	Submission No. 15 is highly supportive of the local region and the growth in population and employment proposed in the Planning Statement.	Noted.	No change to the LSPS is required.
Submission No.15.1	Submission No. 15 will always champion tourism, especially now as a growth recovery mechanism after Covid-19. We are happy that QPRC recognises the tourism sector as a key priority for the region. Submission No. 20 is well placed to bring visitors into the wider region...	Supported and noted.	No change to the LSPS is required.
Submission No. 15.2	Support Planning Priority 4 to promote the growth of the economy including tourism. The agri-tourism business is a key component of the local identity of the areas surrounding Queanbeyan and Canberra. The increase of freight from the locality is supported as the airport is growing freight operations- allowing produce from the QPRC region to move quickly and efficiently through the airport. This will grow a market for agriculture and expose the produce to a bigger market.	Supported and noted.	No change to the LSPS is required.
Submission No. 15.3	We support the item stating "Settlement occurs in well-planned locations with access to employment and other urban resources" Submission No. 20 stresses the need to ensure development occurs in locations suitable for residential development and all developments should meet the requirements of Table 3.3 of AS2021-2000.	Agreed and the LSPS does not alter the current LEP provisions to require the noise attenuation where development is subject noise impacts.	No change to the LSPS is required.
Submission No. 16.0	Shelter NSW is the state peak body for housing policy advocacy. Established in 1975, we represent broad interests across the housing system instead of a specific industry or sector view. Our diverse network of partners includes organisations and individuals that share our vision of a secure home for all.... As an independent non-profit organisation, we advocate for systemic housing policy reform and provide advice on policy and legislation.	Noted.	No change to the LSPS is required.
Submission No. 16.1	1. Make plans that emphasise housing as a home, not just an investment The concept of 'home' should be at the core of the housing policy. It underpins health, social connections and participation in work and society. However, speculative investment in housing and the standard model of development is not delivering housing people need or can afford. The	Agreed and consultation is required as part of any rezoning for housing developments.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
	Government needs to talk with communities about these problems and discuss solutions. Once they do, they should make a plan for specific regions that addresses the issues they can control and work with other levels of Government on ones they cannot		
Submission No. 16.2	2. Build places and communities, not just houses and towers New housing should be located close to jobs and services and improve the quality of existing neighbourhoods. Well-connected and well-designed homes make it easy for people to get around and transition between various stages of life. However, developers seem to be delivering either car-dependent sprawl or low-quality density. Both result in different kinds of congestion and unpleasant environments. They need to find a middle ground to win community support. Government authorities can help them do so through its planning, support for innovative designs and investment in infrastructure.	Agreed.	No change to the LSPS is required.
Submission No. 16.3	3. Provide diverse housing that everyone can afford, not just high-income earners The housing system should be as diverse as the community to give people the options they need. Ageing households can then downsize, and young people can become independent. Women can then leave abusive relationships, and First Nations people can live on Country. Students can then focus on their education, and key workers can live in their communities. Most important, people experiencing homelessness can find a secure home. To provide these options, governments need to invest in social and affordable housing as well as create more diversity in the housing market.	Agreed.	No change to the LSPS is required.
Submission No. 16.4	4. Make renting a genuine alternative to ownership, not just a transition phase Tenants should be able to expect security and a high level of service when they rent their home. This protection is especially true now that homeownership is in decline. However, the possibility of no-grounds evictions makes it hard for tenants to put down roots or request repairs. Equally, social housing has become seen as a temporary safety net which is increasingly rationed and run-down. Governments need to ensure rental housing is both secure and high quality. In can do so by amending laws and policies that support long-term renters and providers of suitable housing options.	Noted.	No change to the LSPS is required.
Submission No. 16.5	5. Use housing policy to address climate change, not exacerbate it Our built environment should help us transition to a zero-carbon economy. Housing design and construction techniques can reduce our energy	Agreed.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
	consumption and extraction of new resources. So too can planning and subdivision protect our homes from natural hazards and limit our reliance on cars and lifts. Trees can cool our streets and infrastructure can make them walkable. All of this improves our health and saves us money. Governments need to use all of these tools to prevent and avoid the worst effects of climate change which we are just starting to see and feel.		
Submission No. 16.6	LSPS Proposed Action 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. Shelters NSW Recommended Action: Shelter NSW would like to see a commitment by Council to work with the Local Aboriginal Land Council on the development of a strategic plan for their landholders aimed at supporting the delivery of additional housing opportunities for their members.	Agreed.	Include as part of Action 4.13.4 a commitment by Council to work with the Local Aboriginal Land Council on the development of a strategic plan for their landholders aimed at supporting the delivery of additional housing opportunities for their members.
Submission No. 16.7	LSPS Proposed Action 4.10.5. Investigate housing and service needs to support additional aged population in Braidwood and Bungendore. Shelters NSW Recommended Action: As part of Councils proposed Structure Plans review for its townships Shelter suggest that Council consider measures to support older residents to age in place through amendments to the planning controls to better support the delivery of age-specific housing options. This initiative would help aging residents to live within their communities and age in place. That Council considers increasing housing density and diversity in locations with a high aging population by mandating for a mix of dwelling types. The aim would be to support the delivery of home that meet the need of loan person households and support older residents to age in their established communities.	Agreed subject to locations well supported with appropriate access convenient facilities.	No change to the LSPS is required.
Submission No. 16.8	LSPS Proposed Action 4.8.6 Continue to review rural residential supply and demand and balancing this against the principles of sustainable development. Shelters NSW Recommended Action: Shelter NSW supports this Action as it recognises that land use, housing, transport and infrastructure planning interventions play a significant role in reducing greenhouse gas	Noted and Action 4.8.1 is more relevant for addressing the recommended options. The Residential and Economic Strategy 2015 has identified land for future housing. The review of the DCP can include opportunities to support	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
	<p>emissions and delivery sustainable communities. In line with this, we suggest that the Council consider the following options:</p> <ol style="list-style-type: none"> 1. Investigate opportunities in the local planning framework (LEP and DCP provisions) to support liveable neighbourhood principles when assessing new subdivision and infill development proposals, 2. Support for a consolidated land use strategy based on reducing emissions, 3. Encourage shaded walkways, footpaths and bike routes, 4. Council develop a Green Building Policy to ensure new assets are designed and built to maximise energy efficiency outcomes, 5. Council work with the Department of Community and Justice and local Community Housing organisation to encourage them to retrofit their existing housing stock or delivery new stock with renewable energy-efficient initiatives such as solar panels, 6. Develop a housing strategy, which considers diversity in housing and land supply that minimises urban sprawl, and supports infrastructure, sustainable design, and climate change adaption. 	<p>the liveable neighbourhood principles. Council's recently adopted Climate Change Action Plan deals with some of the suggested options also.</p>	
Submission No. 16.9	<p>LSPS Proposed Action 4.4.9. Provide a range of housing choices at different costs to meet the changing needs of the community. Shelters NSW Recommended Action: That Queanbeyan-Palerang Regional Council LSPS recognizes that housing affordability is an issue for those on the low incomes, often these are essential workers. That Council work in partnership with Community Housing Providers and the Department of Communities and Justice to facilitate the delivery of new affordable housing options within the LGA. That Council defines affordable housing as an essential infrastructure (including public and community housing) in any future infrastructure plan (Note: this definition is from the Australian Infrastructure Audit 2019). That the LSPS commits to developing a Local Housing Strategy LHS that addresses the delivery of affordable homes to people on very low to moderate incomes. Ideally, this strategy should explore ways to delivering new affordable housing options associated with land rezoning and value capture opportunities through the use of planning mechanisms such as:</p> <ol style="list-style-type: none"> 1. SEPP 70/Affordable Housing Contribution Schemes 2. Voluntary Planning Agreements 	<p>The Googong and South Jerrabomberra Planning Agreements include requirements for the provision of a percentage affordable housing. The partnership with community housing providers to deliver affordable housing is an area Council has not explored in the past and would need to consider together with the recommendation for a Local Housing Strategy to deliver affordable homes.</p>	<p>Consider the options for community housing provider partnerships to provide affordable housing as part of the LSPS.</p>
Submission No. 16.10	<p>Shelter NSW suggests that Queanbeyan-Palerang Regional Council ... [commit] to undertaking an affordable housing strategy that includes a</p>	<p>Council has not explored in the past and would need to consider</p>	<p>Consider the need to complete an affordable</p>

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	framework to deliver a % of affordable housing options for those on the low incomes and essential workers.	together with the recommendation for a Local Housing Strategy to deliver affordable homes.	Housing Strategy and as part of the LSPS.
Submission No. 16.11	Planning Agreements. Currently, the only way for Queanbeyan-Palerang Regional Council can provide any affordable housing is to either provide it directly or to deliver it through a Planning Agreement framework. Shelter NSW suggests that Council include in its planning agreements framework opportunities for a % of affordable housing to be acquired on major developments or those development being determined through a gateway process. This type of initiative would require the Council to include a clause in its policy to provide affordable housing. An example can be found in the Randwick Council Planning Agreement policy ... which includes the following clause: a Planning Proposal that seeks an uplift of the residential floor space that exceeds 1,000 m2 of gross floor area (as defined in the applicable local environmental plan), then the equivalent of at least 5 percent of the increased residential floor space should be dedicated to Council in the form of residential dwellings for affordable housing, or as a cash payment for affordable housing.	Noted. Randwick Planning Agreement will be reviewed. Googong and South Jerrabomberra both have requirements for affordable housing.	No change to the LSPS is required.
Submission No. 16.12	LSPS Proposed Action 4.2.3. Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population - Council to prepare Infill Housing Strategy for Queanbeyan and Bungendore. Shelters NSW Recommended Action: That Council considers the development of precinct plans linked to expanding housing choice in key precincts and townships connected with essential services such as shopping centre facilities, educational and University facilities, medical facilities and transport infrastructure. These locations could include a mandated proportion of bedroom types, especially in town centre developments.	Council has already complete the investigation, consultation and completion of the Bungendore Structure Plan. This identified the additional residential land required to meet future housing demand. The Queanbeyan Residential and Economic Strategy 2015 had factored in infill development availability.	No change to the LSPS is required.
Submission No. 16.13	LSPS Proposed Action 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. Shelters NSW Recommended Action - Review existing residential land zones Shelter NSW suggests that Council review its existing residential Zones to consider ways to deliver more housing choice across the whole LGA. As part of this review that Council considers replacing many of its Large Lot Residential (R5) Zones with Low-Density Residential (R2) Zone; and replacing Low-Density Residential Zone (R2) with General Residential (R1) Zones. Also, in new growth precinct, the primary residential zone is	Noted. Infill housing strategy can be prepared as part of future reviews of the LEP residential zones.	Include the preparation of an infill housing strategy as part of future reviews of the LEP residential zones.

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	General Residential (R1) as opposed to Low-Density Residential (R2) or Large Lot Residential (R5) Zones. This review could sit alongside an evaluation of height controls and character assessment requirements to ensure that any new developments are not out of character from the existing. This initiative would support opportunities for different housing options to be delivered in areas with access to infrastructure and services and would help older residential to age in place.		
Submission No. 17.0 (Water NSW)	The disjunction between the Planning Priorities and their related actions detracts from the narrative of the LSPS. It would be very useful for the sequentially ordered actions to be listed in Chapter 4 and assigned under the relevant Planning Priority to which they relate. This would then familiarise the reader with the full list of actions arising from the LSPS up front, rather than the selected actions applying at various locations as contained within Chapter 5.	Improvement to document structure noted.	List actions in order in Chapter 4 under each relevant Planning priority.
Submission No. 17.1 (Water NSW)	Planning Priority 5 gives rise to Action 4.5.3 'Encourage new developments to be early adaptors of innovative and sustainable approaches to reduce energy and water consumption'. WaterNSW supports this action and notes that the action would benefit by including the phrase 'including water sensitive urban design' at the end of this sentence (relevant to Chapter 6, p. 70). We also note that this action is only identified for Bungendore (p. 45). WaterNSW believes this action should be listed as a planning action applicable to the entire LGA and therefore listed on p. 29.	Agreed.	Update Action 4.5.3 to include 'including water sensitive urban design' at the end of this sentence (relevant to Chapter 6, p. 70) and include action for LGA on page 29
Submission No. 17.2 (Water NSW)	<p>The key vision for Planning Priority 6 (p. 21) is for the land, vegetation and waterways of the region to be managed in an integrated manner. This vision could be expanded by including a purpose for the management, such as stating 'for long-term community and environmental health' or 'the environmental, social and economic health of the community'.</p> <p>One of the three outcomes listed includes ensuring both surface and groundwater resources are sustainably managed. WaterNSW strongly supports this outcome for both water conservation purposes and to maintain or improve water quality. However, we note that land management is also critical in sustainably manage landscapes and water resources. To this end, the LSPS would benefit by including an additional outcome under Planning Priority 6: Ensure land is managed sustainably and within its capability. This outcome would also support, or alternatively be listed under,</p>	Agreed.	Add to vision for Planning Priority 6 (p 21) the purpose for the management: 'for long-term community and environmental health' or 'the environmental, social and economic health of the community. Also include additional outcome "• Ensure land is managed sustainably and within its capability."

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Submission Name	Submission	Response	Action / Recommendation
	Planning Priority 7 which concerns sound resource conservation and good environmental practices.		
Submission No. 17.3 (Water NSW)	Action 4.6.1 proposes to undertake a LGA-scale biodiversity study. It would be useful for such a study to also give consideration to aquatic as well as terrestrial biodiversity.	Biodiversity Study will cover terrestrial and aquatic biodiversity.	No change to the LSPS is required.
Submission No. 17.4 (Water NSW)	Action 4.6.4 proposes to include provisions in planning controls that ensure drinking water catchments are protected from inappropriate development. This action is assigned to the whole LGA (p. 29), Queanbeyan and surrounds (p. 39) and to Rural residential land (p. 57). We support this action but believe it should also be listed as applying to Braidwood (p. 51) given the township's location in the [Sydney Drinking Water Catchment] SDWC.	Agreed.	Include Action 4.6.4 under Braidwood (p 51).
Submission No. 17.5 (Water NSW)	Action 4.6.5 seeks to ensure both surface and groundwater resources are sustainably managed. This action applies to the whole LGA (p. 29), Bungendore (p. 45), Rural residential land (p. 57), and Rural land (p. 63). This action should also be listed as being relevant to Braidwood (p. 51).	Agreed.	Include Action 4.6.5 under Braidwood (page 51).
Submission No. 17.6 (Water NSW)	Actions 4.6.8 seeks to encourage new development to be water efficient and install water cell harvesting under housing. We are generally supportive of this action but note it only applies to Queanbeyan and surrounds (p. 39) and not the wider LGA. Consideration could be given to applying this action across the whole LGA and to Braidwood (p. 51).	Agreed.	Include Action 4.6.8 under the LGA section.
Submission No. 17.7 (Water NSW)	In terms of water sensitive urban design (WSUD), Action 4.6.8 only addresses water efficiency and re-use rather than treatment. It is also associated with rainwater capture from dwellings. WaterNSW believes that there should be an additional action promoting water efficiency, re-use, and general WSUD. We envisage such an action as being relevant to the whole LGA, the Braidwood area, other rural residential areas as well as urban areas. It would focus on retaining water in the landscape, maximising water efficiency, and improving water treatment before runoff reached waterways. The following action is suggested: <ul style="list-style-type: none"> o Increase the adoption of WSUD principles in stormwater capture, treatment, and re-use, for new and existing development in urban and rural residential areas. Inclusion of this new action would also support current Action 4.8.8 which seeks to investigate options for stormwater and flood mitigation.	Agreed.	Include additional action for LGA "Increase the adoption of WSUD principles in stormwater capture, treatment, and re-use, for new and existing development in urban and rural residential areas."
Submission No. 17.8 (Water NSW)	...the LSPS would also benefit by including an additional new action under Planning Priority 6: <ul style="list-style-type: none"> o Review Council's LEP and DCP water-related provisions with a view to improving water efficiency, water quality and environmental protection. 	Agreed.	Include additional action under Planning Priority 6: "Review Council's LEP and

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	<p>We envisage this action being assigned to the whole Queanbeyan-Palerang LGA and therefore being listed on page 29. The LEP review would encompass the LEP's aims, zoning objectives and stand-alone local provisions for issues such as water quality protection, stormwater management, and the protection of riparian areas and waterways. Similarly, the DCP could be reviewed to offer performance criteria and requirements for development control across these issues. As the LSPS will lead to a review and integration of the current Palerang 2014 and Queanbeyan 2010 LEPs, we include suggestions at the end of this submission regarding how the water-related provisions of the LEP might be improved. The suggestions offered also support existing Action 4.6.4</p>		<p>DCP water-related provisions with a view to improving water efficiency, water quality and environmental protection."</p>
<p>Submission No. 17.9 (Water NSW)</p>	<p>Action 4.8.8 seeks to investigate options for stormwater and flood mitigation. WaterNSW supports this action and notes that it applies to Bungendore and Braidwood (pp. 45 and 51)....There is no related management measure for stormwater and its retention and treatment prior to entering waterways. This further asserts the need for an additional stormwater management action as raised above.</p>	<p>Noted.</p>	<p>No action required.</p>
<p>Submission No. 17.10 (Water NSW)</p>	<p>The LSPS indicates that an Integrated Water Cycle Management Strategy is currently being developed... WaterNSW supports this initiative but raises the following matters:</p> <ul style="list-style-type: none"> • An action should be created giving effect to a similar strategy for Braidwood in order to protect water quality, minimise water demand, and maximise water re-use in the area. • There should be a corresponding action in the LSPS giving effect to the completion and implementation of the Integrated Water Cycle Management Strategy. 	<p>The Queanbeyan-Palerang Regional Council Integrated Water Cycle Management Strategy Palerang Communities was completed in October 2018 and the LSPS will be updated to reflect the completion. The Strategy includes Braidwood.</p>	<p>Update the LSPS reference to the Integrated Water Cycle Management Strategy to clarify its completion.</p>
<p>Submission No. 17.11 (Water NSW)</p>	<p>The LSPS.... does not currently reference the [Sydney Drinking Water Catchment]... [and] would benefit by identifying that a large proportion of the eastern LGA occurs within the SDWC ... [and] by providing a map showing the boundary of the SDWC with respect to the LGA (see Map 1 attached). This could readily be accommodated by modifying the map on page 81 to include the boundary of the SDWC and hatching those lands occurring within the catchment.</p>	<p>Agreed.</p>	<p>Update the mapping to include drinking water catchments.</p>
<p>Submission No. 17.12 (Water NSW)</p>	<p>Braidwood is expected to expand by 406 persons (23.3%) from 2019 to 2036. The section on Braidwood would benefit by referencing the current capacity of the Sewerage Treatment Plant and committing to new developments and residential areas connecting to the sewer.</p>	<p>Current capacity of all the Sewerage Treatment Systems is detailed in the Integrated Water Cycle Management Strategy together with options that will affect the capacity. Growth</p>	<p>Noted. To be discussed with Community Connections.</p>

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		projections used in the LSPS have been used in the IWCMS.	
Submission No. 17.13 (Water NSW)	The rural areas include Nerriga, Mongarlowe, Jinden, Snowball and Araluen which occur in the SDWC. Relevant maps on pages 25 and 81 could be revised to ensure that they include all the localities mentioned.	Agreed.	Update mapping to show localities mentioned e.g. Nerriga, Mongarlowe, Jinden, Snowball and Araluen (pages 25 and 81).
Submission No. 17.14 (Water NSW)	Failing on-site wastewater management systems can present a risk to water quality as well as the health of rural landholders. The LSPS would benefit by making reference to any on-site system inspection program undertaken by Council to ensure on-site systems are maintained and functioning as intended	Noted. The document will be reviewed to determine if there is as suitable place for the statement.	Noted. To be discussed with Community Connections.
Submission No. 17.15 (Water NSW)	Action 4.5.1, which seeks to Protect important environmental land from inappropriate development under respective local environmental plans, is relevant to Rural areas and should be listed as one of the actions on page 63.	Agreed.	Include Action 4.5.1 under Rural Areas.
Submission No. 17.16 (Water NSW)	Action 4.4.7 seeks to investigate opportunities for mobile abattoirs in rural areas. This action applies to Braidwood (p.51) and Rural areas (p.63). WaterNSW has concerns about how waste would be managed under a mobile abattoir arrangement, how such abattoirs and waste would be regulated, and the general risks to water quality arising from such enterprises. Any enterprise requiring development consent will need to meet the requirements of the SDWC SEPP including having a NorBE on water quality. However, to ensure this occurs, WaterNSW seeks confirmation from Council regarding how mobile abattoirs are regulated under the Palerang LEP 2014	Noted and will be considered as a submission to the draft Queanbeyan-Palerang LEP 2020.	Include mobile abattoir regulation issue in the submissions on the draft Queanbeyan-Palerang LEP 2020.
Submission No. 17.17 (Water NSW)	We note that the vision for 2040 is that the rural areas of the LGA will predominantly maintain their existing uses and character, with livestock grazing remaining a key land use. For Council's information, WaterNSW currently has a partnership arrangement with the South East Local Land Services known as the Rural Landscape Program. This provides education, training, and grants to landholders in the SDWC to assist sustainable grazing, gully remediation, and to protect riparian areas from grazing impacts. We also have a partnership program with the Australian River Restoration Centre focusing on protecting riparian areas in the SDWC.	Noted.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
Submission No. 17.18 (Water NSW)	<p>The following suggestions are made to help inform the new LEP for the Queanbeyan-Palerang LGA. It is based on a review of the water-related provisions of the Palerang 2012 LEP, taking into account the water-related issues raised in, and in our response to, the LSPS, the LEP's aims could also be expanded to make reference to managing the urban water cycle, WSUD and addressing stormwater management. For reference, the Leichhardt LEP 2013 and Manly LEP 2013 have innovative LEP aims regarding these matters....</p> <p>the Land and Watercourses clause, we note that the provision aims to maintain water quality, bed and bank stability, aquatic and riparian habitats, and ecological processes. The clause applies a similar series of issues as matters to be considered before consent is granted. WaterNSW supports the adoption of these provisions as they help protect waterways and water quality within the SDWC.</p> <p>Consideration could be given to adding the protection of 'hydrological functions' and 'aquifers' to these aims and heads of consideration. The clause applies to mapped waterways and includes a 40m buffer. Council may wish to explore adopting a hierarchical classification system for watercourses applying certain heads of consideration to a range of riparian buffers from waterways depending on the Strahler stream order classification of the watercourse. Larger buffers could be considered for major rivers such as the Shoalhaven River....</p> <p>It is unclear how wetlands are considered under the LEP and whether their mapping attracts the provisions and Riparian land and Waterways clause. Any review of the LEP would benefit by clarifying how wetlands are considered under the existing clauses</p> <p>WaterNSW particularly notes and supports the inclusion of the dedicated clause for Drinking Water catchments which applies to the Sydney, Googong and Captains Flat drinking water catchments.</p> <p>The Palerang LEP contains an Essential Services clause to ensure new development makes adequate provision for water, sewerage and stormwater drainage (or on-site conservation). We support the continuation of this clause. However, the LEP does not contain a dedicated stormwater management clause. Council could explore the adoption of such a clause in its local provisions in keeping with a range of other Councils (e.g. Blue Mountains (cl 6.9), Eurobodalla, Ku-ring-gai (cl 6.5), Leichhardt, Lithgow, Shellharbour and Sutherland amongst others).</p>	Noted and will be considered as a submission to the draft Queanbeyan-Palerang LEP 2020.	Consider as a submission on the Draft Queanbeyan-Palerang Local Environmental Plan.
Submission No. 18.0	The Draft LSPS is consistent with the requirements of Section 3.9 of the EP&A Act 1979, however the document could be strengthened by:	Agreed.	Update the LSPS to incorporate a more

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Submission Name	Submission	Response	Action / Recommendation
(DPIE - Planning)	Section 3.9 (2)(a): The basis for strategic planning in the area, having regard to economic, social and environmental matters incorporating a more detailed discussion of the economic, social and environmental opportunities and challenges confronting the LGA and surrounding region to clearly demonstrate how the vision, planning priorities and actions respond to these matters.		detailed discussion of the economic, social and environmental opportunities and challenges confronting the LGA and surrounding region to clearly demonstrate how the vision, planning priorities and actions respond to these matters.
Submission No. 18.1 (DPIE - Planning)	The Draft LSPS is consistent with the requirements of Section 3.9 of the EP&A Act 1979, however the document could be strengthened by: Section 3.9(2)(b): The planning priorities for the area that are consistent with any strategic plan applying to the area and any applicable community strategic plan incorporating a more detailed explanation of the rationale behind each planning priority to clearly demonstrate: - how each planning priority responds to the economic, social and environmental opportunities and challenges confronting the LGA and surrounding region; - the draft LSPS' consistency with the relevant strategic documents; and - the relationship between each planning priority and the associated actions.	Agreed.	Update the LSPS to incorporate more detailed explanation of the rationale behind each planning priority to clearly demonstrate: - how each planning priority responds to the economic, social and environmental opportunities and challenges confronting the LGA and surrounding region; - the draft LSPS' consistency with the relevant strategic documents; and - the relationship between each planning priority and the associated actions.

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Submission Name	Submission	Response	Action / Recommendation
Submission No. 18.2 (DPIE - Planning)	Although the draft LSPS is not inconsistent with the South East and Tablelands Regional Plan, the document could be strengthened by clearly demonstrating the LSPS' consistency with relevant Regional Plan directions. In particular, there is an opportunity for the draft LSPS to articulate how the following Regional Plan directions can be implemented at a local a regional scale: Direction 1: Leverage access to the global gateway of Submission No. 20 Direction 19: Strengthen cross-border connectivity Direction 21: Increase access to health and education services Direction 24: Deliver greater housing supply and choice Direction 26: Coordinate infrastructure and water supply in a cross-border setting Direction 27: Deliver more opportunities for affordable housing	Agreed.	Confirm the Planning Priorities and Actions that are to be implemented to the relevant directions of the South East and Tablelands Regional Plan.
Submission No. 18.3 (DPIE - Planning)	Although the draft LSPS does not appear to inconsistent with the Department's [LSPS] Guideline, the document could be strengthened by rationalising the number of planning priorities and actions to removing those with no relationship to land use planning.	Agreed.	Planning Priorities and Actions to be reviewed to remove overlaps and as well as those with no land use planning basis.
Submission No. 19.0 (DPIE - Biodiversity and Conservation)	We have concerns about the timeframes for implementation of actions and recommend additional actions to ensure that the Goals and Directions of the Regional Plan are met. Recommendation 1: Action 4.6.1 – 'undertake LGA scale biodiversity study' is an essential precursor to completing the actions in Planning Priority 5, in particular; • Action 4.5.1 - Protect important environmental land from inappropriate development under respective local environmental plans, which would see high quality land zoned environmental protection by 2030, and • Action 4.5.2. - Ensure development control plans (DCPs) contain appropriate provisions in respect of minimising impacts on environmental values, which would see DCP provisions reviewed and updated by 2025. . Council should therefore be encouraged to consider revising the timeframe for implementation of Action 4.5.1 from 2030 to 2025	Agreed.	Review timeframes for the biodiversity study, LEP and DCP reviews to align with Action 4.5.1. i.e. 2025.
Submission No. 19.1 (DPIE - Biodiversity)	The biodiversity study should also be accompanied by a strategy to retain and improve the biodiversity of the LGA. We therefore recommend that an additional action be included in the LSPS to develop and implement an LGA wide Biodiversity Strategy by 2025.	Agreed.	Include an additional action in the LSPS to develop and implement an LGA wide Biodiversity

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Submission Name	Submission	Response	Action / Recommendation
and Conservation)	The timeframe is important as the current level of fragmentation and loss of high environmental value lands in the LGA will only continue to increase with the need to house the projected population rise.		Strategy which includes Travelling Stock Reserves, by 2025 subject to resourcing and funding.
Submission No. 19.2 (DPIE - Biodiversity and Conservation)	Council should also be aware of the new Ministerial Direction which requires councils preparing planning proposals to identify areas of core koala habitat and zone the land Environmental Protection or include provisions that control the development of the land to consider impact on koalas and their habitat. This should be considered in the development of any biodiversity strategies and subsequent LEPs.	Agreed.	Noted. To be discussed with Community Connections.
Submission No. 19.3 (DPIE - Biodiversity and Conservation)	As the Regional Plan, Action 14.6, requires that Travelling Stock Reserves (TSRs) are protected in local strategies, Council should consider addressing TSRs in the LSPS as a separate Action, or to be included in the implementation of Action 4.6.1 – undertake LGA scale biodiversity study. As discussed above, we encourage council to consider the development of a Biodiversity Strategy, and this could include mechanisms to protect TSRs. This is because many travelling stock reserves contain significant areas of endangered ecological communities like box-gum woodland, and provide habitat for threatened species such as glossy black cockatoos, woodland birds and mammals. The TSRs can also be an important component of the LGA's biodiversity corridors. There are several TSRs within the LGA that have high conservation value.	Agreed.	Include an additional action in the LSPS to develop and implement an LGA wide Biodiversity Strategy which includes Travelling Stock Reserves, by 2025 subject to resourcing and funding.
Submission No. 19.4 (DPIE - Biodiversity and Conservation)	We support the proposed Action 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' as this may assist the implementation of the following actions of the Regional Plan; <ul style="list-style-type: none"> • 15.1 - protect and enhance the function and resilience of biodiversity corridors in local strategies • 15.4 - Focus offsets from approved developments to regional biodiversity corridors, where possible. We recommend that the information provided from the biodiversity studies and the suggested Biodiversity Strategy are used to inform this action. Further to this, we encourage Council to consider the tools available in the Biodiversity Conservation Act 2016 (BC Act) such as biodiversity certification and biodiversity stewardship agreements. We	Support and noted.	No change to the LSPS is required.

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	also encourage council to ensure that private landholders are also aware of the tools under the BC Act which are available to protect and conserve High Environmental Value (HEV) land.		
Submission No. 19.5 (DPIE - Biodiversity and Conservation)	The actions of the townships of Queanbeyan, Braidwood and Bungendore Planning Actions in the LSPS do not include protection of the high environmental land. Reason: This should be included as a priority to reflect the issues raised in this letter, and to better reflect the Directions and Actions of the Regional Plan.	The protection of high environmental value land is a LGA wide action. It is agreed that it can be replicated in the actions for Queanbeyan and Surrounds. The actions for Braidwood and Bungendore are considered suitably focussed on the urban areas of these towns.	Include in the LSPS actions for Queanbeyan and surrounds. (Action 4.5.1.)
Submission No. 19.6 (DPIE - Biodiversity and Conservation)	We support the actions under Planning Priority 1 including the need to identify and protect important heritage items and conservation areas. We recommend the preparation of an Aboriginal cultural heritage study be a priority to help inform strategic and development planning in the council area. We strongly support consultation with the Aboriginal community regarding the identification and protection of cultural heritage values under Planning Priorities 1 and 13. This complements the actions outlined in Direction 23 of the South-East and Tablelands Regional Plan 2036 which requires councils and other planning authorities to undertake these studies and consult with both the Aboriginal and broader community to identify heritage values at the strategic planning stage. The Lake George sand deposits are specifically highlighted in the South-East and Tablelands Regional Plan 2036 as cultural values requiring protection and provide an opportunity to promote awareness of cultural values in the region. More recent development assessment in the Queanbeyan-Palerang region has identified cultural landscape elements and values that could complement those areas identified as important environmental land and significant landscapes under Planning Priorities 5 and 6.	Noted.	No change to the LSPS is required.
Submission No. 19.7 (DPIE - Biodiversity and Conservation)	The Climate Resilience and Net Zero Emissions Branch notes the reference to the Draft Climate Change Action Plan on p13 and strongly encourages Council to consider including actions from the Action Plan in their LSPS.	Agreed. The Draft Climate Change Action Plan has been recently adopted by Council and the Land use related actions can be included in the LSPS	Include the relevant land use actions from council's Climate Change Action Plan in the LSPS.
Submission No. 19.8	Planning Priority 3 We will continue the ongoing revitalization of the Queanbeyan CBD, suburban centres and rural villages [The Branch	Where these suggested actions are not included in the Climate	Include the following actions as part of

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(DPIE - Biodiversity and Conservation)	recommends that Queanbeyan Palerang Regional Council] Consider including the following actions: • Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in Minimising the Impacts of Extreme Heat: A guide for Local Government. • Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient. • Promote energy efficiency in new development proposals (Action 22.4, South East and Tablelands Regional Plan)	Change Action Plan they can be included in the LSPS	Planning Priority 3, where they are not already covered by the Climate Change Action Plan: • Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in Minimising the Impacts of Extreme Heat: A guide for Local Government. • Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient. • Promote energy efficiency in new development proposals (Action 22.4, South East and Tablelands Regional Plan).
Submission No. 19.9 (DPIE - Biodiversity)	Planning Priority 4 We will promote Queanbeyan Palerang's identity and growth of our economy, including tourism, as a destination of choice Consider including the following actions noted in the South East and Tablelands Regional Plan under Direction 6: Position the region as a hub	Suggestions noted. It is considered that the inclusion of the actions from the climate	Include the relevant land use actions from council's Climate

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and Conservation)	of renewable energy excellence; such as: <ul style="list-style-type: none"> • Encourage the co-location of renewable energy projects to maximise infrastructure, including corridors with access to the electricity network (Action 6.3) • Promote best practice community engagement and maximise community benefits from renewable energy projects (Action 6.4) • Promote appropriate smaller-scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies. (Action 6.5) 	change Action Plan provide for an effective starting point at this time.	Change Action Plan in the LSPS.
Submission No. 19.10 (DPIE - Biodiversity and Conservation)	[Under] Planning Priority 5 We consider the environmental impacts of future development, consider including the following actions: <ul style="list-style-type: none"> • Assess LGA wide carbon emissions and develop and implement a plan to reduce emissions in consultation with the community. Consider including the Queanbeyan-Palerang emissions profile available at https://snapshotclimate.com.au/locality/australia/new-south-wales/queanbeyan-palerangregional/ • Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council’s assets and services. Enable communities and individuals to be better prepared and more resilient. • Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience and net zero goals. • Help communities and businesses to understand and respond to climate related risks and opportunities by providing climate information, building capacity and unlocking financial mechanisms to help fund emission reductions and climate adaptation. (Action 17.4, South East and Tablelands Regional Plan). 	Agreed. The Draft Climate Change Action Plan has been recently adopted by Council and the Land use related actions can be included in the LSPS.	Include the relevant land use actions from council's Climate Change Action Plan in the LSPS.
Submission No. 19.11 (DPIE - Biodiversity and Conservation)	[Under] Planning Priority 6 Our natural landscapes and water resources are sustainably managed, consider including the following action: <ul style="list-style-type: none"> • Protect, enhance and increase natural and green spaces by considering ecosystem change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection. • Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources. (Action 18.1 South East and Tablelands Regional Plan) • Incorporate water sensitive urban design into development that is likely to impact water catchments, water quality and flows (Action 18.4 South East and Tablelands Regional Plan) 	Agreed and note that Action 4.6.4 already includes protecting water catchments and can be expanded to include ground water. Water Sensitive Urban Design has been recommended to be included as part of the response to Water NSW submission.	Under Planning Priority 6, Expand Action 4.6.4 to include protection of ground water and include actions for protect, enhance and increase natural and green spaces by considering ecosystem change and species shift

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			from climate change, and applying ecosystem adaptation into strategic planning and land protection.
Submission No. 19.12 (DPIE - Biodiversity and Conservation)	[Under] Planning Priority 7 We actively promote and implement sound resource conservation and good environmental practice, consider referring to climate change data and assess the impact on agriculture via increased temperatures, number of hot days, fewer cold nights and changes to rainfall leading to more extreme floods and droughts. Use the 'Extensive grazing', 'Agricultural service centres', 'Potable water supply', 'Off-reserve conservation' and 'Emergency management' transition models outlined in the Enabling Adaptation in the South East report (2017) to generate further actions to increase climate readiness.	Noted and can be considered in the review of the LSPS.	No change to LSPS required at this time.
Submission No. 19.13 (DPIE - Biodiversity and Conservation)	<p>Recommended LSPS Actions</p> <p>Consider the regional systems transition model as outlined in the Enabling Adaptation in the South East (EASE) (2017) report when developing operational policy, undertaking strategic planning, delivering council programs and assessing future infrastructure needs.</p> <p>Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient.</p> <p>Protect, enhance and increase natural and green spaces by considering ecosystem change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection.</p> <p>Assess LGA wide carbon emissions and develop and implement a plan to reduce emissions in consultation with the community.</p> <p>Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience and net zero goals.</p> <p>Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in Minimising the Impacts of Extreme Heat: A guide for Local Government</p>	These recommendations have been addressed above.	LSPS changes recommended as above.
Submission No. 19.14 (DPIE - Biodiversity)	<p>Floodplain risk management</p> <p>We recommend that the Queanbeyan-Palerang LSPS incorporate actions to address the management of natural hazards including flood risk. We note that various elements of councils Floodplain Risk Management Plans identify land use planning recommendations that identify a need for</p>	Agreed.	Include actions to address the management of natural hazards including flood risk.

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Submission Name	Submission	Response	Action / Recommendation
and Conservation)	flood related planning and development controls to be incorporated into council's LEP and DCP.		
Submission No. 19.15 (DPIE - Biodiversity and Conservation)	We encourage QPRC to pursue the finalisation and implementation of the draft Queanbeyan FRM Plan as a high priority, as well as the planning, completion and implementation of FRMS&P to cover the additional unstudied areas of the Queanbeyan Surrounds and Rural Residential areas highlighted as development areas in the LSPS.	Agreed. The Draft Queanbeyan Floodplain Risk Management Plan is currently being finalised.	No change to LSPS required.
Submission No. 19.16 (DPIE - Biodiversity and Conservation)	Recommend that QPRC include actions in the LSPS for a Floodplain Risk Management (FRM) information audit and gap analysis to inform development and implementation of a strategic forward FRM program. This would enable the development and implementation of strategic FRM Plans consistent with the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual and guide strategic and statutory land use and infrastructure planning across the LGA. This approach would assist QPRC to respond to Direction 16, of the South East and Tablelands Regional Plan 2036.	Agreed.	Include and action for a Floodplain Risk Management (FRM) information audit and gap analysis to inform development and for consistency with NSW Government's Flood Prone Land Policy and Direction 16 in South East and Tablelands Regional Plan.
Submission No. 19.17 (DPIE - Biodiversity and Conservation)	Some suggestions for incorporating actions into Table One – Implementation Plan of the LSPS follow; Planning Priority 2 We have an active and healthy lifestyle Actions: 4.2.6 Conduct FRM Audit to identify knowledge gaps placing communities at Natural Hazard Risk Monitoring and Reporting: Plan, document & Implement LGA wide FRM Program to reduce flood risk to communities Timeframe: Ongoing Planning Priority 3 We will continue the ongoing revitalisation of the Queanbeyan CBD, Suburban Centres and Rural Villages - Actions: 4.3.9 Adopt & Implement Queanbeyan FRMP. Monitoring and Reporting: Relevant LEP & Planning controls updated & implemented. Timeframe: By 2020 4.3.10 Plan, conduct, adopt & implement FRMPs for all unstudied settlements particularly the Queanbeyan Surrounds. Monitoring and Reporting: Relevant LEP & Planning controls updated & implemented.	Agreed.	Review actions for flooding to include in the Implementation Plan as suggested by DPIE - Biodiversity and Conservation.

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Submission Name	Submission	Response	Action / Recommendation
	<p>Timeframe: Ongoing Planning Priority 8 We ensure the future planning for the region is well coordinated and provides for its sustainable management - 4.8.8 Conduct FRM Audit. Monitoring and reporting: Plan & Implement LGA wide FRM Program. Timeframe: By 2020 then Ongoing 4.8.10 Implement LGA wide FRM Program. Monitoring and reporting: Plan, conduct, adopt & implement FRMPs for all settlements. Timeframe: Ongoing 4.8.11 Plan, conduct, adopt & implement FRMPs for all settlements. Monitoring and reporting: Relevant LEP & Planning controls updated & implemented. Timeframe: Ongoing</p>		
<p>Submission No. 20.0 (Transport for NSW)</p>	<p>A Regional Future Transport Plan will be developed by TfNSW in partnership with Department of Planning and Industry (DPIE) and councils for South East and Tablelands. This plan will include a 'Hub and Spoke' model for this region. A Hub and Spoke model provides network-based context to multi-modal connections (spokes) to and from key centres (hubs) within the region, with less emphasis on connections to Sydney and more emphasis on connecting significant regional centres to their satellite towns. The implementation of a hub and spoke network aims to make day trips easier and allow tourists to move around regions more easily to support and expand tourism.</p>	<p>Noted.</p>	<p>No change to the LSPS is required.</p>
<p>Submission No. 20.1 (Transport for NSW)</p>	<p>Council should consider how Transport owned land in the Queanbeyan-Palerang LGA can be utilised to support the place making outcomes, enhance transport outcomes and contribute to the economic development, housing and employment opportunities identified in the LSPS including through the LEP review process</p>	<p>Agreed and one of the projects where this is occurring is as part of the CBD Place Plan.</p>	<p>No change to the LSPS is required.</p>
<p>Submission No. 20.2 (Transport for NSW)</p>	<p>Planning Priority 9 on page 22 should also consider the availability of transport services rather than be solely focused on "transport infrastructure"</p>	<p>Agreed.</p>	<p>Update Planning Priority 9 on page 22 to include the availability of transport services rather than be solely focused on "transport infrastructure".</p>
<p>Submission No. 20.3 (Transport for NSW)</p>	<p>Planning outcomes 'Economic Opportunities' on page 28 should also consider transport connectivity, and the ease of which people and freight can travel to and from industrial / commercial precincts.</p>	<p>Agreed.</p>	<p>Include in the planning outcomes 'Economic Opportunities' on</p>

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			page 28 the consideration of transport connectivity, and the ease of which people and freight can travel to and from industrial / commercial precincts.
Submission No. 20.4 (Transport for NSW)	Any potential rail intermodal and industrial land will need good connectivity to the existing freight network. The rail intermodal and adjacent IN2 needs to be flexible enough to meet the needs of future tenants. For example, a potential anchor tenant for the terminal may need more than just the hardstand, it may require additional land to allow it to co-locate to maximise infrastructure and decrease supply chain costs. Any rail intermodal and industrial land proposed in the concept plan needs to be protected from encroachment by sensitive land uses.	Agreed.	No change to the LSPS is required.
Submission No. 20.5 (Transport for NSW)	PLANNING PRIORITY 2 - WE HAVE AN ACTIVE AND HEALTHY LIFESTYLE · TfNSW recommends to include an action associated with implementation of the active transport connections identified within the QPRC Integrated Transport Strategy, updated PAMPs and Bicycle Plan · TfNSW encourage Council to consider active transport infrastructure to support higher density development and recreational opportunities. Council can seek funding for active transport infrastructure (walking and cycling), from the TfNSW funded Walking and Cycling Program.	Agreed.	Under Planning Priority 2 include an action associated with implementation of the active transport connections identified within the QPRC Integrated Transport Strategy, updated PAMPs and Bicycle Plan.
Submission No. 20.6 (Transport for NSW)	PLANNING PRIORITY 3 - WE WILL CONTINUE THE ONGOING REVITALISATION OF THE QUEANBEYAN CBD, SUBURBAN CENTRES AND RURAL VILLAGES · TfNSW suggests using the Movement and Place Framework for the Queanbeyan CBD Place Plan. The movement and place framework recognises that transport infrastructure is not only about mobility but is a 'place maker'. It can transform the public domain, activate centres and can unlock new commercial and housing developments, renewing existing neighbourhoods and spaces. Further information on the Framework is available at	Noted and this issue will be considered as a submission on the CBD Place Plan.	Review issue as part of the submissions on the CBD Place Plan.

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	<p>https://www.governmentarchitect.nsw.gov.au/guidance/movement-and-place. TfNSW would welcome the opportunity to discuss with Council how the framework can be used on a local level.</p>		
<p>Submission No. 20.7 (Transport for NSW)</p>	<p>PLANNING PRIORITY 3 - WE WILL CONTINUE THE ONGOING REVITALISATION OF THE QUEANBEYAN CBD, SUBURBAN CENTRES AND RURAL VILLAGES</p> <ul style="list-style-type: none"> · Any increase in densities near the freight network should take into account existing and future freight movements on the network. This is particularly important with limiting inappropriate adjoining development and direct access points along strategic transport links including the Hume, Federal, Illawarra, Barton and Kings highways · A review of the Queanbeyan CBD Spatial Master Plan needs to consider local freight access to the CBD. Efficient movement of freight requires a strategy that integrates it with the efficient movement of people, especially in and around the town centre whilst protecting urban amenity and freight access. 	<p>Agreed.</p>	<p>Under Planning Priority 3 consider action cover Any increase in densities near the freight network should take into account existing and future freight movements on the network. This is particularly important with limiting inappropriate adjoining development and direct access points along strategic transport links including the Hume, Federal, Illawarra, Barton and Kings highways.</p>
<p>Submission No. 20.8 (Transport for NSW)</p>	<p>PLANNING PRIORITY 4 - WE WILL PROMOTE QUEANBEYAN-PALERANG'S IDENTITY AND THE GROWTH OF OUR ECONOMY, INCLUDING TOURISM, AS A DESTINATION OF CHOICE TfNSW is supportive of Council's efforts to develop tourism within the region and we encourage Council to work with TfNSW to align future tourism planning and infrastructure with the NSW Tourism and Transport Plan.</p>	<p>Support and noted.</p>	<p>No change to the LSPS is required.</p>
<p>Submission No. 20.9 (Transport for NSW)</p>	<p>PLANNING PRIORITY 7 - WE ACTIVELY PROMOTE AND IMPLEMENT SOUND RESOURCE CONSERVATION AND GOOD ENVIRONMENTAL PRACTICE · The Action 'protect primary production and extractive industries from surrounding land-use conflict' should also include the other parts of the supply chain, including freight and logistics facilities</p>	<p>Agreed.</p>	<p>Under Planning Priority 7 include in the Action 'protect primary production and extractive industries from surrounding land-use conflict' the other</p>

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			parts of the supply chain, including freight and logistics facilities
Submission No. 20.10 (Transport for NSW)	<p>PLANNING PRIORITY 8 - WE ENSURE THE FUTURE PLANNING FOR THE REGION IS WELL COORDINATED AND PROVIDES FOR ITS SUSTAINABLE MANAGEMENT</p> <ul style="list-style-type: none"> While TfNSW recommends using the Movement and Place Framework for the Structure Plan for Braidwood township, all structure plans for townships in the LGA should avoid locating sensitive land uses along freight corridors. The Kings Highway runs through the centre of Bungendore and Braidwood and any proposed changes should not negatively impact freight movements through these towns. 	Agreed.	Include reference to the TfNSW Movement and Place Framework for Structure Plan actions.
Submission No. 20.11 (Transport for NSW)	<p>PLANNING PRIORITY 8 - WE ENSURE THE FUTURE PLANNING FOR THE REGION IS WELL COORDINATED AND PROVIDES FOR ITS SUSTAINABLE MANAGEMENT</p> <ul style="list-style-type: none"> TfNSW recommends an additional action on electric vehicle and charging station initiatives to support sustainability. As electric vehicles become more affordable and improved battery technology delivers longer range and shorter refuelling times, we expect to see an increase in electric vehicles on NSW roads. These vehicles are cheaper, cleaner and quieter to run, bringing significant economic and environmental benefits. More information can be found here. 	Agreed.	Under Planning Priority 8 include additional action on electric vehicle and charging station initiatives to support sustainability.
Submission No. 20.12 (Transport for NSW)	<p>PLANNING PRIORITY 9 - OUR TRANSPORT INFRASTRUCTURE AND NETWORKS ARE WELL PLANNED AND MAINTAINED</p> <ul style="list-style-type: none"> TfNSW would welcome the opportunity to collaborate with Council on the draft freight route hierarchy and advises that such a review should consider the TfNSW Freight and Ports Plan and Heavy Vehicle Policy Framework. TfNSW also suggests to include a draft freight route hierarchy in the LSPS outlining any existing freight constraints and proposed upgrades to the network. 	Agreed. The freight routes are included on the mapping in the LSPS.	Update LSPS mapping to include draft freight route hierarchy.
Submission No. 20.13 (Transport for NSW)	<p>PLANNING PRIORITY 9 -</p> <ul style="list-style-type: none"> TfNSW suggests to include an action regarding working with TfNSW and ACT Government to consider the need and location of additional heavy vehicle rest areas along major freight corridors. 	Agreed. This can be included in the existing actions.	Under Planning Priority 9 include in the actions working with TfNSW and ACT Government to consider the need and location of additional heavy

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			vehicle rest areas along major freight corridors.
Submission No. 20.14 (Transport for NSW)	PLANNING PRIORITY 9 - The Action “Land use planning outcomes to support improved public” could be expended to “integrated multi-modal solutions”	Agreed.	Under Planning Priority 9 include in the Action “Land use planning outcomes to support improved public” and “integrated multi-modal solutions”.
Submission No. 20.15 (Transport for NSW)	PLANNING PRIORITY 9 - TfNSW would like to provide the following comment for identifying transport corridors for increased development: o Transport corridors should provide active transport infrastructure (walking and cycling) to support increase in development density and prevent private vehicle usage that would impact the transport corridor o Areas for increased development densities should avoid transport corridors that are important for the movement of freight. o New developments along freight corridors will need to mitigate against noise and air emissions, as well as vibrations from the freight network.	Agreed. This additional detail can be added.	Under Planning Priority 9 include clarification in Action 4.9.8 that active transport infrastructure is required and important freight routes are to be avoided.
Submission No. 20.16 (Transport for NSW)	PLANNING PRIORITY 9 - Any item relating to local road transport infrastructure should reference the following road safety related plans and strategies: o Ensure that areas with identified high risk of run-off-road and fatigue related crashes on the high speed local road and regional road network consider key treatments such as centre and road side flexible safety barrier, audio-tactile line marking (rumble strips), wide centre line and curve improvements as per the Saving Lives on Country Roads initiative of NSW Road Safety Plan 2021. o Austroads Research Report (AP-R611-20) ‘Integrating Safe System with Movement and Place for Vulnerable Road Users’ can assist council practitioners with applying Safe System thinking to a Movement and Place context: https://austroads.com.au/publications/road-safety/ap-r611-20 . There is also a webinar to support this report: https://austroads.com.au/webinars-and-events/webinarintegrating-safe-system-with-movement-and-place-for-vulnerable-road-users . o Austroads has published a research report to guide local government on developing and implementing road safety management frameworks	Noted. The related plans and strategies can be reviewed for inclusion in an appendix of supporting information.	The transport safety related plans and strategies be reviewed for inclusion in an appendix of supporting information.

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	according to Safe System principles. The report (and recording of associated webinar) can be downloaded on the Austroads website here, noting that membership and access to all materials is now free: https://austroads.com.au/latest-news/targeted-road-safety-guidance-for-localgovernment		
Submission No. 20.17 (Transport for NSW)	PLANNING PRIORITY 10 - WE PLAN FOR AND PROVIDE REGIONAL FACILITIES WHICH PROMOTE BETTER SOCIAL CONNECTION AND ACCESS FOR THE COMMUNITY · TfNSW suggest an additional Action on public transport services and on-demand transport services to support the aged population in Braidwood and Bungendore. More information about On-demand transport can be found here.	Agreed.	Under Planning Priority 10 include an Action on public transport services and on-demand transport services to support the aged population in Braidwood and Bungendore.
Submission No. 20.18 (Transport for NSW)	PLANNING PRIORITY 11 - WE UNDERTAKE PLANNING TO ENSURE INFRASTRUCTURE IS PREPARED FOR FUTURE GROWTH · TfNSW would welcome the opportunity collaborate with Council on the car parking studies for Bungendore and Braidwood.	Noted and welcomed.	No change to the LSPS is required.
Submission No. 20.19 (Transport for NSW)	PLANNING PRIORITY 12 - OUR COUNCIL IS EFFICIENT, INNOVATIVE AND ACTIVELY SEEKING PARTNERSHIPS TO DELIVER OUTCOMES TO THE COMMUNITY · TfNSW suggests to include a reference to the NSW Smart Innovation Centre. The Smart Innovation Centre is NSW's hub for collaborative research and development of safe and efficient emerging transport technology.	Agreed.	Include reference to the NSW Smart Innovation Centre under Planning Priority 12.
Submission No. 21.0 (NSW EPA)	Council has indicated that they will protect primary production and extractive industries with surrounding land-use conflict and ensure that these industries are undertaken in a sustainable manner. The EPA recommends that Council's consideration of potential land-use conflicts also include industries such as those regulated by the EPA under Schedule 1 of the POEO Act. This should consider potential noise, water and air quality impacts of those activities and manage the impacts appropriately. A list of industries the EPA regulates in the Queanbeyan Palerang local government area can be obtained via EPA's public register, which can be found at https://apps.epa.nsw.gov.au/prpoeoapp/	Agreed.	Include in Action 4.7.1 EPA regulated industries.
Submission No. 21.1 (NSW EPA)	Council has indicated that they will undertake planning to ensure infrastructure is prepared for future growth across the region. The EPA recommends that Council's planning include critical infrastructure such as water, sewage services and waste management to ensure these services	Noted. The Integrated Water Cycle Management Strategy and implementation will address these recommendations.	No change to the LSPS is required.

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	<p>have the capacity to handle the expected population growth and to operate in a proper and efficient manner. In particular, the EPA notes that Council anticipates significant population growth in Queanbeyan and Bungendore in the next 16 years. Council will need to ensure that any upgrades, including those to Queanbeyan Sewage Treatment Plant and Bungendore Sewage Treatment Plant have the capacity to cater for this population growth. The EPA requests that Council involve the EPA in any planning procedures for works relating to sewage treatment or waste facilities in the region.</p>		
<p>Submission No. 21.2 (NSW EPA)</p>	<p>The EPA takes this opportunity to emphasise the importance of protecting environmental values and maintaining or enhancing water quality and waterway health to meet key environmental values and uses for waterways set out in the NSW Water Quality and River Flow Objectives. These objectives should be based on a catchment or sub-catchment level approach with collaboration between LGAs, as waterways often move through multiple LGAs. Where these values are being achieved in a waterway, they should be protected, and where they are not being achieved, all activities should work towards this achievement over time. Council may wish to consider the inclusion of this approach in its LSPS as a guiding principle. The EPA recommends the use of the Risk Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (Risk-based Framework) to determine appropriate actions for managing waterways within your local government areas (LGA). The Risk-based Framework is available at https://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-basedframework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning.</p>	<p>Noted and Framework will be included in the appendix for additional resources.</p>	<p>Include the reference to Risk Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (Risk-based Framework) in the LSPS Appendix for additional resources.</p>
<p>Submission No. 21.3 (NSW EPA)</p>	<p>To embed community values and uses of waterways, Council can set directions for enhanced planning controls in Local Environmental Plans (LEP) and Development Control Plans (DCP). These can help to minimise water contamination, litter and urban stormwater flows and reduce impacts on environmentally sensitive waterways and human health. Councils LEP and supporting controls should ideally include a map of waterways, important aquatic ecosystems and riparian lands or corridors to highlight management areas at risk. The map should include the community's environmental values and uses determined through direct consultation.</p>	<p>Agreed and can be considered as a submission on the draft Queanbeyan-Palerang Local Environment Plan 2020</p>	<p>Consider as a submission on the Draft Queanbeyan-Palerang Local Environmental Plan.</p>
<p>Submission No. 21.4</p>	<p>Considering sustainable land-use planning and careful design and location of development upfront in the planning process offers the</p>	<p>Noted.</p>	<p>No change to the LSPS is required.</p>

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(NSW EPA)	greatest opportunity to manage air and noise impacts. Land-use and transport planning have a key role to play in avoiding land-use conflicts and minimising emission impacts on human health. Conflicts occur where sources of harmful emissions, such as busy roads, freight corridors, industry and agriculture, are not adequately separated from sensitive land-uses such as residences, childcare, schools, hospitals and aged care facilities. Further opportunities to improve sustainability and liveability through its planning process to reduce local exposure to air and noise impacts within its community exist via: 1. Spatial separating of incompatible land-use through appropriate zoning and placement of activities to minimise air and noise-related land-use conflicts; 2. Minimising air and noise emissions at source through best practice selection, design, siting, construction and operation as appropriate; and 3. Reducing air and noise impacts at receivers through best practice design, siting and construction		
Submission No. 21.5 (NSW EPA)	The Department of Planning, Industry and Environment is leading the development of a 20 Year Waste Strategy for NSW. The strategy is a whole of government initiative to provide long term strategic direction for communities, industry and all levels of government to work together to build resilient services and markets for waste resources. The EPA advises Council that this strategy appears to not be mentioned within the Draft LSPS, and recommends that consideration is given to referring to this strategy as a key reference in the development of the Draft LSPS.	The Strategy will be reviewed for any land use related actions that are appropriate for the LSPS. The Strategy can be included in the LSPS Appendices.	Include the 20 Year Waste Strategy for NSW in the LSPS Appendix for additional resources and include any relevant land use actions.
Submission No. 22.0 (NSW Premier & Cabinet - Heritage NSW)	There may be further opportunities to provide information on Council's heritage and how it is considered during planning. Areas that we suggest Council and the Department consider when finalising the LSPS are: <ul style="list-style-type: none"> • if the relevant Aboriginal communities and/or groups have not already been consulted about the content of the LSPS, this should be done prior to the LSPS being finalised 	During the exhibition period, invitations to comment and information on the LSPS were sent out to the Local Aboriginal Land Councils and the groups that form part of Council's Consultative Committee on Aboriginal Issues.	No change to the LSPS is required.
Submission No. 22.1 (NSW Premier & Cabinet - Heritage NSW)	<ul style="list-style-type: none"> • we note that Council proposes to work closely with the local Aboriginal community to ensure recognition and protection of indigenous heritage. This should be done through an Aboriginal Cultural Heritage Study, and be used to inform amendments to Council's LEP to protect Aboriginal cultural heritage and cultural landscapes • considering the linkages between culture, heritage and tourism, and the opportunities culture 	Agreed.	Clarify in the LSPS when referencing Heritage Studies whether it includes both Aboriginal and non-Aboriginal

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	<p>and heritage bring for economic growth</p> <ul style="list-style-type: none"> • further articulating heritage as it relates to local character, including potentially identifying clusters of places and items which contribute to the significant character of the place • considering the linkages between actions and priorities, e.g. the ways in which heritage and culture contribute to attractive and liveable places, local employment and community wellbeing, and • provide clarity in the LSPS when referencing Heritage Studies whether it includes both Aboriginal and non-Aboriginal heritage, as both should be assessed. This would help better align Council's local strategic planning with the South East and Tablelands Regional Plan, specifically Direction 23 – Protect the region's heritage 		<p>heritage, as both should be assessed.</p>
<p>Submission No. 22.2 (NSW Premier & Cabinet - Heritage NSW)</p>	<p>In addition to the items of local heritage significance listed under Queanbeyan-Palerang Regional Council's LEPs, our records show that the local government area contains:</p> <ul style="list-style-type: none"> • the Commonwealth Heritage Listed Place 'Googong Foreshores Cultural and Geodiversity Heritage Areas' • 20 State Heritage Register items • the 'Millpost Stone Axe Quarry' Aboriginal Place, and • 1660 Recorded Aboriginal Sites. 	<p>Noted.</p>	<p>No change to the LSPS is required.</p>
<p>Submission No. 22.3 (NSW Premier & Cabinet - Heritage NSW)</p>	<p>Heritage NSW has several publications which may be of assistance when addressing the heritage objectives of the LSPS. These objectives should be incorporated with environmental, social and economic considerations to achieve high quality strategic planning outcomes. These publications are available online at: environment.nsw.gov.au/Heritage/publications/index.htm.</p>	<p>Noted and can be incorporated in the LSPS Appendix of additional resources.</p>	<p>Include references to Heritage NSW publications in LSPS's Appendices.</p>
<p>Submission No. 22.4 (NSW Premier & Cabinet - Heritage NSW)</p>	<p>Additionally, Government Architect NSW's (GANSW) recent publication Design Guide for Heritage may be of use, this can be found at governmentarchitect.nsw.gov.au/guidance/heritage. GANSW is also undertaking a project to explore opportunities and approaches for Designing with Country, more information on this can be found at governmentarchitect.nsw.gov.au/projects/designing-with-country.</p>	<p>Noted and can be incorporated in the LSPS Appendix of additional resources.</p>	<p>Include reference to Design Guide for Heritage in the LSPS's Appendices.</p>
<p>Submission No. 23.0 (DPIE - The Places Unit,</p>	<p>1. Embed the Public Space definition and reference to public spaces into Council's Context, Vision and Planning Priorities. We suggest 'Public Space' is referred to consistently throughout the LSPS, as per the definition on page 1 being: 'places publicly owned or of public use,</p>	<p>Agreed.</p>	<p>Include definition of Public space in Appendix 5 Glossary of terms.</p>

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Public Spaces Division)	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.		
Submission No. 23.1 (DPIE - The Places Unit, Public Spaces Division)	2: Increase mapping of public spaces. We are very pleased to see that Council has included mapping of 'People Gathering Places', 'Cultural/Civic Hubs' and recreational and community facilities. The maps and figures in the LSPS could also include public space networks within the LGA, for example, green networks and cycling/pedestrian networks within and between towns and villages. We suggest the LSPS note why the mapped spaces are important at a local, regional or State level.	Noted.	No change to the LSPS is required.
Submission No. 23.2 (DPIE - The Places Unit, Public Spaces Division)	3: Embed access to quality public spaces in current and future planning. The LSPS could further articulate the benefits of planning for public space infrastructure within the LGA, including social, environmental, cultural and economic benefits.	Noted.	No change to the LSPS is required.
Submission No. 23.3 (DPIE - The Places Unit, Public Spaces Division)	We commend Council for its commitment to prepare contributions plans that will collect funds for open space, community and recreation facilities and agree this as an important action to ensure access to and quality of public spaces across the LGA.	Support noted	No change to the LSPS is required.
Submission No. 23.4 (DPIE - The Places Unit, Public Spaces Division)	We suggest the following text update: Council could note how access to quality public space will be used to support increasing infrastructure demands generated from the significant growth forecast for the LGA.	Noted and will be part of any needs analysis to support the contribution plans.	No change to the LSPS is required.
Submission No. 23.5 (DPIE - The Places Unit,	We suggest including the following actions: a) 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	Suggested actions for public space will be reviewed for inclusion in LSPS where relevant.	Review actions for public space for inclusion in the LSPS where relevant.

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Public Spaces Division)	<p>environment.” (PP 1, 2,10, 11)</p> <p>b) Review structure plans and masterplans and the Queanbeyan CBD Spatial Masterplan, where needed (and any other urban release, precinct planning, town and neighbourhood centre planning) to include access to quality public, green and open space and active transport corridors as a priority and to consider impact on existing public spaces. (PP 3, 11)</p> <p>c) Develop mechanisms in LEPs/DCPs to encourage applicants to explain how their development proposal will improve the quantum and/or quality of the public space. This can also be a focus area of the new Design Review Committee. (A4.3.5; PP 2, 3, 10, 11)</p> <p>d) When updating planning controls to support community events and place making across the LGA, Council could also review Development Control Plan requirements and standards to include new provisions related to public space infrastructure. (A4.1.3)</p> <p>e) Review and update zoning controls for the LGA to secure the long-term reservation of land for public purposes. (PP 10, 11)</p> <p>f) State that the needs analysis will inform the preparation of contributions plans for open space, community facilities and recreational facilities. (A4.2.2; A4.2.3)</p> <p>g) Include access to and quality of public spaces as part of any needs analysis. (A4.2.3)</p>		
Submission No. 23.6 (DPIE - The Places Unit, Public Spaces Division)	<p>4: Promote access to quality public space to ensure liveable, sustainable and well-designed neighbourhoods.</p> <p>We suggest the LSPS acknowledge that access to public space is an essential outcome to create liveable neighbourhoods and great places to live by promoting physical and mental wellbeing, encouraging social connection, creating attachment to place, protecting heritage and local character, providing economic benefits and supporting growing density and population.</p>	Agreed.	The value added by access to public space in neighbourhoods will be included where relevant in the LSPS area overviews.
Submission No. 23.7 (DPIE - The Places Unit, Public Spaces Division)	<p>We commend Council for including actions to support the activation of public space by updating planning controls to support community events and place making across the LGA. We also support Council's investment in free sports facilities across the LGA, which will increase quality of public space and may provide access to new spaces.</p>	Support and noted.	No further action required.
Submission No. 23.8 (DPIE - The Places Unit,	<p>We suggest including the following actions [under 4: Promote access to quality public space to ensure liveable, sustainable and well-designed neighbourhoods.] :</p> <p>a) Council has included actions to provide play equipment and open</p>	Agreed and note that the Integrated Transport Strategy reviewed the Pedestrian and	Under Planning Priority 4 include actions to increase the number of homes

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Public Spaces Division)	space near new development and promote higher densities near recreational open space. We suggest an action for increasing the number of homes within 10-minute walking access to quality green, open and public space, in accordance with the goal of Premier’s Priority 11. (PP 2) b) Develop an activation program to support community events and programming activities. c) We suggest the cycle tourism Masterplan has a focus on resident needs as well as tourism (or a residential cycle Masterplan is also created) and is used to support actions for increased transport options to connect existing and future housing and high amenity centres. (PP 2, 9, 11) d) Ensure the QPRC Integrated Transport Study has a place based focus and is accompanied by a pedestrian strategy. (A4.9.1)	Mobility Plan (PAMP) and the Bicycle plan.	within 10-minute walking access to quality green, open and public space.
Submission No. 23.9 (DPIE - The Places Unit, Public Spaces Division)	5: Promote access to quality public space to support strong town centres and improve the local economy. The LSPS could highlight the important role access to quality public space plays in creating vibrant town centres. This includes access to cultural spaces, which are an important part of public space and social infrastructure. We also suggest that planning priorities related to building a strong economy (PP4) articulate the role access to quality public space plays, including by creating vibrant town centres, activating the day and night-time economy, supporting the tourism economy and attracting new residents and workers.	The CBD Place Plan has highlighted the important role of public space in town centres. This will also be addressed in the Braidwood Master Plan.	No change to the LSPS is required.
Submission No. 23.10 (DPIE - The Places Unit, Public Spaces Division)	We suggest including the following actions [5: Promote access to quality public space to support strong town centres and improve the local economy.]: a) Note public spaces are one of the key organising principles of a well-designed Queanbeyan CBD. b) Develop an arts & cultural strategy for the LGA and to support the Queanbeyan Civic and Cultural Precinct, to be aligned with a public space strategy. (P 1, 3, 10) c) This strategy could include a public space activation program (including public heritage spaces) to support day and night-time economy, and can consider use of existing space or underused facilities for events and niche performance spaces to build visitations and our reputation while lessening the infrastructure burden on Council. This can be scaled to several levels and can also be used to support the activation of the Civic & Cultural Precinct, the objectives of the Queanbeyan CBD Spatial Master Plan 2019 and the QPRC Tourism Plan 2017-2025 as well as future tourism strategies. (PP1, 3, 4, 10) d) An arts & cultural strategy can also support rejuvenation of the CBD and village centres, as identified in the Community Roadmap and to support heritage-based	Agreed and this has been covered in the CBD Place Plan.	No change to the LSPS is required.

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	tourism strategies, such as the Braidwood township strategy. (A4.1.9; A4.10.4)		
Submission No. 23.11 (DPIE - The Places Unit, Public Spaces Division)	6: Recognise and embed green infrastructure as an important component to delivering infrastructure to support growth. We recommend green infrastructure is given an equal weighting with grey infrastructure and the LSPS recommends planning for green infrastructure to support growth, including population and environmental health. The LSPS could note how green infrastructure can support the LGA in resilience to climate change, improve air quality, shade to reduce ambient temperature, and extending biodiversity habitat.	Noted.	No change to the LSPS is required.
Submission No. 23.12 (DPIE - The Places Unit, Public Spaces Division)	Council could adopt for the following definition: Green infrastructure is the network of natural and semi-natural systems including bushland, parks, private gardens, rivers and streams and native vegetation. In urban areas, these systems have typically been modified compared to their natural state, strategically planned, design and/or managed. These systems play an important part in supporting a good quality of life for people now and into the future.	Noted and can be considered review of development control plans and contribution plans.	No change to the LSPS is required.
Submission No. 23.13 (DPIE - The Places Unit, Public Spaces Division)	We suggest including the following actions [under 6: Recognise and embed green infrastructure as an important component to delivering infrastructure to support growth]: a) Develop a green grid to promote interconnected green spaces (and active transport network strategies. (PP2, 5, 6) b) Use greenspace networks to support a public and open space strategy which promotes connectivity throughout the LGA. (PP2, 5, 6) c) Target an improvement to tree canopy and green cover throughout the LGA. Council could also consider a base-level embellishment of open space i.e. Including a requirement for tree planting to achieve 40% tree canopy. (PP 6) d) Develop a tree planting program to improve physical and visual amenity along active and vehicular transport corridors. (PP 6, 9)	Agreed and will be reviewed with the recommended shade actions.	Under Planning Priority 6 combine the green public space actions with the Shade actions considered above.
Submission No. 23.14 (DPIE - The Places Unit, Public Spaces Division)	The Open Space team is supportive of the following planning priorities identified in the draft LSPS for open space and recreational facilities within the urban areas of Queanbeyan-Palerang Regional Council. · (4.2) Planning Priority 2: We have an active and healthy lifestyle · (4.10) Planning Priority 10: We plan for and provide regional facilities which promote better social connection and access for the community. · (4.11) Planning Priority 11: We undertake planning to ensure infrastructure is prepared for future growth. Open Space also acknowledges that the LSPS has identified actions to: · Provide open space and recreation facilities to meet the needs of	Support and noted.	No change to the LSPS is required.

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	current and future population · Implement contributions plan to ensure open space and recreation and community facilities are provided and · Tourism opportunities incorporated into open space and recreational facilities.		
Submission No. 23.15 (DPIE - The Places Unit, Public Spaces Division)	Open Space team recommends that below Action is included: · Incorporate 'Draft Greener Places' design framework in planning, designing and the delivery of green infrastructure in urban areas. Greener Places is a draft Green Infrastructure design framework that guides the planning, design and delivery of Green Infrastructure in urban areas across NSW. It aims to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas.	Agreed and will be reviewed with the recommended public space and shade actions.	Under Planning Priority 6 include Incorporate 'Draft Greener Places' design framework in planning, designing and the delivery of green infrastructure in urban areas together with the reviewed green public space and shade actions.
Submission No. 23.16 (DPIE - The Places Unit, Public Spaces Division)	The Open Space team recommends that in addition to other actions identified for each urban area (Queanbeyan and surrounds, South Jerrabomberra, Googong, Bungendore, Braidwood), following key Actions are also included in the LSPS. · Prepare 'Open Space and Recreation Needs Study' to understand the community's current and future open space and recreation needs. · Provide high-quality public open spaces in new residential subdivision, through DCP clauses. Connect the subdivision and its open spaces with walking and cycling paths. · Assess all existing and proposed community facilities, play spaces and public spaces with NSW Governments 'Everyone Can Play' Guidelines. · Identify potential funding mechanisms required or secured for open space and recreation outcomes.	Agreed and can be incorporated in the actions under Planning Priorities 2, 10 and 11. Note that the Sports Facilities Strategic Plan has dealt with the needs for sports facilities in the LGA.	Under Planning Priorities 2, 10 and 11 incorporate actions for Open Space and Recreation Needs Study to build upon the Sports Facilities Strategic Plan; and Provide high-quality connected public open spaces in new residential subdivision, through DCP clauses.
Submission No. 24.0 (DPIE - Resilience Planning Team)	Regarding resilient places, the Queanbeyan-Palerang LSPS does not provide sufficient resilient/recovery actions, and would benefit from the following notes: · This LSPS contains no planning priority dedicated to natural hazard or climate change resilience. While a few resilience concepts are mentioned throughout the LSPS, they cannot be found under one dedicated	Agreed and Resilience can be incorporated with the inclusion of climate change priority and actions.	Include Planning Priority that deals with climate change resilience / natural hazards.

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	<p>planning priority.</p> <ul style="list-style-type: none"> · The LSPS Vision states a need to build resilience by placing people and developments away from natural hazards. However, the only natural hazard action is Action 4.8.8 - Investigate options for stormwater and flood mitigation. · The LSPS discusses the LGA's draft climate action plans and contains one action relating to climate change but this action is generic: Action 4.5.4 - Ensure potential impacts of climate change are considered when planning for the future and this action is not outlined for any of the areas outlined under 5.2 Queanbeyan and surrounds, 5.3 Bungendore, 5.4 Braidwood, 5.5 Rural Residential Areas or 5.6 rural areas. 		
<p>Submission No. 24.1 (DPIE - Resilience Planning Team)</p>	<ul style="list-style-type: none"> · It is strongly recommended that the LSPS includes a new standalone planning priority dedicated natural hazard and climate change resilience. It should include the following: <ul style="list-style-type: none"> · A detailed outline of the specific threats of climate change and natural hazards within the region, including climate projections, hazard mapping, scientific studies and, where data is absent, a history of events. This will inform actions and decision making. · A broad view of hazard risk that is not limited to hazard type and exposure that also identifies actual and potential community vulnerability. · A review of past bushfire and flood mapping. · Actions that focus on resilience and recovery before and after a natural hazard event – this would help promote resilience-building within the LGA. · Considerations to managing future risk (climate and growth) so as to not to increase the population at risk and the demand on Emergency Services personnel and volunteers. · An action to establish hazard planning and disaster resilience (including infrastructure resilience) principles as primary considerations in all development proposals. The development of a planning principle that local/regional hazard risk assessments inform land use planning decisions could be included. · An action to review development controls to encourage adaptable and resilient buildings. · An action on the implementation of Council's Climate Adaptation Plan · The promotion of risk reduction and avoidance strategies, particularly at a place based level. · An action to support the NSW state goal of net zero emissions by 2050. 	<p>Agreed.</p>	<p>Include planning priority dedicated natural hazard and climate change resilience and corresponding actions that focus on resilience and recovery, managing future risks, hazard planning, reduction and assessment and implementation of Council's Climate Change Action Plan.</p>

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	<ul style="list-style-type: none"> Some long term and ongoing actions for resilience building into the future to ensure that resilience is managed and sustained. 		
Submission No. 25.0 (Department of Primary Industries – Agriculture)	<p>We commend Council for recognizing that Queanbeyan-Palerang Regional Council (QPRC) has productive rural land that is important to the economy of the shire and particularly:</p> <ul style="list-style-type: none"> Recognition of and continued implementation of the Rural Lands Strategy to facilitate less fragmentation and minimise land use conflicts; Review of the rural planning provisions on the zoning of rural land, minimum lot size and averaging subdivision arrangements; and Recognition of agricultural productivity and future opportunities such as agri-tourism to provide for value adding. 	Support noted.	No change to the LSPS is required.
Submission No. 25.1 (Department of Primary Industries – Agriculture)	<p>Generally, QPRC's LSPS position on agricultural and rural land uses has aligned with the South East and Tablelands Regional Plan 2036 including promoting agricultural innovation, sustainability and value add opportunities under Direction 5 and managing rural lifestyles under Direction 28. The draft LSPS however does not include a reference to Direction 8-Protect important agricultural land. While NSW Agriculture's maps of IAL land have not yet been released, it will be important to include an action focussed on recognising any important agricultural land. That will enable a further consideration of rural planning provisions for any such identified land.</p>	Agreed.	Include a reference to Direction 8-Protect important agricultural land and an action focussed on recognising any important agricultural land.
Submission No. 25.2 (Department of Primary Industries – Agriculture)	<p>NSW DPI supports the value adding potential of agri-tourism to enable farmers to diversify their income, but this needs to be balanced so that it is not undertaken at the expense of inflated capital costs preventing primary production expansion, or land use conflict preventing the establishment or extension of existing intensive production businesses. An action aimed at promoting agri-tourism while recognising the primary productive potential of rural lands might assist.</p>	Agreed.	Include action aimed at promoting agri-tourism while recognising the primary productive potential of rural lands
Submission No. 25.3 (Department of Primary Industries – Agriculture)	<p>It is also noted that there is no discussion or actions on maintaining or establishing agricultural processing facilities in the Shire. While such facilities are currently limited, those within the shire should be identified and actions included for their future protection (as well as any future facilities). An example of a current facility is the Braidwood saleyards.</p>	Saleyards are shown on the LSPS mapping. Maintaining agricultural processing facilities can be included in the action related to mobile abattoirs.	Include the maintaining agricultural processing facilities in the action related to mobile abattoirs.
Submission No. 26.0 (Defence)	<p>Defence wishes to avoid the situation where any future land uses around the [HQJOC and HMAS Harman] facilities could potentially impact on their long term viability as critical Defence operational facilities, particularly uses which could cause electromagnetic interference such as industrial uses. Key land use considerations ... include the need for</p>	Noted.	Include action for protecting defence assets from trespass, surveillance, noise and vibration-

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	protection from trespass, surveillance, noise and vibration-sensitive land uses, electromagnetic radiation, flooding, and impeded access to shared resources such as road networks. At the same time, surrounding communities need appropriate buffers to ensure public safety and mitigate amenity issues generated by Defence activities.		sensitive land uses, electromagnetic radiation, flooding, and impeded access to shared resources such as road networks.
Submission No. 26.1 (Defence)	Defence also notes that the LSPS includes planning priority to take action to find solutions for traffic congestion and heavy vehicle impacts. Defence requests that Council engage early and closely with Defence, and the National Capital Authority as appropriate, in regard to the Canberra Avenue corridor linking Queanbeyan and Canberra. This consultation should proactively consider recent major accidents at the intersection adjacent to HMAS Harman (including three in the last month), the significant increase in HMAS Harman's population over the next 2-3 years, and how to best address traffic management and road safety impacts for both HMAS Harman and the QPRC.	Noted.	No change to the LSPS is required.
Submission No. 26.2 (Defence)	Defence notes that a key priority identified in the LSPS is to advocate for extending Canberra commuter rail into Queanbeyan and Bungendore with a possible access to HQJOC. Defence recognises the importance of alternative transport options as part of Council's long term planning for Bungendore. However, new or expanded rail infrastructure proximate to a Defence facility could have potentially adverse impacts on Defence operations. Defence communications could be disrupted as a result of electromagnetic interference generated by electric or diesel trains, while the location of a train station/stop close to a Defence base could increase security risks at those sites... Defence therefore requests Council engage early and closely with Defence as part of its planning process for extension of a commuter rail service in the vicinity of Defence establishments.	Noted and consultation will be required at all levels of government.	No change to the LSPS is required.
Submission No. 26.3 (Defence)	An effective planning process however must acknowledge and respond to Defence concerns that land use planning in areas surrounding its facilities do not adversely impact on the long-term viability of these facilities, nor disrupt Defence training and operations. Defence also cautions against any assumption that the use of the Defence Estate will remain static noting there is considerable upgrade work ongoing at HQJOC and HMAS Harman. The Defence Estate and land uses around these facilities need to be flexible enough to respond to future requirements, including the introduction of new capabilities and / or	Noted.	No change to the LSPS is required.

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	<p>a rapidly changing security environment. Regular engagement between the NSW Government, LGA and Defence will ensure future Defence plans are reflected in new and revised planning documentation. Strong land use planning controls prevent incompatible land uses, which would otherwise lead to ongoing conflict between Defence facilities and their neighbouring communities. The draft LSPS is an important mechanism to achieve this outcome and Defence looks forward to working closely with QPRC on an ongoing basis into the future.</p>		
<p>Submission No. 27.0 (ACT Government - Environment, Planning and Sustainable Development)</p>	<p>The Environment, Planning and Sustainable Development Directorate (EPSDD) has reviewed the draft LSPS and sought input from other ACT Government Directorates, most notably the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) and Transport Canberra and City Services (TCCS). This submission is a consolidated response to QPRC, however it does not represent a formal ACT Government endorsed position, as there was insufficient time for the matter to go before Government.</p>	<p>Consolidated ACT Government response noted together with caveat that response has not gone before ACT government for endorsement.</p>	<p>Unendorsed response from ACT Government to be noted.</p>
<p>Submission No. 27.1 (ACT Government - Environment, Planning and Sustainable Development)</p>	<p>Within the LGA, the city of Queanbeyan is the fastest growing inland city in NSW, with a growth rate of 3% (page 30). To meet this demand, of the 6,500 total dwellings required for the LGA, 4,500 dwellings will be required within Queanbeyan city and surrounds. The draft LSPS identifies that this housing will primarily be provided at Googong, South Jerrabomberra and via urban infill. It is understood that 1,500 of these dwellings are proposed for South Jerrabomberra (page 12). The draft LSPS could clarify how much of the remaining housing is to be attributed to Googong and infill respectively.</p>	<p>Noted. This detail is in the Master plans and strategies.</p>	<p>No change to the LSPS is required.</p>
<p>Submission No. 27.2 (ACT Government - Environment, Planning and Sustainable Development)</p>	<p>Whilst it is appreciated that the map on page 31 of the draft LSPS is intended to be high level, the 'residential growth areas – short term' for South Jerrabomberra as shown in the map do not appear to accord with the endorsed South Jerrabomberra (South Tralee) LEP (2012), South Jerrabomberra Structure Plan (2013), Residential and Economic Strategy 2015 – 2031 (2015) and QPRC online mapping. The map on page 31 differs to these other documents insofar as the shape and extent of the residential area, and the absence of a buffer area to part of the residential area, where it adjoins the ACT. The buffer zone to the ACT is a critical element in attempting to mitigate the potential for land use conflict between the existing industrial uses at Hume and the nearby residential uses at South Jerrabomberra</p>	<p>The absence of the buffer between South Jerrabomberra and Hume is noted and will be updated.</p>	<p>That the buffer between South Jerrabomberra and Hume be shown on the LSPS mapping.</p>
<p>Submission No. 27.3</p>	<p>A representative of QPRC contacted over the draft LSPS has clarified that the draft LSPS is not intended to identify further residential in South</p>	<p>Noted.</p>	<p>That the LSPS map on page 31 reflect the</p>

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(ACT Government - Environment, Planning and Sustainable Development)	Jerrabomberra, nor is it intended to delete part of the buffer zone to the ACT. Accordingly, we would request the map on page 31 reflect the endorsed plan for South Jerrabomberra, including the extent of residential and the buffer zone to the ACT.		current <i>Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012</i> .
Submission No. 27.4 (ACT Government - Environment, Planning and Sustainable Development)	...there is a concern that such growth [being the majority of LGA's future residential growth in LGA that is planned for Googong] could place significant additional pressure on the Googong Foreshores to provide recreational facilities. Googong Foreshores is a major ACT water catchment area, and the opportunity for providing additional recreational resources is limited. The Googong Foreshores Lease requires adherence to the existing, low impacting recreational activities. Thus, when more detailed planning occurs for the expansion of Googong, appropriate provision should be made for sufficient open space and recreational facilities within the proposed development, to cater for the increased population in the area. As was the case for the original Googong approval, there should be a requirement for the developer to provide a financial contribution to the ACT Government for maintaining recreational facilities at Googong Foreshore.	Noted. Additional actions are included for the protection of water catchments which includes Googong Foreshore.	Change as recommended above for Water NSW.
Submission No. 27.5 (ACT Government - Environment, Planning and Sustainable Development)	Regarding infill, Action 4.2.4 (page 39) in the draft LSPS includes 'investigate allowing higher density development on land adjoining areas where such open space provides increased amenity and recreational opportunities'. Whilst this provision may be reasonable in some settings, we do not consider it appropriate for application in the zones abutting the open space (RE2-Private Recreation) at South Jerrabomberra (South Tralee). Increasing densities in this location presents an increased risk of land use conflict between the existing industrial uses at Hume, and residential uses at South Jerrabomberra, and may have amenity impacts for residents.	Noted.	No change required to the LSPS.
Submission No. 27.6 (ACT Government - Environment, Planning and Sustainable Development)	Regarding employment growth, while details are provided about the South Jerrabomberra employment areas, the draft LSPS could be strengthened by identifying the quantum and location of other employment lands required to the year 2040, if known. This would assist the ACT Government to take a regional view of employment land provision, whilst also assisting with cross-border transport modelling.	Agreed. Further work can be included as part of the future review of the LSPS.	No change to the LSPS at this stage.

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Submission No. 27.7 (ACT Government - Environment, Planning and Sustainable Development)	We note the intention, within the draft LSPS, to develop the South Jerrabomberra Innovation Precinct as a ‘silicon valley’ of business technology precincts, linked to the ACT eastern broad acre, focussed on defence, space, energy and waste renewables technical and associated government enterprise’ (page 30). Our present focus for adjoining ACT employment lands is in protecting the current role and function of Hume as a general industrial area, and in progressing the statutory processes for Eastern Broadacres under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.	Noted.	No change to the LSPS is required.
Submission No. 27.8 (ACT Government - Environment, Planning and Sustainable Development)	Cross border public transport remains a key issue ... The draft LSPS (page 35) notes that due to cross-border constraints, limited options for direct bus services to the main employment areas in Canberra are currently available. Action 4.9.3 of the draft LSPS is ‘Support continued pursuit of opportunities for integrated cross-border transport with ACT’. The ACT Government supports continued investigation into opportunities for integrated cross-border transport as outlined in the Prospectus for a Canberra Region Deal. [1] An updated ACT-NSW Memorandum for Regional Collaboration, currently in the process of being finalised (see section 2.5 below) will recognise the importance of an efficient and integrated public transport network in managing future congestion across the Canberra Region. Intended actions include developing a Cross-Border Public Transport Working Group as a sub-committee to the Cross-Border Regional Infrastructure Steering Committee. The Working Group will include relevant LGAs and will identify options including the role of digital solutions, such as integrated ticketing systems, to improve cross-border public transport.	ACT Government support for continued investigation into opportunities for integrated cross-border transport is noted.	No change to the LSPS is required.
Submission No. 27.9 (ACT Government - Environment, Planning and Sustainable Development)	Action 4.9.4 (page 29) is ‘Advocate for extending Canberra commuter rail into Queanbeyan and Bungendore’. The draft LSPS envisages this would include a rail service between Bungendore, the Australian Defence Force Headquarters Joint Operations Command (HQJOC), Queanbeyan and Canberra, with integrated public transport ticketing. Transport Canberra and City Services (TCCS) recognises the desire and growing demand for commuter transport between Bungendore, Queanbeyan and Canberra and will continue to work with QPRC and stakeholders to develop opportunities to progress and improve services. However, currently, there are no strategic plans for commuter rail between these locations.	Noted and QPRC will continue to explore options with the ACT and NSW governments.	No change to the LSPS is required.
Submission No. 27.10	The map on page 31 depicts a Park and Ride at South Jerrabomberra. Consideration would need to be given to the impacts of the Park and Ride on the surrounding road network. TCCS encourages early	Noted and consultation will be required for the park and ride.	No change to the LSPS is required.

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(ACT Government - Environment, Planning and Sustainable Development)	consultation on the concept, and is currently preparing a Park and Ride Strategy which may help to inform discussions.		
Submission No. 27.11 (ACT Government - Environment, Planning and Sustainable Development)	It is not clear in the draft LSPS exactly where Dunns Creek Road is proposed to link to the Monaro Highway. The map on page 31 shows Dunns Creek Road within NSW adjoining the border at a location equivalent to the centre of Hume. The ACT Government has raised concern over many years with a road connection through Hume, with the preferred connection to the ACT being at the Isabella Drive intersection. Council's South Jerrabomberra Structure Plan (2013) and Residential and Economic Development Strategy 2015 – 2031 (2015) also show Dunns Creek Road connecting to the ACT at Isabella Drive. It is desirable that this preferred connection be identified on the draft LSPS maps.	The primary role of the map is to illustrate there is a long-term preference to connect Googong and South Jerrabomberra to the ACT in this area. There are two options that are included in the NSW Government endorsed Queanbeyan Residential and Economic Strategy 2015 that will be shown for clarity. This is not inconsistent with the ACT Government's correspondence to Council on this matter from Gary Rake dated 17 February 2016. ACT Government's advice on Isabella Drive connection is noted.	Update map on page 31 to show Dunns Creek Road alignment and connection options to ACT as per the endorsed Queanbeyan Residential and Economic Strategy 2015.
Submission No. 27.12 (ACT Government - Environment, Planning and Sustainable Development)	The ACT government is currently progressing the reconstruction of sections of the Monaro Highway, including early design work on grade separated interchanges at the Monaro Highway / Lanyon Drive and the Monaro Hwy / Isabella Drive intersections. Traffic modelling for this work has been based on the most recent Canberra Strategic Transport Model (CSTM), which includes updates provided by QPRC and a connection from the future Dunns Creek Road to Isabella Drive by 2041. A future Dunns Creek Road corridor would need a network and corridor feasibility assessment to understand impacts on the surrounding road network, especially at Hume. TCCS encourages consultation on this matter.	Noted and consultation will be required.	No change to the LSPS is required.
Submission No. 27.13 (ACT Government - Environment, Planning and	TCCS encourages further discussion about these initiatives [freight corridors and linkage to Port of Eden] in the context of the ACT Freight Strategy 2016 and the NSW Government's South East and Tablelands Regional Plan 2036. The ACT Freight Strategy can be accessed at	Noted and ACT Freight Strategy will be included in appendix of additional resources.	Include ACT Freight Strategy in appendix of additional resources.

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Sustainable Development)	https://www.transport.act.gov.au/__data/assets/pdf_file/0004/1402528/ACT-Freight-Strategy-ACT-Government.pdf .		
Submission No. 27.14 (ACT Government - Environment, Planning and Sustainable Development)	We are aware that the NSW Government has commissioned a feasibility study into the potential for opening a freight and passenger rail line connecting Canberra to the Port of Eden. However, it should be noted that there are potential issues associated with a spur line connection to Canberra Airport, including the presence of nature reserves, Defence land and land affected by airport operations.	Noted.	No change to the LSPS is required.
Submission No. 27.15 (ACT Government - Environment, Planning and Sustainable Development)	The ACT plays an important role in supplying water to QPRC, both through the Queanbeyan Water Supply Agreement and bespoke arrangements such as the agreement last year to provide water to Braidwood. The draft LSPS could mention the existing water supply arrangements.	Agreed and this could be included in the Overview for the areas.	Include ACT water supply to Queanbeyan and Braidwood in the Overview of the area.
Submission No. 27.16 (ACT Government - Environment, Planning and Sustainable Development)	Section 3.7.10 (page 14) of the draft LSPS identifies that an Integrated Water Cycle Management Strategy will be developed for the Queanbeyan area within QPRC. The ACT Government is committed to the sustainable management of the Territory's water supply management and catchment practices, as outlined in the ACT Water Strategy. The ACT welcomes further collaboration with QPRC as its Integrated Water Cycle Management Strategy is developed, noting our shared drinking water resources and need to work together to ensure the high environmental quality of shared waterways including the Molonglo River and Lake Burley Griffin	Noted.	No change to the LSPS is required.
Submission No. 27.17 (ACT Government - Environment, Planning and Sustainable Development)	The Queanbeyan Sewage Treatment Plant (QSTP) is an important cross-border project that both jurisdictions are collaborating on, as the QSTP reaches the end of its useful life and requires upgrade. It may be useful for the draft LSPS to identify this infrastructure project. Consideration could also be given to mentioning the project as an example of effective cross-border collaboration, including working together to harmonise regulatory activity. The draft LSPS could also affirm a commitment to continuing to work together to achieve an upgrade that meets the growing needs of QPRC, while providing for ongoing protection of shared waterways.	Noted and this will be included in the Integrated Water Cycle management Strategy.	No change to the LSPS is required.

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Submission Name	Submission	Response	Action / Recommendation
Submission No. 27.18 (ACT Government - Environment, Planning and Sustainable Development)	Planning Priority 11 (page 23) seeks to ensure infrastructure is prepared for future growth and refers to the need to 'construct enabling infrastructure to promote the release of recreational, business and residential lands where funded'. However, the draft LSPS does not appear to detail what elements of social infrastructure are required to support growth. As surrounding LGAs can be heavy users of ACT social infrastructure (particularly education and health), it would be useful to have an understanding of proposed investment in this area, and any Council studies or strategies underpinning this.	The needs analysis required with the review of contribution plans will include this information and will be available as part of the consultation required for these plans.	No change to the LSPS is required.
Submission No. 27.19 (ACT Government - Environment, Planning and Sustainable Development)	Action 4.6.1 (page 57) includes undertaking an LGA scale biodiversity study... In undertaking the biodiversity study and identifying corridors, we would encourage consideration of cross-border connectivity wherever possible. This is consistent with the NSW Government's South East and Tablelands Regional Plan 2036, which identifies a regional approach as critical in order to secure ecological connections, particularly in the context of long-term climate change (Direction 15, page 37). The ACT Nature Conservation Strategy 2013-23 also outlines important regional landscapes across south-eastern Australia, and the value of a regional approach.	Agreed.	No change to the LSPS is required.
Submission No. 27.20 (ACT Government - Environment, Planning and Sustainable Development)	As a general principle, in the context of the Canberra region, EPSDD has expressed caution about zoning changes that result in a reduction in minimum allotment size and resultant intensification of residential development in rural areas close to the ACT/NSW border. Such development has the potential for a range of planning, environmental and infrastructure concerns. It may threaten regional biodiversity connectivity (through land fragmentation) and the landscape setting of the National Capital, and place pressure on existing ACT physical and social infrastructure. Rural residential development can lead to pressure for the inefficient provision of urban infrastructure to isolated locations, and may set a precedent for similar development within commuting distance of the ACT. Council's overall policy position on rural residential subdivision is not immediately apparent in the draft LSPS. Although there is a description of the Rural Lands Strategy in section 3.7.5 (page 13) it does not elucidate the opportunities and challenges that exist with this land use, and which underpin the actions under Planning Priority 8 of the draft LSPS. These actions include a review of rural planning provisions and simplifying administration in respect to the identification of dwelling permissibility in rural areas (page 57).	Agreed.	No change to the LSPS is required.

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Submission No. 27.21 (ACT Government - Environment, Planning and Sustainable Development)	Action 4.12.3 (page 23) is 'QPRC continue dialogue with ACT Government and Commonwealth Government on all planning matters, including consultation on development proposals near the state border'. EPSDD welcomes a conversation with QPRC on how this dialogue can best be maintained, to facilitate a greater understanding of planning, infrastructure and conservation actions identified in the draft LSPS, along with rezoning and development proposals that arise. For example, quarterly meetings may be appropriate, and EPSDD will continue to engage with QPRC through the CRJO Regional Planners meetings and the EPSDD Residential and Commercial Advisory Committees.	Noted and QPRC will continue to engage with ACT in CRJO Regional Planners meetings and the EPSDD Residential and Commercial Advisory Committees.	No change to the LSPS is required.
Submission No. 27.22 (ACT Government - Environment, Planning and Sustainable Development)	Section 3.10 (page 17) of the draft LSPS considers the relationship with the ACT. It identifies the ACT-NSW Memorandum of Understanding for Regional Collaboration (MOU) and the Letter of Intent between the ACT Government and QPRC (2016). CMTEDD advises that an updated MOU is in the process of being finalised by the ACT and NSW Governments. The updated MOU will reaffirm commitment to strengthening collaboration between the two jurisdictions. Priority work areas for land use planning will include the joint development of a cross-border land and housing monitor and framework (which will commence with Yass Valley and QPRC) and reviewing the South East and Tablelands Regional Plan 2036.	Noted.	No change to the LSPS is required.
Submission No. 27.23 (ACT Government - Environment, Planning and Sustainable Development)	CMTEDD advises that the ACT Government is also committed to working with QPRC to develop an updated Letter of Intent that ensures our effective and productive relationship is maintained, and includes an updated work plan that is consistent with the strategic intent of the draft LSPS and the refreshed ACT-NSW MOU.	Noted.	No change to the LSPS is required.
Submission No. 27.24 (ACT Government - Environment, Planning and Sustainable Development)	2.6 Implementation Plan Given the high-level nature of the draft LSPS, EPSDD and other Directorates have indicated a desire for further engagement with QPRC on the studies and actions identified in the Implementation Plan, in order to ensure integration with ACT activities. To help facilitate this, a list of ACT Government contacts is provided at the end of this submission.	Noted.	No change to the LSPS is required.

Attachment 2 - Local Strategic Planning Statement – Summary and Considerations of Government Agency / Staff Submissions

Submission Name	Submission	Response	Action / Recommendation
Submission No. 27.25 (ACT Government - Environment, Planning and Sustainable Development)	The Commonwealth has recently approved the Canberra Airport Master Plan 2020-2040. The Master Plan acknowledges the importance of Canberra Airport as a regional and national gateway and the role the Airport can play in providing airfreight opportunities for the South East NSW region. While the draft LSPS identifies the economic opportunities afforded by Canberra Airport, it could cite the latest Airport Master Plan and consider the implications of the Master Plan on land use and planning decisions within the framework of the National Airports Safeguarding Framework (NASF).	Noted. Reference to the Canberra Airport Masterplan will be included in the Appendix.	Include Canberra Airport Masterplan in LSPS Appendix for additional resources.
Submission No. 27.26 (ACT Government - Environment, Planning and Sustainable Development)	Page 5 - Under the 'Vision', the draft LSPS notes that the economic opportunities of QPRC's location adjacent to the ACT should continue to be "exploited into the future". We recommend replacing the word "exploited" with an alternative that is suggestive of a positive relationship.	Agreed.	Replace "exploited" on page 5 with "harnessed".
Submission No. 27.27 (ACT Government - Environment, Planning and Sustainable Development)	Pages 12-15 - Although the draft LSPS clearly identifies that a number of studies, plans and strategies have underpinned the document and outlines these studies, the document could be enhanced by the inclusion of a section that briefly discusses the main planning, environmental, economic and infrastructure opportunities and issues affecting the LGA. The draft LSPS could also draw closer links to these previous studies as the evidence base for the planning priorities and actions in the draft LSPS. Presently, the context and rationale is unclear for some priorities and actions in the draft LSPS, for example, the need or demand for commuter rail to Bungendore; the need or demand for a three (3) hectare intermodal at South Jerrabomberra; the need to undertake a review of freight routes by 2030 and the preparation of a Local Planning Agreement for Jumping Creek.	Noted and will be considered in conjunction with DPIE comments on the main planning, environmental, economic and infrastructure opportunities and issues affecting the LGA.	Include brief narrative in LGA overview of the main planning, environmental, economic and infrastructure opportunities and issues
Submission No. 27.28 (ACT Government - Environment, Planning and Sustainable Development)	Page 27 - The draft LSPS identifies the key transport characteristics of QPRC. Council may wish to consider using the results of the 2017 QPRC-ACT Household Travel Survey to augment this information, as the Survey will give a more detailed picture of transport behaviour than the Australian Bureau of Statistics Census. https://www.transport.act.gov.au/about-us/planning-for-the-future/household-travel-survey .	Noted.	No change to the LSPS at this stage.

Attachment 2 - Local Strategic Planning Statement – Summary and Considerations of Government Agency / Staff Submissions

Submission Name	Submission	Response	Action / Recommendation
Submission No. 27.29 (ACT Government - Environment, Planning and Sustainable Development)	Figure numbers and a title or description for the maps in the document could help with useability and referencing.	Agreed.	Include references to figures and maps in LSPS
Submission No. 27.30 (ACT Government - Environment, Planning and Sustainable Development)	Page 28 – the useability of the document could be enhanced by defining acronyms such as HPV (in relation to freight) and HQJOC.	Agreed.	Include definitions of acronyms on page 28.
Submission No. 27.31 (ACT Government - Environment, Planning and Sustainable Development)	Page 37 - Whilst the 'South Jerrabomberra Concept Plan' (page 37) is detailed in relation to non-residential uses, it could be enhanced by showing the wider context, including residential uses at South Jerrabomberra (including South Tralee).	This map should be labelled "West Jerrabomberra Innovation Precinct Concept Plan"	Correct the label on the Map on Page 37 to "West Jerrabomberra Innovation Precinct Concept Plan".
Submission No. 27.32 (ACT Government - Environment, Planning and Sustainable Development)	Page 81 – the map shows the south east tablelands environmental corridors, however only within the LGA. Consideration could be given to showing these corridors where they cross over to adjoining LGAs and the ACT.	Agreed.	Map on page 81 to include the biodiversity corridors extending beyond the QPRC boundary.
Submission No. 27.33 (ACT Government - Environment, Planning and Sustainable Development)	Page 82 – the map on this page is difficult to read as the items in the legend appear very small on the page.	Agreed.	Map on page 82 to be updated.

Attachment 2 - Local Strategic Planning Statement – Summary and Considerations of Government Agency / Staff Submissions

Submission Name	Submission	Response	Action / Recommendation
Sustainable Development)			
Submission No. 27.34 (ACT Government - Environment, Planning and Sustainable Development)	<p>The ACT Planning Strategy 2018 was released by Government in December 2018... Key actions in the ACT Planning Strategy that are most relevant to QPRC: -Progressing joint ACT and NSW planning actions identified in the NSW Government’s South East and Tablelands Regional Plan 2036. - Collaborating with the NSW Government, councils in the region and other stakeholders on planning and related issues through the Canberra Region Joint Organisation (CRJO) and other forums. - Supporting 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. - Protecting the role and function of the existing industrial area at Hume. - Investigating the changing nature of employment and its spatial distribution implications in the ACT in order to inform planning and infrastructure decisions. - Continuing investigations into the establishment of new employment areas and other lands uses including the Eastern Broadacres area. - Advocating for infrastructure that benefits the Canberra Region and has the capacity to drive economic development (such as high-speed rail). - Undertaking initiatives to protect the role of Canberra Airport (National Airports Safeguarding Framework) and support economic development opportunities around the Airport. - Participating in discussions to understand the potential for a freight hub or hubs within the Canberra Region.</p>	<p>Noted and the relevant cross border actions will be reviewed for inclusion in the LSPS.</p>	<p>Include the relevant cross border actions from the ACT Planning Strategy under the appropriate Planning Priority.</p>
Submission No. 27.35 (ACT Government - Environment, Planning and Sustainable Development)	<p>The Planning Strategy identifies the following regional growth management issues and approaches which also have relevance to QPRC:</p> <ul style="list-style-type: none"> - Engaging with the NSW Government and councils on urban growth, with a focus on directing growth to existing towns and urban areas. - Planning and Collaborating on major contiguous developments. - Protecting the distinct character and setting of the ACT and adjoining councils areas. - Progressing effective service and infrastructure planning for the region. - Protecting strategic transport corridors. - Sharing information and data to inform planning and policy development. 	<p>Noted.</p>	<p>No change to LSPS at this stage.</p>

Attachment 2 - Local Strategic Planning Statement – Summary and Considerations of Government Agency / Staff Submissions

Submission Name	Submission	Response	Action / Recommendation
	<ul style="list-style-type: none">- Improving transport connectivity with the region, including public transport, freight and rail.- Supporting growth in freight, tourism and export activity from Canberra Airport.		

Attachment 3 - Summary and Consideration of Proponent / Site Specific Submissions

Submission Name	Submission	Response	Action / Recommendation
Proponent Submissions / Site Specific Submissions			
Submission No. 29	<p>Two submissions were received on behalf of owners of Environa. The first submission is a 'Strategic Positioning Statement' received on 27 February 2020 and the second a formal submission received on 29 May 2020.</p> <p>Both are seeking review of the Council's planning approach to Environa as part of the LSPS and set out the merits and the basis for doing so.</p> <p>The submitter considers the merits of Environa to include:</p> <ul style="list-style-type: none"> • The strategic location of Environa in terms of options and alternatives to the future expansion of Queanbeyan. • In considering the 20 year time frame of the LSPS, it is prudent and appropriate that the long-term planning for Queanbeyan take into account the potential contribution of Environa for a wide range of future urban uses. • The identifying of land suitable for a range of future urban uses should reflect a balanced approach to all the planning issue and any constraints including aircraft noise. • Environa as a future urban release is well placed in terms of proximity to schools – existing and proposed, recreation facilities, local shops, services and jobs. No other future urban release will be as well located as Environa. • Environa, as the largest land holding in the Queanbeyan south west corridor will transform this region. <p>The Statement includes a Structure Plan and amongst other things seeks the LSPS should recognise that Environa be confirmed as a future urban investigation area with the type and arrangement of land uses to be subject to future site-specific studies.</p> <p>The second submission also requested that the maps as they apply to Environa be amended to acknowledge the ongoing agricultural</p>	<p>Environa is part of the South Jerrabomberra Valley in Queanbeyan. Its future potential is already recognised under the endorsed <i>Residential and Economic Strategy 2015-2031</i>. Under this strategy Environa is identified as future employment land after being included as part of a comprehensive study into and analysis of matters such as the demand and supply for housing and the demand and supply for employment land as well as the various constraints applying to different parts of the then LGA.</p> <p>In terms of it being used potentially for residential one of the key constraints to the use of Environa is the long term policy position of the Department of Planning, Industry and Environment <i>that rezonings for large scale urban release within the Australian Noise Exposure Forecast 20 for Canberra Airport are not supported</i>. Whilst there has been some alteration to the positioning of the various ANEFs in the latest approved Canberra Airport Master Plan 2020 and how they affect Environa it remains substantially affected by ANEF 20 and so by the above policy.</p>	<p>That at this time no further action be taken to amend the draft LSPS in respect of identifying additional urban development (including residential) on the land. However if the Department of Planning, Industry and Environment were to review their policy position of no urban release within ANEF 20 and above, then the status of Environa be reviewed in terms of supply and demand for employment and residential land.</p> <p>It is recommended the LSPS be amended to more accurately reflect the existing agricultural uses at Environa.</p>

ECM 762667

Local Strategic Planning Statement – Summary and Consideration of Proponent / Site Specific Submissions

Submission Name	Submission	Response	Action / Recommendation
	<p>operations on the site. The second submission also seeks an assurance from the Council that <i>'infrastructure and road access necessary to support the development of North Environs employment lands is planned and provided for by Council...'</i>.</p>		<p>It is recommended no change be made in respect of the comment that Council provide the necessary infrastructure in the future to support development of the land. Council will be funding a component of the infrastructure works in that area by virtue of the recent State Grant and Council's contribution under the VPA. Any additional infrastructure required for the site will be the responsibility of the developer.</p>
Submission No. 30	<p>Submission of a Strategic Positioning Statement seeking review of the Council's planning approach to Curtis Estate as part of the LSPS and setting out the merits and the basis for doing so. The submitter considers the merits to include:</p> <ul style="list-style-type: none"> • The strategic location of the holding in terms of the Queanbeyan Eastern Escarpment and the adjacent Cuumbean Nature Reserve with particular reference to the prospects of providing a strategic corridor link to the Reserve. • In considering the 20 year time frame of the LSPS, it is prudent and appropriate that the long-term planning for Queanbeyan takes into account the potential contribution of the Curtis Estate for a wide range of enhanced conservation outcomes. • The opportunity to demonstrate and achieve a careful and balanced approach to future development on the 	<p>Curtis Estate is located on the eastern escarpment in Queanbeyan. It has had a long history including being subject to various proposals and reports over the last eight years to Council usually seeking some sort rezoning to enable residential development and these have not been supported mainly due to the scenic and environmental qualities of the Eastern Escarpment. A rezoning proposal for the site was considered at the time Queanbeyan City Council prepared the Queanbeyan Local Environmental Plan 2012.</p>	<p>No further action be taken on this submission.</p>

Local Strategic Planning Statement – Summary and Consideration of Proponent / Site Specific Submissions

Submission Name	Submission	Response	Action / Recommendation
	<p>urban/bushland fringe that does ensure an improved conservation outcome.</p> <ul style="list-style-type: none"> • The opportunity to demonstrate a city wide example of land stewardship that supports an improved and sustainable conservation outcome. • A do nothing approach is not tenable and will result in ongoing poor environmental outcomes. 	<p>The rezoning request was assessed against a number of criteria based on guidelines from the NSW Department of Planning and Environment. Rezoning of the site for urban purposes was not supported due to all the reasons stated above. In addition, the site was not included in Council's Residential and Economic Strategy which provides the framework for ongoing growth and prosperity of Queanbeyan (and surrounds) whilst protecting environmental attributes.</p>	
Submission No. 31	<p>LSPS is a well structure document, however submitter believes that it is not considering best long term growth strategy for QBN. The submission states that opportunities for growth closer to the city centre should be provided to support the economic viability of the city. The LSPS should explore growth opportunities to the east of QBN, encouraging alternative lifestyle choices with larger blocks blended into the environment.</p> <p>The submitter requests that the LSPS acknowledge that the current zoning is not the appropriate basis for the long term management of the QBN eastern escarpment and are of the opinion that a partnership with landowners is required to support the effective and sustainable stewardship rather than an arbitrary environmental zone that does not ensure effective management and conservation of the land.</p> <p>The submission states that it is unrealistic of the private land to commit funds to manage the land to the level that is required to protect, manage and restore the land.</p>	<p>As already stated the rezoning request was assessed against a range of criteria and was not supported. Since that time numerous approaches have been made to Council, however rezoning the land was not supported due to among other matter, the scenic and environmental qualities of the Eastern Escarpment. The site is not included in Council's strategic framework for future growth, Council's Residential and Economic Strategy 2015-2031.</p> <p>The landowner is responsible for the management of the site, including weed management. Grants are available from the NSW Government to assist landowners with management and restoration of land.</p>	No further action be taken on this submission.
Submission No. 32	<p>Council received two submissions on behalf of Poplars Developments Pty Ltd in respect of the future development of the Poplars site at West Jerrabomberra. One of these was received prior to the exhibition of the LSPS commencing (16 March 2020) and one during the formal exhibition period (28 May 2020). The matters raised in the initial submission include:</p> <ol style="list-style-type: none"> 1. The need for the current B1 Neighbourhood Centre zone and 	<ol style="list-style-type: none"> 1. There are two key issues in respect of allowing additional retail uses on North Poplars. The first is ensuring there is suitable capacity in the surrounding road network to accommodate the additional traffic associated with expanded retail 	<ol style="list-style-type: none"> 1. No change at this time.

Local Strategic Planning Statement – Summary and Consideration of Proponent / Site Specific Submissions

Submission Name	Submission	Response	Action / Recommendation
	<p>the proposed B7 Business Park zone at North Poplars to provide for a greater range of uses, including retail uses (such as shops and eateries), to meet the needs of both the local community and the proposed Innovation Precinct at South Jerrabomberra.</p> <ol style="list-style-type: none"> 2. Identifying the Poplars Neighbourhood Centre as an important gateway to Jerrabomberra, Queanbeyan and the Innovation Precinct. 3. Amending the LSPS to acknowledge the need to review the range of uses and future role of the Centre to ensure it complements the Poplars Innovation Precinct. 4. That that review include the proposed B7 Business Park land within its scope. 5. Identifying the Poplars Logistics Precinct adjacent to the existing railway line as an important economic hub location for the City and region. 6. That the LSPS be amended to confirm the future location of the Poplars Logistics Precinct. 7. That the Poplars Logistics Precinct be the subject of detailed planning studies in respect of its form, range of uses and extent. <p>Additional matters raised in the second submission include:</p> <ol style="list-style-type: none"> 8. That the LSPS be amended to confirm the location of B1 Neighbourhood Centre on North Poplars. 9. Supporting the identification of the proposed intermodal facility. 10. Supporting the South Jerrabomberra Concept plan contained within the LSPS. 	<p>activities. The second is ensuring that an expansion in retail land in this location does not inadvertently impact of the existing retail areas within Queanbeyan CBD.</p> <p>This would require the developers to undertake the necessary studies to demonstrate this. Until this is confirmed, it would be premature to identify the area for additional retail in the LSPS.</p> <ol style="list-style-type: none"> 2. This submission raises an important issue in respect of the importance of high quality 'gateways' into and out of the area, and also more broadly throughout QPRC. 3. Consistent with Point 1, additional uses in the area can be considered where it is demonstrated these do not compromise the local road network or detract from economic activity in the Queanbeyan CBD. 4. See Point 3. 5. The proposed Poplars Logistics Precinct is shown on the draft maps. 6. See point 5. 7. It is intended that these studies be undertaken in respect of the proposed Poplars Logistics Precinct, however it is not necessary to provide that level of detail in the LSPS. 8. The draft LSPS does not currently distinguish between specific business type uses in Queanbeyan, Bungendore or Braidwood and so it is not considered necessary make that change in this case. However it is acknowledged the current label "Future Business Park" may create 	<ol style="list-style-type: none"> 2. It is intended to amend the maps in the LSPS to identify key gateway locations for the main townships. 3. No change at this time. 4. No change at this time. 5. No change at this time. 6. No change at this time. 7. No change at this time. 8. Update label in legend to read 'Business land'.

Local Strategic Planning Statement – Summary and Consideration of Proponent / Site Specific Submissions

Submission Name	Submission	Response	Action / Recommendation
		ambiguity and so it is intended to relabel this feature "Business Land" in the final LSPS. 9. Noted. 10. Noted.	9. No change at this time. 10. No change at this time.
Submitter No. 33	<p>...there is future plans in place which will affect our property. We have not been provided with any consultation or notification of these plans. we have a number of concerns about these future plans:</p> <ul style="list-style-type: none"> - The structure plan should be amended to reflect the current use of the land for rural and farming not conservation. Most of the land identified as conservation is currently rural land. - We are not aware of any conservation values and the land should not be identified as such - Our land is important for grazing and agriculture and should be identified as 'protected primary production' land on the structure plan. - We acknowledge and support the draft LSPS planning outcomes that agricultural activities are protected and promoted in rural areas; that sustainable and diverse rural land uses are promoted and to support opportunities for farming and agricultural uses of land. - For all the above planning outcomes, the land on the structure plan should be identified as 'protected primary production'. - Any long term changes in the use of the land should be subject to discussions with land owners 	Agreed.	The LSPS Mapping is to be corrected to show land as primary production.
Submitter No. 34	<p>Our client owns Lot 1 DP378941 Wirreanda Road, Wamboin, which comprises an area of approximately 315 hectares... The site has been used for tree plantation for several decades and has recently been cleared... It is located immediately south of established rural-residential development within the Wamboin and Bywong... forestry activity has resulted in the soil being acidic and having little agricultural value (Class 4-5) and difficult to deliver on the proposition promoted by the Draft LSPS. Furthermore, the interface with existing rural residential makes commercial farming enterprise difficult to sustain due to interface and proximity issues with the existing rural residential development.... The site has merit for rural-residential development due to the high demand for housing</p>	<p>This land and request was considered at the time of the endorsement of the Palerang Rural Lands Strategy (PLA 004/19 – 13 February 2019). At the time, rural residential rezoning proposal was not supported. It is not evident what has changed since that time that would change that assessment.</p>	No change to the LSPS is required.

Local Strategic Planning Statement – Summary and Consideration of Proponent / Site Specific Submissions

Submission Name	Submission	Response	Action / Recommendation
	<p>within the local area and the ability to deliver a variety of lot sizes to meet demand from employment within Canberra, Queanbeyan and Bungendore ... It is noted that the subject site has been identified in an area within the LSPS as being "Protect Primary Production" and "Encourage Economic Uses of Land". Our client submits that the their land is most suitable for rural-residential development to deliver housing supply and address a high demand for rural residential development within the Wamboin area, particularly as the majority of the area is now developed and additional rural residential supply is not available to the market. 7. The development of our client's land also ensures that the Planning Priorities for Rural Areas can be achieved by protecting high value primary production areas and extractive industries from surrounding land use conflicts (Planning Priority 7 – 4.7.1) and minimising fragmentation of rural land (Planning Priority 7 – 4.7.2)</p>		
<p>Submitter No.35</p>	<p>Our client owns a 137 hectare site at King Highway, Bungendore and comprises numerous lots including Lot 1 DP 747767 (including a local road which intersects the land) Lot 1 DP 747767, Lots 273, 279, 275 DP 754915, Lot 7301 and 7302 DP 1168137. The site has been identified on the Bungendore Structure Plan as 'Residential Growth Areas – Short Term'. Our client fully support's Council's recognition of the site's role in providing the short-term housing supply needed to support the growth forecast of the Queanbeyan-Palerang. Our client is keen to assist Council to deliver the LSPS Planning Priorities and the Council's housing targets within a strategically logical area within the LGA</p>	<p>Support for the Bungendore East land for short term residential growth in Bungendore is noted.</p>	<p>No change to the LSPS is required.</p>

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JUNE 2020

ITEM 9.1 DRAFT QUEANBEYAN-PALERANG LOCAL STRATEGIC
PLANNING STATEMENT - REVIEW OF SUBMISSIONS

ATTACHMENT 4 COMMUNITY SUBMISSIONS

Submissions No. 1 to 4 verbal submissions.

Submitter 5

Braidwood Community Association

**Comments on the QPRC Draft Local Strategic Planning Statement
“Towards 2040”**

The Braidwood Community Association (BCA) welcomes the opportunity to comment on the Queanbeyan-Palerang Regional Council (QPRC) Draft Local Strategic Planning Statement “Towards 2040” (Draft Statement).

The comments given are also informed by the recent very useful virtual QPRC Braidwood Community Meeting held on 21 May 2020 and the supporting documentation which provided some further clarity on the Draft Statement.

Priorities of the members of the BCA

The BCA recently surveyed its members and followers (133 individuals) and invited them to list their top three priority projects for 2020-21 with 56 individuals responding (42% of those surveyed - see Attachment 1 for summary results). A number of these are more long-term issues and are therefore also relevant to the Draft Statement:

1. Greater resilience and sustainability in Braidwood and surrounding villages’ infrastructure

This is by far the issue of greatest concerns to members of the BCA, with nearly half (48.2%) of those responding having this in their top 3 issue. This is not a surprise given the recent drought and severe bushfires truly tested the resilience and sustainability in Braidwood and surrounding villages’ infrastructure.

During the drought the town of Braidwood reached Stage 4 water restrictions. This was due to the Shoalhaven River ceasing to flow and the off-river storage dam of 72ML capacity being insufficient to meet demand. The reservoir was constructed after the 1980s drought and was expanded after the 1990s drought. Since then the population of Braidwood has expanded significantly (eg between 2006 and 2019 the Braidwood’s population increased by 31.6%). The current dam is no longer adequate when the Shoalhaven River ceases to flow and is therefore in need of significant expansion and/or alternative water supplies need to be found. The BCA expects that QPRC will take action to ensure that such extreme water restrictions are never needed again and certainly not in 20 years’ time. The BCA understands this will require amendment to the Braidwood Integrated Water Cycle Management Plan.

The bushfires showed that communications, power and water supplies in rural areas were not sufficiently robust and are in need of considerable enhancement. Some people had no means of communication when the fires came through their properties. Especially important in this respect is the establishment and enhancement of emergency evacuation centres spread throughout the region and also in Braidwood. The BCA notes that this is in part acknowledged in the Draft Statement, with the planning outcomes for Rural Residential including “Establish bushfire and communications resilience” (p56). However, this planning outcome is not repeated for rural areas (p62) and there appears to be no planning actions given to achieve this (p57 and p63).

Sustainability and resilience require, as a central component, housing infrastructure. Secure and affordable housing is probably a greater impediment to family welfare than any other factor, particularly for single working mothers. Further, given the incomes of a number of Braidwood residents, some relying purely on Government pensions, they are finding it increasingly difficult to pay the escalating rental costs which are being inflated by miners and those commuting to Canberra, both with higher level of incomes. There is therefore a need for an appropriate supply of affordable housing to ensure the sustainability and inclusivity of

the community. The region's population will not expand significantly without more housing. The BCA notes that this is partially covered by planning Action 4.4.9 (p51).

2. Heritage protection of our natural and built environment

The town of Braidwood was State Heritage listed in 2006. This was a recognition of its unique 19th century townscape, with a curtilage which preserves the distinction between the town and its surrounding landscape. Many studies since the 1970s have drawn the conclusion that with the right investment, Braidwood can become a major destination for Heritage Tourism. This is a value-added advantage of preserving our built environment. Despite its Heritage listing, Braidwood has received very little investment from Local or State Governments to preserve and restore some of our most significant buildings. There have been inconsistencies in applying Heritage guidelines. In addition, there is a need to preserve the natural landscapes in the area which still survive. Some of these have been severely impacted by the recent fires eg the Bombay Reserve on the Shoalhaven River, and the Monga Forest.

3. More footpaths and bike paths within town

The third highest priority is more footpaths within the town of Braidwood. This is a priority for all ages of the community, in particular older persons (some with significant mobility issues, with an increasing usage of motorized scooters), children and teenagers. The BCA notes that the Draft Statement is silent on the implementation of the [Bicycle and Pedestrian Facilities Plans](#) for Braidwood, Bungendore and Queanbeyan adopted on 25 September 2019 as part of the Integrated Transport Strategy with clear prioritized schedules of works. As highlighted on p49, Braidwood has the highest percentage (12.3%) of people who walk or cycle to work compared to the rest of the LGA and yet the town is still to have a proper network of foot and bicycle paths. The BCA therefore wants to see the Draft Statement to include brief statements relating to the completion of the schedules of the Braidwood Bicycle and Pedestrian Facilities Plan.

4. Bike path and footpath around outskirts of Braidwood

There is clearly a lot of local interest in developing such a resource. The curtilage of Braidwood is part of the town's heritage values and a bicycle / foot path around the town would provide a new tourist attraction as well as benefiting the health and wellbeing of the local community. The establishment of such a path may need some access approvals or change of ownership on some parts of the route. The BCA would hope that within a 20 year time line such a path is completed and briefly acknowledged in the Draft Statement.

5. Youth Performing Arts Centre

Braidwood has an active Youth Performing Arts Association (BYPAA) which creates opportunities for children from 3 to youth up to 20 and supports local talent. The Braidwood Dance Studio is a primary project for BYPAA, as it has no permanent location to run classes and currently operates out of the Braidwood Servicemens Club. As a licenced premise with gambling it is not an ideal location even though all steps are taken to ensure that the students do not enter these parts of the club. The search for a more suitable venue for the Dance Studio and BYPAA's school holiday activities is an ongoing vision for BYPAA and the proposed office smart hub/cultural space within the Braidwood council building (originally the Braidwood Literary Institute where some of the more mature members of the community learnt to dance) provides the best current opportunity. If this space could again host both youth and adult performing arts and be available for other community uses, the BCA believes it would be an important new asset to the Braidwood community. The BCA would like to see such a centre established and brief recognition given to this in the Draft Statement.

6. Swimming pool refurbishment

The current works program includes \$513,600 to [replace underground plumbing infrastructure and pool tiling](#). A further \$1m grant was promised as part of a NSW Government election commitment to improve heating, change-rooms and kiosk with

optimism that a grant will be awarded. There is further significant work which will need to be undertaken in the coming years for the refurbishment to be completed. The BCA believes the full refurbishment should also be completed within the timeframe of the Draft Statement and brief recognition given to it.

7. After-school care centre

The lack of available after-school care is a serious issue for the working-age population of Braidwood. Parents (mainly women) are effectively prevented from working full time hours due to its unavailability. Further, the Braidwood library acts as a de facto child-care centre after 3 pm, which is not suitable or easy. It would be much better for those in the community who use the library, for the librarians and for the children themselves if they could use an after-school care centre until their parents can collect them. The BCA would hope that the need for after-school care is recognised and briefly acknowledged in the Draft Statement.

8. Skate Park at the Recreation Ground

During 2019-20, QPRC undertook an extensive assessment of the possible location of a skate park in Braidwood and after a period of public consultation which had a high level of response from the local community, decided on the Recreation Ground as the preferred location. This will require the further extension of the drainage channel and the construction of the skate park with a project cost estimate of \$52,000 for design and approximately \$600,000 for construction. QPRC is currently seeking a grant funding for its construction. Given the local support for the construction of a skate park the BCA believes this project should also be completed within the timeframe of the Draft Statement and given brief recognition in it.

9. Re-development of D&S Motors site and the Council Depot

The purchase of the D&S Motors site by QPRC and the intention to move the Council Depot in the future provides an exciting opportunity for a significant development in the centre of Braidwood. This can be so much more than just off-street parking and the BCA would like to engage in a constructive conversation with QPRC on a possible vision for this site. The BCA would hope that within 20 years the D&S Motors / Council Depot site would be redeveloped and briefly acknowledged in the Draft Statement.

General comments

The BCA supports the general thrust of the Draft Statement as a forward looking document to help QPRC plan and prepare for the challenges ahead during the next two decades, particularly statements like:

“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.”

The BCA stresses the importance of seeking a balance between the needs for economic development, ensuring QPRC is a lovely place for people to live and enjoy and maintaining our natural environment.

Resilience

While the Draft Statement on p28 does briefly considers resilience and the impact of natural hazards (fire, flood) [although it omits hail and strong winds], it appears to be silent on the resilience of infrastructure (water, electricity, internet, telephones etc.) in time of emergencies which became apparent during the recent extreme bushfires. The BCA believes that this part of the QPRC Vision should be extended to include a new third point:

- “Provision of robust infrastructure throughout the LGA during times of natural hazards”

Potential impact of climate change and technological developments on planning

The Draft Statement does not include any foresight exercise to consider or discuss how challenges like increasing extreme weather events (droughts, floods, winds) due to climate change and technological developments over the next 20 years may impact on planning. The BCA would not expect QPRC to undertake such an exercise itself, but given that all local authorities in NSW are undertaking such an exercise it would seem sensible that the NSW government commission an appropriate research body with expertise in this area (eg CSIRO).

An example of a technological development in the pipeline which may radically change the way we live, with potentially significant impacts on planning, is driverless cars. There are already trials in some countries and within the next two decades there is a good chance that driverless cars will become a reality in Australia and possibly the norm. If so, this will have huge positive repercussions on the mobility of the older and younger population; diminish the need for car ownership (you will be able to just call one up when you need it); the need for public transport infrastructure (individual cars could join together and act as a bus / tram); and reduce the need for garages associated with dwellings (the cars can park out of towns and villages) both for new and existing developments.

Braidwood

Vision for Braidwood in 2040

This statement does not mention the changing (ageing) demographics of Braidwood, a trend which is likely to continue for the foreseeable future and is likely to be a key driver for service employment. The BCA suggests there be a new paragraph extending the last sentence of the third paragraph:

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

Planning Outcomes

Taking into account the identified longer-term priorities of the BCA members, the BCA suggest that new bullet points be added:

- “The extension of community facilities with a refurbished swimming pool, a performing arts centre, skate park, after-school care centre, redeveloped D&S Motors / Council Depot site among initiatives completed”.
- “The development of a more robust water supply in times of drought”.
- “Pedestrian and bicycle path network completed within and around the outskirts of Braidwood”.

The outcomes also flag the “Introduction of a living museum concept within Braidwood” as proposed by the QPRC Tourism Plan 2017–2025. The tourism plan suggests that “objects and stories to be out in the community to be absorbed and experienced by both visitors and residents”. While the BCA does not necessarily oppose to this sort of action, the term “living museum” usually refers to something much more than that this¹ when you think of examples like the [Sydney Living Museums](#), [Sovereign Hill](#), [Old Gippsdown](#), [Flagstaff Hill](#) etc. There is no consensus on these types of development happening in Braidwood and so to avoid

¹ A living museum or a living history museum is a museum that recreates historical settings to replicate past time periods. The objective of living history museums is to provide visitors with a practical interpretation of the past. They bring history to life by imitating the conditions of a natural environment, historical period, or culture to the fullest. Living museums use various interpretive techniques such as exhibitions and costumed historians who represent historical characters to make simulations of past periods as authentic as possible. The key difference between a living museum and other historical sites is that living history museums give interpretations in the first-person present. Source: www.worldatlas.com/articles/what-is-a-living-museum.html

misunderstanding, the BCA suggests that either a different form of wording, omitting the words 'living museum', is used or this bullet point is deleted.

Planning Actions

In order to recognise the need for more robust water supplies for Braidwood, introduce a new action under Planning Priority 6 (or whichever is the more appropriate):

“Revise the Braidwood Integrated Water Cycle Management Plan”

In line with the discussion above on pedestrian and bicycle paths, extend Action 4.9.1 under Planning Priority 9 to read:

“Implement QPRC Integrated Transport Strategy, including the Braidwood Bicycle and Pedestrian Facilities Plan and a bicycle/pedestrian path around the outskirts of Braidwood”.

Rural Residential Areas

Planning Actions

Include actions to implement the planning outcome “Establish bushfire and communications resilience”

Rural Areas

Planning Outcomes

Add a new outcome:

- “Establish bushfire and communications resilience”

Planning Actions

Include actions to implement the planning outcome “Establish bushfire and communications resilience”

Thank you for your consideration.

Submitted by [REDACTED]

[REDACTED]

On behalf of the Braidwood Community Association

29 May 2020

Priorities of the members of the BCA

The BCA surveyed its members and followers (133 individuals) and invited them to list their top three priority projects for 2020-21. The full results of the 56 individuals (42% of those surveyed) are as follows:

Responses to BCA questionnaire on priority projects by QPRC in 2020-21

Project	Number of votes	Aggregate score
Greater resilience and sustainability in Braidwood and surrounding villages' infrastructure	27	71
Heritage protection of our natural and built environment	13	32
More footpaths and bike paths within town	18	31
Bike path and footpath around outskirts of Braidwood	17	28
Youth Performing Arts Centre	13	28
Swimming pool refurbishment	11	20
Footbridge over Monkittee Creek	9	19
After-school care centre	8	18
Skate Park at the Rec Ground	9	15
Security lights in North Ryrie Park playground	6	13
Re-development of D&S Motors site and the Council Depot	7	12
Bubbler and water refill station in North Ryrie Park	7	8
Maintain library services	4	8
Lascelles Street improvements	3	7
Majors Creek Road (due to mine traffic)	3	7
Restoration and restructuring of public spaces in Council building	4	5
Braidwood Adult and Community Education Centre	2	4
Off-street parking	1	3
Braidwood Creative and Performing Arts Association engagement space	2	2
Business support and tourism promotion	1	2
Lascelles St / Wallace St corner	1	1
Replacing the Albion buildings' original traditional heritage railings	1	1
Bubble over the swimming pool	1	1
Total	168	336
Number of individuals responding	56	

The aggregate score is given by giving a score of 3 to the first priority, 2 to the second priority and 1 to the third priority

Submitter 6



To: QPRC

Date: 20 May 2020

Subject: submission on the Draft Local Strategic Planning Statement (LSPS)

Thank you for providing an opportunity to comment on the Draft Local Strategic Planning Statement (LSPS) – ‘Towards 2040’. Confusingly, your website gives two closing dates for submissions, both on the same page, an error that really should be fixed: <https://yourvoice.qprc.nsw.gov.au/local-strategic-planning-statement>.

I have some brief comments to make with respect to the contents of pp. 52-57 dealing with the rural residential areas.

Page 56 gives one of the draft Planning Outcomes as ‘The environmental and rural values of these areas are maintained into the future.’ I request that consideration be given, in the preparation of the next draft, to strengthening this planned outcome so it covers not only maintenance of the environmental and rural values of the areas, but strengthens them as well. One example of how this needs to be done is far better attention to managing weeds in public lands within the rural residential areas.

Page 57 refers to ‘Planning Actions for Rural Residential’. Obviously there is something missing in this heading, perhaps it should read ‘Planning Actions for the Rural Residential areas’? More substantively, paragraph 4.1.1 reads ‘Undertake formal Heritage Study for Local Government Area every 10 years’. (Obviously an article is missing from this sentence.) The same text is found in other parts of the draft Statement. In my view, this is inadequate. Yes, it is critically important to do regular and preferably more frequent heritage studies, but what about *implementing* the findings and recommendations of those studies? Indeed, one could go further and ask what is the point of doing heritage studies if there is no commitment to using the information and data that they produce?

Paragraph 4.6.9 reads ‘Council to promote tree planting and control of noxious weeds’. Yes, I fully support action to control noxious weeds, and other invasive plants that have yet to be declared noxious under legislation, but far more thought needs to be given to the superficial wording of promoting tree planting. This is not necessarily a good thing. We have too many examples of government-sponsored programs in the rural residential zone in which trees have been planted into areas of native grassland. Perhaps this planning action could be expressed in such a way as to highlight the value of tree planting, so long as the appropriate species are planted, and that this occurs in appropriate places.

Planning Priority 8, paragraph 4.8.4 reads ‘Review rural planning provisions having regard to the zoning of land, minimum lot sizes and averaging subdivision arrangements’. This sounds awfully like Cr Hicks’ current attacks on the E4 Environmental Living zoning of much of the rural residential zone. It is fine to conduct such a review, so long as the goal is to *improve* the planning provisions, rather than to damage them which seems to be an approach taken by too many counsellors at present.

Paragraph 4.11.6 reads 'Undertake a rural road contribution plan for the Local Government Area'. The expression 'rural road contribution plan' is not defined in the glossary. Please include it there as, on the face of it, it sounds as if this is Council wanting to impose a new tax on the people in the rural residential and rural areas because road maintenance in our area, on a per capita basis, is perhaps more expensive than in some of the urban areas of the LGA.

Finally, your proof-readers must have been asleep when they got to page 40, with three weird errors in one sentence: 'The upgrades to intersections with the Kings Highway have made it safer **to go travel** through and **round** Bungendore and will be **complimented ...**'.



Submitter 7

From: [REDACTED]
Sent: Mon, 25 May 2020 20:21:28 +1000
To: Council Mailuser
Subject: Draft Local Strategic Planning Statement

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Queanbeyan and surrounds

“The Queanbeyan River and its natural setting are a focal point for our city and regularly used and appreciated by the community and visitors.”

To whom it may concern at Council,

Regarding Barracks Creek Bridge and new concrete track.

These Covid times have seen a temporary influx of riverside walkers along stretches we have been familiar with for many years.

In particular we often walk from the end of Kathleen street , south along the grassy river track via Dane street car-parking and along the leafy riverside towards the proposed Barracks Creek Bridge. Then along to the vast new bridge of the Parkway – Queanbeyan is changing !

Between Dane street and Barracks Creek is one of the last remaining places close to Qbn city where one can have a moments respite from suburban and built environments all about , the concrete and tar and new roads and suburbs, and real estate signs for Jumping Creek. It’s a delightful zone, inspiring in all seasons and at different times of day.

I note several significant council signs near Dane street reference environment, cultural, historic and heritage messages.

The **Draft Local Strategic Planning Statement - Towards 2040** references “Planning outcomes” which include the following statements:

Identify and protect land with significant environmental values

Ensure development minimises impacts on the natural environment.

Protect and enhance the LGA’s biodiversity values. Identify and protect landscapes with high scenic qualities. Ensure both surface and ground water resources are sustainably managed.

Queanbeyan’s natural and environmentally sensitive settings are clearly identified in planning/development controls and those controls are enforced in the development process.

The Queanbeyan River and its natural setting are regularly used and appreciated by the community and visitors.

The impacts of development on the natural environment are managed and balanced.

We really hope the strip of stark white concrete being pushed in now does not extend all the way to Dane Street from Barracks Creek Bridge. It will visually dominate the setting and diminish it's unique environmental and visual feel.

Local people and visitors love this stretch of the river because it contrasts so markedly with the suburban and built environments all about , the concrete and tar and new roads and suburbs, and real estate signs for Jumping Creek. Take a walk and speak with people who walk here !

The current undulating path is visually unimposing , easy on the hips and knees and invites one to spend a little time in this special setting, rather than it being just another fast *through-path*. The country path does not get slimy and slippery with the heavy autumn leaf fall and gumnuts.

The current natural pathway could readily be strengthened with a crushed granite product which packs well but is not harsh and hard like thick white concrete is.

As regular local walkers we've seen young ones playing with their parents in the water runs, older folks standing chatting , people sitting on the banks, reading , watching birds and looking out for river animals. The water quality fluctuates but is often reasonable. We've chatted with locals from infants to octogenarians. It's a quiet and slower spot.

Could it be that Queanbeyan Council follows best practise of some of the remarkable riverside and other parklands in urban Australia, by strengthening the local environmental qualities, including natural surfaces on walkways ! Wouldn't that be something to be proud of and care about!

Many recent riverside conversations along this section of our river have concurred that wouldn't it be wonderful if our council got this one right, enhancing this special environmental and river zone rather than imposing another hard urban concrete surface as part of a capital works program.

Thank you

██████

Submitter 8



General Manager
Queanbeyan Palerang Regional Council

Comments on the draft Queanbeyan Palerang Regional Council' – Local Strategic Planning Statement – 'TOWARDS 2040'

The Towards 2040 draft provides a useful bring together planning instruments of Council and the region and because they all interrelate, uniting them under broad principles. Presumably it provides guidance for the General Manager and Councillors on making decisions and planners and operational staff leaders to continually implement, the State Government to oversee, business interests and interested people in the community to consult and contribute to its development.

- Section 1.1 *What is a LSPS*, needs to explain how the various audiences can use this document and contribute to its development.

It will have limited usefulness if staff and Councillors and the community don't have continual exposure to the Strategy.

I suggest that for a broader audience, a more concise version is produced. I also feel that the number of priorities and outcomes could be significantly reduced and combined because of overlap, so making it less unwieldy.

2.1 Vision Statement:

There is a new vitality, awareness and new attitude to change and adaptation in the community, with the coincidence of widespread wildfire, severe drought and Covid 19. These emergent and widespread threats remind us of the uncertainties ahead and the need to plan for these. The vision statement is rather a list of 'nice things to do' and is not fully capturing these new community insights, goodwill, imagination and willingness to work together across boundaries.

The Vision Statement doesn't sufficiently acknowledge that Queanbeyan and the region and the ACT are essentially one community. While there is recognition in the LSPS that there are cross border interactions, eg employment and services, the plan fails to set a genuine collaboration (transport, waste management, climate change, biodiversity conservation, energy, water supply, stormwater management and recreation) and as a result the Vision is inward looking.

The South East and Tablelands Regional plan 2036, one of the drivers for the Strategy, gives more recognition of the myriad close links and the need to more closely collaborate ("commitment", "strengthen"..) with the ACT. The ACT –NSW Memorandum of Understanding (3.10) also provides for this "borderless" approach and managing water

sewerage, waste/recycling and renewable energy on a regional scale. This spirit, and reality, needs to imbue the Vision and the LSPS to a greater degree.

It is disappointing that the Vision doesn't make specific reference to local government response to the major future threat to community safety, health and economic well-being, and that is climate change, resulting from the escalating accumulation of greenhouse gases in the atmosphere. The threats, still uppermost in our minds include increased risk of uncontrollable wildfire, severe drought and, as we have heard in recent years, the frightening extent of the maximum possible flood levels in Queanbeyan City. The strategy itself makes reference to the Council and Community Climate Change Strategies, but given the central nature of Climate change to our common future, this surely must be specifically part of our Vision, and constitute one of the Priorities across the Council.

The Vision is not looking at imaginative, stimulating and inspirational proposals, at an unusual time in our history when this is particularly needed, while the community is now looking at big issues more outwardly, cooperatively and even globally. As an example, the Strategy and Vision make little reference to linking light rail, as the major unifying and stimulatory infrastructure development investment that has already started in our region, although there is reference to linking to an emerging transport hub at the airport in the Strategy.

Page 28 includes additional statements on the Vision. This appears out of context. This could appear below the Vision or as a referenced appendix. Among these items, there is still no mention of the all-encompassing issue of Climate Change, although there is a reference to making people safe, however, this is linked to 'natural hazards', with no reference to human induction. The reference to biodiversity simply states that biodiversity areas are identified. The vision must talk about protecting and managing our biodiversity in a regional context and to a greater extent as there are huge gaps and threats are growing, in terms of more erratic rainfall, climate change favouring invasive species.

The South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 is fortunately a major driver of the Strategy. It is a regional, collaborative approach which more about pulling people together, particularly at times when the community is facing pressures, as now. I note for example, It envisages **strengthening** the cross border links, envisages environmentally sustainable and affordable housing, which is critical to the wellbeing and future of many people in our community. It envisages "a diverse environment interconnected by biodiversity corridors". It aims to **enhance** biodiversity connections, The SETRP goals also coordinate infrastructure in a cross border setting. Again, these are goals that should be emulated more closely and specifically in the LSPS.

Queanbeyan Residential and Economic Strategy 2031.

Another driver of the strategy is the *Queanbeyan Residential and Economic Strategy 2031*. This document tends to diminish the extent to which the region relies on the ACT and instead foresees more separate development, in competition, along jurisdictional lines. For example, this particular Strategy currently aims to increase employment land by 130 hectares, which is quite unrealistic in terms of Queanbeyan's very real constraints on commercial development, because it is restricted by the natural geomorphology, river valleys, escarpments, natural vegetation corridors and transport infrastructure. This plan also envisages continued population growth, when again, there are obvious physical constraints to continual growth. There are no valid reasons why Queanbeyan and district should have commensurate employment and housing and at all costs, to compete with the ACT. Future growth centres at Bungendore, Sutton and Braidwood are also constrained by future uncertain water supply (and ultimate population growth in our greater region, including Canberra, are subject to these same future uncertainties).

- There is little acknowledgement about the global issues creating the uncertainties which we must address.
- The Queanbeyan Residential and Economic Strategy 2031 should be revised in line with the Regional Plan.

Population The obvious driver of planning is population growth and trends, ie our relatively very high elderly proportion. The population estimates in the LSPS, based purely upon recent trends, equates to an average population growth of nearly 2% per year. The LSPS assumes population growth rate is not to be constrained, eg by Queanbeyan's physical limitations on housing land. If this growth rate is applied for 100 years, Queanbeyan suddenly has a population equal to the ACT 'S current population, so at some point, growth in Queanbeyan will slow. Simplistic arithmetic estimates based on past trends are clearly quite unrealistic and not adequate for planning. There is nothing in this strategy which *analyses various population scenarios and the possible limits to growth*. Growth implies the need for investment in the full range of services.

QPRC Transport Strategy: I understand that this document is now active. The emphasis on encouraging public transport, bike-tracks and walking is supported. However, this document can't lie defunct. Council and the community now need to seriously follow up action which will capture the community's attention and particularly at a time when the community attitudes have shown a remarkable shift to other alternatives to transport. This LSPS must grasp and capitalise on the emerging new community energy and awareness, particularly in transport and *work patterns*.

Rural Residential Development

Rural Residential Development is a very significant characteristic of our Council and region, in terms of housing and land-use sector, reference to which is absent in the broad LSPS Planning Priorities except to be referred to in passing in the Rural Lands Strategy and much later, actions listed in Section 5.5 pages 52 to 57.

While I understand that there is still a Development Control plan for RRD, more specific actions are needed at the higher strategic level to provide improved ongoing management of these relatively intensively settled rural lands, to protect communities from wildfire, to protect considerable environmental values lying among RRD areas, including biodiversity and water quality. This should be an outcome of the LSPS.

Rural Residential development can be very good or very bad. I believe our RRD zones are more highly subject to uncontrollable wildfire in future years, due to increased vegetation and we have already seen examples. Unfortunately, RRD is now typified by many blocks with grazing stock, numbers of horses, sheep and goats, often leading to gross over grazing, (not having 'spelling' areas) rapid loss of vegetation and rapid degradation of soils, also leading to loss of water quality. This is an issue which is not new and needs much more close monitoring and much more stringent grazing controls, necessarily involving the State Government. There are still instances of fill being placed unlawfully on these rural lands.

- *The big issue here is having adequate numbers of trained personnel to monitor the various strategies and report and act upon contraventions.*
- *Action of invasive plants has improved in recent years but community and staff education is almost non-existent.*

The Floodplan Management Plan is not mentioned in the LSPS: This is another one of the future threats and uncertainties which Council is now more aware. However, this requires inclusion in the LSPS.

Bushfire Hazard Mapping and Bushfire Management

The wildfires of 2019 and 2020 remind us all of the continuing threat of wildfire and how it impacts on most residents. Australia's experience in this regard, and our own region were in the world spotlight in 2020. Wildfire can also seriously impact on urban areas. Wildfire also impacts on Biodiversity Conservation, the management of which requires to be undertaken in concert with bushfire mitigation measures. This requires planning at the individual block level, community level, council level and region level.

Hi h Priority needs to be given to revising Bushfire hazard plans and Fire Management Plans, in consultation with the Rural Fire Services. These need to appear as specific priorities and actions.

An **Integrated Water Cycle management Strategy** is under development (3.7.10). I feel that the LSPS should include a commitment to community involvement in the development of this strategy and that it is undertaken through seamless cross border collaboration.

The **Region- Canberra Region Joint Organisation** (3.11) is something which is not publicised. I personally have never been aware of its existence. It would seem to be something which needs a higher profile, together with its goals including "our region to operate "seamlessly across all boundaries".

- It would be useful if the LSPS could explain the nature and operational modus a little further.

Strategic Planning Priorities

1. This Section needs to clearly state up front that the priorities are not ranked in descending order in terms of importance.
2. Given the new significance of the global issue of Climate change, the 'outcome' of Priority 5, ie '*Ensure potential impacts climate change are considered when planning for the future*', needs to be one of the key Planning priorities, rather than an outcome of a general priority. This is in view of the broad and growing extent to which this is already impacting on the economic, safety, health and amenity of the community and the state of the environment.
3. Planning priority 6, needs to commit to seamless and borderless approach to managing our water resources, in line with the *South East and Tablelands Regional Plan 2036*.
4. Due to the very significance of rural residential development, Priority 4.7 requires a specific outcome for improving the management of the large areal extent of rural residential development, in the public interest and environmental integrity.
5. It may be possible to collapse the number of priorities and outcomes, into a smaller and more practical number to reduce the subject overlap, to make the Strategy more digestible to more parties.
6. Given the evidence, ie only 1.5% use public transport, 3 walk or ride, (page 27) Priority 9 requires a specific outcome to increase the use of alternative transport. Having such actions hidden in the large and complex Transport is unsatisfactory and ineffective. Covid 19 and the increasing congestion on roads, highlighted recently for the widespread call to stagger work arrangements and stagger work times, shows the potential for the community to change and adapt, given the right incentives.

Planning Actions for Priorities (page 29) - resources

The content of some of these Actions don't appear to match the priorities listed on pages 20 to 23, eg planning priority 7.

Planning priority actions 5, 6, and 7, are supported. In particular, a new Council wide Biodiversity Study and preparation of and implementation of management plans for Crown Land are essential prerequisites to address the regional goals for regional biodiversity conservation, which in turn underpin many planning decisions and processes. It is essential that Council find new financial resources to undertake management of our natural resources into the future.

In this regard, **Queanbeyan landcare have forwarded a submission to Council outlining these management needs and feasible sources of finance. The possible sources are Council's fair share of the ACT Abstraction Charge on water and Councils fair share (or even lesser amount), of Icon Water's annual profits (copy can be provided by contacting me).**

On page 71, Implementation of Priorities, the Council wide Biodiversity study is not to be undertaken *until 2030*. This is unacceptable, if environmental assets and management are to be adequately taken into account now, in a host of planning decisions and priorities.

The Biodiversity Study will be needed to be adequately manage lands under Council control, an action that is ongoing, but unfortunately grossly under-resourced, in terms of adequate numbers of trained and qualified employees.

Bungendore and Braidwood

I have not provided specific comments on the planning priorities specific to these communities. I note that the strategies capture the special characteristics of these centres and also smaller settlements. This will be important to get community support for planning decisions.

Rural Lands

The comments I have made in respect of Rural Residential Development landuse applies to rural land, including the need to more closely monitor land use in terms of vegetation, biodiversity and water management. This requires more resources.

Implementation of Priorities

Climate Change and related impacts on the community and our Environment: Priority should be given to educating and preparing the community for the permanent and likely increasing threat of wildfire and other extreme weather causing events, emanating from climate change.

- Actions to mitigate and adapt for climate change much become one of the focus off the strategy

4.9.4; Advocate for extending Canberra commuter rail to Queanbeyan and Bungendore: This is supported, however, the advocating needs to be much more energetic, seeking to become stakeholder immediately, with financial stakes. Participating in meetings is a weak action.

9.1 Draft Queanbeyan-Palerang Local Strategic Planning Statement - Review of Submissions
 Attachment 4 - Community Submissions (Continued)

Your Voice Submissions Number 1 to 8

	Of the actions listed in the draft LSPS, which do you believe are the most important for your area	What is missing from the actions, priorities or outcomes for your area?	Rank the following planning priorities in terms of importance (1 = most important)	Please provide your feedback on the draft LSPS
1			<p>We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages. We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice. We build on and strengthen our community cultural life and heritage. Our transport infrastructure and networks are well planned and maintained. We undertake planning to ensure infrastructure is prepared for future growth. Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community. We ensure the future planning for the region is well coordinated and provides for its sustainable management. We consider the environmental impacts of future development. Our natural landscapes and water resources are sustainably managed. We actively promote and implement sound resource conservation and good environmental practices. We plan for and provide regional facilities which promote better social connection and access for the community. We have a well</p>	
2				<p>Thank you for the opportunity to comment on the Draft Local Strategic Planning Statement. With regards to transport considerations and linking the Local Strategic Planning Statement to QPRC's Community Strategic Plan for the community outcome for 4.1.1 please consider the following:</p> <ul style="list-style-type: none"> •Bor Item 4.9 Planning Priority 9 (page 22) – consider including in the third outcome point reference to taking action for road safety eg. 'Take action to find solutions for traffic congestion, road safety and heavy vehicle impacts' so the outcomes can link back to the region's transport network outcome that allows for safe system approach and facilitates safe ease of movement. •Bor Planning Actions for QPRC LGA and Planning Priority 9, point 4.9.2 (page 29) please consider including references supporting safe ease of movement for the range of transport options to link in with the Community Strategic Plan – eg. 4.9.2 Ensure new release areas and other large subdivisions have a range of transport options available that support safe ease of movement. •Bor Planning Actions for Queanbeyan and Surrounds and Planning Priority 9, point 4.9.2 (page 39) please consider including references supporting safe ease of movement for the range of transport options to link in with the Community Strategic Plan – eg. 4.9.2 Ensure new release areas and other large subdivisions have a range of transport options available that support safe ease of movement. •Bor Planning Actions for Bungendore and Planning Priority 9, point 4.9.2 (page 45) please consider including references supporting safe ease of movement for the range of transport options to link in with the Community Strategic Plan – eg. 4.9.2 Ensure new release areas and other large subdivisions have a range of transport options available that support safe ease of movement. •Bor Planning Priority 9 point 4.9.2 (page 74) please consider including references supporting safe ease of movement for the range of transport options to link in with the Community Strategic Plan – eg. 4.9.2 Ensure new release areas and other large subdivisions have a range of transport options available that support safe ease of movement. •Bor 3.7.6 (page 13) about QPRC ITS consider adding to the heading 'Safety health and wellbeing' the goals of applying safe system approach which will tie back to QPRC's Community Strategic Plan – eg. 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. •And small spelling mistake on 4.9.8 modify 'Identify transport corridors for increased development densities' to 'Identify...' [Page 22, Page 29, Page 39, Page 45, Page 51 and Page 74] •Small 42 change 'safety sector' to 'safety sector' in the brown box with the 27.7% employment figure area
3	<p>Focus housing growth in locations that maximise infrastructure and services is one of my high priorities.</p>	<p>I am concerned about dual occupancy developments and the way the PLEP and the QLEP is interpreting this. They are not permitted in rural/residential areas which is unjust. This should be allowed for in this new planning instrument.</p>	<p>We plan for and provide regional facilities which promote better social connection and access for the community. We build on and strengthen our community cultural life and heritage. Our transport infrastructure and networks are well planned and maintained. We consider the environmental impacts of future development. Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community. We undertake planning to ensure infrastructure is prepared for future growth. Our natural landscapes and water resources are sustainably managed. We have a well informed and engaged community. We have an active and healthy lifestyle. We ensure the future planning for the region is well coordinated and provides for its sustainable management. We actively promote and implement sound resource conservation and good environmental practice. We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice. We will continue the ongoing</p>	

9.1 Draft Queanbeyan-Palerang Local Strategic Planning Statement - Review of Submissions
Attachment 4 - Community Submissions (Continued)

<p>From the actions listed on page 45 for Bungendore area, all the ones listed below are most important in my view for the Planning Actions for Bungendore region. Please note I have listed with the numbers council have provided and in my view Council have NOT given the priority order that the community would necessarily have presented or selected. Who decides the priority order and do the community have any say?</p>	<p>In line with the 'Social Justice Principles', there are a number of common themes which come through from in the plan. However these only have mention to various community engagements which have taken place over the past three years (2016 – 2018). The more recent community engagement and the strongly supported community feedback provided to QPRC throughout 2019 for some reason has been omitted from the plan?</p> <p>This is especially concerning too as feedback sought from other Government organisations has also been ignored, when the Community Strategic Plan is for 2018 – 2026.</p> <p>No references have been made at all from these community consultations and questions asking why the other advice from other government agencies has been ignored?</p> <p>More recent local concerns need to be professionally and properly addressed, specifically relating to:</p> <ul style="list-style-type: none"> * Land development zoning issues for residential housing, (also noting the non-declaration of conflicts of interests from some speakers/representatives who made presentations to Council in Bungendore Chambers - noted on record and consistently ignored by council representatives.) * Water supplies, including water quality issues and complaints made about the water pressures to some residential properties. Again complaints have been made and consistently ignored. The report instead indicates to the community that all is good when actually it really is not. <p>Concerns raised about high rates business and residential, in the Bungendore region and the expected rate increases. The increasing population growth and strain on the local health and education/primary school facilities.</p> <p>The report does not represent the most up to date concerns post 2017- 2018!</p>	<p>Our natural landscapes and water resources are sustainably managed, We ensure the future planning for the region is well coordinated and provides for its sustainable management. We have a well informed and engaged community . We consider the environmental impacts of future development. We have an active and healthy lifestyle. Our transport infrastructure and networks are well planned and maintained, We build on and strengthen our community cultural life and heritage. We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages. We undertake planning to ensure infrastructure is prepared for future growth, We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice. We actively promote and implement sound resource conservation and good environmental practice. We plan for and provide regional facilities which promote better social connection and access for the community. Our Council is efficient, innovat</p>	<p>Firstly the plan needs to be updated to present and include additional and more up to date information provided from Bungendore community feedback throughout 2019. With reference to the following information provided in the appendices of the document, please also consider the following statements and answer the questions raised.</p> <p>Re: Appendix 2 – Ecologically Sustainable Development Principles (page 93)</p> <p>IMPROVED VALUATION, PRICING AND INCENTIVE MECHANISMS. Environmental factors should be included in the valuation of assets and services, such as:</p> <ul style="list-style-type: none"> * polluter pays – those who generate pollution and waste should bear the cost of containment, avoidance or abatement. QPRC, please confirm for the Bungendore community that all new and emerging plans and developments in Bungendore that are approved by QPRC from now onwards into the future will include the environmental factor of polluter pays (shown in Appendix 2 - page 93) as part of the approval processes? This should be standard practice in ALL of the approved agreements made with the relevant developers? By doing this, it will give a clear representation, understanding and assurance to the local Bungendore community that ALL new developments undertaken in Bungendore will have the relevant developers responsible and accountable for bearing the cost of containment, avoidance or abatement for all generated pollution and waste. Bungendore residents understand, as stated in (Appendix 2 - page 93) that the 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 2 - page 93 states - 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 plan needs to provide clear reference document links to the mentioned plans and policies in Appendix 3. QPRC, please advise the Bungendore community if the relevant plans and policies extracted and shown below from the list (in Appendix 3 -page 94) are ALL the relevant plans for the Bungendore community to be considering when making any comments to Council? Assuming these are ALL the relevant plans, please provide and include the relevant links to enable the community to have sight and easier access to where ALL the relevant up-to-date plans that are listed in the Appendix 3 can be found? Appendix 3 – Relevant Council Plans and Policies 3 (page 94) <p>Local Environmental Plans * Palerang Local Environmental Plan 2014 Development Control Plans * Palerang Development Control Plan 2014. Contribution Plans. * Palerang Section 94A Development Contribution Plan. * Palerang Section 94 Plan No.10 - Provision of Kings Highway Culverts at South Bungendore. * QPRC Local Infrastructure Contributions Plan No.11 - Off-Street Carparking 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. * Yarrolumbi Section 94 Plan No.1 - Bungendore. I thank QPRC for the opportunity to provide feedback and would appreciate a written response to all the issues and questions raised. Thank you!</p>
<p>Water, Water, Water, Transport and Protection of Historic Street- scape. Real! Interconnected many kilometers long car free walking, bike and horse riding tracks. Anti corruption control. (No NP?)</p>	<p>Water: We are in serious Water deficit as it is. We need a green environment (gardens/trees/lawns) to counter rising temperatures. 100 meter watered green fringe around major assets like the towns to protect from bushfires. We need a another river system. A virtual one will need to be created. Recycling water, desalination of sea water etc. A SE regional solution. We don't need another dam as all the good spots have been taken and it is likely to be dry when we want it. Leverage improving technology, green energy moving to marginal cost to implement an affordable necessary solution.</p>	<p>We undertake planning to ensure infrastructure is prepared for future growth, We have a well informed and engaged community . We plan for and provide regional facilities which promote better social connection and access for the community. We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages. Our natural landscapes and water resources are sustainably managed, We actively promote and implement sound resource conservation and good environmental practice. We ensure the future planning for the region is well coordinated and provides for its sustainable management. Our transport infrastructure and networks are well planned and maintained, We build on and strengthen our community cultural life and heritage. Our Council is efficient, innovative and actively seeking partnerships to deliver outcomes to the community. We have an active and healthy lifestyle. We will promote Queanbeyan-Palerang's identity an</p>	<p>We are in an age of change, COVID has changed the landscape, working remotely is now a proven concept, self driving cars are on the horizon, energy at marginal cost coming at an ever increasing rate. We must proactively grasp the opportunities technology is providing and be optimistic. Pessimists: corruption and destruction of community assets as led by the NP must be stopped.</p>
<p>6</p>	<p>The removal of the averaging lot provision for E4 properties that would meet the minimum lot size etc</p> <p>so that eligible and suitable properties can be fairly assessed for subdivision purposes in rural residential areas</p>		
<p>7</p> <p>Environmental corridors, protection of heritage values including Aboriginal heritage, development of renewable energies and other emerging industries incl. advanced manufacturing etc. to support local jobs and economies.</p>	<p>While the plan is to commend for acknowledging and seeking to understand Aboriginal heritage and establish working relationships with local Aboriginal organisations and traditional owners (4.1.3), I am concerned that the plan does not give Aboriginal heritage recognition and protection the same priority as other forms of local cultural heritage. Specifically, the timeframes for implementing 4.1.8 'Indigenous heritage study completed by 2030' is completely out of step with other heritage management strategies ie 4.1.1 'New comprehensive heritage study', and 4.1.7 'updated heritage list and controls in Environmental Plan', due to be completed by 2025. The strategies of 4.1.1, and 4.1.7 should include Aboriginal heritage components. There is no reason why Aboriginal heritage recognition and management should take five years longer than other heritage management plans. In fact, if Aboriginal heritage is not included within these broader heritage management plans there is a real risk that the Environmental plan and other development strategies that are due to be completed earlier than 2030 will do damage to Aboriginal heritage places and values. Likewise, the proposed planning actions for Rural Residential areas should specifically include surveying and management of Aboriginal heritage as well as other forms of heritage. As the recent discovery of significant Aboriginal archaeological sites in Wamboin and Byong illustrate, significant Aboriginal heritage sites are still present in 'rural' areas and can potentially teach us a lot about pre-European land use in this area. And because they are relatively uncommon, the significance of such sites is far greater than in other less settled areas. There have recently been some very successful Indigenous heritage rural community engagement projects in our region that have seen rural property owners coming together with traditional owners to share information about Aboriginal heritage places and objects found on pastoral leases and private land, for example the ANU's 'Talking About Stones' project. For more info see - https://cubr.cass.anu.edu.au/research/projects/talking-about-stones - https://www.abc.net.au/news/2018-09-22/aboriginal-artefacts-on-farm-shared-with-researcher/10291124</p> <p>I would encourage QPRC to consider a more proactive approach to engagement with Aboriginal communities and Aboriginal heritage in order to maximise the potential cultural and economic benefits (including new tourism and industry opportunities) that potentially flow from solid and respectful relationships between them. To reiterate, 1) it should not take ten years to complete an Indigenous heritage study of the QPRC, 2) an Indigenous heritage study of the QPRC should be done in tandem with other heritage studies. 3) an Indigenous heritage study of the QPRC should include heritage in all land use areas, including rural residential.</p>	<p>Our natural landscapes and water resources are sustainably managed</p>	<p>We should have an open area for rodeos in Queanbeyan or around Queanbeyan Showgrounds !</p>
<p>8</p>			

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JUNE 2020

ITEM 9.1 DRAFT QUEANBEYAN-PALERANG LOCAL STRATEGIC
PLANNING STATEMENT - REVIEW OF SUBMISSIONS

ATTACHMENT 5 GOVERNMENT AGENCY / STAFF SUBMISSIONS

Submitter 11

From: [REDACTED]
Sent: Thu, 21 May 2020 08:30:02 +1000
To: Council Mailuser
Subject: Submission regarding Queanbeyan-Palerang Regional Council's Draft LSPS
Attachments: Shade-a-planning-and-design-priority.pdf, Shade-provision-suggested-text-for-inclusion-in-Local-Strategic-Planning-Statements-1.pdf, Queanbeyan-Palerang Regional Council LSPS submission.docx

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Dear Queanbeyan-Palerang Regional Council,

Re: Feedback on Queanbeyan-Palerang Regional Council's Local Strategic Planning Statement (LSPS)

Thank you for the opportunity to provide feedback on your Draft LSPS. Please find attached a submission from Cancer Council NSW.

Kind regards,

[REDACTED]

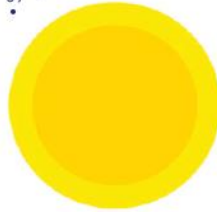
Please note my work days are Monday – Thursday



Shade. A planning and design priority that helps prevent skin cancer.

Shade protects us from harmful ultraviolet radiation (UV)

- UV from the sun causes at least 95% of all skin cancers in Australia.
- Skin cancer is the most common cancer in Australia – 2 in 3 people will be diagnosed.
- Skin cancer is highly preventable and the planning and design of quality shade plays a key role.



Quality shade can reduce UV exposure by up to 75%

What is quality shade?

Natural shade: trees with a canopy that is dense and close to the ground.

Built shade: stand-alone, portable or add-on structures positioned to provide shade during the middle of the day when UV is highest, or positioned to provide shade when the area is in highest use.



A combination of natural and built shade provides the best UV protection.

Document Set ID: 721169
Version: 1, Version Date: 21/05/2020

Benefits of quality shade and green spaces.

Health benefits

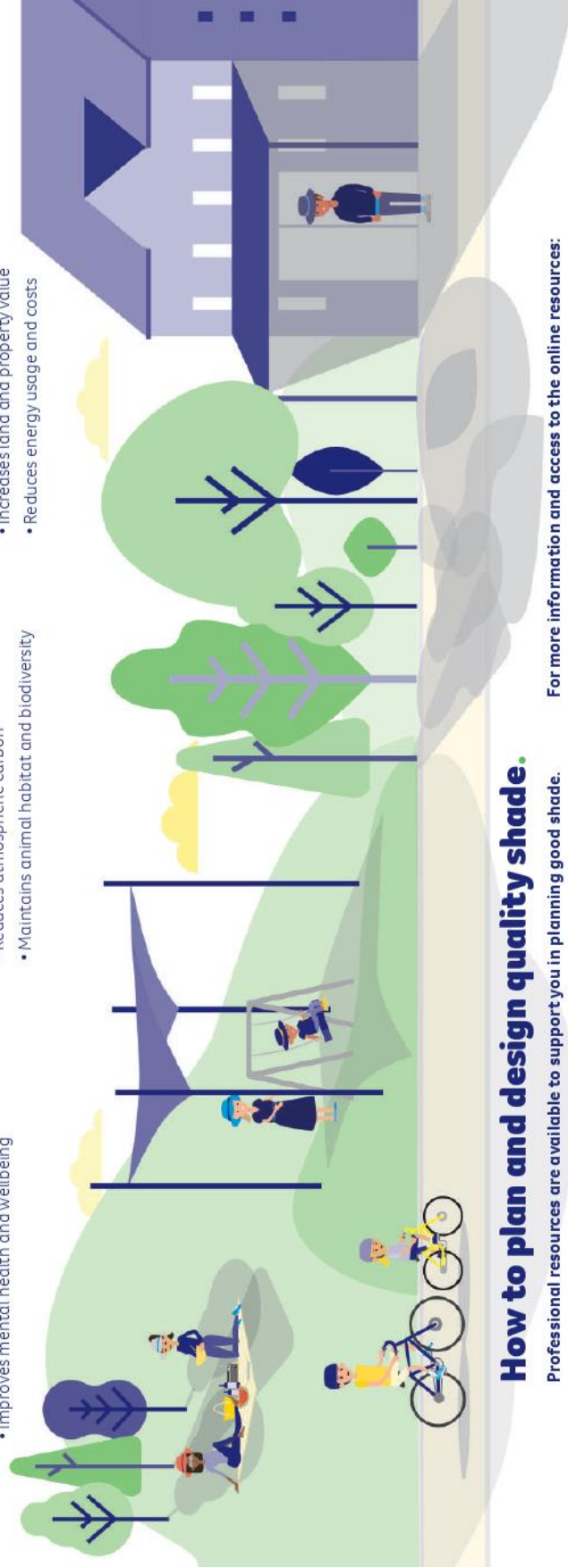
- Reduces UV exposure and helps prevent skin cancer
- Improves thermal comfort in times of heat
- Increases recreation and physical activity
- Reduces obesity and risk of chronic disease
- Improves mental health and wellbeing

Environmental benefits

- Reduces build-up of heat in urban areas
- Reduces air pollution
- Reduces water evaporation, soil erosion and storm water run-off
- Reduces atmospheric carbon
- Maintains animal habitat and biodiversity

Social and economic benefits

- Improves social and community connection
- Reduces neighbourhood crime
- Better placemaking
- Reduces socioeconomic and health inequities
- Increases land and property value
- Reduces energy usage and costs



How to plan and design quality shade.

Professional resources are available to support you in planning good shade.

- [Cancer Council NSW Guidelines to Shade](#) including a shade audit tool.
- [Cancer Institute NSW Shade Case Studies](#); and
- Support for local governments to prioritise shade in their planning policies.

For more information and access to the online resources:

- Contact the NSW Shade Working Group via email: CINSM-SkinCancerPrevention@health.nsw.gov.au
- Visit cancerouncil.com.au/shade and cancer.nsw.gov.au/shade-and-uv



Document Set ID: 721169
Version: 1, Version Date: 21/05/2020

This document was prepared by the NSW Shade Working Group within the auspices of the NSW Skin Cancer Prevention Strategy led by Cancer Institute NSW. Date: 12/2019.

Cancer Institute NSW





Shade provision:

Suggested text for inclusion in Local Strategic Planning Statements*

INTRODUCTION

The text below is example text that could be used by NSW councils in the preparation of their Local Strategic Planning Statements (LSPSs), required to be produced by each council under the Environmental Planning & Assessment Act.¹

The text specifically relates to the provision of well-designed shade, from the perspective of the NSW Skin Cancer Prevention Shade Working Group, under the [NSW Skin Cancer Prevention Strategy](#).²

The text will need to be considered in context with the remainder of the LSPS, particularly its structure, and its inclusion of other items relating to healthy built environments.

The text is designed to be placed under the following headings within the LSPS – headings as provided by the NSW Department of Planning's [Example LSPS, February 2019](#):³

- Theme
- Planning Priority
- Rationale
- Council will
- Actions

Example text is provided in *italics* below.

EXAMPLE TEXT

Theme

Note that the NSW Department of Planning's [Example LSPS, February 2019](#) does not contain an explicit theme relating directly to the design of healthy built environments. The themes provided in the Example LSPS are only suggestions for councils, and the themes most relevant to healthy built environments in that document are 'Thriving Places to Live and Grow' and 'A Sustainable Environment'.

It is suggested that an alternate theme could be:
'Providing Healthy Places to Live, Work and Visit'.

Planning priority

A suggested planning priority that could be placed under one of the above themes is:
'Design and provide places and spaces that are healthy to live in, to work in and to visit'.

This generic planning priority should then incorporate other aspects of the healthy built environment, as explained in the following 'rationale' section.

Rationale

There may be many items included in this section that relate generally to healthy built environments. The following 'rationale' text relates specifically to the provision of shade, written from the perspective of providing well-designed shade for protection from ultraviolet radiation (UV).

*** Shade provision: suggested text for inclusion in Local Strategic Planning Statements**

Prepared by Jan Fallding, Registered Planner, June 2019, on behalf of the NSW Skin Cancer Prevention Strategy Shade Working Group, operating within the auspices of the NSW Skin Cancer Prevention Strategy,² led by Cancer Institute NSW.

.....
Cancer Institute NSW

Why is shade important?

Australia has the highest rate of melanoma in the world.⁴ Skin cancer is the most common cancer in Australia, with 2 in 3 people diagnosed in their lifetime.⁵ UV causes 95% of melanomas and 99% of non-melanoma skin cancers,⁶ making it a highly preventable cancer.

The incidence rate of melanoma in the [insert name] LGA is [insert age-standardised incidence rate] per 100,000. The NSW average melanoma incidence rate is 51.0 per 100,000.⁷ Go to [Cancer Institute NSW Statistics Portal](#) to find melanoma age-standardised incidence rates by LGA.

Well-designed and correctly positioned shade, both natural and built, can reduce UV exposure by up to 75%.⁸

Shade offers a number of benefits for people and the environment and has an increasingly important role to play in mitigating the effects of climate change and reducing heat in urban areas.

The co-benefits of well-designed shade and green spaces include:

Health benefits:^{9, 10}

- Reduced UV exposure and the prevention of skin cancer.
- Improved thermal comfort in times of heat. Evidence shows that trees can reduce temperatures by 8°C.
- Enhanced childhood development.
- Increased recreation and physical activity, and a reduction in obesity and risk of chronic disease.
- Faster healing times and pain tolerance for hospital patients in a room with a view of trees.
- Improvements in mental health and wellbeing, including stress reduction and relaxation, greater happiness, lower rates of anger and depression and improved mental function and concentration.
- Noise reduction.

Environmental benefits:^{9, 10}

- Reduced build-up of heat in urban areas and consequent 'heat island' effects.
- Reduced air pollution.
- Reduced water evaporation, soil erosion, and storm water run-off.
- Reduced atmospheric carbon.
- Increased animal habitat and maintenance of biodiversity.

Social and economic benefits:^{9, 10}

- Increased social connectivity and sense of community by providing pleasant and aesthetically pleasing places for people to meet, socialise, exercise and rest.
- Reduced neighbourhood aggression, violence and crime.
- Street trees can help define or preserve the culture and history of a place.
- Improved thermal efficiency of buildings through shading and energy savings of up to 12-15%.
- Increased land and property values. Just one tree can increase the value of a property by approximately \$5,000.
- Opportunity to reduce socioeconomic and health inequities, which have been shown to be smaller in green areas.

*** Shade provision: suggested text for inclusion in Local Strategic Planning Statements**

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Cancer Institute NSW

It is likely that [insert name] LGA will experience more frequent, longer and more extreme periods of uncomfortable summertime heat and heat wave events in the future. The provision of quality shade throughout the LGA will be one of the most cost-effective ways to address this situation in the long term, and has the co-benefit of protecting us from UV exposure.

Natural and built shade can be easily included in planning processes for developments, particularly in urban areas. Well-designed shade, effectively planned and correctly positioned, can also alleviate concerns about needing to remove or modify trees to address engineering, wiring or maintenance issues.

What is well-designed shade?

Well-designed shade uses a combination of natural and built shade to provide protection from UV radiation where it is needed, at the right time of day and at the right time of year.

The latest [Guidelines to Shade](#) from Cancer Council NSW¹¹ is a practical tool to aid LGA's in the design of quality shade.

In a playground setting, the [Everyone Can Play Guideline](#) from the NSW Department of Planning and Environment¹² provides a set of design principals and best practice recommendations to develop inclusive playspaces which provide well-designed shade for the comfort and protection of children and carers.

Good design is NSW Government policy, as described in [Better Placed](#) from the Government Architect NSW¹³, which outlines an integrated design policy for the built environment in NSW.

Council will

Suggested text for this section is:

1. *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.*
2. *Encourage the provision of well-designed shade in all private developments, particularly recreation facilities and those that adjoin public places, such as commercial developments.*
3. *Consider the co-benefits of shade in all decisions about infrastructure provision and maintenance.*

Actions

Suggested text for this section is:

1. *Council's [insert relevant name] Development Control Plan will be reviewed to:*
 - a) *incorporate design considerations regarding the provision of well-designed shade, with reference to the latest shade guidelines.⁹;*
 - b) *require well-designed shade in any private buildings or developments that adjoin public places that are likely to have significant visitation (e.g. high pedestrian traffic or people visiting or pausing in public spaces);*
 - c) *require the provision of well-designed shade in recreation facilities;*
 - d) *require the provision of well-designed shade in the design of any public infrastructure;*
 - e) *require the consideration of the benefits of shade in any application to remove trees or vegetation currently providing significant shade and communicate to residents the benefits of shade; and*

*** Shade provision: suggested text for inclusion in Local Strategic Planning Statements**

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.....
Cancer Institute NSW

- f) encourage the provision of well-chosen and well-placed street trees in residential or public domain developments.
2. Council's Engineering Design specifications [insert relevant document name] will be updated to include specifications for the provision of well-designed shade.
 3. Council will prioritise well-designed shade in its provision of new and upgraded public infrastructure and spaces.
 4. Council will consider retrofitting current public infrastructure and spaces to include well-designed shade.

REFERENCES

1. NSW Government Environmental Planning and Assessment Act 1979 No 203
<https://www.legislation.nsw.gov.au/#/view/act/1979/203>
2. NSW Skin Cancer Prevention Strategy, Cancer Institute NSW. Sydney, 2017.
Available from: <https://www.cancer.nsw.gov.au/nsw-skin-cancer-strategy>
3. NSW Planning Portal, Guide to the updated Environmental Planning and Assessment Act 1979, Part 3 Strategic Planning, Key documents and FAQs
<https://www.planning.nsw.gov.au/Policy-and-Legislation/Environmental-Planning-and-Assessment-Act-updated/Guide-to-the-updated-Environmental-Planning-and-Assessment-Act-1979/Part-3-Strategic-planning/Key-documents-and-FAQs>
4. International Agency for Research on Cancer. Estimated number of new cases in 2018, melanoma of skin, both sexes, all ages [Internet]. Global Cancer Observatory, Cancer Today 2018 [20 June 2019]. Available from: https://gco.iarc.fr/today/online-analysis-table?v=2018&mode=population&mode_population=countries&population=900&populations=554&key=asr&sex=0&cancer=16&type=0&statistic=5&prevalence=0&population_group=18&ages_group%5B%5D=0&ages_group%5B%5D=17&nb_items=5&group_cancer=1&include_nmssc=1&include_nmssc_other=0#collapse-group-0-5
5. Australian Institute of Health and Welfare 2016. *Skin cancer in Australia*. Cat. no. CAN 96. Canberra: AIHW.
6. Armstrong BK, Kricger A. 1993. How much melanoma is caused by sun exposure? *Melanoma Research* 3(6):395-401.
7. Cancer Institute NSW Statistics Portal [https://www.cancer.nsw.gov.au/cancer-statistics-nsw#//](https://www.cancer.nsw.gov.au/cancer-statistics-nsw#/)
8. Parsons, P., Neale, R., Wolski, P. & Green, A. 1998, 'The shady side of solar protection', *Medical Journal of Australia*, 168: 327-330.
9. Davern, M., Farrar, A., Kendal, D., and Giles-Corti, B. 2016. *Quality Green Space Supporting Health, Wellbeing and Biodiversity: A Literature Review*. Report prepared for the Heart Foundation, SA Health, Department of Environment, Water and Natural Resources, Office for Recreation and Sport, and Local Government Association (SA). University of Melbourne: Victoria. Available from: http://www.healthactivebydesign.com.au/images/uploads/Green_Spaces_Evidence_Review_-_FINAL_website.pdf
10. *Five million trees for Greater Sydney. Local Government Grant Program*. Department of Planning and Environment, Sydney, 2018. Available from: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Policy-and-legislation/Open-Space-and-Parklands/five-million-trees-for-greater-sydney-guidelines-2018-11-07.pdf>

*** Shade provision: suggested text for inclusion in Local Strategic Planning Statements**

Prepared by Jan Fallding, Registered Planner, June 2019, on behalf of the NSW Skin Cancer Prevention Strategy Shade Working Group, operating within the auspices of the NSW Skin Cancer Prevention Strategy,² led by Cancer Institute NSW.

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Cancer Institute NSW

11. *Guidelines to Shade*, Cancer Council NSW. Sydney, 2013. Available from: https://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines_to_shade_WEB2.pdf
12. *Everyone can play guideline*, Office of Open Space and Parklands, Department of Planning, NSW Government. Sydney, 2019. Available from: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/everyone-can-play-guideline-2019-02-20.pdf>
13. *Better Placed: an integrated design policy for the built environment of New South Wales*. Government Architects NSW. Sydney 2017. Available from: <https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/strategy-documents/better-placed-a-strategic-design-policy-for-the-built-environment-of-new-south-wales-2017.pdf>

OTHER RESOURCES

- <https://www.sunsmart.com.au/communities/local-government> - a range of resources to assist councils in providing well-designed shade. Based on Victorian examples, but can be easily adapted to NSW.
- <https://www.cancer.nsw.gov.au/shade-and-uv> - Shade case study examples by Cancer Institute NSW
- http://www.lowcarbonlivingcrc.com.au/sites/all/files/publications_file_attachments/rp2024_guide_to_urban_cooling_strategies_2017_web.pdf Osmond, P., and Sharifi, E., 2017: *Guide to Urban Cooling Strategies*. Low Carbon Living CRC.

CONTACT DETAILS / MORE INFORMATION

- NSW Shade Working Group email: CINSW-SkinCancerPrevention@health.nsw.gov.au
- Cancer Council NSW website: www.cancercouncil.com.au/cancer-prevention/sun-protection/
- Cancer Institute NSW website: www.cancer.nsw.gov.au/shade-and-uv

This information is based on available evidence at the time of review.
It can be copied for distribution.
Latest update: July 2019

For further information contact the NSW Shade Working Group via email CINSW-SkinCancerPrevention@health.nsw.gov.au or go to <https://www.cancercouncil.com.au/cancer-prevention/sun-protection/shade-and-sun-protection/>

*** Shade provision: suggested text for inclusion in Local Strategic Planning Statements**
Prepared by Jan Fallding, Registered Planner, June 2019, on behalf of the NSW Skin Cancer Prevention Strategy Shade Working Group, operating within the auspices of the NSW Skin Cancer Prevention Strategy,² led by Cancer Institute NSW.

.....
Cancer Institute NSW



21 May 2020

Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Dear Queanbeyan-Palerang Regional Council,

Re: Feedback on the Draft Local Strategic Planning Statement (LSPS)

Thank you for the opportunity to provide feedback on the Draft LSPS.

Cancer Council NSW is committed to reducing the impact of cancer on individuals and the community, and to lessening the burden for people affected by cancer. We are community funded and community focused. We believe health is central to urban planning in order to create environments that promote cancer-smart behaviours and reduce exposure to known cancer risks such as solar ultraviolet (UV) radiation.

Cancer Council NSW is a key partner in the implementation of the *NSW Skin Cancer Prevention Strategy* (2017) which defines a comprehensive approach to reducing overexposure to (UV) and ultimately the incidence of skin cancer in NSW. The Strategy is a multidisciplinary initiative lead by Cancer Institute NSW which is an agency of NSW Health.

As part of the delivery of the Strategy, the Shade Working Group is committed to increasing shade across NSW for skin cancer prevention by influencing the planning system and advocating for shade in the local community. Member organisations of the Shade Working Group include: Cancer Institute NSW, Cancer Council NSW, University of New South Wales City Future Research Centre, and a strategic and social impact planner consultant. This submission is being provided by Cancer Council NSW, which also is Chair of the *NSW Skin Cancer Prevention Strategy Shade Working Group*.

Skin cancer in Australia

Australia has the highest levels of UV radiation and the highest incidence rates of skin cancer worldwide, where two out of every three people are likely to be diagnosed with skin cancer by the age of 70. UV radiation causes 95% of melanomas and 99% of non-melanoma skin cancers in Australia. This means skin cancer is highly preventable.

In comparison to another important preventable social issue, nearly twice as many people die from melanoma than they do on our roads in NSW. 354 people died on our roads in 2018; while 638 people died of skin cancer in the same year¹. We wear a

¹ Cancer incidence and mortality projections 2011 to 2021. Cancer Institute NSW, Sydney, May 2011.

Submitter 12

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

[REDACTED]
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Dear Sir/Madam,

Re: Submission to Draft Local Strategic Planning Statement - Towards 2040

Thank you for the opportunity to provide feedback on Council's *Draft Local Strategic Planning Statement* (LSPS).

The Cancer Institute NSW (the Institute) is a state government agency responsible for the delivery of the [NSW Cancer Plan](#) to reduce the incidence of cancer in NSW and the [NSW Skin Cancer Prevention Strategy](#). The Institute works closely with key stakeholders with health and built environment expertise to reduce the incidence of skin cancer by improving access to adequate shade in NSW. The Institute also promotes healthy lifestyle behaviours, including physical activity, which reduce the risk of certain cancers.

The Institute is committed to supporting your Council to reduce skin cancer in your LGA and has prepared the following submission that will:

1. Outline the importance of well-designed shade for the prevention of skin cancer
2. Explain the role of local policy in shade provision and skin cancer protection
3. Offer specific suggestions regarding your draft LSPS
4. Provide further information and contacts to assist your LGA in planning for good quality shade.

1. Skin cancer and shade

Skin cancer is the most common cancer in Australia. At least 95 per cent of melanoma skin cancer and 99 per cent of non-melanoma skin cancers are caused by overexposure to ultra-violet radiation (UVR) from the sun.¹ UVR is a carcinogen, and two in three Australians are expected to develop skin cancer before the age of 70.² In Queanbeyan-Palerang Regional

Council LGA, the age-standardised incidence rate of melanoma between 2012 and 2016 was 40.6 per 100,000 population. The NSW average rate was 51.7 per 100,000 population.³

Across NSW, UVR levels are high enough to damage unprotected skin for at least 10 months of the year.¹ Unlike temperature, UVR can't be seen or felt and damage to unprotected skin can still occur on cool or overcast days.

The good news is that skin cancer is highly preventable. In addition to personal protective behaviours ([Slip Slop Slap Seek Slide](#)), there is evidence that well-designed and correctly positioned shade, from both natural vegetation and built structures, can reduce exposure to UVR by up to 75 per cent.⁴

The provision of good quality shade is integral to assisting the community in reducing its exposure to UVR. However, quality shade needs to be planned and provided with careful thought if it is to be effective. This is where your Council can play an important role through the planning and design of good quality shade.

2. The role of local policy in shade provision and skin cancer prevention

Local planning provisions have a key place in ensuring the practical planning and delivery of shade, as does other policy that encourages the retention and addition of shade in a range of settings. As such, the Institute urges Council to 'step up' its priority for natural and built shade by:

1. **recognising shade** as a key planning, design and health issue for your LGA
2. **recognising the range of co-benefits** of shade in addition to protection from UVR ie comfort, shelter, aesthetics, biodiversity, reduction of the urban heat island effect, less evaporation, climate resilience, cooling of surrounding areas, improvements in health and wellbeing etc.
3. **preparing policy** to specify high quality design principles for shade in new private developments (for example by updating Development Control Plans for residential and commercial development)
4. **preparing policy** (eg Engineering Guidelines) to ensure the provision of adequately budgeted and well-designed shade in public spaces and as part of public infrastructure eg in playgrounds, recreation areas, commercial and activity centres, bus stops, along footpaths and streets etc.

[Shade: A planning and design priority that prevents skin cancer, 2019](#) provides a summary of the benefits of shade, and its importance in the planning process.

[Guidelines to Shade - A practical guide for shade development in New South Wales, 2013](#) provides practical design details and guidance for Council and can be referenced in Council policies and engineering guidelines etc. It is also a useful reference for engineering and facilities staff involved in the design and installation of shade structures.

3. Specific suggestions regarding Council's draft LSPS

The Institute recognises the LSPS as the key strategic land use planning document for your LGA for the following 20 years, and hence considers it vital to include within it specific references to shade provision.

The [example LSPS text relating to shade provision](#) (click hyperlink to be taken to document) provides detailed suggestions to assist you in finalising your LSPS. The example text outlines:

- Why shade (both natural and built) is important
- The co-benefits of well-designed shade and green spaces
- What is well-designed shade?
- Detailed LSPS actions relating to review of DCPs, consideration of shade in specific types of DAs and public infrastructure assessment, and commitment to shade provision in Council projects and infrastructure provision.

4. Summary

The Institute's key message is that the provision of well-designed, appropriately located and properly budgeted built and natural shade is integral to assisting the community in reducing its over-exposure to UVR, and hence in reducing the risk of skin cancer in the community.

Local planning strategies/guidelines and DCP provisions have a key place in ensuring the practical planning and delivery of shade, as does policy that encourages the retention and addition of shade in a range of settings. Council's draft LSPS is critical to setting the agenda for the development of such policy in the future, and the Institute has been pleased to provide practical suggestions on how this can be done.

5. Further information and assistance

Resources regarding how to design good quality shade for UVR protection, tools for performing shade audits, and shade case studies are provided in the *Additional Information* section below.

We can provide assistance in developing local government policy and strategy relating to shade, and can refer you to technical documents for the planning and construction of shade. A consultant Registered Planner, Jan Fallding RPIA, has been engaged by the Institute to offer further support to regional Councils.

Further information and assistance can be obtained from the Institute:

[Redacted], Skin Cancer Prevention & Healthy Lifestyles
Email: [Redacted]

Thank you for the opportunity to comment on Council's draft LSPS. Please keep the Institute informed as to the progress of the LSPS and any further relevant planning policy related to shade.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Director of Cancer Screening & Prevention, Cancer Institute NSW

18 May 2020

Copy: Southern NSW Local Health District

References

1. Armstrong BK, Kricger A. 1993. *How much melanoma is caused by sun exposure?* Melanoma Research 3(6):395-401.
2. Australian Institute of Health and Welfare 2016. *Skin cancer in Australia. Cat. no. CAN 96. Canberra: AIHW*
3. Cancer Institute NSW Statistics Portal [https://www.cancer.nsw.gov.au/data-research/access-our-data/cancer-statistics-nsw#//](https://www.cancer.nsw.gov.au/data-research/access-our-data/cancer-statistics-nsw#/)
4. Parsons, P., Neale, R., Wolski, P. & Green, A. 1998, *The shady side of solar protection*, Medical Journal of Australia, 168: 327-330.

Additional information

- i. Cancer Council NSW, 2013: [*Guidelines to Shade - A practical guide for shade development in New South Wales*](#)
- ii. Cancer Institute NSW, 2017: [*NSW Skin Cancer Prevention Strategy*](#)
- iii. Cancer Institute NSW, 2019: [*Shade: A planning and design priority that prevents skin cancer*](#)
- iv. Cancer Institute NSW, 2019: [*Sun protection behaviours in NSW, 2017*](#)
- v. Cancer Institute NSW, undated: [*How schools, councils, community groups and sporting organisations created shade: 10 Case Studies*](#)
- vi. Fallding, J for NSW Skin Cancer Prevention Strategy Shade Working Group, 2019: [*Shade Provision: Suggested text for inclusion in Local Strategic Planning Statements*](#) (also attached to this submission)
- vii. [*cancer.nsw.gov.au/shade-and-uv*](http://cancer.nsw.gov.au/shade-and-uv)
- viii. [*cancercouncil.com.au/cancer-prevention/sun-protection/shade-and-sun-protection*](http://cancercouncil.com.au/cancer-prevention/sun-protection/shade-and-sun-protection)
- ix. [*healthstats.nsw.gov.au*](http://healthstats.nsw.gov.au)

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Submitter 13

From: [REDACTED]
[REDACTED] Mon, 4 May 2020 14:24:24 +1000
To: [REDACTED]
Subject: QBN LSPS and the Place Plan/ EoP

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

[REDACTED]

Thanks again for the chat last week.

We have now incorporated your feedback/ our discussion.

As promised, [REDACTED] has provide some comment as to how the Place Plan/ EoP outputs might fit into the LSPS (as a submission etc).

We would love to hear your thoughts.

Draft Local Strategic Planning Statement

Actions from Implementation Plan (pp 66-78)

Action Reference	Comment
4.1.3	Community events and place making activities properly secured in the long term should be part of public benefits able to be provided by developers
4.2.1	Roll out planning concessions, medium density development opportunities near parks as they are improved, to maximise potential uplift in amenity from improvements
4.2.3	Identify how necessary facilities are to be paid for, and whether those living nearby may benefit more, so more productive landuses should be encouraged nearby to capture this value
4.2.4	This infill programme could work hand in glove with the improvements proposed in 4.2.3 for Queanbeyan and Bungendore
4.2.6	Complement identification of green links with development controls on nearby land calibrated to capture an uplift in value
4.3.1 4.3.2 4.3.3	Value high quality design that reflects local character, and density done well; value their contribution to the public realm; programme public realm improvements to complement these, leading to an uplift in values and further incentive to redevelop for high quality housing diversity
4.3.4	Understand which social and economic benefits claimed are demonstrable by having a thorough understanding of benefits and disbenefits of various development scenarios based on precedent, and creating transparent metrics for developers to understand and aspire to.
4.3.5	Design Review Committee should be armed with an understanding of the principles of

	productive development, and use it as a criterion to assess a proposal and make design suggestions
4.3.6	Review masterplan through a productivity lens
4.3.7	Identify areas for increased density through a productivity lens
4.3.8	Understand the opportunity cost of different parking scenarios to ensure informed decision-making
4.4.3	Look at "lazy land" also, land that is underdeveloped with opportunity for improvement (less infrastructure costs, easier to capture gains in productivity)
4.4.5	What are the productivity and yield implications of implementing the Regional Economic Development Strategy? Let this metric prioritise actions
4.4.9	Relate to form, location, opportunity to capture value. Link to 4.2.3, 4.2.4.
4.5.3	Where possible, especially where conventional infrastructure is not required at all, consider exemptions for infrastructure fees
4.6.2	Read with 4.4.3 this would indicate infill development is particularly important and should be particularly valued: building units in inner suburbs will reduce impact on landscape setting on the fringe of towns
4.6.6	In urban areas, ascribe a value to trees where possible, e.g. the uplift in value for surrounding development
4.6.8	Where possible, especially where conventional infrastructure is not required at all, consider exemptions for infrastructure fees
4.8.1	An excellent principle, and an Economic MRI would be the best way to demonstrate the best settlement pattern and development form
4.8.2	Opportunity for a pilot, productivity-driven plan based on local and relevant precedent?
4.8.3	Review through the lens of productivity
4.8.6	Principles of sustainable development should include fiscal sustainability: ability to service and maintain facilities based on revenue from beneficiary properties
4.9.3 4.9.4 4.9.7 4.9.8	With a sound productivity analysis, including a substantial body of precedent, all transport investments can be subject to a confident business case, showing how development controls and other public realm investments can be directed to maximise the capture of value, enabling Council to commit to financial contributions to help build and sustain transport infrastructure.
4.10.1 4.10.2	Much like 4.2.3 and 4.2.4, ensure this investment is accompanied by well calibrated planning controls and guidance to enable uplift in land values to be captured, and to serve infill development goals
4.10.4	Review and update controls using productivity as a criterion, align with the public realm. Council should lead from the front with this precinct.
4.11.1 4.11.4	Contribution plans a huge opportunity to consider the best way to fund defined capital works. For example, do contribution plans represent an additional tax that affects the viability of (or discourages) otherwise productive development? Should these be accompanied with development concessions to avoid "killing the golden goose"? Should an altogether different approach be considered?
4.11.2 4.11.3	Where possible, these plans (nearing completion) should be informed by a productivity perspective
4.11.5	This is an ideal study to undertake through a productivity lens, specifically through an

	Economic MRI. It should not just consider infrastructure costs, but also the value and benefits of the urban form created (i.e. both sides of the ledger, costs and benefits). This should underpin strategic planning, particularly of urban areas, for the Council.
4.11.9	Ensure Council is making an informed decision on this matter, recognise the opportunity cost of providing free surface parking in place of a more productive land use, and what the resultant Council revenue could be used for.
4.12.2	Structure needed to define “positive and desirable outcomes”, and avoid consideration on a “case by case basis” unless backed by a some structure. Much like 4.3.4, understand which benefits are desirable by Council, develop metrics and communicate them clearly. This will attract likeminded partners rather than unaligned parties, and improve the likelihood of positive outcomes
4.13.2	Note the approach to graphics used in the Enterprise of Place and Economic MRIs.

Cheers,

[Redacted signature]

[Redacted contact information]



[Redacted contact information]



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Submitter 14

**Bungendore Town Centre and Environs
s355 Committee of QPRC**

28 May 2020

Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN
NSW 2621

Dear Sir,

**SUBMISSION RE DRAFT LOCAL STRATEGIC PLANNING STATEMENT –
TOWARDS 2040**

The members of the Bungendore Town Centre and Environs s355 Committee have agreed the following comments on the Draft Local Strategic Planning Statement – Towards 2040.

The Committee considered that the Draft Statement was an impressive effort by Council to encapsulate a vision and roadmap for the LGA and particularly for Bungendore. Members felt that the Planning Outcomes for Bungendore were very suitable and correlate strongly with the Committee’s agenda. The reference to an “artisan culture” was appreciated as being supportive of the Committee’s view of a significant characterisation of the village.

With regard to future growth, the members considered that the wording proposed in the Planning Outcomes section Page 40 of “retains a country/heritage feel ..” could be taken to constrain development which might be contemporary yet complementary to the mix of styles and eras represented currently in Bungendore. The Committee requests that the wording be changed to “retains a country, heritage and contemporary feel that caters for a diverse range of living and business opportunities”.

The Committee thanks Council for the opportunity to provide input to the development of the Strategic Planning Statement. Members of the Committee would be pleased to further expand on any of these comments in discussion with Council.

Yours sincerely,


Secretary
Bungendore Town Centre & Environs s355 Committee


Submitter 15

From: [REDACTED]
Sent: Fri, 29 May 2020 12:11:43 +1000
To: [REDACTED]
Subject: RE: Request for Feedback - Queanbeyan-Palerang LSPS, comprehensive LEP and OLS

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Hello [REDACTED]

Thank you for the detail below. Canberra Airport have been able to look through the LSPS and provide comment below.

Canberra Airport congratulates Queanbeyan-Palerang Council on the release of the Draft Local Strategic Planning Statement (LSPS). Canberra Airport is highly supportive of the local region and the growth in population and employment proposed in the Planning Statement.

Canberra Airport will always champion tourism, especially now as a growth recovery mechanism after Covid-19. We are happy that QPRC recognises the tourism sector as a key priority for the region. Canberra Airport is well placed to bring visitors into the wider region and also allow local people to travel throughout Australia first, then Internationally in the future when restrictions are lifted to support employment including young workers.


We support Planning Priority 4 to promote the growth of the economy including tourism. The agri-tourism business is a key component of the local identity of the areas surrounding Queanbeyan and Canberra. The increase of freight from the locality is supported as the airport is growing freight operations- allowing produce from the QPRC region to move quickly and efficiently through the airport. This will grow a market for agriculture and expose the produce to a bigger market.

We support the item stating "Settlement occurs in well-planned locations with access to employment and other urban resources" Canberra Airport stresses the need to ensure development occurs in locations suitable for residential development and all developments should meet the requirements of Table 3.3 of AS2021-2000.

Canberra Airport will provide more in-depth comments on the LEP amendment and will use the LSPS to formulate our response to ensure alignment.

Thank you,
[REDACTED]
[REDACTED]
[REDACTED]



Document Set ID: 735241
 Version Date: 29/05/2020

Submitter 16

From: [REDACTED]
Sent: Thu, 28 May 2020 11:47:19 +1000
To: Council Mailuser
Cc: [REDACTED]
Subject: Shelter NSW Submission on the Queanbeyan-Palerang Regional Council Draft Local Strategic Planning Strategy
Attachments: Shelter NSW Submission QPRC LSPS.pdf

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Attention: Land-use Planning Branch

Shelter NSW would like to submit our comments on the Queanbeyan-Palerang Regional Council Draft Local Strategic Planning Strategy (LSPS), and acknowledge the report's commitment to sustainable and secure housing outcomes. Our submission includes our formal support for the housing related Actions outlined in the report, as well as some comments on how we believe the Council can best deliver a more diverse and affordable housing system within the LGA.

Please let us know if you have any questions or wish to discuss this further – we would be happy to offer our advice.

Feel free to give our Principal Policy Officer [REDACTED] a call or our CEO [REDACTED]



Shelter NSW Submission

Draft Queanbeyan-Palerang Regional Council LSPS



Introduction

Shelter NSW appreciated the opportunity to comment on Queanbeyan-Palerang Regional Council Draft Local Strategic Planning Strategy (LSPS). We congratulate Council on the high standard of its draft plans and support many of the proposed Actions outlined which aim to deliver both housing choice and affordability.

From Shelter NSW perspective, we see the LSPS process as an opportunity to promote dialogue about ways to deliver better housing outcomes for all NSW residents. Having reviewed the Draft Queanbeyan-Palerang Regional Council, we have provided comments/recommendations or practical policy suggestions that we felt might support or strengthen the housing related outcomes in your policy documents.

Our submission also provides an overview of Shelter NSW role as a state peak body in the housing policy and advocacy space. A summary of the key messages we heard during our recent consultation sessions across NSW about what communities see as a desirable housing system and from this we worked with communities to develop a new vision for a future housing platform.

About Shelter NSW

Shelter NSW is the state peak body for housing policy advocacy. Established in 1975, we represent broad interests across the housing system instead of a specific industry or sector view. Our diverse network of partners includes organisations and individuals that share our vision of a secure home for all. We pursue this vision through critical engagement with policy and by providing thought leadership.

As an independent non-profit organisation, we advocate for systemic housing policy reform and provide advice on policy and legislation. In doing so, we research the causes of inequity within the NSW housing system and promote solutions that ensure better housing outcomes for households on lower-incomes. We then leverage this expertise to engage and collaborate with the sector to work towards an economically, socially, and environmentally sustainable housing system.

Key messages from Shelter NSW wide visioning sessions

In 2019, Shelter NSW held seven workshops across regional NSW and Greater Sydney to develop a shared vision for a better housing system. Close to 200 community members spoke at these sessions about the problems they see as facing the housing system and the actions they want to see to address them. Here is a summary of their insights that are relevant to all levels of Government.

1. Make plans that emphasise housing as a home, not just an investment

The concept of 'home' should be at the core of the housing policy. It underpins health, social connections and participation in work and society. However, speculative investment in housing and the standard model of development is not delivering housing people need or can afford. The Government needs to talk with communities about these problems and discuss solutions. Once they do, they should make a plan for specific regions that addresses the issues they can control and work with other levels of Government on ones they cannot.

2. Build places and communities, not just houses and towers

New housing should be located close to jobs and services and improve the quality of existing neighbourhoods. Well-connected and well-designed homes make it easy for people to get around and transition between various stages of life. However, developers seem to be delivering either car-dependent sprawl or low-quality density. Both result in different kinds of congestion and unpleasant environments. They need to find a middle ground to win community support. Government authorities can help them do so through its planning, support for innovative designs and investment in infrastructure.

3. Provide diverse housing that everyone can afford, not just high-income earners

The housing system should be as diverse as the community to give people the options they need. Ageing households can then downsize, and young people can become independent. Women can then leave abusive relationships, and First Nations people can live on Country. Students can then focus on their education, and key workers can live in their communities. Most important, people experiencing homelessness can find a secure home. To provide these options, governments need to invest in social and affordable housing as well as create more diversity in the housing market.

4. Make renting a genuine alternative to ownership, not just a transition phase

Tenants should be able to expect security and a high level of service when they rent their home. This protection is especially true now that homeownership is in decline. However, the possibility of no-grounds evictions makes it hard for tenants to put down roots or

request repairs. Equally, social housing has become seen as a temporary safety net which is increasingly rationed and run-down. Governments need to ensure rental housing is both secure and high quality. In can do so by amending laws and policies that support long-term renters and providers of suitable housing options.

5. Use housing policy to address climate change, not exacerbate it

Our built environment should help us transition to a zero-carbon economy. Housing design and construction techniques can reduce our energy consumption and extraction of new resources. So too can planning and subdivision protect our homes from natural hazards and limit our reliance on cars and lifts. Trees can cool our streets and infrastructure can make them walkable. All of this improves our health and saves us money. Governments need to use all of these tools to prevent and avoid the worst effects of climate change which we are just starting to see and feel.

Shelter NSW Comments on Queanbeyan-Palerang Regional Council Draft Local Strategic Planning Strategy

The existing housing stock in major regional centres across NSW is dominated by detached homes, with a growing component occupied by ‘empty nesters’, many who have reached or are close to reaching retirement age. This situation has led to a mismatch between supply and need for older residents. Delivering homes that provide more choice is a crucial solution to mitigating some of the negative impact associated with these demographic changes into the future.

There has been increasing pressure on Government authorities to deliver greater housing diversity and affordability in an attempt to address some of the existing failures of the land use system and housing choice, which has created limited opportunities to deliver either choice or affordability to whole sectors of the population.

The NSW Government has responded to the mismatch between housing supply and need by inducting the Medium Density Code. However, numerous submissions and reports have identified that due to overlaying controls and inconsistencies between the Code and associated design guides, uptake of the Code has been limited. For this reason, many of the recommendations from Shelter NSW primary aim is to suggest option associated with planning and land use that could deliver both housing choice and affordability in the future.

The following Table outlines Shelter NSW response to the proposed strategic actions in the L Queanbeyan-Palerang Regional Council Draft LSPS related to sustainability, housing choice and affordability. It highlights Council strategic outcomes and provides feedback on ways to support or strengthen some of the proposed actions. In the situation where Shelter NSW suggestions go beyond the direct control of Council, we are happy to collaborate with the Council in any future advocacy-based operations.

Shelter NSW Comments on Queanbeyan-Palerang Regional Council Draft Local Strategic Planning Strategy.

The following Table outline Shelter NSW suggestions for Council to consider in its deliberation and implementation of the Queanbeyan-Palerang Draft LSPS

LSPS Proposed Action 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

Shelters NSW Recommended Action

Shelter NSW would like to see a commitment by Council to work with the Local Aboriginal Land Council on the development of a strategic plan for their landholders aimed at supporting the delivery of additional housing opportunities for their members.

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

Shelters NSW Recommended Action

As part of Councils proposed Structure Plans review for its townships Shelter suggest that Council consider measures to support older residents to age in place through amendments to the planning controls to better support the delivery of age-specific housing options. This initiative would help aging residents to live within their communities and age in place.

That Council considers increasing housing density and diversity in locations with a high aging population by mandating for a mix of dwelling types. The aim would be to support the delivery of home that meet the need of loan person households and support older residents to age in their established communities.

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

Shelters NSW Recommended Action

Shelter NSW supports this Action as it recognises that land use, housing, transport and infrastructure planning interventions play a significant role in reducing greenhouse gas emissions and delivery sustainable communities. In line with this, we suggest that the Council consider the following options:

1. Investigate opportunities in the local planning framework (LEP and DCP provisions) to support liveable neighbourhood principles when assessing new subdivision and infill development proposals,
2. Support for a consolidated land use strategy based on reducing emissions,
3. Encourage shaded walkways, footpaths and bike routes,
4. Council develop a Green Building Policy to ensure new assets are designed and built to maximise energy efficiency outcomes,

5. Council work with the Department of Community and Justice and local Community Housing organisation to encourage them to retrofit their existing housing stock or delivery new stock with renewable energy-efficient initiatives such as solar panels,
6. Develop a housing strategy, which considers diversity in housing and land supply, that minimises urban sprawl, and supports infrastructure, sustainable design, climate change adaption.

LSPS Proposed Action 4.4.9 – Provide a range of housing choices at different costs to meet the changing needs of the community.

Shelters NSW Recommended Action

Shelter NSW understands that in many ways the Queanbeyan-Palerang Regional Council LGA delivers many affordable housing options for residents whose place of work is in the Australian Capital Territory (ACT).

The Queanbeyan-Palerang Regional Council LGA is predicted to see a population growth from 61,031 in 2020 to 78,756 by 2036, bringing an additional 18,000 residents. This growth will also see ongoing pressure on the regional housing market over time which will impact on housing affordability. To ensure that both the additional residents and those on low incomes have access to a secure home Shelter NSW makes the following recommendations.

That Queanbeyan-Palerang Regional Council LSPS recognizes that housing affordability is an issue for those on the low incomes, often these are essential workers.

That Council work in partnership with Community Housing Providers and the Department of Communities and Justice to facilitate the delivery of new affordable housing options within the LGA.

That Council defines affordable housing as an essential infrastructure (including public and community housing) in any future infrastructure plan (Note: this definition is from the Australian Infrastructure Audit 2019).

That the LSPS commits to developing a Local Housing Strategy LHS that addresses the delivery of affordable homes to people on very low to moderate incomes. Ideally, this strategy should explore ways to delivering new affordable housing options associated with land rezoning and value capture opportunities through the use of planning mechanisms such as:

1. SEPP 70/Affordable Housing Contribution Schemes
2. Voluntary Planning Agreements

SEPP 70/Affordable Housing Contribution Schemes

In February 2019, SEPP 70 was expanded to include all councils across NSW. The next step is for councils to prepare affordable housing contribution schemes and amend their local environmental plans so that they reference its affordable housing scheme. You can access the [Guideline for developing an affordable housing contribution scheme](#) at this link.

Shelter NSW suggests that Queanbeyan-Palerang Regional Council committee to undertaking an affordable housing strategy that includes a framework to deliver a % of affordable housing options for those on the low incomes and essential workers.

Planning Agreements

Currently, the only way for Queanbeyan-Palerang Regional Council to provide any affordable housing is to either provide it directly or to deliver it through a Planning Agreement framework.

Shelter NSW suggests that Council include in its planning agreements framework opportunities for a % of affordable housing to be acquired on major developments or those development being determined through a gateway process. This type of initiative would require the Council to include a clause in its policy to provide affordable housing. An example can be found in the Randwick Council Planning Agreement policy (https://www.randwick.nsw.gov.au/_data/assets/pdf_file/0007/25990/Planning-Agreements-Policy.pdf).

Canterbury Bankstown has a new draft Planning Agreement Policy which includes the following clause: a Planning Proposal that seeks an uplift of the residential floor space that exceeds 1,000 sqm of gross floor area (as defined in the applicable local environmental plan), then the equivalent of at least 5 percent of the increased residential floor space should be dedicated to Council in the form of residential dwellings for affordable housing, or as a cash payment for affordable housing.

LSPS Proposed Action

4.2.3 Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population - Council to prepare Infill Housing Strategy for Queanbeyan and Bungendore

Shelters NSW Recommended Action

That Council considers the development of precinct plans linked to expanding housing choice in key precincts and townships connected with essential services such as shopping centre facilities, educational and University facilities, medical facilities and transport infrastructure. These locations could include a mandated proportion of bedroom types, especially in town centre developments.

LSPS Proposed Action 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

Shelters NSW Recommended Action - Review existing residential land zones

Shelter NSW suggests that Council review its existing residential Zones to consider ways to deliver more housing choice across the whole LGA. As part of this review that Council considers replacing many of its Large Lot Residential (R5) Zones with Low-Density Residential (R2) Zone; and replacing Low-Density Residential Zone (R2) with General Residential (R1) Zones. Also, in new growth precinct, the primary residential zone is

General Residential (R1) as opposed to Low-Density Residential (R2) or Large Lot Residential (R5) Zones. This review could sit alongside an evaluation of height controls and character assessment requirements to ensure that any new developments are not out of character from the existing. This initiative would support opportunities for different housing options to be delivered in areas with access to infrastructure and services and would help older residential to age in place.

Thank you

Shelter NSW appreciates the opportunity to comment Queanbeyan-Palerang Regional Council Draft Local Strategic Planning Strategy. We hope that the comments and insights we have provided bring some value to Councils strategic planning work in the housing policy space. We are also happy to engage with Council on the issues raised in our submission. If you wish to discuss our submission in more detail, please contact [REDACTED]
[REDACTED]

Sincerely Yours,

[REDACTED]

Sincerely Yours,

[REDACTED]

Submitter 17



PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.watnsw.com.au
ABN 21 147 934 787

29 May 2020

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2020/47634*

General Manager
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Dear Sir/Madam,

RE: Queanbeyan-Palerang Local Strategic Planning Statement

I refer to the exhibition of the Draft Local Strategic Planning Statement (LSPS) – 'Towards 2040' for the Queanbeyan-Palerang Local Government Area (LGA) which provides the 20-year vision for land-use across the LGA.

WaterNSW has an interest in the LSPS as 56% of the LGA occurs within the Sydney Drinking Water Catchment (SDWC), including the township of Braidwood. WaterNSW has responsibilities for protecting water quality in the SDWC through planning instruments such as section 9.1 Direction 5.2 Sydney Drinking Water Catchment and State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP). The latter requires all new development in the SDWC to have a neutral or beneficial effect (NorBE) on water quality.

WaterNSW owns a large number of properties in the general vicinity of Braidwood, some of which have heritage significance. We also own passive recreational areas including at Little Bombay, Stuarts Crossing, and Werri Creek, although Werri Creek is managed by Council.

WaterNSW is generally supportive of the LSPS. Our submission has been prepared taking into account WaterNSW's role and responsibilities, and having particular regard to water quality, waterways, and catchment protection issues. To assist Council incorporate suggested changes to the LSPS, we have structured our comments largely in keeping with the current structure and existing Planning Priorities of the LSPS. Detailed comments are provided in Attachment 1 and a supporting map in Attachment 2.

Yours sincerely

A handwritten signature in black ink that reads "Clay Preshaw".

CLAY PRESHAW
Manager Catchment Protection

ATTACHMENT 1 - DETAIL

Structure of the LSPS and Our Submission

The LSPS is structured such that Strategic Planning Priorities and desired outcomes for the region are provided in Chapter 4. The derived actions are provided under these priorities in Chapter 5, based on their relevance to six locations, notably the entire LGA, Queanbeyan and surrounds, Bungendore, Braidwood, Rural residential areas, and Rural areas. This results in selected actions being applied to selected locations, with actions being repeated multiple times across Chapter 5 if they pertain to multiple areas. It also gives rise to what appears to be an inconsistent numbering of actions. The full list of sequentially ordered actions appears later in Chapter 6. The disjunction between the Planning Priorities and their related actions detracts from the narrative of the LSPS.

It would be very useful for the sequentially ordered actions to be listed in Chapter 4 and assigned under the relevant Planning Priority to which they relate. This would then familiarise the reader with the full list of actions arising from the LSPS up front, rather than the selected actions applying at various locations as contained within Chapter 5.

We have structured our submission to link the Planning Priorities with their derived actions. For ease of referencing and review, we also identify where the action arises in Chapter 5.

Planning Priority 5 – Environmental Impacts of Future Development

Planning Priority 5 gives rise to Action 4.5.3 'Encourage new developments to be early adaptors of innovative and sustainable approaches to reduce energy and water consumption'. WaterNSW supports this action and notes that the action would benefit by including the phrase 'including water sensitive urban design' at the end of this sentence (relevant to Chapter 6, p. 70). We also note that this action is only identified for Bungendore (p. 45). WaterNSW believes this action should be listed as a planning action applicable to the entire LGA and therefore listed on p. 29.

Planning Priority 6 – Our natural landscapes and water resources are sustainably managed

Vision and Outcomes

The key vision for Planning Priority 6 (p. 21) is for the land, vegetation and waterways of the region to be managed in an integrated manner. This vision could be expanded by including a purpose for the management, such as stating 'for long-term community and environmental health' or 'the environmental, social and economic health of the community'.

One of the three outcomes listed includes ensuring both surface and groundwater resources are sustainably managed. WaterNSW strongly supports this outcome for both water conservation purposes and to maintain or improve water quality. However, we note that land management is also critical in sustainably manage landscapes and water resources. To this end, the LSPS would benefit by including an additional outcome under Planning Priority 6:

- Ensure land is managed sustainably and within its capability.

This outcome would also support, or alternatively be listed under, Planning Priority 7 which concerns sound resource conservation and good environmental practices.

Water-related Actions

Planning Priority 6 (p. 21) gives rise to nine actions as identified in Chapter 6 (p. 71). This includes one biodiversity and three water-related actions. We make the following comments:

- Action 4.6.1 proposes to undertake a LGA-scale biodiversity study. It would be useful for such a study to also give consideration to aquatic as well as terrestrial biodiversity.
- Action 4.6.4 proposes to include provisions in planning controls that ensure drinking water catchments are protected from inappropriate development. This action is assigned to the whole LGA (p. 29), Queanbeyan and surrounds (p. 39) and to Rural residential land (p.

57). We support this action but believe it should also be listed as applying to Braidwood (p. 51) given the township's location in the SDWC.

- Action 4.6.5 seeks to ensure both surface and groundwater resources are sustainably managed. This action applies to the whole LGA (p. 29), Bungendore (p. 45), Rural residential land (p. 57), and Rural land (p. 63). This action should also be listed as being relevant to Braidwood (p. 51).
- Actions 4.6.8 seeks to encourage new development to be water efficient and install water cell harvesting under housing. We are generally supportive of this action but note it only applies to Queanbeyan and surrounds (p. 39) and not the wider LGA. Consideration could be given to applying this action across the whole LGA and to Braidwood (p. 51).
- In terms of water sensitive urban design (WSUD), Action 4.6.8 only addresses water efficiency and re-use rather than treatment. It is also associated with rainwater capture from dwellings. WaterNSW believes that there should be an additional action promoting water efficiency, re-use, and general WSUD. We envisage such an action as being relevant to the whole LGA, the Braidwood area, other rural residential areas as well as urban areas. It would focus on retaining water in the landscape, maximising water efficiency, and improving water treatment before runoff reached waterways. The following action is suggested:

- Increase the adoption of WSUD principles in stormwater capture, treatment, and re-use, for new and existing development in urban and rural residential areas.

Inclusion of this new action would also support current Action 4.8.8 which seeks to investigate options for stormwater and flood mitigation.

- WaterNSW believes that the LSPS would also benefit by including an additional new action under Planning Priority 6:
 - Review Council's LEP and DCP water-related provisions with a view to improving water efficiency, water quality and environmental protection.

We envisage this action being assigned to the whole Queanbeyan-Palerang LGA and therefore being listed on page 29. The LEP review would encompass the LEP's aims, zoning objectives and stand-alone local provisions for issues such as water quality protection, stormwater management, and the protection of riparian areas and waterways. Similarly, the DCP could be reviewed to offer performance criteria and requirements for development control across these issues. As the LSPS will lead to a review and integration of the current Palerang 2014 and Queanbeyan 2010 LEPs, we include suggestions at the end of this submission regarding how the water-related provisions of the LEP might be improved. The suggestions offered also support existing Action 4.6.4.

Planning Priority 8 – Ensure the Future Planning for the Region is Well Coordinated and Provides for its Sustainable Management

Action 4.8.8 seeks to investigate options for stormwater and flood mitigation. WaterNSW supports this action and notes that it applies to Bungendore and Braidwood (pp. 45 and 51). Currently the monitoring and reporting on this action embraces the preparation of Floodplain risk management for main townships (p.73). There is no related management measure for stormwater and its retention and treatment prior to entering waterways. This further asserts the need for an additional stormwater management action as raised above.

The LSPS indicates that an Integrated Water Cycle Management Strategy is currently being developed for the Queanbeyan area (p. 14) based on best practice for water, stormwater and sewerage management and to provide a 30-year strategy for the provision urban water services for public health and the environment. WaterNSW supports this initiative but raises the following matters:

- An action should be created giving effect to a similar strategy for Braidwood in order to protect water quality, minimise water demand, and maximise water re-use in the area.
- There should be a corresponding action in the LSPS giving effect to the completion and implementation of the Integrated Water Cycle Management Strategy.

Chapter 5 Planning For Our Communities

The LSPS includes an overview of the key attributes and qualities of the Queanbeyan-Palerang LGA (Section 5.1, p. 25). While it references important natural attributes of the region including pristine waterways, it does not currently reference the SDWC. The LSPS would benefit by identifying that a large proportion of the eastern LGA occurs within the SDWC, with waterways such as the Shoalhaven River providing an important source of water for local communities and for Sydney and the Illawarra. Similarly the LSPS would benefit by providing a map showing the boundary of the SDWC with respect to the LGA (see Map 1 attached). This could readily be accommodated by modifying the map on page 81 to include the boundary of the SDWC and hatching those lands occurring within the catchment.

Braidwood

Braidwood is expected to expand by 406 persons (23.3%) from 2019 to 2036. The section on Braidwood would benefit by referencing the current capacity of the Sewerage Treatment Plant and committing to new developments and residential areas connecting to the sewer.

The only water-related action applying to Braidwood is Action 4.8.8 with regard to investigating options for stormwater and flood mitigation. Including Braidwood in a number of existing and proposed actions as raised above will improve water quality outcomes for that area.

Rural Residential

The identified Rural Residential Areas focus around Queanbeyan and lies outside the SDWC. WaterNSW makes no comment here.

Rural Areas

The rural areas include Nerriga, Mongarlowe, Jinden, Snowball and Araluen which occur in the SDWC. Relevant maps on pages 25 and 81 could be revised to ensure that they include all the localities mentioned.

Rural areas are generally unsewered. Failing on-site wastewater management systems can present a risk to water quality as well as the health of rural landholders. The LSPS would benefit by making reference to any on-site system inspection program undertaken by Council to ensure on-site systems are maintained and functioning as intended.

We believe that Action 4.5.1, which seeks to Protect important environmental land from inappropriate development under respective local environmental plans, is relevant to Rural areas and should be listed as one of the actions on page 63.

Action 4.4.7 seeks to investigate opportunities for mobile abattoirs in rural areas. This action applies to Braidwood (p.51) and Rural areas (p.63). WaterNSW has concerns about how waste would be managed under a mobile abattoir arrangement, how such abattoirs and waste would be regulated, and the general risks to water quality arising from such enterprises. Any enterprise requiring development consent will need to meet the requirements of the SDWC SEPP including having a NorBE on water quality. However, to ensure this occurs, WaterNSW seeks confirmation from Council regarding how mobile abattoirs are regulated under the Palerang LEP 2014.

We note that the vision for 2040 is that the rural areas of the LGA will predominantly maintain their existing uses and character, with livestock grazing remaining a key land use. For Council's information, WaterNSW currently has a partnership arrangement with the South East Local Land Services known as the Rural Landscape Program. This provides education, training, and grants to landholders in the SDWC to assist sustainable grazing, gully remediation, and to protect riparian areas from grazing impacts. We also have a partnership program with the Australian River Restoration Centre focusing on protecting riparian areas in the SDWC.

LEP Review

The LSPS will form Council's key strategic land-use planning document and will guide the next Local Environmental Plan for the region. The following suggestions are made to help inform the new LEP for the Queanbeyan-Palerang LGA. It is based on a review of the water-related provisions of the Palerang 2012 LEP, taking into account the water-related issues raised in, and in our response to, the LSPS.

The aims of the Palerang LEP currently incorporate the protection of waterways, wetlands and water quality. These provisions are supported. In any review of the LEP, consideration could be given to expanding the aims of the LEP to encompass the protection of aquatic ecosystems, groundwater, riparian lands and water resources more generally. Also, given the LSPS's emphasis on developing an Integrated Water Cycle Management Strategy, the LEP's aims could also be expanded to make reference to managing the urban water cycle, WSUD and addressing stormwater management. For reference, the Leichhardt LEP 2013 and Manly LEP 2013 have innovative LEP aims regarding these matters.

The Palerang LEP currently has dedicated stand-alone clauses for Riparian land and Watercourses, Drinking Water catchments and Flood Planning. It also has excellent clauses covering soil-related risks to development and to address major causes of land degradation including Salinity, Highly erodible soils, Slopes above 18 degrees. These clauses support the protection of water quality in the SDWC.

With regard to the Land and Watercourses clause, we note that the provision aims to maintain water quality, bed and bank stability, aquatic and riparian habitats, and ecological processes. The clause applies a similar series of issues as matters to be considered before consent is granted. WaterNSW supports the adoption of these provisions as they help protect waterways and water quality within the SDWC. Consideration could be given to adding the protection of 'hydrological functions' and 'aquifers' to these aims and heads of consideration. The clause applies to mapped waterways and includes a 40m buffer. Council may wish to explore adopting a hierarchical classification system for watercourses applying certain heads of consideration to a range of riparian buffers from waterways depending on the Strahler stream order classification of the watercourse. Larger buffers could be considered for major rivers such as the Shoalhaven River.

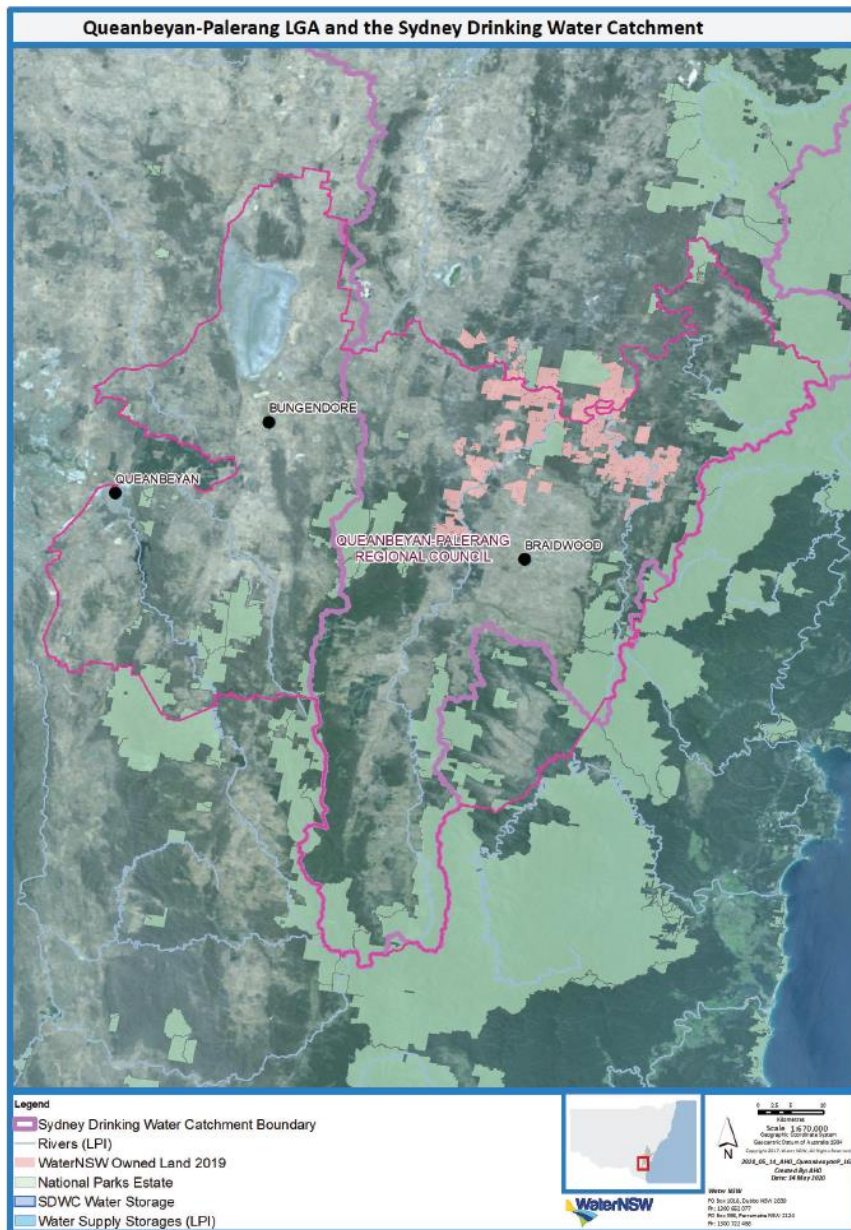
It is unclear how wetlands are considered under the LEP and whether their mapping attracts the provisions and Riparian land and Waterways clause. Any review of the LEP would benefit by clarifying how wetlands are considered under the existing clauses.

WaterNSW particularly notes and supports the inclusion of the dedicated clause for Drinking Water catchments which applies to the Sydney, Googong and Captains Flat drinking water catchments. The clause aims to protect drinking water catchments and maintain water quality. It requires consideration of matters such as the distance between developments and waterways, on-site use, storage and disposal of any chemicals on land, and the treatment, storage and disposal of wastewater and solid waste generated or used by the development. These provisions operate to support the requirements for new development to have a NorBE on water quality under the SDWC SEPP.

The Palerang LEP contains an Essential Services clause to ensure new development makes adequate provision for water, sewerage and stormwater drainage (or on-site conservation). We support the continuation of this clause. However, the LEP does not contain a dedicated stormwater management clause. Council could explore the adoption of such a clause in its local provisions in keeping with a range of other Councils (e.g. Blue Mountains (cl 6.9), Eurobodalla, Ku-ring-gai (cl 6.5), Leichhardt, Lithgow, Shellharbour and Sutherland amongst others). Such a clause could apply to the entire LGA or focus on urban-based (residential, industrial and business zones), Rural – village (RU5) zones and aim to protect downstream properties and environments, bushland and waterways from adverse stormwater impacts arising from development. It could encompass various heads of consideration including WSUD, maximising water permeable surfaces, promoting on-site stormwater retention for re-use, integrating

stormwater management measures into the landscape and making provision for ongoing management and maintenance of stormwater management systems once emplaced. Again this would help support Council's proposed implementation of an Integrated Water Cycle Management Strategy.

ATTACHMENT 2



Map 1. Queanbeyan-Palerang LGA and the Sydney Drinking Water Catchment

Submitter 18,19, 20 and 21

From: [REDACTED]
Sent: Fri, 29 May 2020 16:48:49 +1000
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Draft Queanbeyan-Palerang LSPS - DPIE and agency comments
Attachments: Queanbeyan-Palerang draft LSPS - B&C comments.pdf, Queanbeyan Palerang draft LSPS - TfNSW comments, Queanbeyan-Palerang draft LSPS - EPA comments.pdf, Queanbeyan-Palerang draft LSPS - HNSW comments.pdf, Queanbeyan-Palerang draft LSPS - Public Space comments.docx, Queanbeyan-Palerang draft LSPS - Resilience Planning Comments

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Dear [REDACTED]

I would like to take the opportunity to congratulate Council for completing its draft Local Strategic Planning Statement (LSPS) for public exhibition. Council’s draft LSPS demonstrates a sound understanding of the LGA, acknowledging many of the challenges and opportunities facing the Queanbeyan-Palerang local government area and identifying key planning priorities to deliver the 20-year vision for the LGA.

The Southern Regional team has reviewed the draft and would like to provide the following feedback for your consideration when finalising Council’s LSPS.

Reference	Comment
Section 3.9 of the Environmental Planning and Assessment Act 1979	<p>The Draft LSPS is consistent with the requirements of Section 3.9 of the EP&A Act 1979, however the document could be strengthened by:</p> <p>Section 3.9 (2)(a): The basis for strategic planning in the area, having regard to economic, social and environmental matters incorporating a more detailed discussion of the economic, social and environmental opportunities and challenges confronting the LGA and surrounding region to clearly demonstrate how the vision, planning priorities and actions respond to these matters.</p> <p>Section 3.9(2)(b): The planning priorities for the area that are consistent with any strategic plan applying to the area and any applicable community strategic plan incorporating a more detailed explanation of the rationale behind each planning priority to clearly demonstrate:</p> <ul style="list-style-type: none"> • how each planning priority responds to the economic, social and environmental opportunities and challenges confronting the LGA and surrounding region; • the draft LSPS’ consistency with the relevant strategic documents; and • the relationship between each planning priority and the associated

	actions.
South East and Tablelands Regional Plan	<p>Although the draft LSPS is not inconsistent with the South East and Tablelands Regional Plan, the document could be strengthened by clearly demonstrating the LSPS' consistency with relevant Regional Plan directions. In particular, there is an opportunity for the draft LSPS to articulate how the following Regional Plan directions can be implemented at a local a regional scale:</p> <p>Direction 1: Leverage access to the global gateway of Canberra Airport Direction 19: Strengthen cross-border connectivity Direction 21: Increase access to health and education services Direction 24: Deliver greater housing supply and choice Direction 26: Coordinate infrastructure and water supply in a cross-border setting Direction 27: Deliver more opportunities for affordable housing</p>
Matters of State and Regional Significance	The draft LSPS does not appear to be inconsistent with matters of State or regional significance
The Department's LSPS Guideline	Although the draft LSPS does not appear to inconsistent with the Department's Guideline, the document could be strengthened by rationalising the number of planning priorities and actions to removing those with no relationship to land use planning.

In addition to the above, please find attached feedback and comments we have received from DPIE Biodiversity and Conservation, DPIE Place, Design and Public Spaces, Transport for NSW, Heritage NSW and NSW EPA for your consideration.

I look forward to receiving Council's final LSPS prior to 1 July 2020. Once again, congratulations to Council for reaching this important milestone.

Should you wish to discuss this feedback in more detail, please do not hesitate to contact Will Mayes on 8275 1050.

Kind Regards,

[Redacted]
Team Leader, Southern Region

Local and Regional Planning | Department of Planning, Industry and Environment

84 Crown St, Wollongong NSW 2500 | PO box 5475, Wollongong NSW 2520
www.dpie.nsw.gov.au



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



Planning,
Industry &
Environment

[REDACTED]
Southern Region
Local and Regional Planning

Our ref: DOC20/324697-1

Your ref: Queanbeyan Palerang LSPS

[REDACTED]
[REDACTED]

20 May 2020

Dear [REDACTED]

Subject: Draft Queanbeyan Palerang Regional Council Local Strategic Planning Statement

I refer to your request for the Environment, Energy and Science Division to review the draft Local Strategic Planning Statement (LSPS).

The Queanbeyan Palerang LSPS has addressed matters relating to floodplain risk management, climate change, Aboriginal cultural heritage and biodiversity values. Our detailed comments and some suggested changes are provided in Attachment 1.

If you wish to discuss the contents of this letter further, please contact [REDACTED]

Yours sincerely,

[REDACTED]
Director
South East, Biodiversity and Conservation

Enc: Attachment 1- detailed comments on the Queanbeyan Palerang Local Strategic Planning Statement



Attachment 1

Biodiversity

We have concerns about the timeframes for implementation of actions and recommend additional actions to ensure that the Goals and Directions of the Regional Plan are met.

Recommendation 1:

Action 4.6.1 – ‘undertake LGA scale biodiversity study’ is an essential precursor to completing the actions in Planning Priority 5, in particular;

- **Action 4.5.1** - Protect important environmental land from inappropriate development under respective local environmental plans, which would see high quality land zoned environmental protection by 2030, and
- **Action 4.5.2** - Ensure development control plans (DCPs) contain appropriate provisions in respect of minimising impacts on environmental values, which would see DCP provisions reviewed and updated by 2025.

Council should therefore be encouraged to consider revising the timeframe for implementation of Action 4.5.1 from 2030 to 2025.

The biodiversity study should also be accompanied by a strategy to retain and improve the biodiversity of the LGA. We therefore recommend that an additional action be included in the LSPS to develop and implement an LGA wide Biodiversity Strategy by 2025.

Reason:

The population of the Local Government Area (LGA) is projected to increase by 30.8% to 2036, with an additional 6500 dwellings required. In particular, rural residential housing is specifically addressed within the Regional Plan as currently the major source of vegetation removal on the Southern Tablelands.

The Biodiversity Strategy will be able to an important information base to achieve sustainable growth via not only the DCPs, as proposed in Action 4.5.2, but also the LEP. The priority should be on the LEP rather than DCP to ensure areas of validated high environmental value can be protected through the use of Environmental zones. This will ensure that constraints to development are recognised early on and can be addressed.

The timeframe is important as the current level of fragmentation and loss of high environmental value lands in the LGA will only continue to increase with the need to house the projected population rise.

The need for an ongoing strategic approach to protect environmental land will also meet the following Actions from Direction 14 of the Regional Plan.

- *Action 14.2 - Protect the validated high environmental value lands in local environmental plans, and*



- *Action 14.3 - Minimise potential impacts arising from development on areas of high environmental value, including groundwater-dependent ecosystems and aquatic habitats, and implement the 'avoid, minimise and offset' hierarchy*
- *Action 28.2 – locate new rural residential areas: to avoid areas of high environmental significance.*

The Biodiversity Strategy could address, among other issues, the following;

- Identify biodiversity priority areas in LGA.
- Identifying islands/patches of contiguous vegetation and where the key habitat linkages and connections are between this vegetation, including Travelling Stock Reserves.
- Identify threats to biodiversity.
- Define Actions to protect priority areas and reduce threats.
- Provide strategic direction and information to guide investment on private and public lands.

The Biodiversity Strategy can also build on the principles of the Palerang Rural Lands Strategy, in particular, Principle 6 - Manage environmental assets. We understand that the Palerang Rural Lands Strategy has an objective to set strategies to address the appropriate subdivision and dwelling provisions for rural, rural residential and environmental land.

In addition, there is already mapping available in the Regional Plan that has identified high environmental value land, and state and regional biodiversity corridors, which can be used to inform this study. This mapping should be validated in accordance with the validation rules for identification of high environmental value lands through the SEED portal www.seed.nsw.gov.au. This action will ensure that the Direction 14, Action 15.3 of the Regional Plan is addressed, being *Confirm and validate the location and boundaries of regional biodiversity corridors*.

We can support Council to undertake strategic, landscape scale assessments of biodiversity and areas of high environmental value, through the provision of expert advice and access to information relating to land with identified high environmental values.

Council should also be aware of the new Ministerial Direction which requires councils preparing planning proposals to identify areas of core koala habitat and zone the land Environmental Protection or include provisions that control the development of the land to consider impact on koalas and their habitat. This should be considered in the development of any biodiversity strategies and subsequent LEPs.

Recommendation 2:

As the Regional Plan, Action 14.6, requires that Travelling Stock Reserves (TSRs) are protected in local strategies, Council should consider addressing TSRs in the LSPPS as a separate Action, or to be included in the implementation of Action 4.6.1 – undertake LGA scale biodiversity study. As discussed above, we encourage council to consider the development of a Biodiversity Strategy, and this could include mechanisms to protect TSRs.

Reason:

This is because many travelling stock reserves contain significant areas of endangered ecological communities like box-gum woodland, and provide habitat for threatened species such as glossy black cockatoos, woodland birds and mammals. The TSRs can also be an important component



of the LGA's biodiversity corridors. There are several TSRs within the LGA that have high conservation value.

Recommendation 3:

We support the proposed Action 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' as this may assist the implementation of the following actions of the Regional Plan;

- 15.1 - protect and enhance the function and resilience of biodiversity corridors in local strategies
- 15.4 - Focus offsets from approved developments to regional biodiversity corridors, where possible

We recommend that the information provided from the biodiversity studies and the suggested Biodiversity Strategy are used to inform this action.

Further to this, we encourage Council to consider the tools available in the *Biodiversity Conservation Act 2016* (BC Act) such as biodiversity certification and biodiversity stewardship agreements. We also encourage council to ensure that private landholders are also aware of the tools under the BC Act which are available to protect and conserve High Environmental Value (HEV) land.

There are now a broad range of proposals which can access biodiversity certification under the BC Act. It is available in both urban and rural settings, and both planning authorities and individuals can seek biodiversity certification.

Two types of biodiversity certification are available:

- Standard - available to both landholders and planning authorities
- Strategic - available only to planning authorities, to support significant regional development and planning processes.

Recommendation 4:

The actions of the townships of Queanbeyan, Braidwood and Bungendore Planning Actions in the LSPS do not include protection of the high environmental land.

Reason:

This should be included as a priority to reflect the issues raised in this letter, and to better reflect the Directions and Actions of the Regional Plan.

Further to our comments above, Table 1 lists each of the biodiversity related priorities and actions in the LSPS and we have provided short comments for each. See below;



Table 1 – Biodiversity related Priorities and Actions in the Queanbeyan Palerang Regional Council Local Strategic Planning Statement

Planning Priority	Action	Monitoring and Reporting Timeframe	BCD comment
5	4.5.1 - Protect important environmental land from inappropriate development under respective local environmental plans.	High quality environmental land zoned environmental protection. By 2030	We support this action. See recommendation 1 for further details.
5	4.5.2 - Ensure development control plans contain appropriate provisions in respect of minimising impacts on environmental values.	Development control plan provisions reviewed and updated. By 2025	We support this action. See recommendation 1 for further details.
5	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	We support this action and can provide advice to Council if required.
6	4.6.1 - Undertake LGA scale biodiversity study.	Queanbeyan-Palerang Biodiversity Study in place By 2030	We strongly support this Action, however we recommend that the completion date be bought forward to 2025. See recommendation 1 for further details and recommended additional Action. We can provide support and advice on this Action.
6	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	We strongly support this Action. See recommendation 3 for more details. We can provide support and advice on this Action.
6	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	We support this Action. A comprehensive Biodiversity Strategy as suggested and outlined in recommendation 1 can inform the implementation of this Action.



			We can provide support and advice on this Action.
	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	The implementation of this action can be informed by the proposed Queanbeyan-Palerang Biodiversity Study and the Biodiversity Strategy as outlined in recommendation 1.

Aboriginal cultural heritage

We support the actions under Planning Priority 1 including the need to identify and protect important heritage items and conservation areas. We recommend the preparation of an Aboriginal cultural heritage study be a priority to help inform strategic and development planning in the council area. We strongly support consultation with the Aboriginal community regarding the identification and protection of cultural heritage values under Planning Priorities 1 and 13. This complements the actions outlined in Direction 23 of the *South-East and Tablelands Regional Plan 2036* which requires councils and other planning authorities to undertake these studies and consult with both the Aboriginal and broader community to identify heritage values at the strategic planning stage.

The Lake George sand deposits are specifically highlighted in the *South-East and Tablelands Regional Plan 2036* as cultural values requiring protection and provide an opportunity to promote awareness of cultural values in the region. More recent development assessment in the Queanbeyan-Palerang region has identified cultural landscape elements and values that could complement those areas identified as important environmental land and significant landscapes under Planning Priorities 5 and 6.

We support early investment at the strategic planning stage, to protect and preserve heritage, and to provide greater certainty for stakeholders in any development assessment process. We can support Council’s actions related to Aboriginal cultural heritage values through assistance with data sharing and technical advice.

In relation to Aboriginal Places and State Heritage Listings please note these matters are now regulated by NSW Heritage, Community Engagement within the Department of Premier and Cabinet. If you wish to follow up on these matters, please make contact via email at heritagemailbox@environment.nsw.gov.au.

Climate change

The Climate Resilience and Net Zero Emissions Branch recognises the inclusion of climate change the following Planning Priorities for Queanbeyan Palerang Regional Council (QPRC)’s LSPS:

Planning Priority 5 We consider the environmental impacts of future development

The Branch notes the reference to the Draft Climate Change Action Plan on p13 and *strongly encourages Council to consider including actions from the Action Plan in their LSPS.*

The Branch recommends that Queanbeyan Palerang Regional Council also consider the following additional changes and actions within their Local Strategic Planning Statement:



Planning Priority 3 We will continue the ongoing revitalization of the Queanbeyan CBD, suburban centres and rural villages

Consider including the following actions:

- Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in [Minimising the Impacts of Extreme Heat: A guide for Local Government](#).
- Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient.
- Promote energy efficiency in new development proposals (Action 22.4, South East and Tablelands Regional Plan)

Planning Priority 4 We will promote Queanbeyan Palerang's identity and growth of our economy, including tourism, as a destination of choice

Consider including the following actions noted in the South East and Tablelands Regional Plan under *Direction 6: Position the region as a hub of renewable energy excellence*; such as:

- Encourage the co-location of renewable energy projects to maximise infrastructure, including corridors with access to the electricity network (Action 6.3)
- Promote best practice community engagement and maximise community benefits from renewable energy projects (Action 6.4)
- Promote appropriate smaller-scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies. (Action 6.5)

Planning Priority 5 We consider the environmental impacts of future development

Consider including the following actions:

- Assess LGA wide carbon emissions and develop and implement a plan to reduce emissions in consultation with the community. Consider including the Queanbeyan-Palerang emissions profile available at <https://snapshotclimate.com.au/locality/australia/new-south-wales/queanbeyan-palerang-regional/>
- Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient.



- Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience and net zero goals.
- Help communities and businesses to understand and respond to climate related risks and opportunities by providing climate information, building capacity and unlocking financial mechanisms to help fund emission reductions and climate adaptation. (Action 17.4, South East and Tablelands Regional Plan).

Planning Priority 6 Our natural landscapes and water resources are sustainably managed

Consider including the following action:

- Protect, enhance and increase natural and green spaces by considering ecosystem change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection.
- Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources. (Action 18.1 South East and Tablelands Regional Plan)
- Incorporate water sensitive urban design into development that is likely to impact water catchments, water quality and flows (Action 18.4 South East and Tablelands Regional Plan)

Planning Priority 7 We actively promote and implement sound resource conservation and good environmental practice

Consider referring to climate change data and assess the impact on agriculture via increased temperatures, number of hot days, fewer cold nights and changes to rainfall leading to more extreme floods and droughts. Use the 'Extensive grazing', 'Agricultural service centres', 'Potable water supply', 'Off-reserve conservation' and 'Emergency management' transition models outlined in the [Enabling Adaptation in the South East report \(2017\)](#) to generate further actions to increase climate readiness.

Further resources

More detailed information of these actions and the support available to council is outlined in the table below 'DPIE LSPS Advice – CLIMATE CHANGE – South east and Tablelands Region'.

Further information is also available at <https://climatechange.environment.nsw.gov.au/Adapting-to-climate-change/Local-government/Adaptation-planning>



CLIMATE CHANGE - South East and Tablelands Region

**Regional
Plan context**

The [South East and Tablelands Regional Plan](#) recognises the importance of mitigating and adapting to climate change and increasing the region's resilience in response to drivers of change and its capacity to adapt specifically relating to the following Directions:

Direction 6: Position the region as a hub of renewable energy excellence

- 6.1 Identify opportunities for renewable energy industries
- 6.2 Develop analytical tools to map large-scale renewable energy potential
- 6.3 Encourage the co-location of renewable energy projects to maximise infrastructure including corridors with access to the electricity network
- 6.4 Promote best practice community engagement and maximise community benefits from renewable energy projects
- 6.5 Promote appropriate smaller-scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies

Direction 17: Mitigate and adapt to climate change

- 17.1 - Enhance government service delivery and implement local initiatives to address climate change impacts on local communities.
- 17.2 - Collaborate with the ACT Government to reduce emissions and adopt adaptation strategies.
- 17.3 - Support councils to assess and respond to impacts and opportunities associated with a changing climate.
- 17.4 - Help communities and businesses to understand and respond to climate related risks and opportunities by providing climate information, building capacity and unlocking financial mechanisms to help fund emission reductions and climate adaptation.

The [Enabling Adaptation in the South East \(EASE\) 2017](#) report aligns with a number of other regional plan directions which are relevant when looking to build regional resilience to climate change, these are:

Direction 3: Develop the Snowy Mountains into Australia's premier year-round alpine destination

Direction 5: Promote agricultural innovation, sustainability and value-add opportunities

Direction 8: Protect important agricultural land

Direction 9: Grow tourism in the region

Direction 14: Protect important environmental assets

Direction 15 Enhance biodiversity connections

Direction 16: Protect the coast and increase resilience to natural hazards (see Coasts and Floods advice specifically on this area)

Direction 18: Secure water resources

Direction 20: Enhance access to goods and services by improving transport connections



	<p>Direction 21: Increase access to health and education services</p> <p>Direction 26: Coordinate infrastructure and water supply in a cross-border setting</p>
<p>NSW Government legislation and industry guidance</p>	<p>In accordance with the NSW Government's NSW Climate Change Policy Framework (2016), NSW has a target of net zero emissions by 2050 and planning for greater resilience to a changing climate.</p> <p>The Integrated Regional Vulnerability Assessment: South East New South Wales Pilot Study (2012) and the Enabling Adaptation in the South East (EASE) (2017) reports provide a strong evidence base for identifying adaptation pathways and opportunities to minimise climate change impacts on local communities.</p> <p>Enabling Adaptation in the South East (EASE) (2017)</p> <p>The South East and Tablelands is made up of many component parts (or systems) that all contribute to how the region currently functions (business-as-usual) and its trajectory of future development. For persistent and disruptive drivers such as climate change, more fundamental and transformative change may be required to adapt regional systems.</p> <p>For the South East and Tablelands, twelve regional systems were identified as particularly vulnerable and in need of change to ensure effective ongoing government service planning and delivery:</p> <ul style="list-style-type: none"> • Potable water supply • Public land management • Off reserve conservation • Coastal ecosystem management • Extensive grazing • Irrigated dairying • Emergency management • Agricultural service centres • Large regional towns • Coastal development • Alpine tourism • Coastal tourism
<p>LSPS commitments</p>	<p>Mitigate and adapt to climate change</p>
<p>Data to consider</p>	<p><u>Climate Change projections - NSW and ACT Regional Climate Model (NARCIIM)</u></p> <p>For your local government area, you can obtain climate change projection data available through the Climate Data Portal.</p> <p>The NSW Government has developed Climate Change Snapshots for all state planning regions. The snapshots provide details of the:</p> <ul style="list-style-type: none"> • likely changes in climate (temperature and rainfall) by 2030 and 2070 • likely changes to Severe Fire Weather by 2030 and 2070 • likely changes to Hot days (maximum temperatures >35°C) • likely changes to Cold nights (minimum temperatures <2°C).



[South East and Tablelands Climate Change](#) data can be downloaded in pdfs and zip files full of information on the climate change projections.

Council Climate Change Risk Assessments, Adaptation Plans and Strategies

The majority of councils across NSW have completed a climate change risk assessment (>90%) with many also having prepared an adaptation plan or strategy. These assessments, plans and strategies may identify priorities and actions that are suitable for inclusion in the LSPS.

Increasing Resilience to Climate Change

NSW Government Increasing Resilience to Climate Change grants program funds the implementation of Council led projects to address identified climate risks. The delivery of these projects may be relevant in the context of the LSPS and should be considered when identifying potential actions for inclusion in the LSPS.

Enabling Adaptation in the South East (EASE) report: Transition Pathway consideration for LSPS strategic actions

Change models for each of the twelve regional systems identified for the South East and Tablelands have been developed to describe:

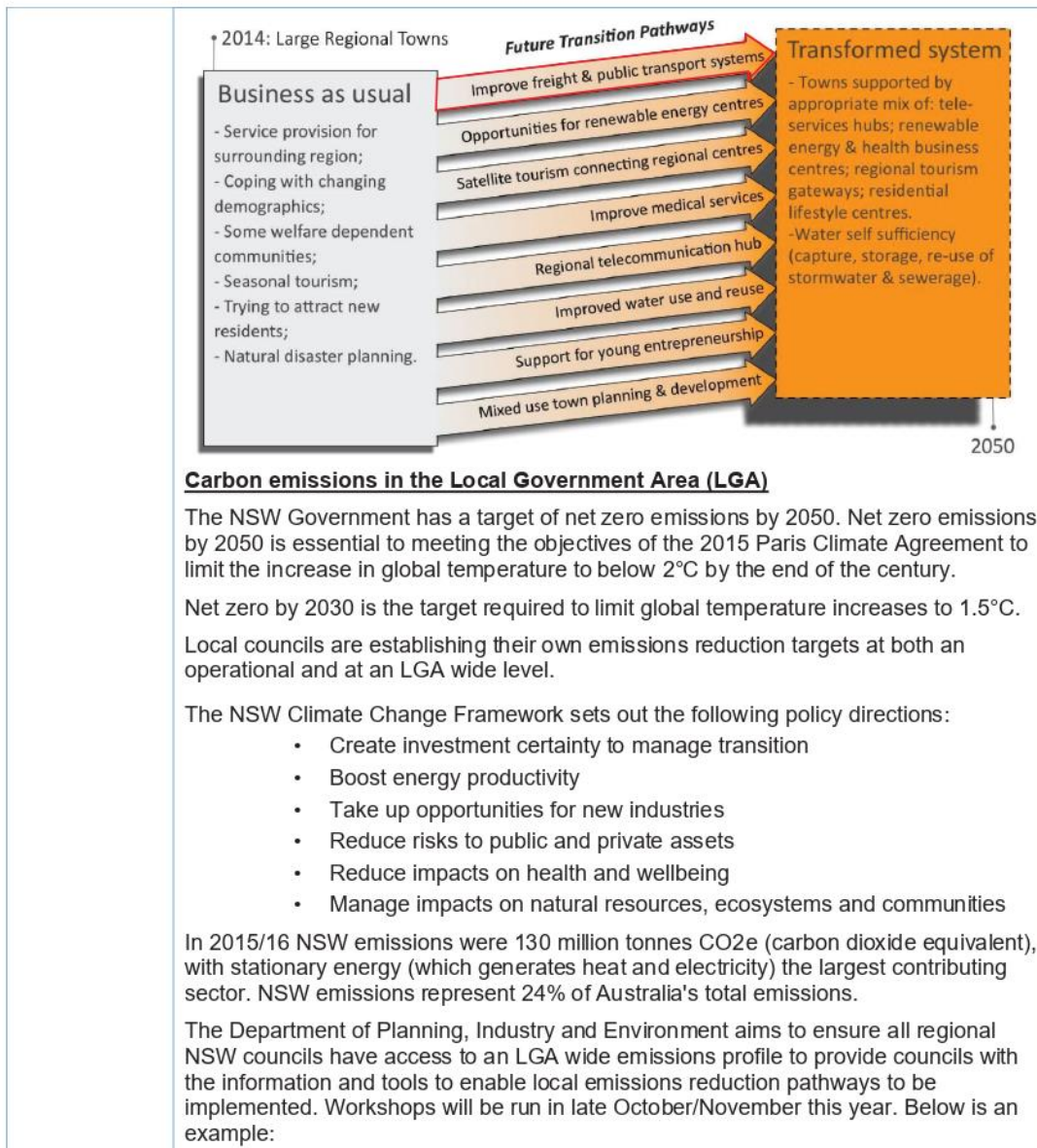
1. the regional system (or set its boundaries)
2. the most important drivers acting on the system, which currently may not be climate related; however, the impacts of non-climate drivers will likely be amplified by climate change
3. business-as-usual (BAU) (or the way the system currently operates)
4. a series of transition pathways that emerge from business-as-usual in response to the need for change
5. a desirable future system, transformed by progress along the transition pathways.

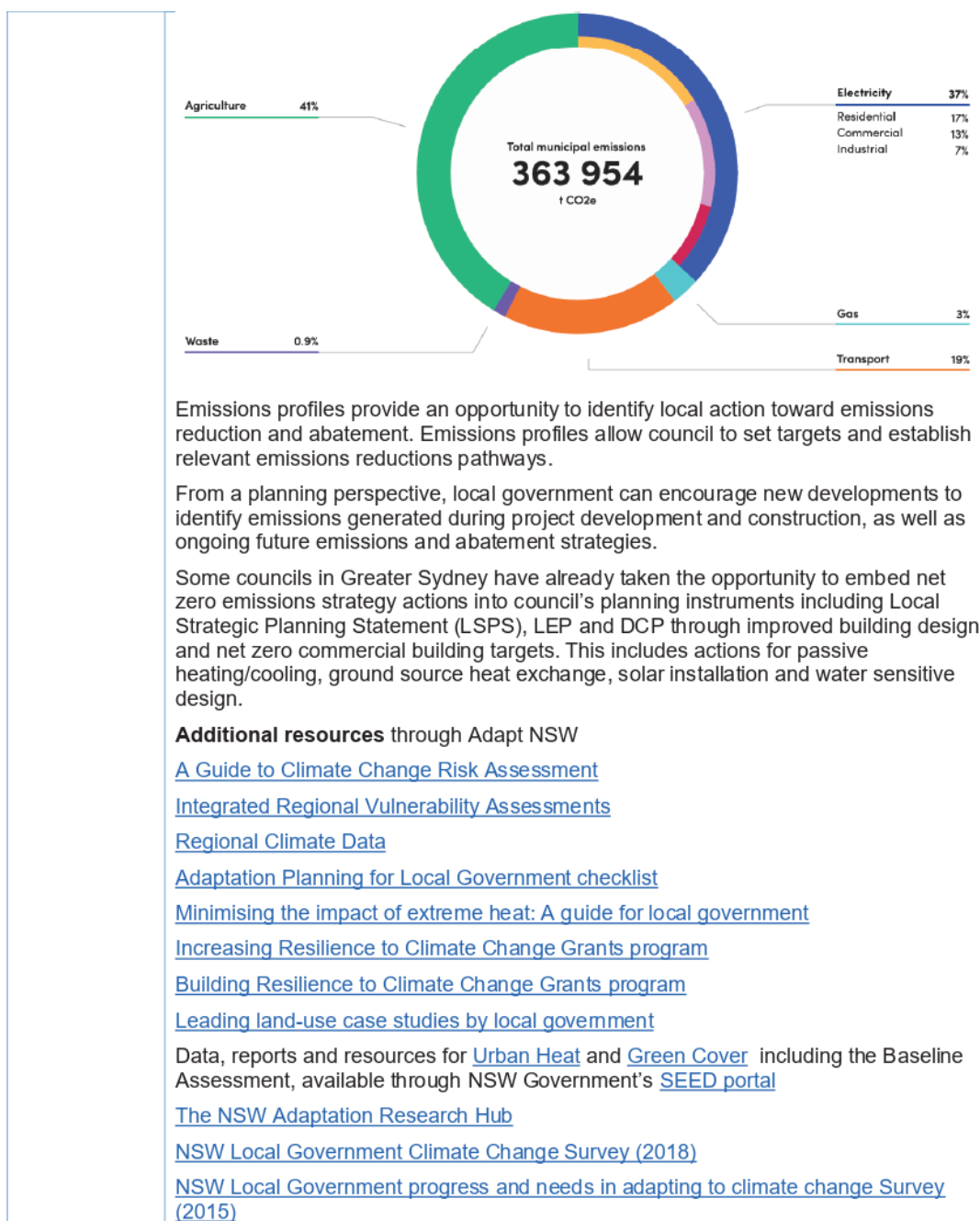
Transition pathways identify new practices/changes/trends that may serve as an alternative to BAU that are emerging now or in the near future. These pathways could emerge from changes in the economy, society, the environment, technological development or politics. A transition pathway can be used as a data source to develop specific local strategic action embedded in a LSPS.

Transition pathways can be found in the report along the arrow of a system model which connects from business as usual to the transformed system. The example below is from the Large Regional Towns model.

A specific example of a transition pathway from this model is:

“improve freight and public transport services”







Key contacts	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	Climate Resilience and Net Zero Emissions Branch	
	Environment Energy and Science	

Planning Priority: Mitigate and adapt to climate change	
Rationale for adapting to climate change	
<p>The <i>Enabling Adaptation in the South East (EASE) (2017)</i> report prepared by the Department of Planning, Industry and Environment provides an evidence base for the likely vulnerability to the impacts of projected climate change for the South East and Tablelands region. The report identifies opportunities to respond to climate change and enhance government service delivery and planning. It can be used to identify actions that Council can undertake to build local resilience and long-term liveability to ensure future prosperity.</p> <p>Climate related impacts are already being observed on the LGA's community, economy and environment. These include threats from natural hazards such as bushfire, heatwaves, coastal erosion and inundation, drought, flooding and storms with high winds. Other seasonal changes will also be exacerbated by climate change. Council will manage the impact of climate change on its assets and services and enable communities and individuals to be better prepared and more resilient.</p>	
Recommended LSPS Actions	Support available
Consider the regional systems transition model as outlined in the <i>Enabling Adaptation in the South East (EASE) (2017)</i> report when developing operational policy, undertaking strategic planning, delivering council programs and assessing future infrastructure needs.	General planning/policy advice
Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient.	General planning/policy advice
Protect, enhance and increase natural and green spaces by considering ecosystem change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection.	General planning/policy advice
Assess LGA wide carbon emissions and develop and implement a plan to reduce emissions in consultation with the community.	General planning/policy advice
Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience and net zero goals.	General planning/policy advice



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<p>Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in <i>Minimising the Impacts of Extreme Heat: A guide for Local Government</i>.</p>	<p><i>General planning/policy advice</i></p>
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Floodplain risk management

We recommend that the Queanbeyan-Palerang LSPS incorporate actions to address the management of natural hazards including flood risk. We note that various elements of councils Floodplain Risk Management Plans identify land use planning recommendations that identify a need for flood related planning and development controls to be incorporated into council’s LEP and DCP. Further details are set out below, and the regional Water Floodplains and Coastal team are available provide further advice and assistance.

We acknowledge that as a merged council Queanbeyan Palerang Regional Council (QPRC) is at varying stages of obtaining reliable flood information then implementing flood risk management measures through Floodplain Risk Management (FRM) Plans across the various settlements in the LGA.

We commend adoption of the Bungendore FRM Plan 2014, the Captains Flat FRM Plan 2015 and the Braidwood FRM Plan 2019 as well as the review of the Bungendore FRMS&P to cover the larger area considered in the Bungendore Structure Plan and await full implementation of the flood related development controls listed in each of them.

We encourage QPRC to pursue the finalisation and implementation of the draft Queanbeyan FRM Plan as a high priority, as well as the planning, completion and implementation of FRMS&P to cover the additional unstudied areas of the Queanbeyan Surrounds and Rural Residential areas highlighted as development areas in the LSPS.

We therefore recommend that QPRC include actions in the LSPS for a Floodplain Risk Management (FRM) information audit and gap analysis to inform development and implementation of a strategic forward FRM program. This would enable the development and implementation of strategic FRM Plans consistent with the NSW Government’s Flood Prone Land Policy as set out in the Floodplain Development Manual and guide strategic and statutory land use and infrastructure planning across the LGA. This approach would assist QPRC to respond to Direction 16, of the South East and Tablelands Regional Plan 2036.

We note that the Draft Climate Change Action Plan referred to in the draft LSPS focuses on abatement rather than adaptation. As implementation of a city wide FRM Program would, however, incorporate active consideration of and management options for the potential impacts of climate change on flood risk, it would also assist QPRC with the adaptation aspects of Direction 17.

Some suggestions for incorporating actions into Table One – Implementation Plan of the LSPS follow;

Planning Priority 2 We have an active and healthy lifestyle

Actions	Monitoring and Reporting	Timeframe
4.2.6 Conduct FRM Audit to identify knowledge gaps placing communities at Natural Hazard Risk	Plan, document & Implement LGA wide FRM Program to reduce flood risk to communities	Ongoing

The proposed action is aimed at promoting the health and wellbeing of the communities by reducing their exposure to flood risk which can have profound adverse health impacts.



Planning Priority 3 We will continue the ongoing revitalisation of the Queanbeyan CBD, Suburban Centres and Rural Villages

Actions	Monitoring and Reporting	Timeframe
4.3.9 Adopt & Implement Queanbeyan FRMP	Relevant LEP & Planning controls updated & implemented	By 2020
4.3.10 Plan, conduct, adopt & implement FRMPs for all unstudied settlements particularly the Queanbeyan Surrounds	Relevant LEP & Planning controls updated & implemented	Ongoing

The proposed action is aimed at promoting sustainable revitalisation of the CBD and other centres by managing flood risk which could otherwise render them unsustainable.

Planning Priority 8 We ensure the future planning for the region is well coordinated and provides for its sustainable management

Actions	Monitoring and Reporting	Timeframe
4.8.8 Conduct FRM Audit	Plan & Implement LGA wide FRM Program	By 2020 then Ongoing
4.8.10 Implement LGA wide FRM Program	Plan, conduct, adopt & implement FRMPs for all settlements	Ongoing
4.8.11 Plan, conduct, adopt & implement FRMPs for all settlements	Relevant LEP & Planning controls updated & implemented	Ongoing

The proposed action is aimed at complying with the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual.

We encourage Council to continue to work directly with their DPIE – Biodiversity and Conservation Division (Floodplain) representative to advance flood risk management actions in the Queanbeyan-Palerang LSPS and associated plans being prepared through the Floodplain Management Program. More detailed information of these actions and the support available to council is outlined in the table below.



NATURAL HAZARDS (Floods only) – South East and Tablelands Region	
Regional Plan context	<p>The South East and Tablelands <i>Regional Plan</i> recognises the importance of building greater resilience to natural hazards.</p> <p>The Plan recognises that climate change is likely to increase the intensity and frequency of natural hazard events such as flooding. Councils will be required to consider the projected impacts of climate change on natural hazards, while still recognising the contemporary risks that these hazards present to their local area.</p> <p>Direction 16: Protect the Coast and increase resilience to natural hazards through the development and implementation of floodplain risk management plans and by ensuring that planning for new urban release areas considers the impact of climate change on natural hazards.</p> <p>Actions</p> <ol style="list-style-type: none"> 1. Locate development, including new urban release areas, away from areas of known flood hazards and designated waterways to reduce the community's exposure to floods. 2. Implement the requirements of the <i>NSW Floodplain Development Manual</i> by developing, updating or implementing flood studies and floodplain risk management plans. 3. Incorporate the best available hazard information in LEPs consistent with current flood studies, flood planning levels, modelling, and floodplain risk management plans 4. Update and share current information on natural hazards with councils to inform planning decisions. 5. Manage risks associated with future urban growth in flood-prone areas as well as risks to existing communities.
NSW Government legislation and industry guidance	<p><u>Flooding</u></p> <p><u>Local Government Act (1993)</u> Councils are provided limited indemnity for information provided and decisions in related to flooding made in good faith in accordance with the principles and guidelines of the NSW Floodplain Development Manual (s733).</p> <p><u>NSW Flood Prone Land Policy</u> The NSW Flood Prone Land Policy provides the primary objective in managing flood risk which is to reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses.</p> <p><u>NSW Floodplain Development Manual</u> Guides councils in developing and implementing local floodplain risk management plans and provides guidance on the floodplain risk management process in accordance with the Flood Prone Land Policy.</p> <p><u>Floodplain Risk Management Guidelines</u> Developed to complement the floodplain development manual, by providing extra support to councils in preparing and implementing floodplain risk management plans.</p> <p><u>Floodplain Management Program</u> The Floodplain Management Program provides technical and financial support to local councils and eligible public land managers to help them manage flood risk in their communities. Your local flood risk management contact can provide guidance on how to participate in the program.</p> <p><u>Environmental Planning and Assessment Act and Regulation</u> Requires local government to consider impacts of development on the natural and built environment and suitability of sites for development.</p>



	<p><u>Australian Rainfall and Runoff</u> National guideline document and supporting data and software that can be used for the estimation of flood design to inform policy decisions and projects, including emergency management and flood management plans http://arr.ga.gov.au/arr-guideline</p>
LSPS commitments	<p>To support directions and actions relevant to flood issues in the South East and Tablelands Regional Plan <i>Queanbeyan-Palerang Regional Council</i> should commit to:</p> <ul style="list-style-type: none"> fulfil their flood risk management (FRM) responsibilities by implementing the requirements of the NSW Flood Prone Land Policy <p>To support Council to deliver on these commitments, Appendix A of this document includes:</p> <ul style="list-style-type: none"> Recommended actions for inclusion in the LSPS Support available from Environment, Energy and Science to deliver LSPS commitments and actions
Data to consider	<p>Note: Local councils are the primary source of flood data for their service areas.</p> <p>Councils are responsible for managing flood risk in their LGA and informing the public of this risk. They are responsible for sourcing the best available information and should consult with relevant agencies to support this role.</p> <p>The NSW Flood Data Portal – may include some more recent relevant studies council completed under the NSW Floodplain Management Program but does not contain all relevant data https://flooddata.ses.nsw.gov.au/</p> <p>Six Maps Maps of cadastral and topographic information, satellite data and aerial photography for New South Wales https://maps.six.nsw.gov.au/</p>
Key contacts	<p>[REDACTED]</p>



APPENDIX A – Actions, implementation and support for councils

Flooding	
Recommended LSPS Actions	Support available
<p>Review best available flood information and identify gaps and/or limitations. Undertake priority studies and develop flood risk management plans to address identified gaps and/or limitations</p> <p>Implementation</p> <ul style="list-style-type: none"> - Collate and review the best available flood information in consideration of any flood mitigation measures in place to reduce flood risks. - Identify studies and data required to address gaps and/or limitations and improve knowledge and management of flood risk, including the impacts of climate change; - Undertake priority studies and management plans to address gaps in knowledge or management of flood risk and fulfil flood risk management responsibilities in accordance with the NSW Flood Prone Land Policy; - Update best available information (including flood mapping) to incorporate any new information including changes in flood behaviour due to management actions or other development or activities. <p>Links to regional plans</p> <ul style="list-style-type: none"> - Direction 16 & 17 	<ul style="list-style-type: none"> • Provide details of relevant studies and plans completed through the Flood Program (LSPS development Stage) • Identification of data gaps based on proposed growth areas (LSPS development Stage) • Flood grant application support, technical and financial support for future studies and plans
<p>Review and update planning instruments (LEPs and DCPs) and certificates to enable effective consideration of flood risk, including consideration of climate change</p> <p>Implementation</p> <ul style="list-style-type: none"> - Review and update LEP's and DCPs to limit the impacts of development on flood risk and emergency management risks to the broader community. - Review and update LEP's and DCPs in consideration of flood and emergency management constraints to manage development so that it is compatible with flood behaviour, hazard and flood emergency management. - Review councils' section 10.7 certificate to ensure notations incorporate best available flood information and accurately reflect flood-related development controls. <p>Links to regional plan</p> <ul style="list-style-type: none"> - Direction 16 	<ul style="list-style-type: none"> • Review of recommendations in completed FRMP's (LSPS development Stage) • Technical and Financial support for new or revised Flood Risk Management Plans including advice on updating the LEP & DCP
<p>Consideration of flood related constraints in areas identified for development, including areas identified in the LSPS</p> <p>Implementation</p> <ul style="list-style-type: none"> - Consider the best available flood information and where necessary do studies to improve flood information or examine flood impacts to ensure that: <ul style="list-style-type: none"> o Any development in these areas are compatible with the flood behaviour, flood hazard and flood emergency management; 	<ul style="list-style-type: none"> • Technical and Financial support for new or revised Flood Studies and Flood Risk Management Plans including planning recommendations where required



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- The development of these areas does not impact on flood behaviour, flood risk and emergency management risk to the detriment of the existing community.

Links to regional plan

- **Direction 16**

Sent: Sun, 31 May 2020 16:48:50 +1000
Subject: Queanbeyan Palerang draft LSPS - TfNSW comments

From: Regional Strategy <regionalstrategy@transport.nsw.gov.au>

Sent: Tuesday, 19 May 2020 8:36 PM

To: [REDACTED]

Subject: Queanbeyan Palerang draft LSPS - TfNSW comments

Transport for NSW (TfNSW) welcomes the opportunity to provide comment on the Draft Local Strategic Planning Statement (LSPS) for Queanbeyan-Palerang Regional Council.

The comments provided by TfNSW are for consideration for inclusion in the LSPS. TfNSW does not require the LSPS to be revised or amended to include our response. The comments provide the basis for future collaboration with Queanbeyan-Palerang Regional Council on strategic planning matters to fulfil the relevant transport actions of the South East and Tablelands Regional Plan 2036 and to work with Council on strategic planning matters that have potential interaction or implications to the classified road network.

In order to help you achieve your vision, we've provided some considerations from an integrated transport perspective:

- TfNSW is guided by our long-term transport strategy [Future Transport 2056 – Future Transport 2056](#) acknowledges the significant role transport plays in delivering movement and place outcomes that support the character of places and communities, and repositions the planning focus towards integrated, multi-modal solutions rather than considering different transport modes in isolation
- For Regional NSW, Future Transport 2056 is supplemented by the [Regional NSW Services and Infrastructure Plan](#) which identifies initiatives for the short (0-10 years), medium (10-20 years) and long term (20+ years). These initiatives have been identified to meet customer needs now and into the future, and support delivery of responsive, innovative services and infrastructure.
- The Strategy is further enhanced by more focussed, issues-based supporting plans, such as the [NSW Road Safety Plan 2021](#), the NSW [Freight and Ports Plan 2018-2023](#), and the [Heavy Vehicle Access Policy Framework](#) which help to further embed Future Transport 2056 across NSW
- A Regional Future Transport Plan will be developed by TfNSW in partnership with Department of Planning and Industry (DPIE) and councils for South East and Tablelands. This plan will include a 'Hub and Spoke' model for this region. A Hub and Spoke model provides network-based context to multi-modal connections (spokes) to and from key centres (hubs) within the region, with less emphasis on connections to Sydney and more emphasis on connecting significant regional centres to their satellite towns. The implementation of a hub and spoke network aims

to make day trips easier and allow tourists to move around regions more easily to support and expand tourism.

General comments

- Council should consider how Transport owned land in the Queanbeyan-Palerang LGA can be utilised to support the placemaking outcomes, enhance transport outcomes and contribute to the economic development, housing and employment opportunities identified in the LSPS including through the LEP review process
- Planning Priority 9 on page 22 should also consider the availability of transport services rather than be solely focused on “transport infrastructure”
- Planning outcomes ‘Economic Opportunities’ on page 28 should also consider transport connectivity, and the ease of which people and freight can travel to and from industrial / commercial precincts.

Freight specific comments

- Any potential rail intermodal and industrial land will need good connectivity to the existing freight network.
- The rail intermodal and adjacent IN2 needs to be flexible enough to meet the needs of future tenants. For example, a potential anchor tenant for the terminal may need more than just the hardstand, it may require additional land to allow it to co-locate to maximise infrastructure and decrease supply chain costs.
- Any rail intermodal and industrial land proposed in the concept plan needs to be protected from encroachment by sensitive land uses.

PLANNING PRIORITY 2 - WE HAVE AN ACTIVE AND HEALTHY LIFESTYLE

- TfNSW recommends to include an action associated with implementation of the active transport connections identified within the QPRC Integrated Transport Strategy, updated PAMPs and Bicycle Plan
- TfNSW encourage Council to consider active transport infrastructure to support higher density development and recreational opportunities. Council can seek funding for active transport infrastructure (walking and cycling), from the TfNSW funded Walking and Cycling Program. More information can be found [here](#).
- TfNSW also recommends to include an action associated with implementation of the active transport connections identified within the QPRC Integrated Transport Strategy, updated PAMPs and Bicycle Plan

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

- TfNSW suggests using the Movement and Place Framework for the Queanbeyan CBD Place Plan. The movement and place framework recognises that transport infrastructure is not only about

mobility but is a 'place maker'. It can transform the public domain, activate centres and can unlock new commercial and housing developments, renewing existing neighbourhoods and spaces. Further information on the Framework is available at <https://www.governmentarchitect.nsw.gov.au/guidance/movement-and-place>. TfNSW would welcome the opportunity to discuss with Council how the framework can be used on a local level.

- Any increase in densities near the freight network should take into account existing and future freight movements on the network. This is particularly important with limiting inappropriate adjoining development and direct access points along strategic transport links including the Hume, Federal, Illawarra, Barton and Kings highways
- A review of the Queanbeyan CBD Spatial Master Plan needs to consider local freight access to the CBD. Efficient movement of freight requires a strategy that integrates it with the efficient movement of people, especially in and around the town centre whilst protecting urban amenity and freight access.

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

- TfNSW is supportive of Council's efforts to develop tourism within the region and we encourage Council to work with TfNSW to align future tourism planning and infrastructure with the [NSW Tourism and Transport Plan](#).

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

- The Action 'protect primary production and extractive industries from surrounding land-use conflict' should also include the other parts of the supply chain, including freight and logistics facilities.

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

- While TfNSW recommends using the Movement and Place Framework for the Structure Plan for Braidwood township, all structure plans for townships in the LGA should avoid locating sensitive land uses along freight corridors. The Kings Highway runs through the centre of Bungendore and Braidwood and any proposed changes should not negatively impact freight movements through these towns.
- TfNSW recommends an additional action on electric vehicle and charging station initiatives to support sustainability. As electric vehicles become more affordable and improved battery technology delivers longer range and shorter refuelling times, we expect to see an increase in electric vehicles on NSW roads. These vehicles are cheaper, cleaner and quieter to run, bringing significant economic and environmental benefits. More information can be found [here](#).

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

- TfNSW would welcome the opportunity to collaborate with Council on the draft freight route hierarchy and advises that such a review should consider the TfNSW Freight and Ports Plan and Heavy Vehicle Policy Framework. TfNSW also suggests to include a draft freight route hierarchy in the LSPS outlining any existing freight constraints and proposed upgrades to the network.
- TfNSW suggests to include an action regarding working with TfNSW and ACT Government to consider the need and location of additional heavy vehicle rest areas along major freight corridors.
- The Action “Land use planning outcomes to support improved public” could be expended to “integrated multi-modal solutions”
- TfNSW would like to provide the following comment for identifying transport corridors for increased development:
 - Transport corridors should provide active transport infrastructure (walking and cycling) to support increase in development density and prevent private vehicle usage that would impact the transport corridor
 - Areas for increased development densities should avoid transport corridors that are important for the movement of freight.
 - New developments along freight corridors will need to mitigate against noise and air emissions, as well as vibrations from the freight network.
- Any item relating to local road transport infrastructure should reference the following road safety related plans and strategies:
 - Ensure that areas with identified high risk of run-off-road and fatigue related crashes on the high speed local road and regional road network consider key treatments such as centre and road side flexible safety barrier, audio-tactile line marking (rumble strips), wide centre line and curve improvements as per the Saving Lives on Country Roads initiative of NSW Road Safety Plan 2021.
 - Austroads Research Report (AP-R611-20) ‘Integrating Safe System with Movement and Place for Vulnerable Road Users’ can assist council practitioners with applying Safe System thinking to a Movement and Place context:
<https://austroads.com.au/publications/road-safety/ap-r611-20>. There is also a webinar to support this report: <https://austroads.com.au/webinars-and-events/webinar-integrating-safe-system-with-movement-and-place-for-vulnerable-road-users>.
 - Austroads has published a research report to guide local government on developing and implementing road safety management frameworks according to Safe System principles. The report (and recording of associated webinar) can be downloaded on the Austroads website here, noting that membership and access to all materials is now free: <https://austroads.com.au/latest-news/targeted-road-safety-guidance-for-local-government>

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

- TfNSW suggest an additional Action on public transport services and on-demand transport services to support the aged population in Braidwood and Bungendore. More information about On-demand transport can be found [here](#).

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

- TfNSW would welcome the opportunity collaborate with Council on the car parking studies for Bungendore and Braidwood.

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

- TfNSW suggests to include a reference to the NSW Smart Innovation Centre. The Smart Innovation Centre is NSW's hub for collaborative research and development of safe and efficient emerging transport technology. More information can be found [here](#).

If you wish to discuss any item in this submission further please contact Henning Bracker (henning.bracker@transport.nsw.gov.au).

Kind regards,



Regional Road Planning
Customer Strategy and Technology
Transport for NSW



Level 26, 477 Pitt Street, Sydney 2000



I work flexibly and send e-mails at times that suit me. I don't expect you to read, action or respond out of normal work hours.

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Our reference: DOC20/356537-1
Date: 28/05/2020

The General Manager
Queanbeyan Palerang Regional Council
PO BOX 90
Queanbeyan NSW 2620
Attention: [REDACTED]
Planning Officer

Dear [REDACTED]

Draft Local Strategic Planning Statement for Queanbeyan Palerang

Thank you for providing the NSW Environment Protection Authority (EPA) with the opportunity to comment on the draft Local Strategic Planning Statement (LSPS) provided by Queanbeyan Palerang Regional Council (Council) on 30 April 2020 for the Queanbeyan Palerang region (the region). The EPA supports a strategic approach to planning within the NSW planning system and understands the LSPS is a bridging point between State, Regional and District Plan, the local environmental plan (LEP) and development control plans (DCP).

The EPA has reviewed the draft LSPS and provides further advice for Council's consideration in Attachment A, and the following comments:

Considerations in land use planning

Council has indicated that they will protect primary production and extractive industries with surrounding land-use conflict and ensure that these industries are undertaken in a sustainable manner. The EPA recommends that Council's consideration of potential land-use conflicts also include industries such as those regulated by the EPA under Schedule 1 of the POEO Act. This should consider potential noise, water and air quality impacts of those activities and manage the impacts appropriately. A list of industries the EPA regulates in the Queanbeyan Palerang local government area can be obtained via EPA's public register, which can be found at <https://apps.epa.nsw.gov.au/prpoeoapp/>

Consultation in the planning process

Council has indicated that they will undertake planning to ensure infrastructure is prepared for future growth across the region. The EPA recommends that Council's planning include critical infrastructure such as water, sewage services and waste management to ensure these services have the capacity to handle the expected population growth and to operate in a proper and efficient manner. In particular,

Phone 131 555	Fax +61 2 6229 7001	PO Box 622	Level 3	
Phone +61 2 6229 7002	TTY 133 677	Queanbeyan	11 Farrer Place	queanbeyan@epa.nsw.gov.au
	ABN 43 692 285 758	NSW 2620 Australia	Queanbeyan NSW	www.epa.nsw.gov.au
			2620 Australia	

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the EPA notes that Council anticipates significant population growth in Queanbeyan and Bungendore in the next 16 years. Council will need to ensure that any upgrades, including those to Queanbeyan Sewage Treatment Plant and Bungendore Sewage Treatment Plant have the capacity to cater for this population growth. The EPA requests that Council involve the EPA in any planning procedures for works relating to sewage treatment or waste facilities in the region.

If you have any queries or wish to discuss this matter further, please contact Lisa Fane or myself on (02) 6229 7002 or at Queanbeyan@epa.nsw.gov.au.

Yours sincerely



28/05/2020



A/Unit Head - South East Region
NSW ENVIRONMENT PROTECTION AUTHORITY

Attachment A

Attachment A

The EPA has reviewed the LSPS and provides the following considerations:

Water Quality

The EPA recognises that Council considers the environmental impacts of future development and the importance of sustainable management of the natural landscape and water resources in the Draft LSPS. The EPA takes this opportunity to emphasise the importance of protecting environmental values and maintaining or enhancing water quality and waterway health to meet key environmental values and uses for waterways set out in the NSW Water Quality and River Flow Objectives. These objectives should be based on a catchment or sub-catchment level approach with collaboration between LGAs, as waterways often move through multiple LGAs.

Where these values are being achieved in a waterway, they should be protected, and where they are not being achieved, all activities should work towards this achievement over time. Council may wish to consider the inclusion of this approach in its LSPS as a guiding principle. The EPA recommends the use of the Risk Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (Risk-based Framework) to determine appropriate actions for managing waterways within your local government areas (LGA). The Risk-based Framework is available at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>.

To embed community values and uses of waterways, Council can set directions for enhanced planning controls in Local Environmental Plans (LEP) and Development Control Plans (DCP). These can help to minimise water contamination, litter and urban stormwater flows and reduce impacts on environmentally sensitive waterways and human health. Councils LEP and supporting controls should ideally include a map of waterways, important aquatic ecosystems and riparian lands or corridors to highlight management areas at risk. The map should include the community's environmental values and uses determined through direct consultation.

Air and Noise Impacts

Considering sustainable land-use planning and careful design and location of development upfront in the planning process offers the greatest opportunity to manage air and noise impacts. Land-use and transport planning have a key role to play in avoiding land-use conflicts and minimising emission impacts on human health. Conflicts occur where sources of harmful emissions, such as busy roads, freight corridors, industry and agriculture, are not adequately separated from sensitive land-uses such as residences, childcare, schools, hospitals and aged care facilities.

Further opportunities to improve sustainability and liveability through its planning process to reduce local exposure to air and noise impacts within its community exist via:

1. Spatial separating of incompatible land-use through appropriate zoning and placement of activities to minimise air and noise-related land-use conflicts;
2. Minimising air and noise emissions at source through best practice selection, design, siting, construction and operation as appropriate; and
3. Reducing air and noise impacts at receivers through best practice design, siting and construction.

There is a range of related EPA guidance material that can assist in assessing potential risks of a proposal in terms of air and noise impacts. This guidance is available on the EPA's website at www.epa.nsw.gov.au

Waste and Resource Recovery Waste

The Department of Planning, Industry and Environment is leading the development of a 20 Year Waste Strategy for NSW. The strategy is a whole of government initiative to provide long term strategic direction for communities, industry and all levels of government to work together to build resilient services and markets for waste resources. The EPA advises Council that this strategy appears to not be mentioned within the Draft LSPS, and recommends that consideration is given to referring to this strategy as a key reference in the development of the Draft LSPS.



Our ref: DOC20/341526

[REDACTED]
Director, Southern Region
Department of Planning, Industry and Environment
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Draft Queanbeyan-Palerang Local Strategic Planning Statement

Dear [REDACTED]

We are writing to provide comment on Queanbeyan-Palerang Regional Council's draft Local Strategic Planning Statement.

Heritage, culture, history and tradition are fundamental aspects of the identity of a place, and can include Aboriginal, non-Aboriginal, natural, archaeological, movable, maritime and intangible cultural heritage. These aspects define the local character of a place and help create and maintain a sense of meaning for communities.

Local Strategic Planning Statements (LSPS) provide an important opportunity for communities to describe the local character of their places, and what makes them distinctive and different from other places. Through the LSPS, Heritage NSW encourages both Council and the Department of Planning, Industry and Environment (the Department) to consider how known and potential heritage places and values contribute to the local character and sense of place for their community.

We have prepared some general guidance for councils to consider in the preparation of their LSPS, this is provided as **Attachment 1**.

Heritage NSW supports many of the initiatives in the Queanbeyan-Palerang LSPS, including:

- undertaking a formal Council wide Heritage Study every 10 years
- identifying important heritage items and conservation areas to ensure that Council's built, natural and cultural heritage is protected
- establishing a strong relationship with key Aboriginal organisations and traditional owners, and ensuring consultation on heritage, cultural and significant sites
- working closely with the local Aboriginal community to ensure indigenous heritage values are recognised and protected, identifying sites and promoting awareness
- consulting with key Aboriginal organisations and traditional owners on major projects to ensure the protection of Aboriginal heritage, cultural and significant sites

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

Document Set ID: 735673
Version: 1, Version Date: 31/05/2020

- re-establishing Council's town centres as 'Places for People', including streetscapes, lighting and landscaping which is sympathetic to town heritage and architectural themes
- protecting and enhancing the LGA's significant heritage features, particularly the township of Braidwood, including appropriate heritage and archaeological management controls
- implementing the recommendations of the Bungendore Heritage Study, through updates to Council's Local Environmental Plan (LEP) Heritage Schedule and planning controls
- providing heritage grants, a heritage advisory service, supporting heritage events and promoting heritage related tourism across the LGA, and
- researching methods to identify and protect significant heritage trees.

We consider that the above initiatives represent a strong strategic approach and will have a positive impact on Council's Aboriginal and non-Aboriginal heritage.

There may be further opportunities to provide information on Council's heritage and how it is considered during planning. Areas that we suggest Council and the Department consider when finalising the LSPS are:

- if the relevant Aboriginal communities and/or groups have not already been consulted about the content of the LSPS, this should be done prior to the LSPS being finalised
- we note that Council proposes to work closely with the local Aboriginal community to ensure recognition and protection of indigenous heritage. This should be done through an Aboriginal Cultural Heritage Study, and be used to inform amendments to Council's LEP to protect Aboriginal cultural heritage and cultural landscapes
- considering the linkages between culture, heritage and tourism, and the opportunities culture and heritage bring for economic growth
- further articulating heritage as it relates to local character, including potentially identifying clusters of places and items which contribute to the significant character of the place
- considering the linkages between actions and priorities, e.g. the ways in which heritage and culture contribute to attractive and liveable places, local employment and community wellbeing, and
- provide clarity in the LSPS when referencing Heritage Studies whether it includes both Aboriginal and non-Aboriginal heritage, as both should be assessed.

This would help better align Council's local strategic planning with the *South East and Tablelands Regional Plan*, specifically Direction 23 – Protect the region's heritage

In addition to the items of local heritage significance listed under Queanbeyan-Palerang Regional Council's LEPs, our records show that the local government area contains:

- the Commonwealth Heritage Listed Place 'Googong Foreshores Cultural and Geodiversity Heritage Areas'
- 20 State Heritage Register items
- the 'Millpost Stone Axe Quarry' Aboriginal Place, and
- 1660 Recorded Aboriginal Sites.

Care must be taken to avoid impacts on these items, places and sites, and consideration needs to be given as to how to mitigate any impacts where they are unavoidable. We can provide specific information and more detailed advice on the State heritage items, Aboriginal places and sites if required.

Heritage NSW has several publications which may be of assistance when addressing the heritage objectives of the LSPS. These objectives should be incorporated with environmental, social and economic considerations to achieve high quality strategic planning outcomes. These publications are available online at environment.nsw.gov.au/Heritage/publications/index.htm.

Additionally, Government Architect NSW's (GANSW) recent publication *Design Guide for Heritage* may be of use, this can be found at governmentarchitect.nsw.gov.au/guidance/heritage. GANSW is also undertaking a project to explore opportunities and approaches for *Designing with Country*, more information on this can be found at governmentarchitect.nsw.gov.au/projects/designing-with-country.

If you have any questions regarding this matter please contact [REDACTED], Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier and Cabinet by phone on [REDACTED] or via email at [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]
Manager, Statewide Programs

[REDACTED]
Executive Director
Heritage NSW
Department of Premier and Cabinet
As delegate of the Heritage Council of NSW

22 May 2020

Attachment 1

Heritage in Local Strategic Planning Statements

Heritage NSW encourages councils to take a strategic approach to developing and implementing the priorities, policy positions and actions in its Local Strategic Planning Statement (LSPS). To ensure that the LSPS provides strong strategic guidance with regards to both Aboriginal and Historic heritage, we recommend that it should consider the following:

Character Statements

Character Statements which recognise heritage and culture as a fundamental aspect of the identity of the place.

Planning Priorities

Planning Priorities which:

- identify Aboriginal cultural heritage and Historic heritage values and opportunities to protect and celebrate those values
- recognise the contribution which Aboriginal cultural heritage and Historic heritage make to the sense of place and belonging of a local area
- support the protection and celebration of heritage sites and values
- identify and celebrate the diversity and heritage of the many cultural groups in the community, and
- recognise that Aboriginal and Historic heritage and diversity are a cultural asset and potential driver of tourism and economic growth and the opportunities that this can provide.

Actions

Actions which:

- capture the identification, appropriate protection, interpretation and promotion of Aboriginal cultural heritage and Historic heritage
- require meaningful and ongoing consultation with the Aboriginal community to identify important values and potential issues regarding cultural heritage and connection to land
- require meaningful, ongoing and representative community engagement which captures the diversity of the local community
- require consultation with State Government agencies in relation to both Aboriginal cultural heritage and Historic heritage
- support the ongoing identification and documentation of heritage places and context early, to assist more detailed planning actions to avoid or mitigate impact on heritage items and places
- where possible, strategically identify key heritage places and clusters
- support heritage asset revitalisation and adaptive reuse
- provide guidance for sensitive heritage areas subject to major infrastructure or development
- identify funding and resourcing for Aboriginal and Historic heritage priorities
- allow for the development of plans and strategies which interpret, celebrate and promote Aboriginal and non-Aboriginal identity, culture and heritage, and
- develop strategies and programs to tell the story of a local area, and the diversity of its history and culture.

Naming of Public Authorities

Following the 2019 Machinery of Government changes, the names of many public authorities have changed. The Office of Environment and Heritage (Heritage Division) is now Heritage NSW. Council's should update their LSPS to reflect these new public authority names.



Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620
council@qprc.nsw.gov.au

Our ref: LSPS Submission to Queanbeyan-Palerang Regional Council – Public Space

21 May 2020

Dear Sir/Madam

Subject: Draft Local Strategic Planning Statement Submission to Queanbeyan-Palerang Regional Council

The Places Unit, Public Spaces Division within the Department of Planning, Industry & Environment (DPIE) welcomes the opportunity to provide feedback on Queanbeyan-Palerang Regional Council's (Council) Draft Local Strategic Planning Statement (LSPS).

The Public Spaces Division sponsors the Premier's Priority 11: *'Greener Public Spaces: Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023'*. Partnering across government, industry and Councils will be key to achieving the Premier's Priority and supporting communities through:

- a) Helping create more liveable neighbourhoods and communities,
- b) Bringing economic, environmental, social and cultural value to places and residents,
- c) Helping mitigate urban heat island effect, and support biodiversity, and
- d) Improving physical and mental health and wellbeing.

Further information on Premier's Priority 11 can be found at: <https://www.dpie.nsw.gov.au/our-premiers-priorities/great-public-spaces>

What is Public Space?

The Public Spaces Division has adopted the United Nations' (UN) definition of public space for the purposes of Greener Public Spaces, that is *'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.

This can also incorporate privately owned public space. Walkability and accessibility are key focus areas for the Priority and quality is being defined through:

- d) Physical form: Design, maintenance and integration with the natural environment, such as green infrastructure and tree canopy,
- e) Activities and meaning: What the community values, along with the diverse, inclusive, free, welcoming uses available.

4 Parramatta Square, Parramatta | GPO Box 39 Sydney 2001 | dpie.nsw.gov.au | 1



Places Unit Submission

The Places Unit, Public Spaces Division recognises that several of Council's LSPS's 'Priorities and Actions' support increased liveability, and focus on the creation of and access to high-quality public space.

Table 1 below identifies the below for consideration by Council to assist with further embedding public spaces into the LSPS. If you would like to discuss these recommendations further, please contact Sid Walls, Policy Officer, Public Spaces Division at Sid.Walls@planning.nsw.gov.au.

Table 1 – Places Unit Public Space Division's Comments

LSPS Section	Considerations
All Sections	<p>1. Embed the Public Space definition and reference to public spaces into Council's Context, Vision and Planning Priorities.</p> <p>We suggest 'Public Space' is referred to consistently throughout the LSPS, as per the definition on page 1 being:</p> <p><i>'places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive'</i>, and these include:</p> <ul style="list-style-type: none"> a) <i>Open spaces: Bushland, active and passive open space (sports grounds, parks),</i> b) <i>Public facilities: Libraries, community centres, cultural facilities (museums, galleries),</i> c) <i>Streets: Streets, plazas, pavements, passages and paths.</i> <p>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.</p> <hr/> <p>2: Increase mapping of public spaces.</p> <p>We are very pleased to see that Council has included mapping of 'People Gathering Places', 'Cultural/Civic Hubs' and recreational and community facilities. The maps and figures in the LSPS could also include public space networks within the LGA, for example, green networks and cycling/pedestrian networks within and between towns and villages. We suggest the LSPS note why the mapped spaces are important at a local, regional or State level.</p>

LSPS Section	Considerations
<p>Planning Priorities (PP)</p> <p>1 We build on and strengthen our community cultural life and heritage</p> <p>2 We have an active and healthy lifestyle</p> <p>3 We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages</p> <p>10 We plan for and provide regional facilities which promote better social connection and access for the community</p> <p>11 We undertake planning to ensure infrastructure is prepared for future growth</p>	<p>3: Embed access to quality public spaces in current and future planning.</p> <p>The LSPS could further articulate the benefits of planning for public space infrastructure within the LGA, including social, environmental, cultural and economic benefits.</p> <p>We commend Council for its commitment to prepare contributions plans that will collect funds for open space, community and recreation facilities and agree this as an important action to ensure access to and quality of public spaces across the LGA.</p> <p><u>We suggest the following text update:</u></p> <p>Council could note how access to quality public space will be used to support increasing infrastructure demands generated from the significant growth forecast for the LGA.</p> <p><u>We suggest including the following actions:</u></p> <ol style="list-style-type: none"> 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." (PP 1, 2, 10, 11) Review structure plans and masterplans and the Queanbeyan CBD Spatial Masterplan, where needed (and any other urban release, precinct planning, town and neighbourhood centre planning) to include access to quality public, green and open space and active transport corridors as a priority and to consider impact on existing public spaces. (PP 3, 11) Develop mechanisms in LEPs/DCPs to encourage applicants to explain how their development proposal will improve the quantum and/or quality of the public space. This can also be a focus area of the new Design Review Committee. (A4.3.5; PP 2, 3, 10, 11) When updating planning controls to support community events and placemaking across the LGA, Council could also review Development Control Plan requirements and standards to include new provisions related to public space infrastructure. (A4.1.3) Review and update zoning controls for the LGA to secure the long-term reservation of land for public purposes. (PP 10, 11) State that the needs analysis will inform the preparation of contributions plans for open space, community facilities and recreational facilities. (A4.2.2; A4.2.3) Include access to and quality of public spaces as part of any needs analysis. (A4.2.3)



LSPS Section	Considerations
<p>Planning Priorities</p> <p>4 We will promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice</p> <p>9 Our transport infrastructure and networks are well planned and maintained</p> <p>1, 2, 3, 11</p>	<p>4: Promote access to quality public space to ensure liveable, sustainable and well-designed neighbourhoods.</p> <p>We suggest the LSPS acknowledge that access to public space is an essential outcome to create liveable neighbourhoods and great places to live by promoting physical and mental wellbeing, encouraging social connection, creating attachment to place, protecting heritage and local character, providing economic benefits and supporting growing density and population.</p> <p>We commend Council for including actions to support the activation of public space by updating planning controls to support community events and place making across the LGA.</p> <p>Council also has a number of actions which will contribute to maintaining local character in the public realm, with a strong commitment to heritage initiatives across the LGA, and the protection of scenic landscapes.</p> <p>We also support Council's investment in free sports facilities across the LGA, which will increase quality of public space and may provide access to new spaces.</p> <p>Council is also committing to improve connectivity across the LGA through the use of public space, with a Vision for "walking and cycling links (which) will make Queanbeyan-Palerang easy to get around for residents, workers and visitors." By strategically planning to encourage more trips by bicycle in the LGA, which has a strong prevalence for car use, Council is also creating a more liveable, healthy environment for residents.</p> <p><u>We suggest including the following actions:</u></p> <ul style="list-style-type: none"> a) Council has included actions to provide play equipment and open space near new development and promote higher densities near recreational open space. We suggest an action for increasing the number of homes within 10-minute walking access to quality green, open and public space, in accordance with the goal of Premier's Priority 11. (PP 2) b) Develop an activation program to support community events and programming activities. c) We suggest the cycle tourism Masterplan has a focus on resident needs as well as tourism (or a residential cycle Masterplan is also created) and is used to support actions for increased transport options to connect existing and future housing and high amenity centres. (PP 2, 9, 11) d) Ensure the QPRC Integrated Transport Study has a place based focus and is accompanied by a pedestrian strategy. (A4.9.1)

LSPS Section	Considerations
<p>Planning Priorities 1, 3, 4, 10</p>	<p>5: Promote access to quality public space to support strong town centres and improve the local economy.</p> <p>The LSPS could highlight the important role access to quality public space plays in creating vibrant town centres. This includes access to cultural spaces, which are an important part of public space and social infrastructure.</p> <p>We also suggest that planning priorities related to building a strong economy (PP4) articulate the role access to quality public space plays, including by creating vibrant town centres, activating the day and night-time economy, supporting the tourism economy and attracting new residents and workers.</p> <p>Council has made commitments to create a vibrant town centre and invest in public space infrastructure that will also support the local economy. We are strongly supportive of Council aligning land-use planning with the 2019 masterplan for a new Queanbeyan Civic and Cultural Precinct and Regional Sports Facility at West Jerrabomberra.</p> <p>The quality of public space is an important contributor to its use and enjoyment. Council's action to establish a Design Review Committee will be a positive step in promoting a well-designed Queanbeyan CBD with high visual and practical amenity.</p> <p><u>We suggest including the following actions:</u></p> <ol style="list-style-type: none"> a) Note public spaces are one of the key organising principles of a well-designed Queanbeyan CBD. b) Develop an arts & cultural strategy for the LGA and to support the Queanbeyan Civic and Cultural Precinct, to be aligned with a public space strategy. (P 1, 3, 10) c) This strategy could include a public space activation program (including public heritage spaces) to support day and night-time economy, and can consider use of existing space or underused facilities for events and niche performance spaces to build visitations and our reputation while lessening the infrastructure burden on Council. This can be scaled to several levels and can also be used to support the activation of the Civic & Cultural Precinct, the objectives of the Queanbeyan CBD Spatial Master Plan 2019 and the QPRC Tourism Plan 2017-2025 as well as future tourism strategies. (PP1, 3, 4, 10) d) An arts & cultural strategy can also support rejuvenation of the CBD and village centres, as identified in the Community Roadmap and to support heritage-based tourism strategies, such as the Braidwood township strategy. (A4.1.9; A4.10.4)



LSPS Section	Considerations
<p>Planning Priorities</p> <p>5 We consider the environmental impacts of future development</p> <p>6 Our natural landscapes and water resources are sustainably managed</p> <p>2, 9</p>	<p>6: Recognise and embed green infrastructure as an important component to delivering infrastructure to support growth</p> <p>We recommend green infrastructure is given an equal weighting with grey infrastructure and the LSPS recommends planning for green infrastructure to support growth, including population and environmental health. The LSPS could note how green infrastructure can support the LGA in resilience to climate change, improve air quality, shade to reduce ambient temperature, and extending biodiversity habitat.</p> <p>Council could adopt for the following definition:</p> <p><i>Green infrastructure is the network of natural and semi-natural systems including bushland, parks, private gardens, rivers and streams and native vegetation. In urban areas, these systems have typically been modified compared to their natural state, strategically planned, design and/or managed. These systems play an important part in supporting a good quality of life for people now and into the future.</i></p> <p><u>We suggest including the following actions:</u></p> <ul style="list-style-type: none"> a) Develop a green grid to promote interconnected green spaces (and active transport network strategies). (PP2, 5, 6) b) Use greenspace networks to support a public and open space strategy which promotes connectivity throughout the LGA. (PP2, 5, 6) c) Target an improvement to tree canopy and green cover throughout the LGA. Council could also consider a base-level embellishment of open space i.e. including a requirement for tree planting to achieve 40% tree canopy. (PP 6) d) Develop a tree planting program to improve physical and visual amenity along active and vehicular transport corridors. (PP 6, 9)



Open Space Unit Submission

The Open Space team of the Public Spaces Division has also reviewed the Draft LSPS prepared by Queanbeyan Palerang Regional Council.

Table 2 below identifies considerations for Council to assist with further embedding public open spaces into the relevant sections of the LSPS.

If you would like to discuss these further, please contact Sarika Shasidharan, Senior Open Space Planner, Public Spaces Division at Sarika.Shasidharan@planning.nsw.gov.au.

Table 2 – Open Space Unit, Public Space Division’s Comments

LSPS Section	Considerations
<p>Planning Priority 2,10 and 11.</p>	<p>The Open Space team is supportive of the following planning priorities identified in the draft LSPS for open space and recreational facilities within the urban areas of Queanbeyan-Palerang Regional Council.</p> <ul style="list-style-type: none"> (4.2) Planning Priority 2: We have an active and healthy lifestyle (4.10) Planning Priority 10: We plan for and provide regional facilities which promote better social connection and access for the community. (4.11) Planning Priority 11: We undertake planning to ensure infrastructure is prepared for future growth. <p>Open Space also acknowledges that the LSPS has identified actions to:</p> <ul style="list-style-type: none"> Provide open space and recreation facilities to meet the needs of current and future population Implement contributions plan to ensure open space and recreation and community facilities are provided and Tourism opportunities incorporated into open space and recreational facilities. <p>Open Space team recommends that below Action is included:</p> <ul style="list-style-type: none"> Incorporate ‘Draft Greener Places’ design framework in planning, designing and the delivery of green infrastructure in urban areas. <p>Greener Places is a draft Green Infrastructure design framework that guides the planning, design and delivery of Green Infrastructure in urban areas across NSW. It aims to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas.</p> <p>The provision of Green Infrastructure will help improve the quality of our urban areas and help to adapt and mitigate the effects of climate change. Well-designed and planned Green Infrastructure will help absorb flood water, cool the urban environment, clean the air, provide space for local food production and ensure the survival of NSW’s fauna and flora as well as providing space for recreation, sport and leisure.</p> <p>The Draft Greener Places design framework will assist Queanbeyan-Palerang Regional Council to create better public open spaces and landscape outcomes for the urban areas within the LGA.</p>
<p>Planning</p>	



LSPS Section	Considerations
<p>Actions for urban areas</p> <p>(Queanbeyan and surrounds, South Jerrabomberra, Googong Bungendore, Braidwood)</p>	<p>The Open Space team recommends that in addition to other actions identified for each urban area, following key Actions are also included in the LSPS.</p> <ul style="list-style-type: none"> • Prepare 'Open Space and Recreation Needs Study' to understand the community's current and future open space and recreation needs. • Provide high-quality public open spaces in new residential subdivision, through DCP clauses. Connect the subdivision and its open spaces with walking and cycling paths. • Assess all existing and proposed community facilities, play spaces and public spaces with NSW Governments 'Everyone Can Play' Guidelines. • Identify potential funding mechanisms required or secured for open space and recreation outcomes.

Sent: Sun, 31 May 2020 16:48:50 +1000
Subject: Queanbeyan-Palerang draft LSPS - Resilience Planning Comments

From: [REDACTED]
Sent: Monday, 25 May 2020 3:36 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Queanbeyan-Palerang LSPS Resilience Planning Comments

Hi [REDACTED]

Below are the comments from the Resilience Planning team on the **Queanbeyan-Palerang LSPS**:

Regarding resilient places, the Queanbeyan-Palerang LSPS does not provide sufficient resilient/recovery actions, and would benefit from the following notes:

- This LSPS contains no planning priority dedicated to natural hazard or climate change resilience. While a few resilience concepts are mentioned throughout the LSPS, they cannot be found under one dedicated planning priority.
- The LSPS Vision states a need to build resilience by placing people and developments away from natural hazards. However, the only natural hazard action is Action 4.8.8 - *The Dpat mD noanhp fnP panP i mDP nhg f, nng l rat numhl*
- The LSPS discusses the LGA's draft climate action plans and contains one action relating to climate change but this action is generic: Action 4.5.4 - *dhpuD onadharm il omsapnf s, il mD synht DnPDsnhpgDPDg i yDh o, nhht fhP ayDfucwPD* and this action is not outlined for any of the areas outlined under 5.2 Queanbeyan and surrounds, 5.3 Bungendore, 5.4 Braidwood, 5.5 Rural Residential Areas or 5.6 rural areas.

- It is strongly recommended that the LSPS includes a new standalone planning priority dedicated natural hazard and climate change resilience. It should include the following:
 - A detailed outline of the specific threats of climate change and natural hazards within the region, including climate projections, hazard mapping, scientific studies and, where data is absent, a history of events. This will inform actions and decision-making.
 - A broad view of hazard risk that is not limited to hazard type and exposure, that also identifies actual and potential community vulnerability.
 - A review of past bushfire and flood mapping.
 - Actions that focus on resilience and recovery before and after a natural hazard event – this would help promote resilience-building within the LGA.
 - Considerations to managing future risk (climate and growth) so as to not to increase the population at risk and the demand on Emergency Services personnel and volunteers.
 - An action to establish hazard planning and disaster resilience (including infrastructure resilience) principles as primary considerations in all development

proposals. The development of a planning principle that local/regional hazard risk assessments inform land use planning decisions could be included.

- An action to review development controls to encourage adaptable and resilient buildings.
- An action on the implementation of Council's Climate Adaptation Plan
- The promotion of risk reduction and avoidance strategies, particularly at a place-based level.
- An action to support the NSW state goal of net zero emissions by 2050.
- Some long term and ongoing actions for resilience building into the future to ensure that resilience is managed and sustained.

If you need any clarification on the above comments, feel free to let me know. Happy to discuss further.

Thanks!



Resilience Planning | Green and Resilient Places
Place, Design and Public Spaces | Department of Planning, Industry and Environment



4 Parramatta Square, 12 Darcy Street, Parramatta NSW

www.dpie.nsw.gov.au



Planning,
Industry &
Environment

*EyDv DonRl Dhanf c, nhhrht kTngupaPwnhg dhePnhl Dhansbhni ,Dgt Dp qmra panti gp nh A. nPt ihm ,nhgl WDmsbhni ,Dgt DqD
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Please consider the environment before printing this e-mail.

Submitter 22



Our ref: DOC20/341526

[REDACTED]
Director, Southern Region
Department of Planning, Industry and Environment
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Draft Queanbeyan-Palerang Local Strategic Planning Statement

Dear [REDACTED]

We are writing to provide comment on Queanbeyan-Palerang Regional Council's draft Local Strategic Planning Statement.

Heritage, culture, history and tradition are fundamental aspects of the identity of a place, and can include Aboriginal, non-Aboriginal, natural, archaeological, movable, maritime and intangible cultural heritage. These aspects define the local character of a place and help create and maintain a sense of meaning for communities.

Local Strategic Planning Statements (LSPS) provide an important opportunity for communities to describe the local character of their places, and what makes them distinctive and different from other places. Through the LSPS, Heritage NSW encourages both Council and the Department of Planning, Industry and Environment (the Department) to consider how known and potential heritage places and values contribute to the local character and sense of place for their community.

We have prepared some general guidance for councils to consider in the preparation of their LSPS, this is provided as **Attachment 1**.

Heritage NSW supports many of the initiatives in the Queanbeyan-Palerang LSPS, including:

- undertaking a formal Council wide Heritage Study every 10 years
- identifying important heritage items and conservation areas to ensure that Council's built, natural and cultural heritage is protected
- establishing a strong relationship with key Aboriginal organisations and traditional owners, and ensuring consultation on heritage, cultural and significant sites
- working closely with the local Aboriginal community to ensure indigenous heritage values are recognised and protected, identifying sites and promoting awareness
- consulting with key Aboriginal organisations and traditional owners on major projects to ensure the protection of Aboriginal heritage, cultural and significant sites

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ [REDACTED]
[REDACTED] ■ E: heritagemailbox@environment.nsw.gov.au

Document Set ID: 724845
Version: 1, Version Date: 25/05/2020

- re-establishing Council's town centres as 'Places for People', including streetscapes, lighting and landscaping which is sympathetic to town heritage and architectural themes
- protecting and enhancing the LGA's significant heritage features, particularly the township of Braidwood, including appropriate heritage and archaeological management controls
- implementing the recommendations of the Bungendore Heritage Study, through updates to Council's Local Environmental Plan (LEP) Heritage Schedule and planning controls
- providing heritage grants, a heritage advisory service, supporting heritage events and promoting heritage related tourism across the LGA, and
- researching methods to identify and protect significant heritage trees.

We consider that the above initiatives represent a strong strategic approach and will have a positive impact on Council's Aboriginal and non-Aboriginal heritage.

There may be further opportunities to provide information on Council's heritage and how it is considered during planning. Areas that we suggest Council and the Department consider when finalising the LSPS are:

- if the relevant Aboriginal communities and/or groups have not already been consulted about the content of the LSPS, this should be done prior to the LSPS being finalised
- we note that Council proposes to work closely with the local Aboriginal community to ensure recognition and protection of indigenous heritage. This should be done through an Aboriginal Cultural Heritage Study, and be used to inform amendments to Council's LEP to protect Aboriginal cultural heritage and cultural landscapes
- considering the linkages between culture, heritage and tourism, and the opportunities culture and heritage bring for economic growth
- further articulating heritage as it relates to local character, including potentially identifying clusters of places and items which contribute to the significant character of the place
- considering the linkages between actions and priorities, e.g. the ways in which heritage and culture contribute to attractive and liveable places, local employment and community wellbeing, and
- provide clarity in the LSPS when referencing Heritage Studies whether it includes both Aboriginal and non-Aboriginal heritage, as both should be assessed.

This would help better align Council's local strategic planning with the *South East and Tablelands Regional Plan*, specifically Direction 23 – Protect the region's heritage

In addition to the items of local heritage significance listed under Queanbeyan-Palerang Regional Council's LEPs, our records show that the local government area contains:

- the Commonwealth Heritage Listed Place 'Googong Foreshores Cultural and Geodiversity Heritage Areas'
- 20 State Heritage Register items
- the 'Millpost Stone Axe Quarry' Aboriginal Place, and
- 1660 Recorded Aboriginal Sites.

Care must be taken to avoid impacts on these items, places and sites, and consideration needs to be given as to how to mitigate any impacts where they are unavoidable. We can provide specific information and more detailed advice on the State heritage items, Aboriginal places and sites if required.

Heritage NSW has several publications which may be of assistance when addressing the heritage objectives of the LSPS. These objectives should be incorporated with environmental, social and economic considerations to achieve high quality strategic planning outcomes. These publications are available online at environment.nsw.gov.au/Heritage/publications/index.htm.

Additionally, Government Architect NSW's (GANSW) recent publication *Design Guide for Heritage* may be of use, this can be found at governmentarchitect.nsw.gov.au/guidance/heritage. GANSW is also undertaking a project to explore opportunities and approaches for *Designing with Country*, more information on this can be found at governmentarchitect.nsw.gov.au/projects/designing-with-country.

If you have any questions regarding this matter please contact [REDACTED], Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier and Cabinet by phone on [REDACTED] or via email at [REDACTED]

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

Heritage NSW
Department of Premier and Cabinet
As delegate of the Heritage Council of NSW

22 May 2020

Attachment 1

Heritage in Local Strategic Planning Statements

Heritage NSW encourages councils to take a strategic approach to developing and implementing the priorities, policy positions and actions in its Local Strategic Planning Statement (LSPS). To ensure that the LSPS provides strong strategic guidance with regards to both Aboriginal and Historic heritage, we recommend that it should consider the following:

Character Statements

Character Statements which recognise heritage and culture as a fundamental aspect of the identity of the place.

Planning Priorities

Planning Priorities which:

- identify Aboriginal cultural heritage and Historic heritage values and opportunities to protect and celebrate those values
- recognise the contribution which Aboriginal cultural heritage and Historic heritage make to the sense of place and belonging of a local area
- support the protection and celebration of heritage sites and values
- identify and celebrate the diversity and heritage of the many cultural groups in the community, and
- recognise that Aboriginal and Historic heritage and diversity are a cultural asset and potential driver of tourism and economic growth and the opportunities that this can provide.

Actions

Actions which:

- capture the identification, appropriate protection, interpretation and promotion of Aboriginal cultural heritage and Historic heritage
- require meaningful and ongoing consultation with the Aboriginal community to identify important values and potential issues regarding cultural heritage and connection to land
- require meaningful, ongoing and representative community engagement which captures the diversity of the local community
- require consultation with State Government agencies in relation to both Aboriginal cultural heritage and Historic heritage
- support the ongoing identification and documentation of heritage places and context early, to assist more detailed planning actions to avoid or mitigate impact on heritage items and places
- where possible, strategically identify key heritage places and clusters
- support heritage asset revitalisation and adaptive reuse
- provide guidance for sensitive heritage areas subject to major infrastructure or development
- identify funding and resourcing for Aboriginal and Historic heritage priorities
- allow for the development of plans and strategies which interpret, celebrate and promote Aboriginal and non-Aboriginal identity, culture and heritage, and
- develop strategies and programs to tell the story of a local area, and the diversity of its history and culture.

Naming of Public Authorities

Following the 2019 Machinery of Government changes, the names of many public authorities have changed. The Office of Environment and Heritage (Heritage Division) is now Heritage NSW. Council's should update their LSPS to reflect these new public authority names.

Submitter 25



Department of
Primary Industries

OUT19/6657

Peter Tegart
Chief Executive Officer
Queanbeyan-Palerang Regional Council

By email: council@qprc.nsw.gov.au

cc. [REDACTED]

Attention: [REDACTED]

Dear Mr Tegart

Draft Queanbeyan Palerang Regional Council Local Strategic Planning Statement 2020

Thank you for the opportunity to comment on the Draft Queanbeyan-Palerang Regional Council Local Strategic Planning Statement (LSPS). NSW DPI is charged with building stronger primary industries; one component of our work focuses on enhancing the productive and sustainable use of NSW's agricultural resources.

We commend Council for recognizing that Queanbeyan-Palerang Regional Council (QPRC) has productive rural land that is important to the economy of the shire and particularly:

- Recognition of and continued implementation of the Rural Lands Strategy to facilitate less fragmentation and minimise land use conflicts;
- Review of the rural planning provisions on the zoning of rural land, minimum lot size and averaging subdivision arrangements; and
- Recognition of agricultural productivity and future opportunities such as agri-tourism to provide for value adding.

Generally, QPRC's LSPS position on agricultural and rural land uses has aligned with the South East and Tablelands Regional Plan 2036 including promoting agricultural innovation, sustainability and value add opportunities under Direction 5 and managing rural lifestyles under Direction 28. The draft LSPS however does not include a reference to Direction 8-Protect important agricultural land.

While NSW Agriculture's maps of IAL land have not yet been released, it will be important to include an action focussed on recognising any important agricultural land. That will enable a further consideration of rural planning provisions for any such identified land.

It is also noted that the LSPS has included actions on agri-tourism. NSW DPI supports the value adding potential of agri-tourism to enable farmers to diversify their income, but this needs to be balanced so that it is not undertaken at the expense of inflated capital costs preventing primary production expansion, or land use conflict preventing the establishment or extension of existing intensive production businesses. An action aimed at promoting agri-tourism while recognising the primary productive potential of rural lands might assist.

It is also noted that there is no discussion or actions on maintaining or establishing agricultural processing facilities in the Shire. While such facilities are currently limited, those within the shire should be identified and actions included for their future protection (as well as any future facilities). An example of a current facility is the Braidwood saleyards.

NSW Department of Primary Industries - Agriculture
Locked Bag 21, Orange NSW 2800 | 161 Kite St, Orange NSW 2800
Tel: 02 6391 3369 | Email: landuse.ag@dpi.nsw.gov.au | www.dpi.nsw.gov.au | ABN: 72 189 919 072

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Version: 1, Version Date: 05/06/2020

Should you require clarification on the information contained in this response, please contact

[REDACTED]

Yours sincerely

[REDACTED]

5/6/20

[REDACTED]

Manager Agricultural Land Use Planning

Submitter 26



Australian Government
Department of Defence
Estate and Infrastructure Group

Director Land Planning and Regulation
Estate Planning Branch
Brindabella Business Park (BP26-1-A053)
PO Box 7925
Department of Defence
CANBERRA BC ACT 2610

ID-EP-DLP&R/OUT/2020/BS10323679

General Manager
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Dear Sir / Madam,

DRAFT QUEANBEYAN-PALERANG REGIONAL COUNCIL LOCAL STRATEGIC PLANNING STATEMENT (LSPS) – ‘TOWARDS 2040’ - DEFENCE SUBMISSION

The Department of Defence (Defence) thanks Queanbeyan-Palerang Regional Council (QPRC) for the opportunity to comment on the Draft QPRC Local Strategic Planning Statement (LSPS) – Towards 2040. Defence understands that the draft LSPS provides a 20 year vision and strategy for QPRC’s future land use planning, and has been developed in response to NSW Government requirements. Defence also understands that the LSPS provides context and direction for land use decision making within the QPRC Local Government Area (LGA).

Defence has a long association with the QPRC community with important Defence facilities including HMAS Harman and Headquarters Joint Operations Command (HQJOC) operations at the General John Baker Complex (GJBC) located within the LGA. Defence is duly concerned to ensure that the long-term capability and viability of these facilities is not compromised through inappropriate development on adjacent and surrounding land.

HQJOC is the Australian Defence Force's (ADF) operational level headquarters responsible for the command and control of ADF operations worldwide. In addition, the Australian Civil Military Centre (ACMC) is located in Queanbeyan’s CBD. Whilst it consists of a small staff in leased accommodation, its role is to develop national civil-military-police capabilities to enhance sustainable operational performance. The ACMC engages and supports multiple government, non-government and international agencies in best practice approaches to civil-military-police engagement; and the strategic planning and delivery of conflict and disaster management activities.

Within the confines of HMAS Harman are a number of Defence Strategic Communications assets that provide critical support to Defence operations and the defence of Australia. This support includes the provision of satellite communication services which are sensitive to any electromagnetic interference that can be generated by radio frequency devices and other industrial equipment, including generators and welding equipment. Furthermore, any tall structure within close proximity to the satellite transmission antenna may interfere with the beam path, reducing performance of this service.

Encroachment of Defence sites by incompatible surrounding land uses is a significant issue for Defence. In this regard, Defence requests that Council prudently consider any land use or development proposals in the vicinity of HQJOC and HMAS Harman to ensure that the potential for land use conflict is minimised.

Defence wishes to avoid the situation where any future land uses around the above mentioned facilities could potentially impact on their long term viability as critical Defence operational facilities, particularly uses which could cause electromagnetic interference such as industrial uses. Key land use considerations for the HQJOC and HMAS Harman facilities include the need

Defending Australia and its National Interests

for protection from trespass, surveillance, noise and vibration-sensitive land uses, electromagnetic radiation, flooding, and impeded access to shared resources such as road networks. At the same time, surrounding communities need appropriate buffers to ensure public safety and mitigate amenity issues generated by Defence activities.

Defence also notes that the LSPS includes planning priority to take action to find solutions for traffic congestion and heavy vehicle impacts. Defence requests that Council engage early and closely with Defence, and the National Capital Authority as appropriate, in regard to the Canberra Avenue corridor linking Queanbeyan and Canberra. This consultation should proactively consider recent major accidents at the intersection adjacent to HMAS Harman (including three in the last month), the significant increase in HMAS Harman's population over the next 2-3 years, and how to best address traffic management and road safety impacts for both HMAS Harman and the QPRC.

Defence notes that a key priority identified in the LSPS is to advocate for extending Canberra commuter rail into Queanbeyan and Bungendore with a possible access to HQJOC. Defence recognises the importance of alternative transport options as part of Council's long term planning for Bungendore. However, new or expanded rail infrastructure proximate to a Defence facility could have potentially adverse impacts on Defence operations. Defence communications could be disrupted as a result of electromagnetic interference generated by electric or diesel trains, while the location of a train station/stop close to a Defence base could increase security risks at those sites. Defence therefore requests Council engage early and closely with Defence as part of its planning process for extension of a commuter rail service in the vicinity of Defence establishments.

Defence appreciates the complexities involved in balancing policy to protect key infrastructure, such as Defence facilities, with policy to facilitate urban growth and development. An effective planning process however must acknowledge and respond to Defence concerns that land use planning in areas surrounding its facilities do not adversely impact on the long-term viability of these facilities, nor disrupt Defence training and operations.

Defence also cautions against any assumption that the use of the Defence Estate will remain static noting there is considerable upgrade work ongoing at HQJOC and HMAS Harman. The Defence Estate and land uses around these facilities need to be flexible enough to respond to future requirements, including the introduction of new capabilities and / or a rapidly changing security environment. Regular engagement between the NSW Government, LGA and Defence will ensure future Defence plans are reflected in new and revised planning documentation.

Strong land use planning controls prevent incompatible land uses, which would otherwise lead to ongoing conflict between Defence facilities and their neighbouring communities. The draft LSPS is an important mechanism to achieve this outcome and Defence looks forward to working closely with QPRC on an ongoing basis into the future.

Should you wish to discuss the content of this advice further, my point of contact is Mr Tim Hogan contactable at land.planning@defence.gov.au or by telephone on (02) 6266 8193.

Yours sincerely

[Redacted Signature]

Date: 2020.05.25 11:24:56 +10'00'

[Redacted Name]
Director Land Planning and Regulation
Estate Planning Branch

25 May 2020

Defending Australia and its National Interests

Submitter 27



ACT
Government

Environment, Planning and
Sustainable Development

Obj# 20/27022

Mr Peter Tegart
General Manager
Queanbeyan Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620
Via email: council@qprc.nsw.gov.au

Dear Mr Tegart

I refer to the Queanbeyan Palerang Regional Council (QPRC) draft Local Strategic Planning Statement ('draft LSPS') on public exhibition until 25 May 2020.

I commend QPRC for its preparation of the draft LSPS, setting out a 20-year vision for land use within the Council area, including how growth and change will be managed into the future.

I appreciate the acknowledgement within the draft LSPS of the importance of integration with the ACT, as well as the ongoing cross border challenges, including public transport connectivity. I acknowledge the focus of the document on growth in well planned locations, a clear hierarchy of towns, transport connectivity, the protection of environmental lands, and upholding the principles of ecologically sustainable development.

The Environment Planning and Sustainable Development Directorate (EPSDD) within the ACT Government has reviewed the draft LSPS, in consultation with other relevant Directorates, and provides the attached comments for your consideration. The comments identify the key planning, infrastructure and environmental considerations, and our willingness to engage further with QPRC on these matters.

If you require any further information, please contact [REDACTED] Executive Group Manager, Planning, Land and Building Policy at [REDACTED]

Yours sincerely

A handwritten signature in black ink is written over a large black rectangular redaction box. The signature appears to be 'Peter Tegart'.

22 May 2020

ENCL: EPSDD submission to QPRC LSPS

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**SUBMISSION TO
QUEANBEYAN PALERANG REGIONAL COUNCIL
ON**

TOWARDS 2040: DRAFT LOCAL STRATEGIC PLANNING STATEMENT

May 2020



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1.0 Introduction

Queanbeyan Palerang Regional Council (QPRC) has prepared a draft Local Strategic Planning Statement (draft LSPS) under the *NSW Environmental Planning and Assessment Act 1979*. The draft LSPS sets out a 20-year vision for land use, and identifies how growth and change will be managed while maintaining the special characteristics of the area. It is understood that the draft LSPS will inform more detailed planning documents such as Local Environment Plans and Development Control Plans.

The Environment, Planning and Sustainable Development Directorate (EPSDD) has reviewed the draft LSPS and sought input from other ACT Government Directorates, most notably the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) and Transport Canberra and City Services (TCCS). This submission is a consolidated response to QPRC, however it does not represent a formal ACT Government endorsed position, as there was insufficient time for the matter to go before Government.

Whilst it is acknowledged that the draft LSPS addresses a range of policy issues, the following constitute the key considerations for the ACT, following our review of the document.

2.0 Key considerations

2.1 Urban growth

Residential

The draft LSPS (page 26) identifies that QPRC continues to experience significant population growth. With a current population of 60,190, the local government area (LGA) is anticipated to experience further growth of 18,566 persons (30.8%) to a projected population of 78,756 in 2036. The draft LSPS identifies that an additional 6,500 dwellings will be required to accommodate this growth to 2036.

Within the LGA, the city of Queanbeyan is the fastest growing inland city in NSW, with a growth rate of 3% (page 30). To meet this demand, of the 6,500 total dwellings required for the LGA, 4,500 dwellings will be required within Queanbeyan city and surrounds. The draft LSPS identifies that this housing will primarily be provided at Googong, South Jerrabomberra and via urban infill. It is understood that 1,500 of these dwellings are proposed for South Jerrabomberra (page 12). The draft LSPS could clarify how much of the remaining housing is to be attributed to Googong and infill respectively.

Whilst it is appreciated that the map on page 31 of the draft LSPS is intended to be high level, the 'residential growth areas – short term' for South Jerrabomberra as shown in the map do not appear to accord with the endorsed South Jerrabomberra (South Tralee) LEP (2012), South Jerrabomberra Structure Plan (2013), Residential and Economic Strategy 2015 – 2031 (2015) and QPRC online mapping. The map on page 31 differs to these other documents insofar as the shape and extent of the residential area, and the absence of a buffer area to part of the residential area, where it adjoins the ACT. The buffer zone to the

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ACT is a critical element in attempting to mitigate the potential for land use conflict between the existing industrial uses at Hume and the nearby residential uses at South Jerrabomberra.

A representative of QPRC contacted over the draft LSPS has clarified that the draft LSPS is not intended to identify further residential in South Jerrabomberra, nor is it intended to delete part of the buffer zone to the ACT. Accordingly, we would request the map on page 31 reflect the endorsed plan for South Jerrabomberra, including the extent of residential and the buffer zone to the ACT.

The draft LSPS indicates that in the long term, the majority of future residential growth is planned for Googong. It is acknowledged that this expansion has already been foreshadowed in Council planning documents, including the Residential and Economic Strategy 2015- 2031. However, there is a concern that such growth could place significant additional pressure on the Googong Foreshores to provide recreational facilities.

Googong Foreshores is a major ACT water catchment area, and the opportunity for providing additional recreational resources is limited. The Googong Foreshores Lease requires adherence to the existing, low impacting recreational activities. Thus, when more detailed planning occurs for the expansion of Googong, appropriate provision should be made for sufficient open space and recreational facilities within the proposed development, to cater for the increased population in the area. As was the case for the original Googong approval, there should be a requirement for the developer to provide a financial contribution to the ACT Government for maintaining recreational facilities at Googong Foreshore.

Regarding infill, Action 4.2.4 (page 39) in the draft LSPS includes *'investigate allowing higher density development on land adjoining areas where such open space provides increased amenity and recreational opportunities'*. Whilst this provision may be reasonable in some settings, we do not consider it appropriate for application in the zones abutting the open space (RE2-Private Recreation) at South Jerrabomberra (South Tralee). Increasing densities in this location presents an increased risk of land use conflict between the existing industrial uses at Hume, and residential uses at South Jerrabomberra, and may have amenity impacts for residents.

Employment

Regarding employment growth, while details are provided about the South Jerrabomberra employment areas, the draft LSPS could be strengthened by identifying the quantum and location of other employment lands required to the year 2040, if known. This would assist the ACT Government to take a regional view of employment land provision, whilst also assisting with cross-border transport modelling.

We note the intention, within the draft LSPS, to develop the South Jerrabomberra Innovation Precinct as a *"silicon valley' of business technology precincts, linked to the ACT eastern broadacre, focussed on defence, space, energy and waste renewables technical and associated government enterprise'* (page 30). Our present focus for adjoining ACT

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employment lands is in protecting the current role and function of Hume as a general industrial area, and in progressing the statutory processes for Eastern Broadacre under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

2.2 Transport

Cross border public transport

Cross border public transport remains a key issue for the jurisdictions. Approximately 67% of all NSW commuters to the ACT are from QPRC. As the draft LSPS identifies (page 27) approximately 18,500 people commute from QPRC to the ACT each day, and 5,000 from the ACT to QPRC. Of these, 80% of people use private transport and only 1.5% use public transport. ACT projections indicate that by 2031, approximately 33,500 commuters are expected to cross the border daily into the ACT from Queanbeyan (ACT Planning Strategy).

The draft LSPS (page 35) notes that due to cross-border constraints, limited options for direct bus services to the main employment areas in Canberra are currently available. Action 4.9.3 of the draft LSPS is '*Support continued pursuit of opportunities for integrated cross-border transport with ACT*'.

The ACT Government supports continued investigation into opportunities for integrated cross-border transport as outlined in the Prospectus for a Canberra Region Deal.¹ An updated ACT-NSW Memorandum for Regional Collaboration, currently in the process of being finalised (see section 2.5 below) will recognise the importance of an efficient and integrated public transport network in managing future congestion across the Canberra Region. Intended actions include developing a Cross-Border Public Transport Working Group as a sub-committee to the Cross-Border Regional Infrastructure Steering Committee. The Working Group will include relevant LGAs and will identify options including the role of digital solutions, such as integrated ticketing systems, to improve cross-border public transport.

Action 4.9.4 (page 29) is '*Advocate for extending Canberra commuter rail into Queanbeyan and Bungendore*'. The draft LSPS envisages this would include a rail service between Bungendore, the Australian Defence Force Headquarters Joint Operations Command (HQJOC), Queanbeyan and Canberra, with integrated public transport ticketing. Transport Canberra and City Services (TCCS) recognises the desire and growing demand for commuter transport between Bungendore, Queanbeyan and Canberra and will continue to work with QPRC and stakeholders to develop opportunities to progress and improve services. However, currently, there are no strategic plans for commuter rail between these locations.

South Jerrabomberra Park and Ride

The map on page 31 depicts a Park and Ride at South Jerrabomberra. Consideration would need to be given to the impacts of the Park and Ride on the surrounding road network. TCCS

¹ Canberra Region Joint Organisation and ACT Government. <https://crjo.nsw.gov.au/wp-content/uploads/Prospectus-for-a-CBR-Region-Deal.pdf>

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encourages early consultation on the concept, and is currently preparing a Park and Ride Strategy which may help to inform discussions.

Road connection to the ACT

The vision for 'Queanbeyan and Surrounds' (page 30) includes '*an east-west connection from Googong to the ACT*'. Action 4.9.9 (page 39) states '*Council to secure corridor for future Dunn's Creek Road together with a link to the Monaro Highway in the ACT. Council to also lobby the ACT for this link*'.

It is not clear in the draft LSPS exactly where Dunns Creek Road is proposed to link to the Monaro Highway. The map on page 31 shows Dunns Creek Road within NSW adjoining the border at a location equivalent to the centre of Hume. The ACT Government has raised concern over many years with a road connection through Hume, with the preferred connection to the ACT being at the Isabella Drive intersection. Council's South Jerrabomberra Structure Plan (2013) and Residential and Economic Development Strategy 2015 – 2031 (2015) also show Dunns Creek Road connecting to the ACT at Isabella Drive. It is desirable that this preferred connection be identified on the draft LSPS maps.

The ACT government is currently progressing the reconstruction of sections of the Monaro Highway, including early design work on grade separated interchanges at the Monaro Highway / Lanyon Drive and the Monaro Hwy / Isabella Drive intersections. Traffic modelling for this work has been based on the most recent Canberra Strategic Transport Model (CSTM), which includes updates provided by QPRC and a connection from the future Dunns Creek Road to Isabella Drive by 2041.

A future Dunns Creek Road corridor would need a network and corridor feasibility assessment to understand impacts on the surrounding road network, especially at Hume. TCCS encourages consultation on this matter.

Freight

The Vision for QPRC in 2040 (pages 28 - 29) includes a number of initiatives for freight transport including establishing freight corridors linking the South Coast to Canberra (from Nowra via Nerriga, Braidwood and Queanbeyan) and to the Port of Eden (via Queanbeyan, Cooma and Bombala); securing a freight rail option to the Port of Eden and a proposed three hectare rail intermodal at South Jerrabomberra (along the rail spur line between Queanbeyan and Hume) to transfer products to rail, sea and air ports in the South East. Additionally, Action 4.9.5 (page 29) identifies a review of the draft freight route hierarchy and adoption of a recommended hierarchy by 2030.

TCCS encourages further discussion about these initiatives in the context of the ACT Freight Strategy 2016 and the NSW Government's South East and Tablelands Regional Plan 2036. The ACT Freight Strategy can be accessed at https://www.transport.act.gov.au/_data/assets/pdf_file/0004/1402528/ACT-Freight-Strategy-ACT-Government.pdf.

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We are aware that the NSW Government has commissioned a feasibility study into the potential for opening a freight and passenger rail line connecting Canberra to the Port of Eden. However, it should be noted that there are potential issues associated with a spur line connection to Canberra Airport, including the presence of nature reserves, Defence land and land affected by airport operations.

2.3 Infrastructure

The draft LSPS is high level insofar as detailing future physical infrastructure needs to support growth, such as water, sewerage and other utilities. TCCS welcomes future opportunities to be involved in more detailed work.

The ACT plays an important role in supplying water to QPRC, both through the Queanbeyan Water Supply Agreement and bespoke arrangements such as the agreement last year to provide water to Braidwood. The draft LSPS could mention the existing water supply arrangements.

Section 3.7.10 (page 14) of the draft LSPS identifies that an Integrated Water Cycle Management Strategy will be developed for the Queanbeyan area within QPRC. The ACT Government is committed to the sustainable management of the Territory's water supply management and catchment practices, as outlined in the ACT Water Strategy. The ACT welcomes further collaboration with QPRC as its Integrated Water Cycle Management Strategy is developed, noting our shared drinking water resources and need to work together to ensure the high environmental quality of shared waterways including the Molonglo River and Lake Burley Griffin.

The Queanbeyan Sewage Treatment Plant (QSTP) is an important cross-border project that both jurisdictions are collaborating on, as the QSTP reaches the end of its useful life and requires upgrade. It may be useful for the draft LSPS to identify this infrastructure project. Consideration could also be given to mentioning the project as an example of effective cross-border collaboration, including working together to harmonise regulatory activity. The draft LSPS could also affirm a commitment to continuing to work together to achieve an upgrade that meets the growing needs of QPRC, while providing for ongoing protection of shared waterways.

Planning Priority 11 (page 23) seeks to ensure infrastructure is prepared for future growth and refers to the need to *'construct enabling infrastructure to promote the release of recreational, business and residential lands where funded'*. However, the draft LSPS does not appear to detail what elements of social infrastructure are required to support growth. As surrounding LGAs can be heavy users of ACT social infrastructure (particularly education and health), it would be useful to have an understanding of proposed investment in this area, and any Council studies or strategies underpinning this.

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2.4 Environmental considerations

Biodiversity

Planning Priorities 5 and 6 of the draft LSPS (page 21) seek to identify and protect land with significant environmental values, along with natural landscapes and water resources. Action 4.6.1 (page 57) includes undertaking an LGA scale biodiversity study, while the planning outcomes for Queanbeyan include identifying 'environmental land and biodiversity corridors' (page 28).

In undertaking the biodiversity study and identifying corridors, we would encourage consideration of cross-border connectivity wherever possible. This is consistent with the NSW Government's *South East and Tablelands Regional Plan 2036*, which identifies a regional approach as critical in order to secure ecological connections, particularly in the context of long-term climate change (Direction 15, page 37). The ACT *Nature Conservation Strategy 2013-23* also outlines important regional landscapes across south-eastern Australia, and the value of a regional approach.

Rural areas

A current regional growth challenge for the ACT relates to the proximity of Canberra to surrounding local government areas, with resulting pressures to convert rural areas close to Canberra for urban use. Section 5.1 (page 25) of the draft LSPS identifies that rural residential developments adjoin, or are located close to, the border of the ACT. While it is understood that many of these areas have already been developed for rural residential purposes, there appears to be scope for further subdivision using lot averaging.

As a general principle, in the context of the Canberra region, EPSDD has expressed caution about zoning changes that result in a reduction in minimum allotment size and resultant intensification of residential development in rural areas close to the ACT/NSW border. Such development has the potential for a range of planning, environmental and infrastructure concerns. It may threaten regional biodiversity connectivity (through land fragmentation) and the landscape setting of the National Capital, and place pressure on existing ACT physical and social infrastructure. Rural residential development can lead to pressure for the inefficient provision of urban infrastructure to isolated locations, and may set a precedent for similar development within commuting distance of the ACT.

Council's overall policy position on rural residential subdivision is not immediately apparent in the draft LSPS. Although there is a description of the Rural Lands Strategy in section 3.7.5 (page 13) it does not elucidate the opportunities and challenges that exist with this land use, and which underpin the actions under Planning Priority 8 of the draft LSPS. These actions include a review of rural planning provisions and simplifying administration in respect to the identification of dwelling permissibility in rural areas (page 57).

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2.5 Cross border collaboration

Action 4.12.3 (page 23) is *'QPRC continue dialogue with ACT Government and Commonwealth Government on all planning matters, including consultation on development proposals near the state border'*.

EPSDD welcomes a conversation with QPRC on how this dialogue can best be maintained, to facilitate a greater understanding of planning, infrastructure and conservation actions identified in the draft LSPS, along with rezoning and development proposals that arise. For example, quarterly meetings may be appropriate, and EPSDD will continue to engage with QPRC through the CRJO Regional Planners meetings and the EPSDD Residential and Commercial Advisory Committees.

Section 3.10 (page 17) of the draft LSPS considers the relationship with the ACT. It identifies the ACT-NSW Memorandum of Understanding for Regional Collaboration (MOU) and the Letter of Intent between the ACT Government and QPRC (2016). CMTEDD advises that an updated MOU is in the process of being finalised by the ACT and NSW Governments. The updated MOU will reaffirm commitment to strengthening collaboration between the two jurisdictions. Priority work areas for land use planning will include the joint development of a cross-border land and housing monitor and framework (which will commence with Yass Valley and QPRC) and reviewing the South East and Tablelands Regional Plan 2036.

CMTEDD advises that the ACT Government is also committed to working with QPRC to develop an updated Letter of Intent that ensures our effective and productive relationship is maintained, and includes an updated work plan that is consistent with the strategic intent of the draft LSPS and the refreshed ACT-NSW MOU.

2.6 Implementation Plan

Given the high-level nature of the draft LSPS, EPSDD and other Directorates have indicated a desire for further engagement with QPRC on the studies and actions identified in the Implementation Plan, in order to ensure integration with ACT activities. To help facilitate this, a list of ACT Government contacts is provided at the end of this submission.

2.7 Other matters

- The ACT Planning Strategy (2018) has a range of policy directions that have relevance to QPRC, including for employment lands, areas adjoining the border, protecting important transport corridors and building on the benefits associated with the Canberra Airport. **Attachment A** provides further detail of these matters.
- For your information, TCCS is currently developing a 2020 ACT Transport Strategy to define our vision for transport, and provide a framework for planning and investment in transport for the next 20 years. The Strategy will have close links with the ACT Planning Strategy and other strategies of Government such as the Climate Change Strategy.

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- The Commonwealth has recently approved the Canberra Airport Master Plan 2020-2040. The Master Plan acknowledges the importance of Canberra Airport as a regional and national gateway and the role the Airport can play in providing airfreight opportunities for the South East NSW region. While the draft LSPS identifies the economic opportunities afforded by Canberra Airport, it could cite the latest Airport Master Plan and consider the implications of the Master Plan on land use and planning decisions within the framework of the National Airports Safeguarding Framework (NASF).
- Page 5 - Under the 'Vision', the draft LSPS notes that the economic opportunities of QPRC's location adjacent to the ACT should continue to be "*exploited* into the future". We recommend replacing the word "exploited" with an alternative that is suggestive of a positive relationship.
- Pages 12-15 - Although the draft LSPS clearly identifies that a number of studies, plans and strategies have underpinned the document and outlines these studies, the document could be enhanced by the inclusion of a section that briefly discusses the main planning, environmental, economic and infrastructure opportunities and issues affecting the LGA. The draft LSPS could also draw closer links to these previous studies as the evidence base for the planning priorities and actions in the draft LSPS. Presently, the context and rationale is unclear for some priorities and actions in the draft LSPS, for example, the need or demand for commuter rail to Bungendore; the need or demand for a three (3) hectare intermodal at South Jerrabomberra; the need to undertake a review of freight routes by 2030 and the preparation of a Local Planning Agreement for Jumping Creek.
- Page 27 - The draft LSPS identifies the key transport characteristics of QPRC. Council may wish to consider using the results of the 2017 QPRC-ACT Household Travel Survey to augment this information, as the Survey will give a more detailed picture of transport behaviour than the Australian Bureau of Statistics Census.
<https://www.transport.act.gov.au/about-us/planning-for-the-future/household-travel-survey>.
- Figure numbers and a title or description for the maps in the document could help with useability and referencing.
- Page 28 – the useability of the document could be enhanced by defining acronyms such as HPV (in relation to freight) and HQJOC.
- Page 37 - Whilst the 'South Jerrabomberra Concept Plan' (page 37) is detailed in relation to non-residential uses, it could be enhanced by showing the wider context, including residential uses at South Jerrabomberra (including South Tralee).
- Page 81 – the map shows the south east tablelands environmental corridors, however only within the LGA. Consideration could be given to showing these corridors where they cross over to adjoining LGAs and the ACT.
- Page 82 – the map on this page is difficult to read as the items in the legend appear very small on the page.

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3.0 Further information

The following senior officer contacts in the ACT Government are provided, as they may assist in the delivery of actions referred to in the draft LSPS as they concern QPRC and the ACT.

Directorate	Responsibility	Contact	Email
CMTEDD	Whole of Government matters, or concerning several areas of Government.	David Clapham	David.Clapham@act.gov.au
EPSDD	Strategic planning	Lesley Cameron/ Belinda McNeice	Lesley.Cameron@act.gov.au Belinda.Mcneice@act.gov.au
	Environmental conservation	Jasmyn Lynch	Jasmyn.Lynch@act.gov.au
TCCS	Development assessment	Kristy Moyle	Kristy.Moyle@act.gov.au
	Transport policy	Sanzida Akhter	Sanzida.Akhter@act.gov.au
	Roads/infrastructure planning	Owen Earl	Owen.Earl@act.gov.au
	Infrastructure delivery	Jeremy Smith	Jeremy.Smith@act.gov.au

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Attachment A: ACT Planning Strategy 2018

The ACT Planning Strategy 2018 was released by Government in December 2018. <https://www.planning.act.gov.au/act-planning-strategy>. The Strategy recognises the integral relationships between the ACT and councils in the Canberra Region. It recognises that we face similar issues and can improve our understanding of these issues by sharing information, monitoring trends and preparing collaborative responses.

Key actions in the ACT Planning Strategy that are most relevant to QPRC:

- Progressing joint ACT and NSW planning actions identified in the NSW Government's South East and Tablelands Regional Plan 2036.
- Collaborating with the NSW Government, councils in the region and other stakeholders on planning and related issues through the Canberra Region Joint Organisation (CRJO) and other forums.
- Supporting 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.
- Protecting the role and function of the existing industrial area at Hume.
- Investigating the changing nature of employment and its spatial distribution implications in the ACT in order to inform planning and infrastructure decisions.
- Continuing investigations into the establishment of new employment areas and other lands uses including the Eastern Broadacre area.
- Advocating for infrastructure that benefits the Canberra Region and has the capacity to drive economic development (such as high-speed rail).
- Undertaking initiatives to protect the role of Canberra Airport (National Airports Safeguarding Framework) and support economic development opportunities around the Airport.
- Participating in discussions to understand the potential for a freight hub or hubs within the Canberra Region.

The Planning Strategy identifies the following regional growth management issues and approaches which also have relevance to QPRC:

- Engaging with the NSW Government and councils on urban growth, with a focus on directing growth to existing towns and urban areas.
- Planning and Collaborating on major contiguous developments.
- Protecting the distinct character and setting of the ACT and adjoining councils areas.
- Progressing effective service and infrastructure planning for the region.

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- Protecting strategic transport corridors.
- Sharing information and data to inform planning and policy development.
- Improving transport connectivity with the region, including public transport, freight and rail.
- Supporting growth in freight, tourism and export activity from Canberra Airport.

In implementing the Planning Strategy actions and managing growth issues, EPSDD and other Directorates will continue to take account of the relationship with QPRC. For example, the ACT Government's Canberra Strategic Transport Model uses demographic and other data from QPRC, and our investigations into employment lands will factor in employment trends in QPRC. EPSDD is also engaging with the NSW Department of Environment and Planning in relation to the review of the South East and Tablelands Regional Plan.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

24 JUNE 2020

ITEM 9.1 DRAFT QUEANBEYAN-PALERANG LOCAL STRATEGIC
PLANNING STATEMENT - REVIEW OF SUBMISSIONS

ATTACHMENT 6 PROPONENT / SITE SPECIFIC SUBMISSIONS

Submitter 29

STRATEGIC
POSITIONING
STATEMENT

ENVIRONA

TO
QUEANBEYAN PALERANG
REGIONAL COUNCIL

████████████████████
FEBRUARY 2020

Document Set ID: 628180
Version: 1, Version Date: 17/03/2020



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[Redacted]

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Enquiries should be addressed to [Redacted]



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18-018-02 – Enviroana Strategic Positioning Statement



1. Introduction

Knight Frank Town Planning has been engaged by David Larcombe & Robin Pty Ltd to prepare this Strategic Positioning Statement (Statement) in relation to land at South Jerrabomberra otherwise referred to as Enviroana. For the purposes of this submission, Enviroana comprises land as set out on the *Enviroana Structure Plan* at Attachment 1.

2. Purpose of this Submission

We understand that Queanbeyan Palerang Regional Council is in the process of preparing a Local Strategic Planning Statement (LSPS) which will set out a 20-year vision for the Local Government Area (LGA) and inform decisions on future land use zonings. We note that the LSPS is to be consistent with the direction and policy requirements of State Government with particular reference to the *South East and Tablelands Regional Plan 2017-2036* (Regional Plan).

This Statement sets out the merits and basis for a review of the planning approach to Enviroana by Council considering:

1. The strategic location of the holding in terms of options and alternatives for the future expansion of Queanbeyan.
2. In considering the 20 year time frame of the LSPS, it is prudent and appropriate that the long-term planning for Queanbeyan take into account the potential contribution of Enviroana for a wide range of future urban uses.
3. The identifying of land suitable for a range of future urban uses should reflect a balanced approach to all the planning issue and any constraints including aircraft noise.

| 1

4. Enviroana as a future urban release is well placed in terms of proximity to schools – existing and proposed, recreation facilities, local shops, services and jobs. No other future urban release will be as well located as Enviroana.
5. Enviroana, as the largest land holding in the Queanbeyan south west corridor will transform this region.

Accordingly, we encourage Council to acknowledge Enviroana as a key contributor to the long-term expansion of Queanbeyan for a range of urban purposes.

3. Key Findings

We note that this is not a short-term change but rather, should form part of the planning by Council to prepare the south west corridor for longer term future urban uses. This is the real benefit and purpose of the LSPS in setting the framework for long term change. Accordingly, and on behalf of our client, we recommend that Council incorporate the following findings into the preparation of the LSPS.

The following should be read in conjunction with the attached *Enviroana Structure Plan*:

1. Recognise that the role and character of the south west corridor is already undergoing significant change as reflected in the development of the South Tralee residential release; the Poplars neighbourhood centre; the proposed business/innovation campus; a new high school, Queanbeyan Palerang Regional Council's Sports Complex and the North Tralee employment lands.

18-018-02 – Enviroana Strategic Positioning Statement



4. Enviroña

2. Recognise that the south west corridor is the principal urban development corridor for the City.

3. Recognise the current investment in infrastructure (roads and services) which is occurring in the area.

4. That the Enviroña land holding be acknowledged as the key land holding within the south west corridor with the greatest potential to influence the long-term type and scale of development.

5. That Enviroña be confirmed as a future urban investigation area with the type and arrangement of land uses to be subject to future site-specific studies.

6. That the general planning principles for the future development of Enviroña take into account the *Enviroña structure plan* as attached and including:

- ◆ The adoption and planning for a short/medium and longer term progressive rezoning and release of land in accordance with an agreed infrastructure sequencing strategy; and
 - ◆ The establishment of a 'green grid' along water courses providing extended riparian, landscape, trails and recreation opportunities.
- This would be like the 'green grid' structure adopted by the Sydney region district plans.

On behalf of our client, we respectfully request Council consider the recommendations and key findings of this submission, in the preparing of Council's Local Strategic Planning Statement.

| 2

Our client's landholding, is located to the immediate east of South Tralee and south of Jerrabomberra Creek in South Jerrabomberra. The extent of the land holding is as indicated on the *Enviroña Structure Plan*. Enviroña forms part and is the key land holding in what might otherwise be described as the Queanbeyan south west growth corridor.

The parcel of Enviroña proposed for development has a land area of approximately 660 hectares and continues to be used for limited grazing. Legal and practical access is currently provided in the north via an unsealed road (Territory Parade) adjacent to the rail corridor through to Amott Street, Hume. In the south access to the land can be gained via Fernleigh Drive.

In the near term direct access to Jerrabomberra will however be provided via Enviroña Drive (the northern access road) linking South Tralee to Tompsitt Drive. Enviroña Drive is due for completion mid-2021. This access road will provide a public transport route to the Poplars neighbourhood centre; Jerrabomberra local shops; proposed Learning Precinct (including Jerrabomberra public high school) and the Poplars business park. It will ensure that Enviroña as part of the south west corridor is more accessible than the Googong release is to local employment.

As illustrated by the structure plan, the central part of Enviroña does have potential scenic and/or ecological values. That part of the land holding is expected to be set aside for landscape and conservation purposes safeguarding its contribution to the broader important landscape value of the City. In addition, the structure plan proposes the setting aside of the riparian corridors as part of an extended green grid throughout the south west Corridor.

It is noted that Canberra airport has released a revised master plan for public comment. The final version of the masterplan is expected to be approved in early March. In preparing this masterplan the airport has reassessed expected aircraft movements and the impacts that this may have on the surrounding area.

18-018-02 – Enviroña Strategic Positioning Statement



The Canberra Airport noise policy indicates a commitment to the International Civil Aviation Organizations Balanced Approach to aircraft noise management and in particular three initiatives namely:

- ◆ Reduction of noise at source;
- ◆ Land use planning and management; and
- ◆ Noise abatement operational procedures.

In particular, it is noted that operating restrictions are to be used only when the above noise management practices have been exhausted.

With respect to land use planning the masterplan accepts current and future residential development will occur outside the ANEF20 contour in NSW. It also states that approximately 750 homes are located within the ANEF20 contour for Canberra Airport.

The plan indicates that *'Aircraft noise does not stop at a line on a map. Those currently living in or considering purchasing a property within the vicinity of Canberra Airport flight paths, aircraft noise footprints, or noise contours, are right to seek information about aircraft noise because they have a responsibility to ensure their amenity'*.

The client supports the Airport Masterplan and acknowledges that appropriate informed development should only occur in areas effected by aircraft noise. Stakeholders must be made aware of potential impacts and mitigation measures. Buildings in these zones need to be constructed with noise insulation in mind, although standard building practice usually offer a degree of soundproofing incidentally built in. Building designs that provide high energy efficiency will generally also provide improved noise insulation. Potential investors in these areas must inform themselves about aircraft noise by way of the relevant standard for construction in aircraft noise affected areas (Australian Standard AS 2021:2015).

| 3

As indicated on the Structure Plan attached the updated noise modelling has modified and contracted the noise contours further north towards the airport. This has resulted in Enviroana not being impacted by the 25 ANEF and above. The revised 20 ANEF does impact on parts of Enviroana. As indicated above, many urban land uses are compatible with noise affected areas on the condition that information on potential noise impacts is available and that appropriate standards are adopted. Accordingly, we recommend that this be reflected in Enviroana being acknowledged as a future urban location.

5. Alignment with Government Policies and Planning

5.1. Queanbeyan Palerang Regional Council plans and policies

We note that as Enviroana is a *deferred matter* under the QLEP 2012 then the actual planning controls are those within the Yarrowlumla LEP 2002. This effectively means that the planning assumptions as to the use of the land are now 18 plus years old. It confirms that a review of the long-term use and direction of Enviroana is well overdue.

Apart from the land use planning controls, there are a number of current Council plans and policies relevant to Enviroana. They are not however, plans or policies that reflect the 20 year time frame or vision for the City as required by the LSPS. Accordingly, they are not likely to be directly relevant to establishing a long-term strategic direction for Enviroana. At the very least, the assumptions on which those plans, and policies are based, ought to be revised to reflect changed circumstances such as for example, recent revisions to the Canberra Airport Masterplan. Nevertheless, and for completeness, we note the following plans and policies:

18-018-02 – Enviroana Strategic Positioning Statement



It is therefore, a prudent and appropriate strategic planning response to confirm the Enviroana land holding as a future urban area with the specific details on the mix of uses and locations to be the subject of future rezonings; detailed planning and compliance at that time with the relevant Local Planning Directions. On that basis, the following review of the relevant Regional Plan Directions and Actions applicable to a future urban area has been undertaken.

Directions	Actions	Comment
Promote business activities in urban areas	<p><i>Encourage mixed use developments that cater for commercial, retail, residential and tourism uses through local planning controls.</i></p> <p><i>Reinforce the role and function of centres as the primary places for commerce, retail, social activity and regional services through local strategies and local environmental plans.</i></p>	<p>Enviroana with its close proximity to established services and centres will support the established and emerging retail and employment centres at Jerrabomberra; the Poplars neighbourhood centre; the Poplars employment/innovation hub, Queanbeyan Palerang Regional Council's Sports Complex and local schools.</p> <p>No other future urban areas within the City is as well placed to take advantage of the accessibility to the major employment hubs of the Poplars business park; the innovation campus and North Tralee. Jobs close to home is a key planning objective.</p> <p>Enviroana as the largest single land holding in the south west corridor with adjacent urban services and road access, is well placed to accommodate</p>

- ◆ South Jerrabomberra DCP 2015 – The Master Plan.
- ◆ South Jerrabomberra Structure Plan with particular reference to the *Structure Plan – Short Term (Map 6.1) and Structure Plan – Longer Term (Map 6.2)*.
- ◆ Queanbeyan Residential and Economic Strategy 2031 with particular reference to the limited alternative locations for housing the forecasted increase in population in the City.

5.2. South Jerrabomberra DCP 2015

The South Jerrabomberra Master Plan included in Map 1 of Part 3 to the DCP, broadly illustrates suggested ultimate development outcomes for the South Jerrabomberra area. With respect to Enviroana it describes the desired future character of this area as employment land due to constraints associated with high noise contours from flights to and from the Canberra Airport.

As indicated previously latest modelling indicates noise impacts to be lesser than previously determined and as such a review of the strategy for this area would appear appropriate noting its proximity to facilities and the current investment in servicing infrastructure. Of course, any development on land effected by aircraft noise must be done on an informed basis to the appropriate standard.

5.3. South East and Tableland Regional Plan 2017 – 2036

A key requirement of the LSPS is how it aligns with the relevant adopted regional plan. In this case, the *South East and Tablelands Regional Plan 2017 – 2036* (Regional Plan). Accordingly, a review of Enviroana as a future urban area has been undertaken as per the table below. That review has been undertaken within the context of this LSPS being a 20 year plan and accordingly within that time, the potential for residential development of some type on parts of the land should not be ruled out.

| 4



<p>Leverage access to the global gateway of Canberra Airport</p>	<p><i>an extension of existing strategic and local centres.</i></p>	<p>The importance of Canberra airport to the regional economy is acknowledged and it is not the intention of this submission to necessarily seek the support of Council to the residential development of Envirova. The LSPS is however a long-term plan and accordingly, it is the intention to have the LSPS acknowledge the future urban potential of Envirova as part of the broader and strategic south west growth corridor. As already mentioned, the long-term actual mix and arrangement of uses is subject to detailed site planning.</p>
<p><i>Protect Canberra Airport's current and future operations by maintaining restrictions on the location of nearby residential development</i></p>	<p>Any developments in areas effected by aircraft noise must be informed of impacts and constructed to the relevant Australian Standards.</p>	<p></p>

<p>Deliver greater housing supply and choice</p>	<p><i>Promote increased housing choice, including townhouses, villas and apartments in strategic centres close to existing services and job</i></p>	<p>mixed use developments. That does not necessarily mean mixed use buildings but rather, a mixed-use community that does take into account varying planning issues across the holding such as aircraft noise, topography and landscape in how uses are arranged.</p> <p>Envirova will be the closest and largest urban area to existing and proposed services and jobs. It will enable the co-locating of jobs and homes.</p> <p>Envirova is of a size that can accommodate a diversity of housing types in a planned community.</p>
<p>Focus housing growth in locations that maximise infrastructure and services</p>	<p><i>Focus future settlement to locations that:</i></p> <ul style="list-style-type: none"> <i>• maximise existing infrastructure and services and minimise the need for new services.</i> <i>• prioritise increased densities within existing urban areas; and</i> <i>• prioritise new release areas that are</i> 	<p>The south west growth corridor remains the most important urban development corridor for the City. Within that corridor, Envirova is the most strategic land holding. The future urban development of Envirova will maximise the use of infrastructure and services noting the proximity to the South Tralee residential release; the North Tralee employment lands; the Poplars business park; and the proposed Jerrabomberra high school. Road access will be available via the northern access road.</p>



7. Conclusion

Environa is the key land holding within the strategically important south west growth corridor of the City. It is the purpose of the LSPS to take a long-term view as to the future direction of the City and in this regard, it is prudent and entirely appropriate that Environa be recognised as a future urban area. That does not commit Council now to rezone the land. The actual range of uses and how arranged is subject to site specific studies and compliance with Local Planning Directions at that time.

Environa as a future urban area over the short to longer term has the potential to make a significant positive contribution to Queanbeyan.

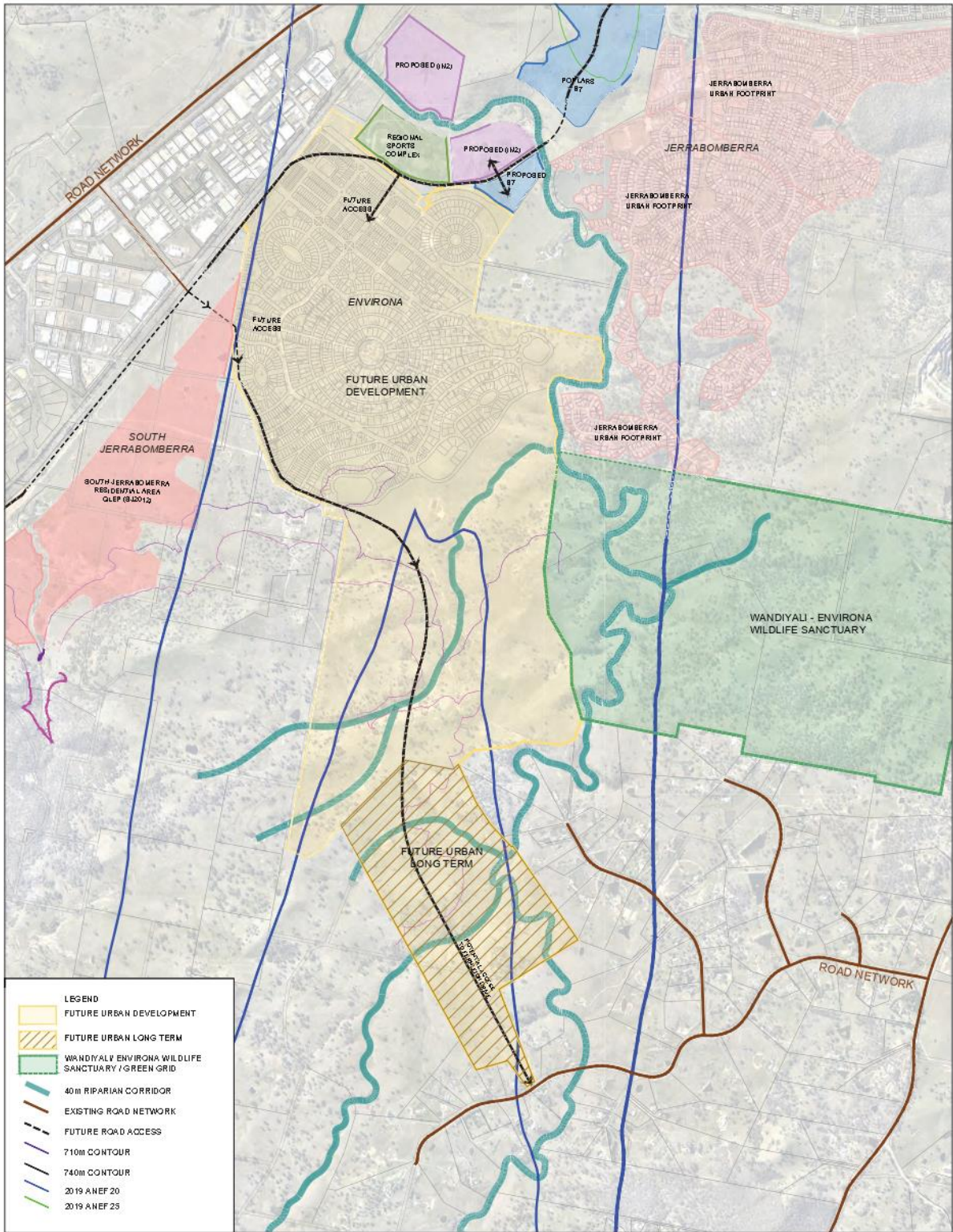
6. Proposed Environa Structure Plan

To assist with illustrating the recommended long-term role and positioning of Environa, attached is a structure plan, the key principles of which are:

1. The identifying of the short and longer term urban expansion footprint noting that the specific mix of uses and arrangement is subject to future rezonings; detailed planning and compliance at that time with the relevant Local Planning Directions.
2. Acknowledging that there are a range of options for providing potential access into and out of Environa, particularly the northern access road.
3. Optimising the use of infrastructure that has or is to be constructed in the corridor.
4. In-filling an area of rural land which is bordered by South Tralee to the west, Poplars to the north and existing Jerrabomberra to the east.
5. The applying of a 'green grid' approach to the riparian corridors with a wider linked series of conservation areas.



Attachment 1: Proposed Environa Structure Plan



Version: 1, Version Date: 17/03/2020



Scale (@A3) 1:20,000
 0 200 400 600 800 1000

ENVIRONA
 Draft Structure Plan
257200.02-001-A

27/02/2020
 Drawn: AT
 Checked: LDC

Submitter 30



Submission in response to

**The Queanbeyan-
Palering Regional Council**

**Local Strategic Planning Statement –
Towards 2040**

CURTIS ESTATE - A LOST OPPORTUNITY

Prepared by



May 2020

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EXECUTIVE SUMMARY

Cannchar Pty Limited, as owner, and its joint venture partner Moss Capital Pty Limited, have prepared this response to the Draft Local Strategic Planning Statement (LSPS) issued by the Queanbeyan-Palerang Regional Council (QPRC), which is currently on public exhibition and inviting comments.

The submission puts forward positive commentary as to how best to address the future urban growth of Queanbeyan, how best to revitalise the City Centre, and how to provide alternative lifestyle choices currently not available in Queanbeyan or the ACT.

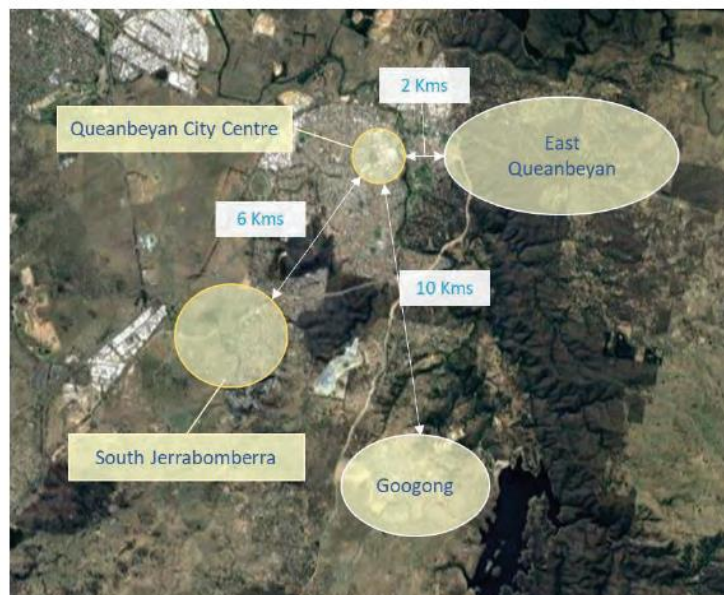
1 THE LOCAL STRATEGIC PLANNING STATEMENT

1.1 The Strengths and Weaknesses of the LSPS

The LSPS is a well-structured document, easy to comprehend, and sets out a solid framework for the future development and growth, in the area under the jurisdiction of the QPRC. We believe that most of the document is well considered and thoughtful.

However, we further believe that the commentary and strategy for future residential growth appears to be one of convenience, in that it is easy for Council to implement and focuses on development projects already in the pipeline - rather than considering what is the best long-term growth strategy for Queanbeyan.

It is questionable whether the decentralised suburban model, as is suggested, will be relevant for the medium to long term. The residential growth strategy focuses primarily on the expansion of the existing satellite towns of Jerrabomberra and Googong. These are both suburban townships located between six and ten kilometres from Queanbeyan City Centre, are poorly serviced with public transport, and are heavily reliant on motor vehicle commuting. Significant capital works have been required to upgrade Edwin Land Parkway, Ellerton Drive and the Old Cooma Road to provide better access to service these townships.



As these townships grow over the next 20 years, more emphasis will be placed on providing a higher level of service, particularly retail and schools, to service these communities. Whilst there has been some emphasis placed on urban consolidation in the City Centre, this is likely to be for the long term and driven largely by market demand. The demand is likely to be soft in the short to medium term.

Unless residential growth opportunities are provided closer to the City Centre, the resultant effect for the long-term economic performance of the City Centre could be serious and catastrophic.

It is evident that Riverside Plaza, the major destinational shopping centre in Queanbeyan, has many vacancies and large national retailers have recently closed and left the centre. The retail shopping strips in nearby streets are also in economic hardship as evidenced by the number of vacant tenancies.

The decentralised growth model, as suggested in the LSPS, will do nothing to support the economic viability for retailers of the City Centre.

The LSPS is contrary to growth strategies adopted by other jurisdictions. Other jurisdictions' growth strategies focus much more on development closer to town centres and transport hubs.

QPRC should consider development opportunities closer to the City Centre that will support a revitalised retail and commercial hub.

This strategy will not only assist with improving the economic viability of the City, it will also improve environmental and social outcomes by removing vehicles from the roads and encouraging cycling and walking.

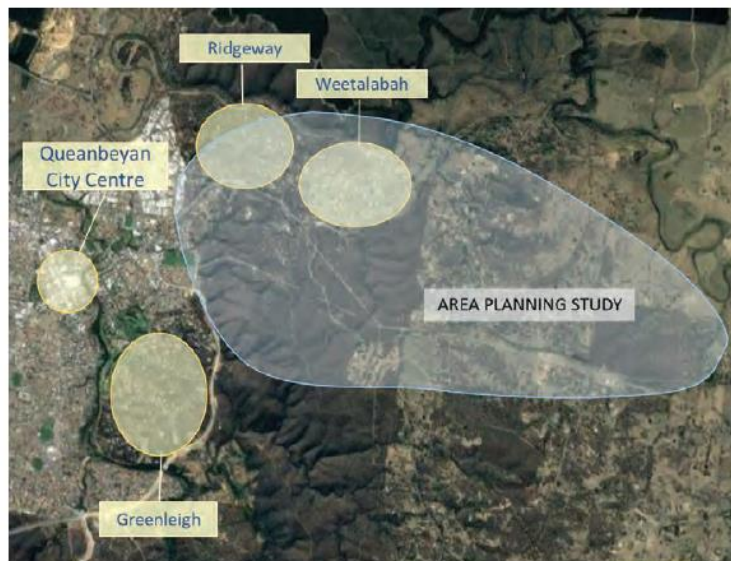
2 DEVELOPMENT OPPORTUNITIES

2.1 Potential of Development to the East

Most of the residential areas of Queanbeyan are to the west of the Queanbeyan River. The LSPS further encourages this model by supporting future growth opportunities to the south in Jerrabomberra and Googong without any consideration to growth potential to the east. As the Queanbeyan City Centre lies adjacent to the Queanbeyan River, the LSPS should address what potential growth development is available to the east of the city.

The residential subdivisions of Ridgeway, Weetalabah and Greenleigh are east of the Queanbeyan River, are sparsely populated, and provide a wonderful lifestyle alternative so close to the city, in comparison to other residential offerings currently on offer in the marketplace.

The LSPS should explore the extension of this model to the east of the city and undertake planning studies that encourage the availability of alternative lifestyle choices, predominantly being larger blocks blended within the environment. The suggested planning studies should extend as far as Stony Creek Nature Reserve on the Captains Flat Road.



2.2 Location of Curtis Estate in relation to Queanbeyan City Centre

Curtis Estate comprises 78 hectares of poorly wooded land located two kilometres (of pleasant walking distance) to the Queanbeyan City Centre. The site lies immediately to the east of Greenleigh Estate and is adjacent to the new Ellerton Drive Extension currently under construction. It is bounded by Cuumbeun Nature Reserve to the east and privately held blocks to the north and south. It is close to public transport schools, sports fields and neighbourhood shops.

By contrast, the residential growth areas identified in the LSPS at South Jerrabomberra and Googong require commuting by vehicle or public transport. Walking and cycling from these destinations are not easy or feasible.



3 THE PLANNING HISTORY OF CURTIS ESTATE

3.1 Original 1926 Subdivision

The Deposited Plan (DP 15764) was lodged with the Yarrowlumla Shire Council in 1926 and was officially registered in 1929. The Deposited Plan comprises 670 lots, together with the roads that provide access to all lots.

This means that each lot has a separate title that can be sold off individually with the potential for 670 different owners. The very real and practical problems this creates in coordinating development and infrastructure such as roads has otherwise been recognised by the New South Wales Government by the prior release of the *Planning for Paper Subdivision Guidelines* in 2013.

In the case of the Curtis Estate with one land-owner this is not the case. The one landowner fortunately ensures a coordinated approach to the management and development of the land in a way that can conserve and enhance its natural and resource values.



3.2 Development Proposal 2011

The current owner, Cannchar Pty Limited, lodged a Development Application in 2011 with the then Queanbeyan City Council for the development of 25 hectares, or one third of the site area, for 224 residential dwelling lots. This proposal sought to retain the remainder of the site for conservation purposes whilst creating housing opportunities adjoining the existing residential area of Greenleigh Estate.



The Queanbeyan City Council rejected the application on the basis that insufficient environmental and ecological reports had been undertaken to address the matter of managing the effect on threatened species. However, this determination was subsequently appealed by the applicant, and Council rejected the appeal based on the appeal being outside the required time for lodgement.

At the time it was apparent that the hard line and rigid approach adopted by Council would suggest that Council had other purposes in mind for the site.

3.3 Queanbeyan Local Environmental Plan (LEP) 2012

Within 12 months of the Development Application being rejected, Queanbeyan City Council issued a draft LEP for public comment. The release of this Plan confirms previous concerns that Council had another view as to the long-term land use for the eastern escarpment that includes Curtis Estate.

After 80 years, and having a zoning that is residential (in 2012 it was zoned 7(e) individual residential lots), the 2012 LEP puts forward a totally contrary proposal for E2 Environmental Conservation.

This proposition puts to one side 80 years of history and was rezoned without due and proper consideration for the landholders.

The Queanbeyan Local Environmental Plan was formally gazetted in 2012.

3.4 Rezoning to Environmental Conservation Zone E2

The following is an extract from the Queanbeyan LEP 2012 outlining the objectives and permitted and non-permitted uses for the land. It is evident, upon reading the extract and reviewing in detail the definitions in the LEP Dictionary, that no residential dwellings or other built form will be permitted on the Estate. Even the permitted use of Bed and Breakfast Accommodation must be made available from an existing dwelling, of which there are none.

Objectives of zone

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To protect threatened species and rivers, creeks and gully ecosystems within Queanbeyan.*
- *To identify and protect escarpment areas that enhance the visual amenity of Queanbeyan and possess special aesthetic or conservational value.*
- *To protect water quality by preventing inappropriate development within catchment areas.*

Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care.

Permitted with consent

Bed and breakfast accommodation; Environmental facilities; Information and education facilities; Oyster aquaculture Research stations; Roads

Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

We note that Department of Planning Industry and Environment has previously issued guidance to Councils in the form of a LEP Practice Note that sets out the recommended circumstances under which various environmental zonings should be applied. In the case of the E2 zone, the practice note is very clear in saying that “it is anticipated that many councils will generally have limited areas displaying the characteristics suitable for the application of the E2 zone. Areas where a broader range of uses is required (whilst retaining environmental protection) may be more appropriately zoned E3 Environmental Management”.

We would suggest that

- *there was, and continues to be, no basis for zoning the Curtis Estate as E2 which the Practice Note goes on to say is for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves; and*
- *the conservation and scenic values of the land are not being managed as the zone would suggest with no incentive or financial reason to do so. The conservation and scenic values will in fact be better managed by its zoning as either E3 Environmental Management or E4 Environmental Living.*

In both cases, the Practice Note acknowledges that limited forms of development can occur whilst still protecting the natural and scenic values. In both cases, a limited form of development can be compatible with those values. They need not be mutually exclusive.

With this in mind, we recommend that the draft LSPS acknowledge that the current zoning is not the appropriate basis for the long-term management of the Queanbeyan eastern escarpment. What is required is a partnership with landowners that supports effective and sustainable stewardship rather than an arbitrary environmental zone that in no way ensures the effective management or conservation of the land.

4 CURRENT PLANNING STATUS AND LAND TENURE - NOT A LONG TERM OPTION

4.1 Current Status is not an Option

The rezoning of Curtis Estate, and other privately held landholdings on the eastern escarpment, to Environmental Conservation E2, has created an environmental outcome that is substandard, poor and not sustainable in the long term.

It is unrealistic to expect a private landholder to commit funds to manage the land to the level that is required to protect, manage and restore the land. The NPWS is well resourced and has well-established plans and approaches to deal with restoration and management of environmental lands. To date, neither the QPRC nor the NSW Government has made any financial contribution to the management and maintenance of the land. Without funding for management, Curtis Estate will slowly degrade, it will be overtaken with weeds, and soil and land erosion will continue unabated.

The current status is not an option.

4.2 The Options

Option 1

Curtis Estate and other adjoining landholdings on the eastern escarpment could be acquired by the NSW Government and merged with the adjoining Cuumbuen Nature Reserve that it currently manages as a National Park. This has advantages, as there is already conservation management and resources in place. To add smaller adjacent parcels of land has merit. However, there will be considerable acquisition costs that Government might consider low priority given current budgetary constraints and little or no public benefit.

Option 2

The lands in question could remain in private ownership with the objective to improve environmental, social and economic outcomes. This would require concerted commitment from the NSW Government, the QPRC and the landholders to establish a set of goals and objectives that would bring worlds best practice for environmental living to the area. It would set a new benchmark. There are many examples worldwide that demonstrate how development and the environment can mutually benefit from coexistence.

There are a number of models and examples of effective land stewardship that deliver improved conservation outcomes in a manner that is financially sustainable. By way of a local example, we are aware of the Murrumbidgee River Corridor conservation trust associated with the rezoning of land in Yass Valley known as Parkwood adjacent to the ACT border. Signed off and agreed to by the OEH, the Department of Planning Industry and Environment and Yass Valley Council, the Trust is a self managed corridor that is part funded by the adjacent land subdivision; that is not in public ownership and will be governed by an independent board for the sole purpose of conserving the ecological values of the land. Whilst the specifics may differ, the basic purpose or premise of the Trust and stewardship in partnership with the private sector is commended to Council as a model worthy of consideration, particularly as it is a model already endorsed by the New South Wales Government in the same region as Queanbeyan.

5 WHAT CURTIS ESTATE CAN OFFER

5.1 Curtis Estate is a lost opportunity

Curtis Estate has the advantage of its close proximity to the Queanbeyan City Centre. It is an easy walking and cycling distance on relatively flat terrain. The walking route through Greenleigh Estate and Queanbeyan Golf Course is scenic, sheltered and safe. The adjacent residential areas are already well serviced with public transport and this route connects with the main transport hub located near Riverside Plaza. The area is also blessed with many shopping and fast food options within walking distance, and major sporting playing fields are located within 200 metres. Promoting walking and cycling, and reducing reliance on the motor vehicle is good for health and well being, and a good for the environment.



It also offers the opportunity to improve environmental outcomes. As stated previously, the land will continue to degrade and be overtaken by weeds unless action is taken. With sensitive, sparse and nestled development scattered through the site, and with a Conservation Trust in place to manage the land, environmental outcomes will improve.

By introducing walking trails and connected paths with suburban Queanbeyan, direct access can be made to Cuumbuen Nature Reserve. With careful planning and consideration, the area can be an educational experience for schools and other visitors to the area.

The Curtis Estate can complete the missing link between the Queanbeyan urban areas and the adjacent Cuumbuen Nature Reserve. The Curtis Estate is one of the few opportunities on the Eastern Escarpment where this can occur. It is a 'once in a generation' opportunity to do so given the 20 plus year horizon of the draft LSPS.

Knight Frank has undertaken an initial response to the LSPS and this statement is appended at Attachment A.

5.2 An Alternative Living Environment Not On Offer in the Region

It is the aim of Cannchar and Moss Capital to demonstrate that conserving land for its natural and scenic qualities is not mutually exclusive to a limited form of sensitively located and designed homes and a form of community title that promotes effective stewardship of the land. There is no reason why this can't occur in Queanbeyan. There is no reason why Queanbeyan cannot be an exemplar of innovative conservation partnerships and still protect the community aspirations for the Eastern Escarpment,

The ACT Government Indicative Land release Program for 2019 to 2022 focuses most of its residential activity in the new suburbs in the north at Gungahlin and in the west at Molonglo Valley and West Belconnen. All of land release is for small standard dwelling blocks or medium or high density residential. There are no large blocks on offer or the opportunity for rural or semirural living.

The QPRC LSPS provides the opportunity to ACT residents that wish to reside on the south side, residential living in the southern suburbs of Queanbeyan at Googong and South Jerrabomberra. Again, this release is for standard residential blocks.

In recognising the demand for larger blocks, the LSPS identifies a release known as Jumping Creek Estate to the south of Greenleigh Estate. The owner of this proposed estate is the same developer as for Googong and is therefore recognising a demand for alternative living options. It is disappointing that the LSPS has not recognized this demand and sought to explore other like opportunities in the area.

5.3 World's Best Practice for Environmental Living

Cannchar and Moss Capital have engaged leading urban planning consultant, Roberts Day, and environmental consultant, Ecological, to take a fresh look at Curtis Estate. Considering the push back from Council for schemes of the past, the brief has been to blend lifestyle and living in to the environment and to explore land management options such as community title and conservation trusts that will deliver a superior environmental outcome. They have been requested to explore global benchmarks, something that Cannchar can be proud of, and ***something that would put Queanbeyan on the world stage for an exemplar project.***

OUR VISION

The overriding goal of our vision is to create a place where people coexist with nature, giving back more than they take from the environment.

Whilst thoughts and ideas are still preliminary and need further research and investigation, the current planning concepts are appended at Attachment B.

6 THE WAY FORWARD – TURN A PROBLEM INTO AN OPPORTUNITY

6.1 The Problem

The current land zoning, land ownership and land management is untenable and unsustainable.

In recent times, Cannchar has been approached by a number of parties seeking to acquire Curtis Estate. The prospective purchasers are of the opinion that there is validity for the approved development of 1926. Legal advice has been sought, and in the event the land is sold, the process will undoubtedly be a long drawn out legal matter.

If the land is retained by Cannchar, there ***remains a real opportunity to work closely with the QPRC and the NSW Government to jointly advance the thinking as to how best to achieve an outstanding environmental, social and economic result for the Queanbeyan community.***

6.2 The Opportunity

QPRC is now presented with a wonderful opportunity to plan strategically for the future and demonstrate how residential development can occur in an innovative manner in ways and areas not previously envisaged.

- *The draft LSPS is a once in a generation opportunity for this current Council to build a legacy of how housing and conservation can actually co-exist. The days of simply locking land up with a restrictive zone that in no way ensures its conservation is neither sustainable nor appropriate. It does not represent contemporary or future thinking on stewardship or the careful design of appropriate housing.*
- *The LSPS has limited its thinking to the expansion of existing satellite group centres at Jerrabomberra and Googong without exploring other opportunities that can offered closer to the City Centre, in particular to the east.*
- *Queanbeyan is now a major city and will grow exponentially over the forthcoming years, particularly with no south side land releases identified in the ACT land release program. **The time is opportune to strategically view the expansion capacity of the City for the long term.***

- *With this in mind, we encourage the QPRC to undertake planning studies that explore innovative ways of providing for limited and appropriate residential expansion capacity and alternative lifestyle choices to the east of the City Centre as far as Stony Creek Nature Reserve. This should be done in conjunction with exploring alternative approaches to the current land use zoning where appropriate.*

Attachment A
Strategic Positioning Statement
Curtis Estate

Curtis Estate – A Lost Opportunity

Document Set ID: 731620
Version: 1, Version Date: 28/05/2020



STRATEGIC
POSITIONING
STATEMENT

CURTIS
ESTATE

TO
QUEANBEYAN PALERANG
REGIONAL COUNCIL

MARCH 2020

Document Set ID: 731620
Version 1.1, Version Date: 28/05/2020

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Enquiries should be addressed to [Redacted]



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Attachment 1: Green Grid Strategy

Attachment 2: Curtis Estate Context Plan

Attachment 3: Preliminary Plans prepared by Roberts Day

18-018-02 – Curtis Estate Strategic Positioning Statement



4. The opportunity to demonstrate a city wide example of land stewardship that supports an improved and sustainable conservation outcome.
5. A do nothing approach is not tenable and will result in ongoing poor environmental outcomes.

Accordingly, we encourage Council to acknowledge the Curtis Estate as an important contributor to the broader strategic conservation, visual and landscape values for the Eastern Escarpment and reserve network for the City.

3. The Curtis Estate

The landholding, is located to the immediate east of the Taylor Place subdivision and the Queanbeyan urban area and to the west of the Cuumbean Nature Reserve. The land is currently zoned E3 Environmental Management under the Queanbeyan LEP 2012.

The Estate comprises an old plan of subdivision with lots comprising separate titles. A prior ecological assessment has been undertaken by Ecological. The land does fall away to the west and the Ellerton Drive extension does cross the western boundary of the property.

There is no active management or management plan in place for conservation or bushfire hazard reduction.

The adjoining Cuumbean Nature Reserve Plan of Management prepared by NPWS in May 2006 notes that the Reserve "...provides an important resource for people, particularly those from Queanbeyan and adjoining rural residential areas, to enjoy, appreciate and understand the natural environment."

18-018-02 – Curtis Estate Strategic Positioning Statement

1. Introduction

Knight Frank Town Planning has been engaged to prepare this Strategic Positioning Statement (Statement) in relation to land within DP 15764 otherwise referred to as the Curtis Estate. For the purposes of this submission, the Curtis Estate comprises land as set out on the *Curtis Context Plan* at **Attachment 2**.

2. Purpose of this Submission

We understand that Queanbeyan Palerang Regional Council is in the process of preparing a Local Strategic Planning Statement (LSPS) which will set out a 20-year vision for the Local Government Area (LGA) and inform decisions on future land use zonings. We note that the LSPS is to be consistent with the direction and policy requirements of State Government with particular reference to the *South East and Tablelands Regional Plan 2017-2036* (Regional Plan).

This Statement sets out the merits and basis for a review of the planning approach to the Curtis Estate by Council as part of the LSPS considering:

1. The strategic location of the holding in terms of the Queanbeyan Eastern Escarpment and the adjacent Cuumbean Nature Reserve with particular reference to the prospects of providing a strategic corridor link to the Reserve.
2. In considering the 20 year time frame of the LSPS, it is prudent and appropriate that the long-term planning for Queanbeyan takes into account the potential contribution of the Curtis Estate for a wide range of enhanced conservation outcomes.
3. The opportunity to demonstrate and achieve a careful and balanced approach to future development on the urban/bushland fringe that does ensure an improved conservation outcome.

1



4. Recommendations

The Curtis Estate is an opportunity to provide a direct public link between the Queanbeyan urban area and the Reserve. In turn, support its role as an important local community resource. Similarly, it is noted that the *Queanbeyan Tomorrow Community Vision 2021* identifies a Key Direction as being *links and corridors between regional parks and reserves for pedestrians, cyclists and wildlife where opportunities are available*. The Curtis Estate is strategically placed to support such a corridor link.

An Outcome of the *Queanbeyan Tomorrow Community Vision 2021* is the leadership by Queanbeyan City Council to ensure that the biodiversity values of the escarpment are maintained and that development has not impacted on natural vistas and scenic areas. The Curtis Estate is a strategic parcel for the City that can maintain the biodiversity and scenic values and the missing link in the reserve system between the urban area and the Cuumbean Nature Reserve.

The establishment of a reserve link through the Curtis Estate can form part of a wider strategic 'green grid' providing extended riparian, landscape, trails and recreation opportunities, potentially such as that illustrated by the Green Grid Strategy in **Attachment 1**. This would be like the 'green grid' structure adopted by the Sydney region district plans.

Protecting the escarpment biodiversity and scenic values and the providing of a reserve link, does not necessarily mean no development. Rather it means the right development having regard to the values and constraints and the achieving of an improved conservation outcome. This is possible on the Curtis Estate based on principles of:

- Environmental stewardship – example, the National Landcare Environmental Stewardship Program
- A demonstrated neutral or beneficial ecological impact in much as the same way as the assessment undertaken for the Sydney drinking water catchment. In turn, demonstrate how low impact environmental living can provide superior environmental outcomes.

We acknowledge that the purpose of the LSPS is not to rezone land, but rather to guide long term planning decisions. In that regard and on behalf of our client, we recommend that Council incorporate the following recommendations into the preparation of the LSPS.

The following recommendations should be read in conjunction with the attached *Curtis Context Plan* at Appendix 2.

1. Recognise that the Curtis Estate land provides a significant opportunity for the City in terms of the missing reserve link from the existing Queanbeyan urban area through to the Cuumbean Nature Reserve.
2. That the Curtis Estate be acknowledged as a key opportunity site for the City in terms of securing a strategic reserve link and part of an extended City-wide green grid.
3. That the Curtis Estate be recognised as a location where a future form of limited environmental living could be considered on the basis of an improved biodiversity and scenic outcome for the City and a model new community based on environmental stewardship and enhanced conservation outcomes.
4. Any form of environmental living is subject to its own site constraints review and compliance with all required Local Planning Directions.

5. Alignment with Government Policies and Planning

5.1. Queanbeyan Palerang Regional Council plans and policies

Apart from the land use planning controls under the Queanbeyan LEP 2012, we note also, the Queanbeyan Residential and Economic Strategy 2031 (Strategy) applies to the City. Whilst the Strategy does not reflect the 20 year time frame or vision for the City as required by the LSPS, a number of key aspects of the Strategy as follows are noted:

- The need to maintain areas with significant conservation value and that green corridors need to be protected from development in terms of their ecological status.
- The ongoing establishment and protection of green corridors between development areas be encouraged and retained.

The establishment of a new 'eco community' with a limited footprint supporting the environmental stewardship and enhancement of the conservation values of the land is entirely consistent with the above aspects of the Strategy. By way of example, the general approach to the potential character and form of any eco-community is illustrated in the preliminary vision prepared by Roberts Day at **Attachment 3**.

We note also that the Strategy by reference to Map 3 (Regional and Local Bio links) within the Strategy has identified *linkages between regional bio links and the more isolated patches of vegetation*. We note that includes Cuumbean Nature Reserve through to Wanna Wanna Nature Reserve and Stoney Nature Reserve.

The Curtis Estate is strategically part of the missing east – west link connecting the Queanbeyan urban area to Cummbean, Wanna Wanna and Stoney. The potential of this link and more generally a City-wide green grid is illustrated in **Attachment 1**.

| 3

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5.2. South East and Tableland Regional Plan 2017 – 2036

A key requirement of the LSPS is how it aligns with the relevant adopted regional plan. In this case, the *South East and Tablelands Regional Plan 2017 – 2036* (Regional Plan). Accordingly, a review of the Curtis Estate against the relevant Directions.

Directions	Actions	Comment
Enhance biodiversity connections	<i>Protect and enhance the function and resilience of biodiversity corridors in local strategies. Confirm and validate the location and boundaries of regional biodiversity corridors.</i>	The establishment of a local corridor through the Curtis Estate will address the strategic missing link between Cuumbean Nature Reserve and Queanbeyan, as part of an integrated approach to conservation and environmental living. The Queanbeyan and site context plans (at Attachment 1 and Attachment 2), illustrate and confirm the Curtis Estate as an appropriate and strategic City wide location for a reserve corridor.
Protect important environmental assets	<i>Minimise potential impacts arising from development on areas of high environmental value, including groundwater-dependent ecosystems and aquatic habitats, and implement the 'avoid, minimise and offset' hierarchy.</i>	The biodiversity and scenic values of the Curtis Estate do not mean that some form of development cannot occur but rather the right form of development limited in scale and type.

18-018-02 – Curtis Estate Strategic Positioning Statement



6. Curtis Estate Context Plan

The attached context plan illustrates the recommended long-term role and positioning of the Curtis Estate, the key principles of which include:

1. The broad identifying of the missing reserve link connecting the Cuumbean Nature Reserve to Queanbeyan as part of an integrated approach to a new 'eco community' with a limited footprint not based on the old paper plan of subdivision.
2. A noting that the specific mix of dwellings and development footprint is subject to satisfactorily addressing site constraints; values; detailed planning and compliance at that time with the relevant Local Planning Directions.
3. The identifying of the Curtis Estate as a potential key contributor to the enhancement of the biodiversity and scenic values of the Eastern Escarpment.
4. The preserving of the westerly aspect of the eastern escarpment as an important contributor to the scenic values of the City.
5. The applying of a 'green grid' approach to the potential corridor reserve with a wider linked series of conservation areas.

<p>The current zoning does not guarantee a good conservation outcome.</p> <p>The Curtis Estate can however be a 'key or opportunity' site for demonstrating a city wide model approach to creating a community that supports an enhanced conservation outcome through measures such as environmental stewardship and applying the 'test' of a neutral or beneficial ecological outcome.</p>	
<p>The Curtis Estate can be an exemplar community for the City of achieving an enhanced conservation outcome; ongoing management and a limited form of development that protects and improves the environmental values of the land and the wider escarpment of which it forms part.</p>	<p>The Regional Plan adopts a number of settlement planning principles including:</p> <ul style="list-style-type: none"> • <i>Protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors</i> • <i>Identifying and designing new neighbourhoods so they are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.</i>
<p>Settlement Planning Principles</p>	



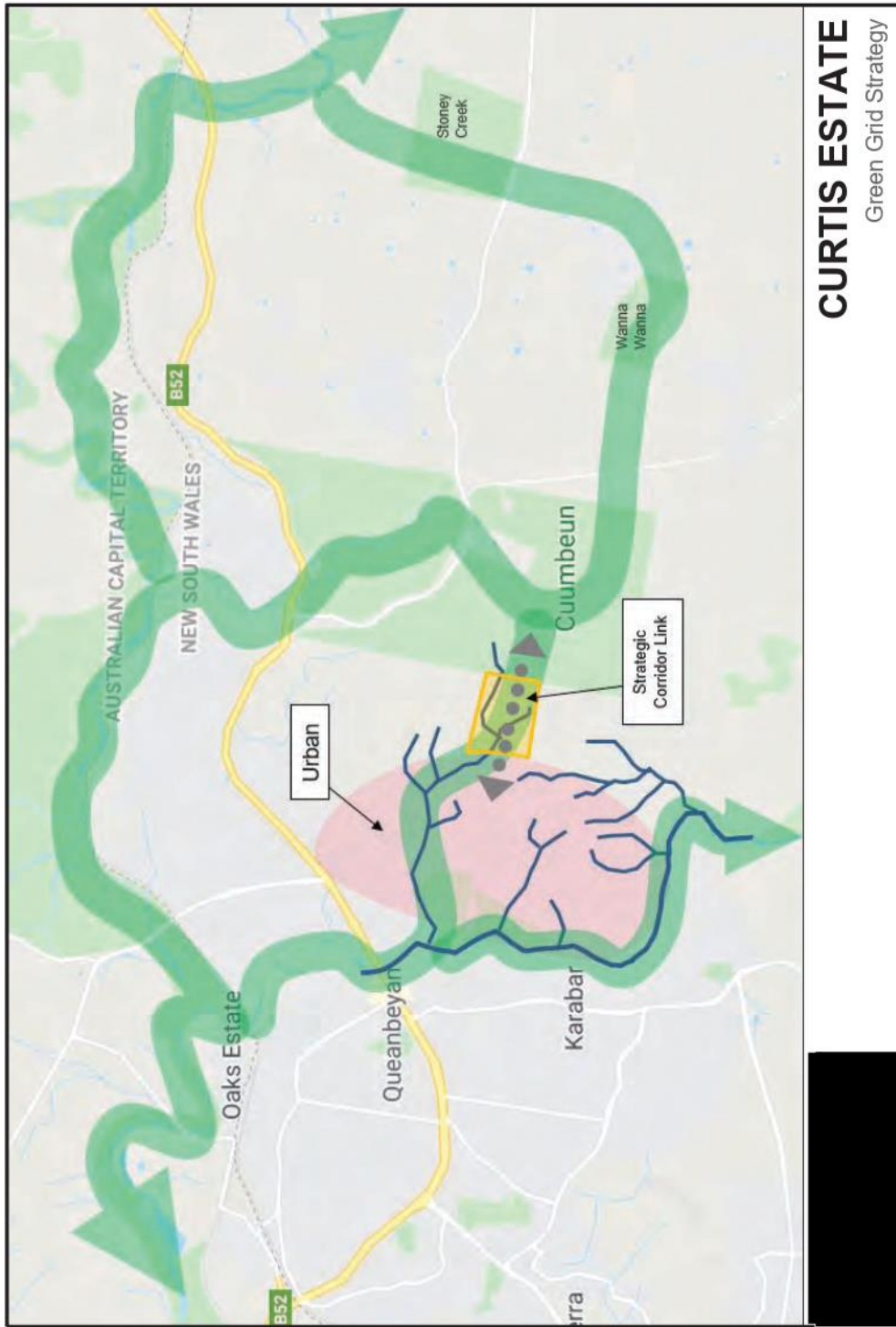
7. Conclusion

The Curtis Estate is a strategic and holding within the important Eastern Escarpment and a future east west reserve corridor link for the City. It is the purpose of the LSPS to take a long-term view as to the future direction of the City and in this regard, it is prudent and entirely appropriate that the Curtis Estate be recognised as a key opportunity site for a new community that supports a reserve link and an improved conservation outcome. That does not commit Council now to rezone the land with the actual range of uses and how arranged being subject to site specific studies and compliance with Local Planning Directions at that time.

The Curtis Estate can make a significant and strategic positive contribution to the future amenity and ecological values of the City.



Attachment 1: Green Grid Strategy

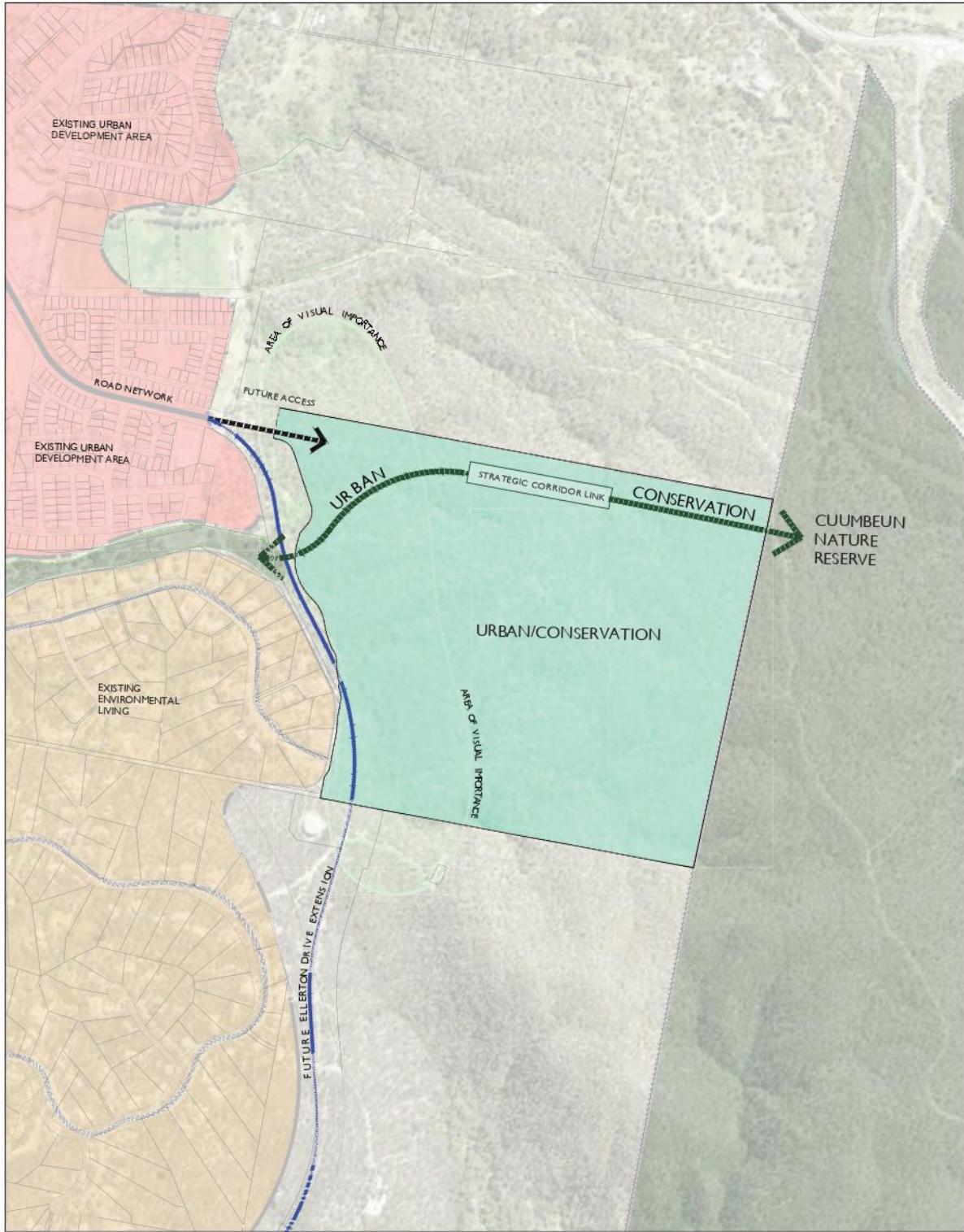


CURTIS ESTATE
Green Grid Strategy

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Attachment 2: Curtis Estate Context Plan



FOR DISCUSSION PURPOSES ONLY.
 NOT FOR DISTRIBUTION

CURTIS ESTATE
 Draft Structure Plan
536061.03-001-A



02/04/2020
 DRAWN: AT
 CHECKED: LDC

Version: 1, Version Date: 28/05/2020



Attachment 3: Preliminary Vision prepared by Roberts Day

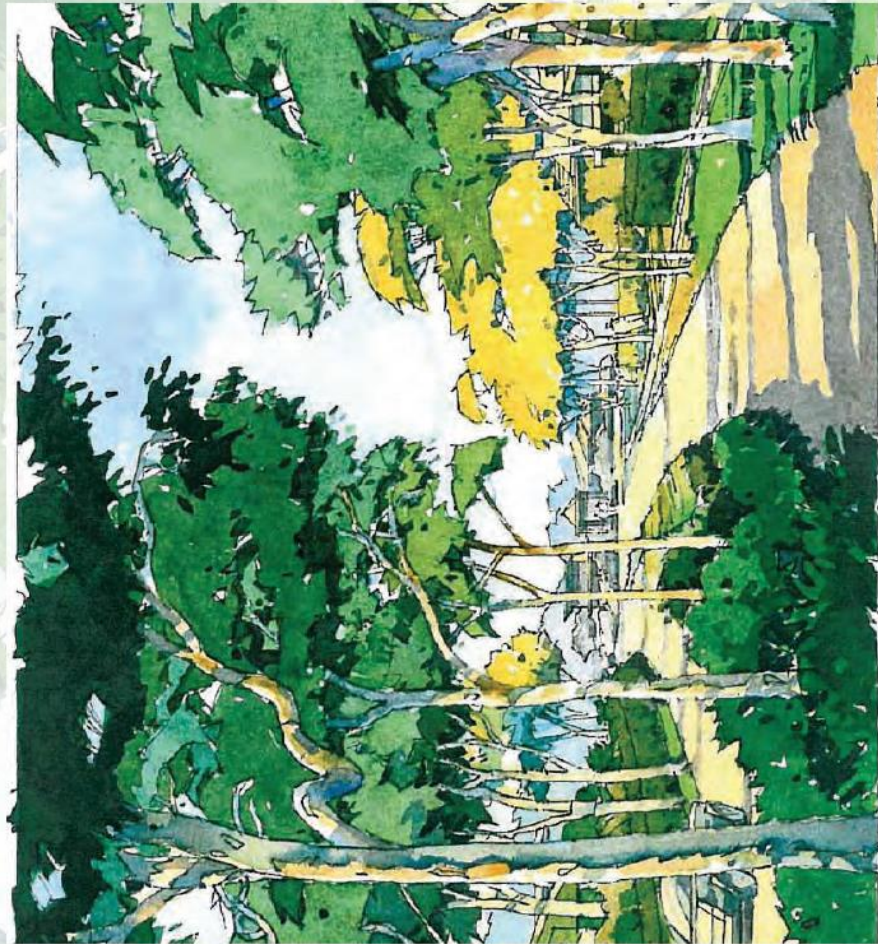


OUR VISION:

*THE OVERRIDING GOAL OF OUR VISION IS TO CREATE A PLACE
WHERE PEOPLE COEXIST WITH NATURE, GIVING BACK MORE THAN
THEY TAKE FROM THE ENVIRONMENT.*

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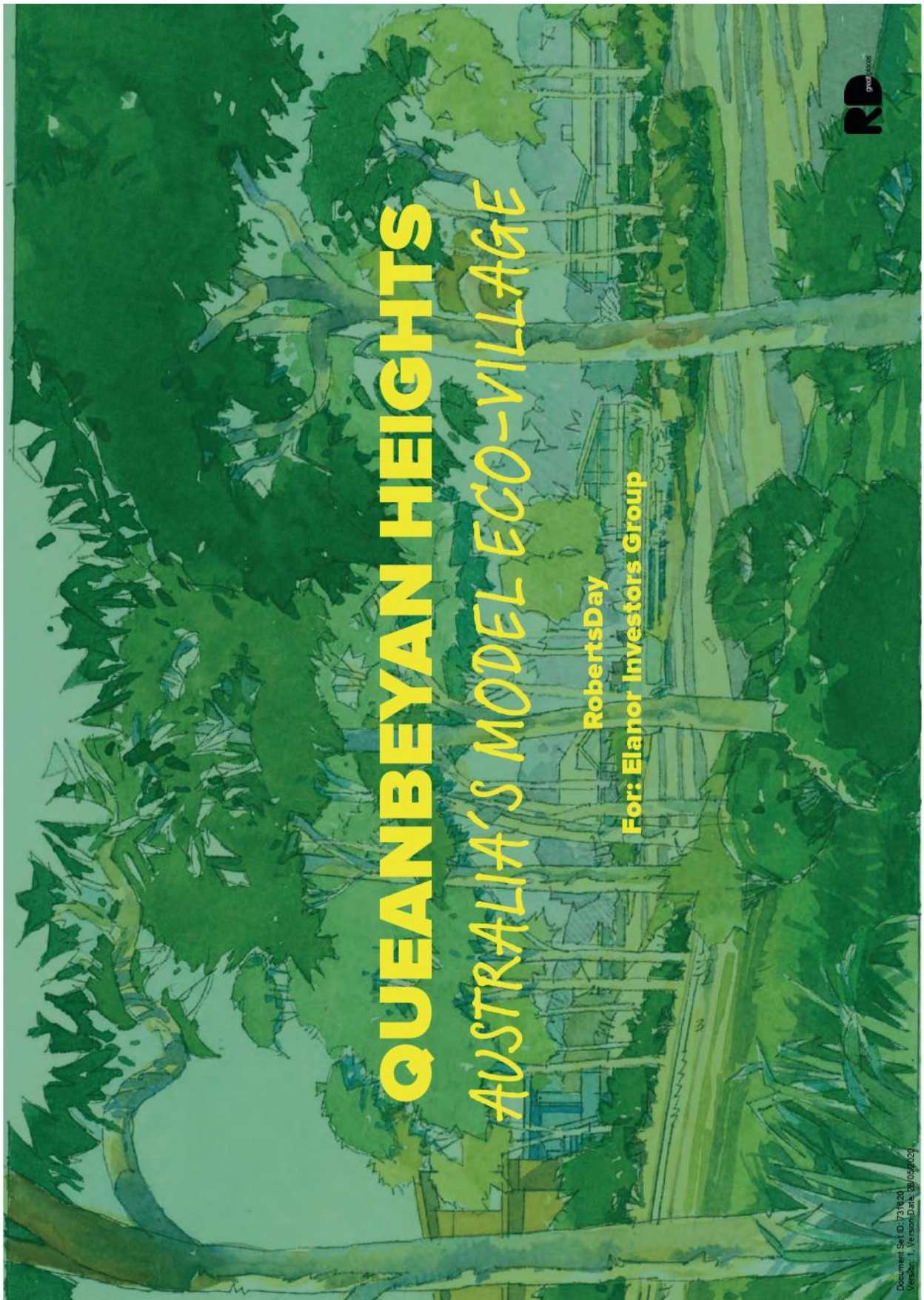
VISION



Attachment B
Queanbeyan Heights –
Australia’s Model Eco-village

Curtis Estate – A Lost Opportunity

Document Set ID: 731620
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Document Set ID: 73 6121
Version: 1.1
Date: 28/05/2023

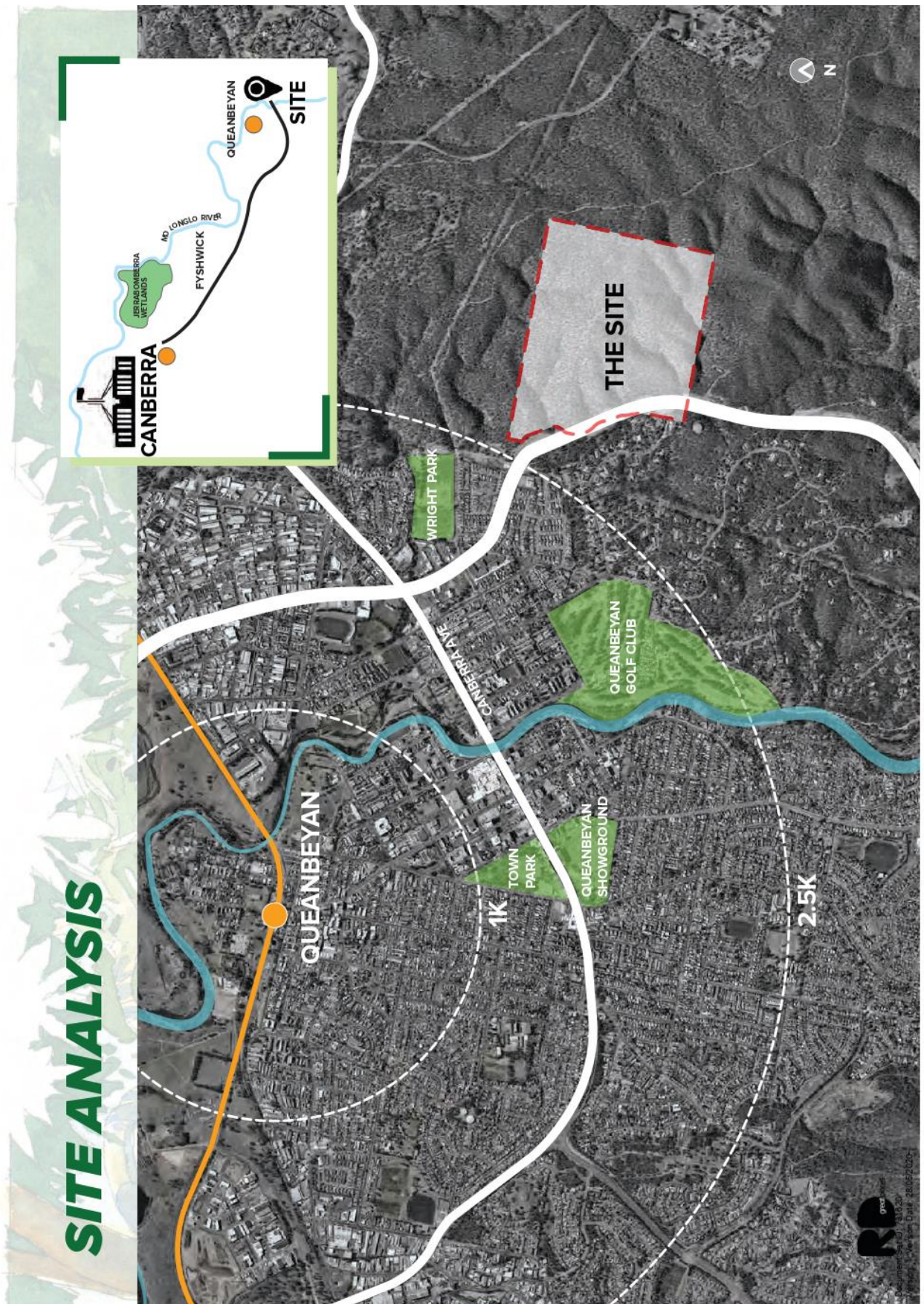




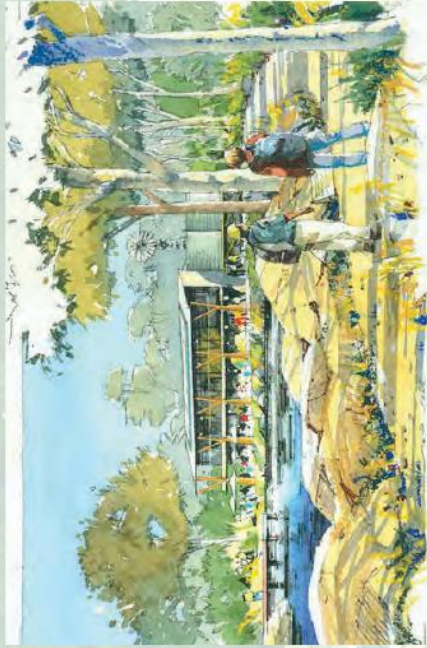
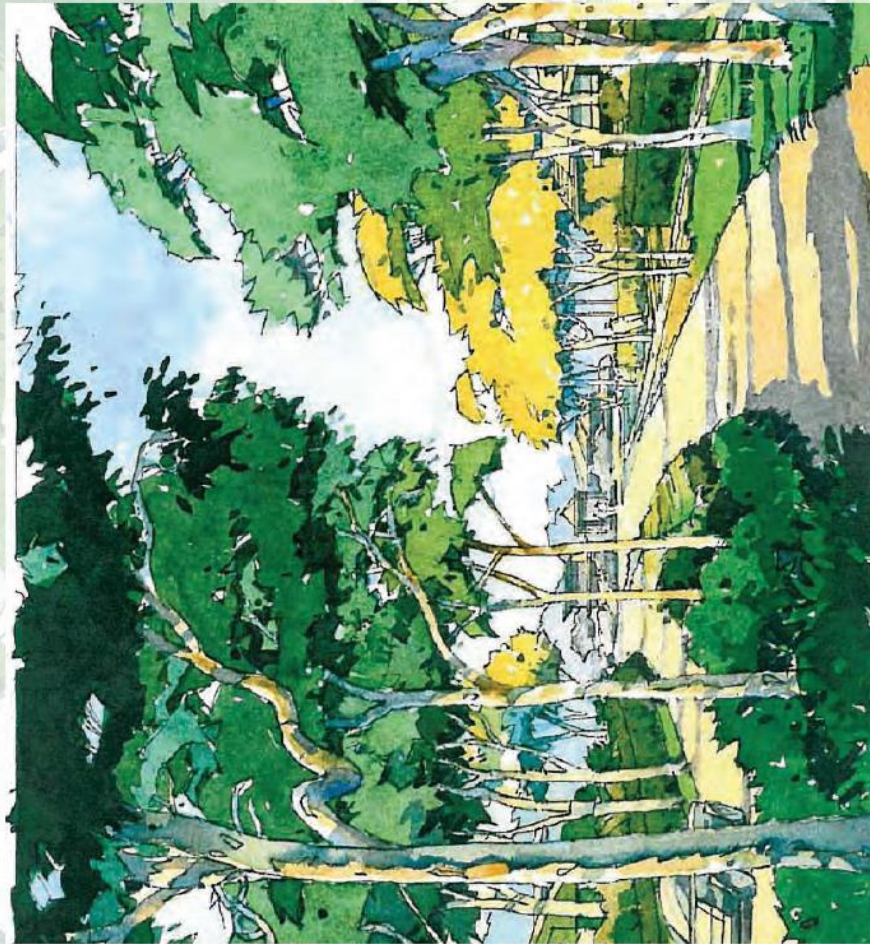
OUR VISION:

*THE OVERRIDING GOAL OF OUR VISION IS TO CREATE A PLACE
WHERE PEOPLE COEXIST WITH NATURE, GIVING BACK MORE THAN
THEY TAKE FROM THE ENVIRONMENT.*

Document Set ID: 731620
Version: 1, Version Date: 28/09/2020



VISION



CONCEPTS REVOLUTION

**OPTIONS 1:
PAPER SUBDIVISION**

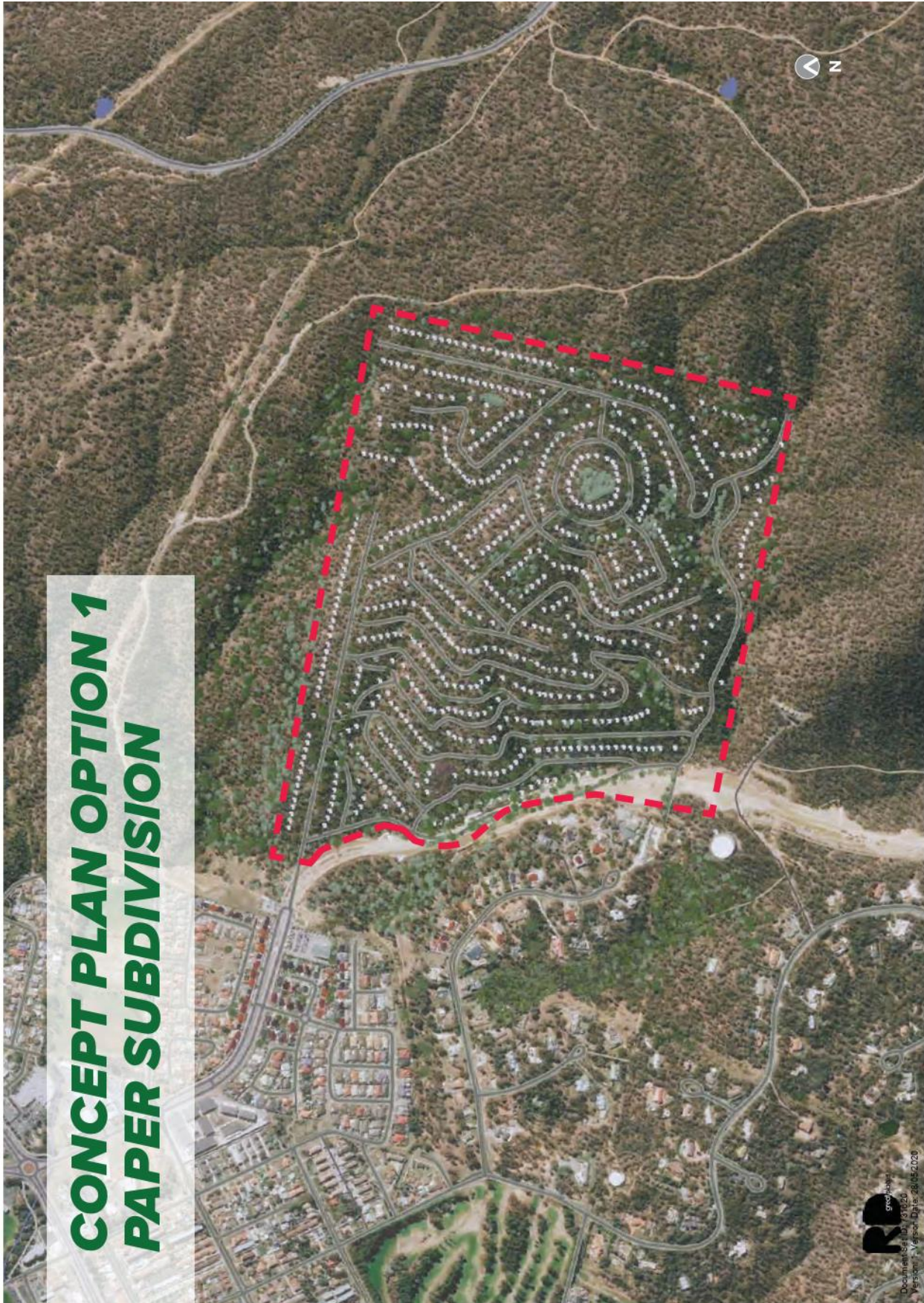


**OPTIONS 2:
SUSTAINABLE RURAL
COMMUNITY**



**OPTIONS 3:
SUSTAINABLE HAMLET
CLUSTER**







ESCARPMENT VIEW OPTION 1 PAPER SUBDIVISION



0020

ESCARPMENT VIEW OPTION 2 SUSTAINABLE RURAL COMMUNITY



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ESCARPMENT VIEW OPTION 3 SUSTAINABLE HAMLET CLUSTER



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P0200

DEVELOPMENT MATRIX

**OPTIONS 3:
SUSTAINABLE HAMLET
CLUSTER**



DEVELOPMENT SUMMARY

METRICS		GROSS
Site Area (m ²)		781,615
Net Developable Land Area (m ²)		300,000
Roads (m)		91,600
Conservation Lands/Open Space (m ²)		390,015
Yield		350

**OPTIONS 2:
SUSTAINABLE RURAL
COMMUNITY**



DEVELOPMENT SUMMARY

METRICS		GROSS
Site Area (m ²)		781,615
Net Developable Land Area (m ²)		674,959
Roads (m)		76,656
Conservation Lands/Open Space (m ²)		30,000
Yield		114

**OPTIONS 1:
PAPER SUBDIVISION**



DEVELOPMENT SUMMARY

METRICS		GROSS
Site Area (m ²)		781,615
Net Developable Land Area (m ²)		583,319
Roads (m)		153,516
Conservation Lands/Open Space (m ²)		44,780
Yield		660

OPTIONS COMPARISON

**OPTIONS 1:
PAPER SUBDIVISION**



**OPTIONS 2:
SUSTAINABLE RURAL
COMMUNITY**



**OPTIONS 3:
SUSTAINABLE HAMLET
CLUSTER**



OPTIONS COMPARISON

**OPTIONS 1:
PAPER SUBDIVISION**



**OPTIONS 2:
SUSTAINABLE RURAL
COMMUNITY**

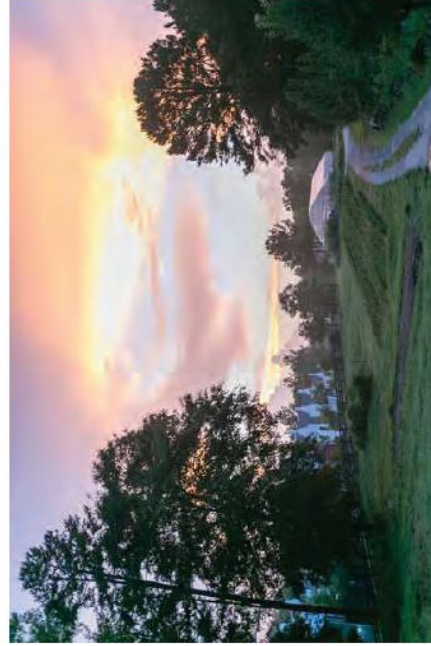


**OPTIONS 3:
SUSTAINABLE HAMLET
CLUSTER**



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CASE STUDIES SERENBE, USA



Submitter 31

STRATEGIC
POSITIONING
STATEMENT

CURTIS
ESTATE

TO
QUEANBEYAN PALERANG
REGIONAL COUNCIL

MARCH 2020

Document Set ID: 658461
Version 1, Version Date: 03/04/2020



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- Attachment 1: Green Grid Strategy
- Attachment 2: Curtis Estate Context Plan
- Attachment 3: Preliminary Plans prepared by Roberts Day

18-018-02 – Curtis Estate Strategic Positioning Statement



4. The opportunity to demonstrate a city wide example of land stewardship that supports an improved and sustainable conservation outcome.
5. A do nothing approach is not tenable and will result in ongoing poor environmental outcomes.

Accordingly, we encourage Council to acknowledge the Curtis Estate as an important contributor to the broader strategic conservation, visual and landscape values for the Eastern Escarpment and reserve network for the City.

3. The Curtis Estate

The landholding, is located to the immediate east of the Taylor Place subdivision and the Queanbeyan urban area and to the west of the Cuumbean Nature Reserve. The land is currently zoned E3 Environmental Management under the Queanbeyan LEP 2012.

The Estate comprises an old plan of subdivision with lots comprising separate titles. A prior ecological assessment has been undertaken by Ecological. The land does fall away to the west and the Ellerton Drive extension does cross the western boundary of the property.

There is no active management or management plan in place for conservation or bushfire hazard reduction.

The adjoining Cuumbean Nature Reserve Plan of Management prepared by NPWS in May 2006 notes that the Reserve "...provides an important resource for people, particularly those from Queanbeyan and adjoining rural residential areas, to enjoy, appreciate and understand the natural environment."

18-018-02 – Curtis Estate Strategic Positioning Statement

1. Introduction

Knight Frank Town Planning has been engaged to prepare this Strategic Positioning Statement (Statement) in relation to land within DP 15764 otherwise referred to as the Curtis Estate. For the purposes of this submission, the Curtis Estate comprises land as set out on the *Curtis Context Plan* at **Attachment 2**.

2. Purpose of this Submission

We understand that Queanbeyan Palerang Regional Council is in the process of preparing a Local Strategic Planning Statement (LSPS) which will set out a 20-year vision for the Local Government Area (LGA) and inform decisions on future land use zonings. We note that the LSPS is to be consistent with the direction and policy requirements of State Government with particular reference to the *South East and Tablelands Regional Plan 2017-2036* (Regional Plan).

This Statement sets out the merits and basis for a review of the planning approach to the Curtis Estate by Council as part of the LSPS considering:

1. The strategic location of the holding in terms of the Queanbeyan Eastern Escarpment and the adjacent Cuumbean Nature Reserve with particular reference to the prospects of providing a strategic corridor link to the Reserve.
2. In considering the 20 year time frame of the LSPS, it is prudent and appropriate that the long-term planning for Queanbeyan takes into account the potential contribution of the Curtis Estate for a wide range of enhanced conservation outcomes.
3. The opportunity to demonstrate and achieve a careful and balanced approach to future development on the urban/bushland fringe that does ensure an improved conservation outcome.

1



4. Recommendations

We acknowledge that the purpose of the LSPS is not to rezone land, but rather to guide long term planning decisions. In that regard and on behalf of our client, we recommend that Council incorporate the following recommendations into the preparation of the LSPS.

The following recommendations should be read in conjunction with the attached *Curtis Context Plan* at Appendix 2.

1. Recognise that the Curtis Estate land provides a significant opportunity for the City in terms of the missing reserve link from the existing Queanbeyan urban area through to the Cuumbean Nature Reserve.
2. That the Curtis Estate be acknowledged as a key opportunity site for the City in terms of securing a strategic reserve link and part of an extended City-wide green grid.
3. That the Curtis Estate be recognised as a location where a future form of improved biodiversity and scenic living could be considered on the basis of an enhanced community based on environmental stewardship and enhanced conservation outcomes.
4. Any form of environmental living is subject to its own site constraints review and compliance with all required Local Planning Directions.

The Curtis Estate is an opportunity to provide a direct public link between the Queanbeyan urban area and the Reserve. In turn, support its role as an important local community resource. Similarly, it is noted that the *Queanbeyan Tomorrow Community Vision 2021* identifies a Key Direction as being *links and corridors between regional parks and reserves for pedestrians, cyclists and wildlife where opportunities are available*. The Curtis Estate is strategically placed to support such a corridor link.

An Outcome of the *Queanbeyan Tomorrow Community Vision 2021* is the leadership by Queanbeyan City Council to ensure that the biodiversity values of the escarpment are maintained and that development has not impacted on natural vistas and scenic areas. The Curtis Estate is a strategic parcel for the City that can maintain the biodiversity and scenic values and the missing link in the reserve system between the urban area and the Cuumbean Nature Reserve.

The establishment of a reserve link through the Curtis Estate can form part of a wider strategic 'green grid' providing extended riparian, landscape, trails and recreation opportunities, potentially such as that illustrated by the Green Grid Strategy in **Attachment 1**. This would be like the 'green grid' structure adopted by the Sydney region district plans.

Protecting the escarpment biodiversity and scenic values and the providing of a reserve link, does not necessarily mean no development. Rather it means the right development having regard to the values and constraints and the achieving of an improved conservation outcome. This is possible on the Curtis Estate based on principles of:

- Environmental stewardship – example, the National Landcare Environmental Stewardship Program
- A demonstrated neutral or beneficial ecological impact in much as the same way as the assessment undertaken for the Sydney drinking water catchment. In turn, demonstrate how low impact environmental living can provide superior environmental outcomes.

| 2



5.2. South East and Tableland Regional Plan 2017 – 2036

A key requirement of the LSPS is how it aligns with the relevant adopted regional plan. In this case, the *South East and Tablelands Regional Plan 2017 – 2036* (Regional Plan). Accordingly, a review of the Curtis Estate against the relevant Directions.

Directions	Actions	Comment
Enhance biodiversity connections	<i>Protect and enhance the function and resilience of biodiversity corridors in local strategies. Confirm and validate the location and boundaries of regional biodiversity corridors.</i>	The establishment of a local corridor through the Curtis Estate will address the strategic missing link between Cuumbean Nature Reserve and Queanbeyan, as part of an integrated approach to conservation and environmental living. The Queanbeyan and site context plans (at Attachment 1 and Attachment 2), illustrate and confirm the Curtis Estate as an appropriate and strategic City wide location for a reserve corridor.
Protect important environmental assets	<i>Minimise potential impacts arising from development on areas of high environmental value, including groundwater-dependent ecosystems and aquatic habitats, and implement the 'avoid, minimise and offset' hierarchy.</i>	The biodiversity and scenic values of the Curtis Estate do not mean that some form of development cannot occur but rather the right form of development limited in scale and type.

5. Alignment with Government Policies and Planning

5.1. Queanbeyan Palerang Regional Council plans and policies

Apart from the land use planning controls under the Queanbeyan LEP 2012, we note also, the Queanbeyan Residential and Economic Strategy 2031 (Strategy) applies to the City. Whilst the Strategy does not reflect the 20 year time frame or vision for the City as required by the LSPS, a number of key aspects of the Strategy as follows are noted:

- The need to maintain areas with significant conservation value and that green corridors need to be protected from development in terms of their ecological status.
- The ongoing establishment and protection of green corridors between development areas be encouraged and retained.

The establishment of a new 'eco community' with a limited footprint supporting the environmental stewardship and enhancement of the conservation values of the land is entirely consistent with the above aspects of the Strategy. By way of example, the general approach to the potential character and form of any eco-community is illustrated in the preliminary vision prepared by Roberts Day at **Attachment 3**.

We note also that the Strategy by reference to Map 3 (Regional and Local Bio links) within the Strategy has identified *linkages between regional bio links and the more isolated patches of vegetation*. We note that includes Cuumbean Nature Reserve through to Wanna Wanna Nature Reserve and Stoney Nature Reserve.

The Curtis Estate is strategically part of the missing east – west link connecting the Queanbeyan urban area to Cuumbean, Wanna Wanna and Stoney. The potential of this link and more generally a City-wide green grid is illustrated in **Attachment 1**.

| 3

18-018-02 – Curtis Estate Strategic Positioning Statement



6. Curtis Estate Context Plan

The attached context plan illustrates the recommended long-term role and positioning of the Curtis Estate, the key principles of which include:

1. The broad identifying of the missing reserve link connecting the Cuumbean Nature Reserve to Queanbeyan as part of an integrated approach to a new 'eco community' with a limited footprint not based on the old paper plan of subdivision.
2. A noting that the specific mix of dwellings and development footprint is subject to satisfactorily addressing site constraints; values; detailed planning and compliance at that time with the relevant Local Planning Directions.
3. The identifying of the Curtis Estate as a potential key contributor to the enhancement of the biodiversity and scenic values of the Eastern Escarpment.
4. The preserving of the westerly aspect of the eastern escarpment as an important contributor to the scenic values of the City.
5. The applying of a 'green grid' approach to the potential corridor reserve with a wider linked series of conservation areas.

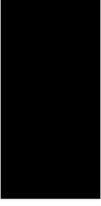
		<p>The current zoning does not guarantee a good conservation outcome.</p> <p>The Curtis Estate can however be a 'key or opportunity' site for demonstrating a city wide model approach to creating a community that supports an enhanced conservation outcome through measures such as environmental stewardship and applying the 'test' of a neutral or beneficial ecological outcome.</p>
<p>Settlement Planning Principles</p>	<p>The Regional Plan adopts a number of settlement planning principles including:</p> <ul style="list-style-type: none"> • <i>Protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors</i> • <i>Identifying and designing new neighbourhoods so they are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.</i> 	<p>The Curtis Estate can be an exemplar community for the City of achieving an enhanced conservation outcome; ongoing management and a limited form of development that protects and improves the environmental values of the land and the wider escarpment of which it forms part.</p>



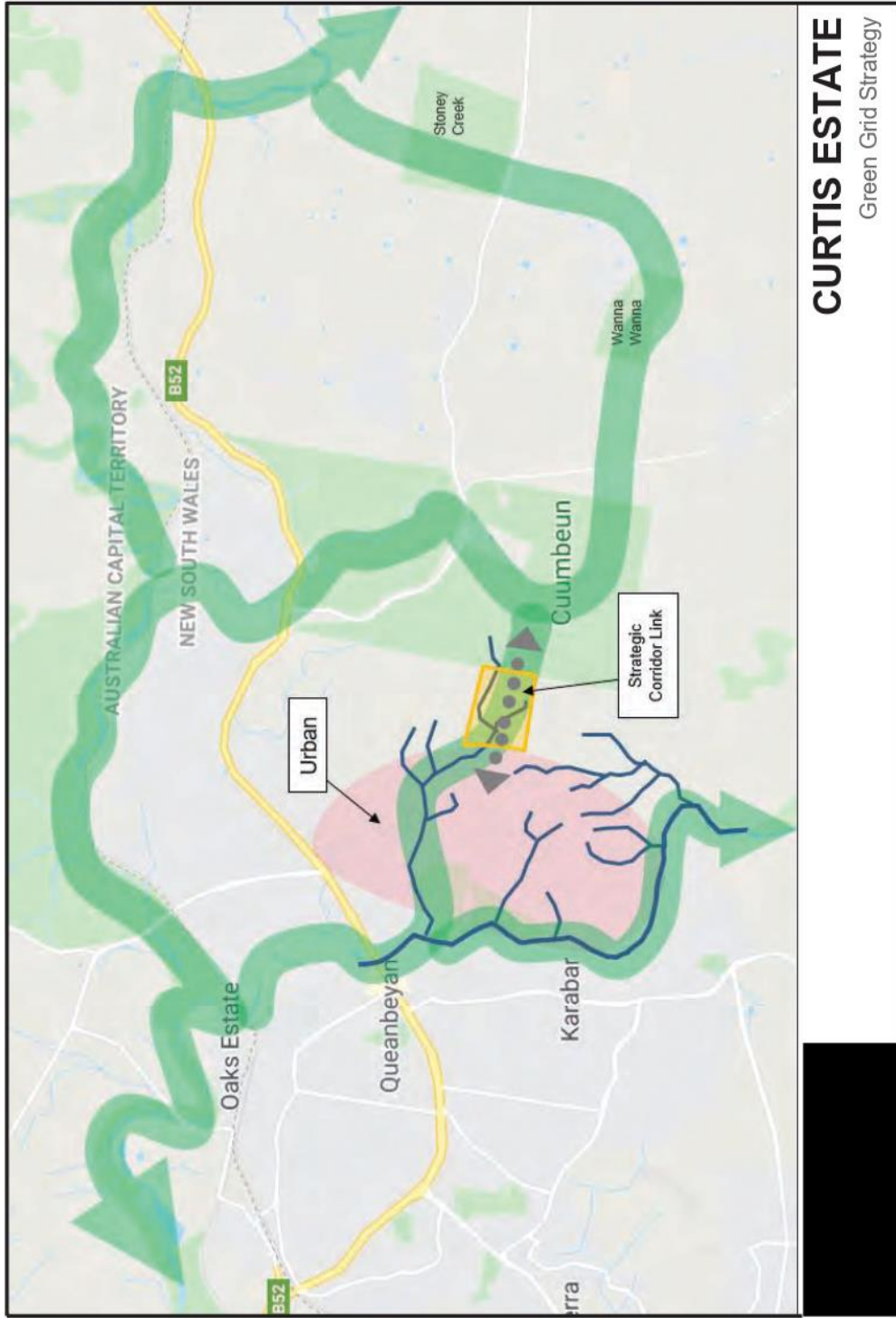
7. Conclusion

The Curtis Estate is a strategic and holding within the important Eastern Escarpment and a future east west reserve corridor link for the City. It is the purpose of the LSPS to take a long-term view as to the future direction of the City and in this regard, it is prudent and entirely appropriate that the Curtis Estate be recognised as a key opportunity site for a new community that supports a reserve link and an improved conservation outcome. That does not commit Council now to rezone the land with the actual range of uses and how arranged being subject to site specific studies and compliance with Local Planning Directions at that time.

The Curtis Estate can make a significant and strategic positive contribution to the future amenity and ecological values of the City.



Attachment 1: Green Grid Strategy



CURTIS ESTATE

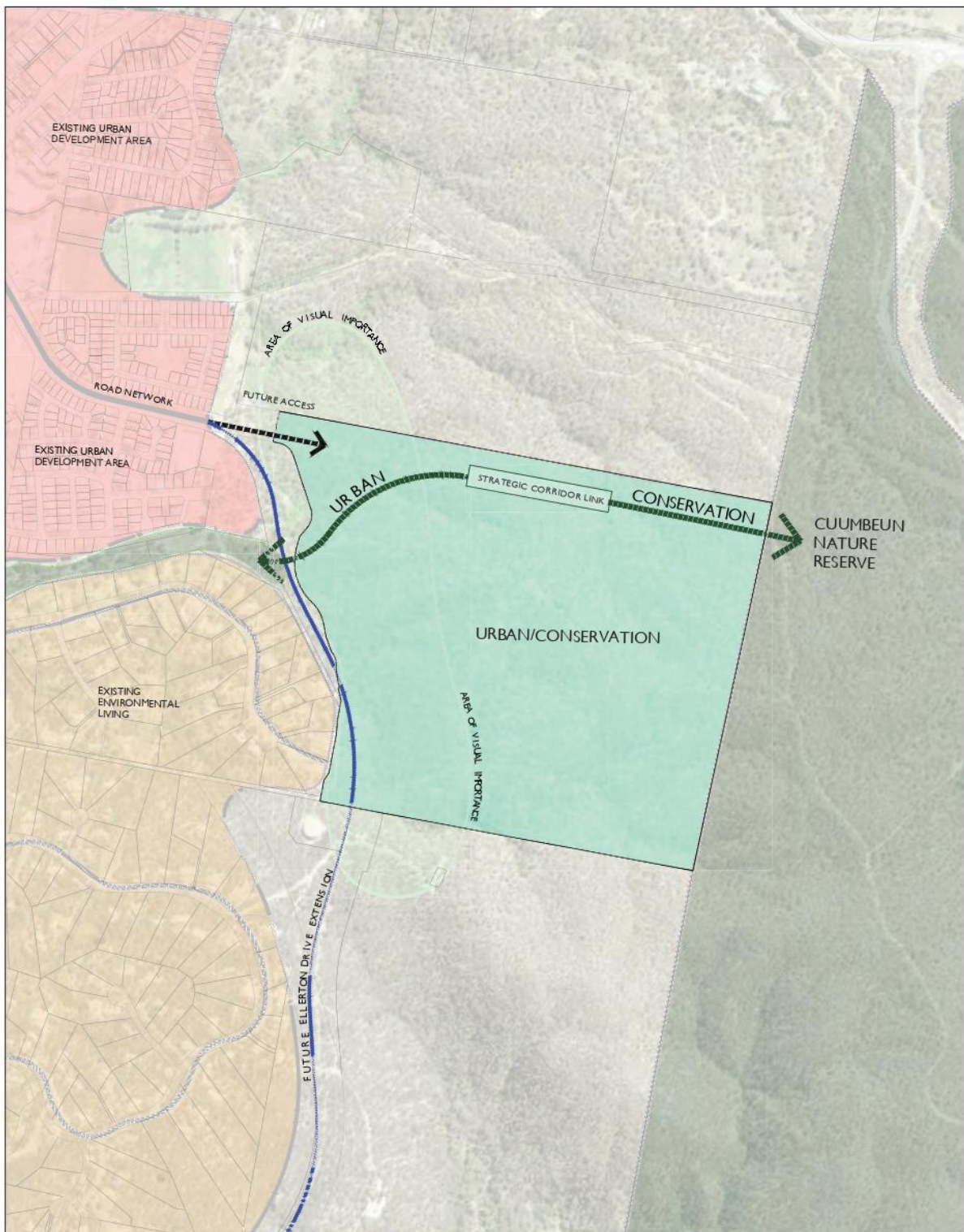
Green Grid Strategy

Document Set ID: 658461
Version: 1, Version Date: 03/04/2020



Attachment 2: Curtis Estate Context Plan

Document Set ID: 658461
Version: 1, Version Date: 03/04/2020

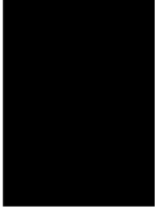


FOR DISCUSSION PURPOSES ONLY.
 NOT FOR DISTRIBUTION

CURTIS ESTATE
 Draft Structure Plan
536061.03-001-A



02/04/2020
 DRAWN: AT
 CHECKED: LDC



Attachment 3: Preliminary Vision prepared by Roberts Day

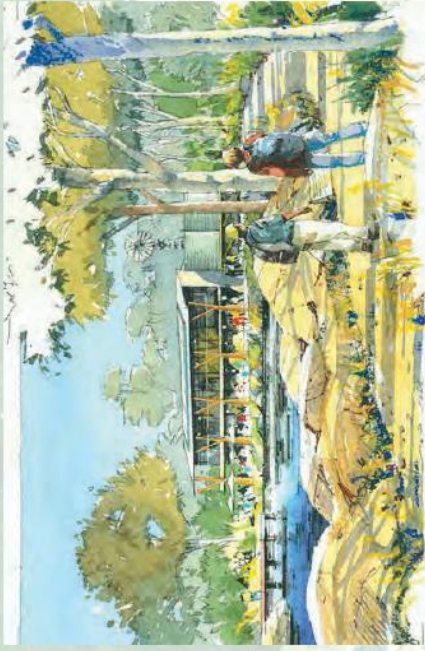
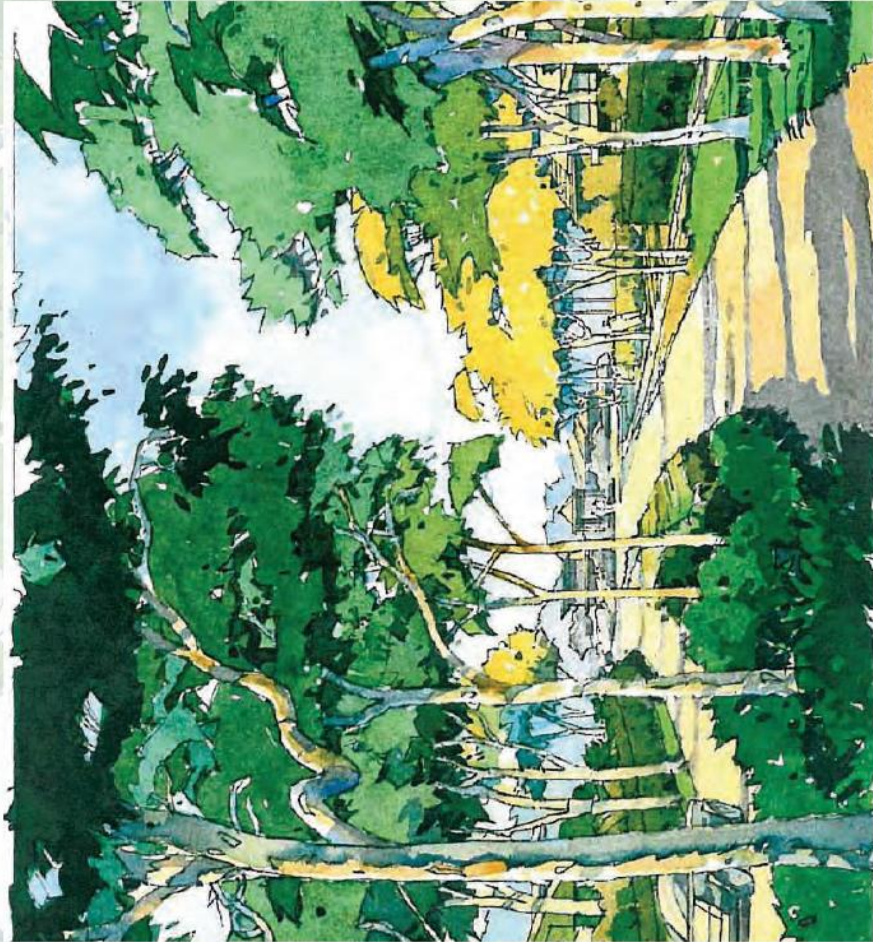


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THEY TAKE FROM THE ENVIRONMENT.*

Document Set ID: 655416
Version: 1.1
Revision: 03/04/2025

VISION



Submitter 32

From: [REDACTED]
Sent: Tue, 17 Mar 2020 13:15:42 +1100
To: [REDACTED]
Subject: Poplars and LSPS
Attachments: Poplars strategic planning statement.pdf

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Hi [REDACTED], trust all is well. Strange times at the moment..

Thank you for your feedback on the submission made concerning Environa. Similarly, attached is a short submission on the Poplars which we hope will help inform the preparing of the LSPS.

As always, happy to discuss.

Cheers

[REDACTED]



[REDACTED]
Director
Knight Frank Town Planning Sydney
Knight Frank Town Planning
Level 22
Angel Place
123 Pitt Street
Sydney NSW 2000
Australia

T: [REDACTED]
[REDACTED]
[REDACTED]

Save a tree - we only print emails we need to.





16 March 2020

Chief Executive Officer
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Attention: [REDACTED]

Dear Sir

Poplars Neighbourhood Centre and Poplars Logistics Precinct

Knight Frank Town Planning has been engaged by Poplars Developments Pty Ltd to prepare this submission on the future role of the Poplars Neighbourhood Centre and the establishment of the Jerrabomberra Logistics Precinct (Rail Intermodal Site). We forward this submission as an input to the drafting of the Local Strategic Planning Statement (LSPS) by Council for the City. We do note and understand that the purpose of the LSPS is not to propose any rezoning of individual sites. This submission seeks to inform the broader strategic direction of the LSPS.

Our client owns and/or has development rights over Lot 1 DP 1243031 and Lot 6 DP 1246134 at North Poplars in Jerrabomberra. For the purposes of this submission, this is referred to as the "Poplars Neighbourhood Centre" (Centre).

Our client also has development rights over part Lot 1 DP 1126721 in South Poplars. This site is located to the north of Jerrabomberra Creek adjacent to the border with the ACT. For the purposes of this submission, this is referred to as the "Poplars Logistics Precinct".

This planning submission should be read in conjunction with the Context Plan dated 12 March 2020 as attached as *Attachment 1*.

1. Poplars Neighbourhood Centre

The Centre zoned B1 *Neighbourhood Centre* comprises of Lots 1- 6 DP 1246134 with development consent for a number of commercial uses including a McDonalds, KFC and an Aldi supermarket. It is noted that a recent Planning Proposal by Council will rezone Lot 1 DP 1243031 from RE2 Private Recreation to B7 Business Park.

This submission outlines how the changing nature of local retailing and the emergence of the Poplars Innovation Precinct requires a different planning response to even that recently adopted by Council in the Planning Proposal. The proposed planning response aims to reinforce the local role of the Centre whilst also supporting the employment and economic role of the adjacent business park and now Poplars Innovation Precinct (Innovation Precinct). The Centre will:

- Continue to provide for local and convenience shopping.
- Aim to provide a high level of amenity for visitors and shoppers.
- Be of a design standard that complements the gateway to the Innovation Precinct and business park.

T +61 2 9036 6666
GPO Box 187, Sydney NSW 2001
Level 22, Angel Place, 123 Pitt Street

Document Set ID: 62818200
Version: 1, Version Date: 17/03/2020





- Not compete with the Queanbeyan CBD.
- Aim to supply the day to day needs of workers in the business park and Innovation Precinct.

The Centre will become increasingly important to supporting the success of the Innovation Precinct. By way of reference, we note the NSW Innovation and Productivity Council within the Department of Planning Industry and Environment has identified seven factors of success for globally significant innovation precincts (ref. *NSW Innovation Precincts – Lessons from International Experience – September 2018*). Those factors include a high level of amenity characterised by access to shops, services, amenities and cafes/restaurants. They are uses and activities all provided in a high quality setting where spaces are designed to encourage social interaction and a high level of informality.

For all the above reasons and in a practical sense, the Poplars Neighbourhood Centre forms part of the wider Poplars Innovation Precinct as much as it provides a local neighbourhood function.

As outlined also by the Innovation and Productivity Council, consumer and worker preferences are shifting toward more urban-oriented environments and more people are placing a high priority on walkability and proximity to health care, entertainment facilities, cultural infrastructure, schools and social contacts. For the 'Millennial' demographic who are central to the innovation workforce, quality of life is more closely associated with proximity to urban amenities such as eateries, retail, cultural, and social venues. These are all urban amenities that the Poplars Neighbourhood Centre has the potential to provide.

To achieve the above requires a review of how the Centre functions and its role. In particular:

- The importance of a wider 'main road' address to Tomsitt Drive in order to support further investment in the Centre and to relate better to the Innovation Precinct.
- A broadening of the range of uses and review of the role of the Centre in order to support the Innovation Precinct.
- A review of the layout of future uses and the structure plan for the Centre to improve the level of urban amenity, public domain and the like.

Whilst we acknowledge that it is not the role of the LSPS to rezone land nor address the specific planning issues of individual sites, it does nevertheless, set the framework for long term change and accordingly, we recommend that Council incorporate the following findings into the preparing of the LSPS.

1. The identifying of the Poplars Neighbourhood Centre site as an important gateway location to the City, Jerrabomberra, Poplars business park and the Poplars Innovation Precinct.
2. That the LSPS acknowledge the need to review the range of uses and role of the Centre to ensure it complements and supports the Poplars Innovation Precinct.
3. That the above review extend to the location of future uses in the Centre in order to better relate to the Poplars Innovation Precinct and the supporting of further investment in the Centre.
4. That the above review of the role and layout of the Centre extend more generally to the area as indicated on the plan attached.

2. Poplars Logistics Precinct

This submission outlines how the broad location requirements for freight and logistics requires the identifying of a location that best meets those requirements with the potential to make a significant contribution to the economy of Queanbeyan and region. The proposed planning response confirms the location adjacent to the border with the ACT north of Jerrabomberra Creek as appropriate for further detailed planning noting:



- The general proximity to the Poplars business park / innovation centre; the North Tralee employment lands; and the Hume Industrial Park within the ACT. In that regard, the location is of local and regional/cross border significance.
- The proximity to the existing rail corridor and therefore the benefit of future proofing the location for future rail siding access. We note in particular, Direction 11 of the South East and Tablelands Regional Plan that identifies opportunities for the freight network including specifically “..improving rail transport and investigating intermodal facilities and the potential to re-open non-operational lines to support connectivity to markets for passengers and freight..”; and “... where sustainable freight demand exists, non-operational lines could be brought back into operation..”
- Direct road access to the Territory Parade Road Reserve and hence to the surrounding regional road network.
- A logistics hub will be an important contributor to the economy of Queanbeyan.

Accordingly, and noting the above, we recommend that Council incorporate the following findings into the preparing of the LSPS.

1. The identifying of the Poplars Logistics Precinct as an important economic hub location for the City and the region;
2. That the location be confirmed as generally in the location as identified on the attached plan; and
3. That the form, range of uses and extent of the Jerrabomberra Logistics Hub be the subject of detailed local planning.

In terms of both the Poplars Neighbourhood Centre and the Poplars Logistics Precinct, we trust this assists in the preparing of the LSPS. Happy to discuss should you wish.

A handwritten signature in blue ink, appearing to be a stylized name.

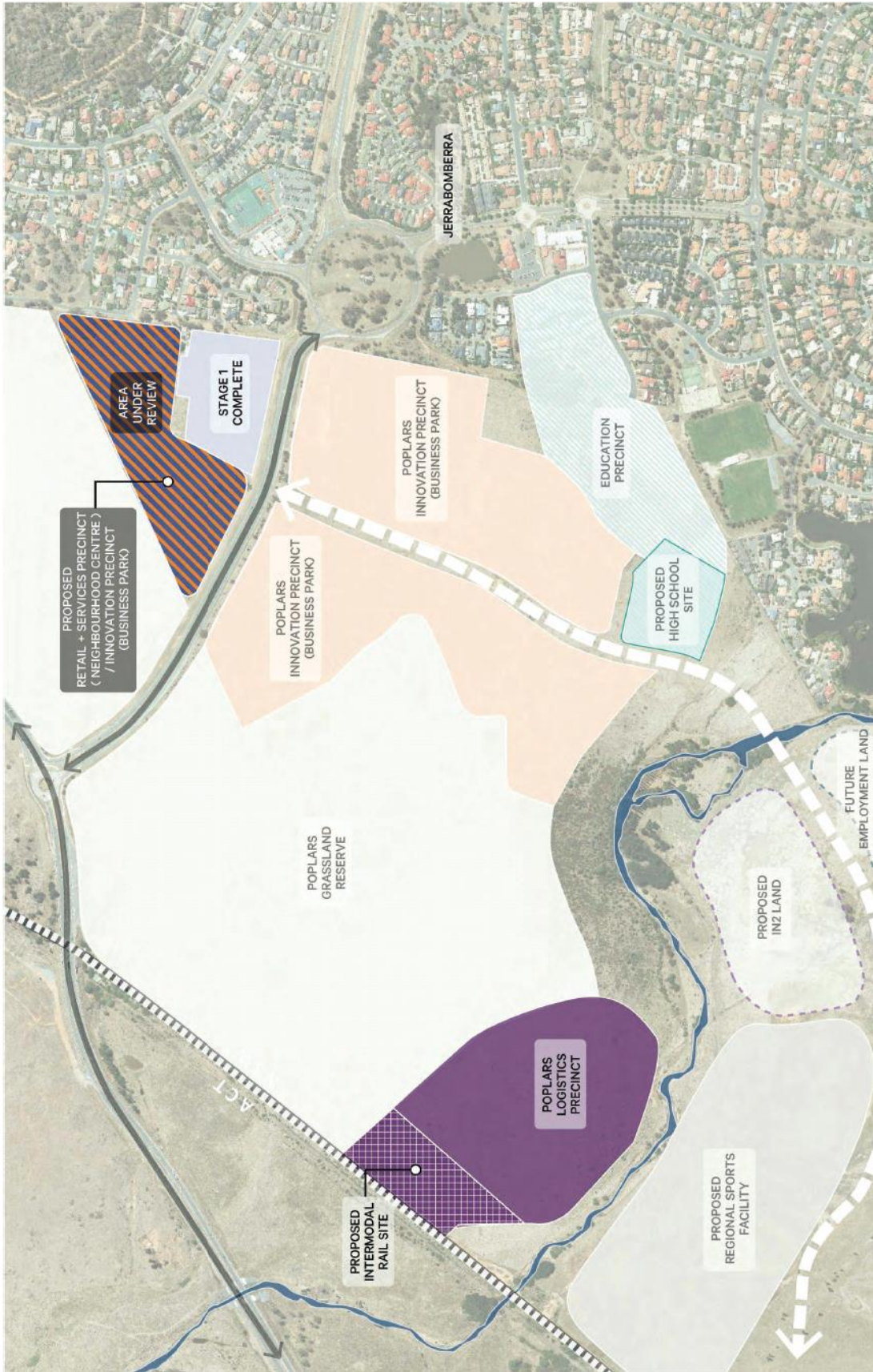
Yours sincerely

A black rectangular redaction box covering the name of the signatory.

Director, Knight Frank Town Planning



Attachment 1: Poplars Context Plan



PROJECT: Poplars
 Tomerai Drive
 Queanbeyan, ACT 2610
 02 6331 82
 02 6331 82

SCALE: NTS
 DATE: 12-08-20

DRAWING TITLE: CONTEXT PLAN

CLIENT: POPLARS

DATE: 12-08-20

PLACE LOGIC
 02 6331 82
 02 6331 82
 02 6331 82

Submitter 32

From: [REDACTED]
Sent: Fri, 29 May 2020 13:23:37 +1000
To: Council Mailuser
Subject: Submission to Draft Local Strategic Planning Statement
Attachments: Poplars strategic planning statement.pdf, QPRC_draft LSPS submission_Poplars.pdf

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Dear Sir/Madam,

Please see a submission for the Draft Local Strategic Planning Statement attached on behalf of our client in relation to land referred to as Poplars in West Jerrabomberra.

Could you please confirm receipt of this email and keep us informed of any progression with the draft?

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

T: [REDACTED]

[REDACTED]

Save a tree - we only print emails we need to.



16 March 2020

Chief Executive Officer
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Attention: David Carswell

Dear Sir

Poplars Neighbourhood Centre and Poplars Logistics Precinct

[REDACTED] has been engaged by Poplars Developments Pty Ltd to prepare this submission on the future role of the Poplars Neighbourhood Centre and the establishment of the Jerrabomberra Logistics Precinct (Rail Intermodal Site). We forward this submission as an input to the drafting of the Local Strategic Planning Statement (LSPS) by Council for the City. We do note and understand that the purpose of the LSPS is not to propose any rezoning of individual sites. This submission seeks to inform the broader strategic direction of the LSPS.

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This planning submission should be read in conjunction with the Context Plan dated 12 March 2020 as attached as *Attachment 1*.

1. Poplars Neighbourhood Centre

The Centre zoned B1 *Neighbourhood Centre* comprises of Lots 1- 6 DP 1246134 with development consent for a number of commercial uses including a McDonalds, KFC and an Aldi supermarket. It is noted that a recent Planning Proposal by Council will rezone Lot 1 DP 1243031 from RE2 Private Recreation to B7 Business Park.

This submission outlines how the changing nature of local retailing and the emergence of the Poplars Innovation Precinct requires a different planning response to even that recently adopted by Council in the Planning Proposal. The proposed planning response aims to reinforce the local role of the Centre whilst also supporting the employment and economic role of the adjacent business park and now Poplars Innovation Precinct (Innovation Precinct). The Centre will:

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- Aim to provide a high level of amenity for visitors and shoppers.
- Be of a design standard that complements the gateway to the Innovation Precinct and business park.



- Not compete with the Queanbeyan CBD.
- Aim to supply the day to day needs of workers in the business park and Innovation Precinct.

The Centre will become increasingly important to supporting the success of the Innovation Precinct. By way of reference, we note the NSW Innovation and Productivity Council within the Department of Planning Industry and Environment has identified seven factors of success for globally significant innovation precincts (ref. *NSW Innovation Precincts – Lessons from International Experience – September 2018*). Those factors include a high level of amenity characterised by access to shops, services, amenities and cafes/restaurants. They are uses and activities all provided in a high quality setting where spaces are designed to encourage social interaction and a high level of informality.

For all the above reasons and in a practical sense, the Poplars Neighbourhood Centre forms part of the wider Poplars Innovation Precinct as much as it provides a local neighbourhood function.

As outlined also by the Innovation and Productivity Council, consumer and worker preferences are shifting toward more urban-oriented environments and more people are placing a high priority on walkability and proximity to health care, entertainment facilities, cultural infrastructure, schools and social contacts. For the 'Millennial' demographic who are central to the innovation workforce, quality of life is more closely associated with proximity to urban amenities such as eateries, retail, cultural, and social venues. These are all urban amenities that the Poplars Neighbourhood Centre has the potential to provide.

To achieve the above requires a review of how the Centre functions and its role. In particular:

- The importance of a wider 'main road' address to Tomsitt Drive in order to support further investment in the Centre and to relate better to the Innovation Precinct.
- A broadening of the range of uses and review of the role of the Centre in order to support the Innovation Precinct.
- A review of the layout of future uses and the structure plan for the Centre to improve the level of urban amenity, public domain and the like.

Whilst we acknowledge that it is not the role of the LSPS to rezone land nor address the specific planning issues of individual sites, it does nevertheless, set the framework for long term change and accordingly, we recommend that Council incorporate the following findings into the preparing of the LSPS.

1. The identifying of the Poplars Neighbourhood Centre site as an important gateway location to the City, Jerrabomberra, Poplars business park and the Poplars Innovation Precinct.
2. That the LSPS acknowledge the need to review the range of uses and role of the Centre to ensure it complements and supports the Poplars Innovation Precinct.
3. That the above review extend to the location of future uses in the Centre in order to better relate to the Poplars Innovation Precinct and the supporting of further investment in the Centre.
4. That the above review of the role and layout of the Centre extend more generally to the area as indicated on the plan attached.

2. Poplars Logistics Precinct

This submission outlines how the broad location requirements for freight and logistics requires the identifying of a location that best meets those requirements with the potential to make a significant contribution to the economy of Queanbeyan and region. The proposed planning response confirms the location adjacent to the border with the ACT north of Jerrabomberra Creek as appropriate for further detailed planning noting:



- The general proximity to the Poplars business park / innovation centre; the North Tralee employment lands; and the Hume Industrial Park within the ACT. In that regard, the location is of local and regional/cross border significance.
- The proximity to the existing rail corridor and therefore the benefit of future proofing the location for future rail siding access. We note in particular, Direction 11 of the South East and Tablelands Regional Plan that identifies opportunities for the freight network including specifically “*..improving rail transport and investigating intermodal facilities and the potential to re-open non-operational lines to support connectivity to markets for passengers and freight..*”; and “*... where sustainable freight demand exists, non-operational lines could be brought back into operation..*”
- Direct road access to the Territory Parade Road Reserve and hence to the surrounding regional road network.
- A logistics hub will be an important contributor to the economy of Queanbeyan.

Accordingly, and noting the above, we recommend that Council incorporate the following findings into the preparing of the LSPS.

1. The identifying of the Poplars Logistics Precinct as an important economic hub location for the City and the region;
2. That the location be confirmed as generally in the location as identified on the attached plan; and
3. That the form, range of uses and extent of the Jerrabomberra Logistics Hub be the subject of detailed local planning.

In terms of both the Poplars Neighbourhood Centre and the Poplars Logistics Precinct, we trust this assists in the preparing of the LSPS. Happy to discuss should you wish.

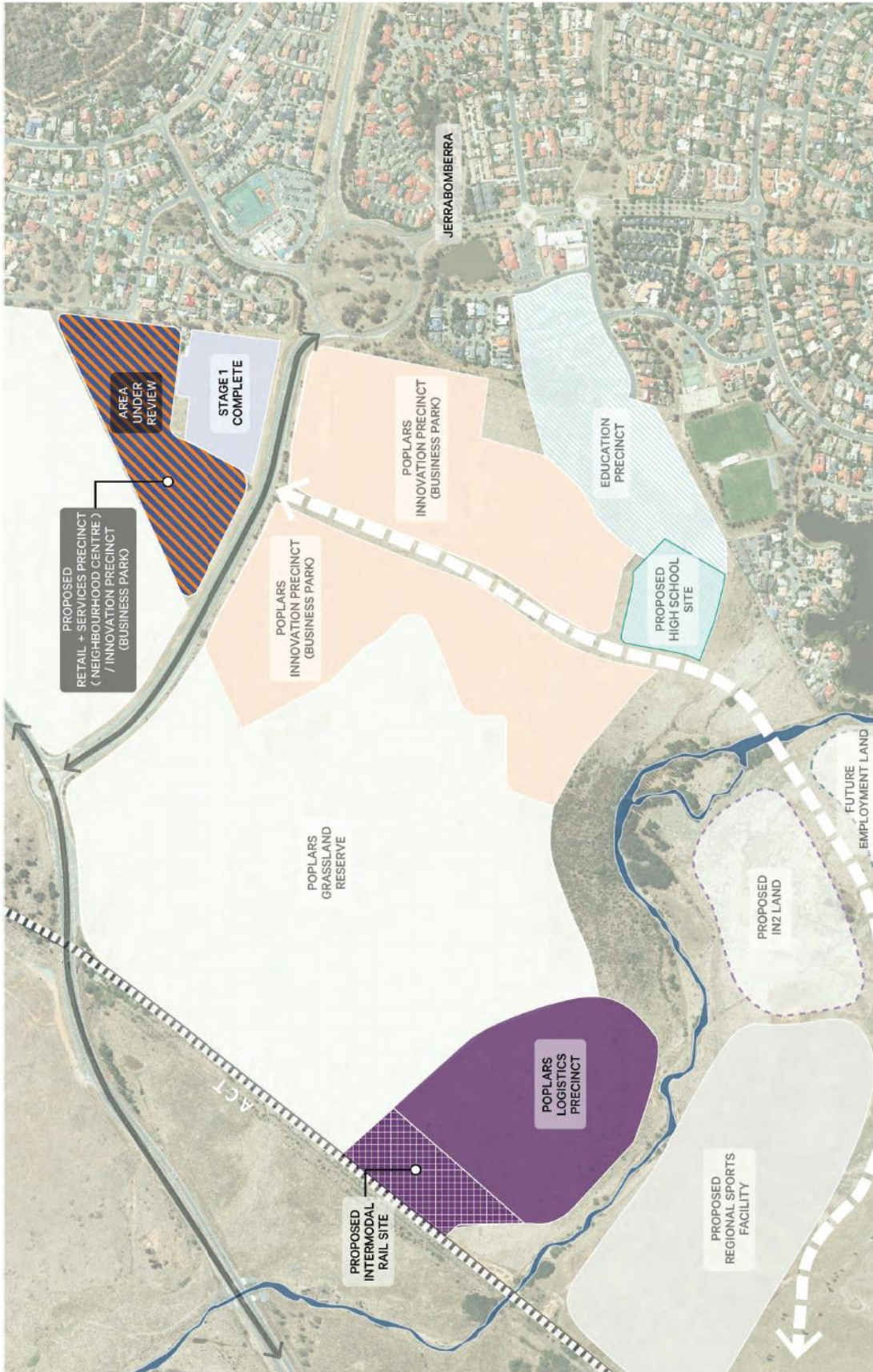


Yours sincerely





Attachment 1: Poplars Context Plan



PROJECT
 Poplars
 Transport Drive
 Queanbeyan NSW 2610
 026352 2000

SCALE
 NTS
 DATE
 12-08-20

DRAWING TITLE
 CONTEXT PLAN

CLIENT
 POPLARS

Our ref: 18-018-01

28 May 2020

The Chief Executive Officer
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Dear Sir

Queanbeyan-Palerang draft Local Strategic Planning Statement

We refer to Council's draft Local Strategic Planning Statement (draft LSPS) currently on exhibition. On behalf of our clients, Poplars Developments Pty Ltd, we thank Council for the opportunity to make a submission on the draft LSPS in relation to the land holdings referred to as Poplars in West Jerrabomberra. Forming part of our submission on the draft LSPS is the Poplars *Strategic Planning Statement (Poplars Statement)* of 16 March 2020 (**see attached**) and as previously lodged with Council. In addition to the recommendations within the *Poplars Statement* and in response to the draft LSPS, the following additional comments are provided:

1. We note the structure plan within the draft LSPS has identified North Poplars as 'future business park'. This is not correct. The established Poplars neighbourhood shopping centre is zoned B1 Neighbourhood Centre by the Queanbeyan LEP 2012 (Poplars). Accordingly, we seek an assurance from Council that the draft LSPS structure plan will be amended accordingly.
2. We note that the western side of the Poplars neighbourhood centre is subject to a Planning Proposal to rezone the land from RE2 Private Recreation to B7 Business Park.
3. We support the identifying of the proposed intermodal freight facility noting that it is subject to detailed design and siting and;
4. We note and generally support the *South Jerrabomberra Concept Plan* within the draft LSPS subject to future detailed master planning and infrastructure requirements in terms of availability, capacity and funding.

For completeness, also set out below are the recommendations from the prior *Poplars Statement*. They are recommendations still relevant to this submission:

1. The identifying of the Poplars Neighbourhood Centre (Centre) site as an important gateway location to the City, Jerrabomberra, Poplars business park and the Poplars Innovation Precinct.
2. That the LSPS acknowledge the need to review the range of uses and role of the Centre to ensure it complements and supports the Poplars Innovation Precinct.
3. That the above review extend to the location of future uses in the Centre in order to better relate to the Poplars Innovation Precinct and the supporting of further investment in the Centre.
4. That the plan acknowledge the benefits (both social and economic) of mixed use development areas where retail and services space is integrated with business park development and not two distinct separate areas.
5. That the above review of the role and layout of the Centre extend more generally to the area as indicated on the plan attached (refer to plan within the *Poplars Statement*).

We thank Council for the opportunity to make a submission and happy to discuss.

Yours sincerely,


Director

Submitter 33

From: [REDACTED]
Sent: Sat, 23 May 2020 13:43:34 +1000
To: Council Mailuser
Cc: [REDACTED]
Subject: Council draft LSPS and neighbors
Importance: High

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

To whom this may concern,

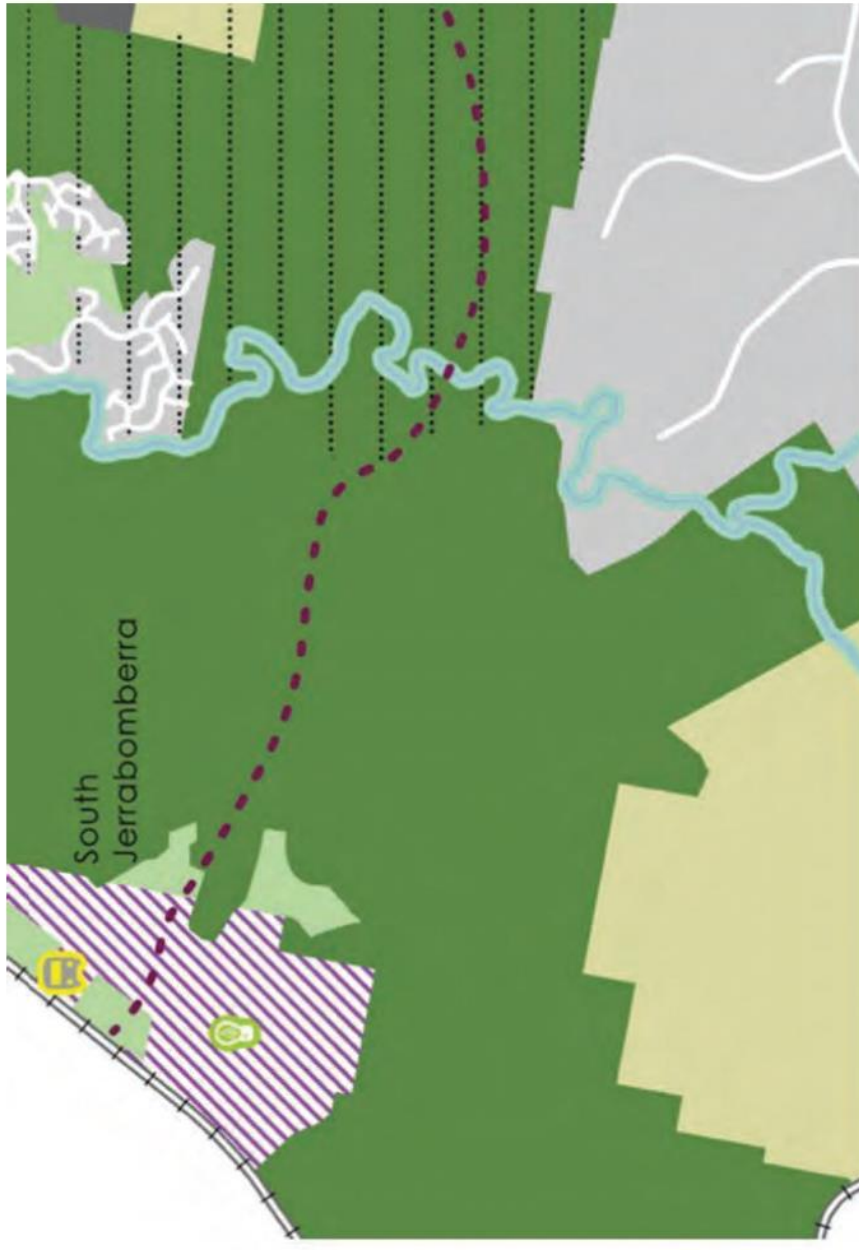
It has been brought to our attention that there is future plans in place which will affect our property.

We have not been provided with any consultation or notification of these plans.

Can you please provide further information regarding the below? As you will see we have a number of concerns about these future plans.

Background to Council's plan

- The draft Local Strategic Planning Statement (or draft LSPS for short) is on exhibition until 25 May (next Monday)
- The draft LSPS is a long term planning document intended to inform future changes in land use zonings. It is therefore a very important document.
- The draft LSPS includes a structure plan for the whole of Queanbeyan. That structure plan includes the area south and west of Jerrabomberra – see part of that plan below.
- The structure plan has identified much of that land south and west of Jerrabomberra as nature conservation – the darker green. The 'protected primary production' land - ie rural lands is the lighter green.



Matters to raise in submissions to Council

- The structure plan should be amended to reflect the current use of the land for rural and farming not conservation. Most of the land identified as conservation is currently rural land.
- We are not aware of any conservation values and the land should not be identified as such
- Our land is important for grazing and agriculture and should be identified as 'protected primary production' land on the structure plan.
- We acknowledge and support the draft LSPS planning outcomes that agricultural activities are protected and promoted in rural areas; that sustainable and diverse rural land uses are promoted and to support opportunities for farming and agricultural uses of land.

- For all the above planning outcomes, the land on the structure plan should be identified as 'protected primary production'.
- Any long term changes in the use of the land should be subject to discussions with land owners

Kind Regards,



Submitter 34

Our Ref: APDWASBM/200529 L LSPS QPRC

29 May 2020

The General Manager
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

council@qprc.nsw.gov.au

Dear Sir/Madam,

RE: SUBMISSION - TOWARDS 2040: QUEANBEYAN-PALERANG REGIONAL COUNCIL DRAFT LOCAL STRATEGIC PLANNING STATEMENT

1. Introduction

We write on behalf of Acclaim Property Developments Pty Ltd in response to the exhibition of the Queanbeyan-Palerang Regional Council's Towards 2040 Draft Local Strategic Planning Statement (LSPS).

We wish to commend Council on the effort undertaken to prepare the Statement and the opportunity to provide comment on its content. The importance of a well-defined LSPS is fundamental to providing the basis for ensuring that the growth forecast for the next 20 years and the planning priorities is delivered in accordance with the long-term vision and in line with the aspirations for the community .

2. The Site

Our client owns Lot 1 DP378941 Wirreanda Road, Wamboin, which comprises an area of approximately 315 hectares (Refer Figure 1).

The site has been used for tree plantation for several decades and has recently been cleared, with a central area of vegetation retained and several dams exist across the property. The property has an existing residence and various fenced paddocks exist on the property.

It is located immediately south of established rural-residential development within the Wamboin and Bywong localities and is approximately 6 kilometres to the west of Bungendore, 14 kilometres north east from Queanbeyan and 20 kilometres north northeast from Canberra.

The past pine forestry activity has resulted in the soil being acidic and having little agricultural value (Class 4-5) and difficult to deliver on the proposition promoted by the Draft LSPS. Furthermore, the interface with existing rural residential makes commercial farming enterprise difficult to sustain due to interface and proximity issues with the existing rural residential development.

The site has merit for rural-residential development due to the high demand for housing within the local area and the ability to deliver a variety of lot sizes to meet demand from employment within Canberra, Queanbeyan and Bungendore. One benefit of the area is that it can support a range of home based and cottage industry activities within close proximity to regional areas and also to support home-based work through NBN access. This has been evident with recent developments in the area that have been absorbed quickly by the market.

Figure 1 Subject Site – Lot 1 DP378941 Wirreanda Road Wamboin



3. Response to Local Strategic Planning Statement

Our client wishes to express their support for the following aspects of the LSPS, particularly in context to delivering further rural-residential development in a strategic way with the local authority.

1. It is acknowledged that the LGA will be required to accommodate an additional 6,500 dwellings by 2036, a proportion of this would be expected to be delivered through increasing rural residential supply as acknowledged by Council's Rural Lands Strategy.
2. Our client supports that statement that '*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*'.
3. The LSPS vision for Rural Residential Areas in 2040 is supported, particularly the continuation of providing a high-quality rural living environment for residents. Our client further supports the environmental and rural values of the rural residential areas being maintained as a core distinguishing features in the future. It is noted that there is a desire within the LSPS to encourage residents to the work more from home.
4. Our client is encouraged that the LSPS includes as a Planning Outcome that new rural residential development is planned and consistent with a rural residential development strategy endorsed by Council.
5. Our client acknowledges the Planning Priorities identified for Rural Residential areas and is encouraged by Planning Priority 8 and 11, particularly the following priorities:

Planning Priority 8

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

Planning Priority 11

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

6. It is noted that the subject site has been identified in an area within the LSPS as being "Protect Primary Production" and "Encourage Economic Uses of Land". Our client submits that their land is most suitable for rural-residential development to deliver housing supply and address a high demand for rural residential development within the Wamboin area, particularly as the majority of the area is now developed and additional rural residential supply is not available to the market.
7. The development of our client's land also ensures that the Planning Priorities for Rural Areas can be achieved by protecting high value primary production areas and extractive industries from surrounding land use conflicts (Planning Priority 7 – 4.7.1) and minimising fragmentation of rural land (Planning Priority 7 – 4.7.2)

4. Summary

As outlined in this submission, our client's land is strategically positioned to deliver rural residential development in a way that provides the LGA and surrounding community with benefits that ensure a cohesive and connected community is delivered. The size of the land and its location close to regional centres provides a unique opportunity to achieve a rural residential development that has community at its heart, with a focus on fostering a strong sense of place for people who desire to live on a small rural holding with the convenience of facilities and services within easy reach.

Our client is keen to assist Council to deliver the LSPS Planning Priorities and the Council's Rural Lands Strategy directions by increasing the supply of rural residential development within a strategically logical area within the LGA.

Should you wish to discuss any aspect of this letter, please feel free to contact the undersigned on [REDACTED]

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Submitter 35

Our Ref: 200529 L DGABD LSPS Submission

29 May 2020

The General Manager
Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

council@qprc.nsw.gov.au

Dear Sir/Madam,

RE: SUBMISSION - TOWARDS 2040: QUEANBEYAN-PALERANG REGIONAL COUNCIL DRAFT LOCAL STRATEGIC PLANNING STATEMENT

We write on behalf of [REDACTED] in response to the exhibition of the Queanbeyan-Palerang Regional Council's Towards 2040 Draft Local Strategic Planning Statement (LSPS).

We wish to commend Council on the effort undertaken to prepare the Statement and the opportunity to provide comment on its content. The importance of a well-defined LSPS is fundamental to providing the basis for ensuring that the growth forecast for the next 20 years and the planning priorities is delivered in accordance with the long-term vision and in line with the aspirations for the community .

Our client owns a 137 hectare site at King Highway, Bungendore and comprises numerous lots including Lot 1 DP 747767 (including a local road which intersects the land) Lot 1 DP 747767, Lots 273, 279, 275 DP 754915, Lot 7301 and 7302 DP 1168137.

The site has been identified on the Bungendore Structure Plan as 'Residential Growth Areas – Short Term'. Our client fully support's Council's recognition of the site's role in providing the short-term housing supply needed to support the growth forecast of the Queanbeyan-Palerang.

Our client is keen to assist Council to deliver the LSPS Planning Priorities and the Council's housing targets within a strategically logical area within the LGA.

Should you wish to discuss any aspect of this letter, please feel free to contact the undersigned on [REDACTED]

Yours faithfully

[REDACTED]

[REDACTED]

DIRECTOR