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# Bungendore



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## LAND USE STRATEGY & STRUCTURE PLAN

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Prepared by:

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For:

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## Executive Summary

Bungendore is a special place now, highly valued by its local residents and seen as interesting and attractive by visitors. Its physical setting including rural surrounds, vegetated hillsides and village lifestyle, are important attributes and provide a counterpoint to denser urban living in nearby areas. The population in mid 2009 is estimated at around 2500 people<sup>1</sup>.

The overriding goals for strategic land use planning work for Bungendore are about optimising the outcomes for the local community (including seeking to ensure what is of value already is not lost), while responding to wider social, economic and environmental sustainability imperatives. The State government has prepared a Regional Strategy which informs on the wider context<sup>2</sup>.

### Responding to Local Challenges and Opportunities

Spatial plans of this kind are about the identification of a desirable future which responds to the local challenges and opportunities. They are not just about deciding which areas may be rezoned for future development, although this can be an important element (in this case there appears to be clear limits to major zoning changes due to water supply constraints).

Founded on considerable local community input (arranged by Council and local community representatives) a distinctive picture of Bungendore into the future is evident:

#### A Vision

- *Productive rural landscapes and a strong sense of rural living, and space, remain*
- *Village/township setting retains a country/heritage feel appealing to residents and visitors*
- *Rural entry roads retained (ie not dominated by housing)*
- *Friendly, safe community with good level of services and infrastructure*
- *Preservation and improvement /extension of Common and other green spaces to allow for walking, cycling, dog walking, horse riding etc*
- *Improved local employment and vitality and range of services in village but no large shopping centre*
- *Recognised for care of the natural environment and living sustainably.*

## Regional Context and Growth in Bungendore

The Sydney-Canberra Corridor Regional Strategy 2006-31 (Regional Strategy) documents important details on the State's planning perspective for Bungendore and other parts of the region. Some points of relevance from the Regional Strategy are as follows:

- Growth should be principally directed to major regional centres of Queanbeyan and Goulburn where key services are available.
- Sustainable management of natural resources through preservation of rural lands as a resource for emerging and existing agriculture, with rural lifestyle housing (rural residential) seen as a major threat. There are similar interests in protecting identified mineral resources.
- Growth in Bungendore would be principally expected within existing zoned areas, and limited additional areas. With a key challenge to manage growth to safeguard local character.<sup>3</sup>
- Further rural-residential development only to occur if consistent with an adopted settlement strategy.

### Resource Management and Sustainability

It is appropriate to give considerable weight to the existing natural resource base of the local area. In particular the following positions are noted:

- Availability of water supply is a critical factor in any planning for Bungendore, and a determining factor for any short-mid term growth plans. The State government's Department of Water and Energy<sup>4</sup> has made clear that there are major limitations on future availability.
- Much of the study area which has not yet been developed is indicated as of Class 3 agricultural capability and as such is defined as prime agricultural land under Department of Primary Industry criteria.
- Significant lands especially to the north of Bungendore have been identified as known mineral resources of regional significance.

While it is noted that rezonings to allow residential development may increase the value of these lands significantly, if the community interest is the determining factor, a higher weight must generally be given to the natural resources capabilities of the land (eg sterilisation of construction resources in local

<sup>1</sup> 2006 census population was 2182 persons. Growth rate of 5.4% per annum adopted as per intercensal period.

<sup>2</sup> NSW Government, *Sydney-Canberra Corridor Regional Strategy 2006-31*, 2008

<sup>3</sup> NSW Government, *op cit*, p38

<sup>4</sup> Prior to the recent government restructuring groundwater supply regulation was administered by the Department of Natural Resources.

areas increases transport costs for building material which are ultimately borne by the community, new residential fronts create new edges and potential adverse effects on adjoining agricultural land use). The exception would be if the land were literally needed for housing settlement and that the sites were the preferred of competing lands for this purpose.

### **New Development Opportunities, Applied Local Solutions Which Bring Community Benefits**

The vision for Bungendore includes vitality in the town centre, and improving access to a range of services, this without detracting from the appealing elements of town character. It is both an opportunity and a risk that there is considerable continuing interest from new people in making a move to Bungendore, along with existing residents seeking different housing arrangements.

There is a need to place rigorous controls on any future development to ensure that well designed building works, and associated public domain improvements, add to, rather than take away from the town.

#### Residential development and mixed use in village subject to exacting controls

It is the case that there are substantial undeveloped lands within the existing village zone. There is limited opportunity to eliminate this potential even if this were desirable. It is proposed to place 1000m<sup>2</sup> minimum lot size controls on most of the existing zoned town areas. The inner core areas (commercial and tourist hub and environs) may be subject to mixed use developments and detailed design controls are under preparation.

#### Retain primacy of existing commercial core

Any commercial/retailing of significant scale outside of the existing commercial core has potential to seriously affect the vibrancy of the centre. The small town centre is a distinctive feature in Bungendore of high community value. The strategy is not supportive of significant commercial or retailing outside of the existing centre. The strategy is closely aligned to a town centre improvement regime, developed in consultation with the Chamber of Commerce, which is seen to have potential for significant positive outcomes for local business and commerce.

#### Community services and creative opportunities

The plans indicate a number of sites with potential for provision of local open space, recreation, walking trails, school sites, swimming centre. The inner village has ample space for provision of seniors housing and care facilities with design concepts under preparation as a component of the urban design work for the centre.

#### Water supply a limiting factor for future development

Bungendore is dependent on groundwater extraction for its water supply. Extraction for the town's supply is limited to 472ML/annum into the foreseeable future. At accepted consumption levels this amount of water has the potential to accommodate some 1563 dwellings in total, while also providing suitable allowances for non-residential uses and system water losses. This would bring the town's population to about 4533 persons (assuming an occupancy rate of 2.9 persons per dwelling as per the last Census). Under current parameters, full use of the allocated water supply could thus add an additional 2000 persons to the estimated mid 2009 population of Bungendore.

It is valid to question whether it is in the community interest to allow population growth of this order. A town of 4500+ persons is within the "Tier 2 Village"<sup>5</sup> range with potential for an improved range of facilities potentially including high school, clubs, aged care, improved shopping, dental, clubs, and ambulance. Our view is that, with the intended design controls, Bungendore has capacity to retain its local distinctiveness with this population increase over the next 20-25 years.

#### Question of new residential zonings

Yield estimates have been undertaken and it has been found that the existing zoned village area has the capacity over time to accommodate some 1500 dwellings which is within the bounds of error of the dwelling number for which water is available. That is, there is no need to zone further residential lands to allow for the utilisation of available water.

It has been suggested that the water consumption levels which have been adopted in this strategy, which are consistent with Council's own Water Management Strategy for Bungendore, may be overly conservative. It would be necessary to undertake extended water consumption analysis before lower consumption levels could be adopted for land planning purposes.

It is noted that there are lands which are contiguous to the existing township which are suitable for housing development (small area of flood free land west of village, area west of water tower and south of Duralla St, Elmslea northern extension). It is not recommended that these areas be rezoned in the immediate term. However, land owners may wish to further ready this land by undertaking the required detailed environmental studies.

<sup>5</sup> Sheryn Da-Re & Matthew Wood GeoLINK, *Villages: Ideas for managing future growth*, cited in Palarang Council, *Bungendore Discussion Paper 2006*

However before they are advanced for rezoning there will be a need for evidence of reductions in water consumption elsewhere. There is also the potential for new release lands to replace existing zoned lands at some point in the future. This could become a matter for Council should development stagnate, despite the availability of land. There is little evidence of stagnation at present with recent DA approvals and inquiries.

Support for any of the rezoning proposals would occur mindful of potential positive community outcomes, and sustainability principles, with a view to achieving a "planning gain". Opportunities for planning agreements with direct community or environmental benefits may be considered in this regard.

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# 1. INTRODUCTION

## 1.1 About the Bungendore Land Use Strategy and Structure Plan

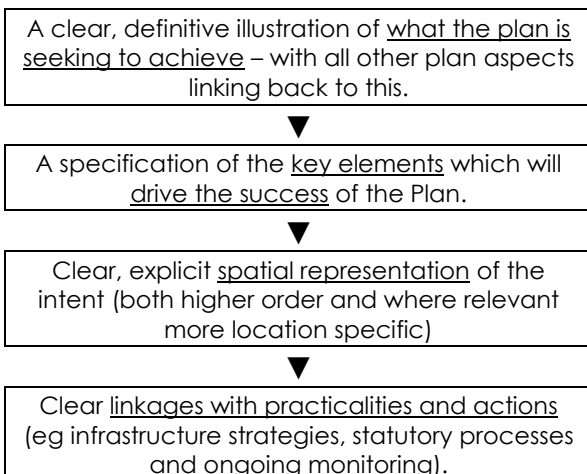
The Bungendore Land Use Strategy and Structure Plan 2008 (Bungendore Strategy) aims to map out the key directions for Bungendore and its near surrounds over the next 25 years. The Bungendore Strategy is intended to tie together a number of studies and initiatives undertaken by Council, State agencies, the Bungendore community and other stakeholders over recent years.

A further intent of the Bungendore Strategy is to assist Council and other government authorities to make disciplined and balanced decisions affecting Bungendore. The strategy aims to do this by:

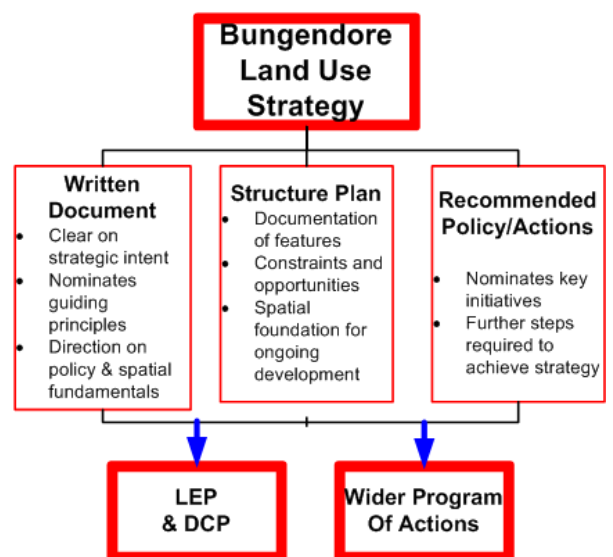
- Pulling together the key strategic issues facing Bungendore and its environs which have geographical or physical dimensions
- Using the analysis of these issues to suggest direction on how land should be used – conscious of different perspectives and competing demands
- Setting the framework for other actions including: the regulatory land development regime, in particular the forthcoming Local Environment Plan and Development Control Plan, and other initiatives.

## 1.2 How Should a Plan like this Work?

Spatial planning documents in settings like this work can be most effective when they provide:



*Managing the future of Bungendore and its Surrounds  
For existing residents and future generations.*



**Figure:** Strategy Elements and Links to LEP / DCP and wider programmes

## 1.3 A Desired Future Character for Bungendore

Bungendore is a special place now. It is evident that residents like living here. A number of substantial community engagement exercises have been undertaken over recent years including work by Council and work directly initiated by representatives of the local Bungendore community. There is evidence that the community values the town's informality and friendly nature, its history and its village identity. There is a sense of belonging. There has been considerable discussion over the last number of years about change, and the future character of Bungendore.

Coming to a precise definition of a desired future character for a place is never an easy thing to gain consensus about. The text boxes below attempt to summarise the community feedback on a vision for a future Bungendore.

### A Vision (Interpretation of Community Input)

- *Productive rural landscapes and a strong sense of rural living, and space, remain intact.*
- *Village/townscape setting retains a country/heritage feel appealing to residents and visitors.*
- *Rural entry roads retained (ie not dominated by housing).*
- *Friendly, safe community with good level of services and infrastructure.*
- *Preservation and improvement /extension of Common and other green spaces to allow for walking, cycling, dog walking, horse riding etc.*
- *Improved local employment and vitality and range of services in village but no large shopping centre.*
- *Town recognised for care of the natural environment and living sustainably.*

### Perceived Threats

- *Development not sympathetic to the rural setting.*
- *Overly rapid development with suburban look taking over.*
- *Lack of human services to support growth.*
- *Too many people leading to loss of distinctiveness and familiarity.*

It seems very clear that both long time residents and those moving to town more recently, would all think it important that the features of Bungendore which make it attractive, should not be lost as the town faces its future.

The rest of the Bungendore Strategy is concerned with the particulars of a desired future character for Bungendore, responding to these community-derived objectives and local and wider constraints and opportunities.

## 1.4 Guiding Principles

It can be useful to develop principles to guide decisions on planning and development matters. Below we nominate a set of principles which we believe can help frame decisions in the Bungendore setting.

### Optimising local outcomes while fitting into a Regional Context

- *Responding to local challenges and opportunities but mindful of wider setting.*

### Careful use and management of resources

- *Ensuring sustainability of natural, social and economic attributes, and that choices and opportunities remain for future generations.*

### Ensuring that the benefits of new development opportunities outweigh their costs

- *With a mind to the nominated vision, and focusing on long term benefits to many over short term benefits to few.*

### Promote practical integrated solutions with multiple benefits

- *Capitalising on interdependencies (eg interrelationships between social, economic and environmental well-being) and need for creative solutions.*

## 1.5 Local Issues in a Regional Context

Zoning and other formal planning changes are only one element of a spatial planning strategy for Bungendore. However in regard to this, significant changes to planning controls are required to be consistent with the NSW government's strategic work. Recently the Minister for Planning released the Sydney Canberra Corridor Regional Strategy 2006-31. The Bungendore Strategy examines local issues mindful of this regional planning strategy.

## 1.6 Limiting Factors

There is a limit to the availability of information in the preparation of any land use strategy and structure plan. In this case the project is generally based on pre-existing studies. In turn the work does identify, where relevant, contingent factors and the potential need for further investigations where needed.

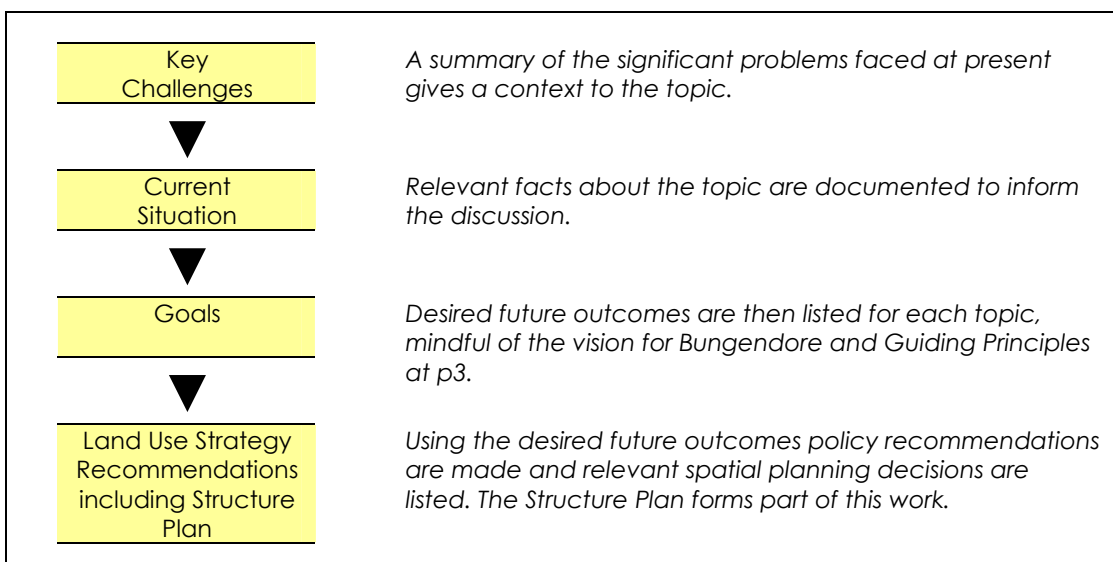
## 2. KEY PLANNING ISSUES

The key planning elements which this plan must respond to are defined as follows:

1. Natural & Cultural Environment and Resources	▶	<i>Maintaining a healthy natural environment (land, water, biodiversity), responsible management of primary resources, rural landscapes, and responsible dealing with hazards (eg bushfire, flooding).</i>
2. Rural Lands and Primary Industry	▶	<i>Protecting capacities and production within agricultural land and areas accommodating mineral resources.</i>
3. Residential Settlement	▶	<i>Servicing housing demand in a manner which provides a contribution to local community interests and aligned with broader regional servicing and planning strategies.</i>
4. Industrial Land Use	▶	<i>Providing for local industrial opportunity based on local competitive advantages.</i>
5. Village Centre and Local Commerce	▶	<i>Maintaining what is valuable and providing for improvements consistent with community interests, including a positive environment for local business.</i>
6. Services and sustainable Infrastructure	▶	<i>Meeting demands for services and facilities in a fiscally responsible manner.</i>

**Figure:** Key Planning Elements Addressed in Bungendore Strategy

The Bungendore Strategy now provides commentary on each of the key planning elements, along the following lines.





## 2.1 NATURAL & CULTURAL ENVIRONMENT

### Key Challenges

Protecting biodiversity and halting the degradation of land and water resources are vital not only to ensuring a healthy environment but also to maintaining economic well-being.

- How to ensure the sustainable management of biodiversity and areas of natural conservation value including areas identified at the edges of Bungendore village
- How best to manage water resources, considering both future community needs and how best to maintain environmental flows
- Considerations relating to natural hazards and climate change
- How to ensure the protection of rural landscapes
- How to appropriately conserve and protect cultural heritage including aboriginal and post European settlement items.

Current Situation	
<p><b>Biodiversity</b></p> <p>Biodiversity is a term we use to describe the variety of all life forms: plants, animals, the genes they contain and the ecosystems in which they live. Biodiversity is vital in supporting human life on Earth.</p> <p>Conservation of biodiversity is a fundamental plank of ecologically sustainable development to which Palerang Council is committed in accordance with statutory requirements.</p> <p>The most recent State of the Environment Report references for the Palerang LGA raised concern about the lack of information on natural resources<sup>1</sup>.</p> <p>Broad scale information is available within the regional natural ecosystems planning framework hosted by ACT Environment and also accommodating NSW southern tablelands data.</p> <p>This work includes data on the Bungendore Landscape Unit which comprises land east of the Lake George Range in the Bungendore environs. It forms the base of the information outlined in this report.<sup>2</sup></p>	<p>Source INCP – Bungendore Landscape Unit</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>General</b></p> <p>The Bungendore area comprises undulating plains and low hills occupied by Grasslands, Grassland-Woodland Mosaic and Box-Gum Woodland. There are some low ranges occupied by Dry Forests.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>Vegetation Status</b></p> <p>Grasslands and Box-Gum Woodlands are largely cleared or modified. Dry Forest areas are partly cleared.</p> <p>In the broader area there are:</p> <ul style="list-style-type: none"> <li>• Several samples of Grassland and Box-Gum Woodland of considerable diversity, including Sweeny's Reserve, Six-mile TSR and Duck Flat TSR</li> <li>• One of the most floristically diverse Grassland sites (Turallo Grassland); a nature reserve has been gazetted to protect this high quality remnant</li> <li>• An ephemeral wetland of outstanding quality at Lake George.</li> </ul> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>Endemic Features</b></p> <p>The area contains:</p> <ul style="list-style-type: none"> <li>• Lake George, a large ephemeral lake of high significance, which when full of water is habitat for a diversity of waterfowl</li> <li>• One of the two regional populations of <i>Wilsonia rtundifolia</i> (a wetland species), which forms extensive populations on Lake George's bed when dry</li> <li>• One of the very few NSW records of the Perunga Grasshopper (listed as threatened but only in ACT)</li> <li>• The region's only known remnant population of the once widespread, and until recently thought of as regionally extinct, Green and Golden Bell Frog</li> <li>• The region's largest number of records of the Little Whip-snake</li> <li>• The region's most important populations of the Buttercup Doubletails.</li> </ul> </div>

## Current Situation

### Identified Planning and Management Issues

- Considerable pressures from rural and suburban sub-divisions near Bungendore
- Low areas that are subject to major invasion by Chilean Needle-Grass,
- Hilly areas that have minor invasions of Serrated Tussock and St John's Wort
- Minor invasions of environmental weeds.
- Rehabilitation of riparian corridors including replacement of introduced vegetation with native

### Known Threatened and important Species and endangered ecological communities

**Plants:** Hoary Sunray (white form), Button Wrinklewort, Golden Moths Orchid, Buttercup Doubletails, Australian Anchor-plant, Euphrasia scabra (an early record), *Wilsonia rotundifolia* (a wetland forb)

**Mammals:** Spotted-tailed Quoll, Koala, Eastern FalsePipistrelle  
**Birds:** Australasian Bittern, Blue-billed Duck, Freckled Duck, Latham's Snipe, Superb Parrot, Powerful Owl, Diamond Firetail, Speckled Warbler, Hooded Robin

**Reptiles:** Striped Legless Lizard, Little Whip-snake, Green and Golden Bell Frog

**Vegetation communities:** Natural Temperate Grassland, White Box - Yellow Box - Blakely's Red Gum Woodland.

Note local environmental investigations would add to the body of information available in relation to biodiversity considerations.

### Broad scale Identification of High and Medium Conservation Value Areas

(Source: DECC - Subject to Field Investigations)



It is noteworthy that some lands for which rezoning/development proposals have been lodged have been identified as having potential high conservation value. The principal association is understood to be native grasslands. It is understood that these sites will require investigation using DECC endorsed Native Grasslands evaluation methodology.

<b>Current Situation</b>	
<p><b>Climate</b></p> <p>Climate change has become a mainstream issue for rural and regional NSW with evidence of more prevalent and widespread droughts and climate extremes.</p> <p>A practical attitude to the issue is required in any land use strategy for Bungendore, with its relationship to the question of water supply the most directly relevant.</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Climate change presents itself not only as an environmental challenge, but as a social and economic challenge for the Region as well. Apart from the hazards associated with a more variable climate, such as droughts, bushfires and flooding and erosion from increased rainfall intensity, climate change has the potential to alter the natural ecosystems of the Region. Long term planning decisions must place a high value on development options that make more sustainable use of land and resources and respond to risks associated with climate change.</p> </div> <p>Source: <i>Sydney–Canberra Corridor Regional Strategy</i> — Page 10</p>
<p><b>Water</b></p> <p><b>Groundwater</b></p> <p>The local area draws its drinking water from groundwater supplies. Groundwater is thus a critical resource for domestic purposes, industrial activities, irrigation, and for stock.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Water is a critical resource in the locality and an area of considerable recent investigation.</p> </div> <p><b>Water Quality</b></p> <p>In the Murrumbidgee catchment, diffuse sources of pollution such as soil and streambank erosion, associated with catchment and riparian land management, are the dominant influence on water quality.</p> <p>A potential concern is that of potential groundwater infiltration of extended or inappropriate use of on-site effluent disposal.</p>	<div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> <li>▪ The Bungendore Village water entitlement has been 322ML/annum with all of this entitlement drawn from Turallo aquifer.</li> <li>▪ As at 2007 the village was drawing between 255-280ML/ annum.</li> <li>▪ Analysis indicates uptake of all existing allotments (including within the village) and recently approved subdivisions would result in an extraction of at least 370ML/annum.</li> <li>▪ With limited new development demand of 500ML/annum could be expected.</li> <li>▪ After investigations, Council sought approval to draw village water from a second aquifer within Butmaroo Creek catchment at Currandooley borefield.</li> <li>▪ NSW Department of Water and Energy (DWE) is responsible for issuing licences for drawing groundwater.</li> <li>▪ DWE has advised of its willingness to issue a conditional entitlement of 150ML/annum for the Currandooley borefield subject to an adequate management plan and monitoring.</li> <li>▪ With the commissioning of the Currandooley borefield the total water entitlement for the village will be 472ML/annum.</li> <li>▪ Strategies for water use reduction measures are now in place.</li> </ul> </div> <p>Summary of Groundwater Supply Position (Source: Council Report 26 April 2007 which included the <i>Bungendore Water Management Strategy</i>, and Council <i>Position Paper – Bungendore Water Supply</i>, February 2009)</p>
<p><b>Hazards</b></p> <p><b>Flooding</b></p> <p>Flooding is a significant constraint to development in the study area. The economic losses from floodwaters can be substantial, and include damage to structures and equipment and loss of crops.</p>	<p>Lands within the village core which are subject to inundation by subject to 100 year recurrence flood inundation are indicated on the <u>Constraints Map</u> at Section 3 of this report.</p> <p>The map also shows the extent of flood mapping which is currently available.</p>

Current Situation	
<p><b>Bushfire</b></p> <p>Significant areas on the wider outskirts of Bungendore accommodate bushfire prone vegetation and require adequate buffers from any development.</p>	<p>Rural Fire Service endorsed mapping of Bushfire Prone Vegetation in the study area (Category 1 and 2), along with relevant buffers are indicated on the <u>Constraints Map</u> at Section 3 of this report.</p>
<p><b>Cultural Heritage/ Landscape</b></p> <div data-bbox="140 566 544 862" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Heritage consists of those things we have inherited and want to keep. These places and objects give us a sense of the past and of our cultural identity. They are the things we want to protect and pass on to future generations so that they too will understand what came before them.</i></p> </div> <p style="font-size: small; margin-left: 20px;">(NSW Heritage Office, "A Guide to the Heritage System", 2005)</p> <p><b>Indigenous Heritage</b></p> <p>There is evidence to suggest that Aboriginal people have been living in south-eastern Australia for over 40,000 years.</p> <p>Site specific particulars of indigenous heritage has emerged with recent environmental investigations with evidence of artefacts, sites of significance and evidence of occupation such as scarred trees and stone implements.</p> <p>Evidence of language and more generally, of deeper cultural heritage including music, dance, song, designs, spiritual and ecological beliefs, knowledge and more recently, recordings and written materials, is also emerging.</p> <p>Since 1971 the NSW government has been legally responsible for the protection of Aboriginal sites.</p>	<div data-bbox="611 909 1493 1350" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>The tribes occupying the study area when Europeans first arrived were the Moolinggoolah and the Mulwaree, although it is thought that the area was shared with other tribes or clans.</p> <p>The number of Aboriginals who lived in the area around the early 1800s is unknown but it would appear to have been about 500. They lived in family groups of about 20 and within those groups there were clans with each clan being responsible for a tract of country.</p> <p>Even though food sources weren't as abundant as on the coast there was a wide variety such as kangaroos, wallabies, emus, possums, fish, birds, vegetables and fruits. Possums, kangaroos and wallabies were sought after for their skins. It is likely that the Lake George and Molongolo Valley tribes were invited to participate in bogong moth hunts which took place in the higher ranges each Spring.</p> </div> <p style="font-size: x-small; margin-left: 20px;">Source: Ploughman S, <i>Thematic History – Lake George, Molongolo Valley and Burra</i>, January 2008.</p>

## Current Situation

### Post-European Settlement Heritage

The study area has a rich post-European settlement heritage both in regard to the village of Bungendore and the surrounding pastoral lands.

Council commissioned a thematic history of the local area which provides interesting historical context, including for example information on the first government approved pastoral settlement on the Molongolo Plain in 1824.

### Rural & Cultural Landscapes

The community surveys indicate a high value is placed by the Bungendore community on the visual and cultural landscape that surrounds the town.

The community generally is giving greater acknowledgement to such, less tangible, resources as providing for valued experiences and adding to our quality of life.

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Bungendore was one of the first villages established on the early settlers' route from Goulburn to Queanbeyan, the Monaro and Braidwood. It was gazetted in 1837, following the establishment of a mail run in 1836.

Several culturally important facilities for the local area were established in the village during the 19<sup>th</sup> century:

- The Harp Inn was licensed in 1838 and is still operating as the Lake George Hotel
- The first post office opened in 1840
- St Phillips Anglican Church commenced construction in 1843 and St Mary's Catholic Church in 1851
- The first school (Catholic) was established in 1853 (replaced by public school in 1882)
- The Beehive (on Molongolo St) in 1859 opened an hotel
- The courthouse was completed in 1864
- The Royal Hotel was built in 1881-2
- The Railway Station was opened in 1885, as did the Carrington Hotel.

Source: Palerang Council, *Bungendore – Heritage Conservation Planning*, July 2008, and advice George Martin and Associates April 2009.

### Considering Landscapes in the Town Surrounds

The existing visual character or "look" of Bungendore is a valued attribute to the community and its retention would be a determining factor in any plans for development and growth. Broader scale elements which help define the town character include the visual interest and enclosure provided by the mid-distance treed hillsides to the town's east and west. There is also particular visual appeal from a number of the site's entry ways. It is an attribute of the town that it has generally retained a pleasing sense of entry and a visual scale consistent with the town character.



Visually distinctive panorama on approach from the east - town an island with native and exotic planting more prominent than built form – visual containment by hills.

Current Situation															
	<b>Important vistas/visual elements include:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Item</th> <th style="width: 40%;">Implication</th> </tr> </thead> <tbody> <tr> <td>Turallo and Lake George Ranges provide a strong visual backdrop and a sense of visual containment for the township</td> <td>Maintain natural vegetated backdrop and sightlines to hills framing the town</td> </tr> <tr> <td>Approach from the east along the Kings Hwy into the valley with the town an island of pleasant and legible scale, defined by a strong vegetated edge, in an otherwise cleared pastoral landscape, with hills in the background. Clear distinction between pastoral and town. Elmslea suburban development is now a presence but on the periphery of the entry, rather than in focus.</td> <td>Development east of the township along the Kings Hwy of any significant scale a threat to this visual attribute of the town even with advanced screen planting.</td> </tr> <tr> <td>Approach from the south along the Kings Hwy at a more level gradient with less landscape or topographic diversity.</td> <td>Opportunity for gateway planting to increase sense of arrival to town. 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## Key Goals for the Natural & Cultural Environment

- Maintain and/or improve viable areas of native vegetation and biodiversity and development strategies to ensure their long term management
- Improve land management practices and continue to act to reverse land degradation
- Improve water security to the community while maintaining environmental sustainability
- Identify measures to ensure long-term environmental improvements in partnership with other key agencies
- Conserving items of cultural heritage, including landscape elements of cultural value.

## Recommendations

Key Strategies	
<p><b>Principle</b> Protect the natural resources and biodiversity values around Bungendore.</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Use approved methodologies<sup>3</sup> to examine areas of high biodiversity values before releasing land for development.</li> <li>2. Identify opportunities with DECC for introducing Biodiversity Banking and Offset Scheme or similar in Bungendore</li> <li>3. Work towards removal and replacement of problem exotic vegetation and weeds.</li> <li>4. Landscaping/tree planting requirements for any new urban developments suitable for consolidation as part of broader "green" corridors.</li> <li>5. Continuing support for the Bungendore Landcare Group in its important work.</li> </ol>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Recent changes to the Threatened Species and Native Vegetation Legislation put in place a number of reforms which provide more powerful tools for conserving our biodiversity and protecting threatened species populations communities and their habitats at the landscape scale.</p> </div> <p>It is acknowledged that there is a deficiency in availability of natural resource management data in the Palerang LGA. While Council is working on its committed NRM programmes, resource limitations place constraints on active management initiatives. Council initiated programs for Bungendore obviously need to fit in with Council's overall management planning. Voluntary Planning Agreements under s94A of the EPA Act do bring some opportunities for initiatives to be funded through agreement with land developers.</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>LEP Considerations</b></p> <ul style="list-style-type: none"> <li>• Inclusion of land, water and biodiversity overlays in LEP in accordance with approach suggested by DECC/DWE<sup>4</sup>. This to assist in DA assessment processes.</li> </ul> </div>
<p><b>Principle</b> Protecting groundwater and town water supply</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Acknowledgement of limits to water supply based on recent studies</li> <li>2. Improve water management and conservation strategies for both existing and new residential areas.</li> <li>3. Introduce water conservation requirements for new developments.</li> </ol>	<div style="border: 1px solid black; padding: 5px;"> <p><b>LEP Considerations</b></p> <ul style="list-style-type: none"> <li>• Primacy of sustainable groundwater management clause included in LEP</li> <li>• Land release strategy also contingent on groundwater availability</li> </ul> <p>(The issue of water supply and the fact that it provides a determining constraint to the further release of residential and rural residential lands is discussed later in the report)</p> </div>

Key Strategies	
<p><b>Principle</b> Protecting cultural heritage</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Protection of heritage items in accordance with legislative requirements, including listing within LEP.</li> </ol>	<div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><b>LEP Considerations</b></p> <ul style="list-style-type: none"> <li>• Listing of heritage items in LEP Schedule 5</li> </ul> </div>
<p><b>Principle</b> Protect visual and cultural landscapes and heritage, including pastoral setting, of value to local community and interest to visitors.</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Rural landscapes and vistas are protected from incompatible land uses that could negatively impact upon aesthetics and vistas.</li> <li>2. Forward landscape plantings implemented for potential development areas at the discretion of landowners.</li> <li>3. Rural feel and character of town maintained (through appropriate densities and subdivision pattern).</li> </ol>	<div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><b>LEP Considerations</b></p> <ul style="list-style-type: none"> <li>• Reference to protection of visual and cultural landscapes in objectives for rural zones.</li> </ul> </div>



## 2.2 Rural Lands and Primary Industry

### Key Challenges

Rural land uses have provided the foundation of the settlement of Bungendore and the wider region. Agriculture and extraction of mineral resources in the Lake George area continues to provide significant economic return and employment, both directly and indirectly to Bungendore and the wider region. Key challenges include:

- Promotion and protection of opportunities for productive and sustainable economic activities in rural lands and that such opportunities are not reduced through unreasonable fragmentation
- Provision of opportunities for rural lifestyle, settlement and housing which contribute to the social and economic welfare of the community.
- Management of potential problems with land-use compatibility.

### Current Situation

#### Agricultural Lands

Rural activities in the Region underpin its economic base as well as providing its intrinsic rural character – a key attraction that draws people to the area. Agriculture is a significant employer for the Region, contributing almost \$200 million to the economy of the Region and to the life of rural communities.<sup>5</sup>

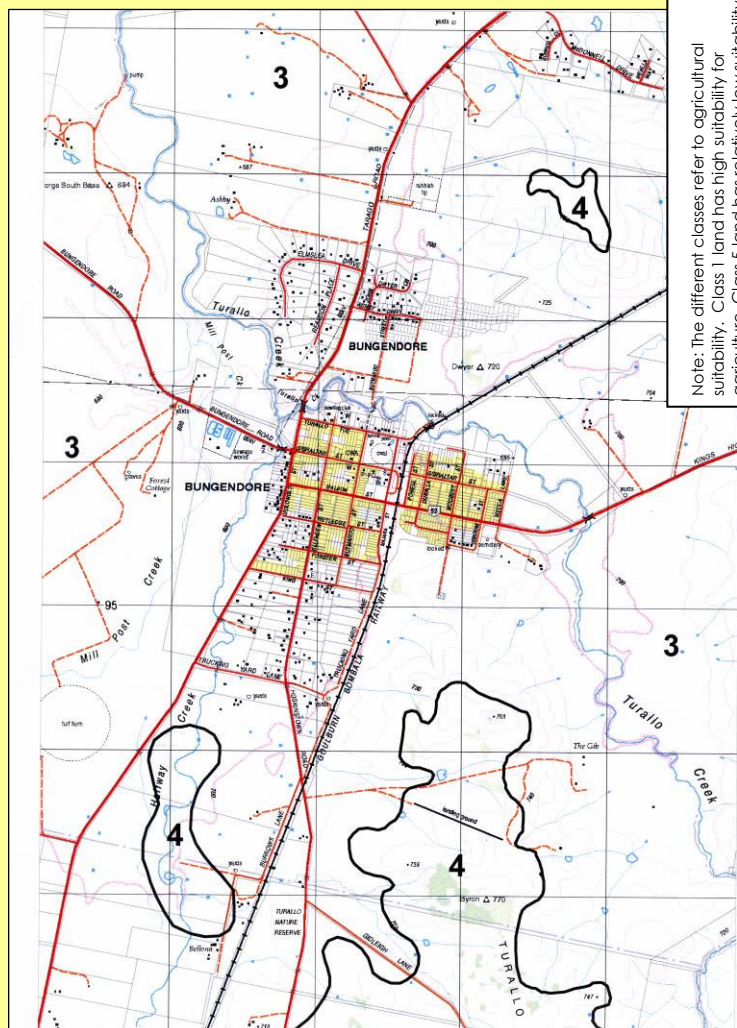
#### The Status of Rural Lands in the Study Area

##### Agricultural Classification

The rural lands surrounding Bungendore are generally used for grazing purposes. The Department of Primary Industries is responsible for the classification of the agricultural suitability of rural lands in NSW. Rural areas around Bungendore are generally classified as Class 3 or 4 lands. See Diagram at Right.

Some landowners have contested the value of their land as suggested by DPI classification.

Agricultural Suitability is identified by Land Capability mapping, which divides land into Classes 2 – 5, with classes 2 and 3 forming the higher quality land and classes 4 and 5 forming the lower quality land.



(Source: Palerang Council, Discussion Paper - Rural Residential, Rural and Environmental Areas, May 2008)

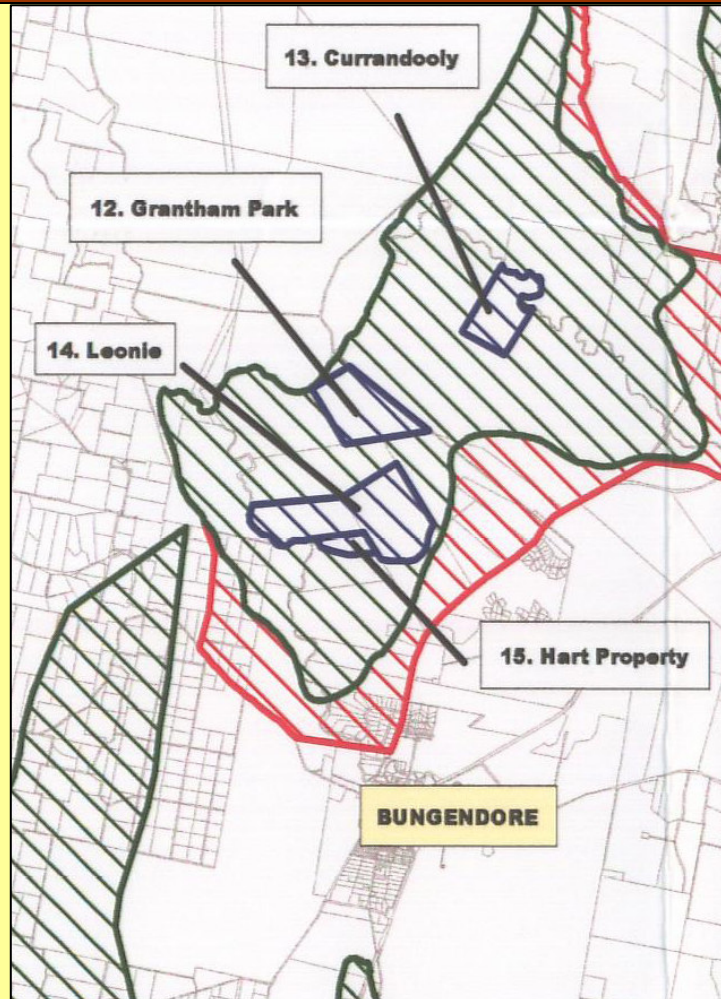
## Current Situation

### Mineral Resources

The sand and coarse aggregate resources in the Bungendore area have regional significance and have a significant role in the supply of sands and aggregates for the regional construction industry. DPI has also released mapping information on the location of the resource and identified buffers. The State government would be expected to enforce the retention of such buffers in the mid-term.

It is noted that while a temporary land use, mining can have an inherent incompatibility with land uses such as residential and rural residential. The use is not necessarily incompatible with agricultural or industrial activities.

Discussions with DPI indicate that it will be reviewing and, where necessary, updating its resource mapping for Palerang LGA as part of a state-wide resource mapping review of all LGAs. However, Palerang is not likely to be reviewed until the latter part of 2009. <sup>6</sup>



Source: Reproduction of DPI Mineral Resources and Buffer Map in Bungendore Area  
Blue = Then existing extraction, Green=Potential mineral resources, Red= Buffer zones.

(Note: the mapping indicates land which accommodates substantial housing development (Elmslea large lot precinct) as within area designated as "buffer". It would be reasonable to submit that this be corrected in DPI's proposed mapping update.)

### Rural Residential or Lifestyle Housing

Rural residential development meets the demands of people looking for more space and willing to forego some of the services available to urban areas.

There has been regular demand for rural residential living in the region with relevant data provided in Council's Rural Discussion Paper 2008 (p40). An average of around 59 dwellings were approved on rural residential blocks in combined Palerang and Queanbeyan LGAs from 2004-2007.

There is considerable availability of rural residential housing and further subdivision opportunity in the Palerang-Queanbeyan area. The table at right provides data as at May 2007. Into the further take-up of the opportunity for new subdivision can

### Rural Residential Development Areas in Bungendore Environs

	Existing Allotments with Dwellings	Existing Vacant Allotments	Potential new Allotments	Theoretical available allotments	Total
	(A)	(B)	(C)	(D=(B+C))	T=(A+D)
<b>Total Market Allotments</b>	2283	388	1216	1604	3887

Source: Palerang Council, *Rural Residential, Rural and Environmental Areas Discussion Paper*, May 2008, p40.

<b>Current Situation</b>	
<p>be anticipated.</p> <p>While there is availability of land for new rural residential development in the wider region, rural residential blocks in the Bungendore environs have been largely taken up.</p> <p>It is reasonable to assume that there would be continued, albeit limited, demand for rural residential blocks in the immediate area. It is important that any further housing of this form not cause unreasonable environmental impacts or costs to the wider community, including impacts on existing or future primary production.</p> <p>A further issue is that of the potential extraction of groundwater from newly created rural residential blocks. Advice from DWE indicates that under present arrangements a basic landholder extraction right of 1.1ML/annum for stock and domestic use would be assumed for newly created rural residential blocks. It was indicated that any extraction from rural residential areas would be considered in the agreed 472ML/annum town supply and thus have the potential to reduce new dwelling rights in residential or village zones (and with a significant multiplier effect should rural residential blocks wish to extract at the lawful rate).</p>	

## Goals for Rural Lands

With a mind to the overall goals of ensuring sustainability of natural, social and economic attributes, and that choices and opportunities remain for future generations, goals for rural lands are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- To encourage diversity in primary industry enterprises appropriate for the Bungendore area
- To minimise the fragmentation and alienation of prime agricultural and valuable mineral resources lands, providing certainty and security for investment and enterprise
- To minimise conflict between land uses within the zone and land uses within adjoining zones
- To provide for rural residential settlement which minimises land use conflict and is in the wider community interest.

## Recommendations

Key Strategies	
<p><b>Principle</b> Protecting productive capacity of agricultural land.</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Retention of land indicated as Class 3 or above by DPI as RU1 Primary Production zone, unless needed for residential development in accordance with this strategy.</li> </ol> <p><b>Principle</b> Protecting productive capacity of land identified as having significant mineral resources.</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Retention of land indicated by DPI as existing extraction, potential mineral resources or buffer zones, as RU1 Primary Production zone.</li> </ol>	<p>Most of Bungendore's recent growth has been from people choosing to move to the area, many into the new area of Elmslea. While population increase can bring many benefits, the fragmentation of rural land with valuable resources needs to occur sparingly as it prejudices opportunity for the future. In regard to this residential allotments clearly bring greater efficiency of land compared to rural residential. .</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><b>RU1 Primary Production</b> This zone is generally intended to cover land used for most kinds of primary industry production, including extensive agriculture, horticulture, intensive livestock agriculture, mining, forestry and extractive industries. The zone is aimed at maintaining and enhancing the natural resource base.</p> </div> <p>It is noted that DPI intend to review these designations for the areas south of Lake George by late 2009 – however it is noted that much of the affected lands also have Class 3 agricultural land capability classification.</p>
<p><b>Principle</b> Encouragement of diversity of primary industry enterprise</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Encouragement of compatible alternative agricultural-related uses in RU1 zone generally in the interests of diversification of farm income (eg rural tourism)</li> <li>2. Provision for compatible value-added industry related to the current sand extraction activities in the interests of local employment (recent interest was expressed in cement slab construction activities).</li> </ol>	

<b>Key Strategies</b>	
<p><b>Principle</b> Rural residential settlement in wider community interest.</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Rural residential settlement policy founded on principles of sustainable resource management, avoiding future land use conflict and opportunistic land value increases which threaten sustainable rural investment.</li> <li>2. Bungendore Strategy not supportive of further rural residential development in the study area at this point due to: <ul style="list-style-type: none"> <li>– higher community priority that lands be retained for agriculture and/or mineral resources associated purposes</li> <li>– higher community priority that limited available water be directed to residential settlement in the immediate village environs.</li> </ul> </li> <li>3. Consistent with DoP requirements there is a need for an LGA wide rural residential strategy before additional lands are released. Council continues to work on this strategy which may determine exceptions eg local boundary anomalies.</li> </ol>	<p>Increased pressure for further subdivision into smaller lots for the lifestyle market can artificially inflate land values and prevent consolidation by genuine farmers.</p> <p>Cumulative impacts and gradual and continual decline in the number of genuine farms reduces the critical mass of farms needed to support the industry, be sustainable and also support reliant agri-businesses and services in rural villages like Palerang.</p>
<p><b>Principle</b> Maintain viable farm sizes and the capacity to continue farming practices</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Minimum lot size in accordance with LGA strategy for RU1 lands.</li> <li>2. Exception provisions may apply to confirm established settlement arrangements.</li> </ol>	<p>Economically unsustainable farm sizes can contribute to adverse outcomes such as increased environmental degradation as land is pushed harder for economic gain; and poor maintenance and associated weed propagation.</p> <p>It is also acknowledged that farm size is not the only criterion when a sustainable rural lifestyle is the goal. With committed owners or managers smaller farms, aided by off farm income can provide for more sustainable outcomes than large-scale corporate agriculture. See for example the findings of the Central West Rural Lands Inquiry<sup>7</sup>.</p>

## 2.3 Residential Settlement

### Key Challenges

Since the mid 1990s, Bungendore has been expanding beyond the original village bounds into “suburban” style development. This is despite the availability of land within the established village and closer to some facilities. A number of landowners have expressed interest in rezoning their land to undertake further development at the edges of the village. In this context, the challenges in terms of how residential settlement should be undertaken in Bungendore include:

- How much and what type of residential development can be allowed while still ensuring the distinctiveness of Bungendore and its sense of a rural setting is retained.
- Dealing with the major constraint of water supply.
- Meeting the demands of the ageing population and other changes in demand patterns, including the challenge of affordability.
- Acknowledging the advantages of housing in the village core (walkable access to services and shops) while ensuring controls in place so any further development “fits in”.
- Ensuring any future housing is buffered from incompatible land uses and adverse impacts.
- Maintaining and improving environmental performance.

Current Situation																																																	
<p><b>Housing in and around Bungendore</b></p> <p>Bungendore’s housing stock has been overwhelmingly characterised by detached single dwellings. The area continues to meet most of the ongoing demand for this form of housing in new residential areas principally in the northern part of town.</p>	<p><b>Dwelling Types in Bungendore 1996-2006</b></p> <table border="1"> <thead> <tr> <th></th> <th colspan="2">1996</th> <th colspan="2">2001</th> <th colspan="2">2006</th> <th></th> </tr> <tr> <th>Dwelling Types</th> <th>Pers.</th> <th>%</th> <th>Pers.</th> <th>%</th> <th>Pers.</th> <th>%</th> <th>NSW</th> </tr> </thead> <tbody> <tr> <td>Detached House</td> <td>1287</td> <td>97.4</td> <td>1639</td> <td>97.5</td> <td>2024</td> <td>99.6</td> <td>71</td> </tr> <tr> <td>Townhouse</td> <td>7</td> <td>0.5</td> <td>8</td> <td>0.5</td> <td>6</td> <td>0.3</td> <td>10</td> </tr> <tr> <td>Flat/Units</td> <td>0</td> <td>0</td> <td>3</td> <td>0.2</td> <td>3</td> <td>0.1</td> <td>18</td> </tr> <tr> <td>Other</td> <td>27</td> <td>2</td> <td>30</td> <td>1.8</td> <td>0</td> <td>0</td> <td>1</td> </tr> </tbody> </table> <p><i>Table: Make-up of Dwellings in Bungendore</i> <i>Source: 2006 Census of Population and Housing</i></p>		1996		2001		2006			Dwelling Types	Pers.	%	Pers.	%	Pers.	%	NSW	Detached House	1287	97.4	1639	97.5	2024	99.6	71	Townhouse	7	0.5	8	0.5	6	0.3	10	Flat/Units	0	0	3	0.2	3	0.1	18	Other	27	2	30	1.8	0	0	1
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<p><b>Housing Approvals</b></p> <p>Bungendore has experienced consistent strong housing growth in scale to the village population. The table at right indicates recent dwelling approval data.</p> <p><b>Multi-Unit Housing</b></p> <p>Subsequent to the census, multi-unit housing has begun to generate increasing interest. The driver for this is unclear and would be expected to include some speculative development. There is also some evidence of aging of the Bungendore population which may have relevance. The movement of this cohort to new smaller housing forms can create housing vacancies elsewhere.</p> <p>However, there are considerable concerns about the compatibility of this form of housing especially within the village.</p>	<p><b>Housing Approvals</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td>2002</td> <td>11</td> </tr> <tr> <td>2003</td> <td>43</td> </tr> <tr> <td>2004</td> <td>52</td> </tr> <tr> <td>2005</td> <td>61</td> </tr> <tr> <td>2006</td> <td>48</td> </tr> <tr> <td>2007</td> <td>99</td> </tr> <tr> <td>2008 (half year)</td> <td>30</td> </tr> </tbody> </table> <p><i>Table : Housing Approvals</i> <i>Source: Council advice.</i></p>	Year	No. of Dwellings	2002	11	2003	43	2004	52	2005	61	2006	48	2007	99	2008 (half year)	30																																
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## Current Situation

### Population Change in Bungendore

Growth rates have been high in Bungendore over the past 15 years averaging around 5% per annum.

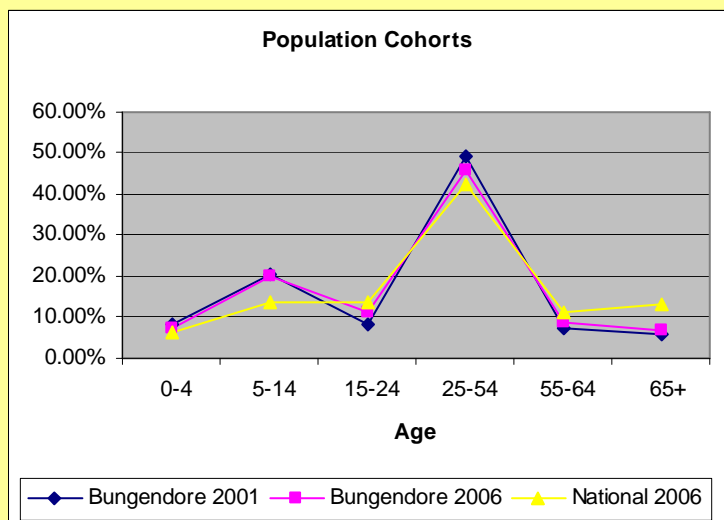
### Age Cohorts and Growth in Bungendore

Notable points in the examination of the population include:

- In 2006 the proportion of the population of the Region aged 65+ was 13.5%.
- The Regional Strategy predicts that this rate will increase to 27.8% by 2035 in accordance with national trends.
- Relative to the region, Bungendore has a low proportion of over 65's and a high proportion of school aged children.
- However actual numbers of persons aged 55+ grew over 50% during the intercensal period.

	Bungendore		National
	2001	2006	2006
	%	%	%
0-4	8.3	7.5	6.3
5-14	20.7	20.0	13.5
15-24	8.2	11.1	13.6
25-54	49.3	45.9	42.2
55-64	7.1	8.8	11.0
65+	6.0	6.6	13.3

- Bungendore has a high proportion of school age children, and relatively low proportion of seniors.



- However, total number of persons aged over 55 has increased significantly over the past 10 years.
- Elsewhere in regional and rural NSW there is evidence of retiring farmers moving to local towns and villages. Similar circumstances may be evident in Bungendore.

Age	2001	2006	%Increase
55-64	119	192	61
65+	101	144	43
<b>Total</b>	<b>220</b>	<b>336</b>	<b>53</b>

## Current Situation

### Existing residential land supply

#### Land Supply Developing Residential Areas

##### Elmslea

The major recent development area in Bungendore has been the Elmslea Estate immediately north of the village. The table at right indicates land availability as at end July 2008.

#### Housing within Village

There are a number of available vacant blocks within the existing zoned village lands. There is evidence of significant development interest in some of these blocks.

##### Recent Approvals

The table at right indicates recent Council approvals (to housing data collection point mid 2008) for new housing on zoned lands within the village and surrounds.

##### Proposals

As at the housing data collection point, Council had also received applications or project inquiries for 12 sites on zoned village lands. See box at right.

##### Vacant Lands

An analysis has also been undertaken of vacant parcels in the area with a view to estimating potential future residential yields.

Some 24 potential sites are identified with areas ranging from 7.8ha to 900m<sup>2</sup>. These areas are estimated to yield in the vicinity of 197 dwellings.

See **Figure 6** and **Attachment B** for details on these sites.

### Elmslea Estate

Status (as at July 2008 – see Note)	Lots)
Developers Land for Sale	19
New Homes Under construction – Pre Sold	44
Other vacant blocks – not for sale but not building on yet	29
Small lot (proposed) - south of McMahon Drive East	21
Small lot (proposed) - south of Highland Drive	14
<b>Total</b>	<b>127</b>

**Table:** Water Demand and Relationship to Lands Supply Position – Elmslea (July 2008)

Notes: Data as provided by developer representatives and Council officers.

### Zoned Village Lands - Approvals

Site	Potential dwellings	Indication of lot size
Trucking Yard Lane South	45	Medium
Rutledge St North	4	Medium
Ellendon St East - nr King St cnr	12	Smaller
Mecca Lne East	10	Medium
<b>Total Committed</b>	<b>71</b>	

**Table:** Recent approvals

### Zoned Village Lands – Proposals - 11 Separate Sites

Approximate only (see Attachment B for further details)

Indication of lot size	Potential dwellings
Approximate Only	
Larger (>1000m <sup>2</sup> )	22
Medium (say 1000-500m <sup>2</sup> )	151
Smaller (say <500m <sup>2</sup> )	33
<b>Total</b>	<b>206</b>

**Table:** 2008 inquiries/applications

### Other Possible Residential Development sites

Approximate only (see Attachment B for further details)

Total Area	Potential dwellings
29.3ha	197



## Current Situation

### Considering Water Supply and Demand

Water supply presents as a major constraint to further development in Bungendore, including in regard to residential development.

The Council report into a water supply strategy for Bungendore (April 2007) indicated the then current position on water availability and plans to secure further water rights which have been endorsed by DWE.

The summary mid term position is that Bungendore township water supply would be limited to 472ML/annum.

The table at right provides a summary of the water supply and demand position based on advice from Council specialists. Key points include:

- Water consumption for new residential development assumed at 198kL/dwg/annum based on BASIX and other controls.
- Water consumption in established areas adopted as 280.5kL/dwg/annum (-15% on previous standards) founded on Council's *Waterwise* program.
- Savings through effluent treatment and re-use program for public open space areas.<sup>8</sup>
- Savings in infrastructure losses through Council's *Water Loss* program.

### Housing Availability in the Village

Council prepared an estimate of the total quantum of equivalent residential blocks in the lead up to the Bungendore Water Management Strategy report of April 2007. This work determined a total yield of some 1500 dwellings within the town boundaries.

These estimates have been confirmed in the work associated with the Bungendore Strategy. The table at right summarises the calculations presented at **Attachment B** which uses the mapping of Bungendore vacant blocks at Figure 6.

ITEM	Dwgs	ML/yr	Note
<b>ALLOCATED WATER SUPPLY</b>		472.00	DWE allowance
<b>Non Residential Allocations</b>			At full take-up of 472ML/yr
10% - system water losses		47.2	
12% - other (non residential uses)		56.6	Commercial, industrial, high school, motel etc
<b>Total Non Residential Allocations</b>		<b>103.8</b>	
<b>Availability for residential use</b>		<b>368.2</b>	
Housing @ 280.5kL/dwelling per year. (Pre-BASIX housing)	712	199.7	330kL x 85% (ie pre-BASIX housing).
∴ Housing @ 198kL/dwelling per year. (Post-BASIX housing)	851	168.5	330kL x 60% (ie with implementation of BASIX and other Water Management Strategy provisions)
<b>Total Housing @ 472 ML/yr</b>	<b>1563</b>		<b>Population @ 2.9 persons/dw = 4533 persons</b>

#### Council 2007 Estimate Of Housing Yield for Zoned Village Area

1500 dwellings

Source: Council estimates in lead-up to Bungendore Water Management Strategy Report April 2007

#### Recent Estimate Of Housing Yield for Zoned Village Area (updated July 2010)

Item	Dwellings	Note
Baseline position July 2010	913	Occupied dwellings as at 26 July 2010
Committed Elmslea	96	
Approved Development Village	153	See attachment B
Assumed Proposals - Village	102	See attachment B.
Possible future housing development	197	Includes 27.8ha @ 6 dw/ha. Plus 1.5 ha @20dw/ha <sup>9</sup>
<b>Subtotal</b>	<b>1461</b>	Popn @2.9ppd = 4237 Approx Popn @ 3.0 ppd = 4383 Approx

Note: See Attachment B for particulars.

Current Situation	
<p><b>Conclusions on Water Supply &amp; Current Development Rights</b></p> <p>The analysis suggests there is sufficient water availability to provide for full development of zoned land within the village provided density controls are put in place which provide for a minimum lot size of around 1000m<sup>2</sup>, with the exception of provision for multi-unit housing in the central village core only.</p> <p><b>Considering Rezoning of Lands for Additional Housing</b></p> <p>The analysis suggests a small amount of water surplus at full village development of around 13ML (approx 63 dwellings). This 13ML excess is seen to be within the margin of error of the estimates undertaken.</p>	<p><b>Conclusions Regarding Additional Zoning of Residential Lands</b></p> <p>There is a clear community interest in reducing the inconvenience and loss of amenity which would follow having to impose high level water restrictions to existing and future Bungendore residents for more extended periods.</p> <p>In this interest and on the basis of current assumptions, it is a conclusion of this study that there is insufficient water supply available to allow for the zoning of further lands for residential development.</p> <p>This conclusion is seen to be entirely consistent with <i>Guiding Principles 2 and 3</i> as referenced at Section 1 of this Strategy.</p> <p>Initiatives to reduce water consumption or new water sources, may, over time, demonstrate that additional land can be released for housing purposes. Such initiatives would be consistent with <i>Guiding Principle 4</i> of the Strategy.</p> <p>Appropriate lands have been identified in the Draft Strategy for this purpose. However, in our view, convincing new information is required before further lands can be released. This could include:</p> <ul style="list-style-type: none"> <li>• Significant changes in water consumption profiles</li> <li>• Significant increases to water supply</li> <li>• Significant decreases to development potential for existing zoned lands.</li> </ul>

## Goals for Residential Settlement

### Meeting Diverse Housing Demand

- Accommodation of population growth through supply of residential land
- Providing a variety of housing options to achieve housing affordability and choice without unreasonable impacts on local amenity.

### Building Strong Communities

- Well serviced residential areas displaying design excellence, which in turn enhance the security and wellbeing of individuals and families, and provide a base for strong, resilient communities
- Ensuring development does not unreasonably detract from distinctive local character.
- Understanding interrelationships of social, economic and environmental drivers.

### Environmental Responsibility and Amenity

- Planning addresses localised environmental constraints (especially water supply) and opportunities, and is buffered from incompatible land use and adverse impacts

### Fiscal Responsibility

- Locational decisions and development phasing focused on opportunities for cost-effective and coordinated physical, social and cultural infrastructure, in the best interests of all ratepayers.

## Recommendations

### Key Strategies

#### The Question of Growth

Growth rates in Bungendore have been at particularly high levels over the past 10 years or so. This development and population growth has had a significant effect on the town. The table at right demonstrates some of the factors which have raised community interest (including ire) over the evident changes.

Cessation of growth brings its own problems as indicated in the commentary at right. Bungendore has some need for growth but does not need to sacrifice things of value. In recognition of Bungendore's particular character, growth needs to have clear and cohesive strategy to ensure what is of value is retained.

Negative perceptions about growth have been expressed by some in community feedback over recent years. These feelings are legitimate and need to be addressed. But there is also evidence of positive consequences of growth which warrant consideration.

Negative Feelings About Recent Growth	Positives or Potential Positives
Area seems to be changing from a village to a satellite suburb of Canberra	Extra people have helped retain viable local businesses (esp in retailing and construction) and thus local employment
Suburban look taking over from rural setting	Evidence of some community wins with the new development – eg "common" area
Services aren't keeping up with growth (eg problems with water, traffic, schools)	Continuing growth can help support service improvements (how can this be ensured?)
Loss of familiarity with people for many long term residents	Young families moving into area helps with vitality and balancing ageing population.
Multi-unit housing is changing the look of the village	Some long term members of the community have found the different housing forms beneficial

This commentary indicates the interrelationship between community, economic and even environmental factors when considering the town's future.

Key Strategies	
<p><b>Principles</b></p> <ul style="list-style-type: none"> <li>• Commitment to continue to meet housing demand but with clear and rigorous controls on development to ensure local distinctiveness is retained.</li> <li>• Variety of housing including affordable housing options.</li> <li>• Wellbeing and strong communities.</li> </ul> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Minimum lot size for residential raised from 450m<sup>2</sup> to 1000m<sup>2</sup>, (except for the village core area)</li> <li>2. Rigorous controls for all housing including smaller lot housing in particular which provides for increased setback and private open space requirements, and streetscape compatibility controls (see specialist urban design input).</li> <li>3. Plan for improvements in village core interlinked with improved housing availability, including in regard to potential seniors housing (see specialist urban design input).</li> </ol>	<p>Demographic and anecdotal evidence, along with principals relating to improved accessibility of services, supports the need for mixed housing forms in the township. There is evidence from other similar locales that multi-unit housing forms can maintain or enhance local distinctiveness provided design controls are rigorous (with the Blue Mountains area in NSW a potential example with varied scale)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>LEP Considerations</b></p> <ul style="list-style-type: none"> <li>• LEP mapping overlay for minimum lot sizes.</li> </ul> </div>
<p><b>Principle</b></p> <p>Environmental and fiscal responsibility.</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. No additional release of residential lands at this time</li> <li>2. Identification of potential development areas (See Structure Plan – <b>Section 3</b>)</li> <li>3. Review of further land release opportunities upon evidence of reduced water consumption.</li> </ol>	<p>Water supply limitations are seen to prevent adoption of a programmed zoning of additional residential land in Bungendore, without considerable risk of community disadvantage, including through imposition of water restrictions to the existing community.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>LEP Considerations</b></p> <ul style="list-style-type: none"> <li>• Proposed zones are considered in the accompanying indicative zoning map at <b>Section 3</b>.</li> </ul> </div>

## 2.4 Industrial Development and Other Employment

### Key Challenges

- How much and what types of industrial land is needed to meet demand and strategic opportunity.
- What can be done to capitalise on local competitive advantages or industry specific relationships
- Protecting current and future industrial activity and capacity by buffering its impacts.
- Ensuring that future industrial development does not unreasonably affect the presentation and visual character of the village
- Maintaining and improving environmental performance in industrial areas.
- Acknowledging the increasing interest and appeal in home-based businesses, along with potential for employment growth in the village centre.

### Current Situation

#### Regional Context

It is important that any analysis of industrial development and investment opportunity relative to Bungendore be mindful of the regional context.

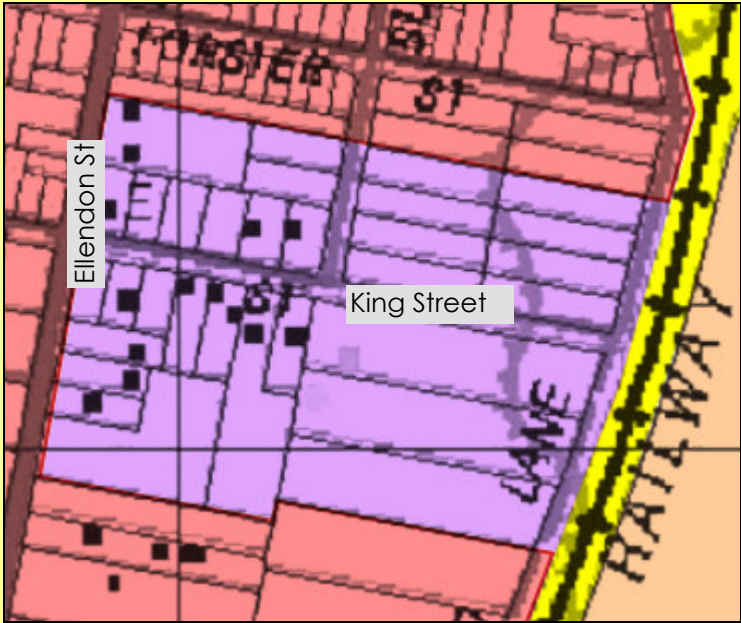
There has been considerable recent study of regional industrial development prospects. See references<sup>10</sup>. The information at right summarises some of the considerations.

Key principles from regional analytical work include:

- Major areas of land available or planned within the sub-region at Canberra and Queanbeyan
- Queanbeyan identified as area for significant industrial growth by DoP
- General decline in traditional industrial land take-up.

Item	Comment
Historical Sub-Regional Take-Up	<p><b>For ACT<sup>11</sup>:</b></p> <ul style="list-style-type: none"> <li>- Employment in traditional manufacturing/ industrial activities has declined in the ACT</li> <li>- Recent sales below ACTPLA demand range of 5.5-7.5ha/annum</li> <li>- Size of most blocks less than 5000m<sup>2</sup></li> <li>- Sufficient stock for between 17 and 27 years.</li> </ul> <p><b>For Queanbeyan<sup>12</sup>:</b></p> <ul style="list-style-type: none"> <li>- Recent annual take-up rate of 1ha/annum in Queanbeyan in a constrained supply situation</li> </ul>
ACT Strategy	<ul style="list-style-type: none"> <li>- Ongoing major development plans for further industrial lands including within a "north-south employment corridor" through the Jerrabomberra Valley, terminating at the Hume Industrial Area west of Queanbeyan on the NSW border.</li> <li>- Major employment opportunity in the Bungendore area with the recent construction of the Defence Headquarters Joint Operations Command (HQJOC) off the Kings Hwy.</li> </ul>
Queanbeyan Strategy	<ul style="list-style-type: none"> <li>- Adopted take-up rate of 5ha/annum</li> <li>- Initiatives underway to address constraints on current supply (some land available but subject to constraints). A supply horizon of 25 years now in place with identification of 100ha adjacent to the rail line and the Hume industrial estate.</li> <li>- Strategy endorsed by DoP, with further additional lands also identified.</li> </ul>
DoP's Sydney - ACT Corridor Strategy	<ul style="list-style-type: none"> <li>- Assuming population growth of 5000 persons in Palerang to 2031 and an ideal target of some 3200 new jobs over the next 25 years to service this population.</li> <li>- Encouragement of reduced long distance commuting.</li> <li>- Councils should protect existing industrial areas and be proactive in identifying further opportunities.</li> </ul>
Other Considerations	<ul style="list-style-type: none"> <li>- Rule of thumb: breakdown of 50/50 industrial/commercial jobs, 100m<sup>2</sup> for every industrial job</li> <li>- Acknowledgement of the changing nature of work and opportunities for telecommuting.</li> </ul>

**Table:** Key Regional considerations relating to industrial development

Current Situation	
<p><b>Supply of industrial land at Bungendore</b></p> <p>Palerang's history as a rural settlement is such that blue collar industries have not had a great presence in the town.</p> <p>Existing industry is generally local service based with the exception of the concrete batching facility.</p> <p>The current controls identify an area for light industry within Bungendore.</p> <p>The identified area is highlighted in the plan at right. The total area of the zoned land is approximately 15 ha and around 50% of this area is available for future development.</p>	 <p>Figure: Existing Industrial area shown purple</p>
<p><b>Employment lands take-up in Bungendore</b></p> <p>There are a number of light industrial and service industries operating within the precinct, along with some storage and bulky goods retailing.</p> <p>Generally the take-up of industrial land has been spasmodic.</p>	<p><b>Local Competitive Advantage for Employment Growth</b></p> <p>The local competitive advantages in the Bungendore surrounds include:</p> <ul style="list-style-type: none"> <li>- Proximity to sand and coarse gravel resource</li> <li>- Proximity to rail line – logistics management</li> <li>- Expanded retail presence – reduce escape expenditure</li> <li>- Tourism</li> <li>- Telecommuting</li> <li>- Specialised agricultural industry – eg viticulture</li> <li>- Human Services (eg seniors services, health and education)</li> <li>- Services related to the new Defence Establishment.</li> </ul>
<p><b>Considering Opportunity for Industrial Development and Further Employment in Bungendore, Generally</b></p> <p>The Regional Strategy indicates the potential demand for industrial lands for the purposes of logistics, warehousing and transport, manufacturing.</p> <p>The Strategy however recognises that industrial lands take-up is most likely to occur close to the major regional centre of Queanbeyan. The town's siting in relation to major regional transport infrastructure (road, air, rail), is a potential</p>	<p><b>Opportunities Other Than Traditional Industry</b></p> <p>An important consideration in local planning is that of increasing local employment and reducing the need for long commutes for local residents.</p> <p>However there are limiting factors in regard to the potential for heavier industrial development into the future in the immediate Bungendore surrounds. It may be that more significant opportunities lie in:</p> <ul style="list-style-type: none"> <li>- New Defence Forces Establishment (HQJOC) at Kings Highway which has potential to have a significant effect as a provider of local employment.</li> <li>- Increasing commercial and tourist activity in the local village</li> </ul>

Current Situation	
<p>significant catalyst for economic development, and certainly seen as competitive advantages over Bungendore.</p> <p>Generally in Australia, employment (as a % of the whole) is in decline in primary and secondary industry and expanding proportionately in tertiary and knowledge based industries.</p>	<p>centre and for local tradesman in relation to modest ongoing residential growth.</p> <ul style="list-style-type: none"> <li>- Telecommuting and opportunities relating to electronic commerce generally for small and home-based businesses.</li> <li>- Preparedness for opportunistic industrial development related to local competitive advantage. The most obvious is that of vertical integration opportunities from the local mining of mineral sand deposits and/or in relation to rail line infrastructure. Council could deliberately position itself to respond to a site specific spot rezoning should the opportunity arise.</li> </ul>

## Key Goals for Industrial Development and Other Employment

- Encouragement of the continuing operations of existing industrial activities and provide continuing opportunity for growth in light industrial and service industries within Bungendore
- Facilitate jobs growth in the village and surrounds generally
- Practical exploitation of synergy offered by nearby employment opportunities
- Position council to re-act to out of town opportunities for general industrial development
- Ensuring local amenity and sound environmental management practices for industrial uses.

## Recommendations

Key Strategies	
<p><b>Principles</b></p> <ul style="list-style-type: none"> <li>• Encouragement of existing and continuing opportunity for growth in light industrial and service industries within Bungendore</li> <li>• Ensuring that visual and wider amenity of the village is not prejudiced by incompatible industrial development</li> </ul> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Retain existing Identified Industrial Zone within new LEP as IN2 Light Industrial</li> </ol>	<p>There is already significant investment, infrastructure and community acknowledgement of the existing light industrial precinct within Bungendore, and opportunity for substantial growth.</p> <p>This area should be retained in Council's new LEP. Provision should be made to allow for the continuing operation of an upgraded batching plant in the vicinity, if not on the current site subject to DA and provision of the use within the new LEP's "Schedule 1" provisions.</p> <p>It is not seen as necessary to rezone further industrial land (eg in the vicinity of the sewage treatment plant) at this time. There cannot be expected to be substantial growth in demand for general industrial land in Bungendore and such development at this site has potential to detract significantly from the important local visual character of the town. This previously investigated land is also close to established residential lands and possible future residential lands. It does have an advantage from a transport management point of view. However there is a recognition of the use of King St already for some heavier vehicles.</p>

<b>Key Strategies</b>	
<p><b>Principle</b> Facilitating jobs growth in the village and surrounds generally</p> <p><b>Policies</b> 1 See Village strategy at <b>Item 2.5</b></p> <p><b>Principle</b> Acknowledgement of beneficial relationship with major and nearby employment opportunities.</p> <p><b>Policy</b> 1. Practical awareness of positive and synergistic relationship with employment at HQJOC, Queanbeyan and Canberra. 2. Consciousness of opportunities for home-based service businesses (especially for HQJOC) in preparation of LEP.</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Village Precinct Conclusions are concerned with ensuring the continued primacy of the commercial core of the village. Further particular acknowledgment is given to opportunities for health, seniors, education services as areas of opportunity for jobs growth within the village</p> </div>
<p><b>Principle</b> Encouragement of compatible out-of-town industrial development</p> <p><b>Policy</b> 1. Council note its interest in compatible value-added industrial development associated with mineral resource extraction and that which may have association with existing rail infrastructure. 2. Council commit to a Priority Response programme for out of town Industrial opportunities with competitive advantages.</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Council should promote its interest and position itself to re-act quickly to out of town opportunities for suitable industrial development. In Council's new LEP process it should foreshadow its practical intent in this regard to the DoP. Work on its economic development strategy will have regard to competitive advantages associated with the existing sand mining operations, or in suitable locations adjacent to the rail corridor.</p> </div>
<p><b>Environmental and Amenity Outcomes</b></p> <p>A matter for detailed development controls (DCP).</p>	



## 2.5 Village Centre & Overview of Local Vitality

### Key Challenges

- How best to maintain the primacy of the village centre as the commercial and community hub of Bungendore, and promote increased retail, commercial and community activity in the centre
- Ensuring infill development does not detract from distinctive village character

### Current Situation

#### Town facilities

The town core provides services to local residents, those from the surrounding district and tourists, including convenience grocery shopping, quick service food, rural suppliers, limited professional services and tourist-oriented businesses such as antique and art-and-craft shops, light industries and a range of accommodation types.

Town centre is definable as three distinctive, albeit closely linked hubs, comprising:

- A linear retail core along Gibraltar St and linking to Ellendon St
- A tourist hub radiating from the intersection of Ellendon St and the Kings Hwy
- A distinctive civic precinct including public school, rail station, large park and pool, and new town administration.

#### Opportunities

A distinctive feature is the large areas of vacant lands including within the core of the town. In turn there is a lack of pedestrian and visual connectivity which reduces the commercial appeal of the town. This setting brings major opportunity to add further interest, amenity, vitality, sense of safety and local employment to Bungendore. Exacting urban design standards would be required to ensure what is of most value to the town is not lost with further development.

Further opportunities present in regard



to:

- Parking improvements
- Streetscape and footpath improvements
- Historic walks
- Signage strategy
- Town park or village green
- Town trails and linear park circuiting the centre
- Increasing accommodation including for seniors.

**Threats**

A major threat to the town's character would be the development of an out-of-centre retail outlet. A town edge supermarket would be expected to have a major effect on the existing main street retailing, potentially increasing vacancies and reducing vitality and sense of community, which according to community surveys is highly valued by existing residents.

**Recent Initiatives**

Council has recently formed a s355 Committee known as the Bungendore Town Centre and Environs Committee which has been working on a number of initiatives relating to the village and Turallo Creek corridor and surrounds.

The Bungendore Chamber of Commerce and Industry, a key player in this work, has recently initiated an innovative and interactive public display in the Council administration building, including over three weekends. This process sought input on village streetscape character direction and other elements.

In November the Chamber prepared a Landscape Masterplan for the s355 Committee aimed at directing future development mindful of streetscape character considerations.



## Key Goals for Village Centre & Local Vitality

- Centre growth but built on local distinctiveness and existing sense of community
- Attention to sustainability and public health principles with plans for centre
- Improved facilities and public amenity deliberately directed as a means of encouraging further commerce and economic development.

## Recommendations

Key Strategies	
<p><b>Principle</b> Town Centre strategy built on local character</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Rigorous urban design standards including effective streetscape compatibility requirements for new development projects.</li> </ol> <p><b>Principle</b> Town centre plans based on principles of sustainability and public health</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Encouraging walking and reducing car dependence</li> <li>2. Promotion of mixed use in town inner core with improved footpaths, connectivity and street design attractive and safe<sup>13</sup></li> </ol> <p><b>Principle</b> Improved public domain and urban quality as a driver for local commerce and employment</p> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Strategic approach to practical public domain improvements including private sector investments and planning agreements.</li> <li>2. Promotion of mixed use in town inner core with improved footpaths, connectivity and street design attractiveness and safety<sup>14</sup></li> </ol>	<p>A recently commissioned urban design report is preparing particulars relating to:</p> <ul style="list-style-type: none"> <li>▪ Commercial Area Infill Built Form – design principles</li> <li>▪ Commercial Area Streetscape and Footpaths</li> <li>▪ Signage Strategy</li> <li>▪ Parking Principles</li> <li>▪ Town Park or Village Green - design principles</li> <li>▪ Town Trails - design principles</li> <li>▪ Linear Creek Park – design principles.</li> </ul> <p>As noted previously, the Chamber of Commerce and Industry has also prepared a landscape masterplan<sup>15</sup> for consideration at s355 committee. These urban design inputs should assist in the completion of urban design controls for the village centre.</p>

Key Strategies	
<p><b>Principle</b> Strengthening community and civic hub/open space hub.</p> <p><b>Policy</b> 1. Strategic improvement plan in accordance with agreed funding priorities.</p>	<div data-bbox="695 376 1497 528" style="border: 1px solid black; padding: 5px;"> <p><b>LEP Considerations</b></p> <ul style="list-style-type: none"> <li>Zoning of village core as RU5 Village to provide appropriate flexibility, or otherwise as an alternative commercial zone under the Standard Instrument Template (awaiting further DoP advice on preferred statutory approach).</li> </ul> </div>


## 2.6 INFRASTRUCTURE & SERVICES

### Key Challenges

Council and a range of other government and non-government agencies are responsible for meeting existing demands for infrastructure and services, and planning for future development needs. Challenges include:

- Ensuring a sustainable water supply for existing community and any future growth
- Sewerage treatment plant approaching capacity
- Ensuring the quality and equity of human services, including: schools, open space areas, pedestrian/cycle access, community facilities, health and seniors living services
- Generally how to equitably fund infrastructure and services
- Responding to local flooding constraints.

Current Situation																			
<p><b>Existing Servicing Levels</b> There is evidence of Inadequate and/or Inequitable Service Provision in Bungendore.</p> <p>A brief snapshot is provided at right.</p>	<table border="1"> <tr> <td>Public transport</td> <td>Limited public transport availability Opportunities expand critical mass for improved bus services. Possibility of improved local rail services appears distant.</td> </tr> <tr> <td>Education</td> <td>Existing public school approaching capacity. Bussing to regional high schools.</td> </tr> <tr> <td>Health Facilities</td> <td>Problems maintaining quality accessible health services given ageing population.</td> </tr> <tr> <td>Community Facilities</td> <td>Ongoing demand for nursing home, public amenities, esp targeting needs of youth and seniors.</td> </tr> <tr> <td>Parks Open Space Recreation infrastructure</td> <td>Works in Common are appreciated but need for additional range of facilities in established areas, including neighbourhood park in southern area of village, which is now subject to some growth.</td> </tr> <tr> <td>Roads and Cycleways</td> <td>Ongoing concern with roadworks including in regard to main road improvements including Kings Highway. Considerable local interest in pathways and reasonable facilities but opportunities for expansion.</td> </tr> <tr> <td>Telecommunications and energy</td> <td>Need for improved broadband telecommunications. Energy services generally available to meet demand.</td> </tr> <tr> <td>Sewer</td> <td>Sewage Treatment Plant approaching capacity with STP, delivery mains and pump station upgrades all required at cost to development.</td> </tr> <tr> <td>Water</td> <td>Groundwater availability now secured for a further 150ML, but limits on new development rights.</td> </tr> </table> <p><b>Table: Snapshot of Key Infrastructure Issues</b></p>	Public transport	Limited public transport availability Opportunities expand critical mass for improved bus services. Possibility of improved local rail services appears distant.	Education	Existing public school approaching capacity. Bussing to regional high schools.	Health Facilities	Problems maintaining quality accessible health services given ageing population.	Community Facilities	Ongoing demand for nursing home, public amenities, esp targeting needs of youth and seniors.	Parks Open Space Recreation infrastructure	Works in Common are appreciated but need for additional range of facilities in established areas, including neighbourhood park in southern area of village, which is now subject to some growth.	Roads and Cycleways	Ongoing concern with roadworks including in regard to main road improvements including Kings Highway. Considerable local interest in pathways and reasonable facilities but opportunities for expansion.	Telecommunications and energy	Need for improved broadband telecommunications. Energy services generally available to meet demand.	Sewer	Sewage Treatment Plant approaching capacity with STP, delivery mains and pump station upgrades all required at cost to development.	Water	Groundwater availability now secured for a further 150ML, but limits on new development rights.
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Water	Groundwater availability now secured for a further 150ML, but limits on new development rights.																		

<b>Current Situation</b>	
<p><b>Water Supply</b> Council has adopted a Water Management Strategy for Bungendore which provides for construction of the Currandooley Water Supply System to augment the existing supply from Turallo borefield.</p>	<p>See previous commentary in <b>Section 2.3</b></p>
<p><b>Highway Bypass</b> Council has recently involved itself in discussions with the RTA in regard to a potential town centre bypass for the Kings Highway. A jointly funded study for a more precise alignment has been discussed. It would be opportune if an alignment reservation could be included within the current LEP.</p>	<p><b>LEP Consideration</b> Should analysis work be concluded in a timely manner an alignment for a Kings Highway Town Centre Bypass should be included in LEP as a land reservation overlay.</p>
<p><b>Health Impact Assessment</b> Council participated in a partnership project with Greater Southern Area Health Service and others in undertaking a Rapid Health Impact Assessment for two development scenarios for Bungendore<sup>16</sup>.  While a full health or community needs assessment was outside the bounds of the work, the HIA focused on three health-related areas, and identified important elements to promote success in any development which may occur in the future:</p> <ul style="list-style-type: none"> <li>• Physical activity</li> <li>• Neighbourliness</li> <li>• Water Supply.</li> </ul>	<div data-bbox="692 831 1481 1137" style="text-align: center;">  </div> <p>Bungendore Skate Park</p> <div data-bbox="692 1196 1485 1872" style="border: 1px solid black; padding: 5px;"> <p><b>Findings of Rapid Health Impact Assessment</b></p> <p><b>Important for Promotion of Physical Activity</b></p> <ul style="list-style-type: none"> <li>• Mixed land use</li> <li>• Housing density</li> <li>• Footpaths, cycleways, and facilities for physical activity</li> <li>• High street connectivity</li> <li>• Street design is attractive and safe</li> <li>• Transport infrastructure that links commercial and residential areas and other destinations</li> </ul> <p><b>Important for Promoting Neighbourliness in Bungendore</b></p> <ul style="list-style-type: none"> <li>• Opportunities for incidental contact</li> <li>• Conflict management</li> <li>• Participation in decision-making by community</li> <li>• A shared sense of local identity</li> <li>• Local community groups and volunteering</li> <li>• Cultural and personal diversity</li> <li>• Civic spaces</li> <li>• Local businesses and local employment.</li> </ul> <p><b>Quality and availability of water supply</b> was also identified as important for local health.</p> </div> <p>These issues are considered in both the Structure Plan and the town centre urban design work.</p>

## Key Goals for Infrastructure Planning and Provision

- Equitable and fiscally responsible provision of infrastructure
- Seeking out practical integrated means of provision with multiple beneficiaries

## Recommendations

Key Strategies	
<p><b>Principle</b></p> <ul style="list-style-type: none"> <li>• Equitable and fiscally responsible provision of services</li> <li>• Seeking out practical and integrated means of provision of infrastructure.</li> </ul> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Infrastructure provision strategies generally reliant on user pays arrangements through s94 and s64 developer contribution systems.</li> <li>2. Council invite reasonable approaches under s93F of EPA Act to assist in the provision of public domain and other infrastructure improvements under prescribed Planning Agreements provisions. This with a view to securing reasonable "planning gain" as a potential element of zoning changes.</li> </ol>	<p><b>Investment in the Public Domain</b></p> <p>Attractive public domain and walking areas can draw people out of the house. People perhaps walking the dog, or playing with kids, see each other and nod, creating familiarity and comfortableness, people with whom no other contact would be made. In our rural towns this has happened naturally, but with growth, it is important that the sense of the story of the place, comfortableness, and community and mutual sense of interest and obligation (typical of the rural lifestyle) continue to be in place.</p> <p>See Town Centre urban design principles for further particulars. There will be considerable costs to some of these provision strategies. Council should be prepared to entertain private sector investment in public access facilities, including through the provision of developer agreements under s93F of the EPA Act.</p>
<p><b>Principle</b></p> <ul style="list-style-type: none"> <li>• Dealing with limits to prospective population growth.</li> </ul> <p><b>Policies</b></p> <ol style="list-style-type: none"> <li>1. Continued liaison with relevant State and federal authorities in order to advance the standard of facilities and services in Bungendore, in accordance with community planning programs.</li> <li>2. Continued invitation of approaches from private sector providers eg high school sites.</li> </ol>	<p>It is noted that Department of Education and Training guidelines indicate standards for the provision of new high school sites are subject to demographic analysis but reference a baseline of 6000-7500 <u>new homes</u>. Particularly in consideration of declining high school occupancy rates in Queanbeyan and Braidwood, there appears to be difficulty in expecting a State high school in Bungendore in the foreseeable future.</p>

### 3. PLANS

Plans have been developed which document existing natural and socio-economic and cultural features (valuable resources and constraining influences), indicating future development areas (residential, employment) and sequencing patterns, provisions for conservation and environmental management, key transport connections, hazard management, rural and village land use considerations.

The following plans are provided:

Item	Scale at A3	Coverage/Comment
1 Physical Setting	1:50,000	5.5km radius from admin centre
2 Constraints	1:50,000	5.5km radius from admin centre
3 Constraints & Opportunities	1:20,000	2km radius of admin centre
4 Structure Plan	1:20,000	2km radius of admin centre, proposed changes all fall within this area.
5 Indicative Zones for LEP	1:20,000	2km radius of admin centre.
6 Considering Existing Village Areas	1:10,000	Village area.



## 4. REFERENCES AND ACKNOWLEDGEMENTS

### 4.1 LIST OF ABBREVIATIONS

ACTPLA	ACT Planning Authority
Bungendore Strategy Corridor Strategy Council	Bungendore Land Use Strategy and Structure Plan, 2008
DA	Sydney – Canberra Corridor Regional Strategy, 2008
DCA	Palerang Council
DCP	Development Application
DECC	Development Control Plan
DoH	Department of Environment and Climate Change
DoP	Department of Health
dwgs	NSW Department of Planning
ha	Dwellings
HQJOC	Hectare
INCP	Department of Defence Headquarters Joint Operations Command
LEP	Integrated Nature Conservation Plan (by ACT Environment)
LGA	Local Environmental Plan
m	Local Government Area
ML	Metres
NPWS	Megalitres
SoE	National Parks and Wildlife Services
	State of Environment Report

### 4.2 ACKNOWLEDGEMENTS

The Bungendore Strategy has been prepared by P&A Walsh Consulting Pty Ltd with support from a steering group comprising Council officers and staff from NSW Department of Planning. Specialist urban design input was provided by Ian Robertson. A wider reference group included representatives from the local Chamber of Commerce and a single representative of a number of parties with an interest in individual development proposals. A community representative was also invited to participate on this reference group. Personal discussions were had with the nominated community representative.

### 4.3 REFERENCES

- ACTPLA, Canberra Spatial Plan,
- ACTPLA, *Industrial Land Development Activity in the Australian Capital Territory*, October 2007
- Anon, *The Bungendore Visioning Process – Stage One* (notes from visioning workshop September 28 2005
- Artcraft Research, *Final Report on a Community Survey*, 31 May 2005
- Chief Minister's Department ACT Government, *Commission of Inquiry into Residential development in Queanbeyan CC*, June 2006
- GM Urban Design and Architecture, *Bungendore Indicative Analysis and Structure Plan – for Elmslea Developments Pty Ltd*, March 2006
- NSW Department of Commerce, *Bungendore Sewer Augmentation Buffer Zone Risk Assessment*, June 2008.
- NSW Department of Planning, *Review Queanbeyan City Council Residential and Economic Strategy 2031*, April 2007
- NSW Government, *Sydney – Canberra Corridor Regional Strategy*, 2008

- NSW Health *et al*, *Bungendore Health Impact Assessment*, May 2006
- Palerang Council, *A Snapshot of Bungendore*, February 2008
- Palerang Council, *A Snapshot of Palerang*, February 2008
- Palerang Council, *Bungendore Conservation Planning*, July 2008
- Palerang Council, *Bungendore Discussion Paper*, July 2006
- Palerang Council, *Palerang Social and Community Development Plan 2006/07 – 2010/11*, May 2007
- Patterson Britton & Partners for Palerang Council, *Bungendore Floodplain Risk Management Study Issue No.3*, December 2006
- Queanbeyan Council, *Residential and Economic Strategy 2031*, November 2006
- Victoria Design and Management, *Thematic History - Lake George, Molonglo Valley and Burra - Palerang Council NSW*, January 2008
- Water Directorate, *STP Buffer Zone Land Use Planning Guidelines*, April 2006
- Western Australian Environmental Protection Authority, *Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial and Sensitive Land Uses*, June 2005
- Yarrowlumla Council, *Development Control Plan 2(V) Village Zone*, July 2005
- Yarrowlumla Council, *Southern Lake George Basin Extractive Industries Management Strategy*, July 1995
- Yarrowlumla Shire Council, *Bungendore Environmental Study*, April 1996.

A number of submissions and technical reports in respect of specific sites were also reviewed including in particular technical reports relating to the Petworth Park project north of town, The Village project east of town, the Elmslea project north of town, Darmody project west of town, along with written submissions from individuals in relation to both individual proposals and the Bungendore Discussion Paper of 2006.

# Attachment A

## Considering Rezoning Proposals

A number of rezoning proposals or concepts were before Council during the preparation of the Bungendore Land Use Strategy and Structure Plan. In accordance with Council's request an overview of various proposals has been undertaken and is provided below for comment. A series of evaluation criteria for new development proposals are provided at the end of this attachment.

Project	Considerations	
<p><b>Elmslea North – residential proposal (24/8/07)</b> “Extension of Elmslea to the Immediate North” - Range of lot sizes from 450m<sup>2</sup>-2000m<sup>2</sup> – internally linked to existing estate</p>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Provides for logical contiguous<sup>17</sup> extension to existing residential settlement and associated servicing efficiency</li> <li>▪ Relative proximity to water supply line from Butmaroo</li> <li>▪ Screening/filtering of views from major view lines (except on higher slopes)</li> <li>▪ Extension of existing development front would facilitate continuing economic development and the funding of new infrastructure.</li> <li>▪ Mixed density provides for housing mix</li> <li>▪ Significant value-added to subject lands.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Possible effect on high conservation value native grasslands</li> <li>▪ Buffer needed to existing tip site (methane considerations) and proposed waste transfer station</li> <li>▪ Steeper lands around knoll</li> <li>▪ Development of higher lands would impact on rural viewshed</li> <li>▪ Contains elements of class 3 agricultural lands according to DPI analysis.</li> </ul>
<p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Biodiversity offset opportunity for higher lands if needed</li> <li>▪ Opportunities for extension to linear trails parklands</li> <li>▪ Water supply a constraint for any new zonings in Bungendore.</li> </ul>		
<p><b>Elmslea – “Hamlets” concept</b> (extensive supporting documentation lodged with Council including report by Don Fox Planning 24/8/07) Mixed density hamlets (400m<sup>2</sup>-2000m<sup>2</sup> approx 1500-2000 lots) for parcels north of Elmslea, separated by landscape “spines”. Plus 1ha lots for areas of high visibility (recognising public management problems), with “grasslands incorporated into larger lots”.</p>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Includes provision of additional premium large lot housing opportunities in rural setting, with relatively good accessibility to major urban centres</li> <li>▪ Intended “rural landscape spines” to among other things soften visual impact.</li> <li>▪ Significant value-added to subject lands.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Possible effect on high conservation value native grasslands but potential conservation agreement</li> <li>▪ Housing development of higher lands could impact on rural viewshed.</li> <li>▪ Contains elements of class 3 agricultural lands according to DPI analysis.</li> </ul>
<p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Biodiversity offset opportunity for higher lands if needed</li> <li>▪ Opportunities for major extensions to linear trails and parklands</li> <li>▪ DoP requires LGA-wide strategy on rural residential development prior to approving new rural residential</li> <li>▪ Evidence of significant existing supply of rural residential housing opportunities in the sub-region (Palering Council discussion paper).</li> <li>▪ Water supply constraints</li> </ul>		

Project	Considerations	
<p><b>Kenoss Lands Proposal – Kings Hwy</b> (133ha approx) north east of the existing village.</p> <p>Extensive supporting documentation lodged with Council. Submissions (GHD October 2008) indicate proposal for 400 residential lots, school (K-12), child care, health and aged care facility, hotel and conference centre, local shops and services, ovals, open space and recreation areas.</p>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Range of services indicated as part of proposal could benefit local area. Provision strategy details needed eg is provision contingent on approval for residential development.</li> <li>▪ Significant value-added to subject lands</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Prominent site from visually elevated approach to town from east brings potential adverse visual impact.</li> <li>▪ Possible effect on high conservation value native grasslands but relatively small area identified and potential for conservation agreement</li> <li>▪ Contains elements of class 3 agricultural lands according to DPI analysis</li> <li>▪ Lead-in costs for new infrastructure east of floodplain.</li> </ul>
<p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Opportunities for major extensions to linear trails and parklands</li> <li>▪ Any significant scale retailing to be considered in context of potential threat to viability of village commercial core</li> <li>▪ Water supply constraints</li> <li>▪ Presents as a new development front to the east of the village floodplain, moreso than contiguous to existing development</li> <li>▪ Opportunities for advanced planting to soften visual effects of a mid or longer term development of the subject lands.</li> </ul>		
<p><b>Network Park</b> - Community Title development comprising 62 rural residential lots – extensive supporting documentation lodged with Council, including report by Dr Peter Jensen of Hypercons (provided 17/7/08). (lot 4 DP583957)</p>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Provides additional premium, large lot housing opportunities in rural setting, with relatively good accessibility to major urban centres</li> <li>▪ Proposed "clustering" of housing, among other things, allows for extensive areas of open space and landscape plantings, including at hilltop.</li> <li>▪ Significant value-added to subject lands</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Introducing further housing may compromise existing and possible future mineral resources of significance as identified by DPI.</li> <li>▪ Land identified as containing Class 3 agricultural land according to DPI analysis.</li> <li>▪ Potential visual impact but screening opportunities.</li> </ul>
<p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Argued as potential application of sustainability ("eco-town") concepts as part of a potential wider strategic initiative, but of limited scope in this proposal of itself.</li> <li>▪ DoP requires LGA-wide strategy on rural residential development prior to approving new rural residential</li> <li>▪ Evidence of significant existing supply of rural residential housing opportunities in the sub-region (Palerang Council discussion paper).</li> <li>▪ Water supply constraints.</li> </ul>		

Project	Considerations				
<p><b>Darmody Proposal 1 - Lot 1 DP 198376</b> - west of Kings Hwy, west and south of township. Residential and commercial development proposal. Supporting documentation lodged with Council, including report of 10 June 2004 and planning study by PTW 20/10/05.</p>	<table border="1"> <tr> <td data-bbox="647 264 1035 667"> <p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Excellent accessibility to existing town – can directly add to vitality and viability</li> <li>▪ Significant value-added to subject lands.</li> </ul> </td> <td data-bbox="1035 264 1449 667"> <p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Areas subject to inundation fragment site somewhat, but also provide opportunity for open space linkages</li> <li>▪ Buffer from sewage treatment plant affects some areas</li> <li>▪ Land identified as containing Class 3 agricultural land according to DPI analysis.</li> <li>▪ Prominent site on level approach to town from south with potential adverse visual impact, but opportunity for screen planting.</li> <li>▪ Noise from highway</li> </ul> </td> </tr> <tr> <td colspan="2" data-bbox="647 667 1449 864"> <p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Opportunities for significant extensions to linear trails and parklands</li> <li>▪ Argued as potential application of sustainability concepts due to proximity to village.</li> <li>▪ Any significant scale retailing to be considered in context of potential threat to viability of village commercial core</li> <li>▪ Water supply constraints.</li> </ul> </td> </tr> </table>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Excellent accessibility to existing town – can directly add to vitality and viability</li> <li>▪ Significant value-added to subject lands.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Areas subject to inundation fragment site somewhat, but also provide opportunity for open space linkages</li> <li>▪ Buffer from sewage treatment plant affects some areas</li> <li>▪ Land identified as containing Class 3 agricultural land according to DPI analysis.</li> <li>▪ Prominent site on level approach to town from south with potential adverse visual impact, but opportunity for screen planting.</li> <li>▪ Noise from highway</li> </ul>	<p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Opportunities for significant extensions to linear trails and parklands</li> <li>▪ Argued as potential application of sustainability concepts due to proximity to village.</li> <li>▪ Any significant scale retailing to be considered in context of potential threat to viability of village commercial core</li> <li>▪ Water supply constraints.</li> </ul>	
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<p><b>Darmody Proposal 2 - Lot 1 DP 724495, Lot 1 DP 186573</b> – south of Trucking Yard Lane south of town. Mixed residential and rural residential development (submission 10/6/04).</p>	<table border="1"> <tr> <td data-bbox="647 983 1035 1339"> <p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Reasonable connection with existing services</li> <li>▪ Potential to provide additional public facilities (eg recreation/open space) at this southern side of town</li> <li>▪ Significant value-added to subject lands.</li> </ul> </td> <td data-bbox="1035 983 1449 1339"> <p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Some distance from town centre.</li> <li>▪ Areas subject to inundation (but proposed for large lot development)</li> <li>▪ Land identified as containing Class 3 agricultural land according to DPI analysis.</li> <li>▪ Prominent site on level approach to town from south with potential adverse visual impact, but opportunity for screen planting.</li> <li>▪ Noise from highway</li> </ul> </td> </tr> <tr> <td colspan="2" data-bbox="647 1339 1449 1503"> <p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Water supply constraints.</li> <li>▪ DoP requires LGA-wide strategy on rural residential development prior to approving new rural residential</li> <li>▪ Evidence of significant existing supply of rural residential housing opportunities in the sub-region (Palerang Council discussion paper).</li> </ul> </td> </tr> </table>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Reasonable connection with existing services</li> <li>▪ Potential to provide additional public facilities (eg recreation/open space) at this southern side of town</li> <li>▪ Significant value-added to subject lands.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>▪ Some distance from town centre.</li> <li>▪ Areas subject to inundation (but proposed for large lot development)</li> <li>▪ Land identified as containing Class 3 agricultural land according to DPI analysis.</li> <li>▪ Prominent site on level approach to town from south with potential adverse visual impact, but opportunity for screen planting.</li> <li>▪ Noise from highway</li> </ul>	<p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Water supply constraints.</li> <li>▪ DoP requires LGA-wide strategy on rural residential development prior to approving new rural residential</li> <li>▪ Evidence of significant existing supply of rural residential housing opportunities in the sub-region (Palerang Council discussion paper).</li> </ul>	
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<p><b>Darmody Proposal 3 - Lot 2 DP 548291</b> – 26ha north of Bungendore Rd adjoining Turallo Creek west of township. Sports fields and complimentary passive recreation (submission 10/6/04)</p>	<table border="1"> <tr> <td data-bbox="647 1619 1035 1805"> <p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Good accessibility to existing town – can directly add to viability</li> <li>▪ Reasonable use of sewage treatment buffer areas and flood liable lands</li> </ul> </td> <td data-bbox="1035 1619 1449 1805"> <p><b>Disadvantages</b></p> </td> </tr> <tr> <td colspan="2" data-bbox="647 1805 1449 1895"> <p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Opportunities for major extensions to linear trails and parklands</li> <li>▪ New pedestrian/cycle trail/ creek crossing required.</li> </ul> </td> </tr> </table>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>▪ Good accessibility to existing town – can directly add to viability</li> <li>▪ Reasonable use of sewage treatment buffer areas and flood liable lands</li> </ul>	<p><b>Disadvantages</b></p>	<p><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ Opportunities for major extensions to linear trails and parklands</li> <li>▪ New pedestrian/cycle trail/ creek crossing required.</li> </ul>	
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Project	Considerations						
<p><b>217 Tarago Road -</b> (located north of existing village, west of Tarago Rd, opposite tip site) Rural residential development including ceding of lands along Turallo Creek to community. (submission Warren King 27/8/06).</p>	<table border="1"> <thead> <tr> <th data-bbox="647 264 1037 291">Advantages</th> <th data-bbox="1037 264 1449 291">Disadvantages</th> </tr> </thead> <tbody> <tr> <td data-bbox="647 291 1037 636"> <ul style="list-style-type: none"> <li>▪ Provides additional premium large lot housing opportunities in rural setting, with good access to Bungendore and relatively good accessibility to major urban centres</li> <li>▪ Significant community benefit with ceding of creekline lands contingent on a contiguous link to existing trails.</li> <li>▪ Significant value-added to subject lands</li> </ul> </td> <td data-bbox="1037 291 1449 636"> <ul style="list-style-type: none"> <li>▪ Introducing further housing may compromise existing and possible future mineral resources of significance as identified by DPI.</li> <li>▪ Land identified as containing Class 3 agricultural land according to DPI analysis.</li> <li>▪ Buffering from proposed future waste transfer station and existing tip required</li> <li>▪ Potential visual impact but screening opportunities.</li> </ul> </td> </tr> <tr> <td colspan="2" data-bbox="647 636 1449 801"> <p style="text-align: center;"><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ DoP requires LGA-wide strategy on rural residential development prior to approving new rural residential</li> <li>▪ Evidence of significant existing supply of rural residential housing opportunities in the sub-region (Palerang Council discussion paper).</li> <li>▪ Water supply constraints.</li> </ul> </td> </tr> </tbody> </table>	Advantages	Disadvantages	<ul style="list-style-type: none"> <li>▪ Provides additional premium large lot housing opportunities in rural setting, with good access to Bungendore and relatively good accessibility to major urban centres</li> <li>▪ Significant community benefit with ceding of creekline lands contingent on a contiguous link to existing trails.</li> <li>▪ Significant value-added to subject lands</li> </ul>	<ul style="list-style-type: none"> <li>▪ Introducing further housing may compromise existing and possible future mineral resources of significance as identified by DPI.</li> <li>▪ Land identified as containing Class 3 agricultural land according to DPI analysis.</li> <li>▪ Buffering from proposed future waste transfer station and existing tip required</li> <li>▪ Potential visual impact but screening opportunities.</li> </ul>	<p style="text-align: center;"><b>Strategic Issues</b></p> <ul style="list-style-type: none"> <li>▪ DoP requires LGA-wide strategy on rural residential development prior to approving new rural residential</li> <li>▪ Evidence of significant existing supply of rural residential housing opportunities in the sub-region (Palerang Council discussion paper).</li> <li>▪ Water supply constraints.</li> </ul>	
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**Evaluation criteria for new development proposals  
in the subject areas as nominated in various documents**

There are documented criteria for the evaluation of proposed rezoning. These criteria are summarised below:

<p><b>Sydney-Canberra Corridor Regional Strategy</b>  (Nominated as "threshold sustainability criteria" for new development proposals)</p>	<p><b>1. Infrastructure Provision</b> Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way</p>
	<p><b>2. Access</b> Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided</p>
	<p><b>3. Housing Diversity</b> Provide a range of housing choices to ensure a broad population can be housed</p>
	<p><b>4. Employment Lands</b> Provide regional/local employment opportunities to support the Sydney–Canberra Corridor's expanding role in the wider regional and NSW economies</p>
	<p><b>5. Avoidance of Risk</b> Land use conflicts, and risk to human health and life, avoided</p>
	<p><b>6. Natural Resources</b> Natural resource limits not exceeded/environmental footprint minimised</p>
	<p><b>7. Environmental Protection</b> Protect and enhance biodiversity, air quality, heritage and waterway health</p>
	<p><b>8. Quality and Equity in Services</b> Quality health, education, legal, recreational, cultural and community development and other government services are accessible</p>
<p><b>Settlement Principles for the Southern Region</b> (Endorsed by the NSW and ACT governments in the ACT/NSW Cross Border Region Settlement Agreement 2006.)</p>	<p><b>Principle 1:</b> All future settlement in the Region should be located to:</p> <ul style="list-style-type: none"> <li>▪ maximise the efficient use of existing infrastructure and services</li> <li>▪ minimise the need for additional infrastructure and services through the use of integrated economic, social and environmentally sustainable planning and design solutions</li> <li>▪ minimise the economic and community cost of providing and maintaining infrastructure networks and community services</li> <li>▪ protect areas of high conservation, cultural, natural heritage or landscape value.</li> </ul>
	<p><b>Principle 2:</b> Any proposed development bordering the ACT and NSW must be complementary and, where appropriate, integrated with the existing land uses (or future land uses proposed under the plans outlined in Principle 1 above if different to existing) on either side of the border to minimise land use conflict. Compatibility of land use, road connections and service ties must support future development.</p>
	<p><b>Principle 3:</b> Future urban residential growth will predominantly be accommodated within existing urban areas (as defined in this Strategy) creating a pattern of compact and consolidated urban areas, surrounded by non-urban lands. New settlement areas should demonstrate a high degree of urban containment with regard to services and employment as a means of enhancing transport efficiency.</p>
	<p><b>Principle 4:</b> Greenfield developments should, wherever possible, be:</p> <ul style="list-style-type: none"> <li>▪ contiguous with (i.e. as close as possible) existing urban settlements, or self-contained in their provision of services</li> <li>▪ released and staged in a manner that is consistent with orderly and economic development and that reflects a sustainable and demonstrated demand for housing in the locality and, more generally, in the Region</li> </ul>
	<p><b>Principle 5:</b> Economic development diversity will be supported by:</p> <ul style="list-style-type: none"> <li>▪ the provision and enhancement of employment lands to accommodate long term needs that will be strongly linked to transport networks. This will be the priority land use for these lands</li> <li>▪ supporting the regional value of key infrastructure assets by limiting activities that may diminish their function or ability to contribute to the Region.</li> </ul>
	<p><b>Principle 6:</b> Rural industry and agricultural landscapes will be protected and</p>

	supported through limiting activities and development that may diminish their economic, cultural and scenic contribution to the Region. Activities and development that are to be limited include rural residential forms of subdivision and subdivision that generally does not support the agricultural use of land.
	<b>Principle 7:</b> Long term land identified as potentially appropriate for urban purposes shall be safeguarded from inappropriate interim land uses and fragmentation that may compromise and conflict with the layout, orderly staging and mix of long term urban uses
<p><b>Bungendore Land Use Strategy &amp; Structure Plan</b> (nominated in Bungendore Strategy and intended to provide for local focus but mindful of State government and regional context)</p>	<p><b>1. Optimising local outcomes while fitting into a Regional Context</b> - Responding to local challenges and opportunities but mindful of wider setting.</p> <p><b>2. Careful use and management of resources</b> - Ensuring sustainability of natural, social and economic attributes, and that choices and opportunities remain for future generations.</p> <p><b>3. Ensuring that the benefits of new development opportunities outweigh their costs</b> - With a mind to the vision, and long term benefits to many rather than short term benefits to few.</p> <p><b>4. Promote practical integrated solutions with multiple benefits</b> - Capitalising on interdependencies (eg interrelationships between social, economic and environmental well-being) and need for creative solutions.</p>



## Attachment B

### Considering Recent and Future Development Take-Up on Existing Zoned Land within Bungendore

Information based on records as provided and available estimates.  
Updated July 2010.

Elmslea as at July 2010	
Item	Dwellings
New Homes Under construction	16
Other vacant blocks	49
Small lots - south of McMahon Drive East	21
Small lots - south of Highland Drive	10
<b>Total</b>	<b>96</b>

Approved Village Recent as at July 2010	Dwellings	Identification on Plan 6
Trucking Yard Lane South	82	A1 & B1
Rutledge St North	4	
Ellendon St East - nr King St cnr	12	
Mecca Lne East	10	
Trucking Yard Lane North	22	B2
Ellendon St West- at King St cnr	10	B3
Ellendon St East- south of Rutledge	3	B5
Ellendon St East- south of Rutledge	4	B4
Gibraltar Street east of Modbury St	6	
<b>Total</b>	<b>153</b>	

Proposals – Village As at July 2008	Ident. (see note 1)	Dwellings	Notes
Ellendon St East- south of King St	B12	2	Application for 8 lots Refused by council – indicative only
Site "Alpha":	B10	15	Site details not released at time of data collection
Kings Hwy north of King St	B11	5	Application for 10 lots Refused by council – indicative only
Ellendon St East- north of Rutledge	B6	8	Refused by council – indicative only
Turallo Tce North	B7	20	Application for 40 lots refused by L& E Court -- indicative only
Turallo Tce South	B8	22	Application for 24 lots refused by L& E Court -- indicative only
Kings Highway Sth of King St		20	
Forster St East of Butmaroo St		10	Not a proposal, but potential for similar development and buffer as adjacent land.
<b>Total</b>		<b>102</b>	

Note: 1. Identification Numbers (B1-B12) refer to sites as indicated in Map 6. Site B10 is not indicated on Map 6 due to its status.

### Village Zoned Areas - Other Possible Development Sites

Sites are identified on Map 6 as C1 to C24 – note this exercise is for indicative purposes only – any decisions to lodge a development proposal for housing purposes is at the discretion of landowners and would be subject to an assessment process in accordance with statutory requirements.

Area	m2
1	77970
2	19640
3	49830
4	36240
5	19145
6	4115
7	3810
8	6430
9	7795
10	3505
11	3155
12	2725
13	2440
14	(7485m2-see below)
15	(7365m2-see below)
16	9025
17	4360
18	4260
19	4170
20	4945
21	895
22	6855
23	1745
24	4920
<b>Total</b>	<b>277975m2</b>
	<b>27.8ha</b>

**Total Low Density Area = 27.8ha**

**Possible dwellings at say 6 dwellings/ha = 167.**

Note Area 14 and Area 15 as shown on Map 6 are located in the village core area. These sites have potential for multi-unit housing. In this estimate, an allowance for a density of 20 dwellings/ha has been adopted for these areas.

**Total Village Core Area = 14850m2**

**Possible dwellings at say 20 dwellings/ha = 30**

**Total Other Possible Development Sites within Zoned Area = 197 dwellings (estimate only).**

## ENDNOTES

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- <sup>1</sup> The Palerang State of the Environment Report forms part of the Australian Capital Region State of Environment Report. The Palerang SoE is referenced in Council's business paper of 25 January 2007. See web reference: [http://www.palerang.nsw.gov.au/files/3308/File/ord2007\\_01\\_25.pdf](http://www.palerang.nsw.gov.au/files/3308/File/ord2007_01_25.pdf)
- <sup>2</sup> Threatened flora and fauna species are listed on schedules under the NSW Threatened Species Conservation Act 1995 (TSC Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). More explicit information on the occurrence of threatened plant and animal species in NSW can be obtained from the NSW Wildlife Atlas and the Protected Matters Search Tool under the EPBC Act. The web reference for the INCP work is: <http://incp.environment.act.gov.au/planningframework/index.aspx>. The web reference for the EPBC tool is: <http://www.environment.gov.au/erin/ert/epbc/index.html>
- <sup>3</sup> DECC has adopted a number of methodologies for evaluation of ecological communities including detailed metric approaches. It would be necessary to approach DECC to ascertain appropriate approaches for examination in different locational settings.
- <sup>4</sup> See: DWE, DECC, DPI (Murray Murrumbidgee Region), *Practice Note for using spatial information in Local Environmental Plans to protect and manage Environmentally Sensitive Areas*, Jan 2008.
- <sup>5</sup> DoP, *Sydney-Canberra Regional Strategy, Fact Sheet 2008*
- <sup>6</sup> Personal discussions with DPI staff Hunter office 1 October 2008.
- <sup>7</sup> Central West Independent Review Panel, *Review of Land Use Planning in the Central West*, Report to the Minister for Planning, August 2007.  
[http://www.planning.nsw.gov.au/planningsystem/pdf/panelreport\\_centralwest\\_aug07.pdf](http://www.planning.nsw.gov.au/planningsystem/pdf/panelreport_centralwest_aug07.pdf)
- <sup>8</sup> In providing this advice, Council specialists have updated data from the *Position Paper – Bungendore Water Supply*. This data accepts that with the *Water Loss* program in place infrastructure losses will reduce from 18% to 10% of annual consumption. In addition, non-residential use consumption will reduce from 15% to 12% with introduction of effluent recycling system and given that there is no longer a need to program in a new industrial zone outside of the town boundaries.
- <sup>9</sup> Allowance for multi-unit housing in the inner core village area bound by Gibraltar, Malbon, Molonglo and Butmaroo Streets.
- <sup>10</sup> DoP, *Review of Queanbeyan Residential and Economic Strategy*, April 2007  
ACTPLA, *Canberra Spatial Plan*,  
Queanbeyan Council, *Residential and Economic Strategy 2031*, November 2006  
ACTPLA, *Industrial Land Development Activity in the Australian Capital Territory*, October 2007
- <sup>11</sup> ACTPLA, *ibid*
- <sup>12</sup> Queanbeyan Council, *op cit*.
- <sup>13</sup> Refer Bungendore Health Impact Assessment report, NSW Health et al, *op cit*.
- <sup>14</sup> Refer Bungendore Health Impact Assessment report, NSW Health et al, *op cit*.
- <sup>15</sup> Bungendore Chamber of Commerce and Industry, *A landscape masterplan to direct the future development of the village streetscape character*, as at November 15 2008, prepared for the Bungendore Town Centre and Environs Committee (BTCEC)
- <sup>16</sup> Greater Southern Area Health Service et al, *Bungendore Health Impact Assessment*, May 2006.
- <sup>17</sup> The ACT/NSW government Cross Border Region Settlement Agreement and its "settlement principles for the southern subregion", indicates support for the principle of new greenfield development being "contiguous with existing urban settlements".