

# Community meeting



## Structure of meeting

- Virtual meetings due to COVID-19
- Meetings for Queanbeyan, Bungendore and Braidwood
- Pre-recorded
- Questions welcomed during meeting – ask via Facebook event or via email to [communications@qprc.nsw.gov.au](mailto:communications@qprc.nsw.gov.au)
- Aim to respond during meeting or ASAP after
- Presentation and attachments on Council's website

## General overview agenda

- Welcome from the Mayor
- COVID-19 impact
- Rates hardship and assistance
- Draft Operational Plan, Revenue Policy and Fees and Charges
- Rates harmonisation and valuations
- Local Strategic Planning Statement
- Comprehensive Local Environmental Plan

## COVID-19 impact and response

Services and facilities closed based on government advice:

- The Q, Bicentennial
- Libraries
- Playgrounds, off lead dog parks, outdoor gyms
- Indoor sports, Aquatic and Community centres
- Museums, VIC
- Saleyards



Closed, but restricted service:

- Customer centres
- Animal management facility

**Reopen facilities in line with Government advice**

Updates on Council facilities and services -

<https://www.qprc.nsw.gov.au/COVID-19-Coronavirus>

## COVID-19 impact and response

- Open spaces open for exercise
- Increase online/phone customer service
- Library services online
- Youth and children's services online
- Online business assistance
- Increase cleaning and sanitisation

### **All essential services retained:**

- Roads, transport
- Water, sewer, waste
- Development, environment
- Public health
- Infrastructure projects

- 160+ staff working remotely
- Staff redeployed
- Remote Council meetings
- Online engagement

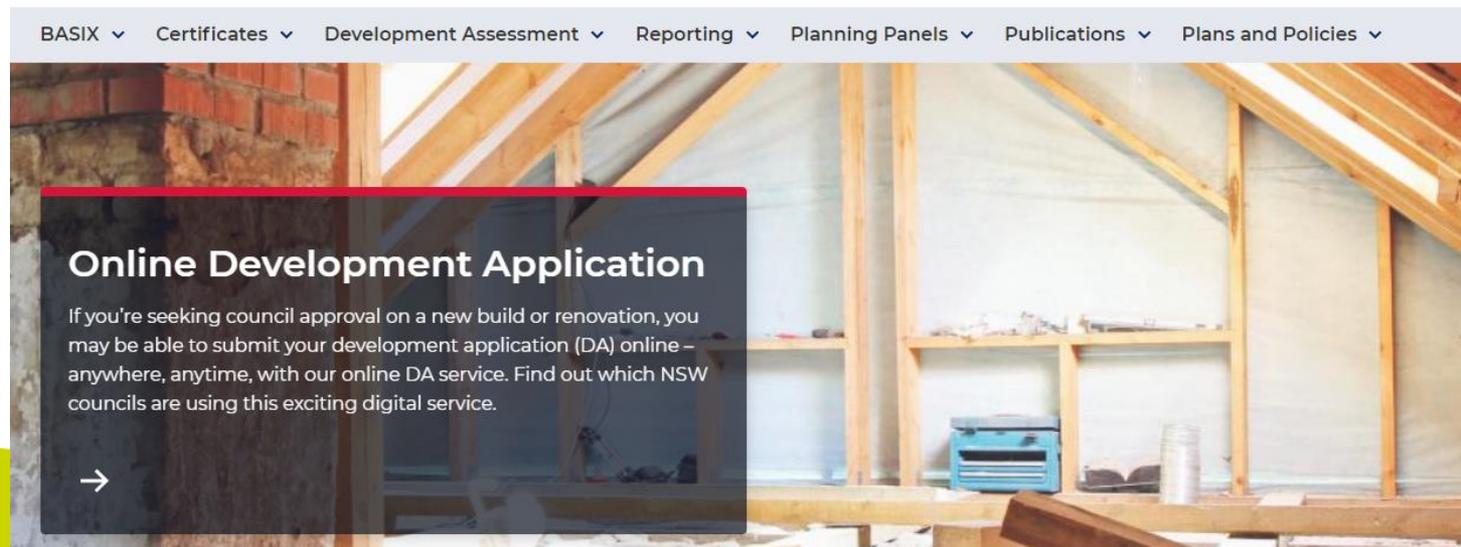
## COVID-19 response and reopening

### Budget impact

- Decreased fees and charges from businesses
- Reduced revenue
- Continue with capital works, local investment

### Reopening

- Follow government advice, maintain distancing standards
- Continue cashless payments
- Introduction of NSW planning portal



## Rates hardship and assistance

### Rates and payments

1. [Overview](#)
2. [Receive your rates notices electronically](#)
3. [Pay my rates?](#)
4. What if I need help paying my rates?
5. [Pension concession information](#)
6. [Change your address](#)
7. [Change of name](#)
8. [Cancel direct debit](#)
9. [Rates forms and useful links](#)

#### 4. What if I need help paying my rates?

If you are having difficulty in making your payments, please contact us on [1300 735 025](tel:1300735025). We have a [Rates and Charges Debt Recovery Policy which you can download](#) (PDF, 258KB). The policy allows you to manage your outstanding amount through a payment arrangement. If you wish to consider a payment arrangement please contact Council.

If you are experiencing financial difficulty as a result of COVID-19, drought or other reasons you can apply for rate relief by completing the Rate Relief Hardship Assistance form which can be [completed online here](#) or [by downloading the form here](#) (PDF, 258KB).

- Assistance for bushfire, drought, COVID impacted ratepayers
- Two-year payment plan
- Waive interest charges
- Defer BGD/BWD Stormwater Levy for one year
- Waive/defer rents for commercial operators leasing Council property
- Waive footpath and related business fees
- Consider deferral developer contributions

## 2020-21 budget

- \$447k deficit
- Reduced income due to COVID, additional expenditure
- Investments reduced
- Expanded rates hardship measures
- QPRC harmonised rating structure
- Rate peg 2.6% general income
- New valuations by V-G
- Fees increase by 2.6%
- Defer Stormwater Levy
- Public exhibition



## 2020-21 budget

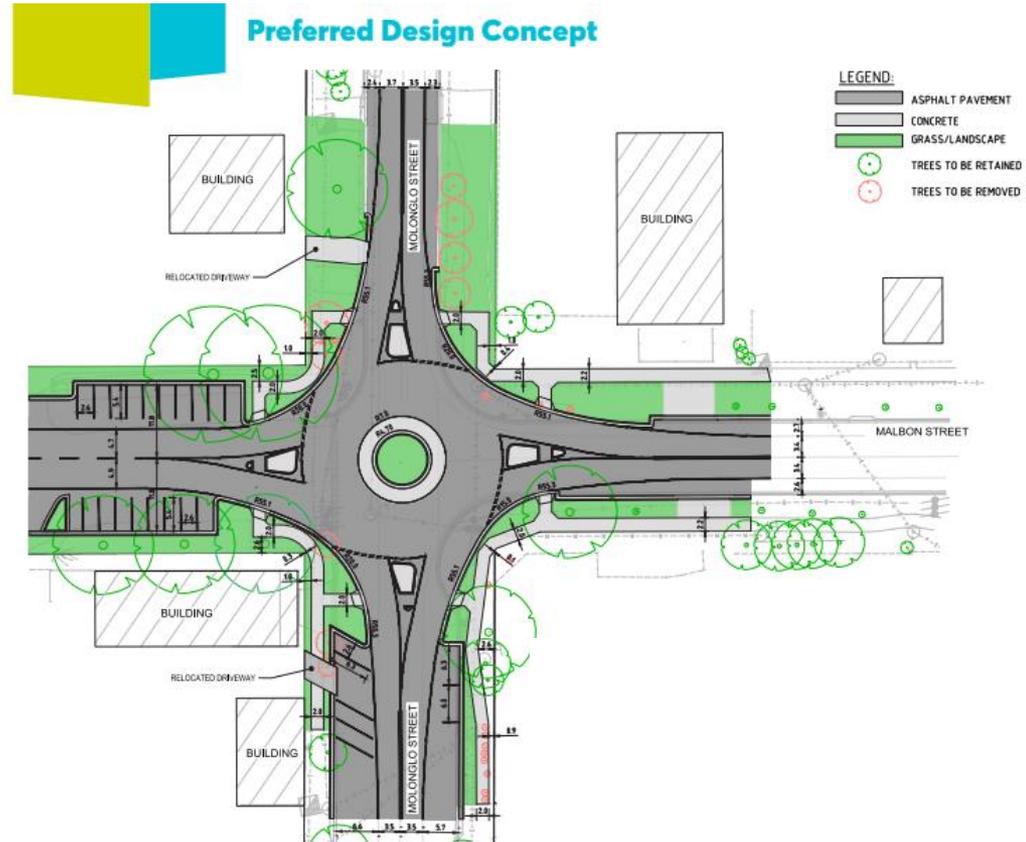
- \$167m capital works program – funded grants and loans
- Highlights:
  - Regional Sporting Complex
    - Stage 1
  - Bungendore Sports Hub
    - Stage 1
  - Nerriga Rd seal
  - Bridge replacement
    - Reedy Creek and Gidleigh Bridge



## 2020-21 budget

### Highlights:

- Queanbeyan Civic and Cultural Precinct
- Monaro St, QBN refurbish
- Queanbeyan STP design
- Bungendore roundabout
- South Jerrabomberra Innovation Precinct infrastructure
- Off-street car parks
  - Bungendore and Braidwood
- Bungendore Flood Risk works
  - Stage 1



## Key factors – rates 2020-21

- Rates Harmonisation process
  - Bring together two systems
  - Aim for equity – base pays for services, ad valorem for infrastructure
  - No increase in Council's income from harmonisation
  - Individual decreases/increases depending on change
- Land valuations
  - Determined by NSW Valuer General
  - Applies to land, not improved value
  - No increase in Council's rate income from revaluation
  - Individuals may increase/decrease depending on valuation
- Rate peg – 2.6%
  - Allows Council to increase rate income by 2.6%
  - Determined by IPART

## Rates harmonisation

- Community Reference Panel considered options.
  - Made recommendation to Council
- Engagement during Feb-March
- Critical factors
  - Long term revenue requirements to meet the financial sustainability criteria
  - Mix of revenue from rates, annual charges and user fees and charges
  - Relative similarities and differences in the current rating structures and how changes will impact ratepayers
  - The principles of equity, simplicity and efficiency strategy.
  - Water, sewer, waste fee structure harmonisation next

## LSPS overview

- Aligns CSP and LEP
- On exhibition now, required to be adopted by 30 June 2020
- Your submission is encouraged
- Statement includes the following requirements:
  - 20 year vision for land use in the local area
  - the special characteristics which contribute to local identity
  - shared community values to be maintained and enhanced
  - how growth and change will be managed into the future
  - an implementation and review section.



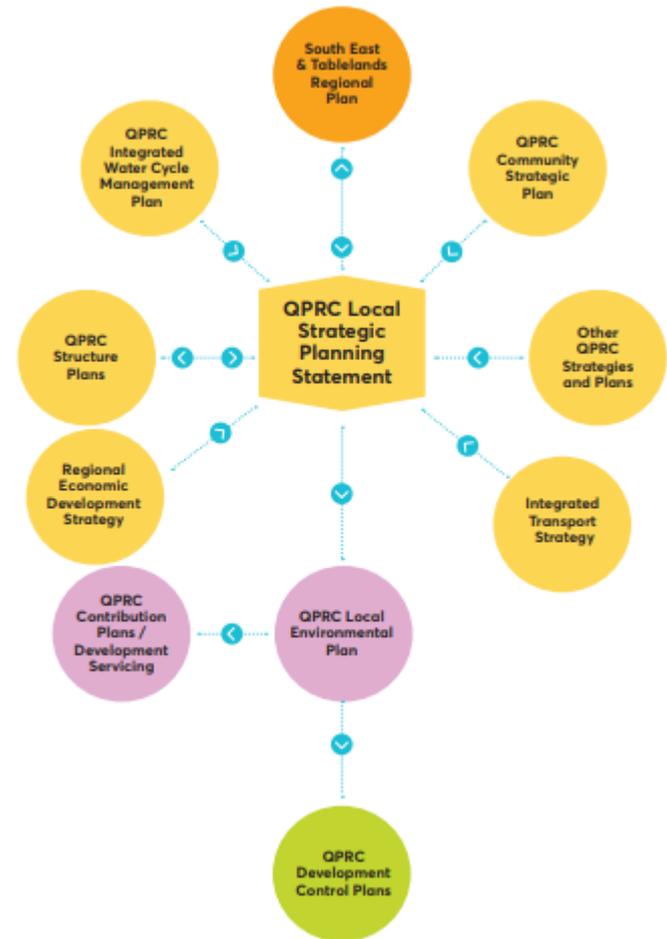
<https://yourvoice.qprc.nsw.gov.au/local-strategic-planning-statement>

## LSPS overview (continued)

- The LSPS's visions, objectives and planning priorities provide the rationale for how land-use decisions will be made to achieve the community's broader goals.
- The LSPS works in concert with the Community Strategic Plan 2018-2028 to set out the community's long-term vision and aspirations for all Council's planning activities.
- Draws on other key planning documents

- South East and Tablelands Regional Plan 2036
- REDS
- IWCMP

Figure 1: Queanbeyan-Palerang's LSPS Strategic Framework



## Where are these requirements found in the LSPS?

- Section 02 – identifies a community vision for the LSPS
- Section 04 – Identifies 13 planning priorities which are drawn directly from the CSP's strategic pillars and goals
- Section 05 – Identifies those actions required to achieve each planning priority on a LGA level. This includes a broad list relevant to the entire LGA with the relevant ones then being applied to:
  1. Queanbeyan and surrounds
  2. Bungendore
  3. Braidwood
  4. Rural residential areas
  5. Rural areas.
- Section 06 – Identifies the 13 planning priorities, the actions to implement them, the required means to monitor and report on each as well as the time frame for each.

# Local Strategic Planning Statement QPRC



## COMMUNITY

### 4.1 Planning Priority 1

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

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

#### Outcomes

- Identify and protect important heritage items and conservation areas.
- Work closely with the local Aboriginal community to ensure indigenous heritage values are recognised and protected.
- Promote heritage related tourism across the LGA.

### 4.2 Planning Priority 2

**We have an active and healthy lifestyle**

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

#### Outcomes

- Take action to identify and provide recreation facilities that meet the needs of the current and future population.
- Implement contribution plans to ensure recreation and community facilities and open space are provided in a timely manner.
- Incorporate tourism opportunities into open space and recreational facilities.

## CHOICE

### 4.3 Planning Priority 3

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

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

#### Outcomes

- Implement the Queanbeyan CBD masterplan and strategies.
- Promote sympathetic redevelopment and infill of existing areas where there are limited heritage values.
- Focus commercial and retail activity in existing centres.
- Investigate the opportunities that increased density can bring about for revitalisation of centres and reduced travel times.

## Planning Actions for Bungendore

### Planning Priority 1

4.1.7 Implement the recommendation of the Bungendore Heritage Study 2019.

### Planning Priority 2

4.2.1 Ensure new developments are provided with appropriate open space and play equipment.

4.2.2 Prepare contribution plans that collect funds for open space, community facilities and recreational facilities as new development occurs.

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

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

4.2.6 Promote interconnected green spaces.

### Planning Priority 3

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

### Planning Priority 4

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

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

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

4.4.7 Investigate opportunities for use of mobile abattoirs in rural areas.

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

### Planning Priority 5

4.5.3 Encourage new developments to be early adoptors of innovative and sustainable approaches to reduce energy and water consumption.

### Planning Priority 6

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

## Final Comments

- More information and a copy of the LSPS found on Council's web page at:

<https://yourvoice.qprc.nsw.gov.au/local-strategic-planning-statement>

- Submissions extended to close on 29 May



## Comprehensive Local Environmental Plan

- Amalgamating Council's local environmental plans (LEPs) into one Comprehensive LEP for Queanbeyan-Palerang.
- Council currently administers 7 separate LEPs (6 former Queanbeyan LEPs).
- Seeking to have all LEPs under one combined LEP by mid 2020.
- Benefits to Council staff, industry and the community having controls in one document.

## Comprehensive Local Environmental Plan

- A draft combined plan and accompanying maps have now been prepared.
- Council staff currently consulting with government agencies prior to undertaking community consultation.
- Anticipating formal consultation with the community will occur during the month of June 2020.



## Comprehensive Local Environmental Plan

- Council is essentially seeking to minimise policy changes and to carry forward existing provisions into the new plan.
- Changes to land uses in some zones are proposed due to the need to rationalise the different LEPs.
- Background information will accompany the plan and maps to explain any proposed changes.

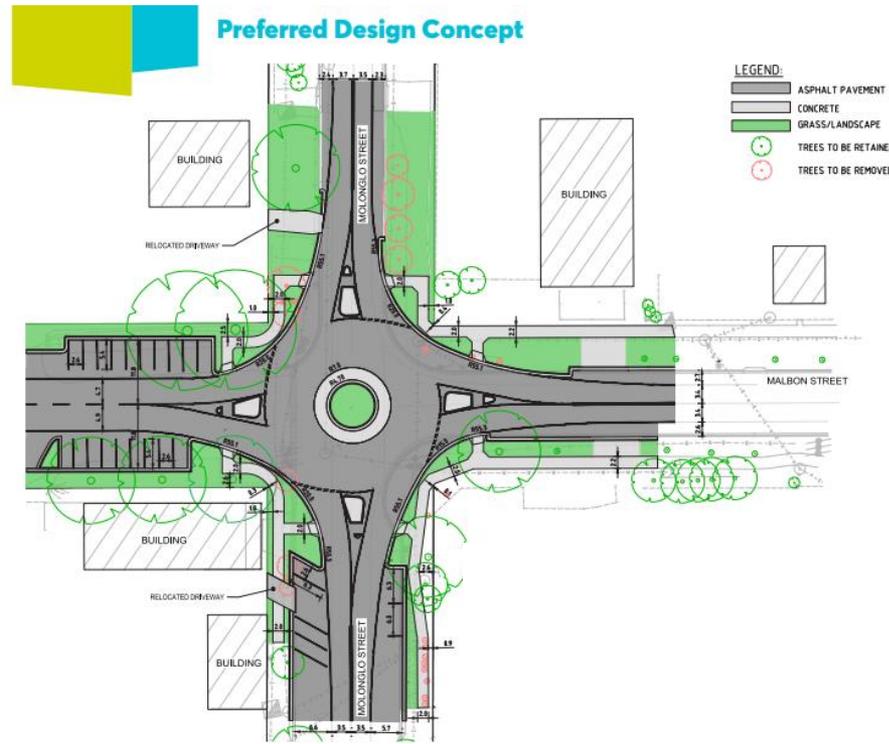
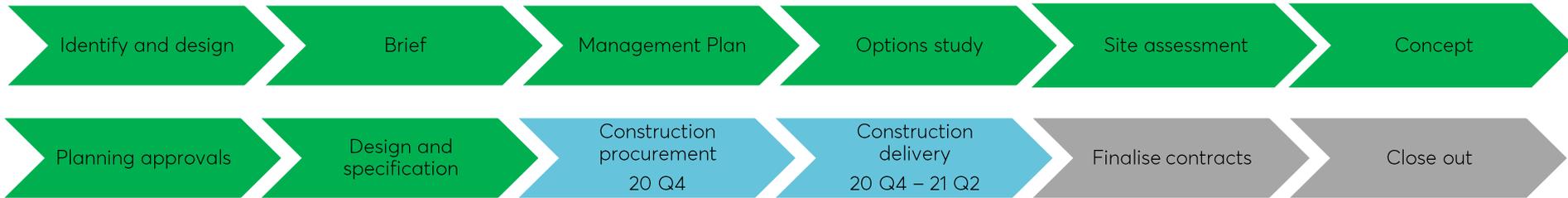
## Bungendore agenda

- Roundabout - Malbon and Molonglo St
- Off street car park
- Floodplain works
- Bungendore sports hub
- Bungendore development



## Bungendore roundabout

### KEY



## Bungendore off-street car park

Identify and design

Brief

Management Plan

Options study

Site assessment

Concept

Planning approvals

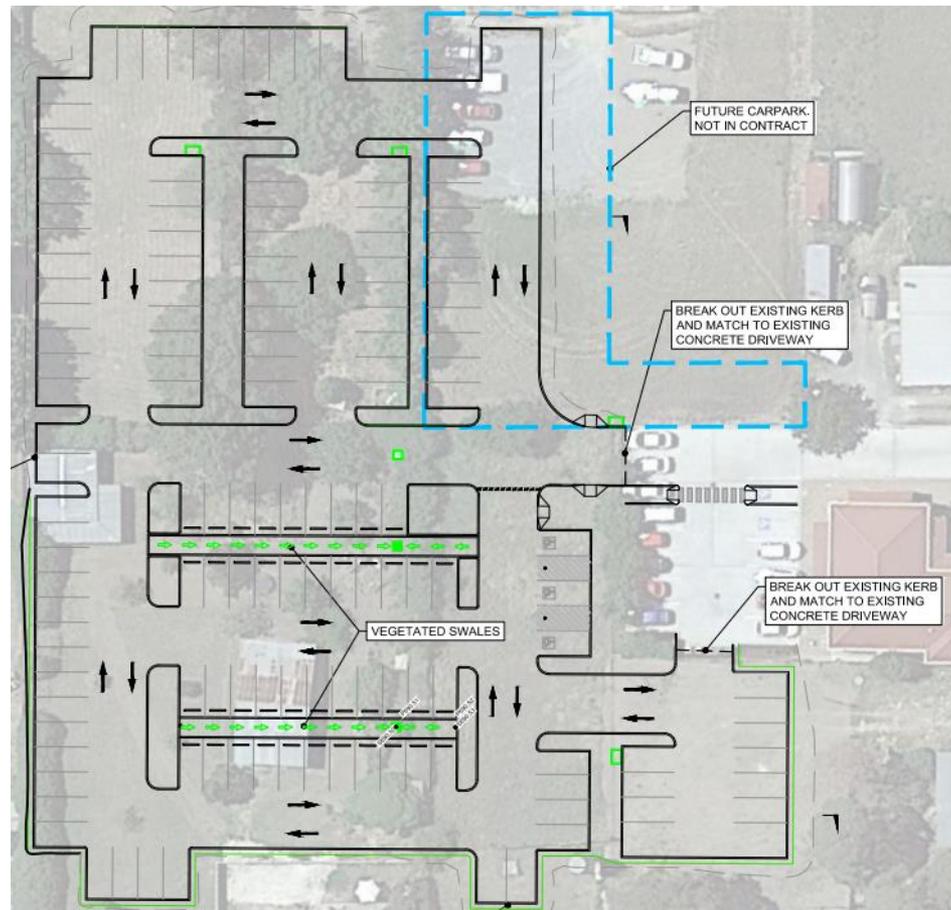
Design and specification

Construction procurement  
20 Q4

Construction delivery  
21 Q1-Q2

Finalise contracts

Close out



## Bungendore Flood Plain works

Identify and design

Brief

Management Plan

Options study

Site assessment

Concept

Planning approvals

Design and  
specification

Construction  
procurement  
20 Q4

Construction  
delivery  
21 Q1-Q2

Finalise contracts

Close out



## Bungendore Sports Hub

Identify and design

Brief

Management Plan

Options study

Site assessment

Concept

Planning approvals  
Q4 20

Design and  
specification  
Q4 20

Construction  
procurement  
Q1 21

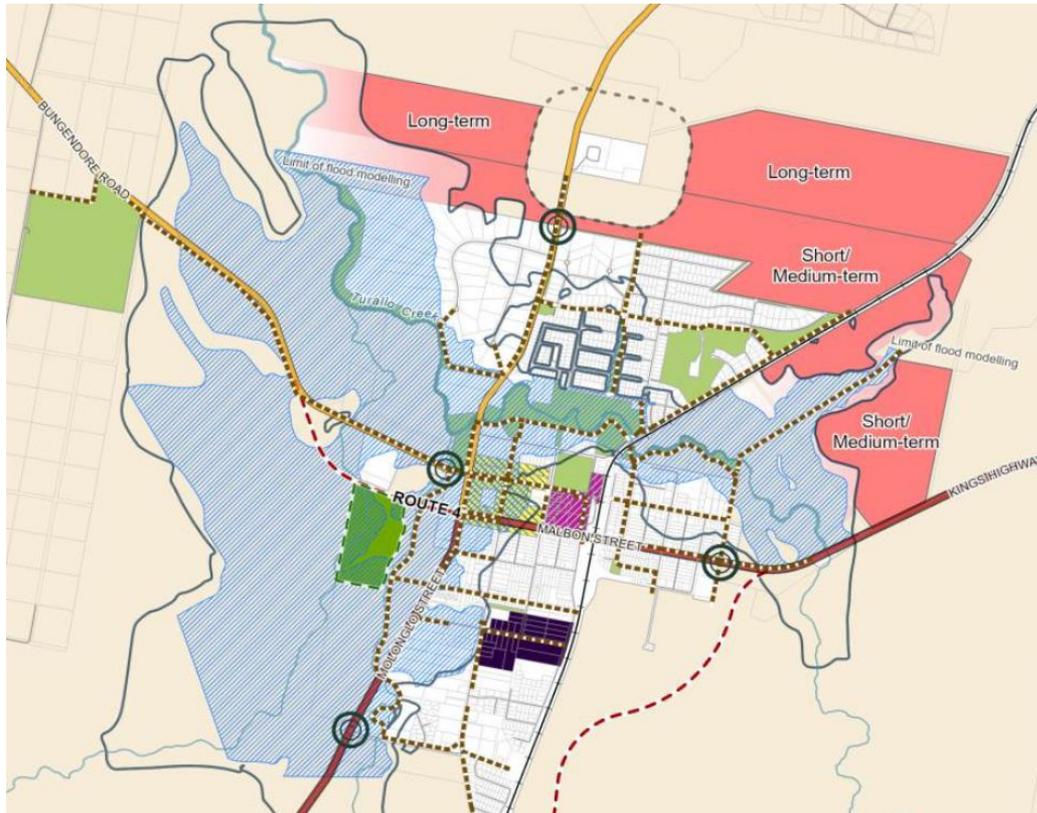
Construction  
delivery  
Q2 21

Finalise contracts

Close out



## Bungendore Development

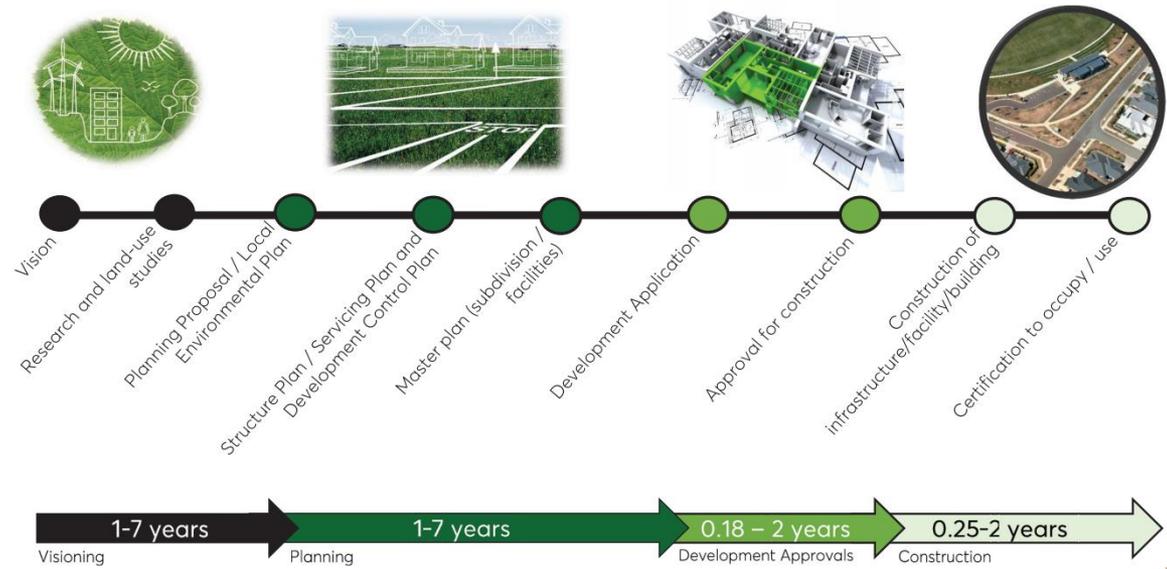


- Bungendore Structure Plan 2048 endorsed by Council at February 2020 meeting
- Important for Bungendore and its future growth
- Purpose includes providing for co-ordinated and efficient growth
- Also establishes a long-term land-use planning vision for Bungendore
- Plan to be reviewed in 2025
- Plan been forwarded to the DPIE for endorsement
- Proposes short, medium and long-term development options

## Bungendore Development

- Includes developments to the north and east of Bungendore
- Includes identification of an initial bypass route based on desktop analysis
- More investigative work and approvals required as well as support by agencies such as Transport NSW before this could be implemented
- North Elmslea Planning Proposal approved by Council in February.
- All required actions following this completed and the draft instrument for the planning proposal was notified (gazetted) on Friday 15 May 2020.

### The Planning and Development Process



## Community questions/agenda items

1. Can Council consider putting in a dedicated footpath from McKay Drive, then onto Trucking Yard Lane, then on to Ellendon St, then all the way down to Malbon St. There are random paths here and there along those streets/roads, however it is quiet dangerous walking along those roads (especially with a pram) as there are parts you have to walk onto the road, due to puddles, rubbish bins, cars, road works etc. It would make walking that area a lot safer.
2. When is the dirt section of Majara St going to be either sealed or at the very least graded.
3. My question is I have a mate in Cowra which is about two and a half hours away and he pays \$300 a Quarter in rates and I pay \$690 a Quarter now I don't get anything more than him do you think they would explain why there is such a big difference in rates that's over twice as much