

Discussion Paper - Braidwood Structure Plan Q&A

1. What is the purpose of this Discussion Paper?

Council endorsed the preparation of the Braidwood Structure Plan through its Local Strategic Planning Statement (LSPS). The Discussion Paper is the first stage of that project and is intended to present to the community a 'desktop analysis' of the current land use patterns and demographic trends in Braidwood.

The Discussion Paper includes a number of maps which identify the strengths, weaknesses, opportunities and threats for future land use policy directions. The maps include flooding, bushfire, slope, sources of noise and odour and land identified as High Environmental Values. The Discussion Paper also presents various possible scenarios for future growth and what that means for housing land supply.

Most importantly, the Discussion Paper is the basis with which to start the conversation with the community regarding the issues that are important to the community and the future potential land use planning strategies for Braidwood.

The Discussion Paper and submissions received will form the basis for the Braidwood Structure Plan.

2. What are the objectives of this public exhibition?

The objectives of the public exhibition of the Discussion Paper for the Braidwood Structure Plan is to:

- Seek confirmation that the 2022 Vision for Braidwood is suitable for supporting land use planning strategies;
- Seek feedback on the draft development principles;
- Confirm that the land use planning implications identified are the ones that matter to the community;
- Identify any additional land use planning issues that matter to the community not identified within the Discussion Paper;
- Seek feedback on the questions raised within the Discussion Paper; and
- Use feedback received to form the basis of the draft Braidwood Structure Plan.

3. Why is the vision so important for land use planning?

The Discussion Paper includes the 2022 Vision prepared by the Braidwood and Villages Business Chamber, Braidwood and Villages Tourism, student representatives and the Braidwood Community Association. The aspects of the vision that relate to land use planning are used by strategic planners to formulate the draft development principles. The development principles can then be used to guide the introduction and update the key land use and development controls that apply in Braidwood that are found in the Local Environmental Plan (LEP) and the Development Control Plans (DCP).

4. What does a land use structure plan do?

A structure plan sets a clear vision for the future structure of a town or city. This can guide land use and infrastructure planning decision making, private and government investment activity, and provide the wider community with a degree of certainty and purpose as a town or city evolves.

A structure plan identifies growth and demand for broad land uses into the future. Current and future land supplies are analysed as part of the process and the land most likely to be suitable for future growth during the life of the Plan is mapped for future investigation for rezoning. The life of the Braidwood Structure Plan is likely to be 30 years. Factors that are considered in the suitability of land include:

- Minimisation of development costs;
- Environmental preservation;
- Building resilience to hazards and the effects of climate change; and
- Protecting cultural and physical heritage.

The Structure Plan can also identify no-go areas for urban development and is used as the basis to consider future rezoning requests.

A structure plan is important for both the community and prospective developers as it provides a high degree of certainty as to where future rezoning requests are likely to be

supported. It should be noted that while the structure plan identifies land that is the least constrained, the mapping supporting this analysis is based on desktop analysis and any rezoning requests need to be supported by site specific studies. The structure plan provides an indication of the studies that may be required to support a rezoning request.

5. How are the aims and objectives of the structure plan achieved?

There are a number of ways that a Structure Plan can be implemented. They fall broadly into two categories. The first is through actual land use zones and controls on development, and the second is through funding.

Land Use Zones and Controls on Development

Rezoning land and development controls are achieved through a local Environmental Plan and Development Control Plans.

Local Environmental Plan (LEP)

The LEP that applies in Braidwood is the Queanbeyan-Palerang Regional Local Environmental Plan 2022. The format and content is governed by the *NSW Environmental Planning and Assessment Act 1979*, which requires that LEPs use the Standard Instrument template which mandates land use zone types and standard controls such as building height and subdivision that are consistent across NSW. The main purpose of a land use zone is to stipulate the range of developments and land uses that are permitted and prohibited on land.



Development Control Plan (DCP)

Development Control Plans (DCPs) supplement the Local Environmental Plans by providing more detailed development controls regarding aspects like specific precinct controls, building design and setback, landscaping and car parking requirements. There are two DCPs that apply in the Braidwood area. The Braidwood DCP 2006 applies to land within the Heritage Conservation Area and the Palerang DCP 2015 applies to all of Braidwood that is outside of the Heritage Conservation Area.

Funding

Funding is needed to provide for the infrastructure and services required to support growth in a town. The funding options listed are those that Council are able to collect and do not include state government provided infrastructure.

Development Contribution Plans

Councils are allowed to plan, identify and levy contributions on new development where it has established that the development is likely to result in increased demand for public services and public amenities within the local government area.

Contributions plans set out the local infrastructure required to meet the demand from new development, and the contributions a council can levy on developers to fund the necessary land and works.

Development Servicing Plans (s64 Plans)

Council can levy contributions for the provision of water, sewerage, and stormwater infrastructure.

However, Council must have a Developer Servicing Plan to levy these contributions. These plans allow Council to levy contributions where the anticipated development will or is likely to increase the demand for water or sewer supply services and allows Council to provide for the required increased capacity.

Local Planning Agreements

Council may enter into Voluntary or Local Planning Agreements (also commonly referred to as VPAs) with a developer to deliver public benefits. These agreements are governed by Section 7.4 of the *Environmental Planning and Assessment Act 1979*. Council has several planning agreements in place including the Big Island Pty Ltd Planning Agreement relating to the Dargues Creek mine at Majors Creek.

Bypass Funding

While Council advocates for a bypass around Braidwood, it does not commit to building or funding it. Council has previously noted that a bypass at Braidwood would be the responsibility of the NSW Government. Grant funding may be available for the detailed investigation of route and traffic planning and full needs analysis.

6. How long does a structure plan last?

Structure plans typically have a forward planning timeframe of 20-30 years. QPRC's need for structure plans is identified in the Local Strategic Planning Statement (LSPS) - a local government-wide land use planning document required in the *NSW Environmental Planning and Assessment Act 1979*. This Act stipulates a review timeframe of 5 years for the LSPS and, as such, is also used for reviewing a structure plan.

A review may indicate that no changes to the structure plan are required or that there is sufficient demand for a complete revision of the document. The reviews typically monitor the population growth rates used to identify the additional land required for urban development and make adjustments for higher or lower rates and the corresponding change in the amount of land required.



7. What are the limitations of a structure plan?

A structure plan is a land use planning framework only. It does not rezone land, it does not source funding, nor does it compel landowners to develop. A structure plan can only make recommendations based on the best available information at the time.

A structure plan indicates where future rezoning is more likely to be supported, subject to detailed site-specific investigations. There is no requirement for a property owner whose land is identified in the structure plan for potential urban development to pursue a rezoning.

The Structure Plan also does not bind state government to provide funding or resources or infrastructure. Council can, however, request State government to endorse the plan and have it reflected in the State's priorities where relevant.

A Structure Plan can only address land use planning issues (for example the zone of the land), all other matters are outside the scope of a structure plan.

8. Next steps following the public exhibition of the Discussion Paper for the Braidwood Structure Plan

Once the exhibition period closes, all submissions received will be reviewed and considered. A report on the submissions along with any recommendations for the future Braidwood Structure Plan will then be prepared for Council's consideration.

All submitters and those who previously registered with Council will be notified of the date and time of that Council meeting. Following the Council meeting is it expected that work will begin on drafting the Braidwood Structure Plan.

