

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
1	Community Workshop		Sticky dot placed on cadastre map with corresponding comment - "Complying development here".	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
2	Community Workshop		Note placed on cadastre map states - "148 Harriott Rd Bywong - Biodiversity map wrong".	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The scope of Biosis Report was broad-based and it was not intended that all properties would be ground-truthed, therefore, the possibility of anomalies exist.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
3	Community Workshop		Sticky dots placed on 7 different properties on cadastre map but no indication as to what they represent.	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
4	Community Workshop	What is important about the area you live in?	Rural	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
5	Community Workshop	What is important about the area you live in?	Close to town	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
6	Community Workshop	What is important about the area you live in?	Revert the current C4 zoning to RU5	Options for Complying Development	Amend the Zoning	Does not address the question. Also, the previous zoning was 1D Rural Residential under the Yarrowlumla LEP 2002 and no longer exists. The RU5 Village Zone is intended for the development of smaller lots surrounding a village-type development with a mix of shops and services.	Add to Options Table for consideration
7	Community Workshop	What is important about the area you live in?	Rural - the lifestyle. If we wanted so much red tape and compliance we would live in town. We live in the bush -- removing trees to reduce the risk of fire in a bushfire prone area should not need approval. Landowners maintain our land and work hard to reduce fuel loading on our properties. The Council should have full responsibility for maintaining road verges and reducing/clearing fuel loading that poses a significant risk to our properties. We pay rates for nothing in return; not even our roads are repaired or car worthy.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
8	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Because the zoning was RU5.	Options for Complying Development	Amend the Zoning	Previous zoning was 1D Rural Residential under the Yarrowlumla LEP 2002 and no longer exists. The RU5 Village Zone is intended for the development of smaller lots surrounding a village-type development with a mix of shops and services.	Add to Options Table for consideration
9	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Rural space	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
10	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Low density	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
11	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	We bought rural residential R5! Take us back to R5. People who live in town should not be making decisions that do not affect them - not understand the lifestyle. Too much red tape for the sake of red tape.	Options for Complying Development	Amend the Zoning	Previous zoning was 1D Rural Residential under the Yarrowlumla LEP 2002 and no longer exists. Previous reports prepared for Council by an independent planning consultant and independent ecological consultant, indicated that the R5 Large Lot Residential Zone was not considered appropriate for the Bywong and Wamboin areas due to a number of factors, such as resultant split-zoned parcels, fragmentation of zoned land, permissibility issues between neighbouring lots with differing zoning, and its usual proximity to outer townships. Council previously resolved to NOT pursue a Planning Proposal to rezone Bywong & Wamboin to R5.	Add to Options Table for consideration
12	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Rural (farming) property; could at the time not afford bigger. 1978 made hay, had cattle, planted in excess of 500 trees to enjoy and pay for my rural lifestyle. We were Rural C -- almost everything was allowed.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
13	Community Workshop	Comment on "Approval Pathways" poster	Exempt Development column -- I notice there is no exempt development options that is currently available in C4 that is in the Inland Code sheets. Is this a mistake or do these previously exempt options now need approval?	Comment or Question	Question is noted		
14	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 1 column - All C4 zoned land within the QPRC LGA -- This is what the new generation wants. I've grown up in Wamboin and now want reasonable pathways to developing my land. C4 is reasonable and protects the future of the land for my children.	Options for Complying Development	Maintain the Status Quo; no changes	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
15	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 column - Only C4 zoned land within Bywong and Wamboin -- Waste of time for most of Wamboin/Bywong.	Options for Complying Development	New Alternate Options Wanted	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
16	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 3 column - Only land within Bywong and Wamboin that has a Building Envelope or one created -- Use an APZ zone from primary residence (say 70m) as a complying development footprint.	Options for Complying Development	New option proposed by respondent	Assess pros and cons	Add to table of options for consideration
17	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	These options are not what the people want. 1) Rezone Rural for Bywong & Wamboin 2) Turn on Inland Code 3) No new building envelopes.	Options for Complying Development	Amend the Zoning	Previous reports prepared for Council by an independent planning consultant and independent ecological consultant, indicated that the R5 Large Lot Residential Zone was not considered appropriate for the Bywong and Wamboin areas due to a number of factors, such as resultant split-zoned parcels, fragmentation of zoned land, permissibility issues between neighbouring lots with differing zoning, and its usual proximity to outer townships. Council previously resolved to NOT pursue a Planning Proposal to rezone Bywong & Wamboin to R5.	Add to table of options for consideration
18	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	We need new options. None of these meet the problem + what other options?	Options for Complying Development	New Alternate Options Wanted	Noted. Council must work within the State Government framework and does not have funds for further studies, surveying etc.	Consider alternate options.
19	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Where is the Council's responsibility in maintaining road verges and greenways for our biodiversity. Land owners are expected to maintain property and act on obnoxious weeds or face excessive fines. The verges to the road or greenways are not maintained by Council and these weeds are spread to our properties in the winds.	Issues of Importance to the Community	Weed control	Comment does not relate to complying development approval pathway	No action required
20	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Revert C4 land to the previous RU5 zoning. This process tonight is driving the Council decision making process without the appropriate options for residents.	Options for Complying Development	Amend the Zoning	Previous zoning was 1D Rural Residential under the Yarrowlumla LEP 2002 and no longer exists. The RU5 Village Zone is intended for the development of smaller lots surrounding a village-type development with a mix of shops and services.	Add to Options Table for consideration
21	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Why not set a radius from primary residence -- say 70m? Or 40m depending on block?	Options for Complying Development	New option proposed by respondent	Assess pros and cons	Add to table of options for consideration

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22	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Why not 75% of block for vegetation & 25% for complying development footprint for blocks 6 ha +?	Options for Complying Development	New option proposed by respondent	Assess pros and cons	Add to table of options for consideration
23	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Cease classifying weed and nuisance trees as part of biodiversity eg. Pine trees and hawthorn.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	Noted. The scope of Biosis Report was broad-based and did not allow for ground-truthing of all properties. Council does not have funds available for a further study at this time.	No action required
24	Community Workshop	Do you have more questions about C4 and Complying Development?	What size farm building is complying development?	Comment or Question	Question is noted	Refer to Subdivision 16 - Farm Buildings under the SEPP (Exempt and Complying Development Codes) Amendment (Inland Code) 2018	No action required
25	Community Workshop	Do you have more questions about C4 and Complying Development?	What zoning in Inland Code will we use? R5 or Rural?	Comment or Question	Question is noted	Turning on the Inland Code does not require a change to the zoning.	No action required
26	Community Workshop	Do you have more questions about C4 and Complying Development?	Need clearer policy proposals written in language that people who are common understand.	Options for Complying Development	New Alternate Options Wanted	Noted.	Clarify options using simple and precise language.
27	Community Workshop	Do you have more questions about C4 and Complying Development?	This forum is confusing and hasn't allowed for clarity. Sit down Q&A required.	Options for Complying Development	Further Consultation is Needed	Further consultation will occur when/if a Gateway Determination is issued.	
28	Community Workshop	Comment on "Planning Proposal Process" poster	Stage 2 Report to Council for Decision to support or not -- report to be emailed to all present at tonight's meeting for feedback.	Comment or Question	Comment is noted	Workshop attendees and submitters will be notified.	Notify workshop attendees and submitters
29	Community Workshop	Comment on "Planning Proposal Process" poster	Stage 5 Consultation and Public Exhibition - Further public consultation from Wamboin/Bywong residents; in person.	Options for Complying Development	Further Consultation is Needed	Further consultation will occur when/if a Gateway Determination is issued.	
30	Community Workshop	Comment on "Planning Proposal Process" poster	Stage 7 Report to Council for Decision to continue or not -- report to be emailed to all present at tonight's meeting for further feedback.	Comment or Question	Comment is noted	Workshop attendees and submitters will be notified.	Notify workshop attendees and submitters
31	Community Workshop	What is important about the area you live in?	Rural lifestyle	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
32	Community Workshop	What is important about the area you live in?	Improving ecological environment	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
33	Community Workshop	What is important about the area you live in?	Quiet	Positive Attributes of the Area	Peaceful	Noted.	Categorise responses and illustrate findings in chart or graph
34	Community Workshop	What is important about the area you live in?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
35	Community Workshop	What is important about the area you live in?	Freedom	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
36	Community Workshop	What is important about the area you live in?	Recreation	Positive Attributes of the Area	Opportunities for Recreation	Noted.	Categorise responses and illustrate findings in chart or graph
37	Community Workshop	What is important about the area you live in?	Rural living	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
38	Community Workshop	What is important about the area you live in?	City access	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
39	Community Workshop	What is important about the area you live in?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
40	Community Workshop	What is important about the area you live in?	Keep, ride and train horses	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
41	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	To live in a bush setting	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
42	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Privacy	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
43	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Open space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
44	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Close to the ACT	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
45	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Tranquility; sanctuary	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
46	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Close enough to employment	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
47	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	To run a small commercial farming enterprise	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
48	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
49	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Close to Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
50	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Nature	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
51	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Lack of noise	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
52	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Wanted a bit of land with views near a village	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
53	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Not far from Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
54	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	I moved here (1978) to live in a rural residential area, do some farming and enjoy a rural lifestyle; "nothing will change" - P. Harrison. ha ha!	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
55	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	I moved here (1978) to live in a rural residential area, do some farming and enjoy a rural lifestyle; "nothing will change" - P. Harrison. ha ha!	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
56	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	To keep and ride horses	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
57	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Low density	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph

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58	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Peace and quiet	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
59	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Natural setting	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
60	Community Workshop	Comment on "Approval Pathways" poster	Who polices developments?	Issues of Importance to the Community	Compliance and Better Enforcement of Development Controls	Council's Compliance Team will respond to any complaints	No action required
61	Community Workshop	Comment on "Approval Pathways" poster	Prefer Option 2 (Complying Development)	Options for Complying Development	Prefer Option 2 - "Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
62	Community Workshop	Comment on "Development that is permitted in C4 Environmental Living Zone" poster	Bring back 1D! Or bring back the freedoms we had in 1D.	Options for Complying Development	Amend the Zoning	Previous zoning was 1D Rural Residential under the Yarrowlumla LEP 2002 (Note the provisions of 1D)	Add to Options Table for consideration
63	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	This is deceptively false. Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) does not apply to C4 Bywong and Wamboin land -- it <u>only</u> applies to 10% of that land.	Comment or Question	Comment is noted	Application of the proposed options was explained at the Community Workshop.	Clarify impact of each proposed option
64	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) would seem to be the simplest option to implement and the most effective for people in this biodiversity studied region.	Options for Complying Development	Prefer Option 2 - "Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
65	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) is important to get underway asap. Need Inland code for farm buildings and animal shelters (on > 4000m2 and with setbacks etc). Extensive agriculture is permitted without consent in C4 BUT 'Farm Buildings' are not. So need Inland Code to permit farm buildings on lots > 4000m2 with setbacks etc. Waiting extended periods for DAs to be approved has animal welfare implications for farm buildings/ animal shelters.	Options for Complying Development	Prefer Option 2 - "Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
66	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development)	Options for Complying Development	Prefer Option 2 - "Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
67	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) for reasonable balance BUT All Classes.	Options for Complying Development	Prefer Option 2 or Option 3	Turning on the Inland Code for all C4 zoned land in Bywong & Wamboin is not feasible due to the presence of High Environmental Value lands and is not supported by DPE Biodiversity and Conservation.	Tally submissions in support for each option; illustrate findings in a chart or graph
68	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) or Option 3 ("Turn on" the Inland Code for properties with a building envelope in Bywong and Wamboin to allow complying development).	Options for Complying Development	Prefer Option 2 or Option 3	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
69	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 3 ("Turn on" the Inland Code for properties with a building envelope in Bywong and Wamboin to allow complying development).	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	analysis of response to options	Tally submissions in support for each option; illustrate findings in a chart or graph
70	Community Workshop		Sticky dot placed on Lot 22 DP 1018890 (540 Grove Rd Bywong) of cadastre map with corresponding comment - "Complying development here?"	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
71	Community Workshop		Sticky dots placed on 11 different properties on cadastre map but no indication as to what they represent.	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
72	Community Workshop		Note placed on cadastre map on Lots 1 & 2 DP 860517 (88 Creekborough Rd & 2 Glendale Lane Bywong) states - "This patch of trees are native but understorey is exotic grasses used for grazing. Not clear why this has been identified for protection".	Comment or Question	Comment is noted	The initial Biosis Report 2019 and independent Planning Report was commissioned by Council to consider any areas within the Bywong and Wamboin E4 (now C4) Zone that may be appropriate for an alternative land use zone. The methodology for the study was acceptable to the Biodiversity and Conservation Branch of DPE.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
73	Community Workshop		Sticky dot placed on Lot 270 DP 48199 (416 The Forest Rd Bywong) of cadastre map with corresponding comment - "Complying development here?"	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
74	Community Workshop		Sticky dots placed on 3 different properties on cadastre map but no indication as to what they represent.	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
75	Community Workshop		Please clarify the specific classes of biodiversity eg. Low, modertate, high	Comment or Question	Comment is noted	Explained in the Biosis Report	Clarify in Submissions Report to Council
76	Community Workshop	Do you have more questions about C4 and Complying Development?	How long is the Biodiversity Report (from Biosis) valid for?	Comment or Question	Question is noted	The Biosis Report does not have an expiry date but can be updated. Council does not have funds available for a further study at this time.	No action required
77	Community Workshop	Do you have more questions about C4 and Complying Development?	Need combined options that anything in a building envelope can be complying development.	Options for Complying Development	Prefer Option 2 and Option 3 combined	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
78	Community Workshop	Do you have more questions about C4 and Complying Development?	Rural land - rebuild shed that needs to be replaced. DA (sic) needed?	Comment or Question	Question is noted	Yes, currently a DA is required.	No action required
79	Community Workshop	What is important about the area you live in?	Natural setting	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
80	Community Workshop	What is important about the area you live in?	Space from urban development	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
81	Community Workshop	What is important about the area you live in?	Selected specific area for the views	Positive Attributes of the Area	Scenic Views	Noted.	Categorise responses and illustrate findings in chart or graph
82	Community Workshop	What is important about the area you live in?	Encourage developments that encourage active regenerative farming approaches.	Positive Attributes of the Area	Sustainable lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
83	Community Workshop	What is important about the area you live in?	Distance from work & home life. I am 3rd generation in the area! Have 4th generation living there as well.	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph

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84	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
85	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Freedom to do as I please (within reason)	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
86	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Be close enough to Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
87	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Complete farming enterprises available under previous rural zonings.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
88	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Moved in to enjoy separation	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
89	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Small scale business pursuit as supplementary income	Positive Attributes of the Area	Sustainable lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
90	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Would like (sic) to use agriculture for active land recovery.	Positive Attributes of the Area	Sustainable lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
91	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Want to live in a <u>rural</u> community.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
92	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Peace, quiet, fresh air	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
93	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Farm life; able to have animals	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
94	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
95	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Distance between neighbours	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
96	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Combine Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) and Option 3 ("Turn on" the Inland Code for properties with a building envelope in Bywong and Wamboin to allow complying development).	Options for Complying Development	Prefer Option 2 and Option 3 combined	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
97	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Combine Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) and Option 3 ("Turn on" the Inland Code for properties with a building envelope in Bywong and Wamboin to allow complying development). Current assessment still relevant; gives other option to create the envelope to access C4; balanced cost to the Council.	Options for Complying Development	Prefer Option 2 and Option 3 combined	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
98	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 ("Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development) and Option 3 ("Turn on" the Inland Code for properties with a building envelope in Bywong and Wamboin to allow complying development) combined.	Options for Complying Development	Prefer Option 2 and Option 3 combined	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
99	Community Workshop		Sticky dot placed on Lot 22 DP 864816 (42 Snowgum Lane Bywong) of cadastre map with corresponding comment - "Complying development here?"	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
100	Community Workshop		Sticky dots placed on 7 different properties on cadastre map but no indication as to what they represent.	Comment or Question	Comment is noted	Assumed to indicate "complying development here".	No action required
101	Community Workshop	What is important about the area you live in?	Big block in a nice environment	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
102	Community Workshop	What is important about the area you live in?	Neighbours far away!	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
103	Community Workshop	What is important about the area you live in?	Concerns over businesses that can operate in C4 (function centre). More policing of DA applications; people still operating. Being able to look out on our property without seeing glamping tents. Consent has to be granted before business operates.	Issues of Importance to the Community	Compliance and Better Enforcement of Development Controls	Council's Compliance Team will respond to any complaints lodged	No action required
104	Community Workshop	What is important about the area you live in?	1) Don't want to live on 400 sqm; 2) Don't want to live on 35 acres; 3) 5 - 10 acres is ideal.	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
105	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Rural living	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
106	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Close to Canberra & Bungendore	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
107	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Room to have lots of animals	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
108	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	Still close to/part of a wonderful community	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph
109	Community Workshop	Why did you choose to live in the Bywong or Wamboin area?	I chose to live in a rural community so do NOT want excess development in the area. I chose to live in Wamboin to protect a parcel of land with biodiversity.	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
110	Community Workshop	Comment on "Options to progress Complying Development approval pathways" poster	Option 2 ("Turn on" the inland Code for C4 zoned land only in Bywong and Wamboin to allow complying development)	Options for Complying Development	Prefer Option 2 - "Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
111	Written Submission		Before I make specific comments on the above proposal there are several issues which need to be discussed prior to any detailed analysis of the proposal. REZONING CHANGE In relation to the rezoning of the Bywong and Wamboin area to E4 and in the current proposal concerning complying development proposal, past and present councils and the NSW State Government Department of Planning have not applied the planning rules as set out have not acted in the best interest of the residents of Bywong and Wamboin. The NSW Department of Planning LEP Practice Note PN 09-002 state; The standard instrument for principal local environmental plans (LEPs) contains four environment protection zones specifically for land where the primary focus is the conservation and/or management of environmental values. The zones provide for varying levels of environmental protection from zone E1 to E4: This note goes on to state; Prior to applying the relevant (Environmental) zone, the environmental values of the land should be established, preferably on the basis of a strategy or from an environmental study developed from robust data sources and analysis. The rezoning was undertaken without any study as required to prove that the land met the NSW Department of Planning requirements for an E4 classification and this should not have accepted by the Department of Planning and should be therefor invalidated. This was an administrative error which is one of the avenues available for rezoning.	Comment or Question	Comment is noted	Noted. The respondent considers the original rezoning to be invalid. Council does not share the same interpretation.	Consider other available options.
112	Written Submission		The impetus for the rezoning of land in NSW was based on the desire for a uniform zoning across NSW. The outcome has been any but a uniform especially in what can be considered rural residential zones across the state. Palerang Shire was one of the only if not the only shire that chose to uniformly zone all rural residential areas as E4. In surrounding shires other approaches were taken such that on the eastern side of the side of the Federal Highway (QPRC) the residential areas are zoned C4 and on the western side those same properties in the Yass Shire are zoned R5. In the Burra region the properties are zoned C4 and across the shire border in Cooma Monaro similar properties are also zoned R5. The land is no different to that in Bywong and Wamboin and the residents in those areas have not been burdened with the unnecessary environmental restrictions that are imposed on the residents of Bywong and Wamboin.	Comment or Question	Comment is noted	Noted. Council's approach was considered to be the most appropriate for Bywong and Wamboin, which was further reinforced by the findings of an independent Planning consultant.	Previously considered by Council. No further action required.
113	Written Submission		2019 BIOSIS REPORT QPRC engaged AQ Planning and Biosis in 2019 to undertake a study of the Bywong/Wamboin area land use zoning and consider any area within the E4 zones that may be appropriate for alternative land use zone. This report was not appropriate for the purpose that it was used for; that to assess the conservation value of each property and would not meet the requirement for an environmental study developed from robust data sources and analysis. Biosis on page 84 of their report state that the largely landscape scale of the survey (that they undertook) was designed to capture an overview of biodiversity values and create associated mapping of the study area as a whole rather than detail all flora and fauna present at a fine site based scale. As such the mapping provided should be considered at an appropriate scale and has not been intended to provide detailed information that can be used in impact assessments to support land use changes for each property. (But this is what Council has and is using the Report for) A number of biodiversity values potentially present within the study area require a higher level of site-based assessments than was undertaken in the current investigation, where access was only available to 33 of the total 1200+ lots within the study area.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The initial Biosis Report 2019 and independent Planning Report was commissioned by Council to consider any areas within the Bywong and Wamboin E4 (now C4) Zone that may be appropriate for an alternative land use zone. The methodology for the study was acceptable to the Biodiversity and Conservation Branch of DPE.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
114	Written Submission		Following the release of this Report, I contacted the Council to ascertain what avenues were available to contest the findings of this report in relation to out property. I believe that the classification of our property in this report was inaccurate. I was advised that there would be that opportunity during the public consultation stage later in the proceedings. The findings in relation to our property were demonstrable incorrect; a vineyard classified as a high value biodiversity corridor and the mapping incorrectly showed that less than 50% of class 3 value when in fact it is around 75%. The proposal for the rezoning of some areas on Bywong and Wamboin was cancelled in 2022 and the residents never had the opportunity to challenge the finding of the 2019 Biosis Report.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The scope of Biosis Report was broad-based and did not allow for ground-truthing of all properties. Council does not have funds available for a further study at this time.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
115	Written Submission		2022 BIOSIS REPORT I only became aware of this Complying Development proposal recently and that Biosis had undertaken another report at the Complying Development Workshop. Biosis was commissioned by Queanbeyan-Palerang Regional Council to undertake follow-up detailed field investigations and a review of biodiversity values present on E4 Environmental Living zoned land, mapped as supporting Class 3 biodiversity values (Biosis 2019) in the localities of Bywong and Wamboin. This field investigation was undertaken to supplement the initial assessment of biodiversity values within the study area undertaken by Biosis in 2019, as part of a Planning Review Planning (AQ Planning 2019) and subsequent Planning Proposal prepared by Council. It appears that the Council consider the results of the 2019 Biosis Report as sacrosanct and did not bother to consider that all properties needed to be reconsidered. Given that the Council had advised that the original rezoning proposal had been cancelled, why did not the council advise all residents in the Bywong and Wamboin area that this new study was being undertaken.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	Council does not have the funds for a study to assess all properties. The methodology for the study was appropriate and acceptable to the Biodiversity and Conservation Branch of DPE.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
116	Written Submission		Those residents of Bywong and Wamboin not included in this study were not given the opportunity to challenge that status of their property in the 2019 report and to have their property reviewed if so desired. What options are now available to those residents who believe that the findings of the 2019 Biosis Report were not correct in relation to their property to have their property reviewed now and not at the end of the consultation?	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The reports were written by an independent ecological consultant with expertise in their field. The methodology for the study was appropriate and acceptable to the Biodiversity and Conservation Branch of DPE.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
117	Written Submission	What is important about the area you live in?	Whilst most residents of Bywong and Wamboin would say that the area they live in is special to them it is basically the same as other parts of the Local Government area and those of adjoining Local Government areas. It is important that we are able to live without excessive, unnecessary environmental restrictions in the same way that residents of other rural residential properties within NSW are able to.	Options for Complying Development	Amend the Zoning	Previous zoning no longer exists. Council must work within the State Government framework and does not have funds for further studies, surveying etc. The area was zoned C4 due to the presence of high environmental values. Approval for an allowable use can be obtained via the traditional DA pathway.	Add to Options Table for consideration
118	Written Submission	Why did you choose to live in the Bywong or Wamboin area?	When we moved to our current address 40 years ago our decision was based on a desire not to live close to our neighbours, to live in a rural area close to where we worked and where we could do what we wanted with few restrictions. This has changed over recent years with changes made by Council against the wishes of the majority of residents and which did not comply with the state government rules. Our land is now in far better condition than when we arrived. Residents who move to these areas overwhelmingly carefully manage and improve the land on which they live. We do not need unnecessary environmental restrictions in managing our properties, we were doing it before.	Options for Complying Development	Amend the Zoning	Previous zoning no longer exists. Council must work within the State Government framework and does not have funds for further studies, surveying etc.	Add to Options Table for consideration
119	Written Submission	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	All complying developments should be available to all residential areas of the Shire unless there has been a specific and detailed environmental study undertaken on each specific parcel of land. This has not been done.	Comment or Question	Comment is noted	As Council does not have funds for further studies or additional surveying and the NSW State Government will not support an amendment to the QPRLEP 2022 to allow complying development in the C4 Environmental Living Zone, this proposal is not feasible.	
120	Written Submission	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No.	Comment or Question	Comment is noted	Noted.	No action required
121	Written Submission	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	The action by Council concerning the rezoning was undertaken and approved without the required study to identify which lands were suitable to be classified as meeting the requirement to by rezoned as E4, now C4. The 2019 Biosis Study which is being used by Council to determine low value land was of little use and a waste of money. The basis of determining the biodiversity value of the land was the number of trees on each property. It did not matter if the trees were native or exotic. Trees mattered. This is not a scientific method to determine the biodiversity value of land and would not meet the requirement for an environmental study developed from robust data sources and analysis. Rather than a new study to justify that the properties so deemed to be low value in the initial study, the second study should have been used to prove that properties were in fact worthy of being high or medium value biodiversity land. The whole approach has been the reverse of what it should have been. In assessing the conservation value of land, the approach must be to determine what land is of value not which is not of value. Property owners are now in the position of trying to disprove that which has never been proved. The only way forward should be to rezone Bywong and Wamboin as R5. Any land that is of particular significance and significantly different from that in the Southern Tablelands could then be considered for environmental protection.	Options for Complying Development	Amend the Zoning	Previous reports prepared for Council by an independent planning consultant and independent ecological consultant, indicated that the R5 Large Lot Residential Zone was not considered appropriate for the Bywong and Wamboin areas due to a number of factors, such as resultant split-zoned parcels, fragmentation of zoned land, permissibility issues between neighbouring lots with differing zoning, and its usual proximity to outer townships. Council previously resolved to NOT pursue a Planning Proposal to rezone Bywong & Wamboin to R5.	Add to Options Table for consideration
122	Written Submission	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	This proposal is not acceptable as all properties in Bywong and Wamboin should be treated the same. It may be acceptable for those that have a building envelope. It is however a cost shifting exercise for those properties that do not. It will penalise those who have lived in the area the longest as these appear to be the properties that do not have a Building Envelope. These residents have formed the backbone of the community for many years and should not be expected to bear the cost of rectifying poor and ill-advised Council decisions. The Council has caused the problems we now face, and it is the Council that should be responsible in correcting the problem. The other way to approach this is that those properties that do not have a building envelope is to treat the entire property as the building envelope. When we purchase our property 40 years ago, we could build anywhere on the property excepting within boundary offsets so in effect the whole property is a building envelope.	Options for Complying Development	New option proposed by respondent	This proposed option affords no protection of any high environmental value features that may be located on the property. As Council does not have funds for further studies or additional surveying and the NSW State Government will not support an amendment to the QPRLEP 2022 to allow complying development in the C4 Environmental Living Zone, this proposal is not feasible.	Add to table of options for consideration

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
123	Written Submission	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share?	We live at 159 the Forest Road Bywong. There is little if any in the way of areas of special high biodiversity value. The 2019 Biosis Report did however identify a strip of land as being either high condition threatened species habitat listed under BC Act, EPBC Act or high value biodiversity connectivity corridor. (Figure 3.3: Fauna Biodiversity Values). This land was a vineyard. One could be forgiven for doubting the veracity of that Report.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The scope of Biosis Report was broad-based and it was not intended that all properties would be ground-truthed, therefore, the possibility of anomolies exist. Council does not have funds available for a further study at this time.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
124	Written Submission	Do you have any further comments on the proposal?	a)All properties in Bywong and Wamboin should be treated equally. b)All properties should have complying development available. c)The inland code should be turned on for all properties. d)The Council should rezone Bywong and Wamboin to R5 to be consistent with the treatment of rural residential areas in other Local Government areas within NSW.	Options for Complying Development	Amend the Zoning	As Council does not have funds for further studies or additional surveying and the NSW State Government will not support an amendment to the QPRLEP 2022 to allow complying development in the C4 Environmental Living Zone, this proposal is not feasible. Previous reports prepared for Council by an independent planning consultant and independent ecological consultant, indicated that the R5 Large Lot Residential Zone was not considered appropriate for the Bywong and Wamboin areas due to a number of factors, such as resultant split-zoned parcels, fragmentation of zoned land, permissibility issues between neighbouring lots with differing zoning, and its usual proximity to outer townships. Council previously resolved to NOT pursue a Planning Proposal to rezone Bywong & Wamboin to R5.	Add to Options Table for consideration
125	Written Submission		I am writing to provide a submission on the Complying Development proposal that has been put to the Wamboin/Bywong Community. Firstly I would like to express appreciation to QPRC staff for organising and holding the information session in Queanbeyan. It was very well staffed and was also very well represented by a significant number of residents on the night.	Comment or Question	Comment is noted	Support is noted.	
126	Written Submission		I was a little disappointed that the information presented by Council outlined 3 options, all 3 of which had already been proposed and been found wanting and expensive, putting a significant financial burden on the vast majority of the Wamboin/Bywong residents without existing building envelopes. I was hoping that the point to a community workshop would be to explore beyond the options that have already been reviewed as not providing an adequate solution to the problem we are trying to solve.	Options for Complying Development	New Alternate Options Wanted	Noted. Council must work within the State Government framework and does not have funds for further studies, surveying etc.	Consider alternate options.
127	Written Submission		I believe there exists options 4, 5 and 6 that have not been considered as yet by Council. For example, the current Bushfire Regulations already allow for residents to clear any trees within 10m of the eaves of the primary residence and manage all ground cover beyond that for an additional 40 metres, without approval. This is known as the 10:50 rule. By definition, there cannot be high quality ecological communities where all ground story plants and shrubs are mowed. It seems there is at least a common-sense and already legal pathway to considering this 10:50 zone as a building envelope area that could enable complying development to occur within this zone WITHOUT the need to register a building envelop on title. This would result in an area of approximately 3000m2 around a primary residence that would most likely deal with 80% of what resident's would be seeking complying development for, and by definition would not impact on quality EEC. It seems this would be a simple and common-sense approach that doesn't cost Council or residents significant time and resources to implement as it already exists in the planning legislative context. It is not a perfect solution as it is only 50m from the existing dwelling and defines a very small portion of a block where the minimum lot size is 60,000m2 but let's not let perfect be the enemy of the adequate. I believe that at least 80% of what people would want to do such as pools, carports, sheds, decks etc would be contained in an area closer to the primary residence would be captured as well as 100% of renovations and extensions. Any proposals beyond this area would of course require a Development Application.	Options for Complying Development	New option proposed by respondent	The purpose of clearing of trees 10 m from the eaves of the pimary residence and manage other vegetation up for to 40 m away is to reduce the potential fuel load for bushfire. As noted, this will eliminate biodiversity in this area, however, allowing additional buildings and structures within this cleared area as complying development will increase the increase the fuel load close to the primary residence. Consideration must be given as to whether this option meets the intention of establishing APZ zones and whether it simplifies or further complicates the process. This option has not been reviewed by the Department of Climate Change, Energy, the Environment and Water in any detail and would have to go through the consultation process.	Add to table of options for consideration
128	Written Submission		I would urge Council to not consider the Information session the end of discussions with our community around how we solve this problem. As the high attendance at the Information session in Queanbeyan showed, the Wamboin/Bywong community has a strong interest in this issue and very little trust in Council having resident's interests and desires as top of mind. This is historical rather than current but there is no doubt there are some very strong feelings in our community around planning decisions that have been made for Wamboin/Bywong, and very little trust left. I would suggest it would be productive to now enable a smaller group of residents to have a working session with Council staff on what Options 4, 5 and 6 could look like so that we can bring our community on the journey in a more conducive manner than has been the case in the past.	Options for Complying Development	Further Consultation is Needed	No single solution will satisfy all property owners. There has been extensive consultation and the matter needs to progress.	Set up a meeting with the submitter to review possible options prior to taking the Submissions Report to Council.
129	Written Submission		I support the submission made by PS002.	Options for Complying Development	New Alternate Options Wanted	Noted.	Include in tally of preferred options

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
130	Written Submission		I make this submission in relation to the Bywong and Wamboin Proposal for Complying Development in C4 Zone. This problem has arisen because of Council's incorrect zoning in the first place. The NSW Planning Department instructed councils to mirror zones exactly when preparing the LEP in 2012. Council did not do this and zoned all rural residential 1D as E4, when R5 (which allowed grazing) and later RU4 could have been used. Moving from Rural Residential to an Environmental Protection Zone was a drastic change which the majority of land owners opposed at the time. We are now controlled by regulations that don't apply in other zones. A considerable amount of money has been spent on studies commissioned by Council, the results of which appear to have been ignored. If Council at the time felt R5 was not suitable they should have gone back to the NSW Planning Department and ask for an appropriate zone (as they did with Rural 1D).	Comment or Question	Comment is noted	Noted. Council does not share the same interpretation. Previous reports prepared for Council by an independent planning consultant and independent ecological consultant, indicated that the R5 Large Lot Residential Zone was not considered appropriate for the Bywong and Wamboin areas due to a number of factors, such as resultant split-zoned parcels, fragmentation of zoned land, permissibility issues between neighbouring lots with differing zoning, and its usual proximity to outer townships. Council previously resolved to NOT pursue a Planning Proposal to rezone Bywong & Wamboin to R5.	Consider other available options.
131	Written Submission		We know we are late in responding but there has been some local discussion and we do not have clarity yet. We are owners of 974 Norton Road Wamboin and currently have a live DA with Council. Does this exclude us from the discussions about building envelopes? With the incomplete understanding we have we would like to support longterm residents who do not have designated building envelopes who should not be required to pay for the establishment of a building envelope if any building expansion is required. I can see this makes the response to the options that were given a bit more complicated and we are happy to support ongoing discussions to understand the long term residents position on this change.	Options for Complying Development	New Alternate Options Wanted	Noted. However, land with High Environmental Value (HEV) must be retained. In the absence of a building envelope, the traditional DA approval pathway for any proposed works will ensure a current assessment of the property is undertaken.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
132	Workshop Questionnaire	What is important about the area you live in?	I am for the complying devlopment application. I understand that it only has an impact/benefit if you already have a building envelope, which we do, but the decision to agree to this application does not impact those without building envelopes, it just may change the way they consider any upgrades.	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
133	Workshop Questionnaire	Why did you choose to live in the Bywong or Wamboin area?	Lifestyle	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
134	Workshop Questionnaire	Why did you choose to live in the Bywong or Wamboin area?	Having some level of not living on top of others.	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
135	Workshop Questionnaire	Why did you choose to live in the Bywong or Wamboin area?	Having neighbours with like-minded goals.	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph
136	Workshop Questionnaire	Why did you choose to live in the Bywong or Wamboin area?	I would be concerned about any increase in types of development that would affect my enjoyment, particularly noisy activities.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
137	Workshop Questionnaire	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	I am generally happy with the agreed types.	Comment or Question	Comment is noted	Noted.	No action required
138	Workshop Questionnaire	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Changes to what types of activities, and as such, developments that encourage or create an (?) situation or activities that are not in keeping with the intent of a C4 area.	Types of development that should NOT be available as complying development	Activities that are not in keeping with the intent of a C4 area	Noted.	No action required
139	Workshop Questionnaire	Do you have any feedback on 'turning on' the Inland Code for C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	No	Comment or Question	Comment is noted	Noted.	No action required
140	Workshop Questionnaire	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	I am for the turning on of the Inland Code for C4 with building envelopes.	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
141	Workshop Questionnaire	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share?	No	Comment or Question	Comment is noted	Noted.	No action required
142	Workshop Questionnaire	If you have any further comments on the proposal, please provide them here:	Well done to the Council and team members for a great consultation event.	Comment or Question	Comment is noted	Support is noted.	
143	Workshop Questionnaire	What is important about the area you live in?	Location close to Canberra / Bungendore.	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
144	Workshop Questionnaire	What is important about the area you live in?	Rural lifestyle aspect. Allows maintenance of lifestyle with realtively low maintenance.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
145	Workshop Questionnaire	Why did you choose to live in the Bywong or Wamboin area?	Location near Canberra / Bungendore	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
146	Workshop Questionnaire	Why did you choose to live in the Bywong or Wamboin area?	Property aspect.	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
147	Workshop Questionnaire	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Detached development - dual occupancy (studio apartment / Granny flat) within building envelope -- would alleviate housing crisis and reduce illegal dwellings on rural properties. Council would retain control.	Suggested Complying Developments not in the Inland Code	Secondary dwelling	A secondary dwelling is permitted with consent in the C4 zone.	
148	Workshop Questionnaire	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Water sources / dams -- allow for cleaning and repair to existing water stores / dams.	Suggested Complying Developments not in the Inland Code	Uses and activities associated with farming		

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
149	Workshop Questionnaire	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No	Comment or Question	Comment is noted	Noted.	No action required
150	Workshop Questionnaire	Do you have any feedback on 'turning on' the Inland Code for C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	No	Comment or Question	Comment is noted	Noted.	No action required
151	Workshop Questionnaire	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	Should proceed ASAP. There needs to be rights/values assigned to a building envelope as: 1) Envelope has already been assessed; 2) Building envelope infers permissible rights to land parcel that increases land value.	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
152	Workshop Questionnaire	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share?	No	Comment or Question	Comment is noted	Noted.	No action required
153	Workshop Questionnaire	If you have any further comments on the proposal, please provide them here:	Should proceed with Option 3 ASAP. Will alleviate DA process, making same more efficient, resulting in time reduction and cost savings to Council.	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
154	Workshop Questionnaire	What is important about the area you live in?	Space to keep and ride horses.	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
155	Workshop Questionnaire	Why did you choose to live in the Bywong or Wamboin area?	To have land to keep horses. Horses require shelters for animal welfare reasons (required by NSW Govt). Also machinery and hay sheds required.	Suggested Complying Developments not in the Inland Code	Animal shelters	Noted.	Categorise responses and illustrate findings in chart or graph
156	Workshop Questionnaire	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Farm buildings very important (complying with setbacks, non-reflective materials etc to minimise impact on neighbourhood). Animal welfare requirements mean shelters need to be built. DAs take too long to be approved -- can't leave animals through winter without a shelter whilst waiting 9 - 12 months for DA approval.	Suggested Complying Developments not in the Inland Code	Animal shelters	Noted.	
157	Workshop Questionnaire	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No	Comment or Question	Comment is noted	Noted.	No action required
158	Workshop Questionnaire	Do you have any feedback on 'turning on' the Inland Code for C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	Yes - turning on Inland Code on Class 3 land very good. Biodiversity will not be significantly impacted by allowing complying development in these areas.	Options for Complying Development	Prefer Option 2 and Option 3 combined	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
159	Workshop Questionnaire	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	No	Comment or Question	Comment is noted	Noted.	No action required
160	Workshop Questionnaire	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share?	No	Comment or Question	Comment is noted	Noted.	No action required
161	Workshop Questionnaire	If you have any further comments on the proposal, please provide them here:	Farm buildings important. Extensive agriculture is allowed without consent but the buildings to support it are not. Animal shelters are important for welfare reasons and if Inland Code turned on they can be built in a timely manner (not waiting long periods for DA). Animals need shelter and hay covered in a timely manner.	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
162	Council Website	What is important about the area you live in?	Rural outlook	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
163	Council Website	What is important about the area you live in?	Balance environmental concerns	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
164	Council Website	What is important about the area you live in?	(1) Privacy	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
165	Council Website	What is important about the area you live in?	(2) Quiet	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
166	Council Website	What is important about the area you live in?	(3) the opportunity to interact with the natural environment	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
167	Council Website	What is important about the area you live in?	(4) reasonable proximity to Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
168	Council Website	What is important about the area you live in?	Tranquility	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
169	Council Website	What is important about the area you live in?	Freedom, aesthetics, rural character	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
170	Council Website	What is important about the area you live in?	Ability to undertake rural pursuits - breeding, grazing, etc	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
171	Council Website	What is important about the area you live in?	Quiet community	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
172	Council Website	What is important about the area you live in?	Natural features	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
173	Council Website	What is important about the area you live in?	Close to towns and city facilities	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
174	Council Website	What is important about the area you live in?	Local businesses and outlets like wineries and cellar door activities and other small businesses within the region.	Positive Attributes of the Area	Sustainable lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
175	Council Website	What is important about the area you live in?	It is NOT a typical suburban area. There is room for families and space to enjoy.	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
176	Council Website	What is important about the area you live in?	The people; the community spirit	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
177	Council Website	What is important about the area you live in?	The blend of residential land use, agricultural production, and the biodiversity conservation values of the area.	Positive Attributes of the Area	Blend of residential and agricultural uses with biodiversity conservation values	Noted.	Categorise responses and illustrate findings in chart or graph
178	Council Website	What is important about the area you live in?	Bywong is a largely unspoiled country area.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
179	Council Website	What is important about the area you live in?	Bywong is free from the pollution (noise & chemical) that comes with industrialisation.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
180	Council Website	What is important about the area you live in?	Full of local wildlife and native vegetation	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
181	Council Website	What is important about the area you live in?	Blocks are large enough for residents to live a country lifestyle	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
182	Council Website	What is important about the area you live in?	Close-knit community	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph
183	Council Website	What is important about the area you live in?	The ability to live a private home life	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
184	Council Website	What is important about the area you live in?	A strong community	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph
185	Council Website	What is important about the area you live in?	Natural climate conducive to animal husbandry	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
186	Council Website	What is important about the area you live in?	The freedom to own my land and undertake reasonable activities on it.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
187	Council Website	What is important about the area you live in?	That people keep to themselves	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
188	Council Website	What is important about the area you live in?	That home-run businesses do not impact the lifestyle neighbouring people have chosen, and that developments can be readily undertaken at minimal cost.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
189	Council Website	What is important about the area you live in?	Space for rural activities	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
190	Council Website	What is important about the area you live in?	Keeping horses	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
191	Council Website	What is important about the area you live in?	Peace and quiet	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
192	Council Website	What is important about the area you live in?	Away from community and council etc	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
193	Council Website	What is important about the area you live in?	To have our livestock able to graze unhindered	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
194	Council Website	What is important about the area you live in?	Environmental lifestyle	Positive Attributes of the Area	Blend of residential and agricultural uses with biodiversity conservation values	Noted.	Categorise responses and illustrate findings in chart or graph
195	Council Website	What is important about the area you live in?	C4 recognises the environmental and heritage value of Bywong and surrounding regions. This must be maintained at all costs as areas like these are dwindling -impacting flora and fauna both currently existent and impacting the opportunity to enable flora and fauna to flourish in the area. It is one of the few areas that claims to provide a zone that those seeking the amenity that an area such as this supposedly offers; -the peace and quiet and joy of the natural environment.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
196	Council Website	What is important about the area you live in?	With increasing development there needs to be more stringent rules to ensure strict adherence to council /NSW legislation to protect and grow this heritage, rather than slowly diminish it through a thousand cuts such as that currently being proposed, and requires rapid investigation and enforcement of rules when uncompliant activities are conducted.	Issues of Importance to the Community	Compliance and Better Enforcement of Development Controls	Council's Compliance Team will respond to any complaints lodged	No action required
197	Council Website	What is important about the area you live in?	The natural environment - forests, grasslands, native animals, birds and lizards. Our long-term project has been to improve the part of our land that was sheep paddock. We have planted over 7000 trees and shrubs, linking remnant forests and expanding them. We have seen 98 bird species on our block.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
198	Council Website	What is important about the area you live in?	Natural values	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
199	Council Website	What is important about the area you live in?	Native vegetation	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
200	Council Website	What is important about the area you live in?	The biodiversity	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
201	Council Website	What is important about the area you live in?	The ability to live a quiet, sustainable lifestyle surrounded by nature.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
202	Council Website	What is important about the area you live in?	Close to the amenities of Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
203	Council Website	What is important about the area you live in?	Community	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph
204	Council Website	What is important about the area you live in?	Maintain its current lifestyle status	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
205	Council Website	What is important about the area you live in?	The natural visual and rural characteristics that make the district appealing and unique.	Positive Attributes of the Area	Scenic Views	Noted.	Categorise responses and illustrate findings in chart or graph
206	Council Website	What is important about the area you live in?	The natural visual and rural characteristics that make the district appealing and unique.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
207	Council Website	What is important about the area you live in?	The natural environment	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
208	Council Website	What is important about the area you live in?	Human impacts are limited and the natural environment protected by regulation.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
209	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Rural living	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph

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210	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
211	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Ability to conduct agriculture	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
212	Council Website	Why did you choose to live in the Bywong or Wamboin area?	We wanted a place where we wouldn't need to worry about bad behaviour by neighbours. We thought that 40 acres would give us enough of a buffer zone from other people, but it seems as though noise expands to fill the available space, so that there are people shooting guns or riding around unnecessarily on ridiculously loud dirt bikes and other outrages that infringe on our right to live peacefully.	Positive Attributes of the Area	Peaceful	Noted.	Categorise responses and illustrate findings in chart or graph
213	Council Website	Why did you choose to live in the Bywong or Wamboin area?	In 1970 it was affordable.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
214	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Rural area	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
215	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Within close distance to Canberra and easy access to Sydney	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
216	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Initially we bought in Wamboin because we owned some land at Gunning and would go there for weekends. Wamboin was on the north side of Canberra and so getting to our bush block was easier. It turned out that the Wamboin property provided all the escape we needed.	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
217	Council Website	Why did you choose to live in the Bywong or Wamboin area?	For the peace and quiet of the rural area	Positive Attributes of the Area	Peaceful	Noted.	Categorise responses and illustrate findings in chart or graph
218	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Bush blocks	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
219	Council Website	Why did you choose to live in the Bywong or Wamboin area?	To find, and become part of, a cohesive, mutually supportive community.	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph
220	Council Website	Why did you choose to live in the Bywong or Wamboin area?	The Bywong area is a delightful place to live and raise a family.	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
221	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Proximity to education and employment	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
222	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Freedom and the ability to live a private home life	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
223	Council Website	Why did you choose to live in the Bywong or Wamboin area?	A strong community	Positive Attributes of the Area	Community	Noted.	Categorise responses and illustrate findings in chart or graph
224	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Natural climate conducive to animal husbandry	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
225	Council Website	Why did you choose to live in the Bywong or Wamboin area?	To be free to do what I wanted on my block	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
226	Council Website	Why did you choose to live in the Bywong or Wamboin area?	To not be hemmed in by suburbia	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
227	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Rural lifestyle	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
228	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
229	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Able to have animals, horses, dogs.	Positive Attributes of the Area	Can keep animals	Noted.	Categorise responses and illustrate findings in chart or graph
230	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Peace and quiet	Positive Attributes of the Area	Peaceful	Noted.	Categorise responses and illustrate findings in chart or graph
231	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Away from suburbia and community	Positive Attributes of the Area	Privacy	Noted.	Categorise responses and illustrate findings in chart or graph
232	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Freedom to live how I wish on my land raising livestock and growing our own food	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
233	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Having space for our family to live around our land	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
234	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Peace and quiet	Positive Attributes of the Area	Peaceful	Noted.	Categorise responses and illustrate findings in chart or graph
235	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Nature	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
236	Council Website	Why did you choose to live in the Bywong or Wamboin area?	We chose to live here for the natural Australian environment	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
237	Council Website	Why did you choose to live in the Bywong or Wamboin area?	To encourage the return of local flora and fauna	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
238	Council Website	Why did you choose to live in the Bywong or Wamboin area?	To (hopefully) be surrounded by those who similarly wish to protect the few remaining pockets of local bushland.	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
239	Council Website	Why did you choose to live in the Bywong or Wamboin area?	To escape the city and live in a beautiful, peaceful natural environment	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
240	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Space to be able to plant trees	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
241	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
242	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Natural values	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
243	Council Website	Why did you choose to live in the Bywong or Wamboin area?	The biodiversity	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
244	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Quiet	Positive Attributes of the Area	Peaceful	Noted.	Categorise responses and illustrate findings in chart or graph
245	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Sustainable lifestyle	Positive Attributes of the Area	Sustainable lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
246	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Close to the amenities of Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
247	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Close proximity to Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph

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248	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Space	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
249	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Lifestyle available	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
250	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Access to a rural lifestyle	Positive Attributes of the Area	Rural Lifestyle	Noted.	Categorise responses and illustrate findings in chart or graph
251	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Within easy travelling distance from Canberra	Positive Attributes of the Area	Close Proximity to Canberra and Other Centres	Noted.	Categorise responses and illustrate findings in chart or graph
252	Council Website	Why did you choose to live in the Bywong or Wamboin area?	For the lower density of human occupation	Positive Attributes of the Area	Large Block Size	Noted.	Categorise responses and illustrate findings in chart or graph
253	Council Website	Why did you choose to live in the Bywong or Wamboin area?	For the relative abundance of native flora and fauna.	Positive Attributes of the Area	Native Flora and Fauna	Noted.	Categorise responses and illustrate findings in chart or graph
254	Council Website	Why did you choose to live in the Bywong or Wamboin area?	Unfortunately we have come to realise that not everyone moves to this area to enjoy the natural environment: some come here just for the space and regard the natural environment merely as an obstacle to be cleared/removed to make way for their 'dream lifestyle'. For this reason, I do not wish to support any changes that make human development easier and subject to less scrutiny.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
255	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Tennis court?	Suggested Complying Developments not in the Inland Code	Tennis court		
256	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	YES! I would like to see a "Q" or "QUIET" zone where people who would abide by regulations regarding quiet, respectful living could reside. If we could be sure that none of our neighbours would roar around on dirt bikes, shoot guns, blast loud music, allow dogs to bark endlessly, etc., we could probably pare down from 40 acres to 5 acres or less. I think that there would be quite a few people (probably mostly "older", but I wouldn't restrict this on age, since I would have been happy to live in such a place in my 20s) who would like to live in such a place. For older people, it beats some ticky-tacky townhouse in an urban area, or even in Bungendore. Please think about a "Q" Zone!	Suggested Complying Developments not in the Inland Code	Establish a "Q" or "Quiet" Zone	Council must work within the existing State Government structure; the request is not feasible. Suggest enhanced soundproofing measures to the existing residence.	
257	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	All forms of rural pursuits should be available, as for agricultural and grazing activity, and the compatible supporting activity associated with and necessary for grazing and agriculture.	Suggested Complying Developments not in the Inland Code	Uses and activities associated with farming		
258	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Increasingly there are artisan businesses like distilling and brewing and associate craft and food opportunities. these don't currently fall under the definition of "cellar door" but may be considered "home businesses" and so a wider definition for small businesses that offer attractions for tourist visitation along with increasing opportunities for local employment and investment would be good without needing an "industrial" zoning.	Suggested Complying Developments not in the Inland Code	Artisan businesses associated with rural uses		
259	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	I think alterations to a dual occupancy home should be allowed.	Suggested Complying Developments not in the Inland Code	Modifications to an approved dual occupancy		
260	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Bed-and-breakfast accommodation	Suggested Complying Developments not in the Inland Code	Bed and Breakfast accommodation	Bed and Breakfast accommodation is permitted with consent in the C4 Zone	
261	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Home-based childcare	Suggested Complying Developments not in the Inland Code	Home based businesses		
262	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Roadside stalls	Suggested Complying Developments not in the Inland Code	Roadside stalls		
263	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Possibly allowance for an ancillary dwelling, such as a granny flat.	Suggested Complying Developments not in the Inland Code	Secondary dwelling	A secondary dwelling is permitted with consent in the C4 zone.	
264	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No	Comment or Question	Comment is noted	Noted.	No action required
265	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No	Comment or Question	Comment is noted	Noted.	No action required
266	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Just general farm building such as sheds etc	Suggested Complying Developments not in the Inland Code	Farm buildings		
267	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	House extensions	Suggested Complying Developments not in the Inland Code	Modifications to an approved primary dwelling		
268	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Redevelopment	Suggested Complying Developments not in the Inland Code	Modifications to an approved primary dwelling	Noted.	
269	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	All complying development should be allowed in ALL of the C4 Environmental Living in Bywong and Wamboin NOT LIMITED TO CLASS 3 LANDS and NOT Limited to properties with a building envelope	Options for Complying Development	New Alternate Options Wanted	As Council does not have funds for further studies or additional surveying and the NSW State Government will not support an amendment to the QPRLEP 2022 to allow complying development in the C4 Environmental Living Zone, this proposal is not feasible.	

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
270	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No. However, IF complying development is allowed in C4, there should be public visibility of projects, similar to the way DAs are visible through the planning portal search/notification function. Without visibility of Complying Development projects, how will neighbours know whether a project is certified with QPRC or just flying under the radar? As an example, our neighbour is conducting destructive activity that appears to be wildly out of the exempt code. As there is no DA for his activities -I can see that his activities are uncompliant and have therefore reported to council (which we appreciate have been acted on-in part). If Complying Developments are not made public it will be too easy for uncompliant activities to remain unreported as neighbours won't know whether or not approval had been granted. It feels like proposed changes will give council a reprieve from investigating uncompliant activities and enable the further degradation of the area's environmental heritage.	Issues of Importance to the Community	Transparency of CDC applications	All applications are lodged on the NSW Planning Portal and their status is tracked. Also, Council's Compliance Team will respond to any complaints lodged.	No action required
271	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No	Comment or Question	Comment is noted	Noted.	No action required
272	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No	Comment or Question	Comment is noted	Noted.	No action required
273	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No	Comment or Question	Comment is noted	Noted.	No action required
274	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	Additions to a second dwelling	Suggested Complying Developments not in the Inland Code	Modifications to an approved secondary dwelling	Noted.	
275	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No	Comment or Question	Comment is noted	Noted.	No action required
276	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No.	Comment or Question	Comment is noted	Noted.	No action required
277	Council Website	Viewing the list of complying development that is available in the Inland Code, are there any other types of development that should be available?	No. I consider development options should be minimised in a C4 area, as any development impacts on the natural environment.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
278	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Disproportionate buildings and development	Types of development that should NOT be available as complying development	Inappropriately scaled development	Noted. This would be assessed at the DA or CDC stage.	No immediate action required.
279	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Seriously? Anything that permits more NOISE or disrespect for the environment should NOT be available! Our experience in living here for the past 13 years is that there are basically two types of people out here: (1) people who want to enjoy living in a peaceful, quiet environment and (2) people who move here because they think they can do whatever they want, without regard for their neighbours, human or animal, nor for the environment in general. We do not want people in the latter group to get any closer to our boundaries than they already are.	Types of development that should NOT be available as complying development	Impactful and noise generating uses or activities	There are applicable noise regulations in effect. Noise complaints can be investigated and regulations enforced by QPRC's Compliance Team.	No action required
280	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Seriously? Anything that permits more NOISE or disrespect for the environment should NOT be available! Our experience in living here for the past 13 years is that there are basically two types of people out here: (1) people who want to enjoy living in a peaceful, quiet environment and (2) people who move here because they think they can do whatever they want, without regard for their neighbours, human or animal, nor for the environment in general. We do not want people in the latter group to get any closer to our boundaries than they already are.	Types of development that should NOT be available as complying development	Uses that permanently alter the environment	Noted. The Local Land Services Act 2013 and the Biodiversity Conservation Act 2016 regulate the clearing of native vegetation on rural land in NSW. This legislation establishes categories of land that can/cannot be cleared, specifies allowable activities, and sets out penalties for unauthorised clearing.	No immediate action required.
281	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	no	Comment or Question	Comment is noted	Noted.	No action required
282	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	None	Comment or Question	Comment is noted	Noted.	No action required
283	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No	Comment or Question	Comment is noted	Noted.	No action required
284	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Buildings/structures related to intensive farming & other industrial uses. (These are not sufficiently well-defined in the Inland Code documentation provided to prevent from impacting on neighbouring properties and the general rural residential character of the area)	Types of development that should NOT be available as complying development	Intensive farming	Noted.	
285	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Buildings/structures related to intensive farming & other industrial uses. (These are not sufficiently well-defined in the Inland Code documentation provided to prevent from impacting on neighbouring properties and the general rural residential character of the area)	Types of development that should NOT be available as complying development	Industrial uses	Noted.	
286	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No	Comment or Question	Comment is noted	Noted.	No action required
287	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No	Comment or Question	Comment is noted	Noted.	No action required
288	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No	Comment or Question	Comment is noted	Noted.	No action required

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
289	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	NO	Comment or Question	Comment is noted	Noted.	No action required
290	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Any permanent changes to the environment should not be available as complying development (ie a chook shed can be taken down easily - but 500m of concrete driveway cannot easily be amended, nor can old trees be restored in a lifetime).	Types of development that should NOT be available as complying development	Uses that permanently alter the environment	Noted. The Local Land Services Act 2013 and the Biodiversity Conservation Act 2016 regulate the clearing of native vegetation on rural land in NSW. This legislation establishes categories of land that can/cannot be cleared, specifies allowable activities, and sets out penalties for unauthorised clearing.	No immediate action required.
291	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Currently exempt activities are so undefined that some residents will exploit the grey area to conduct activities that others would not define as exempt. (ie a large wood distribution business running up to 12 hr per day 7 days a week requiring land clearing, multiple large machinery and employees, and destruction of public roads due to the constant use of B-double trucks maneuvering into the landowner's driveway on a dangerous bend, was classed by a landowner as 'home business' and therefore exempt- despite noise, vibrations and destruction of land impacting neighbours. It is likely that "complying development" will simply enable some to "push the envelope" still further.	Types of development that should NOT be available as complying development	Impactful and noise generating uses or activities	There are applicable noise regulations in effect. Noise complaints can be investigated and regulations enforced by QPRC's Compliance Team.	No immediate action required.
292	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Subdivisions	Types of development that should NOT be available as complying development	Subdivisions	The Inland Code does not permit subdivisions to be considered under a complying development pathway.	No action required
293	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	No	Comment or Question	Comment is noted	Noted.	No action required
294	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	The large-scale clearing of land	Types of development that should NOT be available as complying development	Uses that permanently alter the environment	Noted. The <i>Local Land Services Act 2013</i> and the <i>Biodiversity Conservation Act 2016</i> regulate the clearing of native vegetation on rural land in NSW. This legislation establishes categories of land that can/cannot be cleared, specifies allowable activities, and sets out penalties for unauthorised clearing.	No immediate action required.
295	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Destruction of habitat for recreational purposes - such as motorbike/quadbike use.	Types of development that should NOT be available as complying development	Impactful and noise generating uses or activities	Noted. The <i>Local Land Services Act 2013</i> and the <i>Biodiversity Conservation Act 2016</i> regulate the clearing of native vegetation on rural land in NSW. This legislation establishes categories of land that can/cannot be cleared, specifies allowable activities, and sets out penalties for unauthorised clearing.	No immediate action required.
296	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	The Inland Code is problematic. It specifies that "development specified for this code may only be carried out within the building envelope specified". Many parcels of land with existing residences do not have building envelopes.	Options for Complying Development	New Alternate Options Wanted	Noted. However, land with High Environmental Value (HEV) must be retained. In the absence of a building envelope, the traditional DA approval pathway for any proposed works will ensure a current assessment of the property is undertaken.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
297	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	Some commercial	Types of development that should NOT be available as complying development	Some commercial uses	Insufficient detail provided.	No action required
298	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	The construction of new dwellings (both one and two storey) or conversion of an existing dwelling to two storeys. I believe a DA should be required for new dwellings where a building envelope does not exist as the Inland Code was not designed to apply to C4 zoned properties and there may be other issues which Council may need to consider when assessing applications.	Types of development that should NOT be available as complying development	Two-storey development	Noted. Given the 6 ha parcel minimum parcel size in C4, it should be possible to site a 2-storey dwelling such that it does not directly impact adjacent properties. This would be assessed at the DA or CDC stage.	No immediate action required.
299	Council Website	Are there any types of development on the Inland Code list that you think should NOT be available as complying development in C4 zoned areas of Bywong and Wamboin?	I consider 2-storey buildings should NOT be available in C4 areas, as they will be too prominent and visible and so detract from the natural rural aspect of this C4 zone, regardless of whether they sit on land rated as 'low biodiversity value'.	Types of development that should NOT be available as complying development	Two-storey development	Noted. Given the 6 ha parcel minimum parcel size in C4, it should be possible to site a 2-storey dwelling such that it does not directly impact adjacent properties. This would be assessed at the DA or CDC stage.	No immediate action required.
300	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	I am still concerned that our neighbours could put something or someone noisy and polluting even closer to our boundaries. It appears that there are some "Class 3" lands between us and one obnoxious neighbour, and I fear they will take advantage of it to park their endlessly barking dogs there, and then we might as well give up and move to the city.	Types of development that should NOT be available as complying development	Impactful and noise generating uses or activities	There are applicable noise regulations in effect. Noise complaints can be investigated and regulations enforced by QPRC's Compliance Team.	No action required
301	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	All activities previously allowed should be permitted, the character and value of the landscape and environment are a product of that, and they are therefore demonstrably beneficial to this Bywong/Wamboin environment.	Options for Complying Development	Amend the Zoning	Previous zoning was 1D Rural Residential under the Yarrowlumla LEP 2002 and no longer exists. Previous reports prepared for Council by an independent planning consultant and independent ecological consultant, indicated that the R5 Large Lot Residential Zone was not considered appropriate for the Bywong and Wamboin areas due to a number of factors, such as resultant split-zoned parcels, fragmentation of zoned land, permissibility issues between neighbouring lots with differing zoning, and its usual proximity to outer townships. Council previously resolved to NOT pursue a Planning Proposal to rezone Bywong & Wamboin to R5.	Add to Options Table for consideration
302	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	please turn it on.	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
303	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	Just turn it on without having yet more analysis paralysis.	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
304	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	This is a highly problematic proposal as the vast majority of the lots under consideration have been classified by the highly problematic Biosis study as class 1 and class 2. It would completely defeat the purpose of the initiative to restricted the initiative only to those areas where the conservation values are low. This proposal seems to reflect an attitude that is not possible to combine viable rural residential living and maintaining and selectively enhancing the conservation values of Wamboin and Bywong. Such an attitude is wrong and problematic.	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	The intention of the C4 zone is to protect biodiversity, therefore, a complying development approval pathway on lands identified as having high environmental values goes against the intent. The standard DA approval pathway can better assess proposed development in relation to existing biodiversity values.	Tally submissions in support for each option; illustrate findings in a chart or graph

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
305	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	The Biosis Report was largely generated from high-level satellite imagery, and there has been little (if any) attention given to the ground-level range of unique bio-diversity in the area. (My original block report did include the latter, and noted a range of native grasslands and local wildlife worth preserving, and which is not shown in the Biosis Report). The wide expanses of homogeneous Class 3 lands identified in this report, (coincidentally appearing to justify the Scoping/Planning Proposal taken to Council on 8/2/23), are therefore insufficiently detailed to be used as a basis for approving the current Proposal.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The initial Biosis Report 2019 and independent Planning Report was commissioned by Council to consider any areas within the Bywong and Wamboin E4 (now C4) Zone that may be appropriate for an alternative land use zone. The methodology for the study was acceptable to the Biodiversity and Conservation Branch of DPE.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
306	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	Council has not adequately explored options, nor are the options clearly represented. The most significant option only allows complying development for less than 10% of landowners. There must be a better option that enables, as advertised at community consultation, for all residents who wish to to be included. Council needs to progress an option for complying development on ALL land currently designated C4 and without requiring a building envelope to be created at approximately \$40k cost per title.	Options for Complying Development	New Alternate Options Wanted	As Council does not have funds for further studies or additional surveying at this time, and the NSW State Government will not support an amendment to the QPRLEP 2022 to allow complying development in the C4 Environmental Living Zone, this proposal is not feasible.	Tally submissions in support for each option; illustrate findings in a chart or graph
307	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	The allocation is totally understated. My neighbour has the Inland Code yet I do not, how is our land any different other that we are separated by a fence line. The entirety of Bywong and Wamboin should be included.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The scope of Biosis Report was broad-based and its scope did not intend for ground-truthing of all properties. The methodology for the study was acceptable to the Biodiversity and Conservation Branch of DPE. Council does not have funds available for a further study at this time.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
308	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	The complying developments allowed under the inland code would not significantly threaten the biodiversity of this area. The developments allowed under the inland code would live in harmony with the current biodiversity of the area.	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
309	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	Should be turned on for the whole area NOT LIMITED TO CLASS 3	Options for Complying Development	New Alternate Options Wanted	The intention of the C4 zone is to protect biodiversity, therefore, a complying development approval pathway on lands identified as having high environmental values goes against the intent. The standard DA approval pathway can better assess proposed development in relation to existing biodiversity values.	Tally submissions in support for each option; illustrate findings in a chart or graph
310	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	I prefer "no change" to the current status quo. Land may be "low value" in terms of biodiversity - but extensive development will impact surrounding areas. Perhaps we should encourage the return of biodiversity? I would love QPRC to lead the way in maintaining and promoting a biodiverse area that we can all be proud of.	Options for Complying Development	Maintain the Status Quo; no changes	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
311	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	I hope it doesn't lead to a lot more development, which would detract from the amenity of the area.	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	Turning on the Inland Code will not lead to a lot more development; it merely provides an alternate and faster approval pathway to the DA approval pathway.	Tally submissions in support for each option; illustrate findings in a chart or graph
312	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	Option 2 still creates uncertainty and the risks of loss of natural values. It will continue to create problems for council, and will require re-visiting in the future.	Options for Complying Development	New Alternate Options Wanted	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
313	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	I am opposed to this option.	Options for Complying Development	New Alternate Options Wanted	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
314	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	The Biosis report, identifies numerous properties with a combination of low and medium and high biodiversity areas on the one property. How will these properties fit within the proposal? Further the Biosis mapping is full of errors reflected in desktop assumptions and extrapolations and has relatively little ground proofing underpinning it. Further a number of properties mapped as medium to high biosecurity based on native tree coverage assessment, actually have low native tree species numbers where "native tree coverage" has counted exotic species, even grape vines in error.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The scope of Biosis Report was broad-based and its scope did not intend for ground-truthing of all properties. The methodology for the study was acceptable to the Biodiversity and Conservation Branch of DPE. Council does not have funds available for a further study at this time.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
315	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	What safeguards do the council intend to put in place to ensure that people comply with the intended changes	Issues of Importance to the Community	Compliance and Better Enforcement of Development Controls	Council's Compliance Team will respond to any complaints lodged	No action required
316	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	I do not support turning on the Inland Code for the small group of properties that have been identified as low value (Class 3 lands) in terms of biodiversity as this has the potential to create planning inconsistencies across the district.	Options for Complying Development	New Alternate Options Wanted	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
317	Council Website	Do you have any feedback on 'turning on' the Inland Code to C4 land that has been identified as low value (Class 3 lands) in terms of biodiversity?	I support turning on the Inland Code for land that has been identified as low value (Class 3 lands) in terms of biodiversity, but then ONLY if there is a system of publicly-visible notification (as with DAs currently), so neighbours can know to expect a new complying development next door, rather than have to wonder whether Council is aware of that new structure that has appeared. I suggest this as a brake on 'cowboy' residents who try to get away with unpermitted development in the hope that Council will not detect it due to the dispersed rural layout, or that Council will not be able to enforce removal of a structure/activity that is already in place.	Options for Complying Development	Prefer Option 2 - "Turn on" the Inland Code for C4 zoned land only in Bywong and Wamboin	Public notification for complying development will slow down what is intended to be a simpler and faster approval process than the DA approval pathway.	Tally submissions in support for each option; illustrate findings in a chart or graph
318	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	Is the complying development allowed outside the BE?	Comment or Question	Question is noted	No. If there is an existing building envelope on the property and the Inland Code is turned on, development must still be sited within the Building Envelope regardless of the chosen approval pathway.	Clarify in Submissions Report to Council
319	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	I don't like the idea of "getting a Building Envelope created". If people are now 200 meters from us, we don't want them getting a building envelope that is 100 meters from us. We will simply have to move. It really is not at all fair to those of us who bought large properties to try to keep a distance from neighbours!	Options for Complying Development	New Alternate Options Wanted	If Council chooses an option relating to building envelopes, additional details will be provided at the time of public exhibition, including a map of properties with a building envelope.	If Council supports an option that relies on building envelopes, a map will be prepared for public exhibition indicating where they are located.
320	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	please turn it on	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
321	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	The concept of building envelopes is outdated and restrictive of innovation and progress. Just have a look at where NZ'ers build houses to get an idea of what is possible and often amazing. Our dull restrictive attitude makes for dull solutions.	Options for Complying Development	New Alternate Options Wanted	Noted; however, Council must work within the State Government framework.	Consider alternate options.

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
322	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	I fully agree with the proposal to turn on the Inland Code for C4 land where a building envelope is in place. That does not, in any way, meet the requirements of the vast majority of the people in the C4 zone in Wamboin and Bywong since our properties do not have building envelopes. It would be highly inappropriate, and discriminatory, to require those of us whose blocks were created before building envelopes became a thing in this area to spend huge amounts of money to have building envelopes surveyed and created. Issues of fairness, of equity, need to be prominent in this land use planning review. Some form of complying development is required for all the blocks in the Bywong and Wamboin C4 zoned area, not just for a select few.	Options for Complying Development	New Alternate Options Wanted	Council must work within the State Government framework and does not have funds for further studies, surveying etc.	Tally submissions in support for each option; illustrate findings in a chart or graph
323	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	More detail is needed regarding parameters/restrictions related to creating new building envelopes. Also how Council will manage the limitation of exempt/complying development to new/existing building envelopes. (For detached developments in particular)	Options for Complying Development	Further Consultation is Needed	If Council chooses an option relating to building envelopes, additional details will be provided at the time of public exhibition, including a map of properties with a building envelope. The costs of surveying, registration of a notice on title, and any additional costs associated with the creation of a new building envelope would be the responsibility of the property owner as Council does not have funds available for this to occur or to undertake additional studies.	Clarify in Submissions Report to Council
324	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	Council has not adequately explored options, nor are the options clearly represented. The most significant option only allows complying development for less than 10% of landowners. There must be a better option that enables, as advertised at community consultation, for all residents who wish to to be included. Council needs to progress an option for complying development on ALL land currently designated C4 and without requiring a building envelope to be created at approximately \$40k cost per title.	Options for Complying Development	New Alternate Options Wanted	Noted. Council must work within the State Government framework and does not have funds for further studies, surveying etc. Turning on the Inland Code for all C4 zoned land in Bywong & Wamboin is not feasible due to the presence of High Environmental Value lands and is not supported by DPE Biodiversity and Conservation.	Consider alternate options.
325	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	Building envelopes should be retained.	Issues of Importance to the Community	Protection of Biodiversity	Existing building envelopes are registered on title and there is no plan to remove them.	No action required
326	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	Should be no problem to turn on the Inland Code with a building envelope.	Comment or Question	Comment is noted	Agreed.	No action required
327	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	All individual properties should be entitled to a building envelope	Issues of Importance to the Community	Protection of Biodiversity	There is nothing preventing an owner from having a building envelope surveyed on their property and registered on title. All costs would have to be borne by the owner.	No action required
328	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	should be turned on for the whole area	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code		Tally submissions in support for each option; illustrate findings in a chart or graph
329	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	I prefer "no change" to the current status quo.	Options for Complying Development	Maintain the Status Quo; no changes	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
330	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	I approve.	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
331	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	Option 3 - Building envelope only - is the simplest and clearest option. It reduces confusion and the impost on council, and provides certainty to neighbors	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
332	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	I think this is the best option.	Options for Complying Development	Prefer Option 3 - "Turn on" the Inland Code for C4 zoned land only with a building envelope in Bywong and Wamboin to allow complying development	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
333	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	Bywong Wamboin was developed in the 1970s. Very few parcels have building envelopes. Any proposal requiring building envelopes or the application for building envelopes is flawed.	Options for Complying Development	New Alternate Options Wanted	Building envelopes have been required for new developments in Bywong / Wamboin since the 1980s. There are approximately 1350 parcels with building envelopes.	Tally submissions in support for each option; illustrate findings in a chart or graph
334	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	No	Comment or Question	Comment is noted	Noted.	No action required
335	Council Website	Do you have any feedback on 'turning on' the Inland Code for C4 land that already have a Building Envelope or will get a Building Envelope created?	I do not support this option. IF this option is carried forward, I suggest there should be a system of publicly-visible notification (as with DAs currently), so neighbours can know to expect a new complying development next door, rather than have to wonder whether Council is aware of that new structure that has appeared. I suggest this as a brake on 'cowboy' residents who try to get away with unpermitted development in the hope that Council will not detect it due to the dispersed rural layout, or that Council will not be able to enforce removal of a structure/activity that is already in place.	Options for Complying Development	New Alternate Options Wanted	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph

Row No.	Source	Workshop / Survey Question (if applicable)	Submitter Comment	Header Issue	Sub-Issue	QPRC Response	Action Detail
336	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	I'm still interested as to how the block next to me was approved.	Comment or Question	Comment is noted	Owner's property information not provided, therefore, cannot determine parcel in question. Notwithstanding, comment does not address the question being asked.	No action required
337	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	We definitely have areas of high biodiversity, and we cherish them. We cherish every living thing that is on our property, and we do not want any of these creatures or plants threatened.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
338	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	The mapping of these areas is laughable. Adjoining blocks of the same bio habitat are classified differently, radiata pine (aka 'the green weed') is classified as high value!! This was all crappy worn out sheep country 50 years ago with approximately zero biodiversity. Some regrowth, but mostly plantings (of mainly non-natives) have changed that and made it aesthetically if not environmentally more attractive.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The scope of Biosis Report was broad-based and it was not intended that all properties would be ground-truthed, therefore, the possibility of anomalies exist. Council does not have funds available for a further study at this time.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
339	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	I found the map to be curious in that it appears to identify area with high tree cover as high biodiversity value but area of more open grassland of low value. Looking at how the wildlife of the region use both the open and covered areas I would think it is difficult to allocate the values along property boundary lines as has been done. Also the assumption that small business like artisan production and manufacturing or other small pursuits are incompatible to environmental values also seems to be strange. QPRC should also be considering the opportunities to also support local business, investment and job creation in the rural landscape rather than only in urban or industrial areas which is not where tourists want to be necessarily.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	The following uses are already permitted in C4 with consent: Agritourism; Bed & breakfast accommodation; Business identification signs; Cellar door premises; Farm stay accommodation; Function centres; Home-based child care; Home industries; Neighbourhood shops; Plant nurseries; Recreation areas; Restaurants or cafes; Roadside stalls.	No immediate action required. Lodgement of a DA for any proposed works will ensure a current and detailed assessment of the property is undertaken.
340	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	Nil. The land was a wasteland from sheep farming and regenerating slowly. There are many non native trees and shrubs in Wamboin which certainly help with making this shaley soilless land look better and provide shelter for birds etc. but it is a far cry from what it would have looked like before being cleared for "farming"!	Comment or Question	Comment is noted	Noted.	No action required
341	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	As noted above, my original block report showed significant areas of biodiversity, in particular native grasslands and local wildlife.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
342	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	The biodiversity study does not adequately represent my land. Yes, we have trees and wonderful wildlife- but the vast majority of our land is open horse pasture. The blanket application of biodiversity label which now precludes this development is not only unfortunate, it is unfair.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	Insufficient detail provided.	No action required
343	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	I have none, yet deemed not suitable for the inland code.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	Insufficient detail provided.	No action required
344	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	Part of our property is native forest and part was ring-barked for sheep paddock. Our long-term project has been to improve the part of our land that was sheep paddock. We have planted over 7000 trees and shrubs, linking remnant forests and expanding them and creating a large, mostly native, garden. We have seen 98 bird species on our property.	Issues of Importance to the Community	Encourage return of native flora and fauna	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
345	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	We are on 10 acres of what would be perceived as 'low quality' land. When the estate was subdivided, our 10 acres had one tree on it. The previous owners and ourselves have invested in revegetation with predominantly native flora. Since we bought the property 2 years ago, we have identified 76 species of birds observed on our property. We all have a responsibility to look after this land.	Issues of Importance to the Community	Encourage return of native flora and fauna	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
346	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	My property is a sheep and cattle grazing, and horse property. It has a long history of pasture improvement, and hay bailing. The land has been used for these purposes for over 100 years. Tree coverage includes scores of mature pinus radiata which were planted for wind breaks over 60 years ago. They do not represent high value biodiversity. Quite the opposite.	Biosis Report and mapping	Biosis Report and Biodiversity mapping is flawed	Noted. The scope of Biosis Report was broad-based and it was not intended that all properties would be ground-truthed, therefore, the possibility of anomalies exist. Council does not have funds available for a further study at this time.	No action required
347	Council Website	Is there any specific information about your property, such as areas of high biodiversity, that you would like to share? If you are providing information about your property, please include your address in your response.	While not rated by Biosis as having low biodiversity value, I can't say whether this land has a high biodiversity value. However, it has a range of plants and animal species that are all potentially impacted by human activity, and for this reason I consider development options in the C4 zone need to be tightly regulated.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
348	Council Website	If you have any further comments on the proposal, please provide them here:	YES! I would like to be able to view our property and all the contiguous ones with their "Building Envelopes" defined. I have tried looking at your mapping tools, but they do not provide this information. If we could view this, it is possible that some of our fears would be allayed. But right now we are terrified that neighbours who are obnoxious will become even more so if they are able to build closer to our home. Providing adequate information, rather than simply terrifying people, would be a responsible act on your part.	Comment or Question	Comment is noted	Building envelopes are registered on title as a Section 88B Instrument and shown on the Deposited Plan. A copy can be obtained through the Land Title Office. Should Council resolve to proceed with an option relating to building envelopes, additional information would be provided at the time of public exhibition, including a map showing existing building envelopes.	If Council supports an option that relies on building envelopes, a map will be prepared for public exhibition indicating where they are located.
349	Council Website	If you have any further comments on the proposal, please provide them here:	The range of activities/improvements requiring a DA are a farce, and make council look ridiculous. The proposal for complying developments goes some way to rectifying this, but maybe does not go far enough.	Options for Complying Development	New Alternate Options Wanted	Noted. Council must work within the State Government framework and does not have funds for further studies, surveying etc. A building envelope cannot be established or enforced without it being surveyed and its restrictions registered on title.	Consider alternate options.
350	Council Website	If you have any further comments on the proposal, please provide them here:	Please expand the allowable uses so that home based businesses might expand into small business that also assist to bring people into the rural zones and combine both rural living and being able to make a living in the same zone.	Issues of Importance to the Community	Employment	Home businesses and Home occupations are permitted without consent in the C4 zone; Home industries are permitted with consent in C4 (refer to QPRLEP 2022 for definitions)	No action required
351	Council Website	If you have any further comments on the proposal, please provide them here:	Nil	Comment or Question	Comment is noted	None	No action required

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352	Council Website	If you have any further comments on the proposal, please provide them here:	I am highly attracted to the proposal that an innovative system be developed and implemented, rather than simply trying to fit the unique requirements of Wamboin and Bywong into the existing, highly flawed, sets of constraints. The options given above do not show this kind of innovative thinking. I note the suggestion that something in the nature of a building envelope be made available to all blocks, with its dimensions related to the size of the block and the location thereon of the dwelling house, without each block being surveyed, etc. The fact that this is not part of the current land use planning system is no reason that something along these lines should not be pursued both within Council, and with the State government. Thank you for providing an opportunity to have input on this important matter.	Options for Complying Development	New Alternate Options Wanted	Noted. Council must work within the State Government framework and does not have funds for further studies, surveying etc. A building envelope cannot be established or enforced without it being surveyed and its restrictions registered on title.	Consider alternate options.
353	Council Website	If you have any further comments on the proposal, please provide them here:	Whereas the inclusion of some of the proposed complying development types may not significantly change the valued character of the area, some most definitely have the potential to do so. Noting that a previous proposal to rezone the area was soundly defeated in Council, and that this proposal appears to be a re-badging of some aspects of the former proposal, it is not reasonable to adversely affect the majority of the community to favour a vocal few.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
354	Council Website	If you have any further comments on the proposal, please provide them here:	Thank you for progressing this consultation.	Comment or Question	Comment is noted	Support is noted.	
355	Council Website	If you have any further comments on the proposal, please provide them here:	Turing on the inland code is a good idea for the rural aspect of lifestyle in the area. To be able to build complying animal shelters and farm sheds is important. I understand the need for complying to a set of standards; such as setbacks, non reflective materials, minimum land area etc, but it takes too long and is a difficult and expensive process a to get a DA when animals require shelter for welfare reasons. The animals will be very cold, wet and/or hot before the DA is approved in 9 to 12 months!! Farm machinery, vehicles and chemicals need to be safe and locked up for legal compliance and theft reduction, it can not wait up to 12 months! Turing on the Inland Code for complying development would solve these problems and the huge backlog of DA's waiting approval would diminish.	Options for Complying Development	Preferred Option not specified, but Support Turning on the Inland Code	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
356	Council Website	If you have any further comments on the proposal, please provide them here:	In 2015 the NSW lands dept said that there would be no problem having the complying development for the whole of C4 of Bywong and Wamboin. Prefer no change.	Comment or Question	Comment is noted	There is no NSW Lands Dept and the statement cannot be verified.	No action required
357	Council Website	If you have any further comments on the proposal, please provide them here:	Our experience is Council is currently seems unable to respond to complaints of apparent uncompliant activities or protect environmental areas from degradation in a reasonable time frame. It is likely that bending to the noisy wheels in the community will allow many to push boundaries even further and, if activities are not made public (ie through the DA portal), neighbours won't know whether approval has been granted and less likely to report.	Issues of Importance to the Community	Compliance and Better Enforcement of Development Controls	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
358	Council Website	If you have any further comments on the proposal, please provide them here:	I propose you go back to the drawing board and offer other more feasible options, which may include a combination of parts of the options offered.	Options for Complying Development	New Alternate Options Wanted	Noted. Council must work within the State Government framework and does not have funds for further studies, surveying etc.	Consider alternate options.
359	Council Website	If you have any further comments on the proposal, please provide them here:	The main thing is to ensure that the current lifestyle remains into the future	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph
360	Council Website	If you have any further comments on the proposal, please provide them here:	Important biodiversity values of the Bywong/Wamboin area C4 zone are spread across the area, and are an aggregate of the many properties that have been created by humans. I believe human development needs to be closely regulated, to prevent serious damage to the area's overall biodiversity through 'a thousand cuts' of small-scale development happening on a large number of residential plots over time.	Issues of Importance to the Community	Protection of Biodiversity	Noted.	Tally submissions in support for each option; illustrate findings in a chart or graph