

QUESTIONS AND ANSWERS ABOUT THE Queanbeyan Palerang Comprehensive Local Environmental Plan 2020

Why is Council Preparing a New Comprehensive Local Environmental Plan?

- Queanbeyan-Palerang Regional Council has now prepared a draft Local Environmental Plan (draft LEP 2020) to harmonise and consolidate the existing LEPs that apply to the former Queanbeyan and Palerang local government areas.
- This is being done as a consequence of local government amalgamations that occurred in 2016.
- A LEP is a legal document, prepared under the *Environmental Planning and Assessment Act 1979*, which provides controls for land use and development in a local government area (LGA).

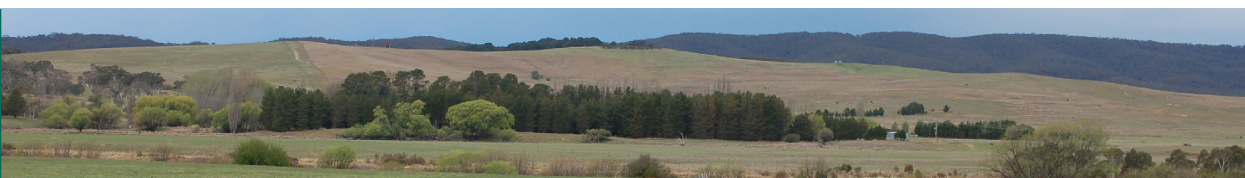
- The draft LEP 2020 is the first step in implementing a comprehensive planning scheme for our LGA. Other planning documents such as Council's respective development controls plans (DCPs) and contribution plans (CPs) are also intended to be consolidated where practical.
- Draft LEP 2020 focuses on harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.
- We invite you to provide your feedback on the draft LEP 2020 during the public exhibition period from 1 June to 30 June 2020.

What are the benefits?

- A single comprehensive plan will benefit the community, industry and staff with greater certainty by having consistent planning provisions apply across the LGA.
- Council currently administers 7 separate LEPs (6 of which are former Queanbeyan LEPs).

There are five steps to making a Local Environmental Plan

- 1 Draft LEP 2020 prepared by Council** - Council resolved to prepare the Planning Proposal for the draft LEP in 2019. As delegate of Council, the independent Local Planning Panel (LPP) endorsed the Planning Proposal on 6 February 2020.
- 2 Gateway Decision** - The NSW Department of Planning, Industry and Environment (DPIE) issued Gateway Determination (approval) on 10 March 2020 so the Planning Proposal can proceed to public exhibition.
- 3 Community Consultation (current stage)** - Draft LEP 2020 is on public exhibition (1 June - 30 June 2020) and Council officers review all formal submissions received during the exhibition period and consider changes where necessary.
- 4 Assessment** - Council considers a report on submissions and recommendations. Council determines whether to proceed with the draft LEP 2020, including with or without changes.
- 5 Approval** - If supported by Council, the draft LEP 2020 is finalised and sent to the DPIE requesting for the plan to be officially made.



What's New or Different?

Harmonising planning controls

- The draft LEP 2020 will replace and harmonise the existing LEPs for the former local government areas of Queanbeyan and Palerang. The existing LEPs of the former councils have been used to inform development of the standards and local provisions. The draft LEP creates a single, consistent approach for planning and development across the LGA.
- The draft LEP 2020 seeks to primarily address inconsistencies between planning instruments applying to the LGA in order for the plans to be combined into a single comprehensive planning instrument. These inconsistencies are largely in respect of differences in the permissible development in different zones under the various plans.
- The full extent of changes are set out in the accompanying background document titled 'Combining Existing Local Environmental Plans February 2020'. Many of these are considered to be relatively minor changes.
- Some of the more significant changes are set out below.

Animal Boarding and Training Establishments

- A new clause is proposed to be included in the draft LEP 2020 that seeks to minimise the potential impacts of these forms of developments on neighbours (particularly from noise and odour associated with the animal boarding use).

'Restaurants or Cafes' and 'Function Centres' in E4 Environmental Living Zone

- Both of these uses are currently permissible with consent in the E4 Environmental Living zone under the Palerang LEP 2014 whereas they are prohibited under Queanbeyan LEP 2012.
- It is recommended these uses be made permissible with consent under the new LEP and that this be supported by an appropriate clause to manage any potential impacts on neighbours.

Dual Occupancy Development in Rural and Environmental Zones

- Dual occupancy developments are generally permissible with consent in rural and environmental zones under the Palerang LEP 2014 whereas they are generally prohibited under Queanbeyan LEP 2012.
- Council staff are recommending 'dual occupancies' be prohibited in rural and environmental zones (including the R5 Large Lot Residential zone) across the combined LGA.
- Council's experience is that owners of properties in these areas often experience difficulty selling properties with two large existing dwellings and subsequently seek to subdivide these developments in a manner not permissible under Council's respective planning controls.
- It is instead proposed that 'secondary dwellings' be permissible in all these zones where dwellings are permissible, and that these secondary dwellings can be built up to 50% the size of the principle dwelling to give some additional flexibility in respect of size.

Dual Occupancy Development in R2 Low Density Residential Zones

- Dual occupancy developments are permissible with consent in R2 Low Density Residential zones under Palerang LEP 2014 whereas they are prohibited under Queanbeyan LEP 2012.
- Council staff are recommending 'dual occupancies' be permitted in R2 Low Density Residential zones but supported with local provisions requiring a minimum lot area before such development can be undertaken. This will ensure there is no overall increase in density in those areas.

Updating Heritage Schedule

- It is intended that the respective heritage schedules from each LEP be merged into a single new schedule. Council staff will continue to monitor any new proposed listings and consider these for inclusion under the draft LEP 2020.

How To Make A Submission?



Submissions will be accepted until close-of-business **30 June 2020** and can be made in the following ways:

-  By completing the online questionnaire on the QPRC 'Your Voice' website at: yourvoice.qprc.nsw.gov.au/
-  By email to council@qprc.nsw.gov.au (referencing 'Draft Comprehensive Local Environmental Plan 2020' in the subject line)
-  By mail to PO Box 90, Queanbeyan NSW 2620

If you have any questions about the project contact QPRC on:

-  1300 735 025
-  council@qprc.nsw.gov.au



If you need help understanding this information, please contact the Translating and Interpreting Service on 131 450 and ask them to call us on 1300 735 025