

24 May 2016

The Director  
Policies and System Implementation  
NSW Planning and Environment  
[codes@planning.nsw.gov.au](mailto:codes@planning.nsw.gov.au)

Dear Sir/Madam

### **Submission on the Review of Complying Development for Inland NSW**

Thank you for the opportunity to make a submission to the Review of Complying Development for Inland NSW (the Review). We appreciate the time extension given because of the merger of Queanbeyan City Council and Palerang Council.

The new Queanbeyan-Palerang Regional Council has a wide range of urban and regional landscapes within our area and include:

1. Well established urban areas Queanbeyan, Bungendore and their surrounding suburbs;
2. Historical centre of Braidwood which is a State Heritage Item;
3. New townships (Googong and South Tralee);
4. Large rural residential areas and villages (Captains Flat, Majors Creek, Araluen, Nerriga and Mongarloew); and
5. Rural lands and national parks.

We agree with the Department's view that the existing policy is "difficult to understand and doesn't respond to differences in the built form between inland NSW and metropolitan area". Thus we welcome this review as the proposed changes promote a greater use of complying development in rural and regional areas.

We support the development of the development of a new Inland Code for regional NSW (the Inland Code) and have the following specific comments that affect our established and developing urban as well as rural residential areas:

- We support that the Inland Code will be written using plain English and structured in an easy-to-use format.
- We support the use of explanatory diagrams to assist with interpretation. We recommend this should be applied more widely within other planning instruments where appropriate.

- We support the use of the Standard Instrument definition of gross floor area and the standardisation of all planning definition across all NSW environmental planning instruments.
- We support the erection of a dwelling house being dependent on a lot size shown on a LEP Lot Size Map.
- We support the requirement for a primary road setback of 4m for blocks between 330 and 600m<sup>2</sup>.
- We recommend building setbacks for block sizes that are greater than 600m<sup>2</sup> should be consistent with local controls rather than using the average of two closest dwellings. This is because the two closest properties may not be built according to approved plan or development standards may have changed over the years, as well as other historical or environmental reasons.
- We recommend the articulation zone should be reinstated. This is because articulation zones contribute to the variety in streetscapes, especially in a developing township, such as Googong and South Tralee.
- We recommend allowing Complying Development for residential dwellings and ancillary development for properties that have Council approved and registered building envelopes in E3 Environmental Management and E4 Environmental Living zones. This is because the building envelope has been assessed at subdivision stage.

Should you wish to discuss this matter further please contact Gary Cheung at Environment, Planning and Development on 02 6285 6244.

Yours sincerely,



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**Queanbeyan-Palerang Regional Council**

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