

# Presentation to 5km Border Zone Planning Group

24 February 2019

MEETING OF YASS  
VALLEY LANDOWNERS

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I've been asked to speak to you about:

What determines the best use of land in a peri urban zone such as along the ACT NSW border?

# About me – Purdon Planning

- Trevor Fitzpatrick, Associate Director Purdon Planning (Canberra's oldest and best Urban and Regional Planning Consultancy)
- Fellow Planning Institute Australia
- Deputy Shire Planner, Yass Council 1987 -1992
- Prepared 1991 Yass Rural Lands Strategy
- Facilitated 1991 Rural Lands Community Advisory Group
- Prepared a submission on behalf of local landowners to Yass Council proposing an "Active Villages" Concept in response to Draft Settlement Strategy

# An Abbreviated History

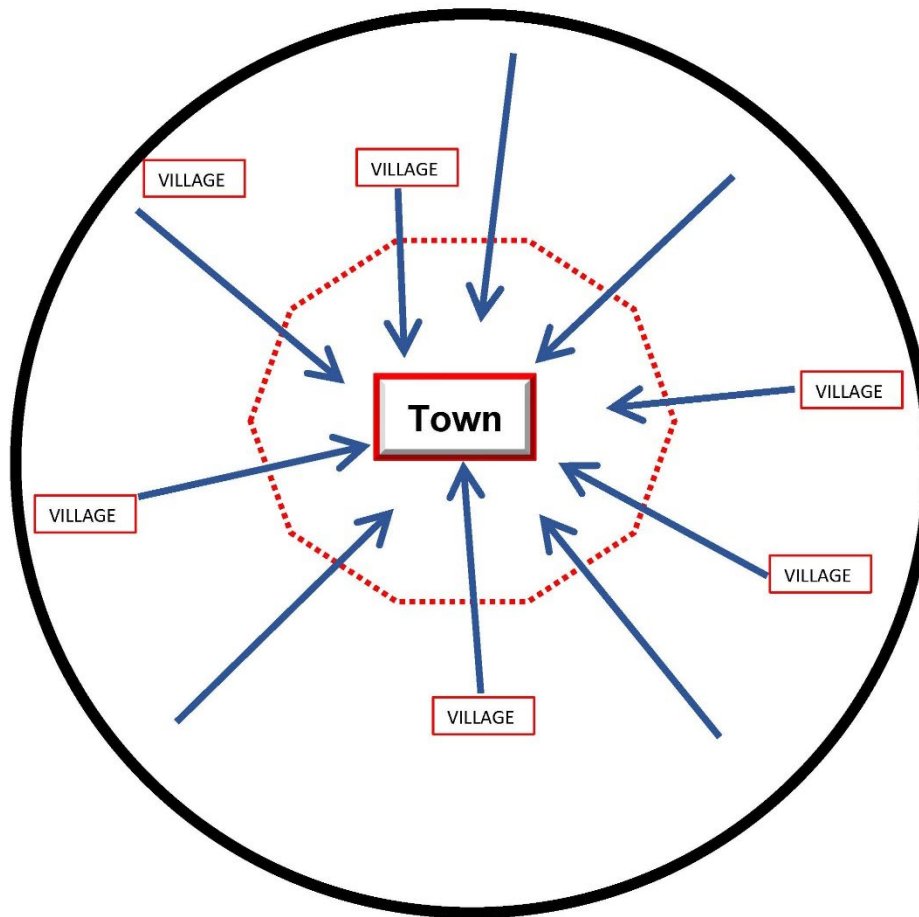
- **1960s:** Canberra 'Y' Plan
- **1970s:** Deliberate proposal by ACT to expand border, rejected by NSW
- **1980s:** Limitations imposed on Council's Planning on edge of ACT
- **1990s:** ACT and Sub-Region Planning Strategy
- **2000s:** Yass Valley Council formed, ACT Spatial Plan, ACT/NSW M.O.U.
- **2010s:** Yass Settlement Strategy, Palerang Rural Lands Strategy, South East and Tablelands Regional Plan, ACT Planning Strategy

# Peri-Urban Planning 101

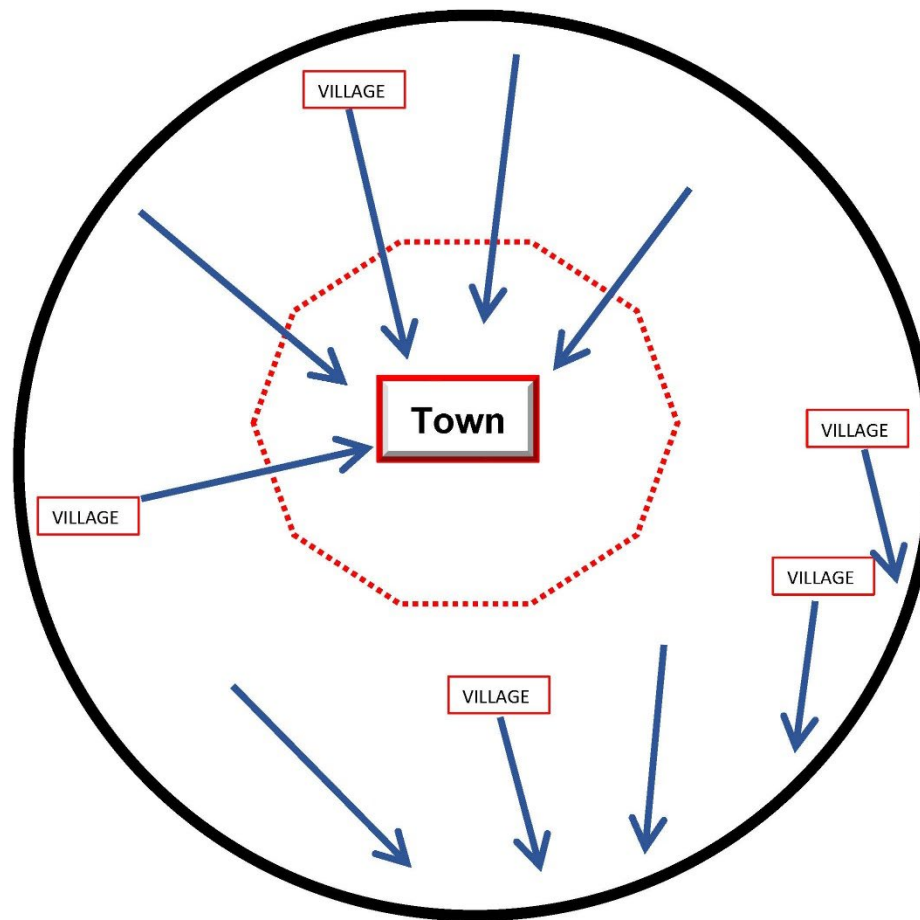
## HOW TO GO ABOUT DECIDING ON APPROPRIATE LAND USES

- Overall Aims and Objectives (Vision)
- Development Pressures (population trends, socio-economic influences etc)
- Assessment (land characteristics, habitat, heritage, services, land capability/suitability, opportunities and challenges etc)
- Land Policy (desired settlement patterns, key principles, land use/infrastructure/services integration)
- Options Assessment (Community Input)
- Settlement Strategy Decisions

# Peri-Urban Planning (Theory)



# Peri-Urban Planning (Reality)



# Current Zone Objectives

## Zone RU1 Objectives focus on

- sustainable primary industry production and encourage diversity
- minimise fragmentation and land use conflict
- protect and enhance biodiversity, geologically significant areas, rural character
- encourage other forms of development that require an isolated or rural location.
- ensure that the location, type and intensity of development is appropriate.
- prevent the subdivision of land on the fringe of urban areas into small lots that may prejudice the proper layout of future urban areas.



# Existing Opportunities

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## CURRENT USES PERMISSIBLE UNDER YASS PLANNING CONTROLS

- Intensive livestock agriculture; Animal boarding/training establishments; Aquaculture;
- Extractive industries; Open cut mining;
- Rural industries; Industrial retail outlets; Industrial training facilities; High technology industries; Home industries; Information and education facilities; Landscaping material supplies; Turf farming; Air transport facilities; Airstrips; Helipads;
- Timber yards; Waste or resource management facilities; Depots; Truck depots; Transport depots;
- Restaurants or cafes; Cellar door premises; Function centres; Markets; Roadside stalls; Rural supplies;
- Dwelling houses; Dual occupancies; Eco-tourist facilities; Bed and breakfast accommodation; Camping grounds; Caravan parks; Farm stay accommodation; Serviced apartments; Rural workers' dwellings;
- Community facilities; Correctional centres; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Cemeteries; Crematoria
- Environmental facilities; Flood mitigation works;

# Policy Context

- South East and Tablelands Regional Plan
- Yass Valley Settlement Strategy
- Palerang Rural Lands Strategy
- ACT Planning Strategy
- NSW State Environmental Planning Policy (Rural Lands)

# NSW State Policy

## Rural Planning Principles (relevant extracts only)

- balance the social, economic and environmental interests of the community
- protection of natural resources, biodiversity, native vegetation, water resources
- provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,
- consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,
- ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

# South East and Tablelands Regional Plan

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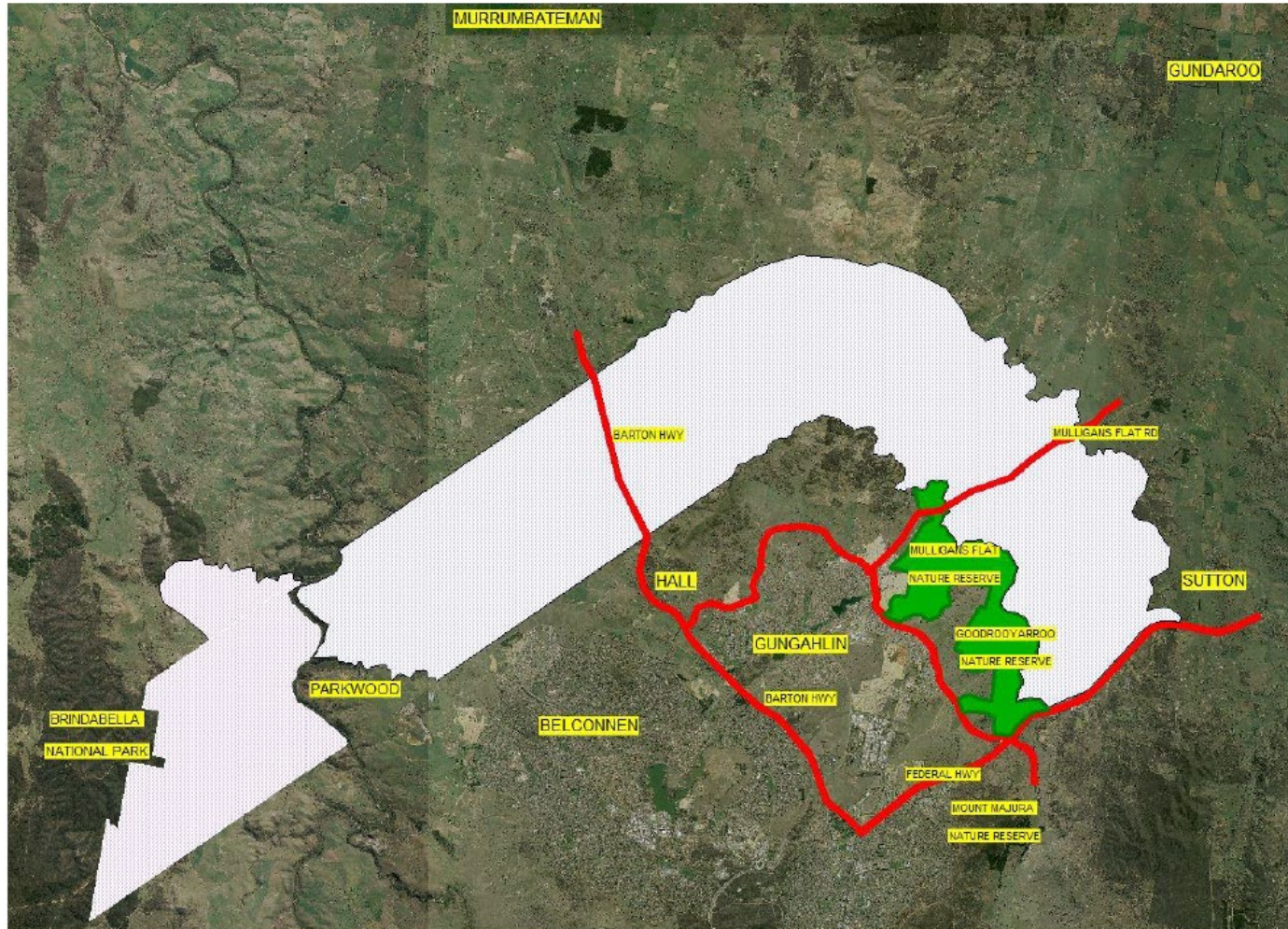
- Continue to offer a variety of housing options from urban lifestyles ... to rural residential ... lifestyles (p49)
- Manage Rural Lifestyles:
  - Consistent planning approach
  - Suitable locations for new rural residential
  - Avoid fragmentation of productive rural land
  - Avoid environmental/heritage assets
  - **Enable rural residential only where it has been identified in a local strategy**
  - Locate rural residential close to existing urban settlements
- Yass Valley Priorities:
  - Create efficient cross-border connections (p67)
  - Capitalise on the area's proximity to Canberra to attract industry and investment (p67)

# ACT Planning Strategy 2018

- Support the provision of adequate buffer areas between the urban areas of the ACT and adjoining land uses within NSW in order to achieve compact and efficient growth, avoid land use conflict, protect rural and environmentally important areas, and maintain the setting and approaches to the National Capital.

# Yass Valley Council Strategy

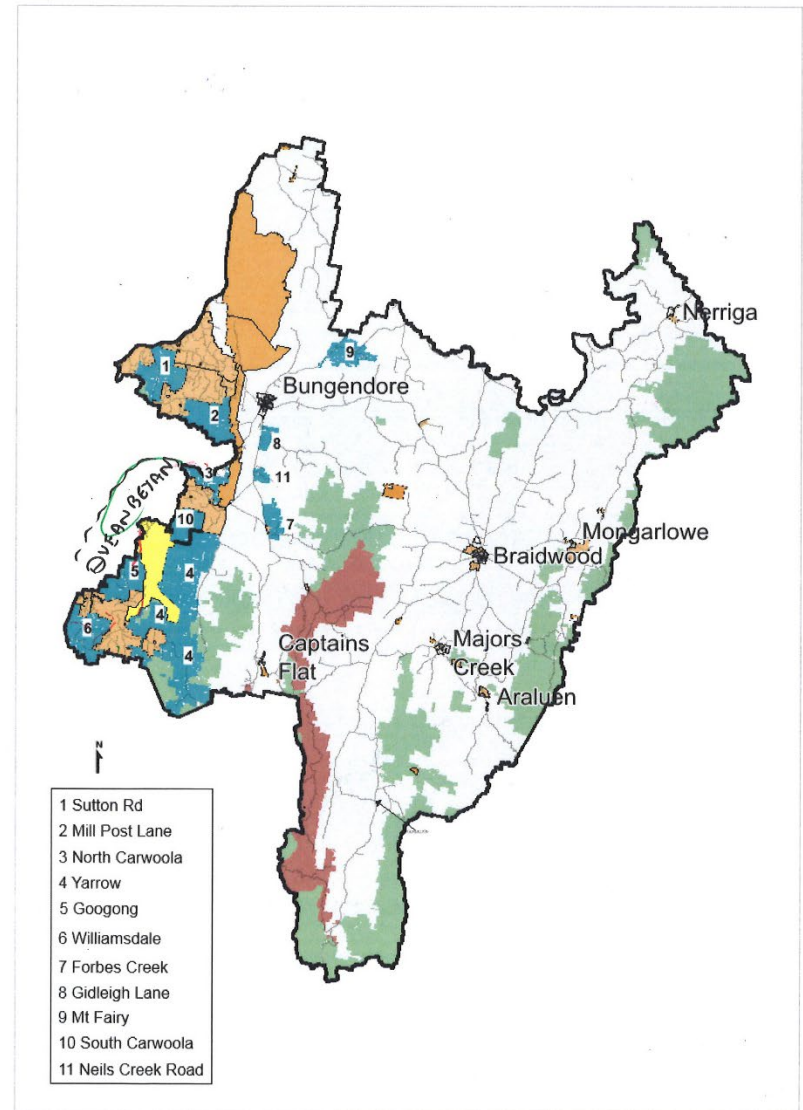
Figure 27: Peri urban interface



# A Regional Approach

## Palerang Approach vs Yass Approach

- Palerang Rural Lands Strategy (adopted 2017)

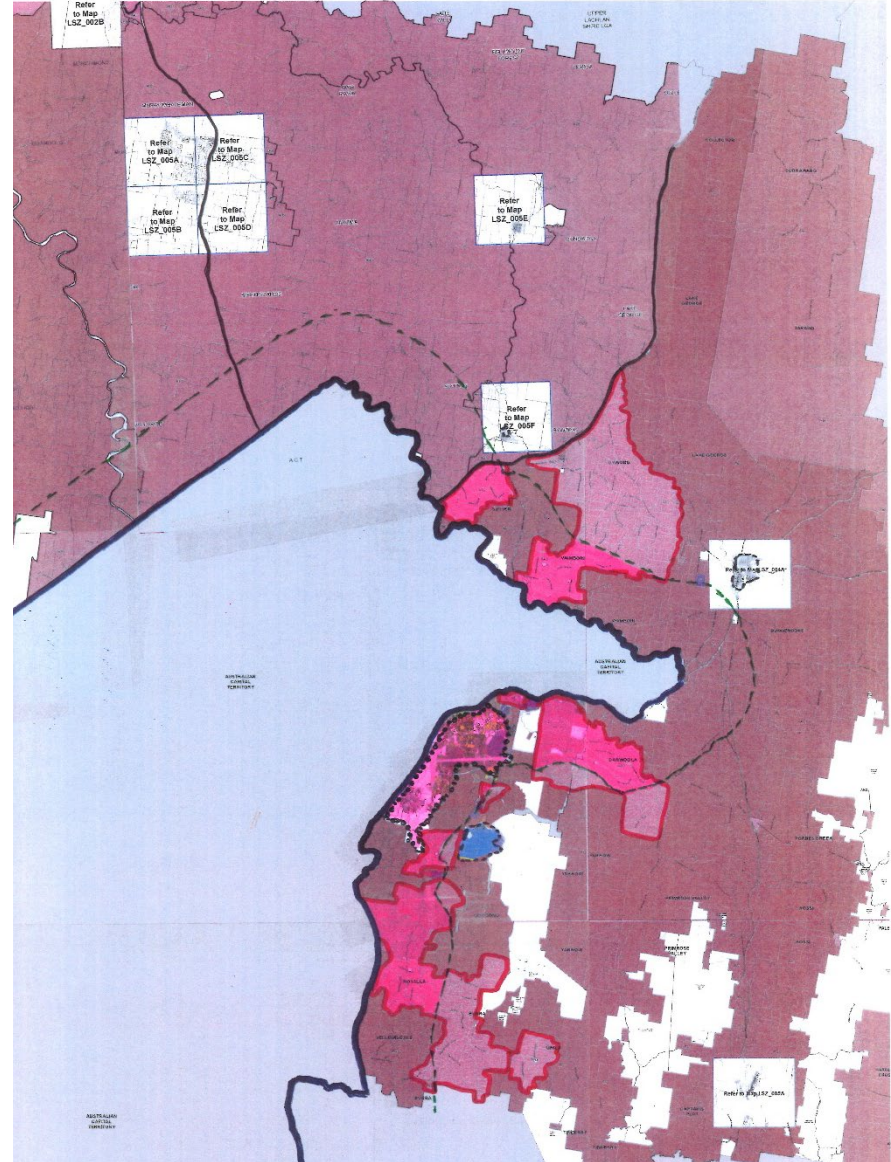


Source GBPS utilising Council GIS data

# A Regional Approach

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## Palerang Approach vs Yass Approach

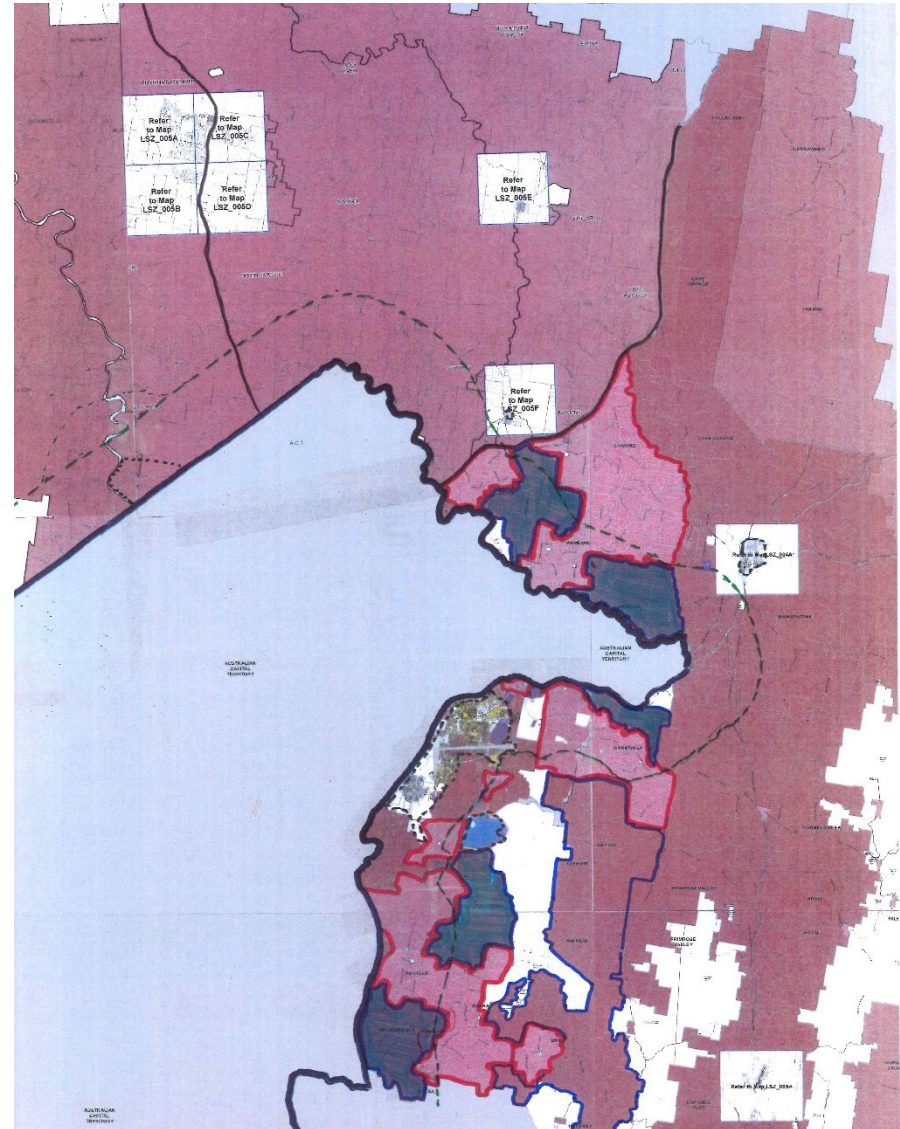




# A Regional Approach

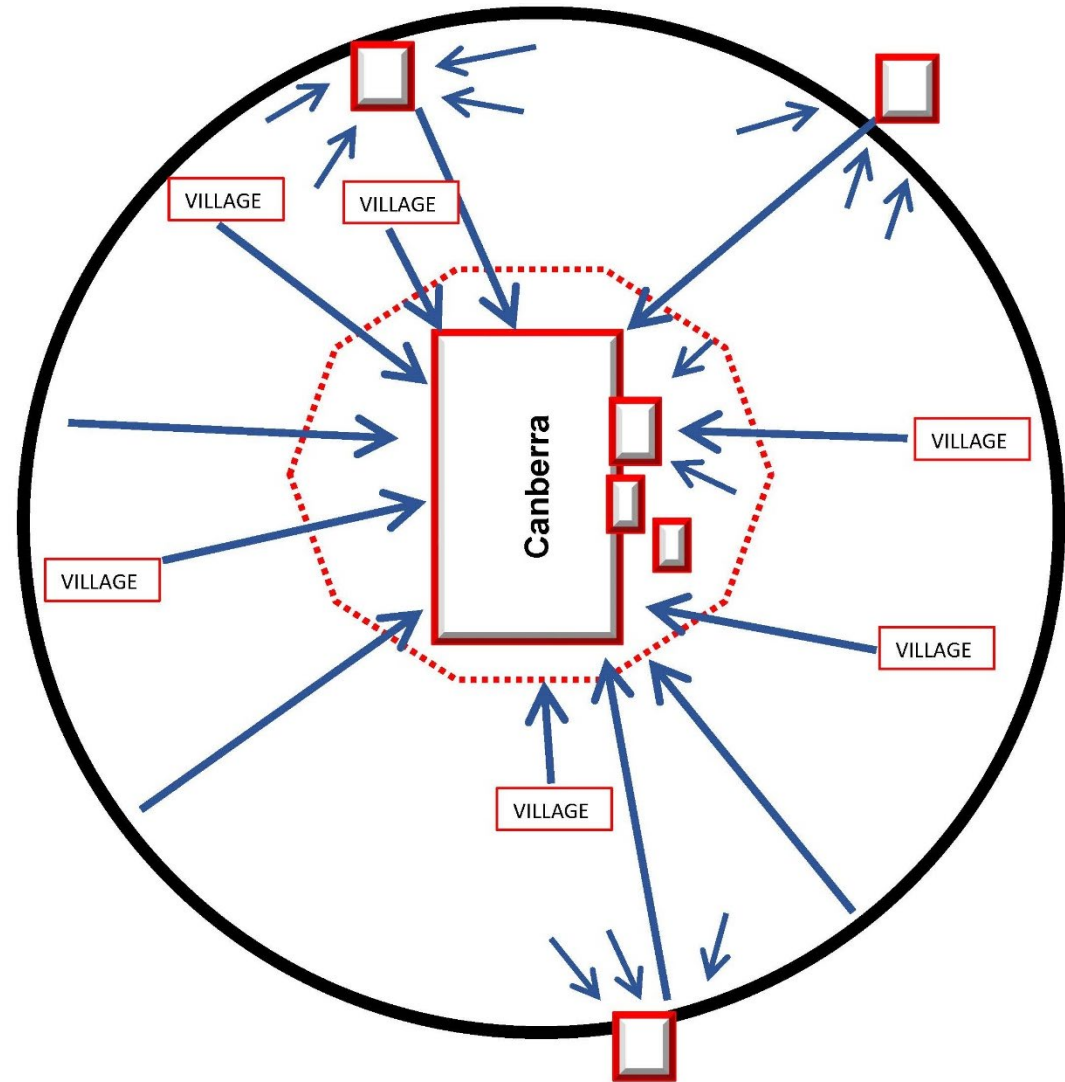
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## Palerang Approach vs Yass Approach



# What if there were no borders?

- No ACT Border
- No Yass Valley Border
- No Queanbeyan Palerang Border



# South East and Tablelands Regional Plan

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## “Direction 25”

Development proposals that are inconsistent with current planning strategies will be required to show how they meet the Settlement Planning Principles and:

- achieve sustainable urban outcomes that do not undermine existing strategic and local centres;
- resolve servicing and access issues with a particular focus on water availability and servicing; and
- are of sufficient scale and capacity to provide infrastructure at no cost to government.

# Where to from Here

- Council has adopted it's preferred Strategy
- Council considers that it has already determined the best use of land in the ACT peri-urban area
- Any alternative proposals would be inconsistent with the local strategy
- The South East and Tablelands Regional Plan doesn't help (although it may not be the absolute "barrier" that Yass Council suggests that it is)
- The ACT Planning Strategy doesn't help

# An Alternative Proposal

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- Detailed local area assessment
- Lifestyle housing supply and demand, community preferences
- Land characteristic assessment
  - Biodiversity
  - Land use conflicts
  - Agricultural economics
  - Yass benefits
  - Heritage
  - Water resources/catchments
  - Services
  - Transport/Traffic
  - Land capability/suitability, density, lot sizes
- Detailed Planning Proposal
- Submissions to Yass Valley Council and NSW Government

# But most of all .....

- Very Detailed “Development Control Plans” that show how any current development proposal can accommodate future change, such as conversion to urban development in the longer term.



# Discussion

# Questions