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**Sent:** Thursday, 25 August 2011 16:27  
**To:** Our Cities  
**Subject:** Submission

Dear Major Cities Unit

Queanbeyan City Council would like to make a submission in regard to the draft framework Creating Places for People an Urban design protocol for Australian cities. I am also aware that this submission is late but would hope that it will be accepted in any case.

Firstly let me state that this submission is made from a local government practitioners point of view operating in a statutory context which allows limited flexibility.

Generally the goals and principles espoused by the draft document are supported although it is recognised that some of these would be difficult to achieve in the statutory land use context that most local and state governments urban planners operate in and would need a whole of Council and/or state government response to achieve. Also the desire to establish a common language is supported.

However it is unclear in the draft how it is intended that the urban design principles guide proponents towards towards achieving the five goals at all stages of a development and it is felt that this should be spelt out more clearly probably in the section on the relationship with other policies and guidelines. For example if it is intended that the toolkit and case studies be applied on a voluntary basis and/or on a statutory basis this needs to be clarified probably in the relationship section.

Also as the draft states these type of principle/performance based solutions are likely to be most applicable in a capital city context particularly for the larger projects. However even then experience has been that they have had mixed reception from proponents/applicants at local government level where often proponents prefer prescriptive requirements. The draft needs consider and if possible to allow for this.

A possibility could be for the draft to suggest that the principles be given some sort of statutory recognition by the various jurisdictions at both at the strategic and the statutory planning stages e.g. as general principles to be applied or matters to be considered at rezoning stage and/or requirements to be satisfied at the development assessment stage.

Regards,

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Group Manager Strategic Development

