



Planning and Strategy Committee of the Whole

AGENDA

12 July 2017

Commencing at 5.30pm

**Council Chambers
253 Crawford St, Queanbeyan**

On-site Inspections - Nil

Council at its meeting of 23 November 2016 resolved (M/N 295/16) as follows:

The Planning and Strategy Committee of the Whole be delegated authority in accordance with Section 377 of the Local Government Act 1993 to determine matters pursuant to the:

- Environmental Planning and Assessment Act 1979
- Local Government Act 1993
- Swimming Pools Act 1992.
- Roads Act 1993
- Public Health Act 2010
- Heritage Act 1977
- Protection of the Environment Operations Act 1997

- 1 APOLOGIES**
- 2 PRESENTATION / DEPUTATIONS / PETITIONS**
- 3 DECLARATION OF CONFLICTS/PECUNIARY INTERESTS.....1**

STAFF REPORTS

- 4 ENVIRONMENT, PLANNING AND DEVELOPMENT**
 - 4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar3
 - 4.2 Request for Licence Agreement for Community Garden at 44 Helen Circuit, Googong11
- 5 INFORMATION REPORTS**
 - 5.1 New Simplified Housing Code15
- 6 COMMITTEE REPORTS**
 - 6.1 Heritage Advisory Committee (Queanbeyan) Meeting - 19 June 201717
- 7 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION ..19**
- 8 REPORTS FOR CLOSED SESSION**
 - Nil

LIST OF ATTACHMENTS –

(Copies available from General Manager's Office on request)

Open Attachments

Item 4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar

Attachment 1 79C(1) 20 Delmar Crescent - DA-82-2017 (Under Separate Cover)

Attachment 3 Draft Conditions - 20 Delmar Crescent - DA-82-2017 (Under Separate Cover)

Closed Attachments

Item 4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar

Attachment 2 Architectural Plans - 20 Delmar Crescent - DA-82-2017 (Under Separate Cover)

ITEM 3 DECLARATION OF CONFLICTS/PECUNIARY INTERESTS

The provisions of Chapter 14 of the Local Government Act, 1993 regulate the way in which Councillors and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions, voting on that matter, and require that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest

Recommendation

That the Administrator disclose any interests and reasons for declaring such interest in the matters under consideration by Council at this meeting.

4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent,
Karabar (Ref: C1796074; Author: Thompson/Rousell)

Summary

Reason for Referral to Council

This application has been referred to Council because a variation of development standards is sought under the provisions of Clause 4.6 of Queanbeyan Local Environment Plan 2012.

Proposal:	Dwelling Additions
Applicant/Owner:	Ace Simonovski Design Studio/Maria Morabito
Subject Property:	Lot 32, DP 13887 - 20 Delmar Crescent, Karabar
Zoning and Permissibility:	R2 Low Density Residential under Queanbeyan Local Environmental Plan 2012. Dwelling houses are permissible with consent in this zone, therefore dwelling additions are also permissible with consent.
Public Submissions:	Nil
Issues Discussed:	Variation to Clause 4.3 Height of Buildings under Queanbeyan Local Environmental Plan 2012.
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

Recommendation

1. That Council grant approval to vary ***Clause 4.3 – Height of Buildings*** of the QLEP 2012 to allow the proposed development to exceed the 5.5m height limit for the following reasons:
 - (a) To allow the upper floor of a fire damaged two-storey dwelling house to be reinstated;
 - (b) The two-storey dwelling maintains the same building envelope as the previously approved two-storey dwelling and therefore there is no change to streetscape and character; and
 - (c) The proposed development satisfies the objectives of QLEP 2012 and QDCP 2012 despite exceeding the height limit prescribed by QLEP 2012.
 2. That development application 82-2017 for dwelling additions on Lot 32, DP 13887, No. 20 Delmar Crescent, Karabar be granted conditional approval.
-

4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar (Ref: C1796074; Author: Thompson/Rousell) (Continued)

Background

Proposed Development

The development application is for dwelling additions to a previously approved two-storey dwelling house, Building Application 305/87. The previously approved dwelling had a building height of 8.1m and the proposed development has a building height of 8.3m, a 0.2m difference in height, resulting in minimal to no change to the building envelope. The previously approved dwelling contained a store room on the ground floor. The current application proposes this room as a second kitchen. The proposed second kitchen creates the potential for the ground floor of the dwelling to be used as a secondary dwelling. The kitchen on the ground floor has been removed from the proposal and the plans have been amended to reflect this.

The proposed dwelling additions include the construction of a second storey that was damaged by fire and subsequently demolished. The proposed development does not change the front setback of 7.48m, the side setbacks of 1m and 2.85m, and a rear setback of 15.97m. (Figure 1)

The dwelling additions will not extend outside of the footprint of the approved dwelling house before it was damaged by fire. The proposed development has a height of 8.3m, exceeding the 5.5m height limit prescribed in *Clause 4.3 – Height of Buildings* of the QLEP 2012.

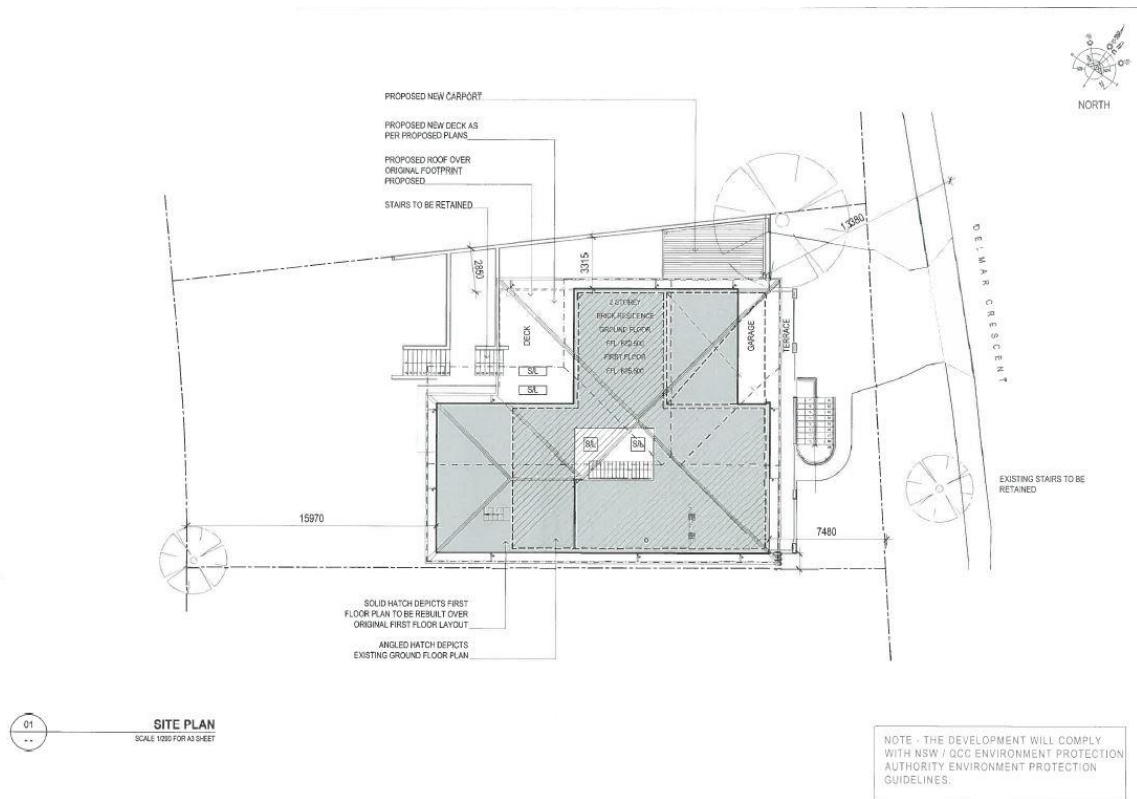


Figure 1: Site Plan (Source: Ace Simonovski Design Studio)

4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar (Ref: C1796074; Author: Thompson/Rousell) (Continued)***Subject Property***

The subject site is located within Queanbeyan with frontage to Delmar Crescent. The subject site contains the ground floor of a previously approved two-storey dwelling house that was damaged by fire. The existing face brick ground floor is to be retained, the proposed upper floor will be constructed of rendered masonry wall, and the proposed roof is constructed of colorbond sheet metal. The immediate locality is a mix of low and medium density residential with public recreation space located directly to the rear of the site. There are a number of single storey and two-storey residential developments located within the vicinity of the subject site. (Figure 2)



Figure 2: Subject Site and Locality (Source: IntraMaps)

Planning Requirements

Assessment of the application has been undertaken in accordance with Section 79C(1) of the Environmental Planning and Assessment Act (EPAA) 1979, as amended. The matters that are of relevance under Section 79C(1) are summarised in the attached *Section 79C(1) Table – Matters for Consideration*.

The following planning instruments have been considered in the planning assessment of the subject development application:

1. State Environmental Planning Policy No 55 – Remediation of Land;
2. State Environmental Planning Policy – Building Sustainability Index (BASIX) 2004;
3. State Environmental Planning Policy (Infrastructure) 2007
4. Queanbeyan Local Environmental Plan 2012 (LEP); and
5. Queanbeyan Development Control Plan 2012 (DCP)

4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar (Ref: C1796074; Author: Thompson/Rousell) (Continued)

The development generally satisfies the requirements and achieves the objectives of these planning instruments. The significant issue relating to the proposal for the Council's consideration is a variation to a development standard in the QLEP 2012 relating to the height of buildings. Clause 4.3 of QLEP 2012 prescribes a 5.5m building height and the proposed development has a height of 8.3m.

(a) Compliance with LEP

The application has been assessed against the QLEP 2012 and satisfies all but one provision. The proposed development is permitted with consent in the R2 – Low Density Residential zone. To view the detailed assessment see the attached *Section 79C(1) Table-Matters for Consideration*.

The application proposes an exception to *Clause 4.3 – Height of buildings* pursuant to *Clause 4.6 – Exceptions to development standards*. The exception to *Clause 4.3 – Height of buildings* is to allow the proposed dwelling additions to exceed the 5.5m height limit.

Applicant's Justification – The applicant has provided a number of reasons to justify the exception. A summary of these is provided below:

- a) *The two-storey dwelling house was approved and built in 1988. The lower level is of double brick construction and the upper level was of brick veneer construction. The existing dwelling house has an approximate cut of 3m, retained by masonry retaining walls. The major cut of the site was to incorporate a split level design that intended to follow the natural ground level of the site. The house fire occurred in November 2015 and the upper floor was deemed unliveable. Due to the double brick construction of the lower floor, it was deemed satisfactory and acceptable to continue its use. The upper floor has been demolished.*
- b) *Due to the heavy cut located on site a single story would result in a poor design outcome and have a negative impact on the streetscape as neighbouring properties are two-storey dwelling houses. If the dwelling house was to be reconstructed a single storey development, the site would have to be restored to its 1988 natural ground level which would result in the demolition of a number of structurally sound structures at great cost.*
- c) *The proposed dwelling addition does not increase upon the building height and envelope of the original dwelling approved in 1988. The proposed dwelling additions have been designed utilising best practice standards of solar orientation, overlooking, buildability, and wellbeing of the occupants. If a single storey design was to be adopted it would result in the occupants visual amenity being adversely impacted.*
- d) *The proposed development will be in keeping with the character of the locality. Neighbouring properties are two-storey developments that are cut into the ground similar to the proposed development. It is believed that a single storey design would be detrimental to the streetscape and occupants of the proposed development.*

Assessing Officer's Comments - Clause 4.6(2) states that development consent can be granted despite the development contravening a development standard, given that the development standard is not expressly excluded from the operation of this clause. It is considered that compliance with this development standard is unnecessary in the circumstances of the case, and there are sufficient environmental planning grounds to justify contravening the development standard.

4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar (Ref: C1796074; Author: Thompson/Rousell) (Continued)**Clause 4.3 – Height of Buildings**

The objectives of *Clause 4.3 – Height of Buildings*, are as follows:

- (a) *to ensure that the height of buildings complement the streetscape or the historic character of the area in which the buildings are located,*
- (b) *to protect the heritage character of Queanbeyan and the significance of heritage buildings and heritage items,*
- (c) *to nominate heights that will provide a transition in built form between varying land use intensities.*

The proposal has been assessed against the objectives of Clause 4.3 as being satisfactory. Due regard has been given to the streetscape and character of the area as well as the built form and land use. The 5.5m height limit prescribed by the QLEP 2012 originates from a superseded Development Control Plan No.22A Lands above Delmar Crescent. This DCP was adopted by Council in 1986 and included a single storey restriction that applied to eight lots on Delmar Crescent, Hakea Street and Winchester Place and transferred into QLEP 2012 as a 5.5m height limit (Figure 3). Of the eight affected lots, six lots contain approved two-storey dwellings, one lot contains a single storey dwelling, and one lot has not been developed. A precedence has been set and a variation to height as proposed is justified.



Figure 3: Height of Buildings Map (Source: IntraMaps)

Original Approval & Circumstances - The two-storey dwelling was approved in 1988 (Building Application 305/87) with a building height of 8.1m. If the dwelling was not damaged by fire then this development would not be required, and it is considered reasonable that the dwelling is reinstated. Additionally, the proposed dwelling has a height of 8.3m which is consistent with a number of dwelling houses on Delmar Crescent. A secondary dwelling is not proposed in this DA and therefore the second kitchen will be deleted from the plans should development consent be granted.

4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar (Ref: C1796074; Author: Thompson/Rousell) (Continued)

Adjoining Properties - It is considered that the proposed development will have a minimal impact on the adjoining properties in relation to overshadowing. An overshadowing assessment was undertaken by the primary and secondary assessing officer. The assessment showed that the proposed development would result in partial overshadowing of development at 22 Delmar Crescent. It was concluded that the impact of this overshadowing is considered reasonable and acceptable as the two single-storey detached dwellings located at 22 Delmar Crescent will receive a minimum of three hours of sunlight to private open space and north facing windows, and there is no change to what was there previously.

Scale, Streetscape & Character of the Locality - It is considered that the proposed development does not have a negative impact on the streetscape and is consistent with the locality and character of the area. The proposed development incorporates a number of materials and colours such as face brickwork, rendered masonry and colorbond to create a more attractive streetscape. The proposed development incorporates a balustrade and handrail, a number of windows to create articulation which in turn complements the streetscape. Impact on adjoining properties in regards to bulk and scale of the development is considered acceptable.

Topography - The subject site has a steep gradient falling from the rear of the site towards the front boundary. The rear of the dwelling is approximately 2.5m higher than the front of the dwelling. The topography of the site means that a substantial cut to the rear of the site would need to be made to allow for a single-storey dwelling. It is believed that a substantial cut combined with a single-storey dwelling would be detrimental to the streetscape as the second-storey acts as a screen to the cut by blending it into the design of the dwelling.

Assessment Conclusion - Taking into consideration the above assessment against Clause 4.6 of QLEP 2012, the applicant's submission to contravene the development standard Clause 4.3 of the QLEP 2012 is supported based on compliance with the development standard being unreasonable in the circumstances of this case. The circumstances of this case are considered unforeseeable as the approved dwelling was damaged by fire. If these circumstances were not apparent, the development application would not be required. As assessed above, contravention of this development standard will have minimal impact on adjoining properties and streetscape, will result in a development that is consistent with surrounding residential development and the locality, and maintains the objectives of the QLEP 2012, the objectives of Clause 4.3 of the QLEP 2012, and the objectives of R2 Low Density Residential zone.

(b) Compliance with DCP

The proposed development is consistent with the requirements of the Queanbeyan Development Control Plan 2012. For an assessment of the Queanbeyan Development Control Plan 2012 see the attached *Section 79C(1) Table-Matters for Consideration*

(c) Building Surveyor's Comments

Assessment completed and all relevant conditions related to bush fire have been entered.

4.1 Development Application 82-2017 - Dwelling Addition - 20 Delmar Crescent, Karabar (Ref: C1796074; Author: Thompson/Rousell) (Continued)

(d) Development Engineer's Comments

Water – Connect to existing 20mm service.

Sewer – Existing Connection.

Stormwater – Connect to existing gutter outlet.

Traffic and Parking – The lower level of the dwelling is to be retained. It comprises three parking spaces behind the building line (two garages and one carport) which comply with AS2890 length and width requirements.

Access – Existing vehicle kerb crossing and driveway to be retained.

Financial Implications

There will be no financial implications from the proposed development. Development contributions are not required for this proposal.

Engagement

The proposal required notification under QDCP 2012. No submissions were received.

Compliance or Policy Implications

The application has been assessed under Section 79C of the EPAA 1979. Refer to the attached *Section 79C(1) Table – Matters for Consideration*.

Conclusion

The submitted proposal for dwelling additions on Lot 32, DP 13887, No. 20 Delmar Crescent is supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and no submissions were received.

The proposal has been assessed under Section 79C EPAA 1979 including the relevant provisions of QLEP 2012 and QDCP 2012.

The development satisfies the requirements and achieves the objectives of these instruments. However, one exception from Queanbeyan Local Environmental Plan 2012 is proposed.

The main issue relates to:

- A request pursuant to Clause 4.6 of QLEP 2012 to vary the development standard in Clause 4.3 – Height of building prescribed by QLEP 2012.

The proposed development is considered suitable for the site, is compatible with the neighbourhood and can be conditioned to mitigate any potential impacts.

Attachments

Attachment 1	79C(1) 20 Delmar Crescent - DA-82-2017 (<i>Under Separate Cover</i>)
Attachment 2	Architectural Plans - 20 Delmar Crescent - DA-82-2017 (<i>Under Separate Cover</i>) - CONFIDENTIAL
Attachment 3	Draft Conditions - 20 Delmar Crescent - DA-82-2017 (<i>Under Separate Cover</i>)

**4.2 Request for Licence Agreement for Community Garden at 44 Helen Circuit,
Googong (Ref: C1798834; Author: Tegart/Warne)**

Summary

The Googong Residents Association (GRA) has requested Council's support to establish a Community Garden using land at 44 Helen Circuit, Googong (Lot 1365 DP 1217419) and to issue a Licence Agreement for use of the land.

Recommendation

- 1. That Council support a Licence Agreement with the Googong Residents Association for a Community Garden at 44 Helen Circuit, Googong (Lot 1365 DP 1217419) for a five year term commencing 01 August 2017.**
 - 2. That the proposal be publicly advertised in accordance with Section 47 of the Local Government Act.**
 - 3. That if no objections to the proposal are received, the General Manager be authorised to execute the Licence Agreement on behalf of the Council.**
-

Background

On 23 May 2017, Lot 1365 DP 1214719 (44 Helen Circuit, Googong) was transferred to the Council under the terms of the Googong Voluntary Planning Agreement. This property is a Public Reserve and was classified as "Community Land" at the 28 June 2017 Council meeting. The area allocated for the community garden is hatched in blue on the plan at Page 3 of this Report. A more detailed plan of the garden proposal is also copied below.

Members of the Googong Residents Association (GRA) have been in consultation with, and have the full support of the Googong PEET Team to develop a community garden in the township and 44 Helen Circuit has been identified and set aside as an ideal location for this project.

Googong Development has spent years consulting with the public on aspects of the township and the proposal for a community garden has been positively embraced by the Googong community and will be managed by the GRA.

After a recent meeting between Council officers and representatives from the GRA, Council has been formally requested to consider a five year Licence Agreement with the GRA for the land at 44 Helen Circuit, Googong for use as a community garden.

The community garden will offer food growing plots for rent, include demonstration gardens, regular workshops, general gardening related activities and also be a hub for meetings, get-togethers, barbecues and the like for GRA members.

The proposed opening hours for the garden are 7am to 8pm, with extended hours on Fridays, Saturdays and Sundays during daylight saving periods.

4.2 Request for Licence Agreement for Community Garden at 44 Helen Circuit, Googong (Ref: C1798834; Author: Tegart/Warne) (Continued)

The GRA consists of an enthusiastic group of residents who are driven to see the community garden progress, expand and succeed. The community garden proposal ties in with the social sustainability aspects promoted at Googong and will offer yet another benefit to residents of the township.

Implications***Legal***

In accordance with *Section 47* of the *Local Government Act 1993*, the proposed Licence Agreement should be publicly advertised and the Council would need to consider any public input provided.

It is suggested that the matter only come back to the Council if there is an adverse reaction to the proposal.

Environment & Sustainability

It has been widely demonstrated that community gardens bring positive environmental benefits and sustainability initiatives to the communities in which they operate. They bring vegetational diversity to public open space, creating a useful tool for urban improvement. By diversifying the use of open space and creating the opportunity for passive and active recreation, community gardens improve urban environments. The diversity of plant types found in community gardens provide habitat for urban wildlife, increasing their value for improving the natural environment.

Financial

It is proposed that a nominal fee of \$1.00 be applied, if and when demanded. GRA would not be required to pay rates, however waste/garbage and water use charges will be payable. This is consistent with the terms of the Licence Agreement between Council and the Queanbeyan Sustainability Group for the Community Garden in Henderson Road, Queanbeyan.

Conclusion

Community Gardens are beneficial resources and it is recommended that the request for a Licence Agreement be supported.

4.2 Request for Licence Agreement for Community Garden at 44 Helen Circuit, Googong (Ref: C1798834; Author: Tegart/Warne) (Continued)



Attachments

Nil

5.1 New Simplified Housing Code (Ref: C17100628; Author: Thompson/Cheung)

5.1 New Simplified Housing Code (Ref: C17100628); Author: Thompson/Cheung
Report

The NSW Planning and Environment (the Department) have released the new simplified Housing Code, and other minor changes to the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP) including minor amendments to granny flats and group homes to clarify definitions and further simplify these policies.

These changes were notified in the NSW Government Gazette on 16 June 2017 and will commence on 17 July 2017.

The new Housing Code allows one and two storey homes, renovations and extensions to be carried out under a fast-track complying development approval which can be issued in 20 days. The changes to the Code set out clear, easy to understand planning rules, including diagrams and tables. Benefits of the changes also include:

- clear and simple planning rules;
- time and money savings for homeowners;
- faster approvals for new homes and renovations;
- more certainty for certifiers and councils when assessing proposals; and
- cutting red tape.

The most notable changes is that the multiple tiers of requirements for each issue that depends on criteria (such as lot size) has been reduced from the existing 4 to 6 tiers to 2 or 3. For example a comparison of controls relating to required landscape area is shown below:

Existing controls under Clause 3.24(1)	New controls under Clause 3.27(1)						
<p>3.24 Landscaped Area</p> <p>(1) A lot on which development specified for this code is carried out must have a landscaped area of at least the following:</p> <p>(a) if the lot has an area of at least 200m² but not more than 300m²— 10% of the area of the lot,</p> <p>(b) if the lot has an area of more than 300m² but not more than 450m²— 15% of the area of the lot,</p> <p>(c) if the lot has an area of more than 450m² but not more than 600m²— 20% of the area of the lot,</p> <p>(d) if the lot has an area of more than 600m² but not more than 900m²— 30% of the area of the lot,</p> <p>(e) if the lot has an area of more than 900m² but not more than 1,500m²— 40% of the area of the lot,</p> <p>(f) if the lot has an area of more than 1,500m²—45% of the area of the lot.</p>	<p>3.27 Minimum landscaped area</p> <p>(1) The minimum landscaped area that must be provided on a lot is shown in the following table:</p> <table border="1" data-bbox="906 1218 1417 1301"> <thead> <tr> <th data-bbox="906 1218 1007 1245">Lot area (m²)</th> <th data-bbox="1007 1218 1417 1245">Landscaped area</th> </tr> </thead> <tbody> <tr> <td data-bbox="906 1245 1007 1272">200m²–300m²</td> <td data-bbox="1007 1245 1417 1272">15% of lot area</td> </tr> <tr> <td data-bbox="906 1272 1007 1301">>300m²</td> <td data-bbox="1007 1272 1417 1301">50% of lot area minus 100m²</td> </tr> </tbody> </table>	Lot area (m ²)	Landscaped area	200m ² –300m ²	15% of lot area	>300m ²	50% of lot area minus 100m ²
Lot area (m ²)	Landscaped area						
200m ² –300m ²	15% of lot area						
>300m ²	50% of lot area minus 100m ²						

**5.1 New Simplified Housing Code (Ref: C17100628; Author: Thompson/Cheung)
(Continued)**

Most of the key restrictions and controls from the existing Housing Codes have been carried across to the new Housing Code, this means:

- The new Housing Code only applies to Zone R1, R2, R3, R4 or RU5, thus new dwelling houses in Zone E3 and E4, where most of the rural residential type of development is located, still require development consent from Council.
- New dwellings on land affected by a bush fire attack level-40 (BAL-40) or flame zone (BAL-FZ) cannot be assessed using complying development.
- Excavation allowed under Complying Development is limited to:
 - if located not more than 1m from any boundary—1m;
 - if located more than 1m but not more than 1.5m from any boundary— 2m;
 - if located more than 1.5m from any boundary—3m.

It is also noted that the Department is reviewing Complying Development in Greenfield Areas, thus more specific requirements and controls for Complying Development in Greenfield Areas may be introduced in the future.

Recommendation

That the report be received for information.

Attachments

Nil

6.1 **Heritage Advisory Committee (Queanbeyan) Meeting - 19 June 2017 (Ref: C1793695; Author: Thompson/Carswell)**

Present: Sue Whelan (Chair), Heather Thomson, Jane Underwood, Pip Giovanelli, David Loft, Brendan O'Keefe

Also Present: David Carswell, Jordana Mitchell, Mike Thompson

Others Present:

The Committee recommends the Minutes be noted and endorse the Resolutions contained therein:

Apologies: Nil

1. Confirmation of Reports of previous meetings held on 12 April and 15 May 2017

Recommendation (H Thomson/J Underwood)

That the Reports of the meetings of the Committee held on 12 April 2017 and 15 May 2017 be confirmed.

2. Business arising from Minutes

Nil

Declaration of Conflicts of Interest

Nil

3. Aquatic Centre

Pip Giovanelli met with Council staff to assess the heritage value of the kiosk and other structures proposed to be demolished and/or altered at the Queanbeyan Aquatic Centre. He noted that the kiosk does not add to the heritage value of the site and the mesh gates do not enhance the old entrance and that there is great potential to improve the space by demolishing the kiosk.

The toddler's pool was also discussed. It has some historic social value, however it is dilapidated and according to pool staff, extremely under-utilised. Sue Whelan raised the need for the community to have a facility to teach toddlers water safety and questions were raised regarding whether the proposed replacement water playground would adequately address this. It was agreed that there is need for refurbishment and improvement of the space but not whether this would require demolition of the current pool.

Very little information appeared to exist regarding the history of the toddler's pool and it was agreed that a history of the entire pool should be recorded.

Recommendation (O'Keefe/Underwood)

- HAC 005/17**
- a) **The Committee supports the demolition of the kiosk and other minor works.**
 - b) **The Committee does not support the demolition of the toddler's pool at this stage but would prefer to see options proposals for the space developed and placed on public exhibition (external to the DA process).**

6.1 Heritage Advisory Committee (Queanbeyan) Meeting - 19 June 2017 (Ref: C1793695; Author: Thompson/Carswell) (Continued)

- c) That the feedback from the public exhibition period be bought back to the Committee for further consideration.

HAC 006/17 The Committee recommends that a full history of the pool be recorded.

4. Boer War Memorial – RSL Request to relocate

A request from the Chairman of the RSL to relocate the Boer War Memorial has been received to enable better access on special days such as ANZAC day. The Committee discussed the current location of the memorial which is in Lowe Street opposite the carpark entrance and noted that it has been relocated several times in the past. It was also noted that it is currently difficult for people to access on ANZAC day and set apart from the other memorial area at the Tourist Information Centre. While the relocation request did not specify any particular location, the Committee had no objection in principle to moving the memorial to a new location that better suits the needs of the community. Further consultation with the RSL as to a new location should be undertaken.

5. Vote of Thanks

Mr Thompson noted that it would be Sue Whelan's last meeting as Chair and on behalf of the Committee thanked her for her efforts. The Committee was unanimous in their thanks.

6. Next Meeting

Next meeting will be held on Monday 17 July 2017 in the Committee Room commencing at 5.30pm.

There being no further business, the meeting closed at 6.20pm.

Attachments

Nil

7 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION

It is necessary for the Council to adopt a resolution to formalise its intention to deal with certain matters in Confidential Session. The reports are incorporated in the “confidential” business paper which has been circulated to Councillors.

The Local Government Act, 1993 requires the General Manager to identify those matters listed on the business paper which may be categorised as confidential in terms of Section 10A of the Local Government Act, 1993.