



PLANNING AND STRATEGY COMMITTEE OF THE WHOLE MEETING

MINUTES OF THE PLANNING AND STRATEGY COMMITTEE OF THE WHOLE OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 9 August 2017 commencing at 5.30pm.

ATTENDANCE

Administrator: T. Overall (Chair)

Staff: P Tegart, Interim General Manager; M Thompson, Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections; J Richards, Portfolio General Manager Community Choice.

Also Present: W Blakey, Management Accountant (Clerk of the Meeting) and S Edwards (Minute Secretary).

1. APOLOGIES

Recommendation

Nil

2. PRESENTATIONS/DEPUTATIONS/PETITIONS

PLA081/17

RESOLVED (Overall)

That all presenters be heard.

- Special Presentation – Malcolm Leslie of Googong Township Pty Limited – Development Application 123-2017 – Subdivision of Neighbourhood 2 – Googong (to be determined by the Joint Regional Planning Panel - JRPP)
- David Doyle – Item 4.3 – Request to Demolish Fire Damaged Dwelling – Cattle’s Cottage – 3 Booth Street – Queanbeyan East – Attached to Queanbeyan Golf Club.
- Paul Hubbard – Item 5.1 – Amendment to Queanbeyan Development Control Plan 2012.
- Sam Alame – Item 4.4 – Request to Construct Carpark on Council Land for Joint Use Facilities – Lots 1362 DP 1154538 – 5 McMahon Drive and Lot 1338 DP 1112117 – 3 McMahon Drive, Bungendore.
- Meredith Cameron – Item 4.2 – Development Application 170-2016 – Dwelling Additions – 39 Campbell Street, Queanbeyan.

3. DECLARATIONS OF INTEREST

PLA082/17

RESOLVED (Overall)

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

The Administrator declared a non-significant, non-pecuniary interest in Item 5.1 as he resides in an area referenced in the report.

STAFF REPORTS

4. ENVIRONMENT, PLANNING AND DEVELOPMENT

4.1 Development Application 90-2016 - Small Lot Housing and Subdivision - Lot 1329 DP 1217419 - Helen Circuit - Googong

PLA083/17

RESOLVED (Overall)

1. That approval be granted to the following variations to the Googong DCP for the reasons detailed in this report and the attached Sec79C Matters for Consideration:
 - a) The non-compliance with the requirements of Part 4 of Googong DCP in relation to Lot 1 having a frontage less than the 10m requirement;
 - b) The proposal not satisfying the requirements of Part 5 of Googong DCP in relation to the verge width (less than 2m requirement) for laneways and the length of the proposed laneway exceeds 80m requirement.
 - c) The non-compliance with the requirements of Part 7 of the Googong DCP in relation to the proposed fencing forward of the building line of dwellings on lots 2 -12 which exceeds 1.2m high.
 - d) The non-compliance with the requirements of Part 7 of the Googong DCP in relation to the principal private open space (PPOS) of dwellings 3-12 located forward of the building line.
 - e) The various non-compliances with the requirements in Table 1 Assessment of Part 7 of Googong DCP in relation to width of articulation zone exceeding 60% of the dwelling width, the studio dwelling has a minimum side setback of 500mm from public laneway and the proposed balcony has a zero setback from the public laneway on Lot 1A and the landscaped area behind of the building line of dwellings on Lots 3, 5 and 10 is less than 50% requirement.
2. That development application 90-2016 for the Subdivision of land to create 13 x Torrens Title lots, 2 x Strata lots, 1 residue lot and 1 x public laneway, and erection of 13 x dwellings (including 1 x dwelling house, 7 x attached dwellings, 4 x semi-detached dwellings and 1 studio dwelling) on Lot 1329 DP 1217419 (formerly known as Lot 63 DP 1208211), Corner of Helen Circuit and Gorman Drive, Googong be granted conditional approval.

4.2 Development Application 170-2016 - Dwelling Additions - 39 Campbell Street, Queanbeyan.

PLA084/17

RESOLVED (Overall)

1. That approval be granted to a variation to Clause 2.5 of Part 2 of Queanbeyan Development Control Plan 2012 to allow the proposal to be assessed under the Draft Queanbeyan Flood Plan Risk Management Plan for the following reasons:
 - (a) The proposal is consistent with the Draft Flood Plan and the NSW Government Flood Policy
 - (b) The raised footings section of the extension has been designed to allow any potential flood water to pass through due to a vertical slat base. This base will have 100mm gaps.
 - (c) The subject site is in an area which has not previously experienced high velocity flows. As such a floor level that is at or above the 1:100 Flood level is acceptable in this case.
 - (d) The extension has been designed to meet the objective of this Clause by being designed to meet the flood risk of the area.
 - (e) In regards to the proposed extension at the existing floor level, the variation equates to only an extra 12m² than the 20% permitted within the QDCP2012.
 - (f) The proposal achieves an acceptable balance between the two conflicting site constraints of heritage and flooding.
2. That development application 170-2016 for dwelling additions on Lot 1 DP 38012, No. 39 Campbell Street, Queanbeyan be granted conditional approval.

4.3 Request to Demolish Fire Damaged Dwelling - Cattle's Cottage - 3 Booth Street - Queanbeyan East - Attached to Queanbeyan Golf Club

PLA085/17

RESOLVED (Overall)

1. That Council note that it has reviewed and heard representations on the Notice of Proposed Order (NOPO 2016/1009) issued in relation to the fire damaged dwelling located at 3 Booth Street, Queanbeyan East.
2. That Council finalise an Order under *the Environmental Planning and Assessment Act 1979* with the following changes to NOPO 2016/1009:
 - a. Remove the requirement for a Heritage Report noting that a Heritage Assessment has now been provided to Council.
 - b. Retain the requirement for a set of photographs of the complete exterior and interior of Cattle's Cottage

- prior to demolition.
- c. Provide for the demolition of all remaining existing structures on the site including but not limited to:
 - i. The fire damaged roof, wall and floor frame of the existing fire damaged building;
 - ii. The existing brick chimneys;
 - iii. Any floor slabs or footings;
 - iv. Filling in of the cellar;
 - v. The adjoining garage.
 - d. Provide that the majority of bricks from the chimneys are to be recovered and cleaned for future use to construct an interpretive device/signage on, or near the existing building's footprint, explaining the significance of the site in the context of the early history of European Queanbeyan and the significance of the bricks. Such device to be designed in conjunction with Council's Urban Landscapes Team to ensure consistency with Council's desire for heritage signage and to be constructed within 18 months of the date the Order is given.
 - e. Provide for the submission to, and approval by Council, of a demolition and remediation plan prior to commencement of demolition work.

4.4 Request to Construct Carpark on Council Land for Joint Use Facilities - Lots 1362 DP1154538 - 5 McMahon Drive and Lot 1338 DP1112117 - 3 McMahon Drive, Bungendore

PLA086/17

RESOLVED (Overall)

1. That Council agree in principle to Council's community land on Lot 1338 DP1112117, 3 McMahon Drive, Bungendore being used for the purposes of shared carpark for childcare purposes and community use subject to the following:
 - a) Any such carpark to be constructed at the full cost of the proponent.
 - b) The carpark to be constructed to standards as determined by Council.
 - c) On completion the carpark to be handed to Council as a Council asset.
 - d) The applicant to enter into an agreement with Council for the shared use of the carpark: such agreement to include provision for a contribution to future maintenance of the carpark based on rejuvenation of the asphalt surface in 15-20 years.
2. That the General Manager be authorised to enter into negotiations with the proponent based on the above, including investigating whether Council would benefit from contributing additional Council funds to boost the overall numbers of carparking spaces available in the area.

5. STRATEGIC DEVELOPMENT

PLA087/17 **5.1 Amendment to Queanbeyan Development Control Plan 2012**
RESOLVED (Overall)

That this matter be referred to a meeting of the newly elected Council for determination.

PLA088/17 **5.2 Stronger Country Communities Fund (SCCF)**
RESOLVED (Overall)

That this matter be delegated to the General Manager to determine and submit applications for SCCF, for projects listed in the report.

PLA089/17 **5.3 Tourism Plan and Tourism Policy**
RESOLVED (Overall)

That Council

1. Note the feedback received during the public exhibition period.
2. Adopt the Tourism Plan, as amended.
3. Adopt the Tourism Policy.

PLA090/17 **5.4 Easy To Do Business**
RESOLVED (Overall)

That Council

1. Endorse Queanbeyan-Palerang Regional Council's participation in the Easy to do Business Proof of Concept until 30th June 2018.
2. Delegate the relevant customer service functions related to the administration of the 'Easy to do Business' program to the Chief Executive Officer, Service NSW in accordance with the Service Partnership Agreement as required under the Service NSW (One-stop Access to Government Services) Act 2013.
3. Endorse Queanbeyan-Palerang Regional Council's participation in the Outdoor Dining Trial from September 4th 2017 through to June 30th 2018.
4. Note the Easy to Do Business Program service fee of \$5,000 p.a

6. INFORMATION REPORTS

PLA091/17 **6.1 Land-Use Planning Projects / Activities - Status Report**
RESOLVED (Overall)

That the report be received for information.

PLA092/17 **6.2 Release of the South East and Tablelands Regional Plan**
RESOLVED (Overall)
That the report be received for information.

PLA093/17 **6.3 St Stephen's Church and Manse Nomination for State Heritage Listing - 2 Morisset Street, Queanbeyan**
RESOLVED (Overall)
That the report be received for information.

7. COMMITTEE REPORTS

PLA094/17 **7.1 Heritage Advisory Committee (Queanbeyan) Meeting - 17 July 2017**
RESOLVED (Overall)
That the report of the Heritage Advisory Committee (Queanbeyan) Meeting, 17 July 2017 be noted.

At this stage in the proceedings, the time being 6.19pm Mr Overall announced that the Agenda for the meeting had now been completed.

**TIM OVERALL
ADMINISTRATOR
CHAIRPERSON**