



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

19 December 2018

Commencing at 5:30pm

Bungendore Council Chambers

On-site Inspections- Nil

12 SUPPLEMENTARY REPORTS

12.15 Site for Pre School - Queanbeyan3

LIST OF ATTACHMENTS –

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

Open Attachments

Nil

Closed Attachments

Nil

12.15 Site for Pre School - Queanbeyan (Ref: C18174473; Author: Tegart/Warne)

Summary

This report is to seek Council support for the development of a third Pre School in Queanbeyan and assist the Queanbeyan Pre School Association through the provision of site for this purpose.

Recommendation

That:

1. **The report be received and noted.**
2. **Council support in principle the provision of a suitable site for the development of a third Pre School in Queanbeyan, within either of Council Reserve off Hoover Road, or at 126A Morton St.**
3. **Planning issues associated with the two potential sites identified be investigated.**
4. **If either site is suitable and supported by the Queanbeyan Pre School Association, then Council agree to progress a Licence Agreement for the use of the land in accordance with the provisions of the *Local Government Act 1993*.**
5. **Subject to the above, the Council agree to progress the appropriate planning assessments for the development of the Pre School, upon lodgement of relevant development applications by the Queanbeyan Pre School Association.**

Background

The Queanbeyan Pre School Association (QPSA) has received Government funding to build a third Pre School in the Queanbeyan area and has approached the Council to assist with the provision of a site.

The Council has traditionally been supportive of the QPSA and currently it has two sites located upon Council managed land. The Harris Park Pre School is located in Harris Park, which is a Crown land area, and the Waratah Pre School is located off Alanbar Road on Council land.

There is some urgency in finding a suitable site as the government funding will expire if the project is not commenced within six months. An area of approximately 1,500 m² is required. A presentation was made to a recent Council workshop.

Two sites have been identified as worthy of further investigation.

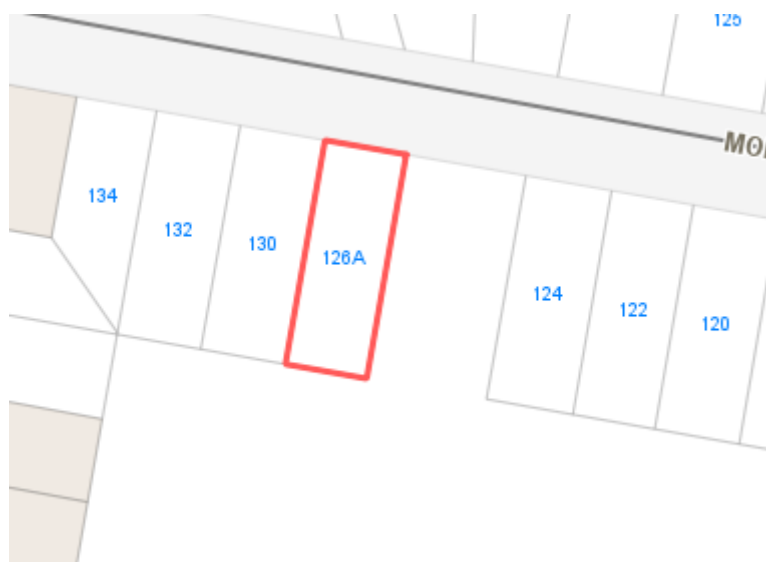
12.15 Site for Pre School - Queanbeyan (Ref: C18174473; Author: Tegart/Warne)
(Continued)

Site 1 – Council Reserve off Hoover Road as shown hereunder:



The Reserve is zoned as RE1 – Public Recreation under the Queanbeyan LEP 2012 and is approx. 8000 M2

Site 2 – 126A Morton St is a site of partially crown land and a lot owned by the Council and has a combined area of 1,800 m2.



There is a major drainage line through the Council land that is prohibitive for development but the adjacent area is relatively unencumbered.

No 126A Morton Street is zoned R3 Medium Density Residential. The adjacent site is be part of Freebody Oval. This site is zoned RE1 Public Recreation, Council records state that it is crown reserve. 126A Morton Street was rezoned with the notion of it being sold for residential purposes, but the existence of major infrastructure makes such development prohibitive.

This site is also used for access to Freebody Oval. Through creative design it may be possible to build a facility on the unencumbered area and playgrounds on the balance of the site. It should also be possible to create a walkway through to Freebody Oval.

It is possible for a site comprising crown land and Council land to be used for community purposes.

Because of time limitations it has not been possible to thoroughly investigate the planning issues associated with these sites. The Association is keen to have some commitment from

**12.15 Site for Pre School - Queanbeyan (Ref: C18174473; Author: Tegart/Warne)
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the Council to assist with the provision of a site, in order that it can advise the funding authority.

Implications***Legal***

If the Council is to approve the use of either a Council property or a crown land area under Council management for the purpose of a Pre School generally, a Licence Agreement is entered into with the Pre School for the use of the Land.

If either site is decided to be suitable it would be appropriate to indicate that the Council would be prepared to progress a Licence Agreement for the use of the land in accordance with S 47 of the *Local Government Act 1993*.

Policy

The Council has no specific policy to provide support to the QPSA but by practice has been supportive of the creation of new facilities in the past.

At present the QPSA has a huge waiting list which has exacerbated the need for a new Pre School. The existing sites are at capacity with no opportunity for expansion. The Harris Park facility was extended about 4 -5 years ago.

Environmental

The proposed Pre School would need to receive planning approval.

The State Environmental Planning Policies (SEPP) provide for Educational Establishments and Child Care Facilities and Pre-schools seem to be covered under the SEPP.

The appropriateness of both sites to be suitable will need to be fully explored as both have drainage infrastructure encumbrances. It may be possible with creative design that the sites could be adapted for the proposed purpose.

If a DA is progressed there will be public consultation, and there could be some community reaction to the use of parkland for this purpose.

Asset

Any facility that is built would be an asset of the QPSA. In the past the Council has assisted the QPSA by carrying the building insurance for the facility, but contents insurance is the responsibility of the Association.

Social / Cultural

With the greater Queanbeyan population rapidly expanding, the need for a new Pre-School is vital. As advised there are over 300 children on the waiting list. In addition, some Federal and State Election commitments regarding additional Pre School education will add further to the demands upon the QPSA to provide Pre School places and services.

Engagement

Community Engagement would occur as part of the planning process.

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(Continued)

Financial

Rental for the existing Pre Schools is levied at valuation, but offset by an equivalent Council donation in accordance with the Rental Rebate policy.

It is expected that a similar arrangement would be put in place.

Conclusion

It would be of great assistance to the QPSA to know that the Council is committed to assisting it build a third Pre School. Two sites have been identified that have potential and Council support is requested to progress the potential of these sites.

Attachments

Nil