



Ordinary Meeting of Council

23 January 2019

**UNDER SEPARATE COVER
ATTACHMENTS**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 12.2 DA-168-2018 - BULKY GOODS PREMISES - 6 BUNGENDORE
ROAD, QUEANBEYAN EAST

ATTACHMENT 1 DA 168-2018 - SECTION 4.15 ASSESSMENT - 6
BUNGENDORE ROAD, QUEANBEYAN EAST

ATTACHMENT - SECTION 4.15(1) TABLE – Matters For Consideration

This application has been assessed under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No 168-2018**

Environmental Planning and Assessment Act 1979

Under Section 4.47 of the EP&A Act 1979, the proposal is considered to be integrated development and approval under the Water Management Act 2000 is required. The application is considered to be integrated development under Section 91 of the Water Management Act 2000 as the development is located within 40m of a stream, lake or lagoon. The application was referred to Department of Primary Industries (Office of Water) seeking General Terms of Approval (GTA's).

Department of Primary Industries (DPI) – Water

General Terms of Approval were received from Natural Resources Access Regulator (NRAR) on the 1 August 2018. The proposed development requires a Controlled Activity Approval under the Water Management Act 2000. As the GTA's were issued prior to Council receiving amended plans, amended GTA's were requested by Council. Council received correspondence from NRAR on 9 January 2019 stating that the GTA's issued on 1 August 2018 remained valid. The General Terms of Approval will be included in the development consent (if granted) as a condition as well as a schedule at the back of the consent. The GTA's state that an application for a Controlled Activity Approval is to be made upon granting of development consent, as the GTA's do not constitute an approval under Water management Act 2000. A condition of consent has been imposed to reflect this.

Biodiversity Conservation Act 2016

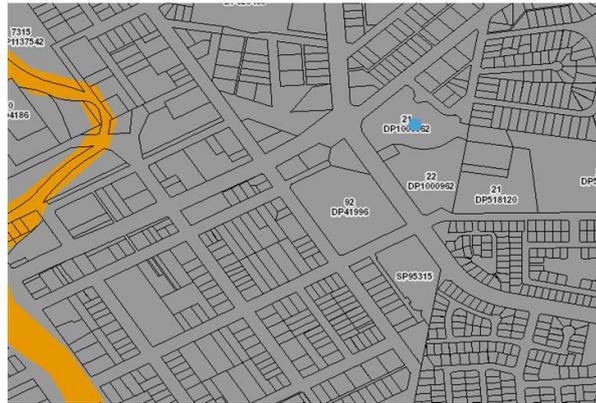
Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The assessment process under the EPBC Act can occur outside the NSW planning system and requires input from the Federal Department of Environment. Any EPBC Act requirements associated with this proposal are discussed later in this section.

Section 7.2 of the Biodiversity Conservation Act 2016 sets out the requirements of development that is "likely to significantly affect threatened species". Such development includes development that;

- is likely to significantly affect threatened species or ecological communities (according to the test in Section 7.3), or
- exceeds the biodiversity offsets scheme threshold, or
- is carried out in a declared area of outstanding biodiversity.

The minimum lot size for the subject site is 1500m² (0.15ha) and therefore the threshold for clearing is 0.25 ha (2500m²).

The subject site is not identified as being a declared area of outstanding biodiversity on the Biodiversity Offset Scheme Entry Tool (as shown below).



Source: Biodiversity Offset Scheme Entry Tool

Section 7.3 of the Biodiversity Conservation Act 2016 sets out what must be considered in determining whether a proposed development will have a significant impact. The applicant submitted documentation addressing the 5 part test of significance under Section 7.3 of the Biodiversity Conservation Act 2016. The submissions summarises that there are no threatened species or endangered ecological communities on site as majority of the trees proposed to be removed are not naturally occurring trees as they have been planted on site. Additionally, the proposal does not include Key Threatening Processes listed in Schedule 4 of the Act. It is considered that the proposed development does not trigger the requirements of the Biodiversity Offsets Scheme.

State Environmental Planning Policies

The proposed development has been assessed in accordance with the requirements of the relevant State Environmental Planning Policies (SEPPs) including any draft SEPPs and a summary is provided in the following table:

SEPP COMMENTS	COMPLIES (Yes/No)
State Environmental Planning Policy No 44 – Koala Habitat Protection	
It is considered that this policy does not apply to the proposed development as Queanbeyan Local Government Area is not identified in Schedule 1 of the SEPP. Former Yarrowlumla LGA is located within the QPRC LGA, however, the subject site is part of the former Queanbeyan City Council LGA and therefore does not apply.	Yes
State Environmental Planning Policy No 55 - Remediation of Land	
<p>The site is located in the B5 Business Development Zone under QLEP 2012. The land was previously used for the Queanbeyan City Council Depot (including Buttles Creek Reserve). When the land was proposed to be subdivided for industrial/commercial use a preliminary assessment was required to find to be submitted to Council, under State Environmental Planning Policy 55-Contaminated Land.</p> <p>The preliminary contamination report found that the site had petroleum hydrocarbons (TPH) at levels higher than the NSW EPA (1994) guidelines for sensitive land use. It was recommended that this area be excavated and validated should the site be re-developed for residential purposes.</p> <p>A further validation report was submitted on the 28/08/1998 the report detailed the removal of the former tank storage area, bowser locations, waste oil disposal area and spray seal area. The land had been validated to standards suitable for commercial/ industrial land use. The land was than strata subdivided and used for commercial purposes.</p>	Yes

SEPP COMMENTS	COMPLIES (Yes/No)
<p>A preliminary site investigation prepared by Douglas Partners and dated March 2018 was submitted as part of the application. The report concluded that the site was unlikely to contain gross contamination from hydrocarbons present as a result of previous uses. The report also concluded that there is potential from imported fill to be present on site and recommended that further soil investigation be undertaken in the area of the site proposed to be developed.</p> <p>These investigations were undertaken with the results included in an addendum letter prepared by Douglas Partners dated 21 December 2018 being submitted to Council. This letter presents the results from additional assessment undertaken on behalf of the applicant. Further investigations confirm that historical sources of contamination have previously been removed from the site. The report also states that it is highly unlikely that significant quantities of filling were imported to the site. Based upon these findings, the report concludes that the site is suitable for the proposed commercial use.</p> <p>The existing development on the site consists of a number of retail premises and a Café, with the proposed use being a bulky goods premises. The existing and proposed uses are not considered to be sensitive land uses given their nature and do not trigger further validation or investigation. Based upon the above, it is considered that Clause 7 of SEPP 55 has been satisfied.</p>	
State Environmental Planning Policy (Infrastructure) 2007	
<p>The provisions of this Policy have been considered in the assessment of the application.</p> <p>The site is adjacent to Bungendore Road being a State road. The application as referred to NSW RMS for comment who raised no objection to the proposed development as existing access arrangements are not being modified nor is access to/from Ellerton Drive being proposed.</p> <p>The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.</p>	Yes

Local Environmental Plans

The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan Local Environmental Plan 2012* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of Plan	
<ul style="list-style-type: none"> • to facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles, • to provide for a diversity of housing throughout Queanbeyan, • to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community, 	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<ul style="list-style-type: none"> • to recognise and protect Queanbeyan’s natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan’s native grasslands, the Queanbeyan River and Jerrabomberra Creek, • to protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra, • to maintain the unique identity and country character of Queanbeyan, • to facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land. <p>It is considered that the proposal is consistent with the aims of the Queanbeyan Local Environmental Plan 2012. Specifically, the proposal provides for a commercial use that encourages economic and business development that will service the needs of the community.</p>	
Clause 1.4 Definitions	
<p>Development for the purposes of a bulky goods premises such as is proposed is permissible within the B5 Business Development zone with consent and is defined under QLEP 2012 as follows:</p> <p>“Bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:</p> <ul style="list-style-type: none"> a) a large area for handling, display of storage, and b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, <p>and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.”</p> <p>It is noted that the term bulky goods premises is no longer used in the Standard Instrument. This type of development is now defined as a specialised retail premises. The definition of this is as follows:</p> <p>Specialised retail premises means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires:</p> <ul style="list-style-type: none"> (a) a large area for handling, display or storage, or (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, <p>but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.</p> <p>Note. Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies.</p> <p>It is considered that the proposal is also consistent with the definition of a specialised retail premises. The future tenancies occupying the proposed premises are required to comply with the definition of a specialised retail premises.</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
Clause 1.9A Suspension of Covenants, Agreements and Instruments	
Under Clause 1.9A, no covenants, agreements and instruments restricting the development have been identified.	Yes
Part 2 Permitted or Prohibited Development	
Clause 2.1 Land Use Zones	
The subject site is Zoned B5 Business Development zone under Queanbeyan Local Environmental Plan 2012.	
Clause 2.3 Zone Objectives and Land Use Tables	
<ul style="list-style-type: none"> To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. To maintain the economic strength of existing business centres by limiting the retailing of food or clothing. <p>The proposal is considered to satisfy the zone objectives. Specifically, the proposal enables a mix of business, warehouse and bulky goods premises that require a large floor area in a location that is close to and will support the viability of Queanbeyan town centre.</p>	Yes
Part 4 Principal Development Standards	
Clause 4.3 Height of buildings	
This clause is not applicable as the subject site is not identified on the height of buildings map. The proposed development has a total height of approximately 8.5m and is considered to be appropriate for the site.	NA
Clause 4.4 Floor space ratio	
The Floor Space Ratio Map of Queanbeyan LEP 2012 identifies the site as having a maximum floor space ratio of 0.75:1. The existing development on the site equates to 4,596m ² and the proposed bulky goods premises has a gross floor area of 1238m ² . The combined gross floor area on the site equals 5834m ² or 0.25:1.	Yes
Part 5 Miscellaneous Provisions	
Clause 5.10 Heritage conservation	
The proposed development will have no impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.	Yes
Clause 5.11 Bush fire hazard reduction	
Not Applicable	NA
Part 7 Additional Local Provisions	
Clause 7.1 Earthworks	
Clause 7.1 of the QLEP 2012 establishes a number of matters requiring consideration for development involving earthworks. Earthworks associated with the development are proposed and form part of this application. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction. The proposed earthworks include filling the development area to match existing development and the car park. These earthworks will create a flow path directing water to pits within the car park. Proposed fill has a maximum height of 2m. A condition of consent has been imposed requiring the fill to be battered to a maximum slope of 1:4 or be retained via a retaining wall. Additionally, given	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
the significant amount of fill required on site, a condition of consent has been imposed requiring the fill be certified to ensure it is not contaminated.	
Clause 7.2 Flood Planning	
Clause 7.2 of the QLEP 2012 makes provision for developments within the flood planning area. The site is not identified as “flood planning area” on the Flood Planning Map, and is not at or below the flood planning level.	NA
Clause 7.3 Terrestrial biodiversity	
<p>Clause 7.3 of the QLEP 2012 makes for provision for developments that impact on terrestrial biodiversity. This clause is considered relevant to the proposed development as the site is identified as “Biodiversity” on the Terrestrial Biodiversity Map.</p> <p>(3) <i>Before determining a development application for development on land to which this clause applies, the consent authority must consider:</i></p> <p>(a) <i>whether the development is likely to have:</i></p> <ul style="list-style-type: none"> (i) <i>any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</i> (ii) <i>any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</i> (iii) <i>any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</i> (iv) <i>any adverse impact on the habitat elements providing connectivity on the land, and</i> <p>(b) <i>any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p>It is considered that the proposed development is unlikely to have an adverse impact on the ecological value and significance of flora and fauna on the site. Vegetation removal was assessed under the Biodiversity Conservation Act 2016. The proposal includes the revegetation of much of the site including native species of trees and groundcovers that are considered to be suitable.</p>	Yes
Clause 7.4 Riparian land and watercourses	
<p>Clause 7.4 of the QLEP 2012 makes provision for developments within riparian land and watercourses. This clause is considered relevant to the proposed development as the site is identified as “Watercourse” on the Riparian Land and Watercourses Map”.</p> <p>(3) <i>Before determining a development application for development on land to which this clause applies, the consent authority must consider:</i></p> <p>(a) <i>whether or not the development is likely to have any adverse impact on the following:</i></p> <ul style="list-style-type: none"> (i) <i>the water quality and flows within the watercourse,</i> (ii) <i>aquatic and riparian species, habitats and ecosystems of the watercourse,</i> (iii) <i>the stability of the bed and banks of the watercourse,</i> (iv) <i>the free passage of fish and other aquatic organisms within or along the watercourse,</i> (v) <i>any future rehabilitation of the watercourse and riparian areas, and</i> <p>(b) <i>whether or not the development is likely to increase water extraction from the watercourse, and</i></p> <p>(c) <i>any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p>It is considered that the proposed development is unlikely to have an adverse impact on the designated watercourse on the site. The application is integrated development under the</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
EP&A Act 1979 and General Terms of Approval were sought from DPI Water under the Water Management Act 2000. GTA's were issued by the NSW Natural Resources Access Regulator on 1 August 2018.	
Clause 7.5 Scenic protection	
Clause 7.5 of the QLEP 2012 makes provisions for developments impacting on scenic protection land. This clause is not relevant to the proposed development as the site is not identified as "Scenic Protection Area" on the Scenic Protection Map.	NA
Clause 7.6 Airspace operations	
Clause 7.6 of the QLEP 2012 makes provisions for developments located in areas that are affected by airspace operations and aircraft noise. The proposed development will not penetrate the Obstacle Limitations Surface Map for the Canberra Airport. Therefore the application was not required to be referred to the relevant Commonwealth body for comment.	NA
Clause 7.7 Development in areas subject to aircraft noise	
Clause 7.7 of the QLEP 2012 makes provisions for developments subject to aircraft noise. This clause is not considered relevant to the proposed development as the site is not located near the Canberra Airport or within an ANEF contour of 20 or greater.	NA
Clause 7.8 Active street frontages	
This clause is not considered relevant to the proposed development as the site is not identified as "Active street frontage" on the Active Street Frontages Map".	NA
Clause 7.9 Essential services	
<p>Clause 7.9 of the QLEP 2012 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access. Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. <p>Council's Development Engineer has assessed the proposed development and confirmed that the site does have suitable vehicle access and adequate services are available.</p>	Yes
Clause 7.10 Development near Cooma Road Quarry	
This clause is not considered relevant to the proposed development as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map".	NA
Clause 7.11 Development near HMAS Harman	
This clause is not considered relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone IN1 General Industrial or Zone IN2 Light Industrial.	NA

Development Control Plan

The Queanbeyan Development Control Plan (DCP) 2012 applies to the development and a summary of the relevant provisions is provided in the following table.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
<p>1.8 Public Notification Of A Development Application The development application was notified to adjoining owners and advertised in the newspaper for 30 days. No submissions were received.</p>	Yes
Part 2 All Zones	
<p>2.2 Car Parking A total of 168 car parking spaces are proposed. 2.2.6 of the QDCP 2012 requires 3 parks per 100m² of GFA. The proposed development requires a total of 217 spaces (entire site), that is 49 car spaces short of the DCP requirement.</p> <p>The development proposes to increase disabled parks by 1 space and reduce total spaces by 12, therefore reducing the entire amount of car parking spaces by 11.</p> <p>The application has been referred to Councils Development Engineer who has found the parking arrangements including access and manoeuvring areas to be satisfactory in this instance.</p> <p>Applicant's Justification As part of the proposal, the applicant submitted a Traffic Impact Assessment containing parking demand surveys to justify the variation. Car park occupancy surveys were undertaken on Friday 8 December 2017 and Saturday 9 December 2017 from 9am to 6pm. The surveys indicated that peak parking demand occurred at 11am on Friday and 3pm on Saturday with 107 spaces and 104 spaces occupied respectively. This indicates that the existing car park has availability of at least 72 spaces (40%). This would be reduced to 61 spaces (based on the loss off 11 spaces) and is considered to be sufficient to cater for the proposal.</p> <p>Engineer's Comments The site is currently tenanted by retail outlets and a café, with a reported combined floor area of approx. 4,500m², which based on current QPRC parking rates would require 217 parking spaces (including the proposed development). The traffic impact assessment provided indicates that during survey of the car park, between 48 and 102 of the 179 parking spaces on site were utilised. Council staff attended the site on a number of occasions at varying times and days of the week to test the finding of the assessment. Council staff found that the findings of the assessment generally held true with typically 70-80 vacant spaces encountered during visits. Thus, whilst the parking requirement exceeds the site parking capacity significantly, the parking demand demonstrated on-site by the traffic assessment and observed on site by Council staff indicates an availability of approx. 70 parking spaces. Therefore, there is an ability for the site to compensate for the proposed use without providing additional parking and is supported.</p> <p>Assessing Officer's Comments The proposed development was assessed against the relevant legislation and policies, and is considered to be compliant besides the proposed variation to car parking. The applicant submitted car parking surveys undertaken at various times to assess the usage of the existing car park. It was concluded that the existing car park has an availability of approximately 40% and is sufficient to cater for the proposed development.</p>	No – Variation supported

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>As mentioned earlier in the report, the existing development on site was approved prior to the QDCP 2012. Applying the current rates under QDCP 2012 results in a requirement of 217 parking spaces. It can be said that car parking rates are applied to individual developments and are unable to account for mixed-use development such as the one existing on site, resulting in a high amount of required parking. Requiring 217 spaces for the proposed development is considered to have a negative impact on the site as there would be little development potential with majority of the site being occupied by car parking. Additionally, the subject site is a brownfield site in close proximity to the Queanbeyan CBD that is unable to provide additional parking without compromising the proposed development and future development. It is considered that the proposed development is an improvement to the amenity of the area.</p> <p>In addition to the parking surveys undertaken and submitted by the applicant, Council staff have visited the site at various times throughout the assessment process to observe parking behaviour. It was found that the findings of the submitted parking surveys were generally accurate with almost half of the provided parking available at various times. On this basis, it is considered that the proposed bulky goods premises is suitable for the site, is an appropriate development on the whole and is supported.</p>	
<p>2.3 Environmental Management A BASIX Certificate was not required to be submitted. A Section J Report was submitted as part of the application to show compliance with the NCC. A Waste management Plan was submitted as part of the application. A condition of consent has been imposed requiring an amended waste management plan to be submitted addressing an existing litter issue at the site.</p>	Yes – Condition
<p>2.4 Contaminated Land Management The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) and therefore also with respect to DCP clause 2.4. The land is not known to have been used for potentially contaminating activities.</p>	Yes
<p>2.5 Flood Management The subject site is not flood prone land.</p>	NA
<p>2.6 Landscaping A landscaping plan prepared by a Category 1 accredited landscape consultant was required to be submitted with the application. The submitted landscape plan was prepared by Michael Reeves of DSB Landscape Architects. A condition of consent has been imposed requiring landscape works to be constructed by a Category 1 accredited contractor.</p>	Yes - Condition
<p>2.7 Soil, Water and Vegetation Management Plan (SWVM Plans) Standard conditions relating to site management will be imposed should development consent be granted.</p>	Yes - Condition
<p>2.8 Guidelines for Bushfire Prone Areas The site is not identified as bushfire prone land.</p>	NA
<p>2.9 Safe Design The proposed development generally satisfies the relevant provisions of this clause. The application was referred to NSW Police for comments regarding CPTED. Please see “external Referrals” for more detail.</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>2.11 Airspace Operations and Airport Noise The proposed development complies with the requirements prescribed for the site in Clause 7.5 Airspace Operations and 7.6 Development in areas subject to Airport Noise of the QLEP 2012 – see previous discussion in this assessment.</p>	Yes
<p>2.12 Preservation of Trees and Vegetation The proposed development requires the removal of existing vegetation consisting of both native and non-native vegetation. Please see assessment under Biodiversity Conservation Act 2016 earlier in this report for more detail.</p>	Yes
<p>Part 6 Central Business District and Other Business Zones</p>	
<p>6.2.1 Site Design and Sense of Place</p> <ul style="list-style-type: none"> a) <i>Buildings are appropriately designed to respond to their site and surroundings.</i> b) <i>New development in nearby locations is to contribute to the creation of a civic precinct centred around the Council administrative centre in Crawford Street and the Queanbeyan Performing Arts Centre.</i> c) <i>'Gateway' development is provided at nominated locations at the entry points to Queanbeyan from the north, east, and west.</i> d) <i>Landmark development is encouraged at key or prominent locations, including south-east corner of Lowe and Monaro Streets; north-west corner of Morisset and Collett Streets; Collett Street frontage to Rutledge Street Car Park.</i> e) <i>Vehicular routes, movements, and speeds (especially heavy vehicles) are managed to support high pedestrian amenity, particularly on Crawford, Monaro, and Morisset Streets.</i> f) <i>New development contributes to upgrades and updating of existing civic spaces.</i> g) <i>Crawford Street (between Morisset and Monaro) and Collett Street, in addition to Monaro Street become a key focus of town activity.</i> <p>The proposed development is not located within Queanbeyan CBD and therefore it is considered that the above controls are not applicable. However, it can be said that the proposed development will contribute to and upgrade the public realm surrounding the site. The location of the proposed development is currently a car park and vacant gravel covered land with a number of trees that are mostly non-native. The proposed development will see this vacant land occupied by a bulky goods premises and landscaping to the property boundary consisting of trees and other landscaping features that will enhance the visual amenity of the site when viewed from the street.</p>	Yes
<p>6.2.2 Building Height Limits and Setbacks Design For buildings</p> <p>Street Setbacks</p> <ul style="list-style-type: none"> 1) <i>To maintain the 'country town' feel of Queanbeyan buildings along the main street. Retain a human scale (2-3 storeys) with taller buildings well set back.</i> 2) <i>Avoid the impression of excessive scale and bulk to the street and maintain a cohesive building line.</i> 3) <i>Ensure incidental setback which mark entries are acceptable but not at the expense of a continuous frontage at pedestrian level.</i> 4) <i>Where there is no building setback, allow for a landscaping zone within the development that contributes visually to the public domain, as well as providing a privacy buffer and noise attenuation.</i> 5) <i>Minimise bulk and overshadowing of the street by having the upper levels/storeys setback.</i> 6) <i>Buildings are designed to also provide a sense of scale comfortable to pedestrians, with higher development located so as to not be visually dominant while having an inherent legibility and contributing to people's understanding of Queanbeyan.</i> 	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>7) <i>Buildings do not overshadow civic spaces or residential development for long periods of time, or intrude upon residential privacy.</i></p> <p>The proposed bulky goods premises is a high single storey structure that takes the appearance of a two-storey structure as a result of the structures 8.5m height. The proposal presents an appropriate scale and bulk to the primary frontage being Bungendore Road. The façade is articulated through a suspended awning, aluminium framed glass shop front window, signage (to be applied for in a future application). The scale of the proposal is further minimised through landscaping. The setback area contains a mixture of concrete foot paths, native and exotic grass, native and exotic shrubs, existing and proposed native trees and deciduous trees. No shadow diagrams were provided as part of the application, however, it is considered that the proposed development will not create unreasonable overshadowing of the street as the building is approximately 15m setback from Bungendore Road and Ellerton Drive. Additionally, there are no civic spaces or residential developments that will be overshadowed by the development.</p> <p>Boundary Setbacks</p> <ol style="list-style-type: none"> 1) <i>Provide acoustic and visual privacy and improve amenity for residents.</i> 2) <i>Minimise overshadowing of adjacent properties and open space.</i> 3) <i>Encourage the provision of open spaces for recreational uses and soft landscaping and deep soil zones for trees.</i> 4) <i>Maintain potential development rights between adjoining properties.</i> 5) <i>To provide suitable areas with adequate solar access.</i> <p>The proposed development will have no impacts on the surrounding residential development in regards to noise, privacy, overshadowing or amenity. The nearest residential development to the north is approximately 100m from the site, and the nearest residential development to the south east is approximately 200m away. The proposed building will result in the drainage easement and the creek to the south of the site being overshadowed which is considered appropriate. The proposal includes the removal of 23 trees and the planting of 16. Additionally, further soft landscaping is proposed within the building setback to soften the appearance of the building.</p> <p>Controls</p> <p>a) <i>Building heights shall comply with the Height of Buildings Map – Sheet HOB_005 of Queanbeyan Local Environmental Plan 2012 as well as the following.</i></p> <p>The subject site is not identified on the Height of Buildings Map of QLEP 2012. The proposal has a total height of approximately 8.5m.</p> <ol style="list-style-type: none"> b) <i>Ground and first floor levels (floor to ceilings) have a minimum height of 3.3m for potential future changes in use.</i> c) <i>All other levels have minimum floor to ceiling heights of 2.7m.</i> <p>The proposed single storey bulky goods premises has a ceiling height of 4.5m.</p> <ol style="list-style-type: none"> d) <i>Buildings in the CBD (Monaro Street and Crawford Street) maintain a visual perception of 2 storey development along the street frontages with defined podiums no higher than 2 storeys (allowing for additional roofline articulation).</i> e) <i>Height and setback limits for specific areas are summarised in Table 1 and in Figures 1 to 4 below. A development site fronting two or more specified areas will be limited in height and the maximum podium level to the lesser numerical standard applying between the areas.</i> f) <i>Higher structures should be set well back to avoid overshadowing and impression of bulk.</i> 	

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>The subject site is not located within the CBD nor is it located in an area specified in Table 1. The proposed bulky goods premises has setbacks of 7m to Bungendore Road and approximately 17m to Ellerton Drive. The 7m setback to the property boundary includes a variety of landscaping including a mix of native and exotic ground covers, native and exotic shrubs and grasses, existing native trees, and new footpaths.</p>	
<p>6.2.3 Architectural Character</p> <ul style="list-style-type: none"> a) <i>New or infill development is modern and contemporary, but respects and reflects the established streetscape and built form, matching the prevailing scale, colours, materials, and proportions of these buildings.</i> b) <i>New buildings in the Central Business District should provide for a continuous building façade which blends into the streetscape.</i> c) <i>Visual interest is provided through articulation of the façade. Such architectural treatment may be provided through stepping built form, emphasised entries, separation of the façade into separate sections by means of vertical elements, or other similar architectural treatments.</i> d) <i>Facades should be designed with an appropriate scale, rhythm and proportion which responds to the building's use and the designed contextual character.</i> e) <i>Horizontal elements are incorporated into the design of each level to give a sense of legible scale to the building.</i> f) <i>Openings such as windows are recessed rather than being on the same plane as the main façade. This provides depth and shadowing that adds to visual interest.</i> g) <i>Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.</i> h) <i>Materials, texture, vertical and horizontal elements, and colour are also used to complement the articulated façade.</i> i) <i>Roofs are an integral part of the building design and do not appear as an 'ad hoc' addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs.</i> j) <i>Sloping roofs where visible should be profiled metal, painted non-reflective. Double storey verandahs should match the existing verandahs in Monaro Street.</i> k) <i>Plant equipment or other rooftop necessities are disguised within the rooftop structure and or are not visible from the street.</i> l) <i>Rooftop treatments are encouraged where they are visible from nearby buildings. Such treatments may include gravel artwork and designs or green roofs.</i> m) <i>Adaptive reuse of existing buildings is encouraged.</i> n) <i>Building mass and bulk is appropriate to its context.</i> o) <i>Blank or opaque walls of greater than 10m or 30% of the site frontage, whichever is the lesser, are not acceptable in retail streets.</i> p) <i>Unightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.</i> q) <i>External walls should be constructed of high quality and durable materials and finishes with 'self cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.</i> r) <i>Finishes with high maintenance costs, those susceptible to degradation or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.</i> s) <i>Expanses of any single material is to be avoided to assist articulation and visual interest.</i> t) <i>Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.</i> <p>The architectural character/features of the proposal are considered to be appropriate for the use as well as the existing development within the locality. The proposal consists of painted precast concrete panels, glazing, and a variety of corrugated metal sheeting. The concrete</p>	<p>Yes</p>

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>is considered to be an acceptable material as it is durable and low maintenance. The concrete is broken up via large amounts of glazing to the street frontage and carpark frontage. Additionally, the inclusion of an awning articulates the façade and provides an appealing frontage when viewed from the street. The façade contains a number of corrugated metal sheeting panels in differing neutral colours that further articulate the building. It is considered that the proposed materials and architectural features are consistent with the proposed use whilst integrating a somewhat modern design to address the prominent location on the corner of Bungendore Road and Ellerton Drive. The proposed building is of appropriate bulk and scale as it is single storey with a mix of materials and articulation.</p>	
<p>6.2.4 Floor Space a) <i>Floor space ratios of development need to comply with clause 4.4 and Floor Space Ratio Map – FSR_005 of Queanbeyan Local Environmental Plan 2012.</i> b) <i>A maximum Floor Space Ratio of 3:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Central Business District.</i></p> <p>The Floor Space Ratio Map of Queanbeyan LEP 2012 identifies the site as having a maximum floor space ratio of 0.75:1. The existing development on the site equates to 4,596m² and the proposed bulky goods premises has a gross floor area of 1238m². The combined gross floor area on the site equals 5834m² or 0.25:1.</p>	Yes
<p>6.2.5 Robust Building Design a) <i>Buildings are suited to their purpose, but are designed so as to accommodate a variety of different uses over time, particularly at ground and first levels.</i> b) <i>Adaptive re-use of buildings is encouraged.</i> c) <i>A proportion of residential dwellings have layout and access that adapts to changing needs of residents over time.</i></p> <p>It is considered that the design of the building would allow for a variety of uses throughout its lifetime as well as being suitable for adaptive re-use. The building has high ceilings as is necessary for a bulky goods premises, and does not limit future use. The simple layout of the building allows for easy fit-out of tenancies in the future.</p>	Yes
<p>6.2.6 Corner Sites a) <i>Architectural features emphasise the corner, and building height may be increased up to an additional 4m at the discretion of Council.</i> b) <i>The building is built to boundary but also provides a truncation or ‘cutoff’ (generally at a 45 degree angle) at pedestrian or ground level to ensure safe and comfortable movement and sight lines.</i> c) <i>Building setbacks on corner sites may be varied to enable enhancement of and to retain prominence of street corners.</i> d) <i>Buildings are to be designed to address both frontages with entries and active frontages, or a single main entry being provided at the corner.</i></p> <p>The proposed development technically has frontages to both Bungendore Road and Ellerton Drive, however, frontage to Ellerton Drive is minimal. The proposal satisfactorily addresses street frontages through a mix of materials and colours including glazed entrances and a suspended awning wrapping around the building.</p>	Yes
<p>6.2.7 Awnings and Verandahs a) <i>Continuous street frontage awnings are to be provided for all new developments.</i> b) <i>Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street and to provide for all weather cover.</i></p>	Yes – Condition

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>c) <i>Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.</i></p> <p>d) <i>As an indicative standard, where no awning line has yet been established, awnings should be a minimum of 3.3m above ground level (consistent with minimum ground floor height) and minimum setback of 600mm from the curblin. They should match the existing proportions of the existing verandahs in Monaro Street.</i></p> <p>e) <i>Two storey verandahs are appropriate where suitable to the proposed building use and location.</i></p> <p>f) <i>Posts used to support the lightweight elements are not dominant, and may consist or profiled metal or timber. Other materials may be acceptable where they appear as lightweight features within the overall streetscape. The second storey balcony/verandah may not be permanently or fully enclosed, except by temporary and transparent materials if required for weather protection.</i></p> <p>g) <i>Provide under awning lighting in a consistent manner and/or overall scheme to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted into the building.</i></p> <p>The proposed building contains a continuous awning over the top of pedestrian space fronting the carpark. The awning is 2.85m high, approximately 1.15m below the ceiling level. The proposed awning is setback approximately 4.6m from the boundary, is suspended over the proposed pedestrian footpath and is not supported by posts. A condition of consent will be imposed requiring under-awning lighting to be installed to improve public safety.</p>	
<p>6.2.8 Active Street Frontages</p> <p>a) <i>The ground floor design of new development within parts of Morisset, Crawford and Monaro Streets is to comply with clause 7.3 Active Street Frontages and the Active Street Frontage Map – Sheet ASF_005A of Queanbeyan Local Environmental Plan 2012.</i></p> <p>b) <i>Active street frontages can be achieved by a combination of the following at street level:</i></p> <ul style="list-style-type: none"> i) <i>Entries to retail/commercial uses;</i> ii) <i>Well designed shop fronts;</i> iii) <i>Glazed entries to residential lobbies on the ground floor associated with shop top housing occupying less than 50% of the street frontage;</i> iv) <i>Café or restaurant if accompanied by an entry from the street;</i> v) <i>Active office uses such as reception if visible from the street; and</i> vi) <i>Public buildings if accompanied by an entry.</i> <p>The proposed development is not identified as being on the Active Street Frontage Map and therefore Clause 7.3 of the QLEP 2012 does not apply. Despite this, it is considered that the frontage of the proposal creates an active space through the construction of a pedestrian footpath and an aluminium framed glass shopfront.</p> <p>c) <i>Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.</i></p> <p>As discussed in the assessment of 6.2.8, a condition of consent will be imposed requiring lighting to be installed underneath the proposed awning.</p> <p>d) <i>Roller doors, security grills and other similar devices which obscure shop fronts on either a temporary or permanent basis will not be supported.</i></p> <p>The proposed building has two roller doors located on the shop frontage. This considered to be appropriate given the proposed use as they are integral to the function of the building. The proposed roller doors do not dominate the shop frontage, nor do they obscure it.</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>e) <i>Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street.</i></p> <p>The proposal is a single storey bulky goods premises that includes two tenancies. As the proposal is single storey, the ground floor is considered to be active and is directly accessible from the car park.</p> <p>f) <i>Where car parking is proposed at ground level for new development, it is located behind active uses such as shops, or is disguised by means of screens, landscaping, artwork, or architectural articulation.</i></p> <p>Car parking is proposed at ground level and is located within the existing car park that services the existing development on-site.</p> <p>g) <i>Vehicular entrances are minimised and pedestrian safety and awareness of it are promoted through appropriate designs.</i></p> <p>The proposal does not include any additional vehicle entrances or exits. The proposal will utilise existing access points.</p>	
<p>6.2.9 Colour and Materials</p> <p>a) <i>Use colours and materials already found in the streetscape.</i></p> <p>The existing development on the site comprises of bulky goods premises and other similar uses. The proposed bulky goods premises is to be constructed of precast concrete walls, "shale grey" colorbond roofing, "monument grey" colorbond articulation, "manor red" colorbond feature wall, and painted precast concrete walls on the northern elevation facing Bungendore Road.</p> <p>b) <i>Favoured materials and colours: render lighter neutral colours, darker reveals, strong accents. Further detail on colour is given in the Queanbeyan Main Street Study (Colin Stewart Urban Design 1993) report which may be taken as advisory.</i></p> <p>c) <i>Strong primary colours should be limited to accent and highlight.</i></p> <p>d) <i>Avoid sombre brown/beige colours.</i></p> <p>e) <i>Materials not favoured include: metal siding, heavy timber frame, exposed concrete, manganese and klinker brick.</i></p> <p>Given the proposal is for a bulky goods premises, precast concrete walls are considered to be an acceptable material as they are low maintenance and are appropriately articulated with glazing.</p>	Yes
<p>6.2.10 Private Open Space</p> <p>a) <i>Unused land in private title should where appropriate be utilised as an effective part of the public realm. Such spaces should be visible, accessible, sheltered and well lit.</i></p> <p>b) <i>Private open space as part of service areas or staff/resident amenity should be minimal in area and screened from public view.</i></p> <p>c) <i>Private open space intended for public use should meet the guidelines for meeting places and allow for surveillance from public places.</i></p> <p>d) <i>All private open space to be addressed and treated according to its public access, e.g. visual and/or physical and/or other use.</i></p> <p>It is considered that private open space is not necessary for the proposed development.</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>6.2.11 Open Space and Civic Spaces</p> <p>a) Opportunities for passive and active recreation are to be provided.</p> <p>b) Civic areas are designed at selected intervals throughout the City, and are connected by clear links.</p> <p>c) A Town Square or equivalent space is proposed by the Central Business District Master Plan along Crawford Street, immediately south of its intersection with Monaro Street. Where this is achieved, recognition of contribution to the public purposes may be provided at the discretion of Council, and there may be relaxations to contributions or design provisions as long as the overall and overriding urban design outcomes (such as 'country town' character) are achieved or not compromised.</p> <p>d) Public open space areas are to be designed to encourage events such as markets, sports, cultural fairs, or community gatherings.</p> <p>e) Overshadowing of open space areas is to be minimised, particularly private open space for residential premises.</p> <p>f) Rooftop areas may be utilised for recreation and open space for employees or residents, but must not be in a form that constitutes GFA or habitable space. Rooftop structures are not to be enclosed and be lightweight in form, and are not to be visible from the street.</p> <p>Open space and civic spaces are considered not to be necessary for this development. The proposal is a commercial development within the B5 Business Development Zone and it is unnecessary to provide open spaces that are more appropriate in the CBD.</p>	Yes
<p>6.2.12 Streetscape and Frontage Works</p> <p>a) Provide replacement or construction of a full width footpath of suitable finish and in accordance with Councils nominated design materials.</p> <p>b) Provide kerb and gutter along the total road frontage of the site, including road shoulder construction where necessary.</p> <p>c) Provide heavy duty vehicle crossing/s where vehicle access is provided.</p> <p>d) Before any demolition or construction work is carried out on site Council may require security for the payment of the cost of making good any damage caused to any Council property as a consequence of the implementation of the consent.</p> <p>e) Street tree planting is to be provided and not impeded by any structure such as awnings.</p> <p>f) Significant tree plantings and boulevards are maintained and protected from new development.</p> <p>g) Streets are designed to be safe, with minimal obstacles unless for safety purposes.</p> <p>h) Existing mature street plantings in Rutledge, Crawford, Lowe and Morisset Streets are to be retained.</p> <p>The proposed development will not have an impact on existing footpaths and access points. The proposal includes significant landscaping works including removal of a number of existing trees and planting of new trees as well as groundcover species and pathways. These works are wholly within the subject site and do not impact on Council land.</p>	Yes
<p>6.2.13 Advertisements and Signage</p> <p>Signage is not proposed as part of this application. Subsequent applications will be required for signage.</p>	NA
<p>6.2.15 Connectivity</p> <p>a) 24 hour access is preferred but lockable arcades etc are better than no links.</p> <p>b) Links should "look" as public as possible.</p> <p>c) Desirable, direct, mid-block connections are to be provided and are to be maintained to achieve permeability and 24 hour public access between key landmarks and civic</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>spaces or buildings within Queanbeyan, including the Q, the Showgrounds, the River, and Queanbeyan Park.</p> <p>d) New mid-block connections are to have a minimum width of 3m, have active frontages, and are to be designed for safe and secure usage.</p> <p>e) New mid-block connections are particularly encouraged east-west between Lowe and Collett Streets.</p> <p>f) All existing connections and pathways through sites are to be maintained or replaced.</p> <p>g) Activity along the links is welcome to add interest, generate pedestrian numbers, (a reason to be there) and provide safety.</p> <p>h) Clear lines of sight, active frontage, access to natural light and short length.</p> <p>i) Allow for surveillance from public places, through well lit, sheltered and the use of other devices to discourage anti social and/or criminal behaviour.</p> <p>j) Boulevard planting encourages pedestrian movement towards and along the River and is to be pursued on sites where this is appropriate.</p> <p>Given the site is located outside of the CBD and isolated from other similar developments, providing connectivity is not achievable. However, it is considered that the development appropriately addresses street frontages.</p>	
<p>6.2.16 Safety and Security</p> <p>a) Compliance with the applicable provisions of clause 2.9 of this DCP.</p> <p>It is considered that the proposal complies with the applicable objectives and controls in Part 2.9 of QDCP 2012. The proposed development satisfactorily defines public and private spaces through building design and landscaping works. The design of the building appropriately addresses the car park as well as the street frontage.</p>	Yes
<p>6.2.17 Buildings Near Public Places</p> <p>a) As the main off-street car parks are major pedestrian generators, there should be active uses fronting these areas where possible, but not at the expense of primary frontage to the main street.</p> <p>b) Service areas delivery and entering/storage including waste service areas should be screened from public view.</p> <p>c) Buildings and open spaces are designed to face or have views to the Queanbeyan River, Queanbeyan Park, or distant mountain ranges, where achievable. In particular, development on Collett Street and Morisset Street maximises its relationship to the River including the use of terraces and open plazas.</p> <p>d) Buildings adjoining or facing public open space are stepped in height to transition between the land uses.</p> <p>e) Sunlight access to public spaces is protected and enhanced.</p> <p>The subject site is not located in the CBD and therefore is unable to provide connectivity and have a relationship with other development within the CBD. The site has a number of existing commercial developments with car parking. Additionally, the development adequately addresses the public domain and street.</p>	Yes
<p>6.2.18 Hazard</p> <p>a) Flooding – Where the land is identified as flood prone, on Map FLD_ 005 of Queanbeyan Local Environmental Plan 2012 design compliance is required in accordance clause 7.5 of Queanbeyan Local Environmental Plan 2012 as well as in accordance with clause 2.3 of this development control plan. A Flood Risk Report (which identifies proposed measures to evacuate and protect goods, property, equipment and electrical outlets) may need to accompany an application showing compliance with Council’s standards.</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>b) Geotechnical – A preliminary geotechnical assessment undertaken by a qualified consultant may be required for certain developments to determine foundation suitability.</p> <p>c) Contamination – Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with clause 2.2 of this development control plan provisions of the Contaminated Land Management Act 1997, State Environmental Planning Policy No. 55 – Remediation of Land and Managing Land Contamination Planning Guidelines 1998 by Department of Urban Affairs & Planning & Environment Protection Authority. Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treatment, mitigation, remediation and validation of the contaminants. You will need to submit with your application information to identify any past or present potentially contamination activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.</p> <p>A preliminary investigation is not necessary where it can be demonstrated that the past and present use of the site is unlikely to have resulted in contamination. The subject site is not identified as being flood prone or bushfire prone land. For details on contamination, please see assessment under SEPP 55 located earlier in this report.</p>	
<p>6.2.19 Solar Access and Overshadowing</p> <p>a) Development is to minimise any overshadowing of public or civic spaces such as outdoor eating areas.</p> <p>b) Development is to maximise solar exposure of windows in new buildings.</p> <p>c) New structures should not cast a shadow on pedestrian main street footpaths or other public areas for more than 4 hours on June 21 (winter solstice) unless such locations are already in shadow at that time.</p> <p>The proposed development will not overshadow any public or civic spaces for more than 4 hours on June 21 (Winter solstice). Any shadow cast by the development will be over the structure itself and back towards Buttles Creek.</p>	Yes
<p>6.2.20 Acoustic and Visual Amenity</p> <p>a) Provide adequate building separation to maximise acoustic and visual privacy between buildings on site and adjacent buildings.</p> <p>b) Design building and internal layout to reduce noise within and between dwellings;</p> <p>c) Locate windows and walls away from noise sources or use buffers where separation cannot be achieved;</p> <p>d) Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.</p> <p>e) Provide suitable screening structures or plantings to minimise overlooking from proposed dwellings to the windows, balconies or private open space of adjacent dwellings or those within the same development.</p> <p>f) Provide visual separation between non-residential use and dwellings.</p> <p>g) Arrange dwellings within a development to minimise noise transmission between units.</p> <p>h) Development fronting Monaro or Crawford Street must incorporate noise mitigation measures in accordance with Environment Protection authority – Environmental Criteria for Road Traffic Noise 1999.</p> <p>i) Building design mitigates acoustic issues where possible through strategic location of nonhabitable spaces, unless habitable rooms are desirable in that location due to overriding considerations such as casual surveillance, amenity, views and outlook.</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>j) Where building design cannot mitigate acoustic impacts, soundproofing is provided in accordance with the Building Code of Australia, and may include double glazing and insulation.</p> <p>k) New residential development is not to have a adverse amenity effect upon existing nonresidential uses. For example, new residential development should not occur nearby to existing high noise-generating uses unless sufficient evidence is provided to demonstrate that the new residential building can sufficiently mitigate noise impacts.</p> <p>l) New non-residential uses with longer operating hours (i.e. café or restaurant) establishing near residential development shall incorporate acoustic measures to ensure no adverse impact upon residential amenity. An acoustic report may be required to be provided to document and prove this mitigation as part of the development application.</p> <p>It is considered that the proposed development will not have an adverse impact on surrounding development in regards to acoustics and amenity. There are no residential dwellings within close proximity to the proposal The proposal is located a sufficient distance from existing commercial development on site to ensure noise pollution is not an issue.</p>	
<p>6.2.20 Landscaping Acoustic and Visual Amenity</p> <p>a) Comply with the general principles outlined in clause 2.6 of this DCP whilst using low maintenance trees and shrubs.</p> <p>b) Provide for deep rooted tree planting along side boundaries.</p> <p>c) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.</p> <p>d) Provide appropriate landscaped areas by roof terraces, balconies etc;</p> <p>e) Use planting to create a buffer against cold winter winds or to direct cooling breezes in summer in to living spaces and outdoor recreation and leisure spaces.</p> <p>f) Design front gardens/planting zones that will soften and complement the view of the buildings from the street;</p> <p>g) Use landscape and planting to define dwelling entries in a way that does not obscure them;</p> <p>h) Plant new trees where possible to complement the streetscape.</p> <p>i) Provide opportunities for deep planting onsite where screening car parking, or for street trees and these deep planting zones are to be protected as part of the development.</p> <p>j) Use planting to create favourable microclimate conditions and to reduce required energy use through heating or cooling.</p> <p>k) Apply selective use of vegetation to provide screening for privacy purposes and to mitigate and soften hardscape areas and/or to provide desirable shade.</p> <p>l) Protect existing mature trees and their canopies as part of the development.</p> <p>A number of trees are proposed to be removed and replaced as part of the proposal. These trees are proposed along the property boundary and provide a buffer to the street. A number of existing mature trees are being retained.</p>	Yes
<p>6.3.1 Required on Site Car Parking</p> <p>a) Compliance with the relevant controls in clause 2.2 of this DCP.</p> <p>Please see assessment against Part 2.2 of this DCP.</p>	No – Variation supported
<p>6.3.2 Vehicular Access and Loading/Unloading</p> <p>a) Compliance with the relevant controls in clause 2.2 of this DCP.</p> <p>Council's Development Engineer has assessed the application and concluded that vehicular access and service vehicle areas are satisfactory for the proposed development. The application was referred to NSW RMS as Bungendore Road is a state Road. No objections</p>	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<p>were raised as access to the development is gained via existing access points to and from Bungendore Road with no new access points to be created to Ellerton Drive.</p>	
<p>6.3.4 Pedestrian Access and Mobility</p> <p>a) <i>To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.</i></p> <p>b) <i>The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the Disability Discrimination Act 1992 (as amended).</i></p> <p>c) <i>The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.</i></p> <p>d) <i>The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.</i></p> <p>e) <i>The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.</i></p> <p>f) <i>Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.</i></p> <p>g) <i>Any new development providing basement car parks shall make provision for access for persons with a disability.</i></p> <p>It is considered that pedestrian access is appropriate for the proposed development. The bulky good premises is easily accessible from the carpark with the construction of new footpaths. Additionally, the internal accesses to both of the tenancies is clear and legible.</p>	<p>Yes</p>
<p>6.3.5 Site Facilities and Services</p> <p>c) <i>Waste and Recycling Storage and Collection General (all development)</i></p> <p>i) <i>All development is to adequately accommodate waste handling and storage on site. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Division of Sustainability and Better Living.</i></p> <p>ii) <i>Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.</i></p> <p>iii) <i>Waste storage areas are to be designed to:</i></p> <ul style="list-style-type: none"> • <i>Ensure adequate driveway access and manoeuvrability for any required service vehicles;</i> • <i>Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments; and</i> • <i>Screened from the public way and adjacent development that may overlook the area.</i> <p>iv) <i>The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing bins or containers and designed to minimise noise impacts.</i></p> <p>d) <i>Location requirements for Waste Storage Areas and Access</i></p> <p>i) <i>Where waste volumes require a common collection, storage and handling area, this is to be located:</i></p> <ul style="list-style-type: none"> • <i>For residential flat buildings, enclosed within a basement or enclosed car park;</i> • <i>For commercial, retail and other development, on site in basements or at ground within discrete service areas not visible from main street frontages;</i> • <i>Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided; and</i> 	<p>Yes</p>

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
<ul style="list-style-type: none"> • <i>Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:</i> <ul style="list-style-type: none"> ▪ <i>Vehicle length 10 metres</i> ▪ <i>Vehicle height 4 metres</i> ▪ <i>Ramp width 4 metres</i> ▪ <i>Turning circle AUSTRROADS template for</i> ▪ <i>HRV R=12.5m,</i> ▪ <i>Speed=5kph</i> <p><i>Axle height 9 tonne/axle</i></p> <p>The proposal includes a waste enclosure attached to the side of the proposed building. The location of the enclosure is considered to be appropriate and is screened from public view via colorbond sheeting. Access to the waste enclosure has been assessed by Council's Development Engineer and is considered to be capable of accommodating a 12.5m garbage truck.</p>	Yes

Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Environmental Planning and Assessment Act Regulation 2000</i>	
<p><i>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</i></p> <p><i>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures).</i> <i>Clause 93 - Fire Safety Considerations (change of use of an existing building).</i> <i>Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building).</i> <i>Clause 94A Fire Safety Considerations (temporary structures).</i></p> <p>The clauses are not applicable to the proposed development.</p>	NA
<i>The Likely Impacts of the Development</i>	
<p><i>Context and Setting</i> - The development will have a minimal impact on the scenic qualities and features of the landscape including views and vistas and is compatible with the established character of the locality. There will be minimal impact on adjacent properties in relation to overshadowing and privacy.</p>	Yes
<p><i>Access, Transport and Traffic</i> - The proposed development's impact in relation to access, transport and traffic is considered to be acceptable. The matters relating to parking and access have been previously addressed under Part 2 of the QDCP 2012.</p>	Yes
<p><i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.</p>	Yes
<p><i>Utilities</i> - The site is serviced with water, sewer, electricity and telecommunication services.</p>	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<i>Heritage</i> - The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.	Yes
<i>Other Land Resources</i> - The proposed development will not affect the future use or conservation of valuable land resources such as: productive agricultural land; mineral and extractive resources; and water supply catchments.	Yes
<i>Water</i> - The proposed development will have minimal impact on the conservation of water resources and the water cycle.	Yes
<i>Soils</i> - The proposed development will have minimal adverse impact on soil conservation. The soils are suitable for the development.	Yes
<i>Air and Microclimate</i> - The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.	Yes
<i>Flora and Fauna</i> - The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site.	Yes
<i>Waste</i> - adequate waste facilities are available for the proposed development.	Yes
<i>Energy</i> - a BASIX Certificate was not required to be submitted as part of this proposal.	Yes
<i>Noise and Vibration</i> - The proposed development is not likely to cause any adverse ongoing impact from vibration. The proposal is adjacent to existing commercial development and will not impact any nearby residential development.	Yes
<i>Natural Hazards</i> – There are no natural hazards identified on the site.	Yes
<i>Technological Hazards</i> - No technological hazards are known to affect the site.	Yes
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design.	Yes
<i>Social Impact in the Locality</i> - The social impacts of the proposal are anticipated to be minimal.	Yes
<i>Economic Impact in the Locality</i> - The economic impacts of the proposal are anticipated to be minimal.	Yes
<i>Site Design and Internal Design</i> - The site design and internal design of the development has been assessed under the QDCP 2012. The proposed design is considered to be satisfactory.	Yes
<i>Construction</i> - The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
adjoining properties and their occupants and the environment by way of noise, erosion and the like. These conditions are standard Council conditions of development consent.	
<i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered unlikely that the proposed development will result in adverse cumulative impact.	Yes
<i>The Suitability of the Site for the Development</i>	
<i>Does the proposal fit in the locality?</i> - The proposal is considered to be compatible with its site and general locality. The proposal is of a commercial nature on a site containing existing commercial development. Additionally, adjacent sites also contain commercial development.	Yes
<i>Are the site attributes conducive to development?</i> – Site attributes such as configuration, size and slope, are considered to be generally conducive to the proposed development.	Yes
<i>Have any submissions been made in accordance with the Act or the Regulations?</i>	
<i>Public Submissions</i> – No submissions were received during the notification period.	Yes
<i>Submissions from Public Authorities</i> – The application was referred to a number of external authorities for comment. NSW Police – No objection to the proposed development. Essential Energy – No objection to the proposed development. NSW RMS – No objection to the proposed development.	Yes
<i>The Public Interest</i>	
It is considered that the public interest generally will not be adversely affected by the proposed development.	Yes
<i>Government and Community Interests</i>	
It is considered that government and community interests will not be adversely affected by the proposed development.	Yes
<i>Section 7.11 and Section 64 Development Contributions</i>	
<p><i>Section 7.11 Contributions</i> <i>Section 7.11 Contributions are not applicable to the proposed development.</i></p> <p><i>Section 64 Contributions</i> Section 64 Contributions are applicable to the proposed development in accordance with <i>Development Servicing Plan for Greater Queanbeyan City Council Sewerage & Development Servicing Plan for Greater Queanbeyan City Council Water Supply.</i></p> <p><i>Sewer</i> – 12.55ET x \$1,477.82 = \$18,546.68 <i>Water</i> – 12.55ET x \$4,404.79 = \$55,280.06</p>	Yes



**QUEANBEYAN
 RETAIL COMMERCIAL DEVELOPMENT
 6 BUNGENDORE ROAD**

PRELIMINARY

© Blueprint
 The information and design presented on these drawings are intended as a guide only and are not intended to be used for any other purpose without the written consent of the architect.

10	DA SUBMISSION - FIN	25.08.2018
9	DA SUBMISSION - FIN	25.08.2018
8	DA SUBMISSION - FIN	25.08.2018
7	DA SUBMISSION	07.08.2018
6	UPDATED DRAFT FOR DA	22.02.2018
5	UPDATED DRAFT FOR DA	14.02.2018
4	UPDATED FOR CLIENT COMMENTS	08.02.2018
3	DRAFT FOR DA	21.01.2018
2	UPDATED FOR CLIENT REVIEW	04.12.2017
1	FOR CLIENT INFORMATION	24.11.2017



Project
 QUEANBEYAN
 RETAIL COMMERCIAL DEVELOPMENT
 6 BUNGENDORE ROAD
 QUEANBEYAN

Drawing
 COVER SHEET

Scale	1:200	Project Number	17.28	Drawing To	A000
Plot Date	25.08.2018	Drawn	XX	Checked	XX

12.2 DA-168-2018 - Bulky Goods Premises - 6 Bungendore Road, Queanbeyan East
 Attachment 2 - DA 168-2018 - Architectural Plans - 6 Bungendore Road, Queanbeyan East (Continued)



1 AERIAL VIEW TO NORTH
NTS



2 AERIAL VIEW TO WEST
NTS



3 AERIAL VIEW TO SOUTH
NTS



4 VIEW WEST TO NEW SHOPFRONT
NTS



5 VIEW LOOKING EAST ALONG BUNGENDORE ROAD
NTS



6 VIEW WEST ALONG BUNGENDORE ROAD
NTS

1 3D IMAGES
NTS

PRELIMINARY

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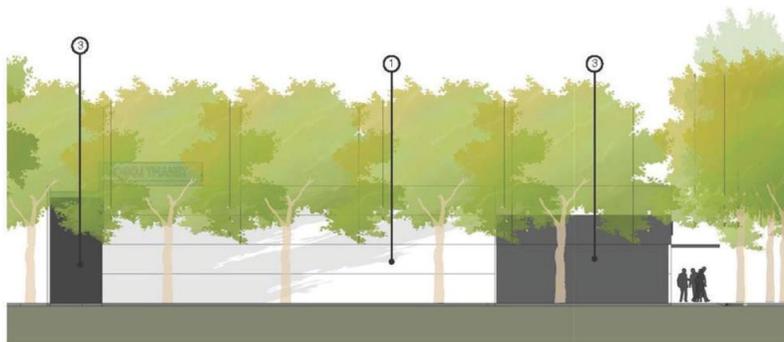
10	DA SUBMISSION - FIN	25.09.2018
9	DA SUBMISSION - FIN	29.04.2018
8	DA SUBMISSION - FIN	26.08.2018
7	DA SUBMISSION	07.03.2018
6	UPDATED DRAFT FOR DA	14.02.2018
5	UPDATED FOR CLIENT COMMENTS	26.02.2018
4	DRAFT FOR DA	21.07.2018
3	UPDATED FOR CLIENT REVIEW	16.09.2018
2	UPDATED FOR CLIENT REVIEW	04.12.2017
1	FOR CLIENT INFORMATION	24.12.2017



PROJECT
 QUEANBEYAN
 RETAIL COMMERCIAL DEVELOPMENT
 6 BUNGENDORE ROAD
 QUEANBEYAN

Drawing
 3D IMAGES

Scale	NTS	Project Number	17.18	Drawing No.	A050
Rev Date	25.09.2018	Drawn	XX	Checked	XX



1 MATERIALS BOARD
 NTS

Note: No signage approved as part of this DA.

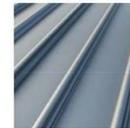
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MATERIAL - 1



PAINTED PRECAST CONCRETE WALLS
 COLOUR - DULUX SLIP CAST

MATERIAL - 2



COLORBOND ROOFING
 COLOUR - COLORBOND SHALE GREY

MATERIAL - 3



COLORBOND PRE FINISHED CORRUGATED METAL SHEETING
 COLOUR - COLORBOND MONUMENT GREY

MATERIAL - 4



SIGNAGE BACKING - ALLUCOBOND
 COLOUR - SUNRISE SILVER - METALLIC

PRELIMINARY

4	DA SUBMISSION - FIN	25.04.2018
3	DA SUBMISSION - FIN	25.04.2018
2	DA SUBMISSION - FIN	25.04.2018
1	DA SUBMISSION - FIN	19.02.2018

Client

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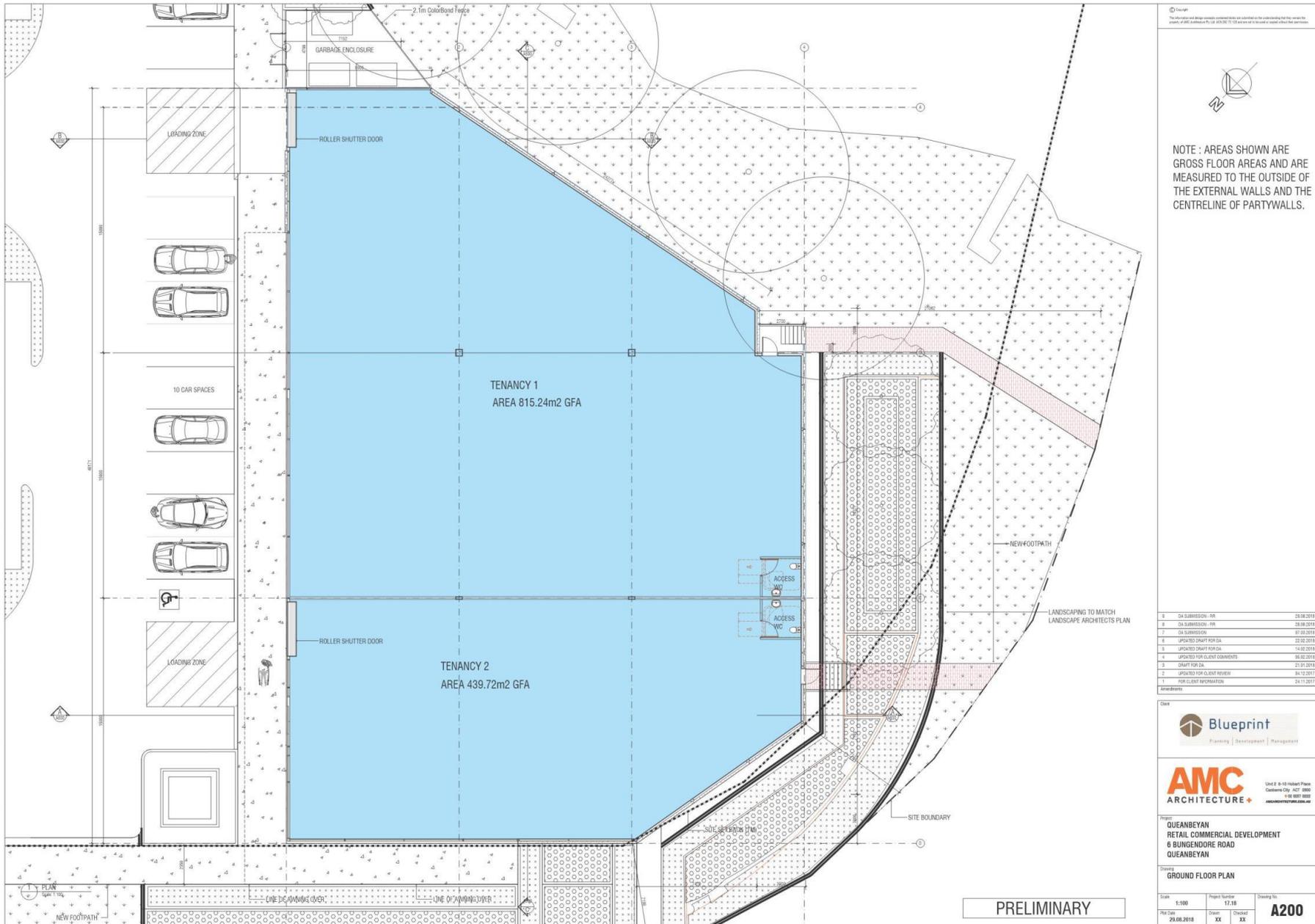
PROJECT
 QUEANBEYAN
 RETAIL COMMERCIAL DEVELOPMENT
 6 BUNGENDORE ROAD
 QUEANBEYAN

Drawing
 MATERIALS BOARD

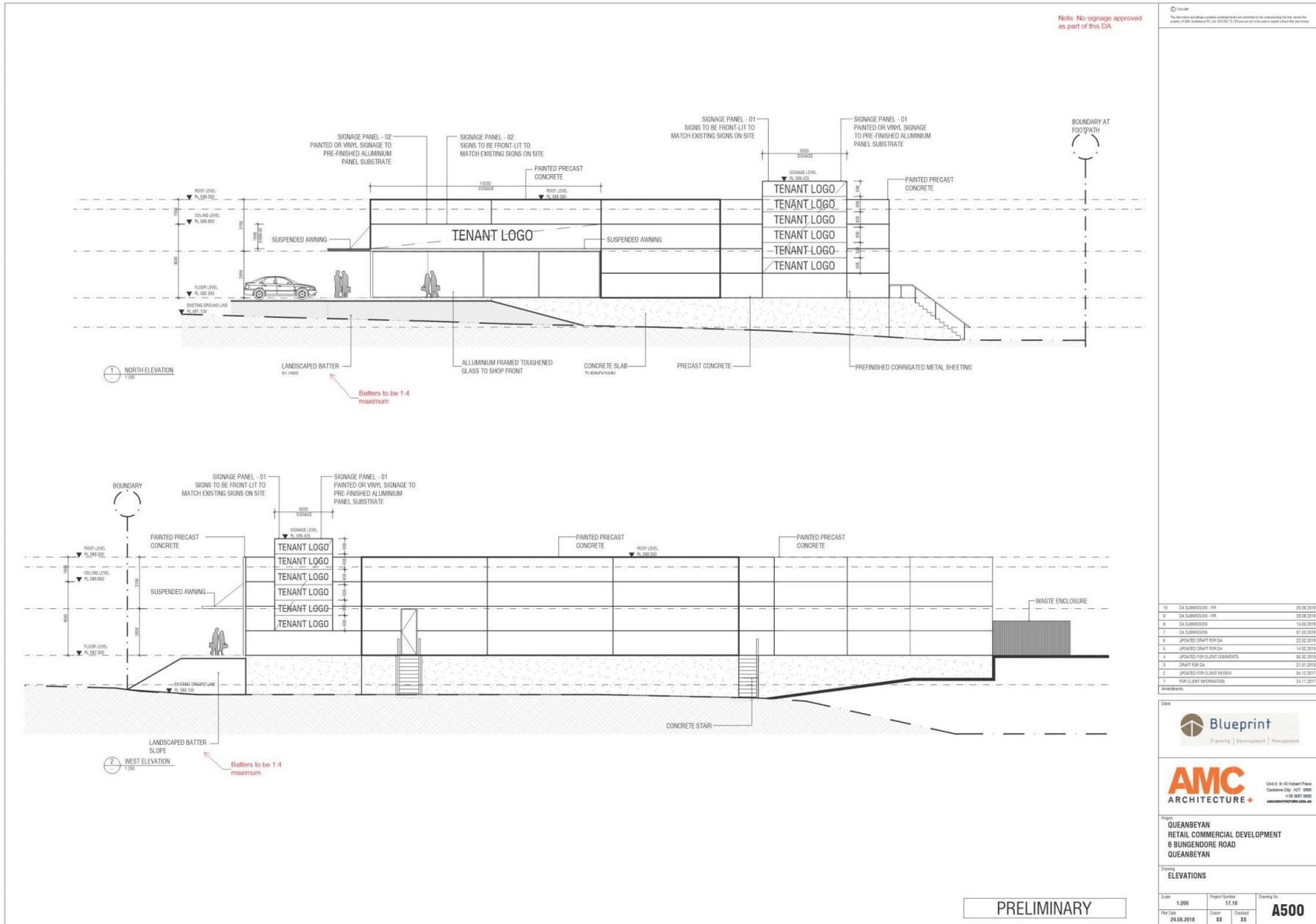
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File Date	25.08.2018	Drawn	XX	Checked	XX



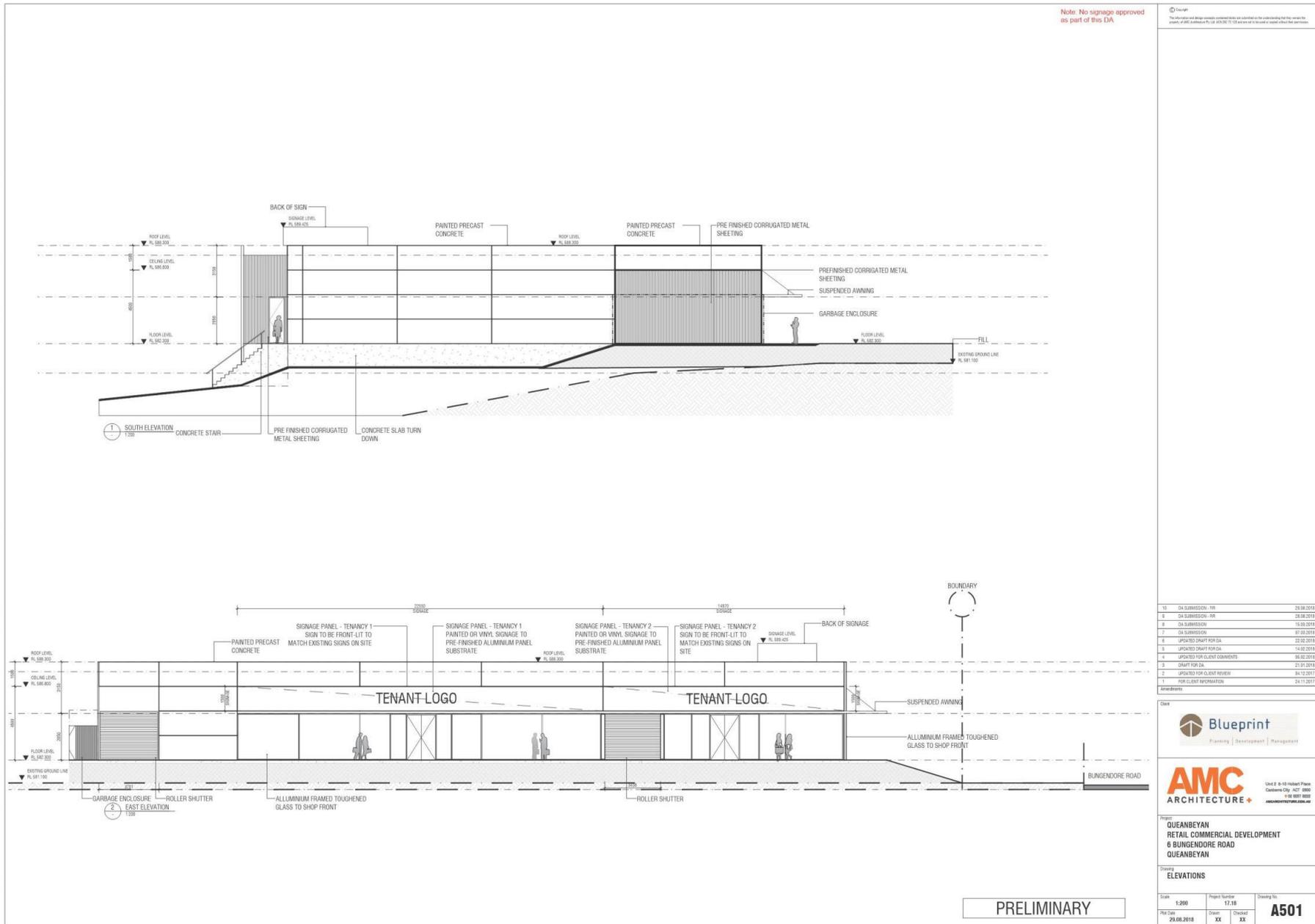




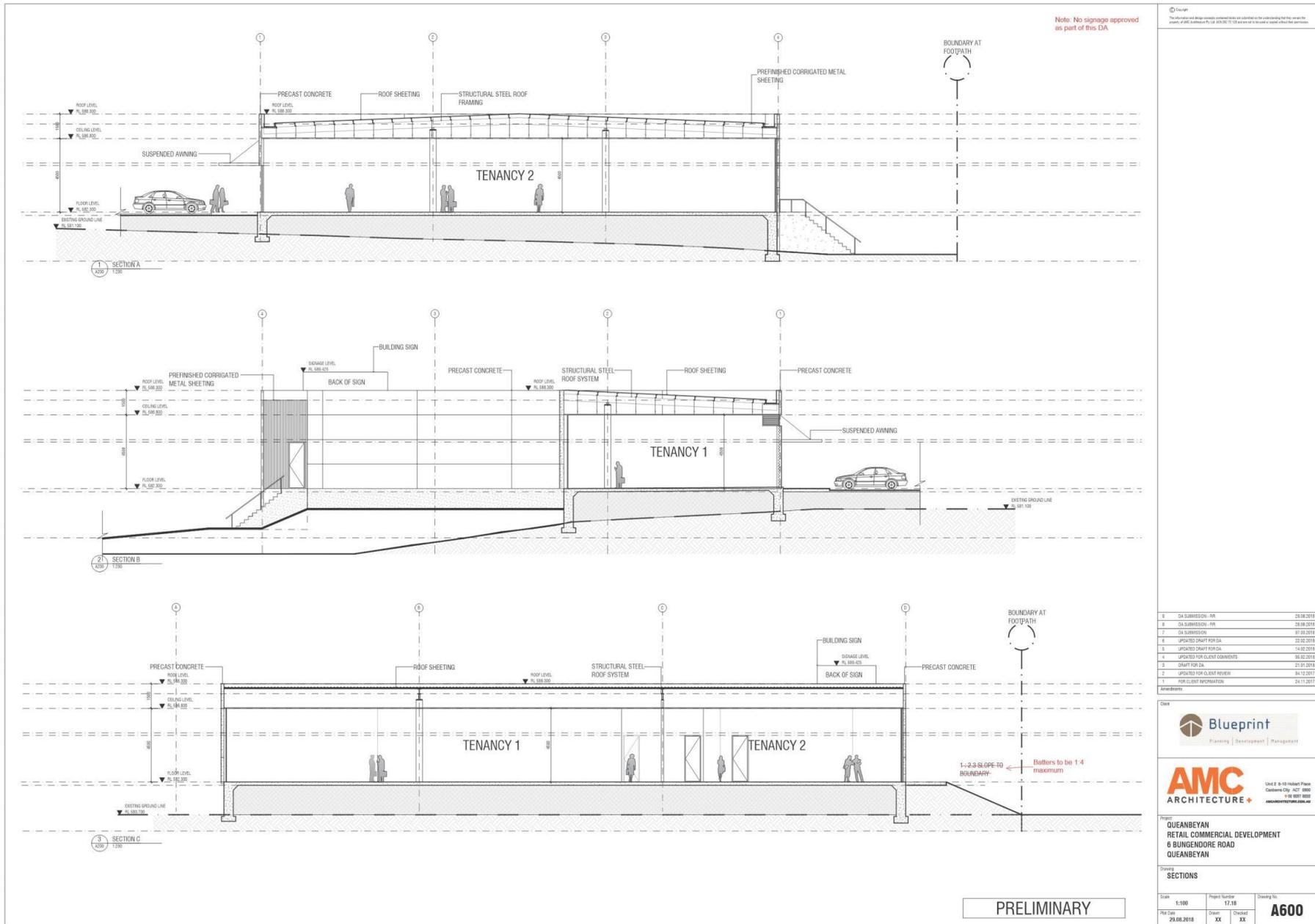
12.2 DA-168-2018 - Bulky Goods Premises - 6 Bungendore Road, Queanbeyan East
 Attachment 2 - DA 168-2018 - Architectural Plans - 6 Bungendore Road, Queanbeyan East (Continued)



12.2 DA-168-2018 - Bulky Goods Premises - 6 Bungendore Road, Queanbeyan East
 Attachment 2 - DA 168-2018 - Architectural Plans - 6 Bungendore Road, Queanbeyan East (Continued)



12.2 DA-168-2018 - Bulky Goods Premises - 6 Bungendore Road, Queanbeyan East
 Attachment 2 - DA 168-2018 - Architectural Plans - 6 Bungendore Road, Queanbeyan East (Continued)



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6	DA SUBMISSION - PA	28/08/2018
5	DA SUBMISSION - PA	28/08/2018
4	DA SUBMISSION - PA	07/08/2018
3	UPDATED DRAFT FOR DA	22/02/2018
2	UPDATED DRAFT FOR DA	14/02/2018
1	UPDATED FOR CLIENT COMMENTS	06/02/2018
0	DRAFT FOR DA	21/01/2018
-1	UPDATED FOR CLIENT REVIEW	04/12/2017
-2	FOR CLIENT INFORMATION	24/11/2017

Approvals:

Client:

Blueprint
 Planning | Development | Management

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 amc@amcarch.com.au

PROJECT: QUEANBEYAN RETAIL COMMERCIAL DEVELOPMENT
 6 BUNGENDORE ROAD
 QUEANBEYAN

Drawing SECTIONS

Scale	Project Number	Drawing No.
1:100	17.18	A600
Rev Date	Drawn	Checked
29.08.2018	XX	XX

COMMERCIAL DEVELOPMENT

Spotlight Queanbeyan
 6 Bungendore Road, Queanbeyan NSW

LANDSCAPE DOCUMENTATION ISSUE FOR DEVELOPMENT APPLICATION

FEBRUARY 2018



GENERAL NOTES

- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE LANDSCAPE ARCHITECT.
- UNLESS SPECIFIED OTHERWISE LEVELS ARE IN METRES AND DIMENSIONS ARE IN MILLIMETRES.
- VERIFY THE LOCATION OF ALL SERVICES AND ALL EXISTING STRUCTURES, PAVEMENTS, FENCES AND VEGETATION ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- REFER SURVEYOR AS NECESSARY. LAYOUT TO BE CONDUCTED BY REGISTERED SURVEYOR. CONTRACTOR WILL BE PROVIDED WITH DIGITAL COPY OF THE DRAWINGS.
- SET-OUT ALL WORKS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (EG BRICKS, PAVERS) FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLACING ORDERS.
- USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWING.
- COORDINATE ALL WORKS WITH OTHER TRADES.

STANDARDS

- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH COUNCIL / AUSTRALIAN STANDARDS.
- CONFORM TO THE FOLLOWING STANDARDS:
 AS 1428.1 - DESIGN FOR ACCESS AND MOBILITY PART 1 - ACCESS TO BUILDINGS
 AS 1428.2 - DESIGN FOR ACCESS AND MOBILITY PART 2 - ENHANCED AND ADDITIONAL REQUIREMENTS - BUILDINGS AND FACILITIES
 AS 1428.4 - DESIGN FOR ACCESS AND MOBILITY PART 4 - TACTILE INDICATORS
 AS 2890.3 - PARKING FACILITIES PART 3 - BICYCLE PARKING FACILITIES
 AS 2899 - PUBLIC INFORMATION SYMBOL SIGNS
 AS 3061.1 - SLIP RESISTANCE OF PEDESTRIAN SURFACES
 AS 4586 - SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS
 AS 1742 - TRAFFIC CONTROL DEVICES

<p>NOTES</p> <p>ISSUES TO BE MADE IN CONJUNCTION WITH THE DEVELOPER.</p> <p>ISSUES TO BE MADE IN CONJUNCTION WITH THE DEVELOPER.</p> <p>USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWING.</p> <p>CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE LANDSCAPE ARCHITECT.</p> <p>PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (EG BRICKS, PAVERS) FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLACING ORDERS.</p>				<p>THE LANDSCAPE PLAN HAS BEEN PREPARED BY ACCREDITED LANDSCAPE CONSULTANT MICHAEL REEVES OF 30 DARKE STREET TORRENS ACT</p> <p>SIGNED: <i>Michael Reeves</i> DATE 02 MARCH 2018</p>		<p>dsb Landscape Architects Deakin Chambers 141 Fairbairn Street Deakin ACT 2600 Tel: 02 6295 1555 info@dsbia.com.au</p>		<p>Project: SPOTLIGHT QUEANBEYAN 6 BUNGENDORE ROAD QUEANBEYAN N.S.W</p> <p>Client: BLUEPRINT</p>		<p>Drawing Title: COVER AND NOTES</p> <p>Scale: NTS @ A1 Plot Date: Sheet No:</p> <p>Drawn By: 3518-F101 B</p>	
B NO	DP DESIGN	PH DRAWN	EP CHECKED	VERD	DATE	AMENDMENT / ISSUE					



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 12.2 DA-168-2018 - BULKY GOODS PREMISES - 6 BUNGENDORE
ROAD, QUEANBEYAN EAST

ATTACHMENT 3 DA 168-2018 - DRAFT CONDITIONS OF CONSENT - 6
BUNGENDORE ROAD, QUEANBEYAN EAST

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)

1. WASTE MANAGEMENT PLAN

Prior to the release of a Construction Certificate, an amended Waste Management is to be submitted to and endorsed by Council, detailing the provisions of the following mandatory and specific information:

- **The types and quantities of waste generated on site;**
 - **The steps to be taken to minimise and recycle waste generated on the site, including pallets, boxes, plastics, paper, containers and other retrievable material.**
 - **The method of storage and subsequent disposal of the remaining solid waste.**
 - **Possible Waste Reduction Programs the retailer may introduce including ACTSmart Business Recycling or NSW Bin Trim.**
 - **Location of enclosed litter bins appropriately located within the property boundary and level of maintenance provided.**
 - **A Trolley Management component which incorporates either coin/token operated or perimeter control systems to retain the trolleys on the premises.**
 - **Trolleys and carpark areas are to be provided with customer information to return trolleys to the bays provided;**
 - **Trolley bays are to be provided adjacent to the public transport point on Bungendore Road and sufficiently located within the carpark to provide a line of sight to vehicles.**
 - **The retailer must provide an appropriate trolley collection service for abandoned trolleys;**

REASON: To ensure waste and litter from the site will be properly managed and comply with Council Policy. **(56.01)**

2. CONTROLLED ACTIVITY APPROVAL LICENSE

A Construction Certificate (Building) must not be issued over any part of the site requiring a Controlled Activity Approval (CAA) from the NSW Natural Resources Access Regulator, until a copy of the CAA has been provided to Council.

REASON: To ensure compliance with the requirements of the NSW Natural Resources Access Regulator. **(56.09)**

3. WATER & SEWER COMPLIANCE CERTIFICATE - DESIGN

Prior to the release of a Construction Certificate (Building) a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

The application for the certificate of compliance must be accompanied by four copies of the Civil Engineering plans for the design of the water reticulation, sewerage systems and stormwater management, drawn in accordance with Council's *Queanbeyan Palerang Development Specifications (Version 1)*.

REASON: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications. **(56.05)**

Note: This water and sewer compliance certificate is only required if the development involves alterations to Council's existing water and/or sewer infrastructure but involves no subdivision.

PRIOR TO COMMENCEMENT

4. BUILDING CONTRIBUTIONS TO BE PAID

Prior to the lodgement of the Notice to Commence Building Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 64 of the Local Government Act 1993 and Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000*.

REASON: To provide for the funding of augmentation and provision of services and community facilities. **(57.02)**

5. CONSTRUCTION CERTIFICATE (BUILDING) TO BE ISSUED

The erection of a building in accordance with the development consent must not be commenced until a Construction Certificate has been issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.03)**

6. SUBMIT A TRAFFIC MANAGEMENT PLAN

Prior to work commencing a Traffic Management Plan for the construction works ensuring that internal works to the site do not impact Council & RMS roads must be submitted to, and approved by, Council under the provisions of Section 138 of the *Roads Act 1993*.

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the construction works. **(57.13)**

7. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK
A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.04)**

8. ERECT A SIGN FOR ANY DEVELOPMENT WORKS
A sign must be erected and maintained in a prominent position on any site on which building, subdivision or demolition work is being carried out;
- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.**
 - (b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.**
 - (c) Stating that unauthorised entry to the work site is prohibited.**

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

9. PROVIDE WORKERS TOILET FACILITIES
Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

SITE MANAGEMENT DURING DEMOLITION AND CONSTRUCTION

10. PROVIDE WASTE STORAGE RECEPTACLE
A waste receptacle must be placed on the site for the storage of waste materials.

REASON: To prevent pollution of surrounding areas. **(58.02)**

11. INSTALL EROSION AND SEDIMENT CONTROLS
Erosion and sediment controls must be installed on the site and maintained during the construction period.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

12. HOURS OF OPERATION FOR WORKS

All works associated with the demolition and/or construction of this development must be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

13. WORK ON ADJOINING LAND IS LIMITED

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- (a) Installation of a temporary, stabilised construction access across the verge.**
- (b) Installation of services.**
- (c) Construction of an approved permanent verge crossing.**

REASON: To minimise interference with the verge and its accessibility by pedestrians. **(58.05)**

14. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

15. WORKS SITES TO BE FENCED

A fence must be erected between the development site and public places before commencement of any other work.

REASON: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. **(58.07)**

GENERAL CONDITIONS

16. HOURS OF OPERATION

The development is to comply with the following hours of operation:

Monday, Tuesday, Wednesday & Friday	9:00am to 5:30pm
Thursday	9:00am to 9:00pm
Saturday & Sunday	9:00am to 5:00pm

REASON: To ensure operating hours for the site are consistent and impacts to surrounding development is minimal. **(59.01)**

17. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

18. GENERAL TERMS OF APPROVAL

The development must be carried out in accordance General Terms of Approval provided by NSW Natural Resources Access Regulator dated 1 August 2018 and attached in Schedule 2 of this consent.

REASON: To comply with the NSW Natural Resources Access Regulator requirements. **(59.08)**

BUILDING

19. COMPLY WITH THE BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000. **(60.02)**

20. ALL WORKS TO BE CONFINED TO THE SITE

All excavation, backfilling, construction and other activities associated with the development must:-

- (a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.
- (b) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- (c) Be kept clear of stormwater, sewer manholes and service easements on the site.

REASON: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired. (60.05)

21. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS
The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries must be prepared upon completion of the base course brickwork and then be submitted to the Principal Certifying Authority.

REASON: To ensure building has been sited in accordance with the approved plans. (60.08)

22. RETAINING WALL/S
All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1 metre of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 1 metre in height are required to be certified by a structural engineer.

REASON: To ensure that excavated areas are adequately retained. (60.17)

Note: If a retaining wall will exceed 1.5 metres in height or will be located within an easement a separate development consent must be obtained prior to construction.

FIRE SAFETY MEASURES

23. **SUBMIT FINAL FIRE SAFETY CERTIFICATE**

At the completion of works, a Final Fire Safety Certificate detailing each essential fire safety measure provided in the building must be issued by the owner and must be submitted to Council. Copies the certificate must also be given to the Fire Commissioner and be prominently displayed in the building.

REASON: To ensure compliance with the *Environmental Planning and Assessment Regulation 2000*. **(61.02)**

24. **SUBMIT ANNUAL FIRE SAFETY STATEMENT**

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

REASON: To ensure compliance with the *Environmental Planning and Assessment Regulation 2000*. **(61.03)**

CARPARKING AND ACCESS

25. **CAR PARKING TO COMPLY WITH AS2890**

A minimum of 168 car parking spaces are to be maintained on-site. All car parks must comply with AS2890 – 2004 Parking Facilities.

REASON: To provide adequate off-street car parking. **(66.04)**

26. **ALL SURFACES TO BE CONCRETE OR BITUMEN SEALED**

All parking spaces, loading bays, driveways and turning aisles must be concrete or bitumen sealed, with all parking spaces line marked.

REASON: To ensure car parking spaces are functional prior to use of the premises. **(66.06)**

SAFER BY DESIGN

27. **UNDER AWNING LIGHTING**

Lighting is to be installed under the suspended awning of the structure. All outdoor lighting must comply with *Australian Standard 4282 – Control of the obtrusive effects of outdoor lighting*.

REASON: To improve public safety in the proximity of the development. **(71.01)**

LANDSCAPING

28. NON-STANDARD LANDSCAPING

Groundcover species planted as part of the development are to be selected from *Appendix J: Species suitable for revegetation of the Queanbeyan River Riparian Corridor Strategy*

REASON: To ensure species planted are suitable within the Queanbeyan River riparian zone. (73.01)

29. LANDSCAPING WORKS COMPLETED BY AN ACCREDITED CONTRACTOR

All landscaping must be completed by a Council accredited Category 1 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

REASON: To help ensure a high standard of landscape works. (73.02)

30. RETAIN AND PROTECT TREES

All trees located on the verge between the property boundary and the street kerb and gutter must be protected by cyclone or chain mesh fencing.

The fencing must:

- (a) keep free a 1.2 metre wide section for use by pedestrians and be a minimum of 1.1 metres from the street kerb and gutter, or as directed by Council;
- (b) be erected prior to commencement of work; and
- (c) remain in place until all site works have been completed.

Trees nominated to be retained on the approved plan must be protected by cyclone/chain mesh fencing.

The fencing must:

- (a) extend around the drip line of the tree;
- (b) be erected prior to commencement of work; and
- (c) remain in place until all site works have been completed.

REASON: To ensure that tree(s), including street trees, are protected from damage during construction. (73.08)

ENVIRONMENTAL

31. WASTE STORAGE AREA

The waste storage area must be constructed and maintained to ensure containment of all waste within the confines of area and constructed as follows:

- **Provided 2m wide access opening;**
- **The bin cart grade must not exceed 1:14 with no steps to be wheeled over.**
- **Totally screened to prevent escape of wind-blown litter.**

Contractor servicing of the waste storage area must be aligned to existing arrangements on the property and only be conducted after 7am on Weekdays and 8am on Weekends.

REASON: To ensure the construction, location and servicing of the waste storage area is satisfactory to allow efficient use and management of the facility. **(76.01)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

32. WATER & SEWER COMPLIANCE CERTIFICATE - CONSTRUCTION

Prior to the issue of any Occupation Certificate a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

REASON: To ensure the constructed infrastructure and services have been completed to Council's specifications. **(78.03)**

33. CERTIFICATION OF IMPORTED FILL

Prior to the issue of an Occupation Certificate, a NSW EPA Certification form identifying where the material originated from and stating that there is no contamination of the material, is to be submitted to and endorsed by Council. All fill material imported onto the site must meet all aspects of the definition to be classified as virgin excavated natural material (VENM).

REASON: To ensure factors of contamination have been addressed in the classification of the material as VENM. **(78.01)**

34. OBTAIN OCCUPATION CERTIFICATE BEFORE OCCUPATION

Occupation or use of whole or part of the building must not commence unless an Occupation Certificate has been issued in relation to the building or part.

REASON: To satisfy the provisions of Section 109M of the *Environmental Planning and Assessment Act 1979*. **(78.02)**

ON-GOING MANAGEMENT OF THE DEVELOPMENT

35. MAINTAIN CAR PARKING AREAS AND DRIVEWAY SEALS
All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition.
- REASON: To ensure car park areas are useable. (79.02)
36. VEHICLE AND GOODS STORAGE CONFINED TO THE SITE
All loading and unloading activities in connection with the development must be carried out wholly within the site and all goods and vehicles associated with the development must be accommodated wholly within the site.
- REASON: To ensure free flow of vehicular and pedestrian traffic on the road and the verge. (79.04)
37. CAR PARKING SPACES TO BE KEPT FREE AT ALL TIMES
All car parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times.
- REASON: To ensure such areas are available for occupants and visitors of the site. (79.05)

PLUMBING AND DRAINAGE

38. PLUMBING AND DRAINAGE INSTALLATION REGULATIONS
Plumbing and drainage work must be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005*, the *Plumbing and Drainage Act 2011* and Regulations under that Act and with the *Plumbing Code of Australia*. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.
- REASON: This is a mandatory condition under the provisions of the *Local Government (General) Regulation 2005*. (80.02)
39. INSPECTION OF PLUMBING AND DRAINAGE
Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.
- REASON: To ensure compliance with the inspection requirements of *Plumbing and Drainage Regulation 2012* and Council's inspection schedule. (80.03)

40. FLOOR LEVEL TO BE 150mm ABOVE YARD GULLY

The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

REASON: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system. (80.05)

41. HEATED WATER NOT TO EXCEED 50 DEGREES C

All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

All heated water installation for any accessible facility must deliver hot water at a temperature not exceeding 45° Celsius.

REASON: To prevent accidental scalding. (80.07)

42. INSULATE HEATED AND COLD WATER SERVICE PIPES

Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- (a) unheated roof spaces
- (b) locations near windows, ventilators and external doors where cold draughts are likely to occur
- (c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions. (80.12)

43. STORMWATER DISPOSAL REQUIREMENTS

All stormwater from the site must be trapped and piped to the approved discharge location via an on-site detention system to limit the discharge from the site to the pre-development rate for a 1 in 5 year recurrence interval storm event.

REASON: To provide satisfactory stormwater disposal. (80.08)

44. PROVIDE WATER SERVICE AND WATER METER

Following detail design, a new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.

The main meter shall be installed in an easily accessible position in the common property at the front of the site, or other accessible position approved by Council.

REASON: To ensure that the development is appropriately water metered. (80.14)

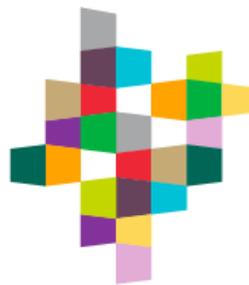
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

- | | |
|--------------|--|
| ITEM 12.3 | DA.2018.121 - THREE LOT SUBDIVISION - 71 MACDIARMID ROAD, BURRA |
| ATTACHMENT 1 | DA.2018.121 - SECTION 4.15 ASSESSMENT REPORT - 71 MACDIARMID ROAD, BURRA |

QPRC



4.15 Assessment – DA.2018.121

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (RURAL LANDS) 2008

Clause 10 of SEPP Rural Lands establishes a number of matters requiring consideration for development for the purposes of dwelling houses or subdivision for the purposes of a dwelling in certain rural, rural residential or environment protection zones. An assessment of the proposed development against the provisions of Clause 10 follows:

The following matters are to be taken into account:

(a) *the existing uses and approved uses of land in the vicinity of the development,*

Comment: The surrounding lots are utilised primarily for rural residential purposes with rural dwellings and small scale hobby farms.

(b) *whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*

Comment: The proposed subdivision is unlikely to significantly impacts upon existing or preferred land uses in the vicinity of the development.

(c) *whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*

Comment: The proposed subdivision is considered unlikely to result in any action that are considered to be incompatible with surrounding rural residential land uses.

(d) *if the land is not situated within a rural residential zone, whether or not the development is likely to be incompatible with a use on land within an adjoining rural residential zone,*

Comment: The subject site does not adjoining any rural residential zone.

(e) *any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d).*

Comment: NA

PALERANG LOCAL ENVIRONMENTAL PLAN (PLEP) 2014

An assessment of the proposal against the general aims of PLEP 2014 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang community,</i>	Yes
(b)	<i>to encourage development that supports the long-term economic sustainability of the local community, by ensuring that development does not unreasonably increase the demand for public services or public facilities,</i>	Yes
(c)	<i>to retain, protect and encourage sustainable primary industry and commerce,</i>	Yes
(d)	<i>to ensure the orderly, innovative and appropriate use of resources in Palerang through the effective application of the principles of ecologically sustainable development,</i>	Yes
(e)	<i>to retain and protect wetlands, watercourses and water quality and enhance biodiversity and habitat corridors by encouraging the linking of fragmented core habitat areas within Palerang,</i>	Yes
(f)	<i>to identify, protect and provide areas used for community health and recreational activities,</i>	Yes
(g)	<i>to ensure that innovative environmental design is encouraged in residential development.</i>	Yes

Permissibility

The subject site is Zoned E4 Environmental Living zone under Palerang Local Environmental Plan 2014.

Zone Objectives

An assessment of the proposal against the objectives of the E4 Environmental Living zone is included below:

Objectives	Complies
➤ To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.	No
➤ To ensure that residential development does not have an adverse effect on those values.	Yes
➤ To encourage development that is visually compatible with the landscape.	Yes
➤ To minimise the impact of any development on the natural environment.	No
➤ To ensure that development does not unreasonably increase the demand for public services or facilities.	Yes
➤ To minimise conflict between land uses within the zone and land uses within adjoining zones.	Yes

Comment: The subject application fails to identify areas upon proposed Lot 31 and 32 that do not conflict with environmental constraints upon the site. As such, the proposed development is considered to fail to satisfy the objectives of the E4 Environmental Living Zone as outlined above.

Development for the purposes of subdivision is permissible with consent under Clause 2.6 of the PLEP 2014.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the PLEP 2014 is provided below.

Lot averaging subdivision of certain land in Zone E4

Cl.	Standard	Controls	Proposed	Complies
4.1B	<i>Average Lot size</i>	6Ha	3.28Ha	No
	<i>Minimum subdivision lot size</i>	1Ha	1.36Ha	Yes
	<i>Resulting Lot?</i>		Yes	No

Comment: Clause 4.1B(5) of the Palerang Local Environmental Plan 2014 establishes that Council is unable to grant development consent for the purposes of a subdivision of a resulting lot for the purposes of residential accommodation. The subject lot was created under 1999/DA077 which was approved by Council at its meeting of 8 June 2004 under Clause 20 of the former Yarrolumla Local Environmental Plan 2002 for a 29 Lot Community title subdivision. Further, residential accommodation was permissible upon the allotment. As such, the subject lot forms a resulting lot as defined under Clause 4.1B(6) of the Palerang Local Environmental Plan 2014 and Council has no ability to approved the subject application.

The subject application, failing to satisfy the average lot size requirement established under Clause 4.1B was accompanied by a Clause 4.6 variation request seeking to allow for an average lot size of 3.286 Ha being a departure from the 6Ha development standard. An assessment of the proposed variation against the requirements of Clause 4.6 of the PLEP 2014 follows:

Clause 4.6 Exceptions to Development Standards

Under Clause 4.6 of the PLEP 2014, the consent authority may consider a variation, where that variation would achieve a better outcome.

The subject application, failing to satisfy the average lot size requirement established under Clause 4.1B was accompanied by a Clause 4.6 variation request. The subject request erroneously utilises the entire land area of the existing neighbourhood plan (DP285984) and has such has sought to justify a 5.9% or 0.35Ha variation to the average lot size control. As such, the subject variation request fails to adequately consider the actual extent of variation proposed being an average lot size of 3.286 Ha resulting in a 45% or 2.74Ha departure from the 6Ha development standard.

Clause 4.6(3) of the PLEP 2014 states the following:

“Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.”

While the applicant has provided written request that seeks to justify a variation to the development standard the subject variation request incorrectly calculates the extent of the actual variation and as such cannot be considered to demonstrate justify contravention of the development standard. Accordingly Council has no power to vary the development standard and therefore is unable to approve the subject application. AS the subject application fails to the requirements of Clause 4.6(3) further assessment of the subject variation request is not necessary, though it is noted that as the proposed development seeks to a variation request to a numeric development standard greater than 10%, the concurrence of the Secretary of the Department of Planning and environment is required under Clause 4.6(4)(b) of the PLEP 2014. As such, the subject application was referred to the Department of Planning and Environment for their concurrence. Council received correspondence from the NSW Department of Planning and Environment on 4 December 2018 advising that as the subject application failed to satisfy the requirements of Section 4.6(6) of the Palerang Local Environmental Plan 2014 concurrence was unable to be issued. As concurrence has not been granted Council has no option but to refuse the subject application.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the PLEP 2014 are addressed below as part of this assessment:

6.1 Earthworks

Clause 6.1 of the PLEP 2014 establishes a number of matters requiring consideration for development involving earthworks. The proposed development would require earthworks for the purposes of the proposed vehicular access points and internal access roads. Such works are minor in nature and with the use of appropriate erosion and sediment control measures would be unlikely to result in any significant impacts. As such, in the event of approval of the subject application a condition of consent would be recommended requiring the use of such measures throughout construction.

6.3 Terrestrial biodiversity

Clause 6.3 of the PLEP 2014 makes for provision for developments that impact on terrestrial biodiversity. The subject site is identified upon Council’s mapping as containing areas of terrestrial biodiversity. The subject application was accompanied by a Biodiversity Development Assessment Report prepared by Ecological Australia Pty Ltd identifying the subject site as containing areas of remanent Yellow Box grassy woodland and Derived Native Grassland. The report found that the proposed development was unlikely to result in any significant impacts upon any threatened flora or fauna species subject to the implementation of certain management and mitigation measures, however, species offsetting is required for Pink-tailed worm lizard (*Aprazia parapulchella*).

6.4 Drinking Water Catchments

Clause 6.4 of the PLEP 2014 makes provision for developments within a drinking water catchment. The subject site is identified upon Council’s mapping as being located within the Googong Drinking Water Catchment. The subject application was accompanied by a Land Capability Assessment prepared by Franklin Consulting Australia Pty Limited. This assessment while concluding that the subject site is suitable for the purpose of the

proposed development subject to the use of secondary treatment methods, however the report also finds that a minimum area of 1,300m² is required for the purposes of effluent disposal. When excluding the constrained areas identified within the report there is insufficient area within the proposed building envelopes to accommodate for effluent disposal upon proposed lots 31 and 32. As such the subject application fails to satisfy the requirements of Clause 6.4 of the PLEP 2014.

4.15(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.15(1)(a)(iii) any development control plan

Palerang Development Control Plan 2015

Section 1 of the Palerang Development Control Plan 2015 establishes a number of development controls relevant to the subject application. An assessment of the subject application against the provisions of Section 1 of the PDCP 2015 follows.

PALERANG DCP 2015 COMMENTS		
Section	Controls	Comment
C1.2 Subdivision for purposes other than primary production – general controls		
1.2.3	Subdivision pattern The proposed lots do not exceed the maximum depth to width ratio of 4:1 and do not include any frontages to water courses.	Yes
1.2.5	Building Envelopes Building envelopes proposed with minimum areas of 4000m ² however the Land Suitability Assessment prepared by Franklin Consulting Australia Pty Limited identifies significant constraints within the proposed building envelopes including 1 st order riparian corridors, areas of seasonal waterlogging and steep rocky areas. When excluding these areas the proposed building envelope upon Proposed Lot 32 fails to meet the minimum 4000m ² area required by the control. Further the proposed building envelope upon proposed Lot 31 also contains areas identified as being unsuitable for the purposes of dwellings though when excluding these areas the envelope still exceeds minimum areas requirements. As such, the proposed building envelope is not considered to be suitable for the purposes of the proposed development.	No
1.2.7	Sewerage While the subject application was accompanied by a Land Suitability Assessment prepared by Franklin Consulting Australia Pty Limited. This assessment identifies significant	No

	constraints within the proposed building envelopes limiting potential for onsite effluent disposal including 1 st order riparian corridors and buffers, areas of seasonal waterlogging and steep rocky areas. The assessment identifies that 1,300m ² is required for effluent disposal. When excluding constrained areas identified within the report there is insufficient area within the proposed building envelopes to accommodate for effluent disposal upon proposed lots 31 and 32.	
1.2.9	Electricity In the event of the approval of the subject application a condition of consent is recommended requiring the submission of a notice of arrangement from the electricity supply authority verifying the adequacy of the proposed electricity supply arrangements.	Yes
1.3.3	E4 Environmental Living The proposed lot configuration would not result in the fragmentation of any significant environmental areas. Proposed battle axe handles comply with prescribed dimensions.	Yes

4.15(1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are to be included within the recommended conditions as to ensure compliance with any relevant regulations.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Aboriginal Cultural Heritage

The NSW Department of Environment and Heritage's Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales establishes a due diligence process that requires consideration for all development involving physical works. The code identifies that where previous investigations meeting the requirements of the code have been undertaken and the proposal will not cause or permit harm to an Aboriginal place or an Aboriginal object works may proceed with caution. A previous Aboriginal Archaeological study undertaken by L.J Thompson identifies low probability of the presence of any items of Aboriginal Cultural Heritage Significance upon the subject site. As such, the proposed development satisfies the requirements of the Due Diligence Code of Practice and may proceed with caution.

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The assessment process under the EPBC Act can occur outside the NSW planning system and requires input from the Federal Department of Environment. Any EPBC Act requirements associated with this proposal are discussed later in this section.

Threatened Species

Section 7.3 of the Biodiversity Conservation Act 2016 sets out what must be considered in determining whether a proposed development will have a significant impact. Section 7.3 requires the consideration of the following:

- any assessment guidelines applicable to the species, population, or ecological communities, or their habitats, and
- the application of the 'seven-part test' described in the Section.

The site is predicted to contain areas of modified natural temperate grassland and a small patch of low quality Yellow Box - Blakelys Red Gum grassy woodland on the tablelands, South Eastern Highlands Bioregion under Council's predictive native vegetation mapping.

The subject application was accompanied by a Biodiversity Development Assessment Report prepared by Ecological Australia Pty Ltd identifying the subject site as containing areas of remanent Yellow Box grassy woodland and Derived Native Grassland. The report found that the proposed development was unlikely to result in any significant impacts upon any threatened flora or fauna species subject to the implementation of certain management and mitigation measures, however, species offsetting is required for Pink-tailed worm lizard (*Aprazia parapulchella*).

4.15(1)(c) the suitability of the site for the development

The subject site is subject of a number of constraints including undulating topography, rock outcrops, drainage lines and threatened species habitat. As a result of these constraints the proposed lots include insufficient area to accommodate for future residential development and associated infrastructure. As such, the proposed development is considered to represent an over development of the site and accordingly the subject site is considered to be unsuitable for the purposes of the proposed development.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Part E of the PDCP 2015 from 11 July 2018 to 10 August 2018, with **Seven (7)** submissions received, raising the following concerns:

1. Extent of Notification

Concern was raised over the extent of the public notification undertaken.

Assessing officer's comments: The subject application was notified in accordance with Part E of the Palerang Development Control Plan 2015.

2. Impacts upon common property and community water supply

Concern was raised over the potential impacts of the development upon the existing community water supply benefitting the subject lot.

Assessing officer's comments: In accordance with the existing Neighbourhood Management Statement each lot created under DP285984 is entitled to 870,000 litres of non-potable water per annum. As such, the proposed subdivision would see this entitlement divided by three (3) and would not result in any additional entitlement to draw water from the community supply beyond the existing entitlement.

3. Minimum lot size

Concern was raised that the proposed lot sizes fail to meet the minimum lot sizes for the site as established under the Palerang Local Environmental Plan 2014.

Assessing officer's comments: This matter has been discussed in detail previously throughout this report.

4. Increased Residential Density

Concern was raised over the increased residential density represented by the proposed development.

Assessing officer's comments: The proposed development resulting in lots below the average lot size established under Clause 4.1B of the Palerang Local Environmental Plan 2014 would allow development beyond the planned residential density as established under the PLEP 2014.

5. Bushfire

Concern was raised over the additional bushfire risk posed by the proposed development and impact upon communal firefighting resources.

Assessing officer's comments: The subject application requires the concurrence of the NSW Rural Fire Service under Section 100b of the Rural Fires Act 1997. Council has received general terms of approval from the RFS identifying the proposal as being acceptable from a bushfire risk point of view subject to conditions of consent.

6. Precedent

Concern was raised that the proposed development, involving a variation to the average lot size provisions of the Palerang Local Environmental Plan 2014, may establish an undesirable precedent for further development within the locality.

Assessing officer's comments: Any future development application for the purposes of subdivision would be required to be considered upon its own merit.

7. *Traffic*

Concerns was raised over potential impacts of additional traffic movements generated as a result of future development upon the proposed allotments.

Assessing officer's comments: potential future residential uses of the proposed allotments while being likely to generate some additional traffic movements are considered unlikely to result in any significant impacts upon the efficient operation of the existing road network.

8. *Visual Impacts*

Concern was raised over potential visual impacts of future development within the proposed building envelopes.

Assessing officer's comments: The proposed building envelopes are compliant with the setback provisions established under Section C1.2.5 of the PDCP 2015. Nonetheless, future development upon the site would require consideration of visual compatibility with surrounding development.

9. *Water Quality*

Concern was raised regarding potential impacts of the proposed development upon water quality within the locality.

Assessing officer's comments: As previously noted throughout this report, the subject application was accompanied by a land capability assessment that fails to identify suitable areas upon the subject site for the purposes of effluent disposal. As such, the proposed development cannot be determined as resulting in an acceptable impact upon water quality.

10. *Relationship to current Neighbourhood Management Statement*

Concern was raised over the potential impacts of the development upon the existing Neighbourhood Management Statement for DP285984.

Assessing officer's comments: The relationship of the proposed development and Neighbourhood Management Scheme is a matter for the members of the scheme and is beyond the scope of this assessment.

11. *Suspension of Covenants*

Concern was raised that the applicant proposes to utilise the provisions of Clause 1.9A of the PLEP 2014 to set a side covenant for the purposes of managing natural temperate grassland.

Assessing officer's comments: The subject covenant was imposed under the previous subdivision in accordance with the recommendations of the associated flora and fauna report. In considering this submissions it is important to note that the biodiversity legislation has been significantly reformed since the time of the original subdivision and as such, consideration must be made under the current legislation. The subject application was accompanied by a Biodiversity Development Assessment Report prepared by Ecological Australia Pty Ltd in accordance with the Biodiversity Conservation Act 2016 considering the impacts of the development upon flora and fauna upon the site. This report identifies gives consideration to the impacts of the proposed development upon threatened flora and fauna species upon the site and within the locality and notes that the proposed development will result in no significant impacts upon any threatened flora or fauna species.

12. Clause 4.6 Request

Concern was raised over the adequacy of the Applicant's Clause 4.6 variation request.

Assessing officer's comments: This matter has been discussed in detail previously throughout this report.

13. Setbacks

Concern was raised over the adequacy of the proposed building envelope setbacks.

Assessing officer's comments: The proposed building envelopes are compliant with the setback provisions established under Section C1.2.5 of the PDCP 2015.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 64 CONTRIBUTIONS

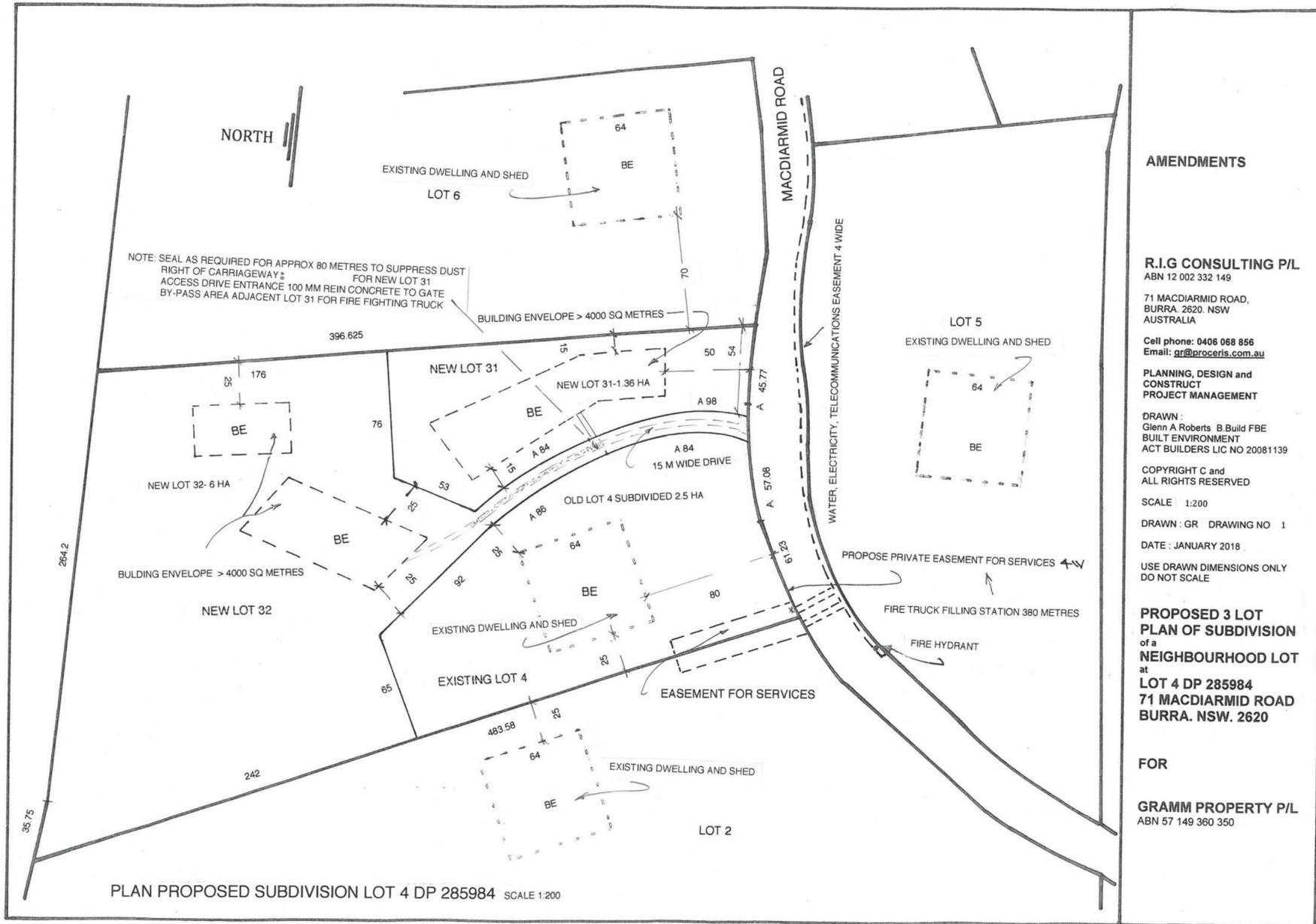
Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

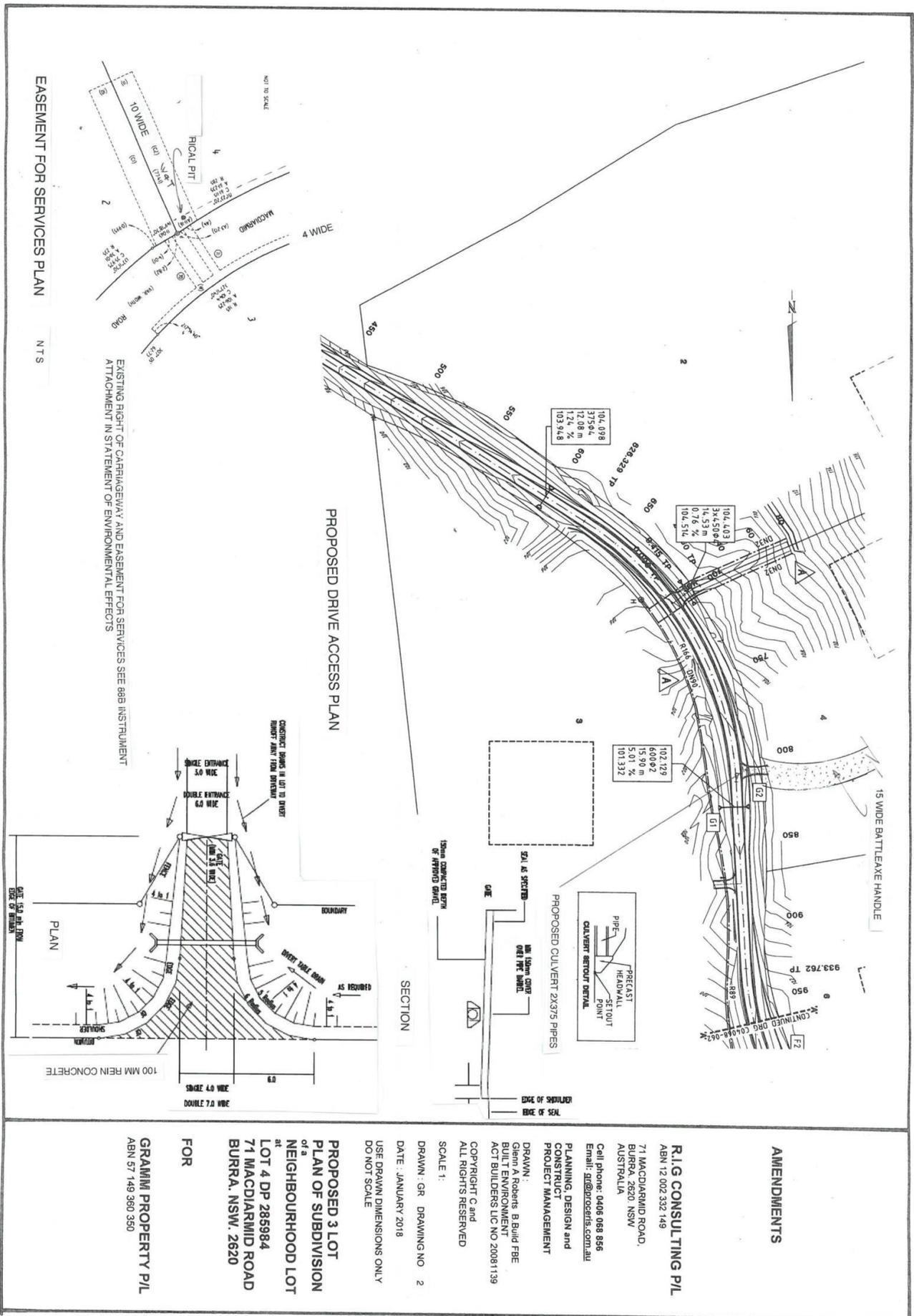
Section 64 Contributions are not applicable to the proposed development as the subject site is outside of reticulated water and waste water service areas.

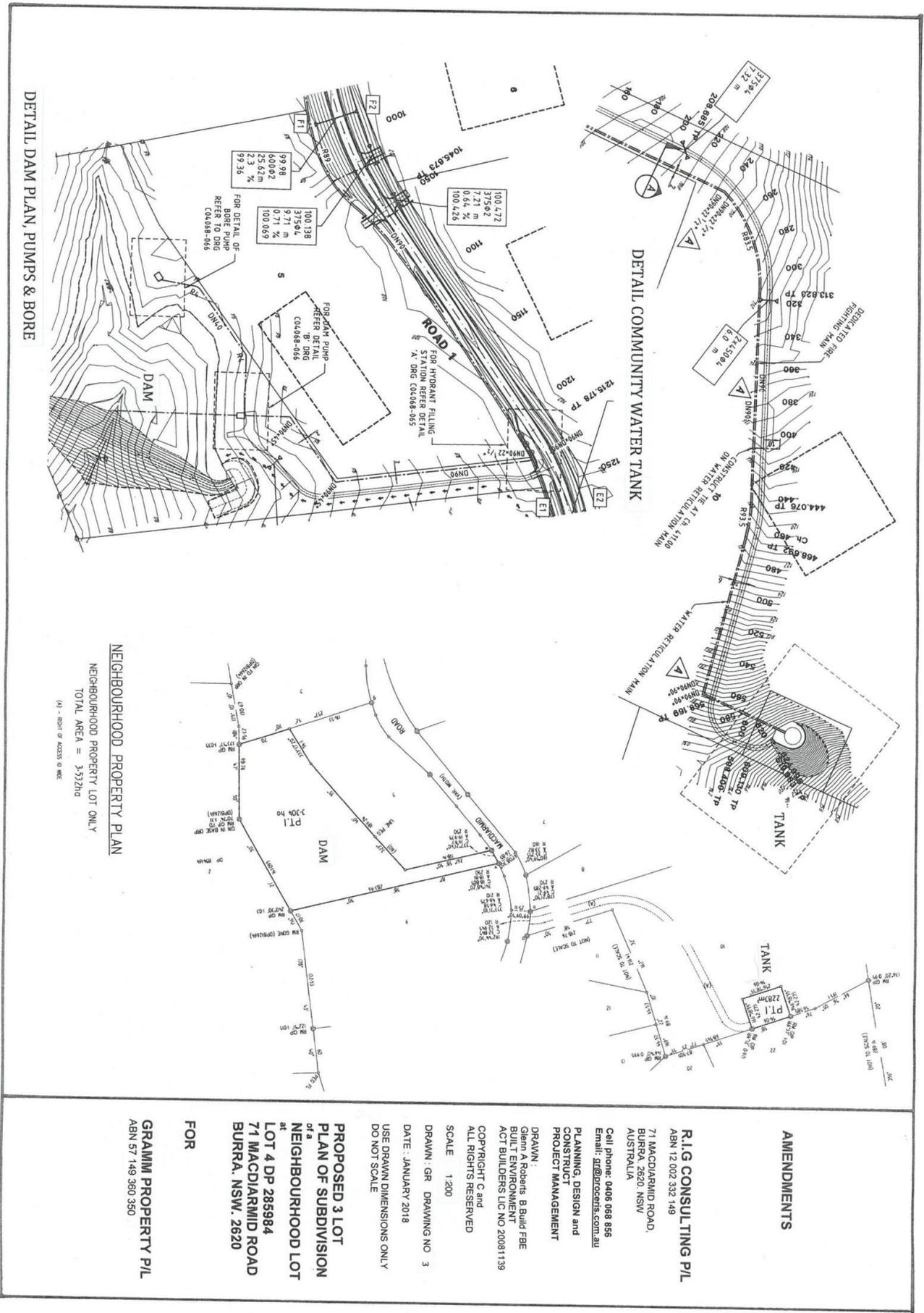
SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

While Section 7.11 Contributions are applicable to the proposed development, as the subject application is recommended for refusal calculations are not included within this report.







AMENDMENTS

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**PLANNING, DESIGN and
 CONSTRUCT
 PROJECT MANAGEMENT**

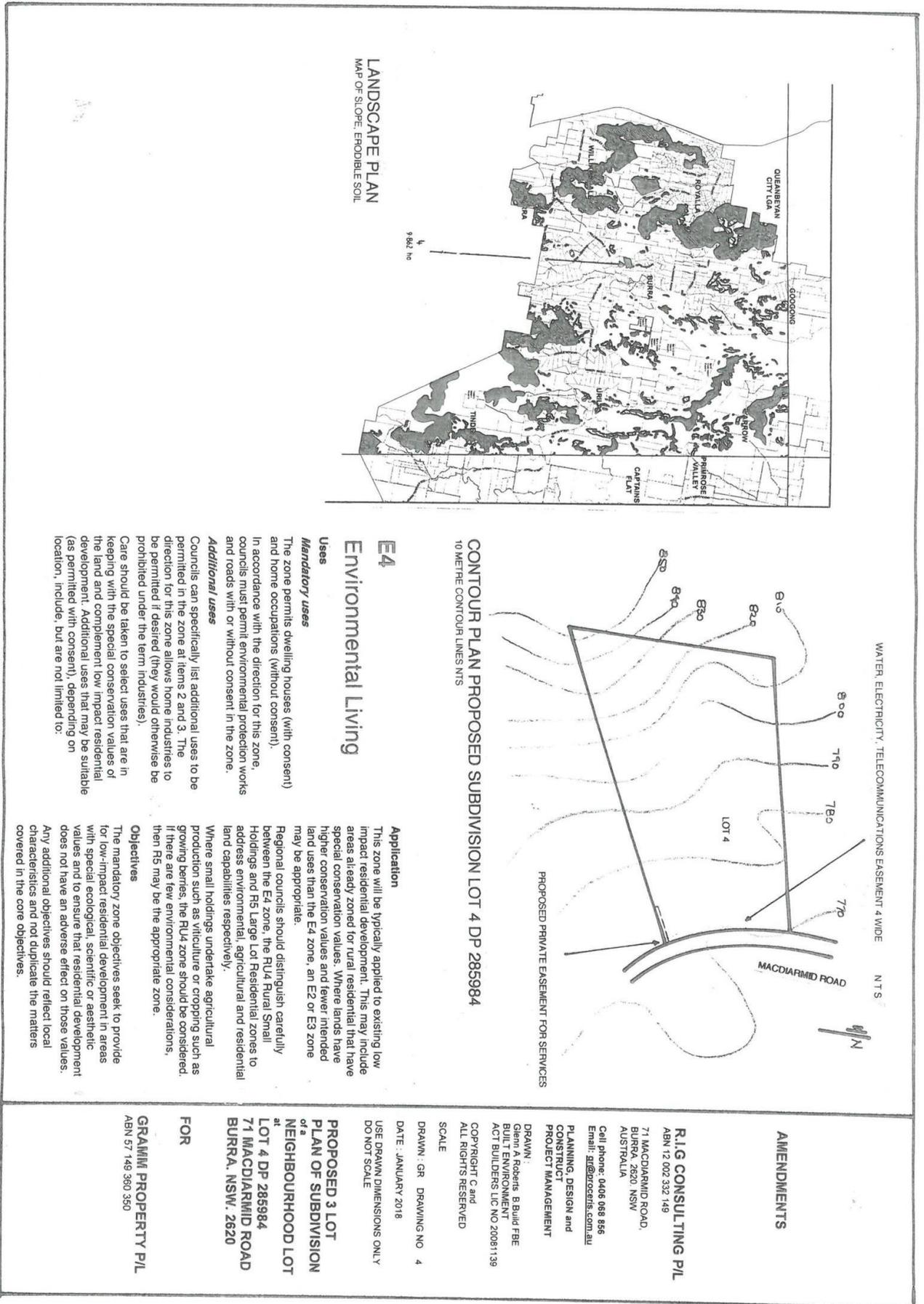
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**PROPOSED 3 LOT
 PLAN OF SUBDIVISION
 of a
 NEIGHBOURHOOD LOT
 AT
 LOT 4 DP 285984
 71 MACDIARMID ROAD
 BURRA, NSW, 2620**

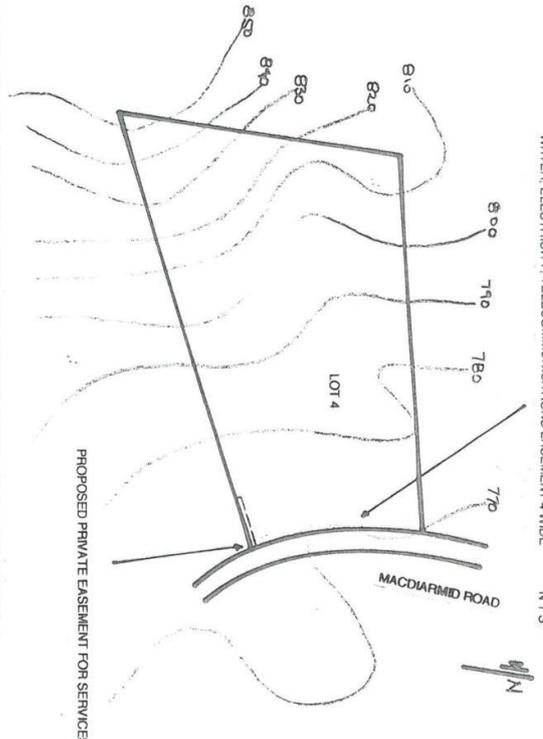
FOR

GRAMM PROPERTY P/L
 ABN 57 149 360 350



WATER, ELECTRICITY, TELECOMMUNICATIONS EASEMENT 4 WIDE N.T.S.

CONTOUR PLAN PROPOSED SUBDIVISION LOT 4 DP 285984
 10 METRE CONTOUR LINES N.T.S.



E4
Environmental Living

Uses
 The zone permits dwelling houses (with consent) and home occupations (without consent).
 In accordance with the direction for this zone, councils must permit environmental protection works and roads with or without consent in the zone.

Mandatory uses
 Councils can specifically list additional uses to be permitted in the zone at Items 2 and 3. The direction for this zone allows home industries to be permitted if desired (they would otherwise be prohibited under the term industries).
 Care should be taken to select uses that are in keeping with the special conservation values of the land and complement low impact residential development. Additional uses that may be suitable (as permitted with consent), depending on location, include, but are not limited to:

Application
 This zone will be typically applied to existing low impact residential development. This may include areas already zoned for rural residential that have special conservation values. Where lands have higher conservation values and lower intended land uses than the E4 zone, an E2 or E3 zone may be appropriate.

Objectives
 Regional councils should distinguish carefully between the E4 zone, the RU4 Rural Small Holdings and R5 Large Lot Residential zones to address environmental, agricultural and residential land capabilities respectively.
 Where small holdings undertake agricultural production such as viticulture or cropping such as growing berries, the RU4 zone should be considered, if there are few environmental considerations, then R5 may be the appropriate zone.

Objectives
 The mandatory zone objectives seek to provide for low-impact residential development in areas with special ecological, scientific or aesthetic values and to ensure that residential development does not have an adverse effect on those values. Any additional objectives should reflect local characteristics and not duplicate the matters covered in the core objectives.

AMENDMENTS

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SCALE

DRAWN: - GR DRAWING NO 4
DATE: JANUARY 2018

USE DRAWN DIMENSIONS ONLY DO NOT SCALE

PROPOSED 3 LOT PLAN OF SUBDIVISION of NEIGHBOURHOOD LOT at LOT 4 DP 285984 71 MACDIARMID ROAD BURRA, NSW, 2620

FOR

GRAMM PROPERTY P/L
 ABN 57 149 360 350

Palerang Council LEP 2014

Clause 4.6 Variation Request/Objection

Lot “averaging” subdivision of land in Zone E4, Clause 4.1B

Neighbourhood Plan
Lot 4 DP 285984
71 Macdiarmid Road
Burra. 2620. NSW

Submitted to Palerang Council
Queanbeyan Palerang Regional Council
10 Majara Street, Bungendore

June 2018

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1.0 Clause 4.6 variation Request and Objection to Lot averaging standard

1.1- Overview of Justification for Lot Averaging Variation Request

The proposed variation to the Lot averaging development standard in the E4 zone, as permitted under Clause 4.6 of the Palerang Local Environmental Plan 2014 is founded in the unique context of the Burra Country Estate Development and the characteristics of the Site on which the development is proposed.

This request to vary the Lot Averaging subdivision of land standard in the E4 zone under the Community Land Development Act 1989, to allow the 3 Lot subdivision of a Neighbourhood Lot, is considered fully justified in the context of the exceptional set of circumstances surrounding the development, and in terms of it satisfying the established tests associated with clause 4.6 variations. The principal arguments have been detailed in this request prepared by R.I.G Consulting on behalf of the owner Gramm Property Pty Ltd. Flexibility in the application of the Lot averaging standard is considered to be fully justified and warranted.

Development Background

The original Developer (Laylos Pty Ltd) made application 1999/DA-007 for subdivision, which was subsequently granted consent, subject to conditions, by Eastern Capital City Regional Council (Yarrowlumla Council) now Palerang Council on 8th June 2004. The development approval on the land Lot 4 DP 849360 was for 29 Lots of varying sizes, extension of a road all on 186.9 Hectares. Palerang Council signed the subdivision plan, linen plans of subdivision, the development contract and the neighbourhood management statement on 6th March 2006.

A Neighbourhood Scheme, not a part of a Community Scheme was registered at the Land Titles Office on 2nd June 2006. The Neighbourhood Plan DP 285984 registered was not inconsistent with the 1999/DA-007 and consisted of 29 Lots of varying sizes, a Local Access Type 7 sealed road dedicated to Council, a large Community dam of approx. 13 ML and header water tank as association property and reticulated non potable water supply lines and fire fighting hydrants mainly in Council roadworks in conjunction with statutory electricity/telephone easements.

The Development Contract provided for amenities of non-potable water, telephone and electricity services to each lot. The Developer was responsible for construction of all fences and mail boxes. All houses were to be constructed in the building envelopes approved by Palerang Council. Clause 1.9 A of Palerang Council LEP 2014 now nullifies the covenant and restrictions on title, 88B instrument.

Summary of Arguments

The current averaging lot size standard statutory control unnecessarily and unreasonably constrains the development potential of the Site, contrary to strategic planning for the responsible growth of the Rural Residential Burra area and surrounds:

1. Opportunity for maximizing the potential for low-impact residential
2. Dated Lot Averaging Controls
3. Suitable Environmental outcomes, sited having regard to the BDAR
4. Utilises existing services with minimal demand

1.2 Clause 4.6 Variations

Clause 4.6 of the Palerang LEP 2014 is the statutory mechanism that allows the consent authority to grant consent to development that departs from a development standard imposed by the LEP. The clause aims to provide an appropriate degree of flexibility in applying certain development standards, including the lot averaging control of all the lots created by the subdivision, to achieve better outcomes that are in the public interest and comply with the objectives of the E4 environmental living zone

Clause 4.6(3)-(5) of the Palerang LEP 2014 provides that:

4.6 Exceptions to development standards

(3) Development Consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and**
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.**

(4) Development Consent must not be granted for development that contravenes a development standard unless:

- (a) the consent authority is satisfied that:**
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and**
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and**
- (b) the concurrence of the Director-General has been obtained.**

(5) In deciding whether to grant concurrence, the Director-General must consider:

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and**
- (b) the public benefit of maintaining the development standard, and**
- (c) any other matters required to be taken into consideration by the Director-General before granting concurrence**

(6) Consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Rural Small Holdings, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or**
- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.**

Consistency with Common Law Guidance

Assistance on the approach to justifying a development standard variation is found in certain defining decisions of the NSW Land and Environment Court, in particular in the judgements for:

1. Wehbe v Pittwater Council (2007) 156 LGERA 446, NSWLEC 827
2. Four2Five Pty Ltd v Ashfield Council (2015) NSWLEC 1009
3. Micaul Holdings Pty Limited v Randwick City Council (2015) NSWLEC 1386
4. Moskovich v Waverly Council (2016) NSWLEC 1015
5. Zhang and anor v Council of the City of Ryde (2016) NSWLEC 1179
6. Randwick City Council v Micaul Holdings Pty Ltd (2016) NSWLEC 7
7. Wise v Byron Shire Council (2012) NSWLEC

In accordance with the statutory requirements, and as guided by the above case law, this clause 4.6 request:

- identifies the development standard to be varied (**Section 2**);
- identifies the extent of the variation sought (**Section 2**);
- establishes that compliance with the development standard is unreasonable or unnecessary in the circumstances (**Section 3.1**);
- demonstrates that there are sufficient environmental planning grounds to justify the variation (**Section 3.2**);
- demonstrates such that the consent authority can be satisfied that the proposal is in the public interest because it is consistent with the objectives of the standard and the objectives for development within the E4 zone (**Section 3.1**); and
- provides an assessment of the matters the Secretary is required to consider before granting concurrence (**Section 3.4**) namely:
 - whether the contravention of the development standard raises any matter of significance for state or regional environmental planning; and
 - the public benefit of maintaining the development standard; and
 - any other matters required to be taken into consideration by the Secretary before granting concurrence.

Accordingly, development consent can be granted to the proposal despite the proposed deviation of the development standard because, pursuant to clause 4.6(4)(a), the consent authority can be satisfied that:

- this written request has reasonably addressed the matters required to be demonstrated by clause 4.6(3); and
- the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone. Refer to Section 3.3

This written request report should be read in conjunction with the Statement of Environmental Effects prepared by R.I.G CONSULTING PTY LIMITED dated June 2018 in relation to the subdivision of land, the Neighbourhood Lot 4 DP 285984 with a shared relationship in the association property

2.0 Development Standard to be Varied

The development standard that is sought to be varied as part of this application is Clause 4.1B of the Palerang Local Environmental Plan 2014 which sets the maximum permissible average size of lots “averaging” created by the subdivision as not to be less than the minimum size shown on the Lot Size Map, which is 6 Hectares in the AA zone on the Map.

Clause 4.1B of the Palerang LEP is reproduced below in its entirety and an extract of the Lot size Map, to which this clause applies, is provided in the Development Application.

4.1B Lot averaging subdivision of land in Zone E4

(1) The objective of this clause is to ensure that the subdivision of land to which this clause applies has regard to the topographical constraints, agricultural productivity and biodiversity values of, and environmental impacts on, the land.

(2) This clause applies to land in Zone E4 Environmental Living.

(3) Despite clause 4.1, development consent may be granted to subdivide land to which this clause applies, other than under the **Community Land Development Act 1989**, if:

- (a) the average size of all the lots created by the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to the land, and
- (b) none of the lots created by the subdivision will be less than 2 Hectares.

(4) Despite clause 4.1, development consent may be granted for the subdivision of land to which this clause applies, under the **Community Land Development Act 1989**, if:

- (a) the average size of all the lots created by the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to the land, and
- (b) none of the lots created by the subdivision will be less than 1 Hectare, and
- (c) the lot comprising the association property (within the meaning of the Act) will include land identified as having significant ecological, agricultural or cultural values.

(5) Development consent must not be granted for the subdivision of a resulting lot for the purposes of residential accommodation.

(6) In this clause:

resulting lot means a lot able to be used for residential accommodation, being:

- (a) a lot that was created by a subdivision under this clause (other than for a public purpose), or
 - (b) a lot that was created by a subdivision under any of the following provisions (other than a lot the area of which was excluded under the provision from the calculation of the average area of the lots to be created by the subdivision):
 - (i) clause 20 of Yarrowlumla Local Environmental Plan 2002,
 - (ii) clause 13 (4) or 13A of Yarrowlumla Local Environmental Plan 1993,
 - (iii) clause 14 (4) of Yarrowlumla Local Environmental Plan 1986,
 - (iv) clause 11B (3) or 11C of Interim Development Order No 1—Shire of Yarrowlumla,
 - (v) clause 16 (3) of Tallaganda Local Environmental Plan 1991,
- and includes a lot that would have been a resulting lot had it not been affected by:
- (c) a minor realignment of its boundaries that did not create an additional lot, or
 - (d) a consolidation with adjoining land, or
 - (e) a subdivision creating or widening a public road or public reserve or for another public purpose, or
 - (f) a consolidation with an adjoining public road or public reserve or for another public purpose

2.1 The Land Subject to this Variation

This Clause 4.6 request to vary a development standard pertains to land at 71 Macdiarmid Road, Burra . This land is 98,620 sq metres in area and is Lot 4 in Deposited Plan 285984 of a Neighbourhood Scheme registered at the Land Titles Office, NSW on the 6th June 2006. The Neighbourhood Scheme is not part of a Community Scheme under the Community Land Development Act 1989-Section 18. Neighbourhood scheme other than subsidiary scheme.

Community Land Development Act 1989

Long Title

An Act to facilitate the subdivision and development of land with shared property; and for other purposes.

Section 22 - Subdivision of neighbourhood lots and related neighbourhood property

(1) Neighbourhood lots or neighbourhood property, or neighbourhood lots and some, but not all, of the related neighbourhood property, may be subdivided by the registration of a neighbourhood plan of subdivision as a deposited plan.

Section 3- Definitions

"neighbourhood plan of subdivision" means a plan that is not a strata plan or an acquisition plan and is:

- (a) for the subdivision of 1 or more neighbourhood lots (whether or not the neighbourhood scheme is part of a community scheme) into 2 or more different neighbourhood lots;
- or
- (b) for the subdivision of 1 or more neighbourhood lots (whether or not the neighbourhood scheme is part of a community scheme) into 1 or more different neighbourhood lots and related neighbourhood property,
- or
- (c) for the subdivision of 1 or more neighbourhood lots and neighbourhood property in a neighbourhood scheme that is not part of a community scheme into 1 or more different neighbourhood lots and related neighbourhood property,
- or
- (d) for the subdivision of neighbourhood property in a neighbourhood scheme that is not part of a community scheme into 1 or more neighbourhood lots and related neighbourhood property,

The site subject to this clause 4.6 request to vary a development standard. Refer to plan of subdivision drawing 1, dated January 2018 and Neighbourhood Scheme DP286984

2.2 Site Context

Site context is an important consideration when determining the appropriateness and necessity of a development standard. This particular site is significant and presents a unique opportunity to provide for low-impact residential development. The development is not antipathetic and topography, biodiversity and services have been carefully considered.

2.3 Nature of the Variation

Under the provisions of the Palerang LEP, the average size of all the lots created by the subdivision of land is not to be less than the minimum size shown on the Lot Size Map (AA land on the map is 6Ha) and none of the lots created are to be less than 1 Ha.

The Neighbourhood Scheme comprised 29 lots, association property and a type 7 sealed rural road dedicated to Council.

The land the subject of the subdivision is 186.9 Ha, association property (lot 1) is 3.532 Ha and rural cul-de-sac road is 6.05 Ha.

In the case of the subdivision proposal the maximum permissible amount of lots is 1,808,570 sq metres divided by 30 lots is 60,285 sq metres or 6.028 Ha.

The subdivision of land proposal under the Community Land Development Act 1989 of Lot 4 DP 285984 to create a further 2 lots means that 180.85 is divided by 32 lots which provides the average size of all the lots created at 5.65 Ha, a **5.9%** variance.

The proposal seeks to leave the existing dual occupancy development on Lot 4 with approx. 2.5 Ha of land, new Lot 31 with 1.36 Ha and new Lot 32 with 6.0 Ha

Is the Planning Control in Question a Development Standard

Development Standard is defined under Section 4(1) of the EP&A Act as follows:

“development standards means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provision by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including but without limiting the generality of the foregoing requirements or standards in respect of:

(c) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work “

The minimum size lot averaging subdivision of land in Zone E4 clause 4.1B(4) is clearly and unambiguously a development standard.

3.0 Justification for Contravention of the Development Standard

3.1 Clause 4.6(3)(a) : Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case

In *Wehbe v Pittwater Council* (2007) NSWLEC 827 (*Wehbe*), Preston CJ of the Land and Environment Court identified five ways in which the applicant might establish that compliance with the development standard is unreasonable or unnecessary. It was not suggested that the five ways were the only ways that a development standard could be shown to be unreasonable or unnecessary. Nor does the development need to demonstrate satisfaction of more than one of five ways outlined.

While *Wehbe* related to objections made pursuant to State Environment Planning Policy No 1 – Development Standards (SEPP 1), the analysis can be of assistance to variations made under clause 4.6 where subclause 4.6(3)(a) uses the same language as clause 6 of SEPP 1 (see *Four2Five* at (61) and (62)).

The five ways in *Wehbe* include:

1. The objectives of the standard are achieved notwithstanding non-compliance with the standard (**First Way**)
2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary (**Second Way**)
3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable (**Third Way**)
4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (**Fourth Way**)
5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone (**Fifth Way**)

This clause 4.6 variation request establishes that compliance with the development standard is unreasonable or unnecessary in the circumstances of the proposed development because the objectives of the standard are achieved and accordingly justifies the variation to the clause 4.1B(4) Lot averaging subdivision of land control pursuant to the First Way.

In the recent judgement in *Randwick City Council v Micaul Holdings Pty Ltd* (2016) NSWLEC 7 the Chief Judge upheld the Commissioner's approval of large variations to height and FSR controls on appeal. He noted that under clause 4.6, the Consent Authority (in that case, the Court) did not have to be directly satisfied that compliance with the development standard was unreasonable or unnecessary but that the applicant's written request adequately addresses the matters in clause 4.6(3)(a) that compliance with each development standard is unreasonable or unnecessary.

Sections 3.1 and 3.2 of this document address the matters in clause 4.6(3)(a), and in particular how the objectives of the development standard are achieved notwithstanding the non-compliance with the numerical control.

3.1.1 The underlying objectives or purposes of the development standard

The objectives of the development standard contained in the Palerang LEP, Zone E4 Environmental Living are:

Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values
- To ensure that residential development does not have an adverse effect on those values
- To encourage development that is visually compatible with the landscape
- To minimize the impact of any development on the natural landscape
- To ensure that development does not unreasonably increase the demand for public services or facilities
- To minimize conflict between land uses within the zone and land uses within adjoining zones

Principal Development Standards

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows:

(a) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,

(b) to ensure that lot sizes and dimensions are appropriate having regard to the objectives of this Plan and the relevant zone and the likely future use of the land,

(c) to ensure that lot sizes and dimensions allow dwellings to be sited to protect significant natural or cultural features.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

The minimum subdivision lot size development standard for subdivision of the individual lot 4 DP 285984 in the Community Title Scheme does not apply to the Neighbourhood Scheme.

A Community Title Scheme may consist of:

- a sole Neighbourhood Scheme or
- a Community Scheme that may be further subdivided into:
 - * Neighbourhood Schemes
 - * Precinct schemes and/or
 - * Strata schemes

In *DM & Longbow Pty Ltd v Willoughby City Council* (2017) NSWLEC 1358 (7 July 2017) Dixon C at 19 said “The basic principles of statutory construction “require that the language be read in context and having regard to the objective which it was designed to promote”, however “the primary focus must remain upon the text” : *4Nature Inc v Centennial Springvale Pty Ltd* at (51) and also see *Cranbrook School v Woollahra Municipal Council* at (36)

At (20) Dixon C said “Focusing on the text of cl 4.1(4) the phrase “the subdivision of individual lots in a strata plan (or community title scheme)” is clear and unambiguous. The object of the action of subdivision is the “individual lots in a strata plan (or community title scheme)”. The subdivision is “of” those lots. Those lots are what is being subdivided.

The exemption in subclause (4) therefore applies to the individual lots in an existing community title scheme and therefore a sole (stand alone) neighbourhood scheme. See *DM & Longbow Pty Ltd v Willoughby City Council* (2017) NSWLEC 173 (11 December 2017)

Clause 4.1B Underlying Objective

(1) The objective of this clause is to ensure that the subdivision of land to which this clause applies has regard to the topographical constraints, agricultural productivity and biodiversity values of, and environmental impacts on, the land.

(4) Despite clause 4.1, development consent may be granted for the subdivision of land to which this clause applies, under the Community Land Development Act 1989, if:

- (a) the average size of all the lots created by the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to that land, and
- (b) none of the lots created by the subdivision will be less than 1 hectare, and
- (c) the lot comprising the association property (within the meaning of that Act) will include land identified as having significant ecological, agricultural or cultural values.

3.2.2 The objectives of the standard are achieved notwithstanding non-compliance with the standard (First Way)

Objective (a):

The objective of the averaging lot size is to ensure that an appropriate density and quantum of development is achieved for the land. The application for subdivision complies with the minimum allotment size and is an appropriate use of the subject land consistent with the small holdings development within the E4 zone in this locality. The proposal is consistent with the provisions of the Community Land Development Act 1989 in that a neighbourhood plan of subdivision can be registered at the Land Titles office for the division into three parts that, after the division, will be adapted for separate occupation, use or disposition.

Objective (b)

The objective of the minimum lots size of one hectare is to ensure that the subdivision of land minimises the impact of any development on the lots. The proposal achieves the objective of the clause by subdivision of the lot into 1.36 Hectares, 2.5 Hectares and 6.0 Hectares all subject to final survey. The subdivision having regard for the lots size larger than the objective provides for satisfactory provisions for the siting of dwelling houses, associated outbuildings, water tanks and effluent disposal areas. The proposal is therefore consistent with the objective as

none of the lots created by the subdivision will be less than one hectare following registration of a neighbourhood plan of subdivision under the Community Land Development Act 1989.

Objective (c)

The objective of the clause to include association property in the subdivision of land that comprises land with significant ecological, agricultural or cultural values is to ensure that low impact development is consistent with the objective and that residential development does not have an adverse effect on those values.

3.2.3 Consistency with the aims of the Palerang LEP 2014

Compliance with 4.1B(4)(a) clause

“the average size of all the lots created by the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to that land,”

is also considered to be unreasonable in these circumstances given that the proposed development supports the achievement of a number of the Palerang LEP aims

The particular aims of this plan are as follows:

PALERANG LEP AIM	CONSISTENCY
(a) to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang Community	the proposed development is consistent with the objectives of the zone as it will provide low impact residential development in areas with minimum impact on biodiversity
(b) to encourage development that supports the long-term economic sustainability of the local community, by ensuring that development does not unreasonably increase the demand for public services or facilities.	the proposed development supports low impact residential and ensures minimal demand on the public services of road and council services
(c) to retain, protect and encourage sustainable primary industry and commerce	the proposed development does not have an adverse effect on those industries
(d) to ensure the orderly, innovative and appropriate use of resources in Palerang through the effective application of the principles of ecologically sustainable development	the proposed development utilizes the existing reticulated water supply network to minimise and mitigate the demand on those resources
(e) to retain and protect wetlands, watercourses and water quality and enhance biodiversity and habitat corridors by encouraging the linking of fragmented core habitat areas within Palerang	the proposed development retains wetlands and watercourses and supports the protection of these important environmental features
(f) to identify, protect and provide areas used for community health and recreational activities	the proposal incorporates areas for recreational activities with association property
(g) to ensure that innovative environmental design is encouraged in residential development	the proposal supports contemporary environmental design with the use of solar and water collection in the proposed future residential development

3.3 Clause 4.6(3)(a): Environmental planning grounds to justify contravening the development standard

The proposed subdivision of land of a neighbourhood lot under the Community Land Development Act 1989 and the resulting technical variation to the averaging lot size standard across the development lot is considered to be justified based on the following sound environmental grounds:

- The bulk and scale of the of the resulting subdivision of land generally aligns with the scale of development envisaged within the Palerang LEP 2014 rezoning process previously zoned Rural Small Holdings (2006) and also the DCP.
- Once the subdivision of land (Lot 4) is approved, the development of each individual development lot would then be the subject of a subsequent future development application for the approval of dwellings, water tanks, out-buildings and aerated water treatment system tanks with treated effluent disposal areas. The approved subdivision plan of each development lot would represent the maximum compliant amount of hectares. Council through its development against the subdivision plan (in terms of size, building envelopes, service provision and association property), Palerang LEP and DCP- ensuing that an appropriate built form outcome is able to be achieved and that it is not fully pre-determined as a result of approving the subdivision of Lot 4 DP 285984, the Neighbourhood lot in the Neighbourhood plan
- The proposed subdivision of land when assessed against the environmental, drainage, site suitability, impacts and character all demonstrate the subdivision is appropriate and makes satisfactory provision for the siting of a dwelling house, associated outbuildings and effluent disposal areas. The proposal is consistent with the current local environmental planning instruments, particularly the zone objectives and is consistent with the character of the locality, providing for well located building envelopes which ensure the dwellings do not impact on the amenity of adjoining properties and are appropriately separated so as to preserve the low impact rural character of the area.

3.4 Clause 4.6(4)(a)(ii): In the public interest because it is consistent with the objectives of the zone and development standard

3.4.1 Consistency with objectives of the development standard (refer to section 3.2.2)

3.4.2 Consistency with objectives of the zone

The proposed development is consistent with the objectives of the E4-Environmental Living zone as follows:

Objective 1 – To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.

The proposed variation to the subclause (4)(a) that seeks to limit the number of lots that can be created by “averaging” the number of allotments rather than allowing the parent parcel to be subdivided into lots all of which have a minimum area of 1 Hectare provides some guidance as to the objective of the development standard. The proposed variation to the “averaging” standard for one development lot ensures that the site is developed in the future at a capacity that supports a low-impact residential environment. With the proposed variation therefore, it enables the site to support housing at an intensity required to meet the needs of the Burra and broader Queanbeyan and Canberra community and at an intensity envisaged by the Palerang LEP 2014 for the site.

Objective 2 – To ensure that residential development does not have an adverse effect on those values

Minimal Environmental Impacts

Notwithstanding the proposed variation, the environmental effects on those values and the environmental effects of the proposed building envelopes on 2 of the lots (existing Lot 4 is developed with a 4096 sq metre envelope) can be appropriately managed or mitigated and do not represent an over development of the Site. As has been discussed above (or within the EIS), the proposed building envelopes, which is a ‘worst case’ in terms of size, would result in the following impacts:

- **Views or Aesthetic values** – the proposed building envelopes on 2 of the lots sit comfortably in their context and will not impact views of the large dam site (13ML), the road as building envelope set backs comply with the DCP (all boundaries), envelopes ensure that future dwellings do not impact on the amenity of adjoining properties and are appropriately separated so as to preserve the rural/residential character of the area
- **Infrastructure/Services** – Adequate provision of services will be provided from the existing easement for services, the extra two lots will have adequate electricity supply (notwithstanding provision of solar panels to future dwelling roofs), adequate non-potable water supply from the Association dam (Lot 1) and telecommunications ductwork to front gate. Mobile telephone service is available and substantial mobile internet service is being made available to Burra estate in the near and present future. Stormwater drainage easements can be provided from the envelopes (if required) to the road gutters so as not to impact on the ecology and mitigate the effect of that drainage to the existing intermittent flow drainage depression.
- **Traffic** – The proposed variation does not contribute to considerable vehicle or pedestrian traffic and does not contribute to an effect on the adverse effects of the ecological, scientific or aesthetic values.
- **Heritage** – The proposed development will not impact or have an adverse effect on the area. The archaeological value of the neighbourhood lot has been previously assessed and no significant sites were discovered during the development process.
- **Erosion and Sediment Control** – Erosion and sediment controls will be put in place to mitigate any erosion or sedimentation arising from land use and development

- **Preservation of trees or vegetation** – The subject site does not contain any trees or significant vegetation that are mapped or recognized as requiring protection. The grasslands on the existing Lot 4 development are mostly preserved in the new subdivided lot. The development site will disturb grassland as a result of subdivision through the provision of services (eg internal road, electricity etc) and future dwelling houses however this is considered acceptable and will be mitigated with landscaping on completion.
- **Terrestrial Biodiversity** – The impacts generated by the subdivision, which are limited to the provision of envelopes, driveways and facilities have all been carefully documented, mapped and reported (tested in the BAM) in the Biodiversity Development Assessment Report prepared by Eco Logical dated 17 June 2018

Objective 3 – To encourage development that is visually compatible with the landscape – The subdivision is considered to align with the objectives of the E4 Zone as the development will allow for future development in the planned building envelopes that are visually compatible with the undulating landscape.

Objective 4 – To minimise the impact of any development on the natural environment – The subdivision is considered to align with the objectives of the E4 Zone as the development with carefully sited building envelopes will minimise impacts on the natural environment.

Objective 5 – To ensure that development does not unreasonably increase the demand for public services or facilities – The subdivision will not unreasonably increase demand for public services or facilities. Underground services are already provided and available to the Lot 4. Electricity can be provided underground to the new lots via a private easement along with telecommunications ductwork and non-potable water. Minor impact or increase in traffic on Macdiarmid Road and the area will not unreasonably increase the demand for the public road system.

Objective 6 – To minimise conflict between land uses within the zone and land uses within adjoining zones – The subdivision is considered to align with the objectives of the E4 Zone as the subdivision proposal does not result in conflict between land uses within the zone or adjoining zones. All boundary set backs are complied with by way of the proposed building envelopes and in accordance with the Palerang Council DCP 2015

3.5 Director – General’s Concurrence

It is understood that the Director-General’s concurrence under clause 4.6(5) of the Palerang LEP 2014 has been delegated to Council. The Secretary is nominated as a concurrence authority as part of the development application (as per clause 1(1)(f) of Schedule 1 of the Regulation. The following section provides a response to those matters set out in Clause 4.6(5) which must be considered by Council under its delegated authority:

Whether contravention of the development standard raises any matter of significance for the State or Regional Environmental planning.

The proposal demonstrates that a variation to the lot averaging development standard is acceptable in terms of significance for State and Regional planning matters. The variance of the development standard will not contravene any overarching State or Regional objectives or standards, or have any effect outside the sites immediate area.

As noted, the proposed subdivision does not result in any of the lots created by the subdivision being less than 1 Hectare. Refer Figure 2 Lot sizes of DP 285984 In some cases, it may be in the public benefit for development controls to be strictly applied, for example if an undesirable precedent could be set. This site and the development project, is however unique and therefore unable to create an undesirable precedent for varying the 'averaging' lot size development standard in the Queanbeyan Palerang area

The public benefit of maintaining the development standard

Maintaining the development standard would not result in any public benefit in this situation. Reducing residential development would be at odds with the objectives of the E4 zone in the Palerang LEP 2014. Approval would not create an undesirable precedent for approval of undersized allotments.

Further, the development as a whole will deliver a number of public benefits to the area, including:

- additional housing to contribute to overcoming the shortfall of housing in Burra on large residential semi-rural lots for other permissible uses
- providing a development that sympathises with the landscape character of the area
- promoting ecological sustainability and sustainable practices
- providing contributions and rates to the local Council now Queanbeyan Palerang Regional Council
- providing employment opportunities in the Burra area in the short term and the future
- Unlike other large lot subdivision the development does not increase demand to any significant effect on public services or facilities

4.0 Summary & Conclusion

Compliance with the 'averaging' lot size development standard contained in Clause 4.1B(4)(a) of the Palerang LEP is unreasonable and unnecessary in the circumstances of the case, and the justification to vary the standard is well founded. The proposed variation allows for a better planning outcome for the site and recognizes the unique circumstances of the proposal.

Palerang LEP 2014 Standard Instrument

1.9A Suspension of covenants, agreements and instruments

(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

This clause 4.6 variation request demonstrates, notwithstanding the proposed variation to the lot averaging development standard that:

- the objectives of the lot averaging standard are achieved notwithstanding the variation to the numerical control;
- the proposed flexible application of controls achieves better planning outcomes than would be achievable by strict adherence to the controls across the development site;
- it is in the public interest as the proposal is consistent with the applicable land use zones and the development standards;
- the additional lots can readily be accommodated within the proposed subdivision, which the EIS has found to be compatible with the scale and character of the area. Nor will it result in additional adverse amenity or environmental impacts;
- the non-compliance with the development standard does not raise any matters of State or Regional significance;
- there is no public benefit in maintaining the lot averaging standard adopted by the planning instrument for this site, and;
- legal precedent has been addressed as part of this clause 4.6 variation request, and concludes the unique circumstances of the site and the development proposal are such that they and this justification cannot be replicated.

The clause 4.6 request demonstrates that the proposed development will deliver a holistically better outcome for the Site, and the broader community. Overall, the proposal optimizes the extraordinary opportunity to establish a high quality low impact residential development that provides significant public benefits.

For the reasons set out in this written request, the development proposal should be approved with the variation as proposed in accordance with the flexibility allowed under Clause 4.6 of the Palerang LEP 2014

Queanbeyan-Palerang Regional Council area Event impact calculator

Events are very important contributors to local and regional economies. A successful well run event can provide significant value to an area by adding jobs and money to the local economy and providing additional cultural and social benefits. Alternatively, the wrong event may have considerable negative impacts such as a loss of money or reputation.

The event impact calculator has been developed to enable the Queanbeyan-Palerang Regional Council area to calculate the potential economic impact of a proposed event. This can be used in conjunction with other methods to help the Queanbeyan-Palerang Regional Council area select the most appropriate events to support. This calculator alone cannot predict which events will be successful, however it can indicate the potential economic impact a successful event may have across a range of economic measures such as output, employment, wages and salaries and local jobs.

This tool uses input/output estimates to calculate the impact of an event based on the average spend per day by visitors to the event. Simply enter the type of event, the significance of the event, the duration of the event and the average spend per day to calculate the potential economic impact.

As events can also contribute to an area in other ways, such as socially, culturally and environmentally, it is important that other tools or methods are also used to evaluate the potential or benefit of an event.

Event Impact Summary

Queanbeyan-Palerang Regional Council area - PLA State Conference - Modelling the effect of \$199,125 from a Sports and Recreation Activities event with State significance

	Output (\$)	Value-added (\$)	Employment (annual FTE)	Resident Jobs (annual FTE)
Direct impact	159,300	75,262	1.3	--
Industrial impact	51,450	19,664	0.2	--
Consumption impact	16,798	7,446	0.1	--
Total impact on Queanbeyan-Palerang Regional Council area economy	227,548	102,373	1.6	--

Source: [National Institute of Economic and Industry Research \(NIEIR\)](#) ©2016. Compiled and presented in economy.id by [.id](#), the population experts.

Note: All \$ values are expressed in 2014-15 base year dollar terms.

The proposed PLA State Conference event is planned to start on the 22/05/2019 and run for 3 days. It is an event of State significance and is estimated to attract 225 visitors per day over the 3 days, with an average spend per person per day of \$295. This equals a total visitor spend of \$199,125 attributed to this event. Assuming the event will be held in the Queanbeyan-Palerang Regional Council area, it is calculated to have the following potential impact:

Impact on Output

The total visitor spend of \$199,125 attributed to staging the PLA State Conference would lead to a direct impact on output of \$159,300. This additional direct output from the economy would also lead to an increase in indirect demand for intermediate goods and services across related industry sectors. These indirect industrial impacts (Type 1) are estimated to be an additional \$51,450 in Output.

There would be an additional contribution to the Queanbeyan-Palerang Regional Council area economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in Output of \$16,798.

The combination of all direct, industrial and consumption effects would result in total estimated rise in Output of \$227,548 in the Queanbeyan-Palerang Regional Council area economy.

Impact on value added and GRP

The impact of an additional of \$199,125 spend to the local economy as a result of running PLA State Conference in the Queanbeyan-Palerang Regional Council area would lead to a corresponding direct increase in value added of \$75,262. A further \$19,664 in value added would be generated from related intermediate industries.

There would be an additional contribution to the Queanbeyan-Palerang Regional Council area economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in value added of \$7,446.

The combination of all direct, industrial and consumption effects would result in an estimated addition in value added of \$102,373 in the Queanbeyan-Palerang Regional Council area economy.

Value added by industry represents the industry component of Gross Regional Product (GRP). The impact on the Queanbeyan-Palerang Regional Council area's GRP as a result of staging this event is directly equivalent to the change in value added outlined above.

In summary, GRP in the Queanbeyan-Palerang Regional Council area is estimated to increase by \$102,373.

Impact on Employment (jobs, 12mth FTE)

The employment impact of an event is expressed in Full Time Equivalent (FTE) jobs. For example, an event that generates 4 weeks of full time work for 13 people (52 weeks of full time work in total), would have an employment impact equivalent to 1.0 annual FTE job.

The direct addition of \$199,125 spend to the local economy as a result of staging the PLA State Conference event in the Queanbeyan-Palerang Regional Council area is estimated to lead to a corresponding direct increase of employment equivalent to 1.3 annual FTE jobs across a range of industries. From this direct expansion in the economy it is anticipated that there would be flow on effects into other related intermediate industries, creating an additional employment equivalent to 0.2 annual FTE jobs.

This addition of employment in the local economy would lead to a corresponding increase in wages and salaries, a proportion of which would be spent on local goods and services, creating a further increase equivalent to 0.1 annual FTE jobs through consumption impacts.

The combination of all direct, industrial and consumption effects would result in a total estimated increase of employment equivalent to 1.6 annual FTE jobs located in the Queanbeyan-Palerang Regional Council area.

Attachments for Item 12.8
have been removed
are provided under
separate cover.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 12.11 INVESTMENT REPORT - DECEMBER 2018

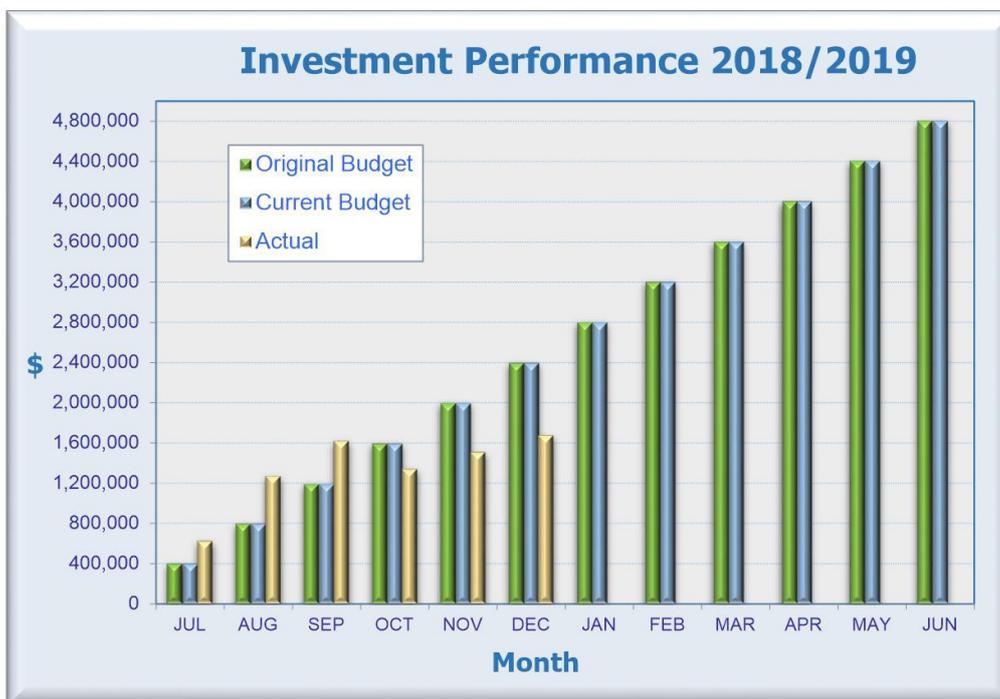
ATTACHMENT 1 INVESTMENT REPORT - DECEMBER 2018

Attachment 1
Ordinary Meeting of Council: 23 January 2019
Investment Report – December 2018

Contents

Graph 1	Actual return against budget
Graph 2	Investment portfolio performance against the benchmark AusBond Bank Bill Index (BBI)
Table 1	Cash and cash equivalent investments listing
Table 2	Individual institution or counterparty limits
Table 3	Investment percentage split
Table 4	Budgeted interest allocation by entity

Graph 1 – Actual return against budget



Graph 2 - Investment portfolio performance against the benchmark AusBond Bank Bill Index (BBI)

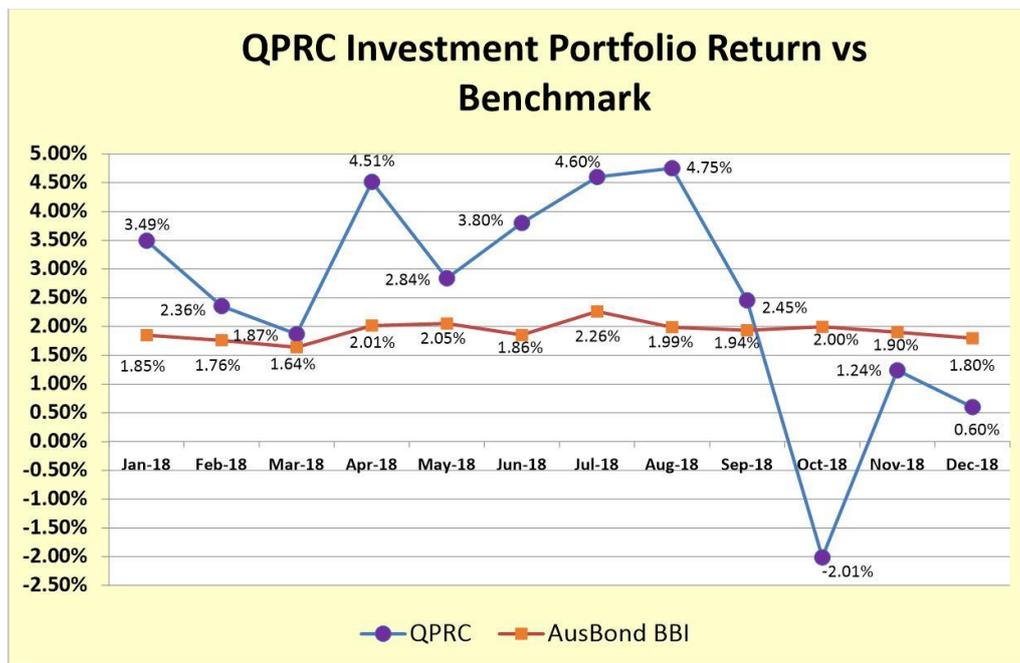


Table 1 - Cash and cash equivalent investments

Table 1							
	Fixed Interest Security	Face Value	Capital Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
11am Cash							
	AMP 11am Cash	844,827.22	100.000	844,827.22	0.53%	2.05%	
	ANZ 11am Cash	340,944.79	100.000	340,944.79	0.21%	1.80%	
	BENAU 11am Cash	16,739.84	100.000	16,739.84	0.01%	1.50%	
	BENAU transaction 11am Cash	398,437.65	100.000	398,437.65	0.25%	1.50%	
	NAB 11am Cash	15,337,459.33	100.000	15,337,459.33	9.63%	1.80%	
	NAB General 11am Cash	1,081,367.96	100.000	1,081,367.96	0.68%	1.50%	
	NAB Links 11am Cash	999,306.51	100.000	999,306.51	0.63%	1.50%	
	Westpac 11am Cash	3,280,674.89	100.000	3,280,674.89	2.06%	1.50%	
		22,299,758.19		22,299,758.19	14.00%		1.73%
Floating Rate Note							
	AMP 1.1 11 Jun 2019 FRN	750,000.00	100.122	752,182.50	0.47%	3.09%	
	AMP 1.08 10 Sep 2021 FRN	3,000,000.00	99.775	2,998,530.00	1.88%	3.07%	
	AMP 1.05 30 Mar 2022 FRN	2,000,000.00	99.387	1,987,740.00	1.25%	3.14%	
	BOQ 1.17 26 Oct 2020 FRN	2,000,000.00	100.380	2,018,780.00	1.27%	3.09%	
	BOQ 1.48 18 May 2021 FRN	2,000,000.00	101.037	2,028,620.00	1.27%	3.42%	
	BENAU 0.93 17 Sep 2019 FRN	1,000,000.00	100.141	1,002,540.00	0.63%	2.95%	
	BENAU 1.1 21 Feb 2020 FRN	2,000,000.00	100.351	2,013,680.00	1.26%	3.04%	
	BENAU 1.1 18 Aug 2020 FRN	2,000,000.00	100.348	2,013,960.00	1.26%	3.04%	
	BENAU 1.46 20 Apr 2021 FRN	1,000,000.00	101.087	1,017,370.00	0.64%	3.39%	
	BENAU 1.05 25 Jan 2023 FRN	1,500,000.00	99.349	1,498,410.00	0.94%	2.97%	
	CBA 1.15 18 Jan 2021 FRN	2,000,000.00	100.854	2,029,580.00	1.27%	3.08%	
	CBA 1.11 17 Jan 2022 FRN	2,000,000.00	100.726	2,027,020.00	1.27%	3.04%	
	CBA 0.88 25 Jul 2022 FRN	2,000,000.00	99.892	2,008,120.00	1.26%	2.80%	
	CBA 0.93 16 Aug 2023 FRN	1,500,000.00	99.510	1,497,960.00	0.94%	2.87%	
	CredSuis 1.95 09 Mar 2021 FRN	1,000,000.00	102.379	1,026,050.00	0.64%	3.94%	
	CUA 1.3 20 Mar 2020 FRN	2,000,000.00	100.328	2,008,580.00	1.26%	3.36%	
	HBS 1.23 29 Mar 2021 FRN	2,000,000.00	100.043	2,000,860.00	1.26%	3.32%	
	MACQ 1.1 03 Mar 2020 FRN	1,000,000.00	100.485	1,007,190.00	0.63%	3.06%	
	ME Bank 1.45 18 Jul 2019 FRN	3,000,000.00	100.329	3,030,450.00	1.90%	3.38%	
	NAB 1.17 12 May 2021 FRN	5,000,000.00	100.830	5,062,400.00	3.18%	3.11%	
	NAB 0.9 05 Jul 2022 FRN	5,000,000.00	99.968	5,032,050.00	3.16%	2.82%	
	NAB 0.93 26 Sep 2023 FRN	3,000,000.00	99.475	2,985,240.00	1.87%	3.02%	
	NPBS 1.35 07 Apr 2020 FRN	3,000,000.00	100.373	3,033,840.00	1.91%	3.28%	
	NPBS 1.4 06 Feb 2023 FRN	1,250,000.00	99.494	1,249,962.50	0.78%	3.34%	
	RABOBK 1.5 04 Mar 2021 FRN	1,000,000.00	101.495	1,017,510.00	0.64%	3.47%	
	RABOBK 1.08 03 Mar 2022 FRN	1,000,000.00	100.461	1,006,940.00	0.63%	3.04%	
	SunBank 1.25 20 Oct 2020 FRN	2,000,000.00	100.929	2,030,780.00	1.28%	3.18%	
	TMB 1.4 28 Oct 2019 FRN	1,500,000.00	100.242	1,512,210.00	0.95%	3.32%	
	Westpac 1.17 03 Jun 2021 FRN	2,000,000.00	100.819	2,021,180.00	1.27%	3.13%	
		58,500,000.00		58,919,735.00	37.00%		3.13%
Floating Rate TCD							
	GB 1.6 07 Jun 2019 FloatTCD	2,000,000.00	100.212	2,008,960.00	1.26%	3.59%	
	GB 1.45 24 Feb 2020 FloatTCD	1,000,000.00	100.182	1,005,070.00	0.63%	3.39%	
		3,000,000.00		3,014,030.00	1.89%		3.52%
Flexi Deposit (Fix/Float)							
	Westpac 25 Oct 2022 1826DAY FD	2,000,000.00	100.000	2,000,000.00	1.26%	2.96%	
	Westpac 07 Dec 2022 1827DAY FD	3,000,000.00	100.000	3,000,000.00	1.88%	2.89%	
		5,000,000.00		5,000,000.00	3.14%		2.92%

Table 1 - Cash and cash equivalent investments (Continued)

	Fixed Interest Security	Face Value	Capital Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
Term Deposit							
	AMP 2.8 13 Mar 2019 271DAY TD	5,000,000.00	100.000	5,000,000.00	3.14%	2.80%	
	AMP 2.55 04 Sep 2019 728DAY TD	5,000,000.00	100.000	5,000,000.00	3.14%	2.55%	
	BOQ 2.9 27 Feb 2019 727DAY TD	2,000,000.00	100.000	2,000,000.00	1.26%	2.90%	
	BOQ 2.65 24 Apr 2019 124DAY TD	2,000,000.00	100.000	2,000,000.00	1.26%	2.65%	
	BOQ 3.2 18 Mar 2020 1099DAY TD	1,000,000.00	100.000	1,000,000.00	0.63%	3.20%	
	BOQ 3.6 03 Feb 2021 1462DAY TD	3,000,000.00	100.000	3,000,000.00	1.88%	3.60%	
	BOQ 3.6 03 Mar 2021 1456DAY TD	4,000,000.00	100.000	4,000,000.00	2.51%	3.60%	
	BENAU 2.75 19 Jun 2019 180DAY TD	8,000,000.00	100.000	8,000,000.00	5.02%	2.75%	
	CBA 2.62 24 Apr 2019 124DAY TD	4,000,000.00	100.000	4,000,000.00	2.51%	2.62%	
	DFB 3 27 Feb 2019 727DAY TD	2,000,000.00	100.000	2,000,000.00	1.26%	3.00%	
	ME Bank 5.05 22 Jan 2019 1826DAY TD	2,000,000.00	100.000	2,000,000.00	1.26%	5.05%	
	NAB 2.67 06 Feb 2019 91DAY TD	10,000,000.00	100.000	10,000,000.00	6.28%	2.67%	
	NAB 2.7 15 May 2019 246DAY TD	5,000,000.00	100.000	5,000,000.00	3.14%	2.70%	
	NAB 2.72 22 May 2019 152DAY TD	2,000,000.00	100.000	2,000,000.00	1.26%	2.72%	
	NPBS 3.4 27 Feb 2019 1097DAY TD	1,000,000.00	100.000	1,000,000.00	0.63%	3.40%	
	NPBS 3.7 03 Mar 2021 1822DAY TD	1,000,000.00	100.000	1,000,000.00	0.63%	3.70%	
	RABO 4.05 11 Dec 2019 1813DAY TD	2,000,000.00	100.000	2,000,000.00	1.26%	4.05%	
	RABO 4.05 18 Dec 2019 1821DAY TD	2,000,000.00	100.000	2,000,000.00	1.26%	4.05%	
	SunBank 2.7 16 Jan 2019 154DAY TD	3,000,000.00	100.000	3,000,000.00	1.88%	2.70%	
	Westpac 2.77 03 Jun 2020 1091DAY TD	3,000,000.00	100.000	3,000,000.00	1.88%	2.77%	
	Westpac 2.9 09 Dec 2020 1099DAY TD	3,000,000.00	100.000	3,000,000.00	1.88%	2.90%	
		70,000,000.00		70,000,000.00	43.96%		2.98%
Fixed Interest Total		158,799,758.19		159,233,523.19	100.00%		2.87%
Unit Security Type	Unit Security	Unit Count	Unit Price Notional	Market Value			
Unit Trust							
	NSWTC Long Term Growth Fund UT	12,734,710.2000	0.987260	12,572,469.99			
	NSWTC Medium Term Growth Fund UT	10,325,853.0900	0.956030	9,871,825.33			
		12,734,710.2000		22,444,295.32			
Unit Security Type Total		23,060,563.2900		22,444,295.32			
Portfolio Total				181,677,818.51			

Table 2 – Individual institution or counterparty limits

Table 2	
Long Term Credit Rating	Maximum Limit
AAA Category	40%
AA Category	30%
A Category*	15%
BBB Category*	10%
Unrated Category	5%

* Investments with counterparties below AA Category are to be restricted to licensed banks, building societies and credit unions.

Table 3 – Investment percentage split

Table 3		
AMP Bank Ltd	16,576,732	9.14%
ANZ Banking Group Ltd	340,945	0.19%
Bank of Queensland Ltd	16,028,340	8.83%
Bendigo & Adelaide Bank Ltd	15,931,672	8.78%
Commonwealth Bank of Australia Ltd	11,522,090	6.35%
Credit Suisse Sydney	1,023,790	0.56%
Credit Union Australia Ltd	2,006,560	1.11%
Defence Bank Ltd	2,000,000	1.10%
Greater Bank Ltd	3,006,060	1.66%
Heritage Bank Ltd	2,000,860	1.10%
Macquarie Bank	1,004,850	0.55%
Members Equity Bank Ltd	5,009,870	2.76%
National Australia Bank Ltd	47,442,284	26.15%
Newcastle Permanent Building Society Ltd	6,254,865	3.45%
NSW Treasury Corporation	22,444,295	12.37%
Rabobank Australia Ltd	4,000,000	2.20%
Rabobank Nederland Australia Branch	2,019,560	1.11%
Suncorp Bank	5,018,580	2.77%
Teachers Mutual Bank Ltd	1,503,630	0.83%
Westpac Banking Corporation Ltd	16,297,055	8.98%
Portfolio Total	181,432,039	100.00%

Table 5 – Budgeted interest allocation by entity

Table 4			
Entity	Original Budget	Quarter 1 Budget	Qtr to Qtr Movement
General	1,291,540	1,291,540	0
Developer Contributions	636,357	636,357	0
Water	537,641	537,641	0
Sewer	1,804,408	1,804,408	0
Domestic Waste Management	414,693	414,693	0
Business Waste Management	102,669	102,669	0
Stormwater Management	12,497	12,497	0
Total	4,799,805	4,799,805	0

Present: Cr Peter Marshal, Andrew Riley, Jane Underwood, Sue Whelan OAM,

Also Present: Pip Giovanelli, Mike Thompson, David Carswell, Kat McCauley

Others Present: Nil

Apologies: Cr Mark Schweikert, Judith Bedford, David Loft.

The Committee Recommends:

1. Confirmation of the Report of Previous Meeting

Recommendation (Whelan/Underwood)

That the report of the meeting of the Committee held on 15 November 2018 be confirmed.

2. Declaration of Conflicts of Interest

Nil.

3. Business Arising From Minutes

David Carswell provided an update from the Office of Environment and Heritage in regard to the 2019-21 NSW Heritage Grant funding round.

The grants that are available include:

- Aboriginal Cultural Heritage Grants
- Caring for State Heritage Grants
- Community Heritage Grants

The Committee then discussed the need for QPRC to try and retain two Heritage Advisers due to the distance and the extent of heritage in the area including the special requirements at Braidwood.

David Carswell provided an overview of the site inspection held on 6 December 2018, as well as the recent material submitted by the Village Building Company. In addition the Committee noted that a previous application to demolish the Woolshed, Old Shearers Shed and other structures had been considered by Council in December 2010 and that this had comprehensively been reported on. As a result it was agreed that this information should be packaged up and reported to the Committee's meeting of February 2019.

4. DA – 5 Meredith Street

Plans were tabled and discussed by members of the Committee. This discussion involved the history of the house and that it is not Heritage listed, but is in a Heritage Conservation Area. The original DA was for a Garage that was not connected to the house, but is in a flood zone area although this has evolved over time. The Committee raised concerns in regard to the height of the development, the large footprint of the building (bulk and scale) and its possible precedence in this part of the Heritage Conservation Area.

Recommendation (Whelan/Riley)

QPRC HAC 15/18 The Committee does not support the development in its current form having regard to its height and bulk as well as the possible precedence for other sites within this part of the Conservation Area.

5. DA for fit out – Furlong House, 13-15 Morrissett Street

An overview of the revised fit out plan was provided in regard to Furlong House by Pip Giovanelli.

The Committee discussed the revised plan at length. As a result the Committee was of the view that the building needs to be usable and generally supported the revised plans, but would like the recommendation from the Heritage Advisers report in regard to the toilet and store room to be included in the final works.

Recommendation (Whelan/Riley)

QPRC HAC 16/18 The Committee generally supports the revised plans, subject to the external cladding of the toilet and new store room having vertical timber lining boards with regency moulding or similar as per the Heritage Advisers report.

6. Next Meeting

The next meeting will be held at 4.30pm on Thursday 21 February 2019 in the Committee Room at Queanbeyan Council Chambers.

There being no further business, the meeting closed at 5.20 pm.

Present: Cr Peter Marshall, Kirsty Altenburg, Sandra Hand, Peter Smith, John Stahel.

Also Present: David Carswell, Kat McCauley, Beate Jansen, David Hobbes.

Others Present: Nil.

Apologies: Nil.

The Committee Recommends:

1. Confirmation of the Report of Previous Meeting

Recommendation (Altenburg/Marshall)

That the report of the meeting of the Committee held on 18 November 2018 be confirmed.

2. Declaration of Conflicts of Interest

Nil.

3. Business Arising From Minutes

David Carswell provided an update of a letter from the Office of Environment and Heritage in regard to the 2019-21 NSW Heritage Grant funding round.

The grants that are available include:

- Aboriginal Cultural Heritage Grants
- Caring for State Heritage Grants
- Community Heritage Grants

However, as a matter arising the Committee discussed Braidwood being a State Heritage Listed Item and felt for projects such as painting facades in Wallace Street that the State as part of that listing should be provided additional funding and the Committee felt that it would be appropriate to request the Mayor to take action on this.

4. Concept Plans – 11210 Nerriga Road

David Hobbes provided background and tabled the concept plans proposal for 11210 Nerriga Road. A discussion around the proposal was undertaken by the Committee. The Committee raised the following issues in regard to it:

- What is to happen with the ruins and how are they to be managed?
- Does the new development have to be so close to the Highway / Could it be set back further?
- Will it use recycled materials?
- Will it have a homestead feel?
- What will be done about potential clients stopping on the Kings Highway and seeking access from there?
- What sort of precedent could it have in regard to other properties fronting the Highway?

The possibility of the development enquiry going to the Development Co-ordinating Review Committee (DCR) was also raised by David Carswell.

As a result the Committee was of the view that it would be appropriate for the Heritage Advisor report back to the client on the Committees deliberations and to recommend that the proponent takes it to the DCR if they wish to proceed.

5. Traffic Data Overview

David Carswell provided an overview of the information obtained by RMS in regard to traffic data for Braidwood. It was noted that it was limited as the report was undertaken in 2016 in mid-winter. The Committee discussed the issue of noise, vibration, speed and weight of vehicles in the main street of Braidwood and would like to see a survey completed in the summer month, including peak holiday times.

As a result the Committee requests that Council undertake a traffic survey of the main street in Braidwood. This is to be held in peak summer holiday time and to include the following traffic data:

- Vibration
- Noise
- Speed
- Weight of vehicles
- Traffic counts.

6. Other Business

Beate Jansen provided an update on the Braidwood Archaeological Management Plan. The Plan is going to Council on the 19 December before it goes on exhibition in January 2019.

David Hobbes informed the Committee that a local would like to become a champion of a historical plague, telling the story of Warri Bridge. This would include photos of the bridge and pub that had been on the site. The Committee supported this in principle and the Braidwood Heritage Society will work closely with the champion on the proposal, including the story and signage.

David Carswell advised the Committee of the notice of Motion on the Albion Hotel's railings. A report will go up to Council in January.

A discussion around the building of 77 Little River Road, Wilsons Hill was undertaken. David Hobbes was able to provide the back ground and advised that the DA had been sent to the Office of Environment and Heritage for approval where it was approved in accordance with in the relevant guidelines. However in this case an argument could be made that the guidelines could be varied given the circumstances of the site.

The Committee accepted that in some cases an argument could be made to vary the guidelines and would like a more merit basis decision in regard to DA approvals around Braidwood, when appropriate.

7. Next Meeting

The next meeting will be held at 10:00 am on Thursday 14 February 2019 in the Councillors Facilities Meeting Room.

There being no further business, the meeting closed at 11:08 am.

Report of the Environment and Sustainability Advisory Committee Meeting – 5 December 2018

Present: Cr Peter Marshall (Chair), Tom Baker (Queanbeyan Landcare), Paul Downey (Community Representative), Rebecca Klomp (Community Representative).

Also Present: Michael Thompson (Portfolio General Manager), Tim Geyer (Service Manager Urban Landscapes); Natasha Abbott (Service Manager Natural Landscapes and Health)

1. **Apologies:** Gerry Gillespie (Community Representative), Katrina Willis (Community Representative); Janelle Dennis (Molonglo Catchment Group).

2. **Declarations of Interest**

Nil

3. **Confirmation of report of the previous meeting**

The minutes of the previous meeting were accepted with the following minor amendments.

a) Asbestos - Discussion in regard to the New Waste Strategy indicated that information on the website in regard to where to take hazardous materials such as asbestos is lacking or non-existent.

ACTION: Council to update asbestos disposal information on website in line with new waste strategy when adopted.

b) Removal of material set aside for community centre bonfire was reported at last meeting as being at Carwoola. The correct location is Wamboin.

4. **Matters arising from previous minutes**

Waste Strategy - Stage one of community engagement which included a survey and focus groups has concluded. Consultant and Steering Committee currently developing our new Waste Management Strategy which will cover our entire Local Government Area and select preferred options for financial model.

ACTION: Members of ESAC to be notified when the Draft is placed on public exhibition.

5. Draft Shopping Trolley & Litter Management Policy

The draft Shopping Trolley and Litter Management Policy is currently on public exhibition, closing on Monday 17 December 2018. The document has been drafted in consultation with retailers. Council has explored options to dramatically reduce the number of abandoned shopping trolleys in Queanbeyan. This policy is intended to set out the expectations that Council has of its retailers in managing shopping trolleys.

Suggestions from Committee included:

- Rename the document - "Shopping Trolley and Litter Management Policy for Retailers"
- Add a specific section for Litter Management.

ACTION: Draft Shopping Trolley and Litter Management Policy for Retailers is to include a specific section for litter.

6. Integrated Transport Strategy

Documents provided were from previous consultation. Waiting for a new draft in the new year. Report on the consultation should include statistics. A special ESAC meeting should be held to review this strategy.

7. Tree Replacement Policy

Council has no formal Policy as such. There is a Tree Management Policy, Tree Preservation Policy, latest Vegetation SEPP and Arborist reports are included in extensive reports on mature heritage trees such as in Queanbeyan Park and Rylie Park.

Council has been systematically taking out trees with a risk of dropping limbs on Bungendore Road. There is no blanket rule to replace like for like trees. There is a KPI to plant 1200 new trees each year, in addition to plantings on major projects. Replacement of trees is site specific depending on location eg in a heritage area, in a bushland area.

Discussion on the need for a Standard Risk Assessment tool and street tree audit. May not need a policy if more aligned with other authorities. Eg ACT Government Published list of acceptable plantings or DPI website. These already have checklists to ensure replacement trees do not have the potential to become invasive or problematic in the future.

Recommendation (QPRC ESAC 10/18) (Baker/Downey)

That Council

- 1. Prepare a risk assessment tool and policy for replacement of trees.**
- 2. Seek community input and consultation on a Draft Replacement Tree Policy.**

8. Officers Report

Discussion on the relocation of the Queanbeyan Woolworths reverse vending machine. Committee is congratulated on the initiative to write to the NSW EPA with safety concerns of the machine. The outcome is that the container deposit return machine has been moved closer to Crawford Street near Crawford Centre and is much safer to use.

9. Members Reports

Mr Baker reported that Queanbeyan Landcare have held an onsite inspection and working bee on the fence line between the Poplars and Kinlyside Avenue. Poplars owners are installing a 1.8m high fence to protect this sensitive area containing the endangered Button Wrinklewort, from unauthorised access. The site has been subject to firewood collection, rubbish dumping and bike track activity.

Landcare have also been in discussions about the ACT Healthy Waterways Project with over \$80 Million for Healthy Rivers funding at various demo projects managing and minimising pollution. Twenty large scale projects including upper and lower Molonglo. Works include erosion spots and fencing and planting of native vegetation. It involves the construction of a range of infrastructure - ponds, wetlands, rain gardens and swales as well as creek restoration and channel reconnection - designed to 'turn off' or reduce the amount of nutrients, sediment and pollutants entering our waterways. The focus is on improving water quality higher up in the catchment where rainwater becomes stormwater. All projects must be complete by June 2019.

Landcare are also making a submission to Council in regard to increased resources for Natural Areas.

Ms Klomp – LLS provide some funding opportunities for weeds and pest animal control. There is currently \$30,000 for biocontrol and pests.

LLS have Landcare corflute bins for collection of bottles and cans. 3000 containers = \$300 for trees. May be borrowed for events. Collection bins have been placed on the EDE work site, landcare will collect the proceeds. NSW Landcare supplying new resources, a trailer and cage for bottles and cans.

Braidwood Landcare will be undertaking more planting in Hassel reserve.

Mr Downey conveyed concerns raised by Wamboin residents over the letter which went out regarding the LEP and Vegetation assessments revisiting E4 zone. Feedback he has received has indicated that most residents had thought the matter had been dealt with, but the reinvigoration of the matter as a result of Council's letter was causing growing division in the community. Committee advised that Council had resolved to further consider the matter and that as a result an independent consultant had been engaged to undertake the review.

Recycling bins at Wamboin and Bywong always full. May require increased bins or servicing. Concern over the Christmas break.

10. Next Meeting

The next meeting will be held at 3.30pm on 6 March 2019 in the Committee Room at Queanbeyan Council Chambers.

There being no further business, the meeting closed at 5.15pm.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 14.4 LOCAL TRAFFIC COMMITTEE 4 DECEMBER 2018

ATTACHMENT 1 LOCAL TRAFFIC COMMITTEE MEETING 4 DECEMBER 2018

Present: Cr Mark Schweikert (QPRC Rep), Rodney Stewart (QPRC), Sam Morabito (NSW Police Rep), Robert Tapply (NSW Police Rep) Kelly Cherry (RMS Rep), Rowan Carter (NSW State Member Rep), Nathan Cooke (QPRC) Joanne Wilson Ridley (QPRC Road Safety Officer)

Also Present: Jordan Pyke (partial attendance)

Others Present:

The Committee Recommends:

1. **Apologies** - Nil
2. **Confirmation of Report of previous meeting held on 5 June and 25 September 2018**

That the minutes from the meeting of the committee held on 5 June 2018 be confirmed.

That the minutes of the meeting held via correspondence on 25 September be confirmed.

3. **Business arising from previous minutes**

- a. LTC 35/18 Boogong Parking Site Inspection – Council carried out an inspection of the proposed off-street parking site on 23 October and was satisfied with the preparations made, noting some minor items for attention. It was also noted that rain had fallen just prior to the event and the car park held up well.
- b. LTC 40/18 QPRC Queanbeyan Christmas Party – ROL received. Consultation undertaken by Events team noted. It was recommended that the location for future events be reviewed in light of the impacts on the Mid-City Motor. Also noted that there was a failure to deploy the VMS on time as required by the approved TCP and missed opportunity to advertise over the weekend which was viewed as an important notification opportunity. Recommended to include detail of road closures on Council's website.
- c. LTC 41/18 QPRC Braidwood Christmas Party – Noted required action to obtain ROL was complete.
- d. Noted feedback on issues with the management of the Queanbeyan Show
- e. Proposed Country Rocks Event at Braidwood Showground April 2019 – feedback from Police and RMS passed on to the event organiser for consideration regarding non-support for the proposed date due to conflict with heavy highway traffic – No response received to date.
- f. Queanbeyan Remembrance Day Celebration – Noted that the Events Team received and supported the event. RSO identified the potential for increased numbers, given the 100yr celebration, and recommended to consider traffic barriers. Feedback was received from the public that attendees felt unsafe with their backs to the traffic and difficulties experienced hearing the address due to traffic noise. Recommend that the organiser provide traffic control or relocate the event to a safer location for future memorial events.

4. Correspondence

- a. Boogong 2018 - Feedback received from Police noting adverse impacts on Old Cooma Road due to volume of traffic accessing Googong for the event. At one stage traffic was stacked from Googong Road to Edwin Land Parkway and would have prevented access by emergency vehicles in the event of an incident due to the single lane configuration and the poor sight distance on Old Cooma Road.

Possible solutions to manage the reduced capacity of the road network for future events were discussed including use of buses for event patrons and directing incoming traffic to Beltana Ave to provide more room for traffic queues entering the Googong township area.

The committee noted a positive improvement with regard to event planning by GPL over the last couple of years. It was agreed that there was no real solution to adequately address the concerns and issues for large events in Googong until such time the Old Cooma Road Duplication project is complete.

- b. Oktoberfest 2018, Queanbeyan Showground – issues with the implementation of the approved traffic control plan observed. Feedback given to the event organiser such as issue with removing/covering the permanent signage for the pick-up/drop-off area and incorrect signposting (remained a 'taxi zone'), Drop off area was filled by parked vehicles so it wasn't possible for vehicles dropping off from the start of the event. Also vehicles parked in the extended Bus Zone making use difficult for busses. TCP noted controls to be in place from 3pm Friday and as at 4.40pm the controls still were not in place at that time.
- c. Christmas in July, Queanbeyan Showground – Committee noted that no event evaluation report has been provided as yet. Agreed to include a recommendation to council for this report to be completed and submitted to the LTC.
- d. Freedom of Entry March, Queanbeyan – Committee note no event evaluation report has been completed yet for the event. Agreed to include a recommendation to council for this report to be completed and submitted to the LTC.
- e. Country Rocks Braidwood – Proposed event Anzac Day weekend 2019 – Feedback from RMS and Police given to the organiser advising the proposed date is not supported given the traditional heavy traffic on the Kings Highway during that weekend. No response has been received from organiser at this stage.
- f. Remembrance Day Memorial Centenary, Queanbeyan – Feedback received from the public that they felt unsafe with their backs to the traffic and had issues hearing the address with the traffic noise. Noted that a recommendation was provided to the QPRC Event Team to consider the use of traffic control for the event given the expected higher number of people but was not taken up. It was recommended that future events be held elsewhere for safety reasons.

5. Business Items

a) Old Cooma Road Duplication – proposed signage (C17185657)

An introduction, general overview and benefits of the 2nd stage of the duplication of Old Cooma Road was presented to the committee. The project is designed to cater for increased traffic demands generated from Googong Township and to provide safety improvements at intersection within the 4.4km section of road to be upgraded.

The design includes new and signage and line marking, a Speed Zone review by RMS (from 70 to 80km/h), construction of a shared path on the eastern side of the new road for pedestrians and cyclists, provision of off-road bus stops, intersection upgrades and the removal of a number of residential driveways from Old Cooma Road.

The design of the proposed signage was reviewed and recommended that the 'Keep left when not overtaking' signage be removed as it is not consistent with Road Rules and not enforceable as the section of road is limited at 80km/h.

LTC 43/18 Under the Road Transport Act 2013, with the exception of the “KEEP LEFT WHEN OVERTAKING” sign, install the signage as per the design for the 2nd Stage of the Duplication of Old Cooma Rd.

b. John Bull Street Line Marking – Additional Amendments (C18162404)

A report to improve safety on John Bull Street was recommended at June 2018's LTC meeting (LTC 27/18) for the installation of BB line to restrict parking on the side of the north travel lane between Nimmitabel Street from the second intersection of Ogilvie Crescent. The line marking is aimed at addressing the risk of motorists travelling near the centre of the road when approaching a crest. The Committee recommended the residents be notified of the changes which was completed in September 2018.

When implementing the new work it was found that the 4.5m lane width created by the BB line did not adequately narrow the road to indicate to motorists that parking was not permitted on the western side of the road on the north travel lane. The new design achieves this by narrowing the width of the North travel lane to 4.0m wide. Council will continue to monitor the changes and evaluate the changes in 6-12 months' time to determine if further changes (such as signage) are required.

LTC 44/18 Under the Road Transport Act 2013 install BB line to create a 4.0m wide lane width on the western side of John Bull Street between the second intersection of Ogilvie Crescent and Nimmitabel Street, Queanbeyan.

c. Cooma Street and Thorpe Avenue Intersection – Community Consultation (C18162405)

The purpose of this report is to provide an update on results of community consultation for a change recommended at the June 2018 LTC meeting (LTC 26/18) for the installation of 'No Stopping' signs on Cooma Street. The safety review identified that parking can no longer be accommodated on this major arterial road given the increase

in traffic volumes, impact of turning traffic during peak hour, bus stop location and the need to provide clear access for buses.

Residents and property owners received a letter on 3 August requesting contact if there were concerns. Of 16 letters issued, only 4 responses were received. A further letter was sent towards the end of September inviting all residents to an information night. Only one person attended the meeting and only raised concern about difficulties reversing from their driveway and asked if a "No Right Turn" could be considered for Thorpe Avenue.

All residents that will be impacted have been advised twice of the changes and provided with information. It is noted there is a low level of objection due to the loss of parking, however the safety considerations and improvements gained for the road network in this instance outweighs the loss of parking.

LTC 45/18 Under the Road Transport Act 2013 implement the design approved for changes at Cooma Street as recommended at the June 2018 LTC meeting, noting outcomes of the community consultation.

d. Rosa Street Googong – No Stopping Signs (C18162406)

Council was contacted by the Principal of the Googong Anglican School with concerns about safety and access with construction commencing on the block opposite the school on Rosa Street. The issue had been raised at the School's Parent Meeting and it was noted the 'No Stopping' signs on the eastern side of Rosa Street had been removed and that construction and delivery vehicles were making access difficult.

Council's RSO has previously implemented changes on Rosa Street including timed parking on the school side and recalled 'No Stopping' signs being in place for the full length of Rosa Street from Gorman Drive to Rogers Road.

The TCD report that went to LTC for this area was reviewed (TRIM C1657108 April 2016) however no approvals for the 'No Stopping' signs was found and there is no evidence of who removed the signs or when it occurred.

This recommendation is to formally approve the installation of 'No Stopping' signs on Rosa Street.

LTC 46/18 Under the Road Transport Act 2013 implement 'No Stopping' signs along the full length of the eastern side of Rosa Street, in the school zone from Gorman Drive to Rogers Road, Googong.

e. Googfest – Event Application 2nd February 2019 (C18162640)

An event application has been received for 'Googfest' music festival proposed to be held 2nd February 2019 at Rockley Oval, Googong. Googfest was first held in 2015 and several similar large scale events have been held at Googong over the past few years, including the most recent 'Boogong' Halloween event held on 27 October 2018.

Large numbers of festival goers are expected to attend Googfest, with this years' event expecting to attract up to 12,000 people, and seeing an additional 2,500 vehicles entering the township for the event.

The committee discussed the proposal at length. It was noted by the committee that there had been an excellent improvement with regard to event planning at Googong, and that the TCP appeared technically correct. However due to serious concerns regarding the limited capacity of the road network to cater for the additional traffic the Committee does not support the event.

The following considerations were taken into account:

- Expected adverse impact on the road network, especially in relation to restricting the ability of emergency services such as police, fire and ambulance to access the township of Googong. For the Boogong 2018 event, traffic was observed to be stacked back from Googong Road to Edwin Land Parkway. Due to the single lane in/out to Googong and the terrain/sight distance issues with the current road, emergency vehicles would be delayed which poses an unacceptable risk to health and safety of the public in the event of an emergency
- Concern with the plan catering for up to 1,500 on-street parking spaces and the adverse impact on the local community and traffic
- Concern about stacking at pinch points in the road network within Googong when accessing the off-street parking and leaving the site following the event
- Lack of alternative transport to alleviate demand on the road network from cars, such as the provision of buses
- The Committee also understands the proposed event coincides with planned roadworks at the Old Cooma Road and Googong Road intersection that would have an adverse impact on vehicles wishing to gain access to the event.

LTC 47/18 Given the likelihood of serious adverse impacts on the road network that have been observed in Googong for similar scale events, and potential for risk to health and safety of the community due to the likelihood of traffic jams that would restrict efficient access to the area by emergency services, the LTC does not support the TMP/TCP for the proposed Googfest 2019 Event.

6. General Business

- a) Queanbeyan QPRC Drone Flight – email received 4/12/18 was discussed with a view to provide feedback to the organiser if traffic control would be recommended (in the event that the drone use may distract road users). It was agreed that no traffic control was required but that RMS would check to see if there are any policies regarding the use of drones over roads.
- b) Tarago Road Early advice received regarding changes proposed for Tarago Road near the entrance to the Waste Transfer Station involving speed zone review and channelized turn for the WTS. Council to gather more data before presenting to RMS.
- c) The Committee discussed outstanding evaluation reports for the Freedom of Entry March held 1 July 2018 in Queanbeyan and the Christmas in July Event held at the

Queanbeyan Showground on 29 July 2018. The Committee recommends that QPRC Events team complete and submit to the LTC for review and for the purpose of improving the safety of future events.

LTC 48/18 The Committee recommends the QPRC Events Team provide for review a complete Event Evaluation Report for the Freedom of Entry March and Christmas in July Events for review at the next LTC meeting.

d) Morisset Street Carpark – Alterations For Temporary Police Station

(Note: This item was concluded via email correspondence on 29 November 2018)

NSW Police are establishing a temporary police station a 7-9 Morisset Street, Morisset House, Queanbeyan to maintain operations pending redevelopment of the existing Police Station near Farrer Place. To facilitate the safety of the works and construction activities in the carpark, the area adjacent the designated Police parking area and Morisset House is to be closed to through traffic and signage installed to prevent heavy vehicles from turning left when entering the carpark from Lowe Street and prevented from turning right when accessing the carpark from the Morisset Street entrance.

LTC 49/18 Under the Road Transport Act 2013 implement changes to Morisset Car Park as per the concept design.

7. Next Meeting

12:00pm to 2:00pm, 5 February 2019, Committee Room 253 Crawford St, Queanbeyan.

There being no further business, the meeting closed at 2.39pm

8. Recommendation

That Council resolve that:

- 1. Note the minutes of Local Traffic Committee Meeting held on 5 June 2018 be confirmed.**
 - 2. Note the minutes of Local Traffic Committee Meeting held on 25 September 2018 be confirmed.**
 - 3. Adopt recommendations LTC 43/18 to LTC 48/18 from the meeting held on 4th December 2018.**
 - 4. LTC 43/18 Under the Road Transport Act 2013, with the exception of the “KEEP LEFT WHEN OVERTAKING” sign, install the signage as per the design for the 2nd Stage of the Duplication of Old Cooma Rd.**
 - 5. LTC 44/18 Under the Road Transport Act 2013 install BB line to create a 4.0m wide lane width on the western side of John Bull Street between the second intersection of Ogilview Crescent and Nimmitabel Street, Queanbeyan.**
-

6. **LTC 45/18 Under the Road Transport Act 2013 implement the design approved for changes at Cooma Street as recommended at the June 2018 LTC meeting, noting outcomes of the community consultation.**
 7. **LTC 46/18 Under the Road Transport Act 2013 implement 'No Stopping' signs along the full length of the eastern side of Rosa Street, in the school zone from Gorman Drive to Rogers Road, Googong.**
 8. **LTC 47/18 Given the likelihood of serious adverse impacts on the road network that have been observed in Googong for similar scale events, and potential for risk to health and safety of the community due to the likelihood of traffic jams that would restrict efficient access to the area by emergency services, the LTC does not support the TMP/TCP for the proposed Googfest 2019 Event.**
 9. **LTC 48/18 The Committee recommends the QPRC Events Team provide for review a complete Event Evaluation Report for the Freedom of Entry March and Christmas in July Events for review at the February LTC meeting.**
 10. **LTC 49/18 Under the Road Transport Act 2013 implement changes to Morisset Street Carpark as per the concept design.**
-



Bungendore Town Centre and Environs s355 Committee Meeting

Thursday 6 December 2018 commencing at 7.00 pm

Bungendore Woodworks Café, Malbon Street

MINUTES

1. **Present:** Andrew Riley (Chair)
David Mac Laren
Peter Evans

Also Present:
Nil

The meeting opened at 7.10.

2. **Apologies:** A Longhurst

3. **Declaration of Conflicts of Interest**

- 3.1 D Mac Laren tabled that he intended to lodge a DA for a commercial development at 35 Ellendon Street which would integrate with the planned Central Car Park. He had a meeting with QPRC staff to discuss the proposal. A Longhurst also attended the meeting as a consultant on the project.

4. **Minutes of Previous Meeting**

The Minutes of the previous meeting on 27 September 2018 were accepted. (Riley/Mac Laren).

5. **Business Arising/Outstanding Actions**

ACTION: A Longhurst to produce a spreadsheet of items under consideration to track progress and status.

ACTION: P Evans to follow up illustrations of street banner options.

ACTION: A Riley to follow up QPRC re Central Car Park plans and Structure Plan.

Malbon Street Roundabout. In response to the QPRC briefing and public consultation on the roundabout, the Committee considered and agreed an out-of-session Resolution as planned at Item 8.1 of the Minutes. The Resolution was tabled and is recorded here:

RESOLUTION 3/2018 (Out-of-Session dated 22 October 2018)

The Committee **RECOMMENDS** that the proposed design for the roundabout at the junction of Malbon Street and Molonglo Street should include the largest possible central garden to create a feature entrance to Bungendore in keeping with the village character. This garden may include an access and parking area to allow safe maintenance for staff.

Further the Committee **RECOMMENDS** that every effort be made to preserve the heritage streetscape of the Stone House and that as many mature trees as possible be retained.

Carried: All.

Public Art Work. D Mac Laren reported that the installation of the art work “Sprung” on Ellendon Street had been approved and completed. Members noted that this installation initiated the long term policy of the Ellendon Street Arts Link Precinct. Progressing the concept was discussed.

RESOLUTION 4/2018

The Committee **RECOMMENDS** that Council make planning provision for the installation of public art works along the Ellendon Street Arts Link on a temporary/loan basis with arrangements to be reviewed three yearly.

Proposed: A Riley

Seconded: P Evans

Carried: All

6. Correspondence.

6.1 **In**
Nil

6.2 **Out**
Resolution 3/2018 re the Malbon Street roundabout was formally submitted to Council as an input to the public consultation

7. New Business

7.1 No new business not covered in other items.

8. Reports and Discussion.

8.1 **Malbon Street Roundabout.** Members discussed their review of other roundabouts in the LGA and ACT and further emphasized the requirement for a central garden to be included. It was noted that Council staff had raised the possibility of an avenue of trees, and it was agreed that this would complement the roundabout garden.

8.2 Members re-listed the following topics for further discussion:
Footpath plaques with heritage/historical information.
Extending the use of recycled water.
Tree Master Plan.
Proposed Bendigo Bank Community Hub.

8.3 **Issue Priorities.** Members agreed that the development of a project to install plaques with heritage/historical information and links to on-line resources should be brought forward.

8.4 **Gibraltar Street Lighting.** (Resolution 02/2018). Noted that there had been no response from QPRC.

9. Any Other Business

9.1 **35 Ellendon Street Development Briefing.** D Mac Laren briefed the meeting on the proposed commercial development. Members (ex D Mac Laren) agreed that it appeared to meet the village character, enhance the streetscape and facilitate the Arts Link concept.

10. Close/Next Meeting

The meeting closed at 8.30

Next meeting: TBA

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 14.6 ROYALLA COMMON S.355 COMMITTEE MEETING MINUTES

ATTACHMENT 1 ROYALLA COMMON S.355 COMMITTEE MEETING MINUTES
26 SEPTEMBER 2018

ROYALLA Common s.355 Committee

Minutes of Meeting 70 Wednesday 26 September 2018, Royalla Community Hall, 317 Royalla Drive. Meeting opened; 7.48 pm.

- 1. Attendees**, Paul Bombardier, Helen Alexander, Michael Kitchen, Maryke Boothe, Brendan Robinson, Geoff Patterson, Jim Orman, Rick Sullivan, Brad Griffin, Stephen Donlan, Richard Blewett, Committee Members.

Stephen Wilson

- 2. Apologies:**

- 3 Confirmation of Minutes;** The minutes of the 69th Meeting held 25 July 2018, were confirmed.

Moved: Helen, Seconded: Maryke

- 4. Correspondence;** The list of correspondence for the month was listed in the gmail account.

- 5. Chair Report;** August September 2018

From the September 2017 AGM the main focus of the Royalla Common s355 Committee was completion of the building of the Community Hall at the Common. This was achieved with the issue of the Interim Occupancy Certificate and the Official Opening of the Hall on 2 October 2017. Achieving the official opening of the Community Hall was due to the dedicated efforts of the Committee members who contributed countless hours and the significant contribution of community volunteer workers along with the services provided by contractors, tradies and the management assistance from QPRCs Rod Stewart.

The success of the Hall as a community facility is evident by the increasing use by community associations, fitness groups, community family function and the increasing numbers of weddings taking place.

While the hall was officially opened in October there remained a number of works that were carried out in the early part of 2018 to fully complete the hall development. These works included external paving using bricks donated by QPRC and construction of an all-weather gravel car park by QPRC

Accomplishments by the s355 Committee during the past year include:

- Brick paving installed around the hall with used bricks donated by QPRC.
- All weather gravel car park installed by QPRC.
- New timber arbour installed at the Elm Grove amphitheatre.
- New timber entry feature installed for the Elm Grove.
- A much-needed update of the Royalla Common webpage was carried out.
- S355 Committee communications changed to a Gmail account for improved contact with the community and between committee members.

- The Committee mounted a display of activities at the Royalla Country Fair which attracted over 100 viewers.
- QPRQ has allocated \$40,000 for a playground at the Common with an additional \$40,000 to be raised by the community or grants. The QPRC funding followed email requests from a number of Royalla residents and lobbying at council meeting by the Committee Secretary and Chairman. The QPRC funding is for the 2019-20 financial year providing time for community funding, grant applications and planning of the playground. Community involvement would be welcome for this.
- Following the completion of the design of the roof for the alfresco on the north side of the hall quotations were received and the contract for construction was issued to Summit Commercial Contractors. The roof is to be installed in the next few weeks.
- Landscape development of the Hall car park is in progress at Working Bes using a donation of over \$3,000 plants and material from QPRC.

The increasing use of the Common facilities by the Royalla Community validates the endeavours and handiwork of the Committee. Community use includes monthly Happy Hour, family functions, local association meetings and activities, the Royalla Country Fair and an increasing number of weddings using the Hall and Elm Grove. The weddings are proving to be an important part of the fundraising activities of the Committee and it is important that the Hall and Elm Grove are continued to be maintained and upgraded to a high standard.

Two dedicated Committee members moved away from Royalla this year, David and Cathy Rossiter, their involvement with the building and management of the hall are missed.

The successes of the Royalla Common s355 Committee over the past year are largely due to the dedicated work by those Committee members who have freely given their time, efforts and expertise for the benefit of the Royalla Community. Without these dedicated Committee members, the excellent outcomes for the Common and the community in 2016-2017 would not have been achieved.

As we move ahead into the coming year the Committee will need to identify goals for the use of the hall and establish more refined procedures for the management and care of the hall.

6. Treasurer's Report; The Treasurer advised that, the balance in the bank as at the date of the meeting was \$30199.87. There had been 1 withdrawal since the last meeting:

28 Aug; R&H Alexander, printing And 13 Deposits;	\$240.00
24 Sep; Nardic, Bootcamp Hall hire	\$20.00
20 Sep; Jackson Wedding	\$200.00
20 Sep; Nardic, Bootcamp Hall hire	\$20.00
18 Sep; Nardic, Bootcamp Hall hire	\$20.00
14 Sep; Nardic, Bootcamp hall hire	\$20.00
12 Sep; Nardic, Bootcamp Hall hire	\$20.00

10 Sep; Nardic, Bootcamp Hall hire	\$40.00
6 Sep; Nardic, Bootcamp Hall hire	\$20.00
6 Sep: Jackson Wedding hire	\$315.00
3 Sep; Nardic, Bootcamp Hall hire	\$20.00
27 Aug; Wilson, Hall hire	\$50
27Aug; Nardic, Bootcamp hall hire	\$60.00
22 Aug; Nardic, Bootcamp hall hire	\$60.00

The committee confirmed all the payments.

BSC Grant: Of the \$32168 some \$26669 has been spent.

7. General Business.

a. Progress on the Hall.

- 1). Plumbing. Brendan advised the he would insulate the water pump pipes during the next working bee.
- 2). Service enclosure to be constructed near the tank to house the water pump and four bins. Summit have provided a quote to QPRC which has been accepted. Brendan advised that the enclosure will be installed at the same time as the outdoor shade area, commencing 3 Oct 2018.

Action Paul, Brendan

- 4). The termite protection certificate for the slab has been received and will be forwarded to QPRC.

Action; Complete

- 5). Outdoor Shade area. Following the completion of the design of the roof for the alfresco on the north side of the hall quotations were received and the contract for construction was issued to Summit Commercial Contractors. The roof is be installed from 3 Oct 2017.

Action; Paul, Brendan

b. Grants.

- 1). Maryke provided a status list of grants and the addressed the likely hood of the Committee being able to achieve success in applying. The details are attached.

The request to Essential Energy for a grant, \$200, is proceeding.

Action Maryke

Brad advised that Club Grants could be applied to other than just sports.

- 2). Grant Priorities, See attached list that was agreed by the committee.

- 3). To date grants and section 94 funds received are;

Palerang C Section 94 funds	\$202K
Southern Phone	\$4K
Veolia Mulwaree Trust.	\$48K

Commonwealth Govt	\$10K
QPRC Revenue	\$12K
QPRC Community Grant	\$32K

Action Maryke

4). It was previously agreed that the playground would be the focus of the VMT grant application as matching funding was/will be available from QPRC

A small team of 3 committee members will held refine the playground requirements for quotations which are required for the VMT grant.

c. Donations.

The Secretary took details of the time committee members had donated over the last month for the Assets record. Paul (76), Helen (23), Michael (57), Jim (18), Brendan (12), Maryke (13), Geoff (22).

The RCA has indicated that they are looking at the possibility of providing power and lights to the hay shed.

d. Website/Face Book Page.

Maryke and Neil Bombardier have updated the Website to improve the content. The new webpage has been published at, <https://www.royallacommon.com.au/>. The committee agreed to transfer the website to Google, as there could be large cost savings and maintenance will be easier. The web site is yet to be transferred to Google, but this should happen soon.

Neil is to be asked to include facility to include an email address on the Inquiry Form.
Action, Committee

e. Art Work

Pallet wall and the photo/picture competition. There was no discussion.

Action:

Ongoing

f. Bookings:

- 1) Yoga – Most Tuesday evenings.
- 2) Bootcamps, Monday, Wednesday, evenings, and Friday morning.

There is one wedding in October, 2 in November 1 in December and 1 in March 2019. As well there are 3 other events in December

g. Events.

1). Working Bee. The timing of the next working bee was discussed, but not settled. Geoff Patterson agreed to lead a team of committee members to tidy up the Elm Grove pm on the 4th of October, prior to the wedding of the 6th.

2) The Chair advised that there were many outstanding items on the working bee list, including completion of the tree planting. The Committee agreed to fund Summit

Construction up to an amount of \$1500 to complete the tree planting and finish the carpark gardens.

3) Jim suggested that as working bees appear to be less popular than in the past, that a Friends of the Common group be set up, that would allow people the opportunity to help out on either a formal, weekly basis, or informal, when they have time available. Jim will develop the proposal further and canvas thoughts from the committee.

4) The Chair had previously suggested that we should look at a BBQ at Bunnings.

Action Jim

h. Funding Priorities.

Funds allocated to date:
\$10,000. Working Capital for the Hall.

8. Any Other Business.

a. Steve Wilson advised that tables and chairs were available for use by users of the Common.

b. The bollards being donated by Brendan would be positioned on the north western side of the car park. This will occur at the same time as the construction of the outdoor shade area.

Action: Paul, Brendan

c. Forecast. Jim will update.

d. Playground. It was previously agreed to move the playground up the list of priorities to A5. It was agreed that a subcommittee of 3, Maryke, Rick and Paul would be established to plan the playground.

Action, Maryke, Rick and Paul

e. Other. Maryke is still to complete a promotion- banner hanging on fence with logo, and some wording in black (vinyl cut letters) be added to the banner at the front fence, stating that the Hall/Common was available for hire.

Action Maryke

f. Grassed area immediately to the north of the hall. This area is to be reseeded, The RCFA agreed to provide \$600, and the RCA \$400 to help with the provision of seed and spaying. QPRC have agreed to provide seed. Any

Action Paul, Michael

g. Tables and Chairs. The committee agreed that we should purchase tables and chairs to suit small events in the hall. Steve Wilson suggested we look at COSCO while Maryke suggested a look at NSEBIT.

Action: Michael, Helen

h. Vacuum cleaner. Helen advised that the donated vacuum cleaner had 'packed it in' It was agreed that a new vacuum be purchased.

Action: Michael

i. Maryke agreed to revisit the cleaner situation as of the original 4 cleaners we were now down to the last option.

Action: Maryke

j. The path to the Elm Grove needs a conduit installed for irrigation pipe .Rick to install.

Action, Rick

k. New vacuum needed for hall. Michael and Brad to buy.

Action: Brad, Michael

m. A plan of external services is needed. Paul to provide base plan and Brendan and Rick to record service information and keep service plan in the filing cabinet in store room 2.

Action Paul, Brendan, Rick

n. Public access to the common. It was agreed to discuss this fully at the next meeting.

9. Next Meeting: The next meeting will be on 28 Nov 2018, at the hall, at 7:00pm.

16. Meeting Closure: 2130 pm

Options and Priorities		23/May/18		
Item	Cost	Priority	Order	Inside v Outside
Completed or Funded				
Brick Paving	\$16,000	A		O
Service enclosure includes extension to paving	\$5,000	A		O
Outdoor Shade Structure	\$7,500	A		O
Priority A				
Bollards	\$10,000	A	1	O
Landscaping around car park	\$30,000	A	2	O
Picture rail	\$1,000	A	3	I
Hay Shed Improvements	\$20,000	A	4	O
Playground	\$80,000	A	5	O
Subtotal	\$141,000			
Priority B				
Solar Hot Water	\$5,000	B	1	O
Baby change table	\$600	B		I
Instantaneous Hot Water	\$1,000	B		I
Priority C				
Blinds/Window Coverings	\$5,000	C		I
Ball Court Surface	\$30,000	C		O
Barbecue sets	\$30,000	C		O
Chairs and tables	\$2,000	C		I
Frontage and Entrance	\$30,000	C		O
Heritage study on ruin	\$6,000	C		O
Pallet wall	\$7,000	C		I
Security system	\$10,000	C		I
Storage shed	\$40,000	C		O
Wainscoting main Hall	\$7,000	C		I

Royalla Common s355
 Grants 2018/19

	PROJECT	OPENS	CLOSES	Amount	Co-contribution	Notes
Veolia Mulwaree Trust	Playground		22/08/2018	\$40K	\$40K QPRC 2019-20 Budget	Apply for 2019 round as we haven't completed planning or DA Contact: Jayne Barden - jayne.barden@veolia.com
Mike Kelly				Various Grants His website provides list of possible grants available & Links	We may qualify for Arts Grant ? To be further explored	
Rural Communities			26/09/2018	>\$5K	What makes a stronger application? • Community-based and led projects with strong partnerships, a defined project plan and a clear evaluation plan that is relevant to the scale and depth of the project to capture impacts and outcomes of the project. • Signed letters of support from organisations directly involved in the project, clearly stating their contribution towards the project, are highly desirable. • Quotes (where applicable) supporting the funding request are highly regarded and should be provided for items over \$500. • A financial or in-kind contribution towards the project from the applicant organisation is highly desirable and will be taken into account when assessing applications. Organisations that are unable to contribute either financially or in-kind should clearly articulate in the application why they are unable to do so.	Contact: Kate Nolan [mailto:k.nolan@frrr.org.au]

Planning your application should include consideration of the following: 1. Identifying which of the seven activity areas (listed above) your project is focused on. 2. The approaches / change mechanism that you will use in your project: a) Providing access to services / activities; b) Developing knowledge, awareness & skills; c) Building local capacity (helping organisations to deliver effective supports, services, activities); d) Investing in equipment / infrastructure to catalyse change. 3. The outcomes that you anticipate your project achieving (all projects must measure against one or more of the following outcomes): a) Stronger community resilience; b) Greater community participation and engagement; c) More friendly and inclusive community; d) Build a creative / culturally vibrant community; e) Improve financial security and relieve poverty; f) Innovate or respond to local opportunities; g) Give children the best start in life; h) Strengthen the ability to respond to community / individual challenges; i) (Re)build community identity and sense of pride; j) Strengthen the local economy; k) Increase engagement in learning and strengthen educational outcomes; l) Promote environmental health / sustainability;

- An up-to-date organisational financial statement that shows the most recent 12 months of activity. This should be a profit & loss statement, balance sheet and cash flow statement;
- A copy of your current ABN or Incorporation Certificate;
- Letters of support and quotes can significantly strengthen your application, as does the inclusion of in-kind support e.g. volunteer hours, and other sources of funding in your project budget. We highly recommend that you include letters of support, in-kind support and quotes with your application; Note: we suggest costing unskilled volunteer labour at \$25/hr;
- All supporting material MUST be submitted with the application.

Essential Energy	General Maintenance	8/08/2018	23/09/2018	\$200
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We don't Qualify for
 Mike Kelly-Sports
 Grant/Clubs
 NSW/Volunteer Grants

Clubs NSW -as its runs
by council
Volunteer Grants 2018 -
Communitygrants.gov.a
u

The Royalla Common exercises council functions under section 355 of the Local Government Act 1993. It would therefore be inappropriate for Royalla Common to receive Clubgrants funding, since the funding is essentially allocated by the council.

S355 committees don't qualify

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 14.7 GREENWAYS S.355 COMMITTEE MEETINGS MINUTES

ATTACHMENT 1 GREENWAYS S.355 COMMITTEE AGM MINUTES 11
DECEMBER 2018

QPRC Greenways s.355 Committee

2018 Annual General Meeting

*Tuesday 11 December 2018
Bywong Community Hall
Birriwa Road, Bywong*

Minutes

Meeting opened at 19:45

1. Attendance

Committee: Pete Harrison (Chair), Maria Taylor (Treasurer), Kathy Handel (Landcare), Kerry Cox (GGPC), Langdon Patrick

Apologies: Peter Evans, Bill Taylor

2. Minutes of Previous AGM

a) Acceptance of the minutes from the 2017 AGM, 24 October 2017

Moved: That the minutes be accepted

Moved/Seconded: MT/KH

Carried by all

b) Business arising from the minutes

None

3. Chair's Report

The Greenways Committee has been relatively quiet over the past 12 months although, significantly, it did oversee the completion of the Bywong/Wamboin Greenways Master Plan. This was the first major update of the management plan since the network was formally established over 20 years ago. In addition to the documenting of the current state of the Greenways network in the Bywong and Wamboin localities, the Plan identifies potential future extensions to this Greenways network and outlines recommendations to QPRC on how this growth could be managed.

It is intended that this document be referenced through the relevant QPRC Development Control Plan as its planning documents are updated.

The Committee has also maintained the Works Schedule as a guide for community working bees and direct the efforts of council and higher levels of government through appropriate grant funding opportunities.

Moved: That the Chair's Report be accepted

Moved/Seconded: PH/KC

Carried by all

4. Treasurer's Report

Greenways Committee bank account with Bendigo Bank, Bungendore. There was no expenditure in the 2017/18 financial year, although the bank statement records that a cheque covering an expense incurred in the 2016/17 financial year was not presented until this financial year.

Balance at 1 Jul 2017 \$2,009.91

Balance at 30 Jun 2018 \$2,009.91

Moved: That the Treasurer's Report be accepted

Moved/Seconded: PH/LP

Carried by all

5. 2018/19 Proposed Projects

Outstanding projects are identified in the schedule *Assessment of Greenways Major Works*, which is updated throughout the year and attached to these minutes.

6. Election of 2018/19 Office Bearers

Only one nomination was received for each of the positions of Chair and Secretary and those nominees were duly declared elected. There being no nomination for the position of Secretary, Pete Harrison volunteered to fill the vacancy.

Office bearers for 2018/19:

Chair: Langdon Patrick

Secretary: Pete Harrison

Treasurer: Maria Taylor

Committee: Kerry Cox (Geary's Gap Pony Club), Peter Evans (Engineering),
Kathy Handel (Landcare), Bill Taylor

Returning officer: Pete Harrison

7. Next AGM

Tuesday 10 September 2019

Meeting closed at 20:10

Attachment

181211 Assessment of Greenways Major Works (Dec 2018)

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 14.7 GREENWAYS S.355 COMMITTEE MEETINGS MINUTES

ATTACHMENT 2 GREENWAYS S.355 COMMITTEE MEETING MINUTES 11
DECEMBER 2018

QPRC Greenways s.355 Committee

General Meeting

*Thursday 11 December 2018
Bywong Community Hall
Birriwa Road, Bywong*

Minutes

Meeting opened at 20:15

1. Attendance

Committee: Langdon Patrick (Chair), Pete Harrison (Secretary), Maria Taylor (Treasurer), Kerry Cox, Kathy Handel

Apologies: Peter Evans, Bill Taylor

2. Minutes of Previous GM

a) Acceptance of the minutes from the 19 July 2018 GM

Moved: That the minutes be accepted

Moved/Seconded: PH/KC

Carried by all

b) Business arising from the minutes

Action 3.1 PH to update draft and circulate to the committee for final approval after which it will be tabled with Council.

The Greenways Master Plan was submitted to Council with the minutes of 19 July 2018 meeting – **Closed**

Action 4.1: BT/MT liaise with J-P Favre re design of Greenways information signs.

Action – **Ongoing**

Action 4.2: PE to manage the drainage problem identified under Item 2 b) using equipment that will be onsite to widen the lower LRR entry. PE to liaise with Jan Creswell to identify the exact location of the required works.

After consultation with the adjacent property owner it was determined that no works were required at this time.

Action – **Closed**

Action 4.3: Working bee to be scheduled in spring 2018 to clear debris from the tracks of selected Greenway sections.

This opportunity has passed without action.

Action – **Closed**

Action 4.4: BT to include the current list of outstanding works with meeting minutes.

Works Plan included with July minutes – **Closed**

3. Greenways Map Update

A minor omission from the Greenways Map included in the Master Plan has been brought to the attention of the Committee.

Action 3.1: PH to update current map and Master Plan and include as attachment to the minutes of this meeting.

4. Greenways Maintenance

a) The spread of weeds, in particular St Johns Wort, in the area this season was noted. It was also noted that the Council website indicates that control measures have been taken on several Greenways locations—Donnelly Lane, Snowgum Road, Newington Road, Norton Road and Weeroona Drive.

b) General query in relation to the QPRC policy on Greenways maintenance

Action 4.1: PH to seek general advice on council's current Greenways maintenance policy/schedule

5. Website Information

The Committee noted a request from the Bywong Community Association for advice in relation to the Greenways section of the BCA website.

Action 5.1: PH to convey recommended updates to the BCA

6. Other Business

a) It was noted that the local Landcare group was available to undertake plantings on or adjacent to Greenways as required.

Moved: That Landcare be advised of opportunities for involvement that are identified in the context of Greenways maintenance.

Moved/Seconded: KH/LP
Carried by all

7. Next Meeting

Meetings for 2019 scheduled quarterly on the second Tuesday of the month as follows:

12 March 2019
11 June 2019
10 September 2019
10 December 2019

Meeting closed at 21:25

[Attachment](#)

181211 Bywong/Wamboin Greenways Master Plan Version 1.1 (Dec 2018)

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 14.7 GREENWAYS S.355 COMMITTEE MEETINGS MINUTES

ATTACHMENT 3 GREENWAYS MASTER PLAN

Bywong/Wamboin Greenways Master Plan

Version 1.1

Prepared by
s.355 Greenways Management Committee
Queanbeyan-Palerang Regional Council

December 2018

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1. Introduction

1.1 Background

Local interest in riding trails in the Geary's Gap[†] area first arose in the early 1980s, and in 1985 the Yarrawlumla Shire Council (YSC) established a working party to develop a Shire-wide approach to the establishment of a network of Greenways. The significance of this project in the context of the council's broader strategy for rural residential development was reflected in the fact that YSC adopted "Access to the Countryside" as its Bicentennial theme.

The resulting proposal centred on the identification of unused Crown road reserves and travelling stock routes (TSRs) that would form an integrated network of recreational riding and walking trails throughout the area.

In 1991, following initial work carried out by the Geary's Gap Community Association (GGCA), the forerunner of the current Bywong Community Association, the YSC established a Steering Committee to formally identify corridors that could form the basis of the new Greenways network. It subsequently became evident that the conservation values of many sections of the proposed network were very high, adding considerable impetus to the establishment of reserves that would also provide wildlife corridors, these being recognised as essential to the welfare of flora and fauna.

In 1994 the Yarrawlumla Shire Council (YSC) implemented the initial Greenways project in the Geary's Gap and Wamboin localities along the lines recommended by the Steering Committee.

The current Greenways network comprises some 30 km of council reserves and road verges. Most of these council reserves were formerly crown road reserves or travelling stock routes that were transferred to council when the Greenways were originally established. The network has become a valuable community asset (perhaps still unique in the State), developed and maintained by community members through a committee of Council. In addition to its recreational use, the generally untouched nature of the land involved presents islands of endemic species, providing a unique opportunity to retain and revitalise areas of native vegetation.

The localities of Bywong and Wamboin were ideally suited for this project from several points of view, not least of which was the fact that the original Crown Plan for the area comprised a large number of relatively small lots. As the Crown was obliged to provide access to every lot in this Plan, land was also allocated in support of an extensive road network. In the event, many of these lots were combined to become parts of larger holdings and it was never necessary to construct many of these roads. The associated reserves thus remained largely unused and in the ownership of the Crown.

[†] The area currently known as Bywong was originally known as Geary's Gap. Much of the early documentation associated with the development of the Greenways network thus refers to Geary's Gap rather than Bywong, but the two references are to the same locality.

Establishing Greenways networks in other parts of the LGA, such as in the Carwoola area, has proven more challenging. Without the legacy of unused crown roads, there is an extra level of planning required to ensure that the relevant requirements are built into the conditions applied to individual subdivisions, so that appropriate reserves are created and identified as greenways when subdivision plans are prepared.

Nonetheless, the ultimate goal remains one of providing a network of public access ways across the rural residential areas of the LGA.

1.2 Principles

The following principles, identified by the original Steering Committee, provide a foundation for the management of the Greenways network:

- a) that environmental protection be observed in relation to the management and administration of the Greenways
- b) that the Greenways (both the land and its other resources) be used and managed in a sustainable manner
- c) that multiple use and enjoyment of the Greenways be encouraged in accordance with the Management Plan.

It is intended that the Greenways will always be in a more or less natural state and some fallen trees, erosion channels and so forth are to be expected.

2 Greenways Network Management

2.1 Objectives

The primary objective of the present Master Plan is to establish a 10-year strategy for the development and maintenance of the Bywong/Wamboin Greenways network.

This Plan should also provide a framework for the development of Greenways networks in other parts of the Queanbeyan-Palerang region.

The following objectives were identified in the original Greenways Management Plan (1995) and remain core objectives of the current Greenways strategy:

- a) to provide and maintain the amenity of the Greenways for the enjoyment of the community
- b) to raise public awareness of the importance of the Greenways and to encourage community participation in
 - i) any actions recommended in implementing the Greenways development and management strategy
 - ii) use of the Greenways in accordance with their strategic objectives
- c) to minimise the effect of soil erosion that might arise from usage
- d) to encourage and otherwise ensure the conservation of natural flora and fauna

- e) to monitor the introduction and spread of weeds
- f) to protect all waterways, ephemeral or permanent
- g) to protect all identified significant areas or sites, whether environmental or cultural

2.2 Conditions of Use

For the good management of the Greenways it is recognised that certain conditions of use should be promoted. The following conditions are derived from general best practice in environmental conservation, with input from the various community groups that currently use the Greenways network:

- a) the Greenways are provided for pedestrian, horse and push bike traffic only. The use of motorised vehicles on dedicated Greenways (as distinct from roadside verges that provide links between dedicated Greenways) is specifically discouraged and, where possible, prohibited
- b) dogs must be leashed
- c) stock should not be grazed on the Greenways
- d) noise is to be kept to a minimum
- e) the carriage of firearms or other weapons and hunting activities are not permitted
- f) user groups are to remove their own rubbish
- g) users must respect private property and adjacent residents' privacy
- h) gates or other exclusion mechanisms should be left as they are found
- i) no camping is to be permitted on the Greenways
- j) no fires are permitted on the Greenways other than as part of a legitimate prescription burning process agreed to by the Management Committee and implemented by the relevant fire authorities. Such burning will be aimed at conserving the ecological integrity of the Greenways
- k) user groups shall remain on defined track(s) within the Greenway
- l) there is to be no collection and/or removal of any natural or archaeological items from the Greenways
- m) all user groups are encouraged to report all problems or concerns to the Management Committee

In order to maintain wildlife corridors, neighbouring landholders are encouraged to take down any top or middle strand-barbed wire and maintain wildlife friendly fencing with safe access top and bottom. Guidelines for wildlife friendly fences can be found in the revised Landcare book, *Look after your Natural Assets*, and the Palerang Development Control Plan 2015 (C.30 Gates and Fencing).

2.3 Works Programs

The Greenways network has traditionally been maintained through periodic works programs, managed by a s.355 committee of Council in conjunction with local volunteer labour and Landcare groups.

In general, the one-to-five year works programs revolve around specifically identified segments of the network and focus on:

- a) stemming water erosion, with provision of appropriate drainage or step terracing as required
- b) revegetation plantings
- c) removal of environmental weeds
- d) slashing grass during the summer
- e) additional signage and general public awareness

3. Greenways Management Committee

3.1 Terms of Reference

The Terms of Reference for the QPRC Greenways Management Committee are provided in a separate document of that name.

These Terms of Reference outline the framework within which the Committee should:

- a) progressively implement any actions required as a result of this Management Plan
- b) educate users of the conditions of use of the Greenways by the installation of adequate signage
- c) provide representation on QPRC advisory bodies as requested
- d) liaise with the local Bushfire Management Committee to ensure that the Greenways are protected from fire hazard and to ensure that any prescription burns are implemented as per the applicable Fuel Management Plan
- e) periodically report to Council on the progress of the Greenways network development, including any recommendations relating to management procedures

3.2 Community Liaison

Greenways maintenance has historically been undertaken, largely on a volunteer basis, by local users and interested community members. Community liaison through the Management Committee generally involves the range of stakeholders—Landcare, the Pony Club and Greenways user groups like the Greenways Renewal Working Group (GROW).

In the broader interests of local communities, the Management Committee is to ensure that:

- a) all adjoining residents and user(s) have access to a contact number(s) where complaints can be directed
- b) they act on all complaints, and refer to Council any complaints that they are unable to resolve
- c) any complaints are responded to in writing with any resolution clearly and unambiguously recorded.

The various stakeholder groups also engage in:

- a) raising public awareness of the Greenways (e.g. Greenways walks)
- b) working bees to assist in native revegetation and general maintenance projects
- c) planning for the extension of the Greenways network
- d) stewardship relating to Greenways that are immediately adjacent to their members' own properties.

4. The Greenways Network

For the purposes of the Local Government Act 1993, the Greenways are designated a natural area for community use and the natural area is further designated as bushland.

4.1 Greenways Map

An overview map of the current and proposed Greenways network is presented in Figure 4-1 below. While a more detailed map, based on QPRC cadastral data, is held with council's records, Figure 4-1 illustrates the context of the Greenways network within the Wamboin/Bywong area. The network itself is expanded in Figure 4-2 for easier segment identification in the notes that follow. Descriptions of the individual, labelled segments are provided in Table 4-1.

With reference to both Figures 4-1 and 4-2, existing Greenways are marked in solid green lines and proposed Greenways in dashed green lines. (The 'flair' around the proposed new routes is simply to highlight their locations, not to indicate any broader 'zone of influence'.)

Figure 4-1 Wamboin/Bywong Greenways Context

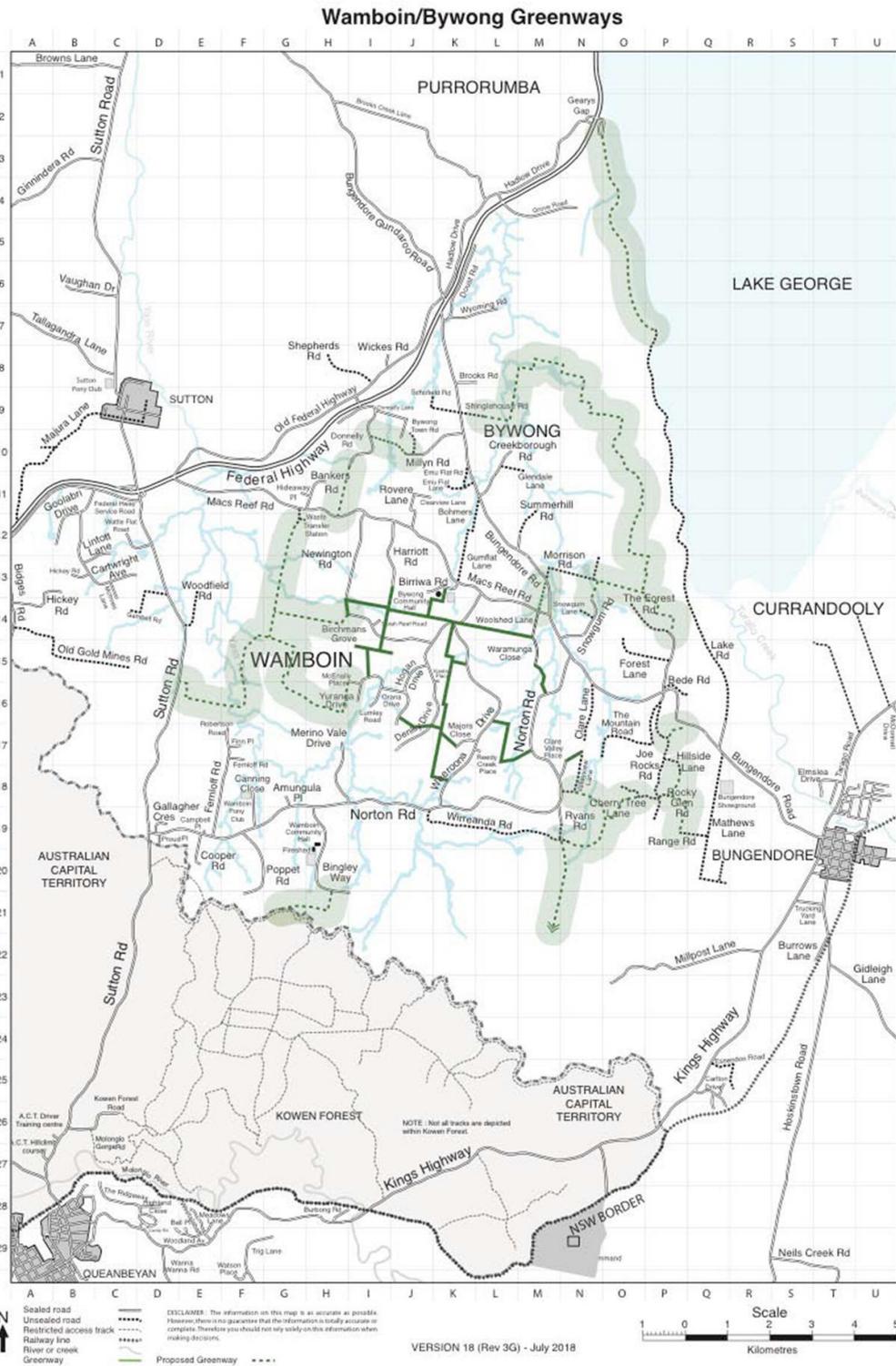


Figure 4-2 Wamboin/Bywong Greenways Network

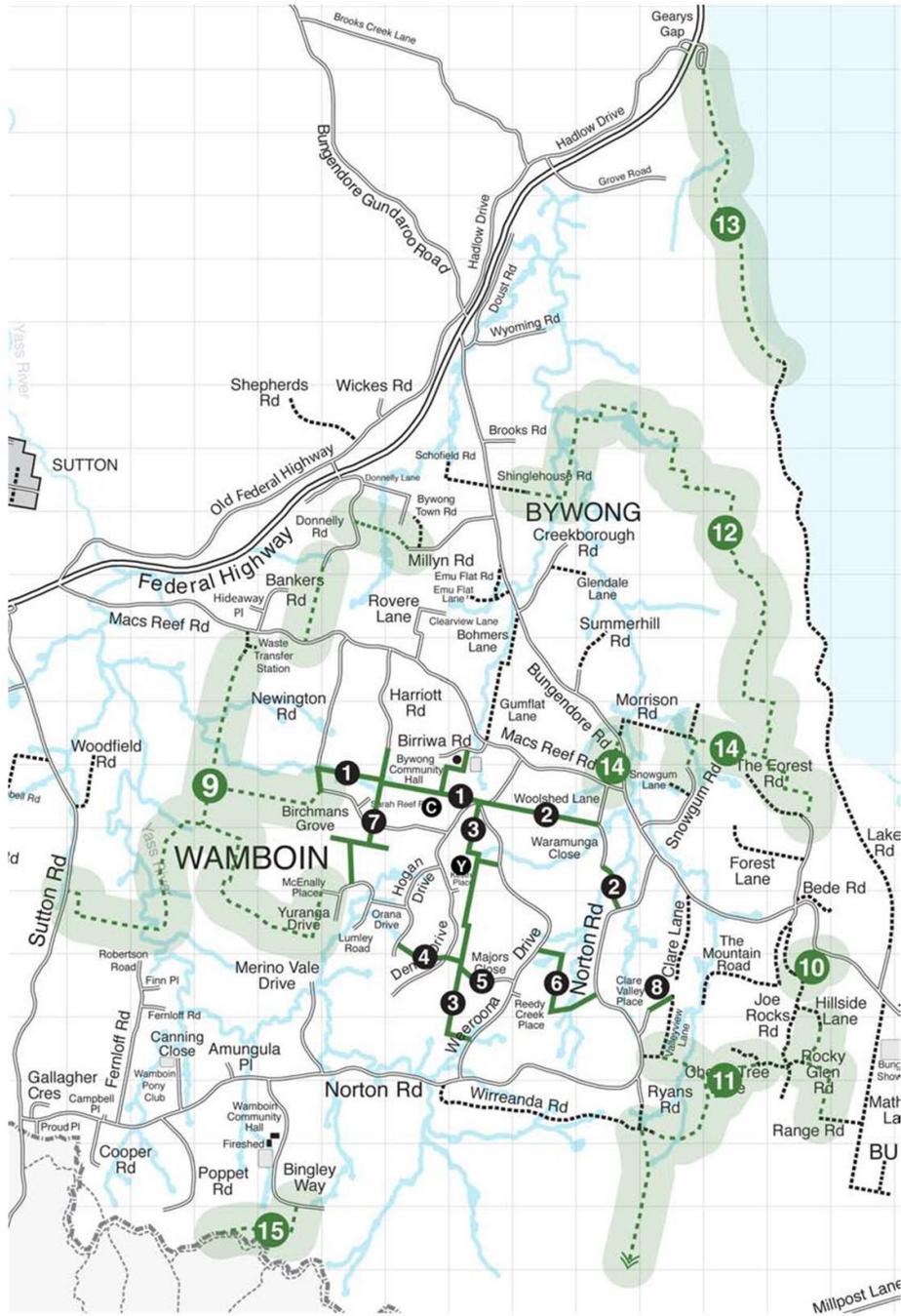


Table 4-1 – Greenways Identification

Section	ID	Status
Newington Road to Harriot Road Extension	1	Greenway (council land)
Harriot Road Extension	1	Road reserve
Harriot Road Extension to Creswell Corner (C)	1	Greenway (council land)
Creswell Corner (C) to Les Reardon Reserve	1	Greenway (council land)
Les Reardon Reserve to Birriwa Road	1	Greenway (council land)
Creswell Corner to Denley Drive	1	Council road (verge track)
Woolshed Lane / Waramunga Close	2	Road reserve
Waramunga Close to Norton Road	2	Greenway (council land)
Denley Drive to Young's Corner (Y)	3	Greenway (council land)
Young's Corner (Y) to Weeroona Drive north	3	Greenway (council land)
Young's Corner (Y) to Weeroona Drive south	3	Greenway (council land)
Greenway to Millpost Hill	4	Greenway (council land)
Millpost Hill	4	Crown reserve
Hogan Drive to Millpost Hill	4	Crown road
Greenway to Majors Close	5	Greenway (council land)
Weeroona Drive to Norton Road	6	Greenway (council land)
Harriot Road to Birchmans Grove	7	Greenway (council land)
Birchmans Grove to Yuranga Drive	7	Greenway (council land)
Clare Valley Place to Valleyview Lane	8	Greenway (council land)

4.2 Extending the Greenways Network

The following proposals, arising from discussions with community groups actively using the current Greenways network, identify possible network extensions within the Wamboin/Bywong area. There is no time-frame attached to the development or inclusion of any particular segment. The segments are simply identified here (refer to Figure 4-2) to assist QPRC in planning future development in the area and responding to matters relating to the disposition and management of crown lands.

- a) Future connections towards Sutton from the end of Newington Road (Segment 9)
- b) Possible use of Traveling Stock Route from Joe Rocks Road to the old quarry along Bungendore Road, for connection down the escarpment to the Bungendore Showground (Segment 10)
- c) Possible connection from development off the end of Wirreanda Road to the current Greenways network (Segment 11)
- d) Connection from the end of Brooks Road to the escarpment overlooking Lake George (Segment 12)
- e) Lake George lookout at Geary's Gap towards the escarpment (Segment 13)
- f) Woolshed Lane across Macs Reef Road to Morrison Road and then connection to Snowgum Road (Segment 14)

g) Connection from Bingley Way to Kowen Forest (Segment 15)

4.2.1 Crown Roads

Council should refer any proposed crown road closures to the Greenways Management Committee to ensure that appropriate consideration is given to any impact these may have on Greenways planning or management.

4.2.2 Rural Residential Subdivision

Future subdivision of large lots adjacent to current rural residential areas should similarly involve consultation with the Greenways Management Committee so that any associated Greenway connectivity options can be identified.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 14.7 GREENWAYS S.355 COMMITTEE MEETINGS MINUTES

ATTACHMENT 4 GREENWAYS MAJOR WORKS

QPRC Greenways s.355 Committee

Assessment of Greenways Major Works

(Reviewed 11 December 2018)

Works are listed in recommended order of priority. Refer to Greenways Map below to locate sections.

Section 6, Weeroona Dr (next to McInnis) to Norton Road

1. 2 creek crossings, the second of which is almost completely washed out. Council previously put in one concrete pipe that has proven to be inadequate with heavy rainfall. Recommendation is to try for grant funding of about \$10,000 to put in several pipes and then concrete over the top to create a causeway.

Section 1, Newington Road to track up Harriott Hill

1. Blackberry after crossing Black Joe's Creek, about 500 m from Newington.
2. Former timber bridge over creek crossing at junction with Harriott Hill track needs to be removed and crossing repaired, including water control upstream where it crosses track to Harriott Hill. Ideally, the creek crossing here could be done as per Section 6, item 2. Estimated cost is \$5,000.

The two major creek crossings (Section 6, item 1 and Section 1, item 3) will be the subject of grant applications. The combined budget for both, including erosion control and some planting, would be about \$15,000 - \$20,000.

Section 4, greenway to Millpost Hill

1. Thin scrubby regrowth to improve access from Hogan Drive.
2. Lower part of Section 4, between Millpost Hill and Denley Drive, requires major work. Water flows down track and track requires widening. Serious erosion problem.
3. The section between Denley Drive and the intersection with Section 3 is very narrow, less than 5 m in parts, and one wonders if fencing is in the correct position.

Section 3, Denley Dr to Section 4

1. North of junction to section 4 - 3 sections with serious mud, requiring users to go around – can we fill with gravel or should we re-route the track? Recommendation is to use bobcat to cut drains and fill swampy sections.

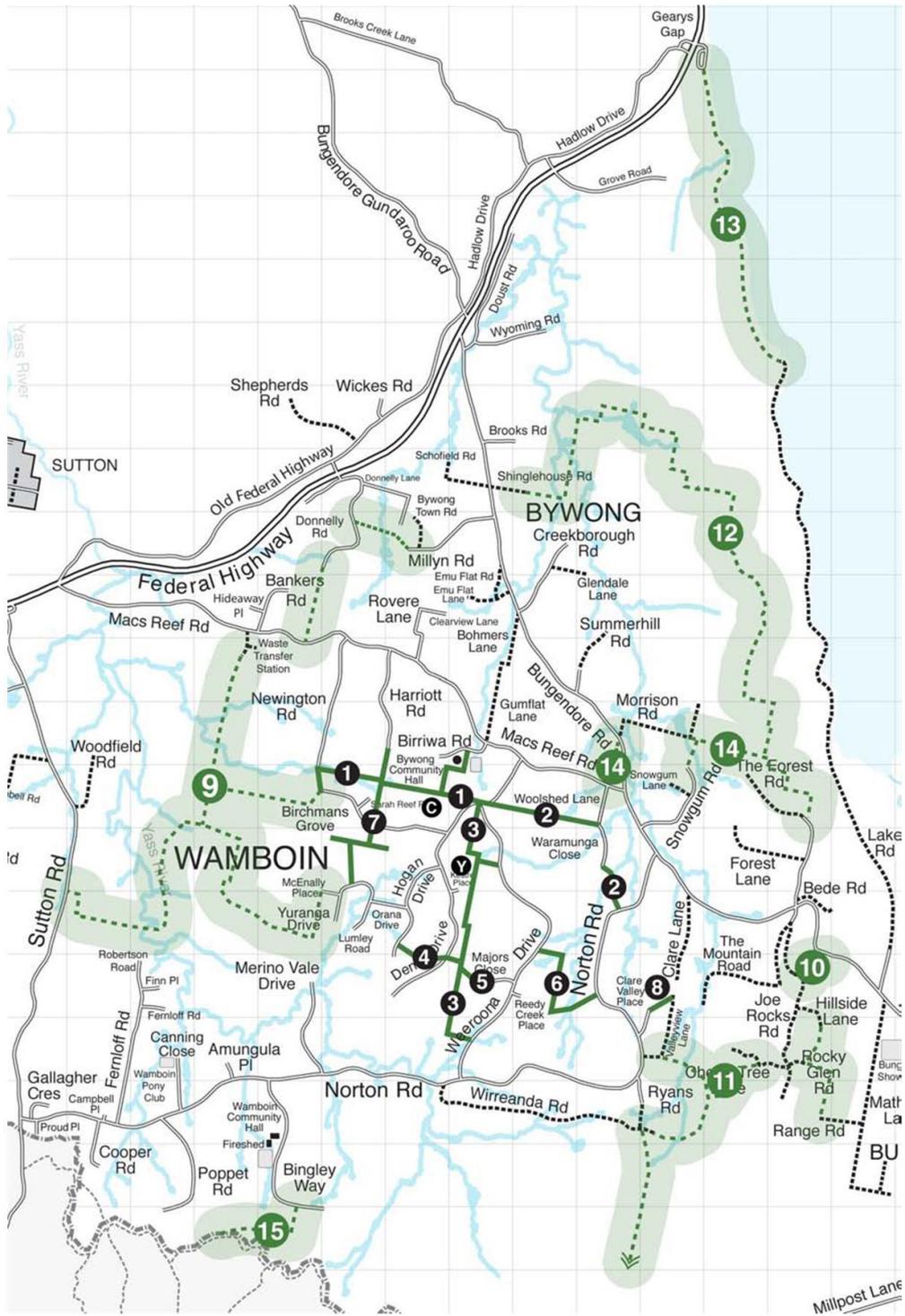
The narrow, eroded lower part of Section 4 could be the subject of a working bee (small number) plus a bobcat hired for a day. Cooperation of the neighbours on both sides will be sought. The plan is to bring in several loads of fill to divert runoff into the dam on the south side of the greenway. Probably not a major cost if we can get fill for free or low cost. The bobcat will reform the track. The bobcat will place some

of the fill on swampy parts of Section 3, north of the intersection with Section 4, and will open up several drains to prevent water flowing down the track. The committee has adequate funds in its bank account to cover materials and bobcat hire.

New greenway (Section 2), Warramunga Close to Norton Road

1. There are two boggy sections downhill from Warramunga Close that require an all weather passage.

Wamboin/Bywong Greenways Map





MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL AUDIT COMMITTEE held at the Committee Room, 253 Crawford St, Queanbeyan on Wednesday, 21 November 2018 commencing at 10:00 to 1:00.

ATTENDANCE

Present:	Andrew Cox	(External Chairperson)
	Ken Crofts	(External member)
	Cr Pete Harrison	(Council representative)
	Peter Neil	(Portfolio General Manager, Organisation Capability)
Also Present:	Richard Bozzato	(QPRC Audit and Risk Coordinator, QPRC)
	Bill Warne	(QPRC Service Manager, Legal and Risk)
	Shane Taylor	(QPRC Chief Financial Officer)
	David Nolan	(Audit Office of New South Wales)
	Peter John	(Service Manager Digital)
Apologies:	Max Shanahan	(External member)
	Peter Tegart	(QPRC Chief Executive Officer)

1. APOLOGIES

Resolved

The Committee:

- resolved that apologies from Peter Tegart (Chief Executive Officer), Cr Brian Brown (Council Representative), and Max Shanahan (external member) for non-attendance be received and that leave of absence be granted
- noted that Cr Brown's membership of the committee will be clarified at the Council meeting of 28 November 2018.

2. DECLARATIONS OF INTEREST

Resolved

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

No disclosures were made.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Ordinary Meeting of Audit Committee held on 16 August 2018

Resolved

That the Minutes of the Ordinary Meeting of Audit Committee held in the Queanbeyan Council Chambers on Thursday 16 August 2018 be confirmed.

4. ACTIONS ARISING FROM PREVIOUS MEETINGS

4.1 Status of Actions Arising from Previous Meetings

Resolved:

The Committee:

- noted that actions relating to the conduct of internal audits will be taken up with the new provider following contract signing
- noted that it is planned to have a paper addressing formation and operation of Council's project management office to the next meeting
- agreed that item 5.5 from meeting No 4 of 16 February 2018 'preparation of Council's 2016/17 financial statements' be removed as it relates to an ongoing action.

5. INTERNAL AUDIT REPORTS

5.1 Outstanding Audit Recommendations

Resolved:

The Committee:

- noted commentary provided by Mr John in relation to implementation of ICT related recommendations included in the NSW Audit Office interim audit management letter for Council's annual financial statements, and internal audit 2017-18/4 'ICT General Controls'
- noted guidance provided by Mr Nolan in relation to potential means of addressing ICT recommendations contained in the management letter
- requested that all references to times included in future management comments refer to specific dates
- noted commendatory provided by Mr Taylor concerning implementation of recommendations included in the NSW Audit Office interim audit management letter for Council's annual financial statements, and internal audit 2017-18/1 'Financial Controls'
- agreed that consideration of progress in implementing recommendations included in other reports may benefit from attendance of relevant managers at future Committee meetings, and the Chair is to advise the secretariat in advance of meetings which audits are to be discussed in depth.

5.2 Council's Risk Management Framework

Resolved

The Committee:

- noted the current status of Council's enterprise, business continuity and fraud and corruption risk management frameworks, and activity currently underway in relation to them
- noted the comparative analysis of the current status of Council's fraud and corruption risk management framework compared to findings contained in the recent NSW Audit Office report 'Fraud Control in Local Councils'
- suggested that Council consider implementation of a 'fraud hotline' or similar mechanism, possibly hosted through a contracted external provider, to enable the reporting of suspected or identified fraud or corruption
- noted that redevelopment of Council's business continuity framework is likely to benefit from the utilisation of specialist skills to support development of contingency plans, particularly for water and sewerage related activities.

5.3 Council's Control Framework

Resolved

The Committee:

- noted the proposed control framework reporting template and timetable
- considered possible use of 'RACI – Responsible / Accountable / Consulted / Informed' analysis may be useful in describing portfolio or team contributions to Whole of Council issues, such as procurement or human resource related activities
- suggested that the 'three lines of defence' model and control self-assessment be considered as potential means of categorising controls and assessing their effectiveness
- agreed that members provide comment on the proposed template and timetable to the secretariat prior to the next meeting.

5.4 Update Report on Major Information Technology Projects

Resolved

The Committee:

- noted commentary provided by Mr John in relation to ICT infrastructure projects

- noted commentary provided by Mr Neil in relation to implementation of the OneCouncil suite of applications, including issues posed by:
 - the ongoing pace of organisational change over the post amalgamation timeframe
 - capacity of the software vendor to concurrently support implementations underway across a large number of Councils
 - data migration issues for the Revenue and Regulatory module
 - complexities associated with award interpretation inherent to data entry for the payroll system, and consideration of potential mechanisms for addressing these
 - integration with non-OneCouncil applications that will be retained, primarily InfoCouncil.

5.5 2017-18 QPRC Financial Statements

Resolved

The Committee:

- noted Mr Nolan's briefing on key issues, in particular:
 - how the Financial Statement sub-committee could liaise with the NSW Audit Office more effectively in future years to ensure significant issues are discussed earlier in the audit lifecycle, and reported back to the Committee
 - potential strategies for maintaining the currency of asset valuations that will minimise the need to engage external independent valuers
 - issues impacting on the interpretation of the financial ratios presented in the Engagement Closing Report, including irregular reporting periods for the current and previous years, short term impacts caused by quick repayment of liabilities, and asset lifecycle profiles
 - the impact of OneCouncil payroll system functionality on the calculation of the long service leave liability
 - the need to effectively address ICT related recommendations in order to ensure the completeness and accuracy of information used for preparation of the financial statements
 - proposed timeline for issues of the final management letter
- resolved that it would recommend to Council that the 2017/18 financial statements be adopted.

The Committee also noted:

- that the NSW Audit Office will shortly release a number of performance audits that would be relevant and of interest to Council, including:
 - waste management
 - development applications
 - cross border issues
 - rural water and sewerage
 - asset management
- the efforts of the Finance team in preparing the 2016/17 annual financial statements, and positive results achieved as evidenced by the limited number and nature of audit findings.

6. ITEMS FOR INFORMATION

6.1 CFO Report November 2018

Resolved

The Committee noted the report, in particular:

- the Long Term Financial Plan 2018/28 and Loan Borrowing Program 2018/19 are to be considered by Council at their meeting of 28 November
- a recent policy change by NSW Treasury Corporation in relation to the rating of Council investments will need to be considered when submitting loan applications for borrowings.

6.2 Council Insurances 2018/19

Resolved

The Committee:

- noted the paper and Mr Warne's commentary in relation to the StateWide general insurance and StateCover Workers Compensation insurance programs, and cover provided under each
- noted the general insurance year to date claims details for 2018
- questioned whether the current StateWide cover for cyber crime was adequate given the nature and impact of attacks on enterprises experienced in recent years.

6.3 NSW Audit Office Performance Audit of Workforce Planning in Amalgamated Councils

Resolved

The Committee noted the report.

6.4 Other Business

Resolution

The Committee:

- noted progress to date in the procurement of an Internal Audit provider, and that the evaluation report is to be considered by Council at their meeting of 28 November 2018
- agreed that the managing partner or QPRC account manager of the successful firm be invited to meet with members in advance of the next meeting
- requested that the secretariat distribute a listing of potential meeting dates for 2019, noting that a mid-October meeting will be required to align with the sign-off timetable for the 2018-19 annual financial statements.

Mr. ANDREW COX
CHAIRPERSON

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 14.8 REPORT ON AUDIT, RISK AND IMPROVEMENT COMMITTEE
MEETING OF 21 NOVEMBER 2018

ATTACHMENT 2 COMMITTEE ANNUAL REPORT TO COUNCIL FOR 2017-18

Queanbeyan-Palerang Regional Council Audit, Risk and Improvement Committee Report to Council on Committee Activities for 2017-18

Committee activity for 2017-18

Membership and meeting attendance of the Committee during 2017-18 was as follows:

	Meetings able to attend	Meetings attended
Mr Andrew Cox (Chair)	5	5
Dr Ken Crofts	5	5
Mr Max Shanahan	5	5
Mr Peter Neil	3	3
Cr Brian Brown	3	1
Cr Peter Harrison	1	1

Significant matters considered by the Committee during 2017-18 included:

- efforts to obtain certification of Council's Work, Health and Safety and Environmental Management systems
- updates on major projects and implementation of a Council Project Management Office
- Council's practices for administration of delegations
- arrangements for reporting against the Integrated Reporting Framework
- preparation and audit of Council's annual financial statements and the formation of a financial statement subcommittee to provide ongoing assurance in relation to financial reporting issues
- the client service plan prepared by the NSW Audit Office detailing their strategies and key issues for the audit of Council's 2017-18 annual financial statements.

Internal Audit Activity for 2017-18

Council's Internal Audit program was undertaken through the engagement of a contracted external provider, Oakton, who:

- completed audits in accordance with Council's Internal Audit Charter and 2017-18 Internal Audit Plan, which focused on key risks arising from amalgamation and transition of Council's systems and business activities following the merger
- conducted detailed planning for each audit in consultation with Council management
- reported on progress against that plan and the results of each audit to Committee meetings progressively through the year.

Audits considered by the Committee during 2017-18 addressed:

- implementation of Transition Plan activities
- Information and Communication Technology general controls
- physical security of infrastructure assets

- financial controls
- implementation of the OneCouncil suite of applications including financial, human resource, revenue and rates
- management of Council's family day care program.

Actions taken by Council management to implement agreed recommendations made by Internal Audit, and the auditors of Council's annual financial statements are reported to each meeting of the Committee.

Council's contract with Oakton for the provision of internal audit services expires in August 2018. A process to procure a new provider is currently underway assisted by Local Government Procurement commenced in July, with the goal of entering into a contract for an initial period of three years with an option to extend for an additional two years. The committee will be represented on the evaluation panel by Mr Max Shanahan.

The 2018-19 Internal Audit Plan will be developed by the selected provider, and will be considered by the committee prior to the commencement of any audit fieldwork.

Committee Opinion on Council's Control Framework

The Audit, Risk and Improvement Committee operated independently and objectively, and there were no impairments to the Committee's independence or objectivity.

Reasonable assurance was obtained from the outcomes of internal audit and external audit activities that internal controls were adequate and operating effectively. There was no evidence of unacceptable risks assumed by management.

Committee Focus for 2018-19

The Committee has conducted a performance self-assessment to assist in identifying and addressing any areas that can be addressed to enhance the effectiveness of the Committee's contribution to Council's management and governance. The outcomes of this assessment have identified a number of opportunities which will be implemented through the remainder of 2018-19.

In establishing its meeting plan for 2018-19 the Committee:

- agreed to review the Committee and Internal Audit charters once the Office of Local Government finalises their review of related policy guidance
- recognised that formation of a financial statement sub-committee will enable a more expansive role in providing assurance over the preparation of Council's annual financial statements and financial management matters more generally.

Similarly, the Committee notes that:

- transitioning from systems and business practices inherited from the former Palerang and Queanbeyan City Councils to contemporary whole of QPRC frameworks remains a key point of focus for Council and topic for consideration by the Committee.
- efforts to implement an integrated and aligned frameworks for risk management, inclusive of fraud control, business continuity management and disaster recovery arrangements are ongoing. The Committee will continue to review the implementation of these frameworks, as they are key to ensuring management of Council's activities is informed by, and responsive to the risks inherent to those activities and ongoing transition to a regional council.
- maintenance of effective governance and management arrangements for major projects remains a key issue for Council, and the Committee will consider reports and presentations in relation to these efforts.

- the opportunity exists for more rigorous discussions with Council management in relation to actions undertaken to address issues identified in internal audit reports and NSW Audit Office management letters.

Member contributions to other Council activities

In addition to their participation in the activities of the Audit, Risk and Improvement Committee:

- Mr Andrew Cox has been a member of the Implementation Advisory Group, which has provided advice to the Mayor on the implementation of the new council.
- Mr Max Shanahan has acted as Chair of the Carwoola Bushfire Appeal Panel, which has provided oversight of the distribution of funds donated to the Carwoola Bushfire Appeal, established by the Administrator to assist property owners and occupiers whose homes were destroyed or substantially damaged as a result of the 17 February 2017 Carwoola bushfire. The panel oversaw the distribution of approximately \$197,000 in the form of payments direct to eligible people and to fund assessments of dangerous trees. The Panel's final meeting was held on 9 April 2018.

Andrew Cox

Chair

October 2018

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 JANUARY 2019

ITEM 16.1 RESPONSES TO COUNCILLORS' QUESTIONS

ATTACHMENT 1 RESPONSES TO COUNCILLORS' QUESTIONS

QPRC COUNCILLORS' QUESTIONS

No.	Date rec'd	Question / Request	Responsible staff	Response	Date of reply	COMPL Y/N
110	19/12/18	Cr Schweikert requested a report on the 'Food for Fines' campaign held in the QPRC libraries.	Portfolio GM Community Choice			N
109	19/12/18	Cr Schweikert requested an update on the trial of the Bungendore taxi sign.	Portfolio GM Natural and Built Character	An update report on this matter is provided in the Business Paper for the meeting of 23 January 2019.	16/01/19	Y
108	19/12/18	Cr Schweikert requested information on how residents and property owners deal with stormwater run-off from neighbouring properties.	Portfolio GM Community Connection	<p>The management of stormwater is dealt with in a number of ways:</p> <ul style="list-style-type: none"> • Properties where the ground falls towards the street or road should drain stormwater to the gutter or roadside drainage. • Properties where the ground falls away from the street or road should drain stormwater to an inter-allotment drainage system (if this is provided) or to the natural ground level at the rear of the property. <p>Residents should expect some stormwater to drain onto their property from neighbouring properties at various times and should provide for this water to cross their property when it occurs.</p>	16/01/19	Y

107	19/12/18	Cr Marshall received a complaint regarding significant works being done to a Braidwood property and requested Council staff investigate.	Portfolio GM Natural and Built Character	An inspection of the premises indicated no significant works had been undertaken. Council was satisfied that if any work had been carried out no further action was warranted.	16/01/19	Y
106	17/12/18	Following a complaint from a resident regarding illegal truck parking and noise in West Queanbeyan, Cr Schweikert requested this be placed on the next agenda for the Local Traffic Committee.	Program Coordinator, Facilities and Safe Cities Community Connections Portfolio GM Community Connection	Staff have advised this is not an issue for Local Traffic Committee. Council has been in touch with the complainant and is in the process of collecting evidence and investigating possible solutions.	16/01/19	Y
104	28/11/18	Cr Biscotti referred to the zoning review of Bywong and Wamboin currently being undertaken by a Consultant and requested a copy of the statement of works.	Portfolio GM Natural and Built Character	Staff confirmed that the eight points covered in consultancy brief found in the attachment for the October 2018 P&SC is in fact the SoW listed as written in the contract.	16/01/19	Y
102	15/11/18	On behalf of Googong residents, Cr Winchester enquired as to the plan of evacuating Googong in the case of a fire (considering the lack of exits).	Emergency Management & WHS Specialist	In the event of a fire in or near the rural development of Googong, the RFS will issue advice using the established methods. Residents will be encouraged to enact their fire plan in line with the triggers in their plans, including when a fire warning is at advice level. Residents should also take the initiative to enact their fire plans leading into days of severe, extreme and catastrophic fire weather irrespective of whether there is a current fire event. In the event of a fire where the alert level gets to emergency warning status, the direction to the Googong community will be to shelter in place for those whose plan did not allow for leaving early.	16/01/19	Y

				<p>Googong is identified in the Bush Fire Risk Management Plan (BFRMP) as a rural development and strategic fire advantage zones (SFAZs) are identified for the development. SFAZs are managed in line with the treatments captured in the BFRMP.</p> <p>Residents are encouraged to learn as much as possible about fire safety and preparation, and can do that on line at www.rfs.nsw.gov.au or face to face through contact with their local brigade or the Lake George Fire Control Centre or 6128 0600. Residents can also contact Council's Local Emergency Management Officer for any emergency management issues using email lemo@gprc.nsw.gov.au or by telephone on 6285 6000.</p>		
97	17/10/18	On behalf of the Kangaroo Club in Queanbeyan, Cr Winchester enquired about the connecting Lorn Road to Canberra Avenue which apparently was investigated a decade or so ago.	Portfolio GM Community Connection	The need to connect Lorn Road to Canberra Avenue does not seem to be evident. There does not appear to be any traffic issues that would warrant this connection. In addition to this, the construction of this connection would be problematic and significant investigation would be required to assess any proposal to progress this.	16/01/19	Y
95	08/10/18	Cr Marshall received a complaint regarding speeding past the BMX track parallel to Foxlow St Captains Flat and enquired if something could be installed.	Portfolio GM Community Connection	Council to investigate.	08/10/18	N

80	23/05/18	Cr Schweikert requested a report be provided to Councillors regarding the possibility of transferring Council's share of the ownership of the Bungendore Multi-purpose Hall to the Department of Education. The CEO/General Manager advised that a report on the Bungendore Multi-purpose Hall and the Braidwood Gymnasium will be coming to Council next month.	Service Mgr Governance	The lease for the shared use of the Bungendore School Hall with the Department of Education is for 25 years so the matter will not be followed up until expiration of the lease in ten years' time.	15/01/19	Y
79	23/05/18	Cr Schweikert referred to Item 28 in the Resolution Action Sheet regarding a report that was due by the April 2018 meeting on an audit of all street lighting in Queanbeyan, Bungendore and Braidwood. Also: Cr Biscotti referred to the forthcoming audit of all street lighting in Queanbeyan, Bungendore and Braidwood, and requested if the audit could be extended to include the sporting fields.	Portfolio GM Community Connection	Bungendore and Braidwood have been audited. Queanbeyan remains outstanding. Sports field lights have been inspected.	13/08/18	N
76	26/04/18	Cr Schweikert requested a discussion be held on fencing regulations in the LEP when residential land abuts rural land.	Service Mgr Land-Use Planning	This will be considered when the Palerang Development Control Plan 2014 and the Queanbeyan Development Control Plan 2012 are combined. Also it needs to be noted that certain types of fencing in certain rural zones, environmental protections zones and Zone R5 are exempt development if it meets the development standards of Subdivision 18 of <i>State Environmental</i>	15/01/19	N

				<p><i>Planning Policy(Exempt and Complying Development Codes) 2008).</i></p> <p>In addition it is understood that a particular area of interest was the subdivision which fronts Mecca Lane and backs onto the undeveloped area of Bungendore East.</p> <p>In this case the reason a rural fence was required at the rear property boundary and not a 1.8m solid fence was to reduce the visual impact of development, particularly when viewed from the Kings Highway. This was originally intended to be used in conjunction with a landscape buffer to provide privacy but much of this buffer has now been removed or not cared for.</p>		
63	26/04/18	Cr Schweikert conveyed a request from the Bungendore War Memorial s.355 Committee for a condition survey to be done on the Bungendore Cenotaph as water is seeping from some of the joints. The survey could assist when the Committee applies for future grant applications.	Portfolio GM Community Connection	<p>Staff have liaised with the s.355 Committee and put forward options for the survey.</p> <p>Staff are also investigating remediation options to prevent further seeping.</p>	20/03/18 20/06/18	N
43	21/11/17 11/12/17	Cr Taylor received a complaint from a property owner regarding an issue with dogs and junk at a neighbouring property.	Service Mgr Customer and Communication Portfolio GM Natural and Built Character	<p>Staff have inspected the property and spoken with the Occupier who is considering his options for the property, including further development.</p> <p>Animal Management Officers inspected the property on 18 January and discussed the matter with the occupier. Observation notes were taken and the occupier was advised of possible actions</p>	16/01/19	Y

		Cr Taylor requested an update on this matter as the dog issues have not been sorted.		<p>that may be taken. Animal Management Officers will continue to monitor noise coming from the property and will complete the investigation in the coming weeks.</p> <p>Rangers and Council's Service Manager, Natural Landscapes and Health inspected the property on 23 February 2018.</p> <p>No action to be taken under Companion Animals Act. Now in the hands of Development section regarding use of the property.</p>		
37	15/11/17 28/11/18	<ul style="list-style-type: none"> 100km/h zone at Bungendore WTS moved to northern side of WTS entrance <p>Cr Schweikert requested this item be followed up.</p>	Portfolio GM Community Connection	<p>Staff are of the view that a speed zone change will not solve the issue at the Bungendore Transfer Station.</p> <p>The road environment looks like a 100km/h environment and artificially extending the 80 kph speed for the WTS may not solve the issue or enhance safety.</p> <p>Staff have also had requests from residence to look at the speed limit from the bridge on Tarago Road (in town) to where it changes to 100km/h – this speed is 80km/h but residents have complained about speeding and raised concerns about pedestrian safety have asked for this speed to be 50km/h.</p>	10/12/18	N

				<p>Staff are looking at the road in this area from a network perspective before raising any issues with RMS (to consider speed zone review).</p> <p>Following research and inspections by the Road Safety Officer, the issue at WTS does not appear to relate to speed. The issues raised are:</p> <ul style="list-style-type: none"> • The lack of signage to warn motorists they are approaching the WTS. Drivers unfamiliar with the area don't know why vehicles are slowing down and might attempt to overtake the slowing vehicles creating a potential crash risk. Advance warning signage for the WTS are being investigated. • A review of the WTS intersection is underway to see if the intersection is performing as per it's design. <p>Inspections and research of the 80km/h zone taking in Elmslea Drive and Ashby Drive has not identified any issues. Sight distances are good, there is no crash history or near misses – there are not many pedestrian facilities but there is room to walk on the verge.</p> <p>Investigations will continue for this road section to review the area fully and this will occur next year.</p>		
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13	29/10/17	Cr Bray has received a complaint from a resident in Lerra Street regarding the noise of vehicles coming through the roundabout at the intersection of Edwin Land Parkway and Numeralia Drive. The complainant requests noise attenuation provisions be put in place.	Portfolio GM Community Connection	Funds have been provided in the 18/19 budget to undertake noise monitoring in this location. A further report will be provided to Council once this work is completed.	13/08/18	N
6	4/10/17	Request the Local Traffic Committee review the intersection of Canberra Avenue and Stornaway Road and advise if a stop sign for vehicles entering Stornaway Road from Canberra Ave (similar to the one at the previous intersection with Ross Road) can be implemented.	Portfolio GM Community Connection	A review of this intersection is underway and a report provided to Council once completed.	21/03/18	N