



## PLANNING AND STRATEGY COMMITTEE OF THE WHOLE MEETING

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

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

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

MINUTES OF THE PLANNING AND STRATEGY COMMITTEE OF THE WHOLE OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 253 Crawford Street, Queanbeyan on Wednesday, 13 March 2019 commencing at 5.30pm.

### ATTENDANCE

**Councillor:** Cr Overall (Chair), Crs Biscotti, Brown, Harrison, Hicks, Marshall, Noveska, Schweikert, Taylor and Winchester (from 5.36pm).

**Staff:** P Tegart, CEO/General Manager; M Thompson, Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections; J Richards, Portfolio General Manager Community Choice and P Neil, Portfolio General Manager Organisational Capability.

**Also Present:** W Blakey (Clerk of the Meeting) and L Ison (Minute Secretary).

### 1. OPENING

The Mayor acknowledged the traditional custodians of the land upon which the meeting was held.

**2. APOLOGIES**

PLA015/19

**RESOLVED (Taylor/Schweikert)**

That the apology for non-attendance from Cr Bray be received and that leave of absence be granted.

The resolution was carried unanimously.

**3. DECLARATIONS OF INTEREST**

PLA016/19

**RESOLVED (Taylor/Schweikert)**

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

The resolution was carried unanimously.

Cr Biscotti declared a less than significant non-pecuniary interest in Item 5.1 – Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang, stating: "I am an employee of a potential user of the proposed facility."

**MOVED (Schweikert)**

That only five presenters for and five presenters against be permitted to speak and no extensions of time be given.

The motion (of Cr Schweikert) LAPSED for want of a seconder.

PLA017/19

**RESOLVED (Noveska/Brown)**

That no extensions of time be given to presenters.

The resolution was carried unanimously.

Cr Winchester joined the meeting at 5.36pm.

**4. PRESENTATIONS/DEPUTATIONS**

The following presenters were heard:

Mr Tim Duck – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Greg Akhurst – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Andrew Chiswell – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Ms Neera Stephenson – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr David Campbell – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Jeff Darwin – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr James McKay – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Ben Farinazzo – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Paul Burns – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Ms Charley Stanford-Smith – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Ms Lee Bath – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Rod Acanski – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Ms Fiona Burns – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Geoff Grey – Item 5.1 - Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang

Mr Retlaw Compton – Item 5.2 - Development Application 325-2018 - Extension to Existing Factory and Use as a Light Industry - 44 John Bull Street, Queanbeyan West

Ms Janet Thomson – Item 5.2 - Development Application 325-2018 - Extension to Existing Factory and Use as a Light Industry - 44 John Bull Street, Queanbeyan West

**STAFF REPORTS**

**5. ENVIRONMENT, PLANNING AND DEVELOPMENT**

Cr Biscotti declared an interest in this item and left the meeting at 6.49pm.

**5.1 Development Application - DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang**

**MOVED (Schweikert/Taylor)**

That Development Application DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang, be deferred to a Councillor workshop.

Cr Harrison foreshadowed a CONTRARY motion: ["That application DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang, be refused under section 4.15 of the *EPA Act*, (b) social and economic impacts in the locality and (e) the public interest."]

During discussion, Cr Brown raised a point of order that Cr Schweikert should stick to the subject that was being discussed. The Mayor upheld the point of order, and requested that Cr Schweikert refrain from making political statements.

The motion (of Crs Schweikert and Taylor) was PUT and CARRIED.

PLA018/19

**RESOLVED (Schweikert/Taylor)**

That Development Application DA.2018.192 - Recreation Facility (Outdoor) Rifle Range - 2155 Collector Road, Currawang, be deferred to a Councillor workshop.

For: Crs Hicks, Marshall, Overall, Schweikert and Taylor  
Against: Crs Brown, Harrison, Noveska and Winchester

Cr Biscotti returned to the meeting at 7.11pm.

**5.2 Development Application 325-2018 - Extension to Existing Factory and Use as a Light Industry - 44 John Bull Street, Queanbeyan West**

PLA019/19

**RESOLVED (Overall/Hicks)**

That development application 328-2018 for alterations and additions to an existing factory and use as a light industry on Lot 1 DP 1174366, No. 44 John Bull Street, Queanbeyan West be granted approval subject to the application of standard conditions of consent and imposition of the following special conditions:

*Access*

The existing site vehicle access is to be upgraded in the following manner:

- a. The existing driveway from the property boundary to the end of the constructed portion of John Bull Street (i.e. where kerbs cease) is to be maintained in good order with all-weather seal;
- b. The internal driveway between the lot boundary and the existing concrete pavement is to be an industrial concrete driveway in accordance with Council's Design Specification D13 for Queanbeyan;
- c. The current truck manoeuvring area on Council's community land is to be finished with 100mm thick, cement stabilised, gravel construction; and
- d. The truck manoeuvring area is to be delineated with rock boulders or bollards to prevent the expansion of the area.

*Licence for Access of Council Community Land*

The existing access to the site crosses Council owned Community Land and also makes use of a turning area on the Community Land in order to achieve articulated vehicle access to the subject site. Prior to the issue of an Occupation Certificate the applicant must apply to, and obtain from Council, a licence to utilise the Community Land for vehicular access to site for continued operation.

*Amended Site Plan*

Prior to the issue of a Construction Certificate please submit the following:

- A revised site plan must be submitted detailing the relocation of shipping and storage containers clear of the sewer and stormwater easements. This site plan must also detail car parking and internal access arrangements in compliance with AS2890.1.
- Should the above site plan result in an increase in hardstand area, a stormwater management plan, including an on-site detention system, should also be submitted to Council for approval. This system is to limit site stormwater discharge to predevelopment flows for the 20% and 1% AEP events.

The resolution was carried unanimously.

**5.3 Report on the Submissions to the Draft Bungendore Heritage Study**

PLA020/19

**RESOLVED (Schweikert/Biscotti)**

That:

1. The draft Bungendore Heritage Study be adopted with the inclusion of 40 Malbon Street Bungendore, the amendments as listed in Attachment 9 and as outlined throughout this report.
2. Following the gazettal of the draft comprehensive Local Environmental Plan, Council apply for a heritage grant to conduct the necessary additional research to determine whether those properties nominated by the draft Bungendore Heritage Study are appropriate for listing as local heritage items.
3. Council amend the Palerang Development Control Plan 2015 to include the nine buildings identified as being 'sympathetic development' as exemplars of sympathetic infill development.
4. Council note that this report suggests referrals to other staff in regard to issues raised in submissions and this will be done.

The resolution was carried unanimously.

**5.4 Request To Name New Road - Poplars Commercial Area, Jerrabomberra**

PLA021/19

**RESOLVED (Schweikert/Hicks)**

That Council:

1. Adopt in principle the name 'Ferdinand Lane' as the proposed street name for the new road created by the subdivision approved by DA 196-2016 off Tompsitt Drive, Jerrabomberra.
2. Advertise the names for public comment for 30 days.
3. Publish a notice in the NSW Government Gazette if no objections are received.

The resolution was carried unanimously.

**6. ITEMS FOR INFORMATION**

**6.1 Bungendore Sports Hub - Update**

PLA022/19

**RESOLVED (Biscotti/Schweikert)**

That the report be received for information.

The resolution was carried unanimously.

6.2 **Site Inspection - DA 328-2018 - 44 John Bull Street, Queanbeyan West - Extension to Existing Factory and Use as Light Industry**

PLA023/19

**RESOLVED (Harrison/Hicks)**

That the report be received for information.

The resolution was carried unanimously.

6.3 **Site Inspection - DA.2018.192 - 2155 Collector Road, Currawang - Recreational Facility (Outdoor) Rifle Range**

PLA024/19

**RESOLVED (Harrison/Schweikert)**

That the report be received for information.

The resolution was carried unanimously.

## **7. COMMITTEE REPORTS AND RECOMMENDATIONS**

7.1 **Minutes of the Braidwood and Curtilage Heritage Advisory Committee Meeting held on 14 February 2019**

PLA025/19

**RESOLVED (Marshall/Hicks)**

That Council note the Minutes of the Braidwood and Curtilage Heritage Advisory Committee Meeting held on 14 February 2019.

The resolution was carried unanimously.

PLA026/19

**RESOLVED (Taylor/Harrison)**

That Council not adjourn for the scheduled supper break but continue with the meeting and complete the agenda.

The resolution was carried unanimously.

7.2 **Minutes of the QPRC Heritage Advisory Committee Meeting held on 21 February 2019**

PLA027/19

**RESOLVED (Schweikert/Hicks)**

That Council note the Minutes of the QPRC Heritage Advisory Committee Meeting held on 21 February 2019 and in particular QPRC HAC 01/19 and QPRC HAC 02/19 reproduced below.

### **QPRC HAC 01/19**

That VBC be advised that the Committee is receptive to the proposal to demolish the existing Tralee Woolshed and Cooks Quarters subject to consideration of the following matters:

1. That any future development application lodged in relation to the demolition and rebuilding of the existing Woolshed and Cooks Quarters must include significant detail in regard to the reuse of materials in the reconstructed facilities. In particular the application should identify which materials from the demolished buildings will be reused, the quantities to be reused, the

location and function of their reuse and any other relevant information that will allow Council, the Committee and the community to satisfy themselves that the significance of the demolished buildings will be appropriately commemorated in the new facilities.

2. That in addition to preserving and reusing the bricks from the chimney in the Cooks Quarters efforts be made to reuse the sapling wall and roof framing in the proposed new amenity structure.
3. That any future consent issued for demolition of the Cooks Quarters or Woolshed require the preparation of a full archival record of the sites prior to any demolition work commencing.
4. That the new facilities constructed from the reused materials from the demolished Woolshed and Cooks Quarters be provided with durable interpretative signage/plaque detailing the significance of the demolished buildings and how materials from them were incorporated into the new facilities.

**QPRC HAC 02/19**

The Committee does not support the development at 5 Meredith Street in its current form having regard to its height and bulk as well as the possible precedent for other sites within this part of the Conservation Area.

The resolution was carried unanimously.

The time being 7.33pm Cr Overall announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL  
MAYOR  
CHAIRPERSON**