



# **Ordinary Meeting of Council**

**16 December 2020**

**UNDER SEPARATE COVER  
ATTACHMENTS**

**ITEMS 10.1 TO 14.1**

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

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# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**16 DECEMBER 2020**

ITEM 10.1      LAND-USE PLANNING PROJECTS/ ACTIVITIES - STATUS  
REPORT - DECEMBER 2020

ATTACHMENT 1      LAND-USE PLANNING UPDATE REPORT - DECEMBER 2020

## **Program 26.1 - Land-Use Planning**

### **26.1.1 Planning Instruments (LEP/DCP)**

#### *1. Queanbeyan-Palerang Regional Council Comprehensive Local Environmental Plan*

This project is driven by the State Government and its primary purpose is to administratively amalgamate Queanbeyan-Palerang's two major principal Local Environmental Plans into a single principal or Comprehensive Local Environmental Plan. It continues to be a priority project for the Branch as confirmed by Council at its meeting of 28 February 2018 (Minute No. 057/18).

Since last reporting to the Planning and Strategy Committee meeting of 10 June 2020 as part of this regular general land-use projects/activities report (Item No. 7.1), the draft Comprehensive Local Environmental Plan was advertised for community consultation for a 30 days during June 2020. As a result, a total of 52 submissions were received and a Council workshop held in relation to the issues raised by them. These submissions were subsequently reported to Council's Planning and Strategy Committee meeting of 9 September (Item No. 8.5) where it was resolved (PLA135/20):

*That Council:*

- 1. Note the report.*
- 2. Amend the draft Comprehensive Local Environmental Plan as set out in Attachment 7 of this report with the following amendments:*
  - a. Dual occupancies be permitted with consent in the RUI Primary Production, RU2 Rural Landscape, R5 Large Lot Residential, E3 Environmental Management, E4 Environmental Living zones (consistent with existing PLEP2014) and the necessary operational changes to the draft plan be made as outlined on Page 49 of the Report.*
  - b. Neighbourhood Shops be permitted with consent in the E4 Environmental Living Zone.*
- 3. Take all necessary actions to now finalise the draft Comprehensive Local Environmental Plan and forward it to the Minister for Planning and Public Spaces (or delegate) to be made.*

Actions taken since then include amending the draft instrument and the background report as well as the drafting of other material required to finalise and submit the draft Comprehensive Local Environmental Plan.

Other actions relate to the production of maps and these include:

- Designing a set of grids at various scales to frame the maps.
- Preparation of spatial datasets for the mapping.
- Developing templates for each map type.
- Using the above to produce a total of 183 maps.
- Verification by the Land-Use Planning Branch prior to being lodged on the DPIE Planning Portal.

Staff have also recently attended a meeting with staff from the Department of Planning, Industry and Environment to explain the background documents and maps before formally lodging them.

## 2. Amendments to Development Control Plans

At its Planning and Strategy Committee meeting on 10 June 2020, Council considered a report seeking endorsement to proceed with amendments to Council's Development Control Plans so as to update these to reflect the new *Queanbeyan-Palerang Local Environmental Plan 2020 (QPLEP 2020)*. As a result Council resolved that the report be received and noted and that Council agree to staff taking all necessary actions to update and exhibit all Development Control Plans (PLA071/20).

This occurred between July and August with the results of community consultation being reported the September meeting of the Planning and Strategy Committee (Item No. 8.7). As a result the amended DCPs were adopted.

### 3. Amendment to South Jerrabomberra Development Control Plan 2015.

Amendments to the South Jerrabomberra Development Control 2015 were considered by Council at its Planning and Strategy Committee meeting of 11 November 2020 (Item No. 8.3). As a result, Council advertised the amended South Jerrabomberra Development Control Plan 2015 for 28 days. At the time of writing, this is currently being done and finishes on 15 January 2021.

## 26.1.2 Planning Proposals

### 1. West Jerrabomberra (North Tralee) Planning Proposal (LEP)

The original purpose of this draft planning proposal was to rezone the area known as North Tralee to specific zones with these generally being suitable for employment type land uses in order to give effect to the endorsed *Queanbeyan Residential and Economic Strategy 2031*.

However, this has evolved to accommodate a regional sports centre and to include the area to the north known as the Poplars with the latter being a requirement of the Department of Planning, Industry and Environment.

On the last occasion that this was reported to Council (Item No. 7.1, 10 June) it was noted that the draft instrument for this planning proposal would be notified in August. This occurred on 4 September 2020 and completes this stage of the project.

### 2. Planning Proposal for Proposed Memorial Park - Googong

Since last reporting on this planning proposal to Council's meeting of 24 June (Item 9.2) extensive community consultation has occurred as a result of Council resolving in part to proceed with the formal public exhibition and community consultation (Minute No. 155/20). This occurred and the process and the results of community consultation was reported in detail to the Planning and Strategy Committee meeting of 11 November (Item No.9.1). This report also noted that given public concern, Council's contractor had been asked to continue to monitor ground water levels and to carry out flow rates, draw-down and recharge rates on the bores. At the time of reporting this is currently occurring.

### 3. Bungendore East (Lot 1 DP 747767 and others) Planning Proposal

This planning proposal seeks to amend *the Palerang Local Environmental Plan 2014* to allow approximately 592 low density residential lots, open space and active recreation areas.

An updated report on the planning proposal was considered by Council at its Planning and Strategy Committee meeting of 10 June 2020 (Item No. 6.3) where it was resolved (PLA070/20):

*That:*

1. *Council support the Bungendore East planning proposal to rezone Lot 1 DP 747767, Lots 275, 279 and 273 DP 754915 and Lot 1 DP 193988, No. 4610 Kings Highway Bungendore, from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation, subject to the following actions being completed before the Planning Proposal is forwarded to the NSW Department of Planning, Industry and Environment requesting a Gateway Determination:*
  - a. *Amend the planning proposal to remove the Crown land Lots 7301 and 7302 DP 1168137.*
  - b. *Amend the Planning Proposal to remove the SP2 Infrastructure zone and R1 General Residential zone.*
  - c. *Present a further report to Council on options for a range of lots sizes to specify in the Planning Proposal.*
  - d. *Amend the Planning Proposal to specify that the height of buildings shall be a maximum of 8.5m.*
  - e. *Include in the Planning Proposal a Stage 2 Site Contamination report prepared in accordance with the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites that provides a clear statement that the land is suitable for the uses proposed by the Proposal or, if necessary, includes the detail on the remediation required to make the site suitable for the uses proposed by the planning proposal.*
  - f. *The applicant pays the fees for the processing of the planning proposal that would have applied under the former Palerang Council Fees and Charges, indexed to the current financial year.*
2. *Subject to a Gateway Determination being issued for the Bungendore East Planning Proposal (4610 Kings Highway Bungendore) and prior to the notification of the plan, Council require the landowners to enter into an undertaking that should remediation of the land be required, it will be carried out prior to the commencement of any work, to make it*

Council considered a further report on this project at its Planning and Strategy Committee meeting of 8 July 2020 (Item No. 6.3) where it resolved (PLA089/20):

*That Council adopt Option 1 to retain the minimum lot size of 850m<sup>2</sup> on the proposed R2 Low Density Residential zoned land in the planning proposal for 4610 Kings Highway, Bungendore (Bungendore East planning proposal).*

Since this time the applicant has commissioned further information on contamination in regard to a sheep dip and this has been incorporated into a planning proposal. The planning proposal was then submitted to the Department of Planning and Industry with a request for a Gateway determination. Further information was requested from the Department and this was provided and incorporated into the planning proposal which was again submitted to the Department. At the time of writing a Gateway determination has not been issued.

#### 4. Review of land zoned E4 Environmental Living in the localities of Bywong and Wamboin

Since last reporting in June 2020 (Item 7.1) a further report was considered by Council at its Planning and Strategy Committee meeting of 9 September 2020 (Item No. 8.6). This report followed a request by the Department of Planning, Industry and Environment for additional information including an explanation of why Council is not seeking to be the local plan making authority for this Planning Proposal.

As a result, Council resolved (PLA136/20):

*That:*

1. Council request the NSW Minister for Planning and Public Spaces or if delegated by the Minister, the Department of Planning, Industry and Environment to be the Local Plan Making Authority for the Bywong and Wamboin E4 lands Planning Proposal.
2. The Department Planning, Industry and Environment be advised that this request is to allow the continuation of the additional scrutiny and “arm’s length” approach adopted by Council in the preparation of the review of the E4 zoning under the Palerang Local Environmental Plan 2014 and the subsequent Planning Proposal.

The Department of Planning, Industry and Environment were notified of Council’s resolution and this remains the status of this project.

#### 5. Amendment of Schedule 1 to allow the subdivision of Lot 3 DP 1074706, Sutton to create residential lots

Council considered a report on this project at its Planning and Strategy Committee meeting of 12 August (Item No. 7.7). This planning proposal seeks to amend Schedule 1 to allow a subdivision application for Lot 3 DP 1074706 into six residential lots varying in size from 4-8 hectares and one residual lot which will include the existing tourist/convention centre.

The purpose of the September report was to advise Council on the outcome of the negotiations with the property owner to protect important vegetated areas identified by the Department of Planning, Industry and Environment – Biodiversity and Conservation. It also sought Council’s endorsement to proceed with the Planning Proposal and to make the Plan. As a result, Council resolved (PLA110/20):

*That Council:*

1. Adopt the amendment to the Sutton Planning Proposal (DPIE reference: PP\_2016\_QPREG\_002\_03) Lot 3 DP 1074706 at 202 Goolabri Drive, Sutton), to rezone part of the site from E4 Environmental Living to E2 Environmental Conservation.
2. As the local plan-making authority under s3.36 Environmental Planning & Assessment Act 1979, take all actions to make the Plan which will amend the Palerang Local Environmental Plan 2014 to allow subdivision of Lot 3 DP 1074706 at 202 Goolabri Drive, Sutton into no more than six lots and to rezone part of the lot from E4 Environmental Living to E2 Environmental Conservation.
3. Request the Department of Planning, Industry and Environment to notify (gazette) the Plan.

Following this the necessary legal opinion(s) were obtained, the maps drafted, the reports prepared, and all submitted with a request that the draft instrument be made (notified). This was subsequently done on 30 October and ends this part of the project.

### ***Future Planning Proposals***

#### *1. Amendment of clause 4.6 of the Palerang LEP*

This project remains as previously reported.

As previously reported the former Palerang Council resolved at its meeting of 28 April 2016 that:

*Council prepare a planning proposal to amend the Palerang Local Environmental Plan 2014 to prevent the use of clause 4.6 Exceptions to development standards in relation to clause 4.2A (3) (a) Erection of dwelling houses on land in certain rural, residential and environment protection zones, where the allotment area is less than 90% of the minimum area specified in the development standard.*

This planning proposal has not yet been prepared. This matter requires future consideration as part of a general review of minimum and average lot sizes on land in certain rural and Environment protection zones and may form part of a future planning proposal.

#### *2. Amendment of Schedule 5 Environmental Heritage – Palerang LEP*

This project remains as previously reported.

A number of amendments are required to Schedule 5 Environmental Heritage and the associated maps. This matter has been undertaken as part of the Comprehensive Local Environmental Plan.

#### *3. Terrestrial Biodiversity and Landscape maps and associated text – Palerang LEP*

This project remains as previously reported.

The revised native vegetation Geographic Information System (GIS) layer has been finalised.

Additionally, as the current terrestrial biodiversity map contains karst areas these will be removed and included in the landscape map. A clause will be inserted into a future housekeeping local environmental plan requiring the consideration of karst areas.

#### *4. Animal boarding or training establishments – Palerang LEP*

The former Palerang Council had discussed the land use 'animal boarding or training establishments' several times and had requested that a report be prepared concerning the appropriateness of the land use in each of the rural land use zones and the potential separation of the two via a planning proposal. This matter has been considered as part of the preparation of the Comprehensive Local Environmental Plan and a new clause has been prepared.



### **26.1.3 Planning Strategies and Policies**

#### *1. Review of Bungendore Structure Plan*

This Structure Plan was endorsed by Council at its meeting 26 February 2020 (Item No. 9.1) when it resolved (Minute No. 041/20):

*That:*

- 1. Council endorse and publish the amended Bungendore Structure Plan 2048.*
- 2. Review the plan and amend as necessary for republication in 2025.*

It was subsequently referred to the Department of Planning, Industry and Environment with a request for endorsement by that Department's Secretary and was endorsed by the Department on 17 September 2020.

#### *2. Local Strategic Planning Statement*

This is a project required to be undertaken as a result of the reforms to the *Environmental Planning and Assessment Act 1979* which came into effect on 1 March 2018.

This was last reported on to Council's meeting of 24 June 2020 (Item No. 9.1) primarily in regard to the results of community consultation held during April and May. As a result, Council resolved (Minute No. 154/20):

*That Council:*

- 1. Receive and note this report.*
- 2. Endorse the recommendations in Attachments 1 to 3 of this report.*
- 3. Adopt the amended Queanbeyan-Palerang Strategic Planning Statement – Towards 2040 with the changes arising from Recommendation 2 above.*

The changes required by Council were subsequently incorporated into the Local Strategic Plan and a copy forwarded to the Department of Planning, Industry and Environment. A copy subsequently has also been loaded onto the NSW Planning Portal. This completes this stage of the project.

#### *3. Bushfire prone land map*

No further updates have occurred on this project since it was last reported to Council as part this general update land use planning report to the Planning and Strategy Committee meeting of 10 June 2020.

Currently a draft bush fire prone land map using the latest RFS methodology has been developed and is with the RFS for certification by the Commissioner.

#### 4. Jerrabomberra Innovation Precinct Infrastructure Planning Agreement

This was exhibited in March to April 2020 and reported on to the 13 May 2020 Planning and Strategy Committee meeting (Item No. 6.2). It was subsequently resolved (PLA059/20):

*That Council:*

1. *Note the report.*
2. *Agree to Council staff undertaking all necessary actions to finalise the draft Jerrabomberra Innovation Precinct Local Planning Agreement.*
3. *Authorise the Mayor and Chief Executive Officer to execute the Jerrabomberra Innovation Precinct Local Planning Agreement.*

This was executed by the three parties on 5 June 2020. Subsequently a number of minor amendments were required which in turn required the preparation of a Deed of Variation to it. This was reported to Council at its Planning and Strategy Committee Meeting of 14 October (Item No. 8.4) where it was resolved (PLA148/20):

*That Council:*

1. *Note the report.*
2. *Publicly exhibit the Deed of Variation for 28 days as required under the Environmental Planning & Assessment Act, 1979.*
3. *In the event no further submissions are received during the public exhibition, authorise the Chief Executive Officer and Mayor to execute the Deed of Variation on Council's behalf.*

This was subsequently advertised during October to November with no submissions being received. Consequently, at the time of writing the Deed of Variation is in the process of being executed by all three parties.

#### 5. Potential Voluntary Planning Agreement – Jumping Creek

Since last reporting on this draft planning agreement, it has been reviewed by relevant staff and as a result has been refined. In addition, staff and the developers have conducted a joint inspection of Jumping Creek as well as a series of meetings and negotiations. It is anticipated that a further report recommending exhibition will go to Council early in the new year.

#### 6. Stage 1 Review of Bungendore Contribution Plans

Stage 1 of a review of contribution plans for Bungendore was reported to the Planning and Strategy Committee meeting of 10 June (Item NO. 6.5). As a result, Council resolved (PLA072/20):

*That Council:*

1. *Endorse the draft amended Bungendore Section 7.11 Contributions Plan No. 8 – Provision of Pathway Network (formerly known as the Palerang Council Plan No 8 For Provision of Pathway Network at Bungendore) for public exhibition.*
2. *Endorse the draft amended Bungendore Section 7.11 Contributions Plan No. 9 – Street Upgrading (formerly known as the Palerang Council Plan No 9 For Street Upgrading at Bungendore) for public exhibition.*
3. *Adopt the draft amended Bungendore Section 7.11 Contributions Plan No. 8 – Provision of Pathway Network, subject to no submissions being received during the exhibition period.*
4. *Adopt the draft amended Bungendore Section 7.11 Contributions Plan No. 9 – Street Upgrading, subject to no submissions being received during the exhibition period.*

The amended Section 7.11 Contribution Plans were subsequently advertised between 24 June to 23 July and no submissions were received. As a result, they were adopted in accordance with Items 3 and 4 above.

#### *7. Pooling Local Road Infrastructure Contributions*

As previously reported to the Planning and Strategy Committee meeting of 10 June 2020 (Item No.6.6) the Minister for Planning and Public Spaces had issued a Ministerial Direction in relation to the pooling of developer contributions as part of the government's response to the COVID-19 pandemic. As a result, it was resolved (PLA073/20):

*That Council:*

- 1. Note the report and the Direction issued by the NSW Minister for Planning and Public Spaces.*
- 2. Endorse pooling of contributions into broad contribution types including roads, recreation, community facilities, for restriction in cash reserves.*
- 3. Receive a report on the general review of development contributions; the pooled contributions into contribution types; and priorities for expenditure drawn from the Delivery Program and Financial Plan.*

Since this time considerable work has been done to give effect to Item No. 3 of the above resolution and this is proposed to be reported to Council shortly.

#### *8. Request for use of Section 94 Contributions for Rural Fire Service's Improvements*

A further request to use section 94 contributions for RFS's improvements was received and reported to the Planning and Strategy Committee meeting of 11 November 2020 (Item No. 8.4). Council subsequently resolved (PLA166/200):

*That Council:*

- 1. Authorise a total of \$11,358.31 from developer contributions from the Araluen account collected under Tallaganda Shire Council Section 94 Contributions Plan No. 4 - Bushfire Control and Suppression towards the purchase of additional land and associated conveyancing costs to site the new Araluen Fire Station.*
- 2. Agree to the following projects on the Rural Fire Service sites being funded or part funded from the relevant developer contribution accounts being contributions collected under Tallaganda Shire Council Section 94 Contributions Plan No. 4 - Bushfire Control and Suppression:*
  - a. Mulloon - to cover the development application fees for a new shed/2 bay extension and possibly costs associated with securing a right of way on crown land access to the site.*
  - b. Mt Fairy / Boro – to cover the development application fees for an extension.*
  - c. Farringdon – to cover the development application fees for a new demountable training room.*
  - d. Mongarlowe – to cover the development application fees for a veranda addition.*
  - e. Braidwood – to cover the cost of a security fence.*
  - f. Charleyong – to upgrade a solar power system.*
  - g. Majors Creek – for preliminaries associated with obtaining a Development Application or Development Application works for a new shed.*
- 3. Agree that the funding for each of projects in Item 2 be up to a maximum of the current balance in the relevant account at the time that a development application is lodged (or the project is commenced if a development application is not required) or the cost of works (including any development application fees) whichever is the lesser.*

4. Advise the Rural Fire Service of Council's decision regarding 1 to 3 above and that there are insufficient funds to fund the following requests:
  - a. Araluen – for plans and development application fees for a new shed.
  - b. Krawarree – for development application fees for the conversion of 1 bay to a meeting room and kitchenette.
  - c. Bombay – for a shed extension.
  - d. Nerriga – for development application fees for a new shed in 2025.
  - e. Majors Creek – for a security monitoring system and cameras plus linking into Council's remote monitoring system.
5. Advise the Rural Fire Service that the Tallaganda Shire Council Section 94 Contributions Plan No. 4 - Bushfire Control and Suppression only applies to the former local government area of Tallaganda Shire and as such there are no funds available for the following requests:
  - a. Ridgeway – to cover a station extension.
  - b. New Fire Control Centre at Queanbeyan – for plans and development application fees.
  - c. Hoskinstown - for development application fees and assistance for a 1 bay extension.
  - d. Jerrabomberra Creek – for bitumen sealing of driveway to Old Cooma Road.
  - e. New station for Googong – for plans and development application fees (Timing not stated).
6. Advise the Rural Fire Service that that there are no contribution funds to cover the request for all stations to be converted to Council's security key system and monitoring in the future.

The Rural Fire Service have been advised of the above.

#### **26.1.4 Advice to Council on Land use Planning Matters**

A number of submissions have been made during the last six months. These include:

- A submission on the Department of Planning, Industry and Environment's Flood Prone Land package.
- A submission on the Department of Planning, Industry and Environment's series of discussion papers on the NSW's Infrastructure Contributions System. This was reported to the Planning and Strategy Committee meeting of 10 June 2020 (Item No. 7.2).
- One on the Review of the State Strategic Plan – A Vision for Crown Land reported to the Planning and Strategy Committee meeting of 12 August 2020 (Item No. 7.8).
- A submission on the Review of Infrastructure Contributions in New South Wales – Productivity Commission of New South Wales which was reported on to Council's meeting of 26 August 2020 (Item No. 10.1). The Productivity Commission has recently released it's final report on this matter.
- A submission on the proposed Housing Diversity State Environmental Planning Policy.

During the period staff also made two submissions to the ACT Environment, Planning and Sustainable Development Directorate in regard to development applications close to the border. One was for an industrial recycling facility at Hume while the second was for alterations and additions to a Utility Station at ACT Jerrabomberra.

### **26.1.5 Regional Planning Matters**

Attendance at regional land use forums and input into regional planning matters by staff is normally ongoing. However, with COVID-19 the regular meetings of the ACT Commercial Advisory Committee and the ACT Residential Advisory Committee have not been held.

Staff have attended a Zoom meeting of the Canberra Airport Community Consultative Group in November.

### **26.1.6 Rural Lands Strategy**

No action has been undertaken on this during the period,

## **Program 26.2 - Community Land**

### **26.2.1 Plans of Management (PoM)**

During the period as part of reviewing Council's plans of management for community land with the purpose of formally incorporating parcels of Crown land templates have been developed for land categorised as "Natural Area" and "General Purpose". These are based on the templates developed by the Crown Lands office and will include both community land and Crown land which Council is to be responsible for.

### **26.2.2 Crown Land**

In addition to developing the templates referred to above, other actions undertaken by staff include seeking the Minister's approval for the categorisation of all parcels of Crown land that Council is responsible for under the *Crown Lands Management Act 2016*. This involves preparing documentation which allocates a category to the parcel and provides a brief physical description and current use as well as where available a photograph. At the time of writing approval is yet to be obtained although Crown lands have sought clarification of a number of issues.

During this period staff also provided an update to Council on the transfer of responsibilities under the *Crown Lands Management Act 2016* by reporting to the Planning and Strategy Committee meeting of 12 August 2020 (Item 8.1).

In addition, an annual reconciliation report is required as Crown Lands has provided a grant towards the preparation of these plans of management. This was prepared and sent to Crown Lands who have advised that Council has met its obligations for the grant this year.

## **Program 26.3 - Profiling**

### **26.3.1 Community Profile**

No updates of ID Community Profile were required during the period.

However, as part of the annual return to the Grants Commission staff provided information on flood affected properties in the main towns.

## **Program 26.4 - Spatial/Land Information Systems**

### **26.1.4 Land Information Systems**

This section of the Branch is responsible for the management of Council's property databases and the addressing of properties. Whilst updating the existing databases, staff continue to assist with the monitoring of Council's property and rating system.

Additionally, the issuing of property addresses, and road naming has continued. These include reports to Council on the naming of roads and/or places in both rural and urban areas. During the reporting period these included reports to the Council meeting of 23 September 2020 (Item No. 9.7) as well as the Planning and Strategy Committee meetings of 14 October 2020 (Item No. 8.6) and 11 November 2020 (Item No. 8.6).

#### **26.4.2 Geographical Information System (GIS)**

This section of the Branch is responsible for the collection, management and analysis of spatial data for this and for other branches of Council. Its staff undertake independent projects such as the revised bushfire prone land map as well as providing support to Council's planners and engineers with a variety of projects including GIS material relevant to many of the projects reported on here such as the draft Comprehensive Local Environmental Plan.

Additionally, staff continue to update and refine Intramaps, software which allows the view of spatial data, amalgamating the GIS from the former Councils and developing policy in association with other Council staff GIS users.

As reported earlier a major project for this section during the reporting period has been the preliminaries and preparation of the maps for the Comprehensive Local Environmental Plan.

### **Program 26.5 - Heritage**

#### **26.5.1 Queanbeyan-Palerang's Heritage**

##### *Special Heritage Fund*

This is a special heritage grant fund that applies to "public type buildings" which are listed as heritage items in the LGA's local environmental plans.

Actions taken during the period include the submission of reports to Council's meeting of 24 June 2020 in regard to applications for extensions to Special Heritage grants for the Anglican Hall at Braidwood (Item No. 9.3) and the Masonic Lodge at Queanbeyan (Item No. 9.4)..

Applications for 2020/21 special heritage grants were advertised mid-August to mid-September and were reported to the 28 October 2020 Council meeting (Item No. 9.3). As a result, it was resolved (Minute No. 208/20):

*That Council endorse the recommended funding for the 2020-21 financial year as set out in Attachment 1 of this report.*

Successful applicants were then notified with some commencing work.

##### *Local Places Heritage Grants*

Applications are called for local places heritage grants annually and like special heritage grants involve preparing and exhibiting notices inviting applications, assessing these, reporting to Council with recommendations on funding as well as advising successful applicants and monitoring of the work.

Applications for 2020/21 local places heritage grants were advertised mid-August to mid-September 2020 and were reported to the 28 October Council meeting (Item No. 9.2). As a result, it was resolved (Minute No. 207/20):

*That Council adopt the recommendations to provide funding to the applications as listed in Attachment 1.*

Successful applicants were subsequently notified with some commencing work.

### *Heritage Advisory Service 2019-2020 to 2020-21*

During the period the Heritage Advisory service continued with the Heritage Advisor making himself available to community members and staff one day a month.

### *Maintenance of the Heritage database*

No action has been taken on this has been taken since last reporting.

The aim of the heritage database of the Office of Environment and Heritage is to hold detailed information on all the items listed in the *Queanbeyan Local Environmental Plan 2012* (179 items) and *Palerang Local Environmental Plan 2014* (over 300 items).

In the case of the *Queanbeyan Local Environmental Plan 2012* the database is updated periodically as new information comes in. The database for the eastern part (former Palerang) of the local government area requires some updating.

### **26.5.2 Heritage Week & Awards**

Heritage week was to be held in April but was cancelled due to the COVID-19 pandemic. Depending on the pandemic, actions will be undertaken early in the new year.

### *Administration of Committees*

The Branch continues to provide administrative support to two committees – the Queanbeyan - Palerang Heritage Advisory Committee and the Braidwood and Curtilage Heritage Advisory Committee.

Since last reporting in June, meetings of both committees have generally been held monthly other than when there are no items of business or there isn't a quorum. This requires the preparation of Agendas and Minutes and their distribution and Minutes are also reported on regularly to Council usually through the Planning and Strategy Committee meeting.

### **Program 26.6 - Planning Certificates**

#### *26.6.1 Certificates*

Planning certificates (section 10.7 certificates) continue to be processed by the Branch. With the implementation of the new property and rating software, staff have been developed the module responsible for producing electronic certificates which involves bringing together the two existing systems. This work continues to be monitored.





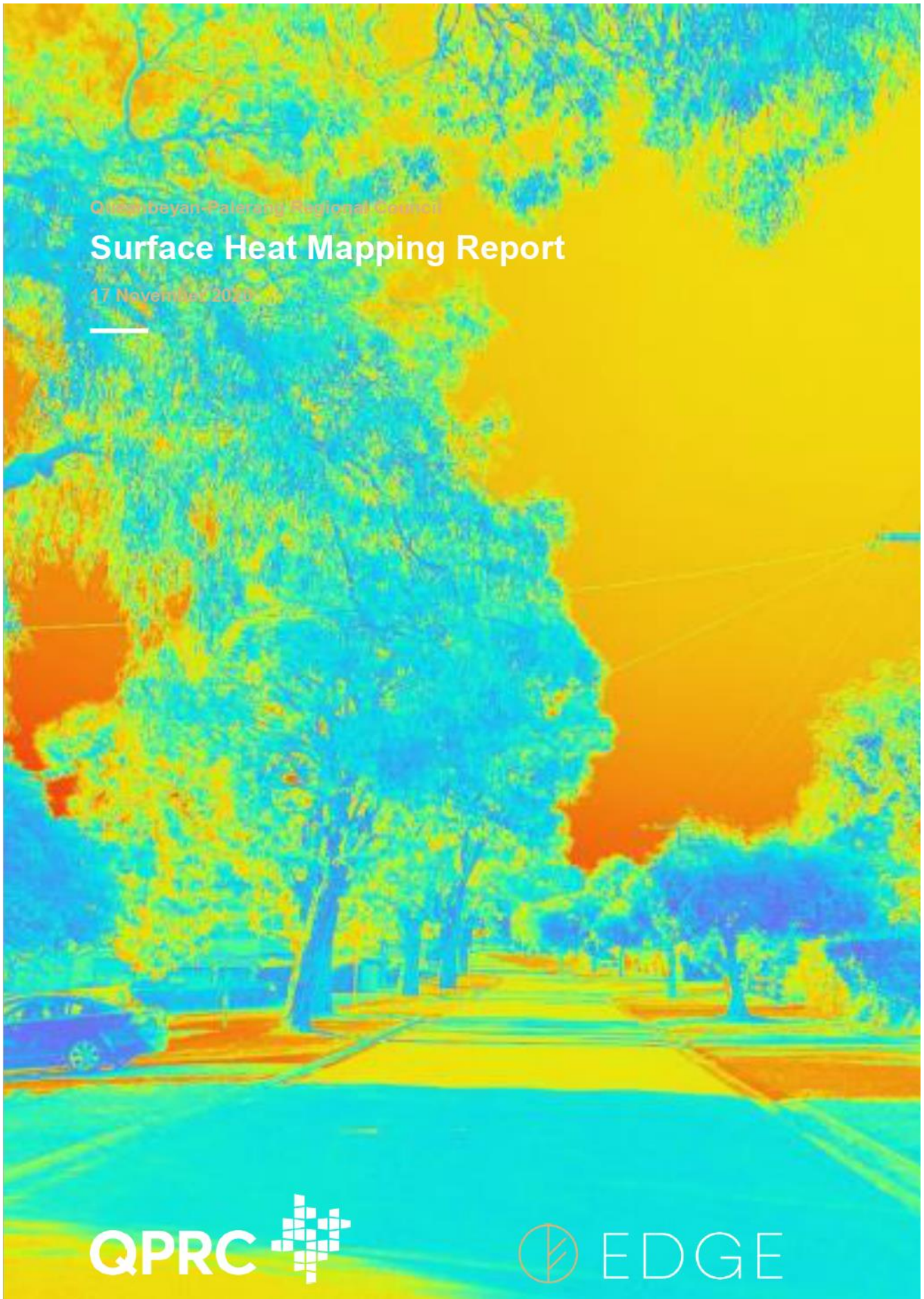
# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

16 DECEMBER 2020

ITEM 10.2 SURFACE HEAT MAPPING REPORT

ATTACHMENT 1 SURFACE HEAT MAPPING REPORT - NOVEMBER 2020



Qatabayan-Paterang Regional Council

# Surface Heat Mapping Report

17 November 2020



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Revision	Revision Details	Author	Approved by	Date Approved
V1.0	Draft report	JVB; JG	JG; MS	02/10/20
V2.0	Edits from Client	JVB; JG	JG	14/10/20
V3.0	Final	JVB; JG	JG	23/10/20
V3.1	Final with minor edits	JVB; JG	JG	17/11/20

## Key Findings

1. Within Queanbeyan Palerang Regional Council (QPRC), the urban areas of Queanbeyan, Googong, and Bungendore all fall within the hotter north-west area while Braidwood falls within the cooler south-east area.
2. Within QPRC, 45% of the land was identified as being within an urban heat island<sup>1</sup>, 22% of which fell within a severe urban heat island. Most of the heat islands were concentrated in west and north-west areas and across the Braidwood plain.
3. Within the urban areas, Googong (99.79%) and Bungendore (99.01%) classified entirely as a heat island, with most of Queanbeyan (91.46%) also classifying as a heat island. Googong (75.10%) had the highest proportion of severe heat island, with Queanbeyan (64.00%) and Bungendore (58.33%) being close behind. Braidwood (9.56%) had a very small portion of its area classified as urban heat island with no severe urban heat islands.
4. Of the five land uses analysed, green infrastructure (irrigated grass and trees) measured a full 3 °C cooler than built surfaces (bitumen, industrial, and residential).
5. Options for reducing the summer temperature in heat islands, especially in priority towns like Googong, Bungendore and Queanbeyan, include increased tree canopy cover and increased irrigation of open space and developing planning solutions that increase the ratio of permeable surfaces.
6. The overall average surface temperature within the QPRC region across summer (hot) days measured 29.43 °C, with Queanbeyan (32.15 °C), Googong (32.57 °C), and Bungendore (32.15 °C) all recording higher average temperatures, and Braidwood (29.18 °C) measuring slightly lower than the Council average.

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<sup>1</sup> The term “urban heat island” is used here due to the methodology applied. Although this result includes many non-urban areas, urban heat island is used for consistency.

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# 1 Introduction

## 1.1 Context

Queanbeyan-Palerang Regional Council (QPRC) shares its western boundary with the Australian Capital Territory (ACT) and is the largest regional centre in south-east NSW. The Region comprises three main administrative centres: Queanbeyan, Bungendore, and Braidwood. The Region has experienced rapid population growth with an ongoing high growth rate of more than 50% projected to 2036. This is leading to a rapid transition of green open spaces to hard impervious built surfaces (e.g. increased housing development).

The conversion of green space to built or non-irrigated treeless surfaces is a primary driver of increasing heat in cities, underpinning the urban heat island effect. While small areas of hard surfaces can create localised hot spots at the scale of a few metres, large areas of heat can accumulate in “heat islands” at the block or neighbourhood scale. Living and working in these areas exposes people to much greater temperatures, which creates health and productivity risks for the community and economy. The presence of urban heat islands will be further exacerbated by climate change induced temperature rises and continued urban expansion and in-fill development.

Whilst the way in which urban areas are currently planned, developed, and managed has significant impacts on increasing heat, urban land managers are in an ideal position to control these impacts and help mitigate heat, through planning decisions informed by heat mapping and an understanding of the key drivers of heating and cooling.

## 1.2 Objectives

This project aimed to establish a thorough understanding of heat distribution, specifically surface temperature, across the QPRC region and four of its major urban centres: Queanbeyan, Googong, Bungendore, and Braidwood. Specifically, the project aimed to map the spatial patterns of heat, as well as exploring the role land use patterns (natural and built) have in determining patterns of high land surface temperature. Ultimately Council hopes this information will help the region mitigate and adapt to a changing climate, within the context of population growth and increasing urban development.

Further, the findings from this project will help inform development of an upcoming vegetation and heat adaptation strategy. In support of that strategy development, this report:

- identifies land surface temperatures for a hot summer day and night and cool winter day throughout the LGA;
- identifies urban heat islands within the four major urban centres (Braidwood, Bungendore, Googong, and Queanbeyan); and
- assesses the contribution that land use, tree cover and other built and natural characteristics have in determining patterns of high land surface temperature distribution<sup>2</sup>.

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<sup>2</sup> Air temperature is predominately influenced by surface temperature, however wind, humidity, shading, and other micro-climate factors also play a complex role in determining air temperature.

## 2 Identifying Urban Heat Priority Areas - Methods

To explore the thermal patterns over QPRC and the impacts of land use decisions, this report utilises the following data and analyses:

- a) three satellite surface temperature datasets, representing: 1) summer days (hereafter 'hot days'), 2) summer nights (hereafter 'nighttime'), and 3) winter days (hereafter 'cold days') conditions, to provide direct assessment of the surface temperature patterns and magnitudes;
- b) urban heat island analysis, to identify and measure areas of unnatural warmth across the four major urban areas during summer days; and
- c) point-based land use temperature assessment to understand the thermal signatures of various land uses and to explore the contribution of various land uses to urban heat islands;

### 2.1 Urban heat mapping

To understand the patterns of urban heat under various conditions, three land surface temperature maps were generated representing: 1) hot days, 2) nighttime, and 3) cold days. These maps represent surface temperatures in absolute terms in degrees Celsius. Surface temperature, or skin temperature, measure the amount of energy radiating from the surface at a given timepoint. While surface temperature is the dominant influence on, and highly related to, air temperature immediately above the surface, it is not a direct measure of air temperature. This study exclusively examines surface temperature.

#### 2.1.1 Data acquisition

Land surface temperature data was acquired from the Thermal Infrared Sensor (TIRS) aboard the Landsat 8 satellite platform. Landsat data provides 30 metre by 30 metre resolution (100 m resampled to 30 m) thermal data which covers the entire QPRC region within a single overpass allowing for direct comparison of surface temperatures across the urban areas. The freely available Landsat data was post-processed using geospatial software (Erdas Imagine, ArcGIS, & QGIS) to extract atmospherically- and emissivity-corrected surface temperature data (USGS 2019).

Satellite data is highly useful for assessing broad scale patterns of temperature across the landscape. The 30 metre resolution permits wide swaths of data to be taken in on single overflights. However, this resolution means that the data displays the averages of all values within a single pixel which obscures more detailed features. This effect is multiplied with thermal data as, due to the lower strength of thermal wavelengths compared to visible light, the resolution has to be further reduced to 100 metres (resampled to 30 metres for compatibility with other Landsat products) to obtain a useable signal from an altitude of 705 km.

For summer daytime (hereinafter *Hot Days*) surface temperatures, two images from the 2018/2019 summer season were acquired: December 28, 2018 which had a maximum air temperature of 36.8 °C (BOM Canberra Airport), and January 29, 2019 which had a maximum air temperature of 35.7 °C. Daytime Landsat overpass occurs at 11:50 am, generally one to two hours before peak temperature. Both image acquisition dates were preceded by at least two days over 31 °C meaning the landscape was thermally charged and provided the best signal of land use temperatures. These images were composited to develop a representative summer daytime surface temperature map (hot day map). Compositing multiple thermal images provides a more robust understanding of surface temperature by minimising the influence of any anomalies unique to single heat-wave events. The Landsat satellite maps every area on the planet, only once every 16 days, and while seven images were collected during the 2019/2020 summer season, all of these contained a significant cloud fraction and bushfire smoke or were not sufficiently warm. As such, the selected datasets provide the best recent data.

Nighttime Landsat surface temperature data is more difficult to acquire, as it is only collected by request. Only ten such images are available in the Landsat archive, and only six from the last two



years. As such, data acquired December 17th, 2019 was selected to generate the nighttime surface temperature map (hereinafter *Nighttime Surface Temperature Map*). Nighttime Landsat overpass occurs at 12:36 am. Weather conditions on this date recorded a very cool 12.1 °C minimum temperature (BOM Canberra Airport), although temperatures did rise to a maximum of 32.5 °C that day. Given the limited data availability, this is the best option for a nighttime surface temperature map. An additional daytime dataset acquired July 24th, 2019 (maximum temperature of 14.9 °C) was also analysed to provide a cold weather comparison (hereinafter *Cold Days Surface Temperature Map*). Comparative spatial analyses were employed to explore how cold weather surface temperature patterns differ from hot day and night time patterns.

### 2.1.2 Analysis

Given the spatial proximity of Queanbeyan and Googong, findings for these areas are presented on the same maps, giving a total of three primary mapping outputs. Each of the three urban heat maps are presented in absolute temperatures. Within each dataset, the average value is calculated for each of the four urban areas and for the Council overall. These values are charted and compared to understand the thermal relationships between urban areas and provides the foundation for the land use assessment. Council and urban area boundary datasets were provided by QPRC.

## 2.2 Urban heat island identification

Using the daytime land surface temperature map, an Urban Heat Island (UHI) analysis was conducted to identify areas within QPRC that experience an unnatural build-up of heat. Heat islands are areas of excess heat accumulation above the baseline (natural) temperature. This baseline temperature was derived using the method developed by CSIRO (Devereux & Caccetta 2017), where nearby areas of native vegetation are used to represent the natural baseline temperature. For this assessment, baseline temperature was calculated from 35 control points in the forested area directly west of Queanbeyan, consistent with the CSIRO methodology<sup>3</sup>. This baseline temperature was subtracted from the absolute temperatures in the surface temperature map to provide a relative temperature for each 30 x 30 m area, presented as degrees Celsius above or below baseline temperature. The result is an Urban Heat Island Map that identifies areas 2 °C or more above baseline temperatures as Urban Heat Islands, and areas 4 °C or more above baseline temperatures as Severe Urban Heat Islands.

## 2.3 Land use temperature assessment

To understand how various surfaces contribute to urban heat and urban heat islands, a point-based land use temperature assessment was conducted using high resolution imagery. Five different land use types (irrigated grass, tree, bitumen, residential, industrial) were assessed. For each of the five land use types, five to eight examples were identified from the imagery and the surface temperature for each point was extracted from the surface temperature map. Due to the small sizes of Braidwood, Bungendore, and Googong, these areas lacked large clear examples required for the land use assessment, thus all land use type examples were taken from within the Queanbeyan urban area. Comparison of the thermal performance of each surface type reveal the thermal impact of land use features and can be used to inform the thermal impact of future land use decisions across the Council.

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<sup>3</sup> The control site west of Queanbeyan demonstrated the most consistent temperatures of the possible control sites. Alternative control sites, namely Tallaganda National Park, were considered but ultimately dismissed due to higher ranges of elevation.

### 3 Urban heat in Queanbeyan-Palerang Regional Council - Results

#### 3.1 QPRC urban heat results

##### 3.1.1 Hot day surface temperatures

The hot day temperature map, composited from thermal imagery collected during two very warm summer days in the 2018-2019 summer season, shows a clear trend of warmer surface temperatures in the north-west third of the Council contrasted by cooler temperatures in the south-east two thirds (Figure 1). Within the Council, the urban areas of Queanbeyan, Googong, and Bungendore all fall within the hotter north-west area while Braidwood falls within the cooler south-east area, although near a localised warm area.

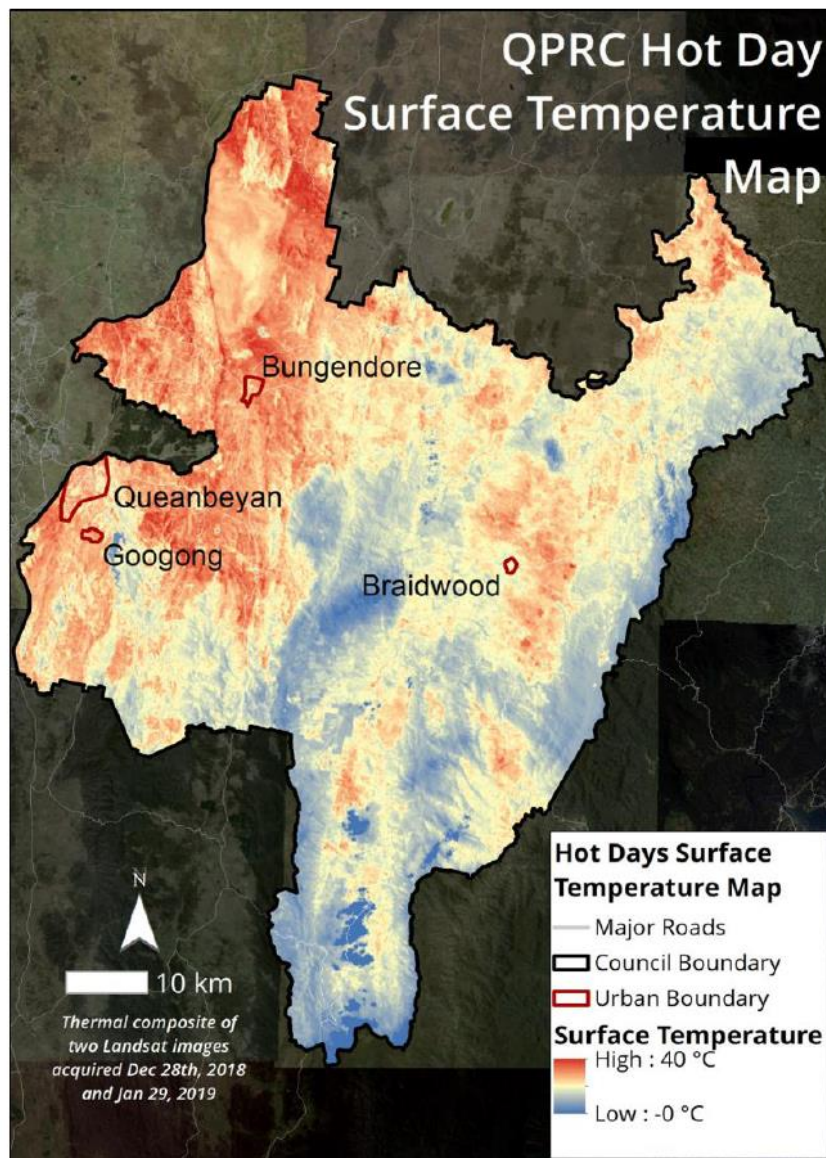


Figure 1. QPRC Hot Day Surface Temperature Map.

The overall average surface temperature within the QPRC region measured 29.43 °C, with Queanbeyan (32.15 °C), Googong (32.57 °C), and Bungendore (32.15 °C) all recording higher than average temperatures and Braidwood (29.18 °C) measuring slightly lower than the Council average (Figure 2).

In addition to the hot north-west areas, the other defining feature is a cool corridor running from the centre of the region through the southern tip. This correlates with the extent of Tallaganda National Park demonstrating the cooling influence of vegetation and altitude. By contrast, the plain surrounding Braidwood appears largely to be grazing paddocks within very few trees, which in turn registers as a local warm area (Figure 1).

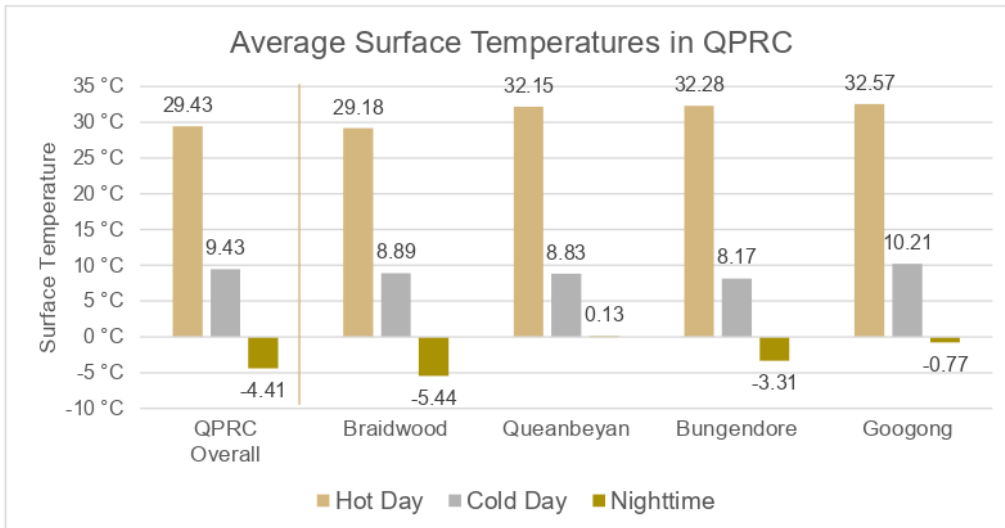


Figure 2. Average Surface Temperatures in QPRC

### 3.1.2 Nighttime surface temperatures

As surface temperature is a measure of energy radiating from the surface which drops off rapidly after sunset, nighttime temperatures appear substantially lower than the air temperatures, however the pattern of hot and cold regions remains useful in understanding heat distribution at night. Similar to the hot day map (Figure 1), the nighttime map (Figure 3) shows a hot area to the west and a cool area to the east. However, in the nighttime map, the western hot area is more intense to the south, with warmest temperatures occurring in Queanbeyan and southward (Figure 3). In the east, the Braidwood plain appears very cool in comparison to the hot day map, likely due to the lack of tall heat-trapping vegetation which allows heat to dissipate rapidly after sunset. The largest difference in the nighttime map is the appearance of a very warm area in the Araluen Valley in the south east corner of the council which may be produced by lower altitude and coastal influence.

The overall average surface temperature within the QPRC region measured -4.41 °C, with Queanbeyan (0.13 °C), Googong (-0.77 °C), and Bungendore (-3.31 °C) all recording above average temperatures and Braidwood (-5.44 °C) measuring slightly lower than the Council average (Figure 2).

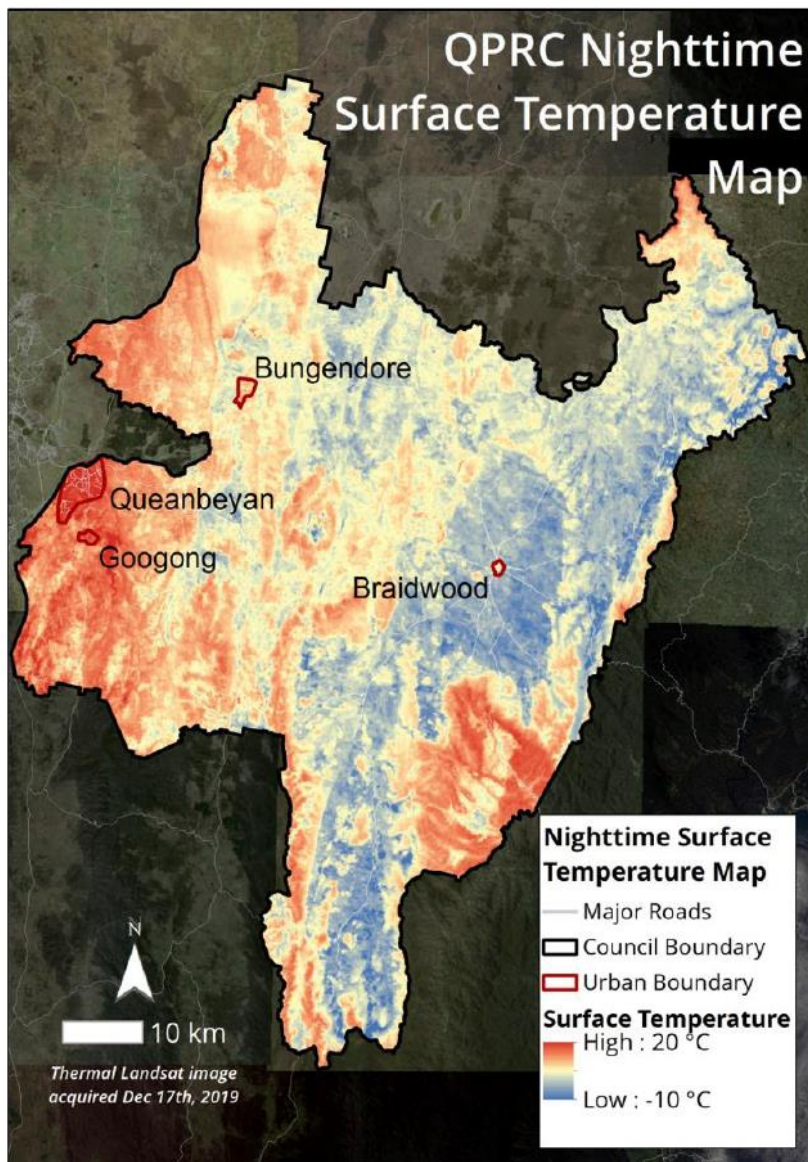


Figure 3. QPRC Nighttime Surface Temperature Map.

### 3.1.3 Cold day surface temperatures

Analysing the cold day heat map shows a more dynamic picture of temperature variation (Figure 4). The Braidwood plain appears warm, along with a very warm south-east corner, and largely mixed results across the rest of the area.

The cold day temperature patterns within the urban areas diverge from the hot day map. The overall average surface temperature within the QPRC region measured 9.43 °C, with Googong (10.21 °C) recording a higher than average temperature while Queanbeyan (8.83 °C), Bungendore (8.17 °C), and Braidwood (8.89 °C) all measured lower than the Council average (Figure 2).

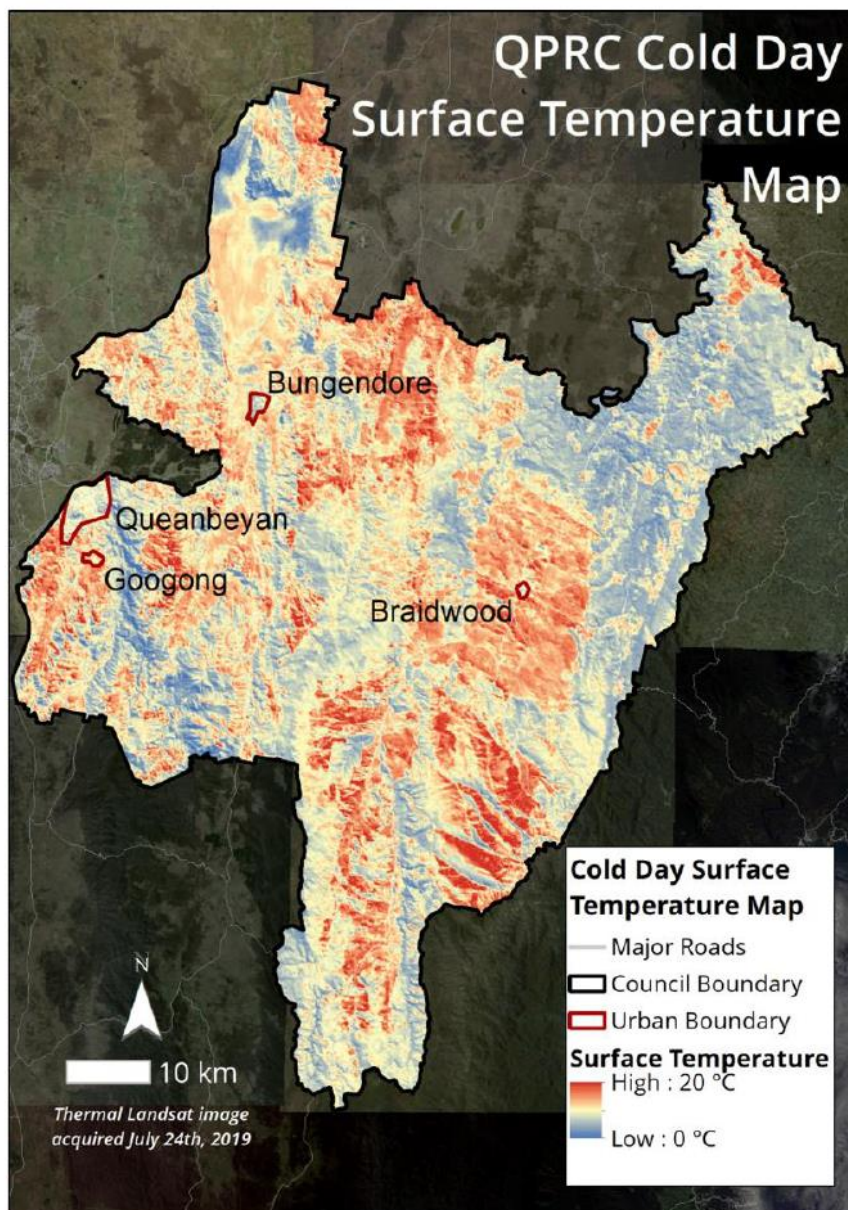


Figure 4. QPRC Cold Day Surface Temperature Map.

### 3.2 QPRC urban heat islands

To estimate how the current thermal landscape differs from a landscape without development, 35 control points in the forested area directly west of Queanbeyan were used to determine a baseline temperature. This baseline temperature was then subtracted from the hot days absolute surface temperature data, resulting in a relative temperature map with areas greater than 2 °C above baseline identified as an Urban Heat Island, and areas greater than 4 °C above baseline identified as a severe Urban Heat Island.

Within QPRC, 45% of the land was identified as being within an urban heat island, 22% of which fell within a severe urban heat island (Figure 5). Most of the heat islands were concentrated in the west and north-west areas and across the Braidwood plain (Figure 6). Within the urban areas, Googong (99.79%) and Bungendore (99.01%) classified entirely as a heat island, with most of Queanbeyan (91.46%) classifying as heat island. Googong (75.10%) had the highest proportion of severe heat island, with Queanbeyan (64.00%) and Bungendore (58.33%) being close behind. Braidwood (9.56%) had a very small portion of its area classified as urban heat island with no severe urban heat islands.

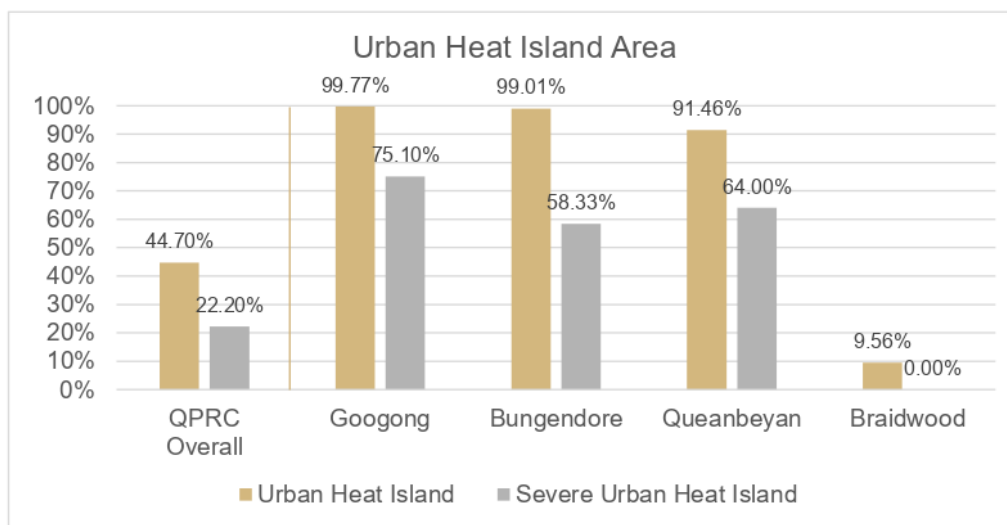


Figure 5. Urban Heat Island Area.

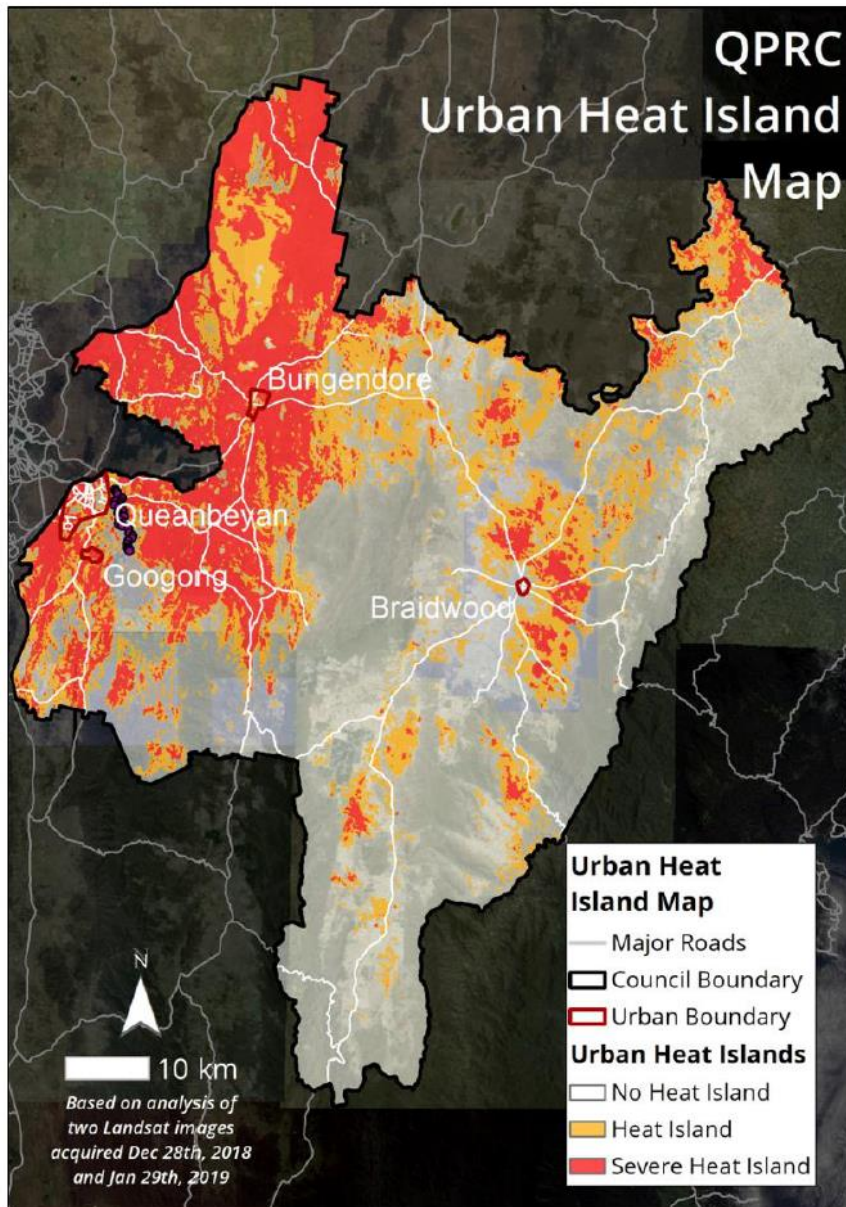


Figure 6. QPRC Urban Heat Island Map.

### 3.3 Land use temperature analysis

The composition of an urban landscape has been shown to influence the formation of urban heat islands as differing urban surfaces have very different thermal impacts. As demonstrated in the hot days map, heavily treed areas such as the Tallaganda National Park are often much cooler than urban areas or even grasslands. Other analyses undertaken by Edge highlights that high surface temperatures can occur over areas with dry, non-irrigated grass. To explore these impacts in QPRC, the thermal impact of five land use types was explored by measuring the surface temperatures at 30 points across Queanbeyan with clear examples of the target land use types. Examples were selected in Queanbeyan due to having larger and more diverse land use features identifiable in the Landsat

data, whereas the other urban areas lacked clearly visible (i.e. >30 x 30 metre) examples of one or more land use types, which would have skewed comparability. Of the five land uses analysed, green infrastructure (irrigated grass and trees) measured a full 3 °C cooler than built surfaces (bitumen, industrial, and residential) (Figure 7). Bitumen was the hottest measuring 33.38 °C, followed by industrial buildings (33.14 °C), residential areas (33.10 °C), with irrigated grass (30.15 °C) and treed areas (30.08 °C) measuring substantially cooler. Previous studies using similar methodologies over high resolution thermal imagery identified the same pattern, although at a much greater magnitude with treed areas measuring a full 10 °C cooler than bitumen (Seed Consulting Services *et al.* 2017; 2018). The difference is attributed to the coarse resolution of satellite data and the actual pattern is likely to be closer to that found in the previous studies.

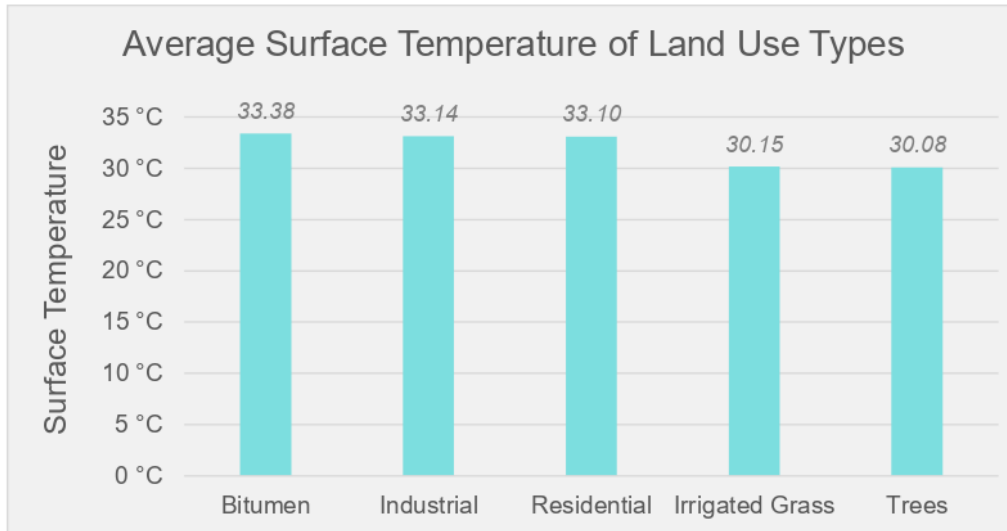


Figure 7. Surface Temperatures of Land Use Types.



### 3.4 Surface temperatures and heat islands in urban centres

#### 3.4.1 Queanbeyan

In the Queanbeyan hot day map (Figure 8), the Queanbeyan Golf Club and the area around Mount Jerrabomberra had the lowest surface temperatures. The Queanbeyan River also emerges as a visible cool area. Conversely, Riverside Plaza emerges as the hottest spot in Queanbeyan, followed by high density residential areas south of Ellerton Drive. Given the scale of the satellite data, analysis is limited to general patterns of the thermal landscape. The influence of large features, such as shopping centres, can be identified but the influence of smaller features cannot be reliably assessed.

In the nighttime surface temperature map, Queanbeyan is highlighted by a dark red (hottest) colour within the urban boundary and a lighter red (cooler) outside the urban boundary (Figure 9). Dense urban materials retain heat long after sunset, compared with natural materials, the presence of which can clearly be depicted here. Most of Queanbeyan displays a similar temperature in the nighttime map.

In the cold day temperature map, Queanbeyan has milder relative temperatures compared to the hot days and nighttime maps (Figure 10). The Mount Jerrabomberra area and the Greenleigh suburb appear as the coolest areas with some high-density residential areas within the Karabar suburb having warmer temperatures.

Most of Queanbeyan (64%) falls within a severe urban heat island (more than 4 °C above baseline temperature) (Figure 11). In particular, Queanbeyan East, Crestwood, Queanbeyan West, Karabar, Jerrabomberra, among others, all classify as falling mostly under a severe heat island. Greenleigh is the only area under a non-severe heat island and the area around Mount Jerrabomberra is one of the few areas not under any heat island.

#### 3.4.2 Googong

In the hot day map, nearly all of Googong appears very warm (Figure 8) and it measures warmest of all the urban areas (32.75 °C) and 3.14 °C warmer than the Council average (Figure 2). There are some very small cooler areas over Duncan Fields, Rockley Oval, and Googong Common - Bunburung Thina. Due to the small extent of Googong and the coarse satellite data, limited insights can be ascertained from the observed thermal patterns.

From the nighttime data, Googong was not the warmest urban area but it was again more than 3 °C warmer than the Council average (Figure 2). In the cold day data, Googong was the warmest urban area, though only 0.78 °C warmer than the Council average. In the nighttime map (Figure 9) and the cold day map (Figure 10), limited detail can be extracted from the imagery due to the small size and close setting of the features. During the hot days and nighttime data, the Googong was warmer than the surrounding paddocks, but in cold day map paddocks were slightly warmer.

In the urban heat island map, all of Googong (99.75%) falls under a urban heat island, with 75% falling under a severe heat island (Figure 11). However, 25% of the area only falls under a general urban heat island, including Googong Common - Bunburung Thina.

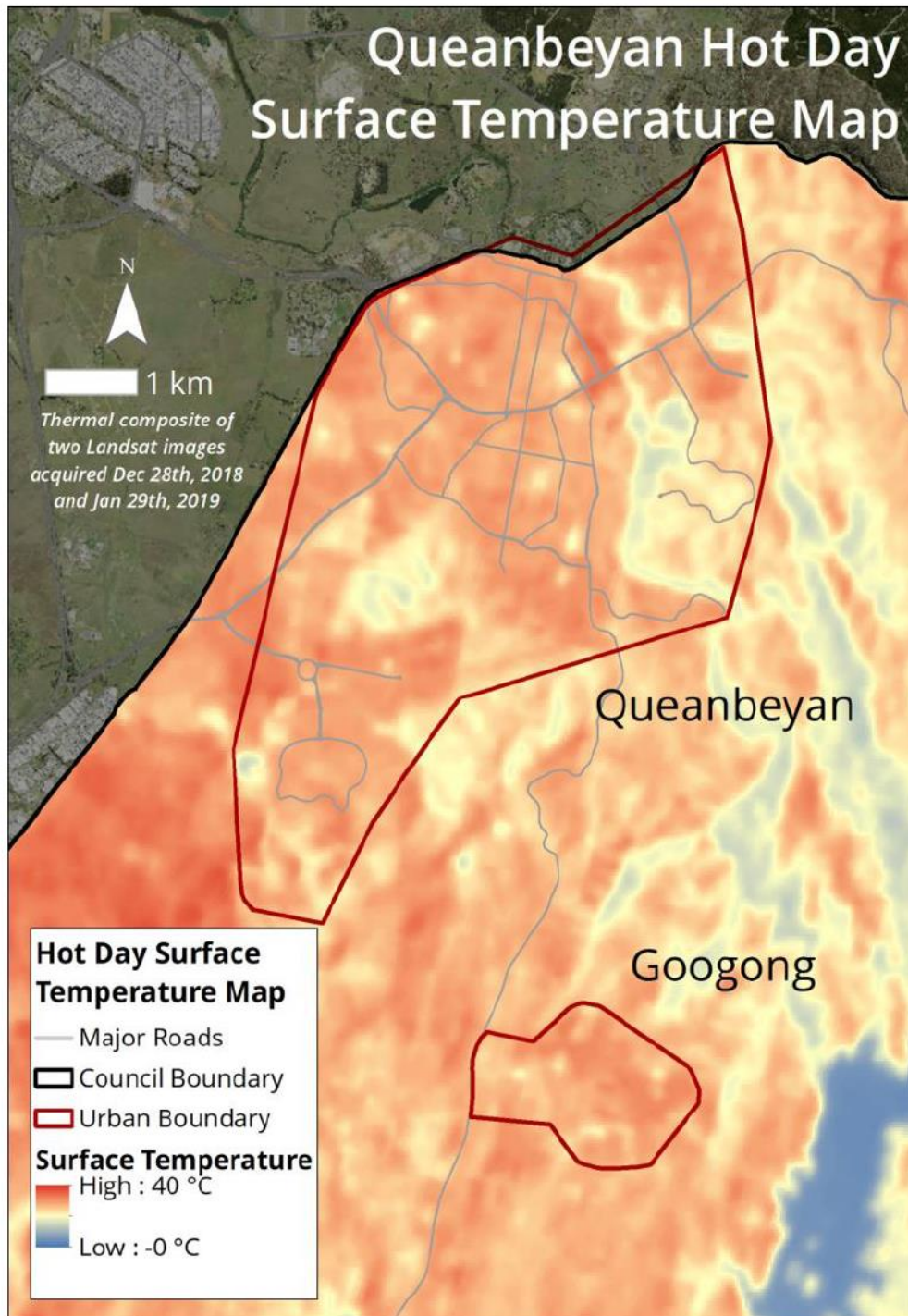


Figure 8. Queanbeyan and Googong Hot Day Surface Temperature Map.

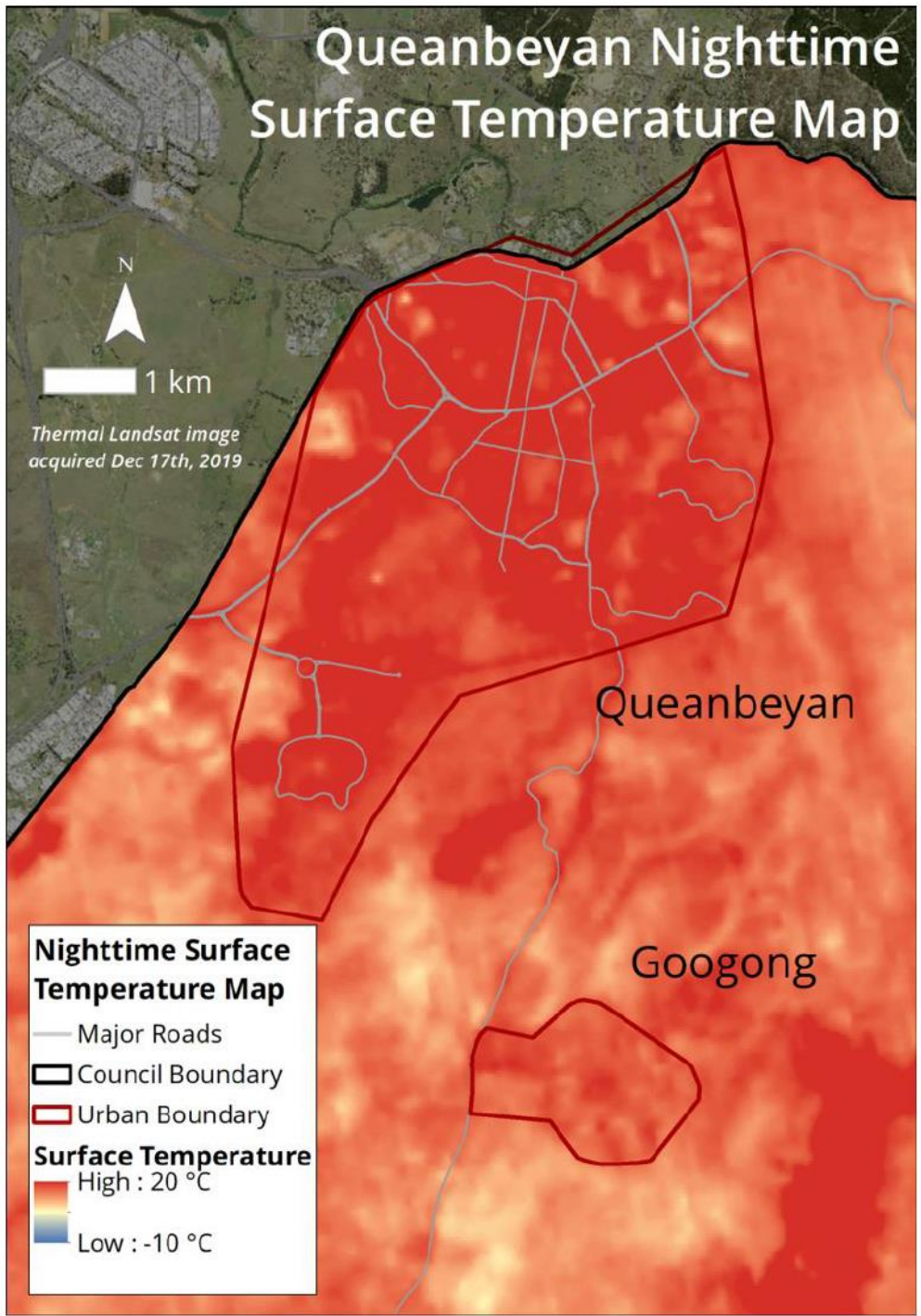


Figure 9. Queanbeyan and Googong Nighttime Surface Temperature Map.

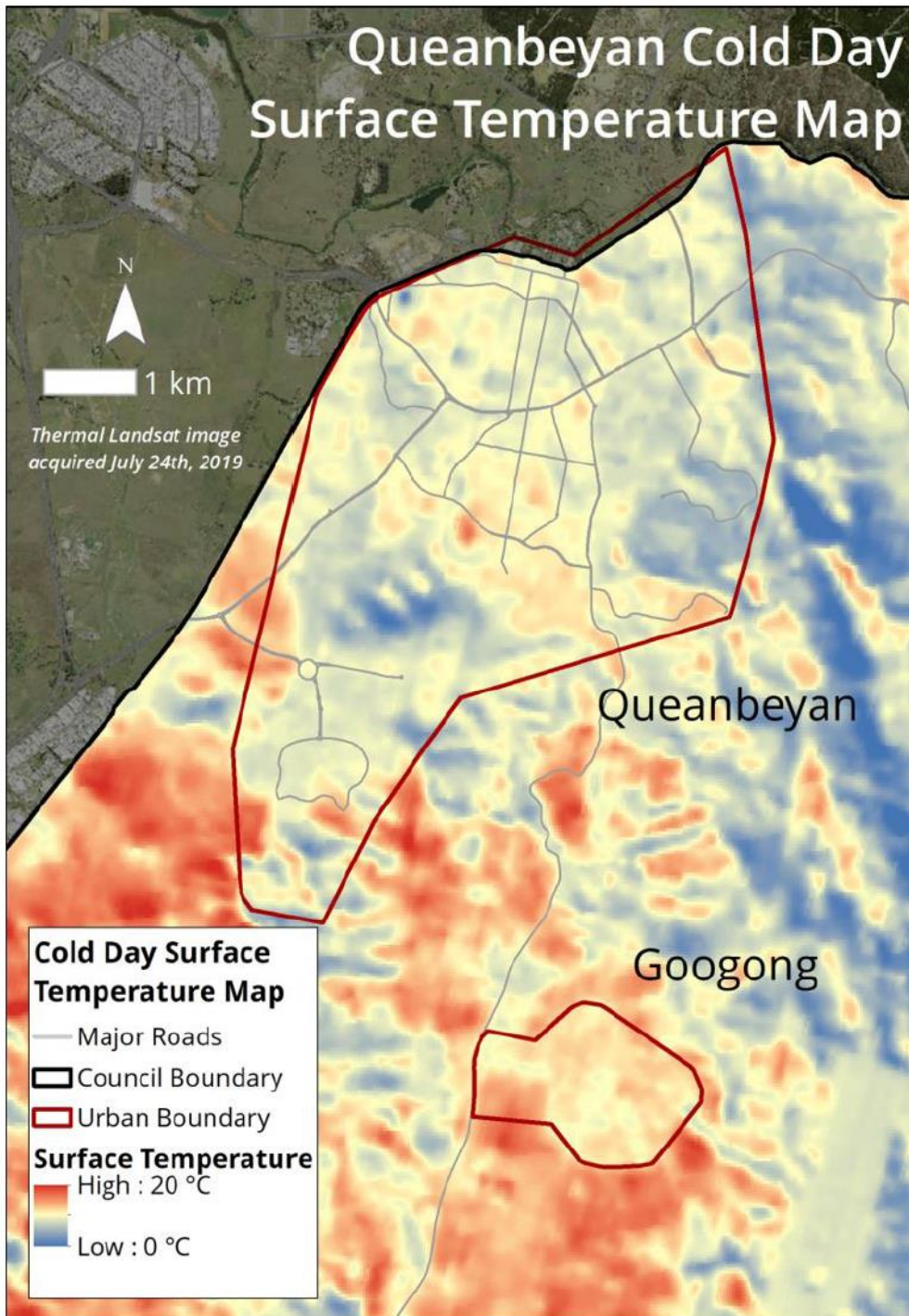


Figure 10. Queanbeyan and Googong Cold Day Surface Temperature Map.

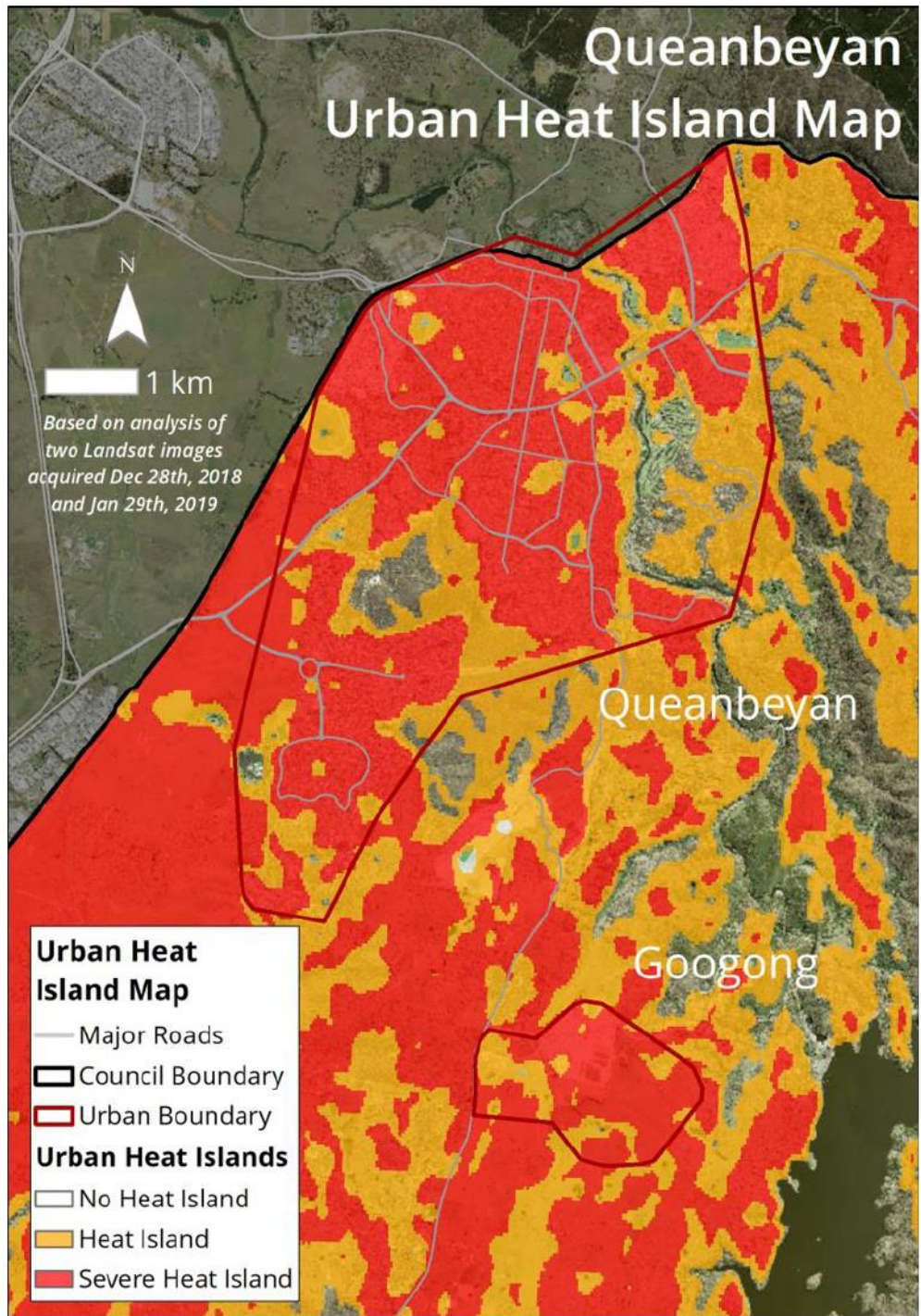


Figure 11. Queanbeyan and Googong Urban Heat Island Map.

### 3.4.3 Bungendore

In the hot day map, Bungendore appears warm to hot with heat concentrated in the north-east corner, east of Tarago Road and north of McMahon Drive (Figure 12). This aligns with the recently established Elmslea Estate and its associated young trees. Another hot area appears in the residential area between Ellendon Street and Trucking Yard Lane along Finch Street which has exceedingly few trees which likely contributes to high urban heat. The coolest area is found along Turallo Creek and Warren Little Oval. Bungendore was the second hottest urban area measuring 2.85 °C warmer than the Council average (Figure 12).

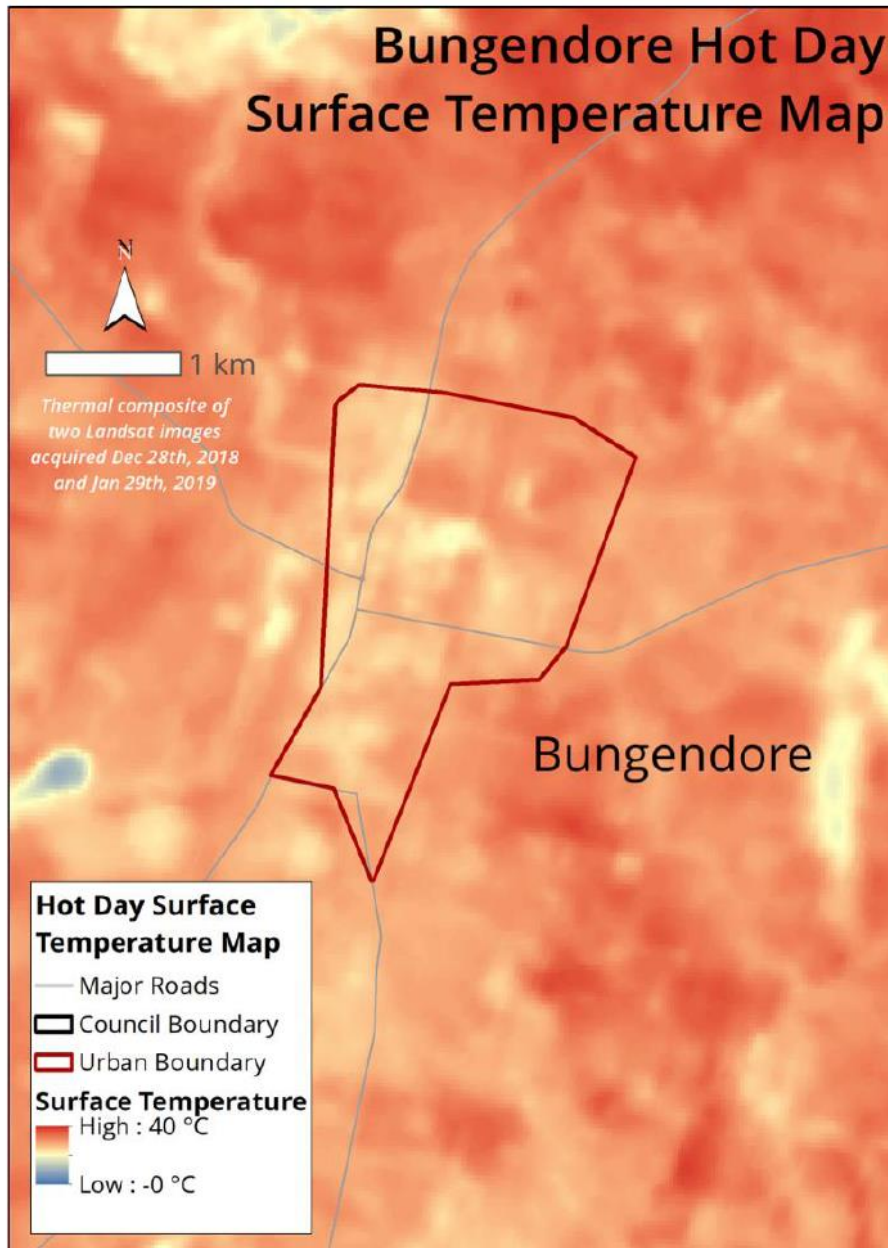


Figure 12. Bungendore Hot Day Surface Temperature Map.

Bungendore appears very warm in the nighttime temperature map particularly in the south/south east area (Figure 13). The coolest area remains along Turallo Creek. Bungendore measured 1.10 °C warmer than the Council average in the nighttime data (Figure 2).

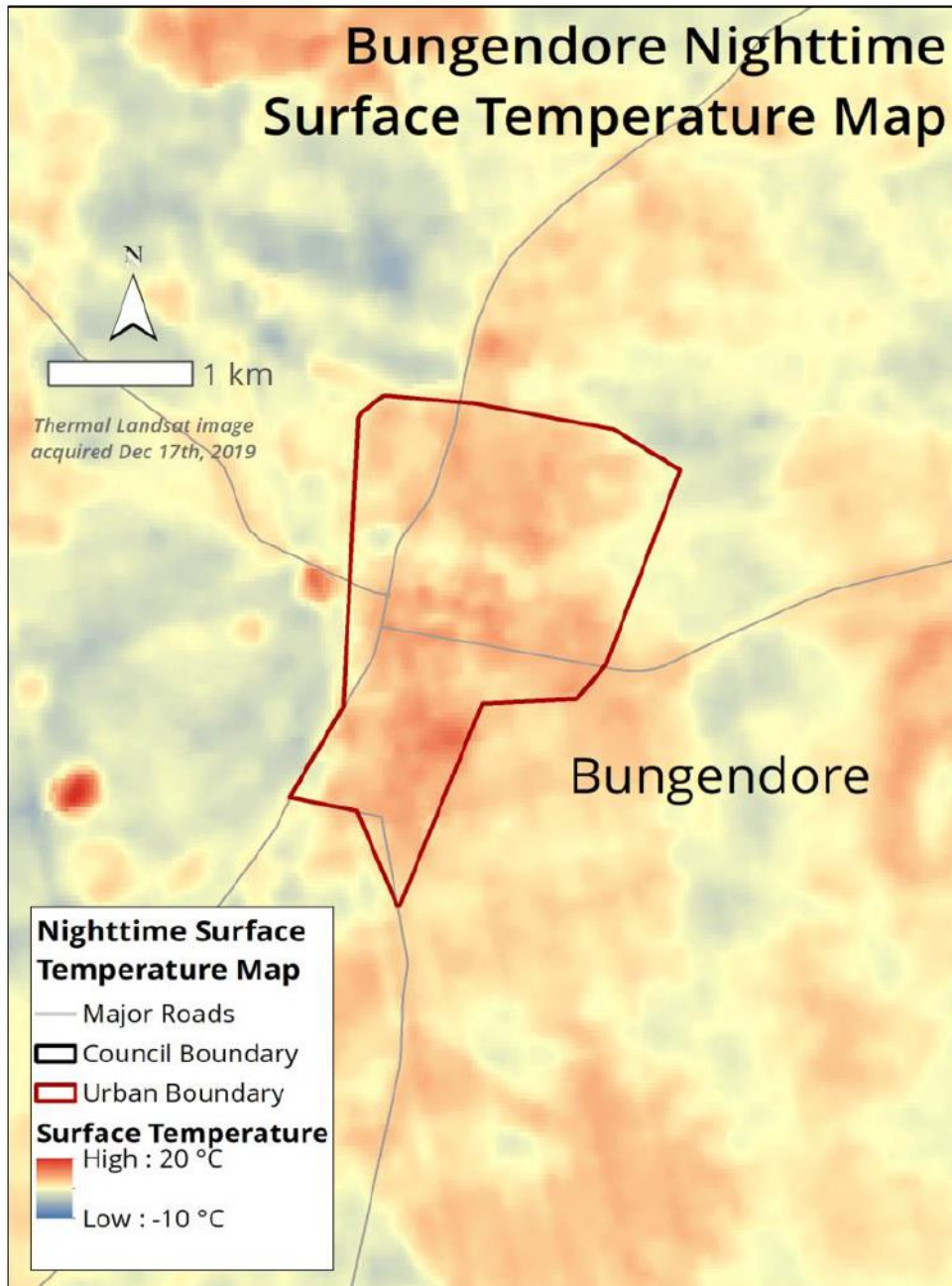


Figure 13. Bungendore Nighttime Surface Temperature Map.

In the cold day map, Bungendore displays very cool temperatures compared to surround areas especially in the north-west areas west of Tarago Road (Figure 14). Bungendore had the coolest temperatures of any urban area measuring 1.26 °C below the Council average (Figure 2).

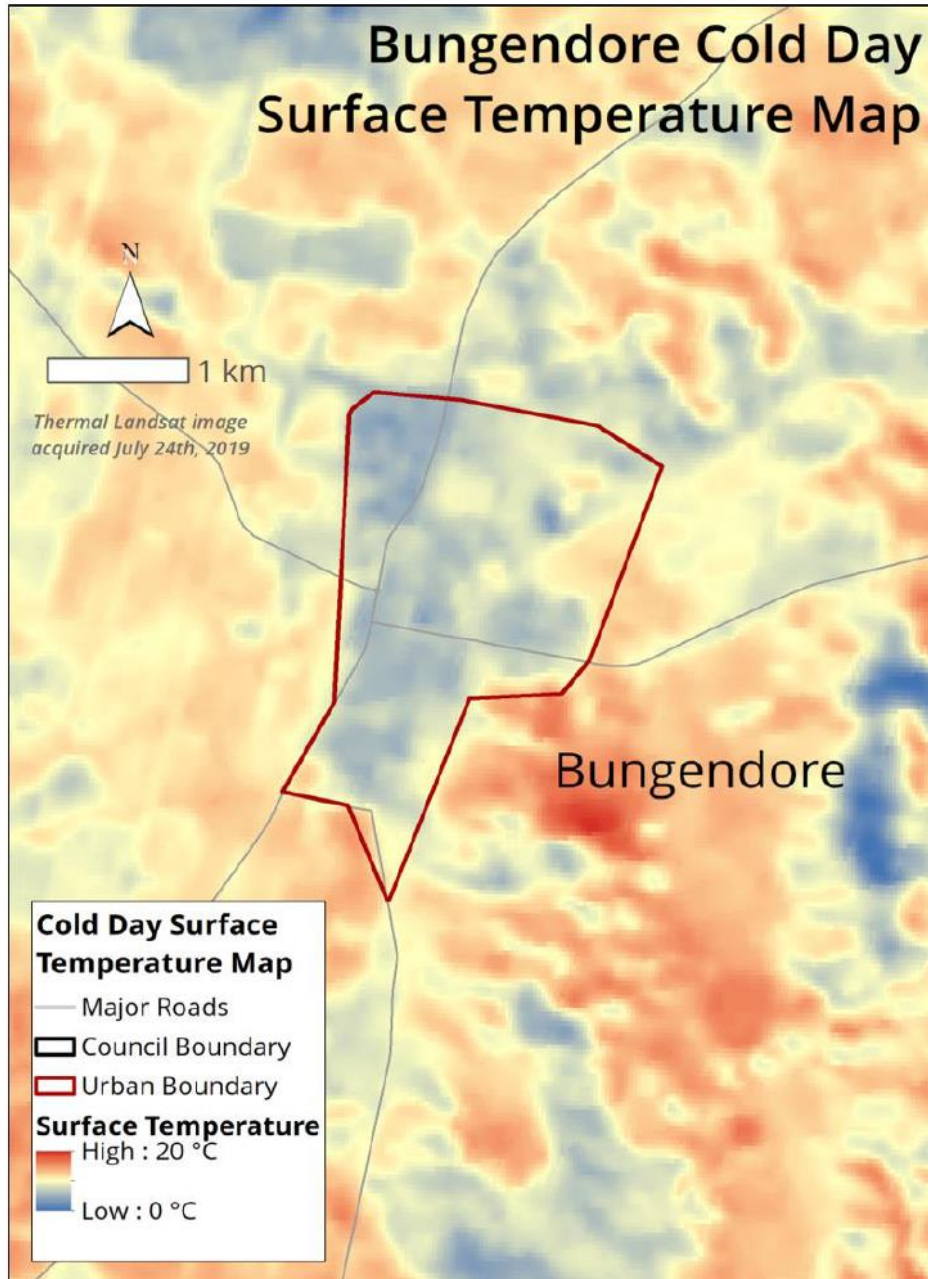


Figure 14. Bungendore Cold Day Surface Temperature Map.



The Bungendore urban heat island map shows a very distinct pattern of severe urban heat islands in the north east and south east and general heat islands in the west and central areas (Figure 15). The severe urban heat islands are the same hot areas identified in the hot days map. The general urban heat islands concentrate along Turallo Creek but extend west to include all area to the west of Tarago Road. Bungendore had the second highest proportion of urban heat island (99.01%) although only third highest proportion of severe urban heat island (58.33%) (Figure 5).

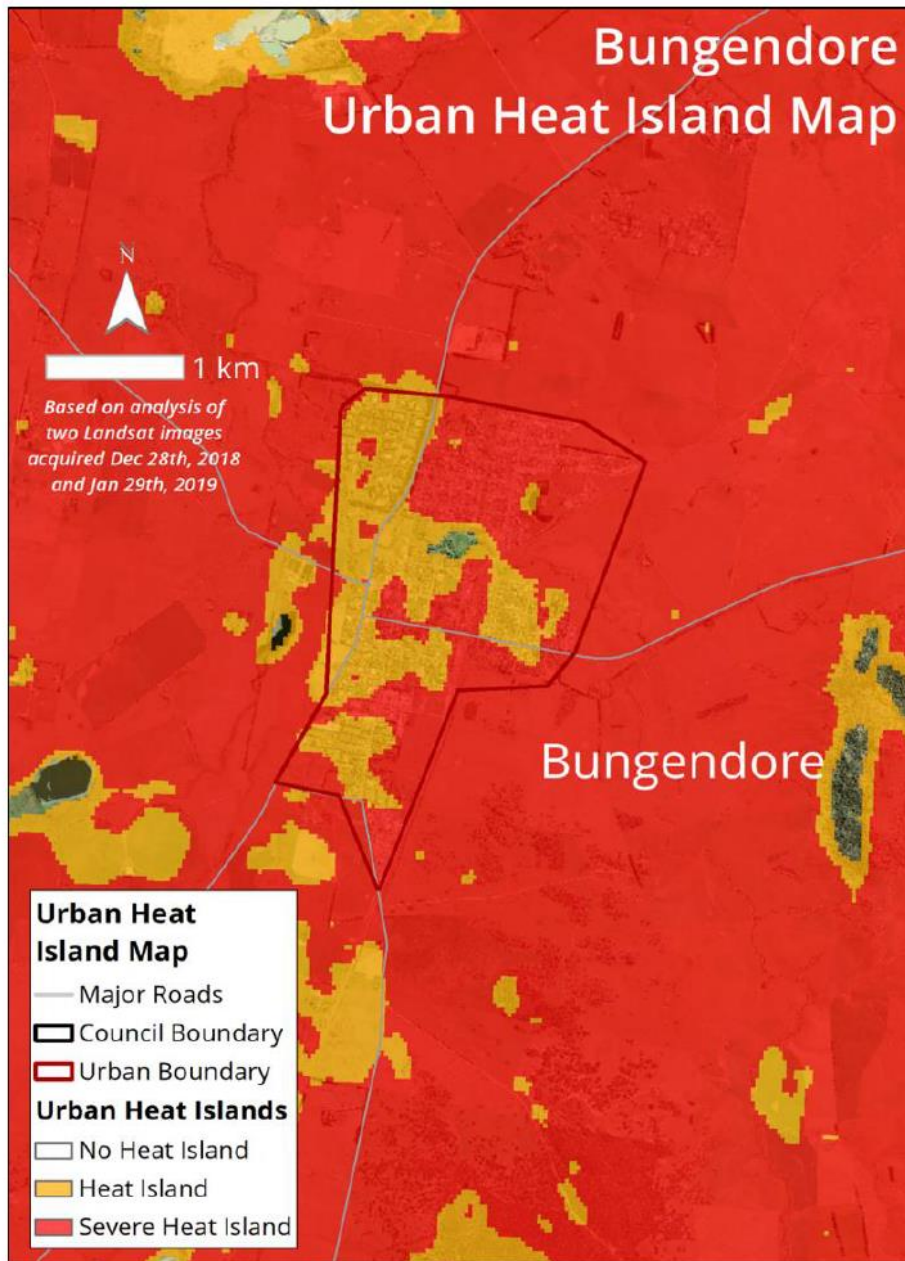


Figure 15. Bungendore Urban Heat Island Map.

### 3.4.4 Braidwood

In the hot day surface temperature map, Braidwood displays a warmer centre and cooler surrounding area (Figure 16). The warmer central area corresponds to the residential neighbourhoods and the cooler areas correspond to the Servicemen's Club and Golf Course and Gillamatong Creek. However, the hottest area within Braidwood lies along the far east, south of Wilson Street/Little River Road and east of Monkitee Street, which appears to align with a new high-density residential development with minimal green infrastructure. Braidwood was the coolest of the all the urban areas (29.18 °C) measuring 0.25 °C cooler than the Council average (Figure 2).

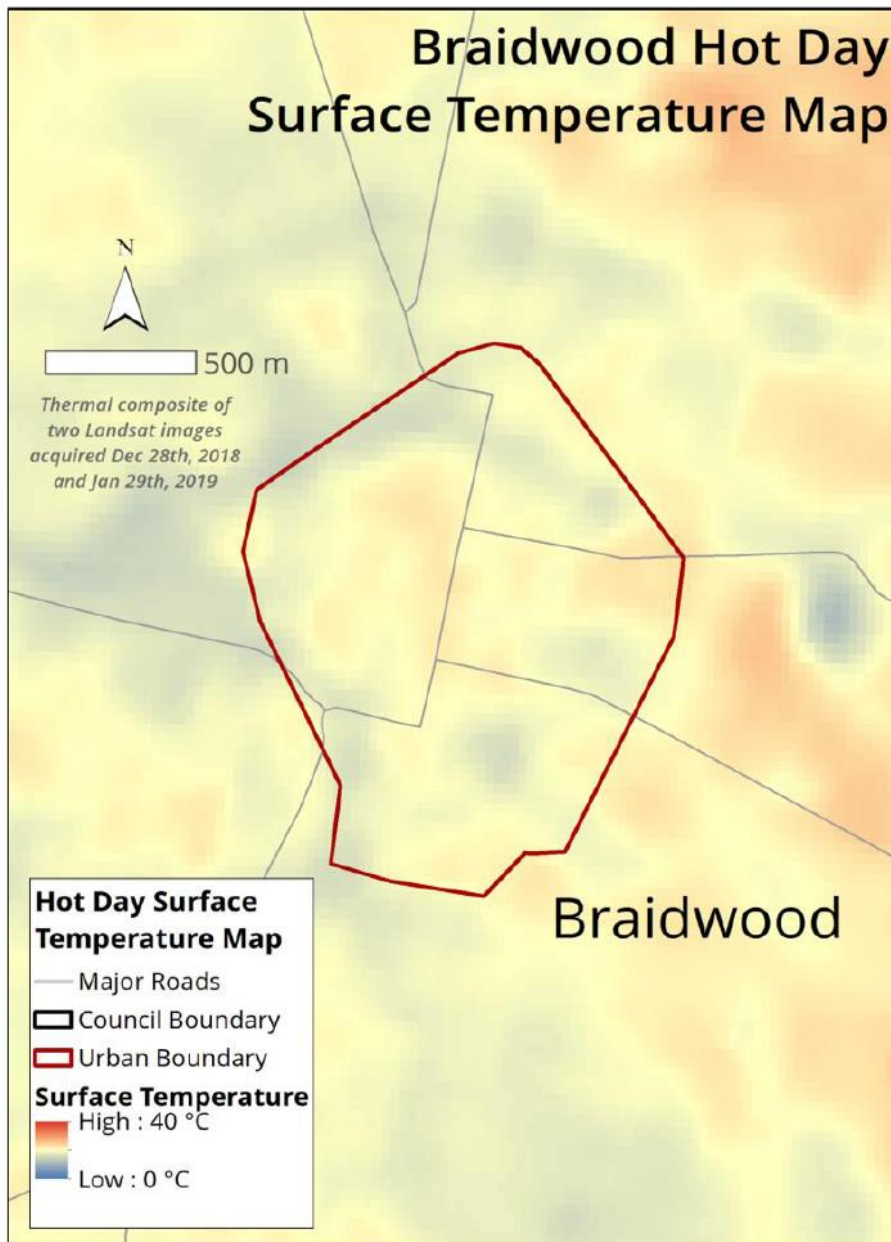


Figure 16. Braidwood Hot Day Surface Temperature Map.

Most of Braidwood appears to be quite cool in the nighttime data with the exception of a warm area over the intersection of Wilson and Wallace Streets (Figure 17). Braidwood was the coldest of all urban areas in the nighttime data measuring 1.03 °C cooler than the Council average (Figure 2).

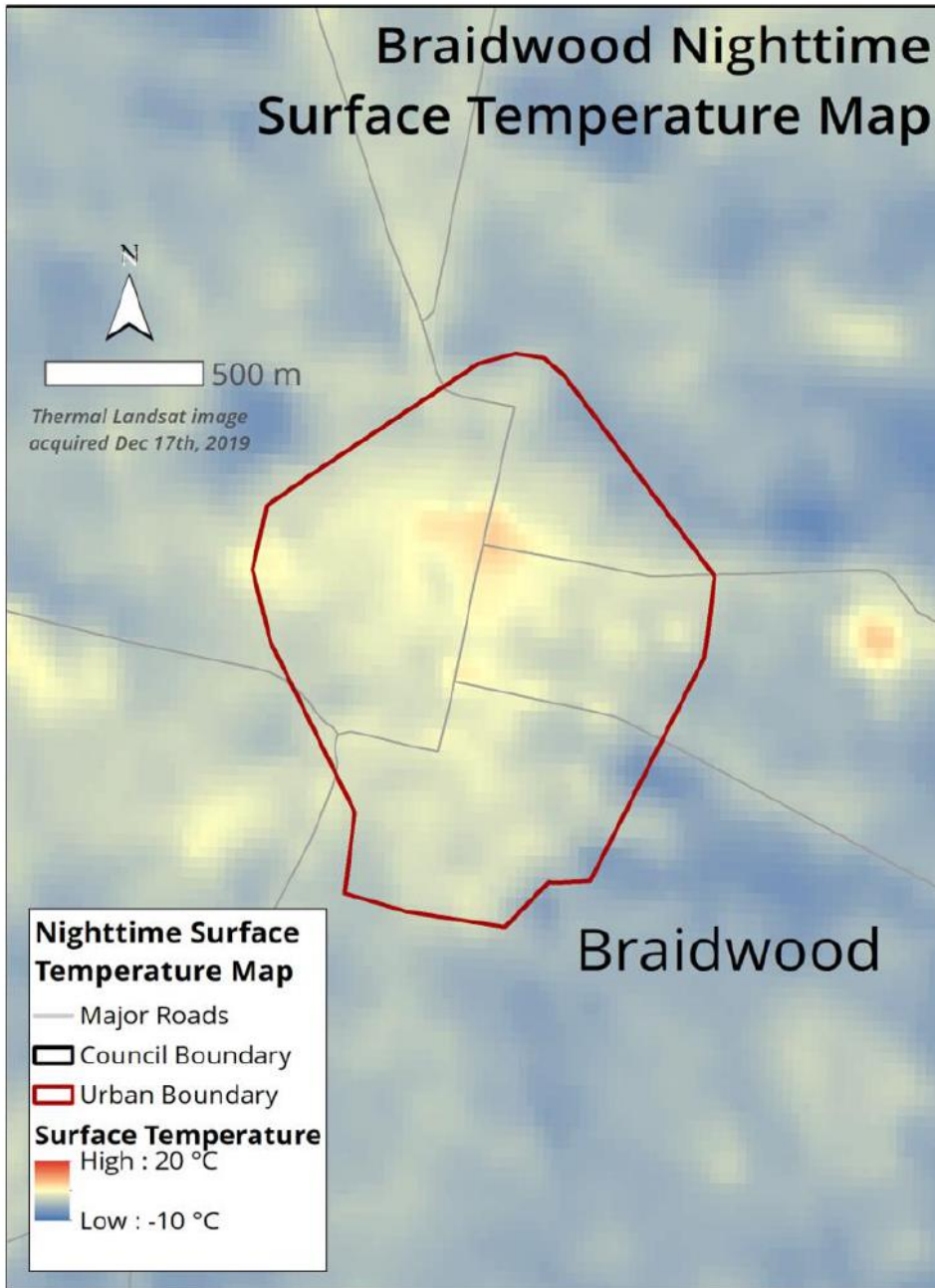


Figure 17. Braidwood Nighttime Surface Temperature Map.

In the cold day map, Braidwood displays very cool temperatures across most of its area with warm bands along the south and a few isolated warmer spots over a school sports field and others areas (Figure 18). Due to the smaller size of these warm spots, the underlying driver of this heat is not clear. Braidwood had the second warmest temperatures of any urban area in the cold day data but still measured 0.54 °C cooler than the Council average (Figure 2).

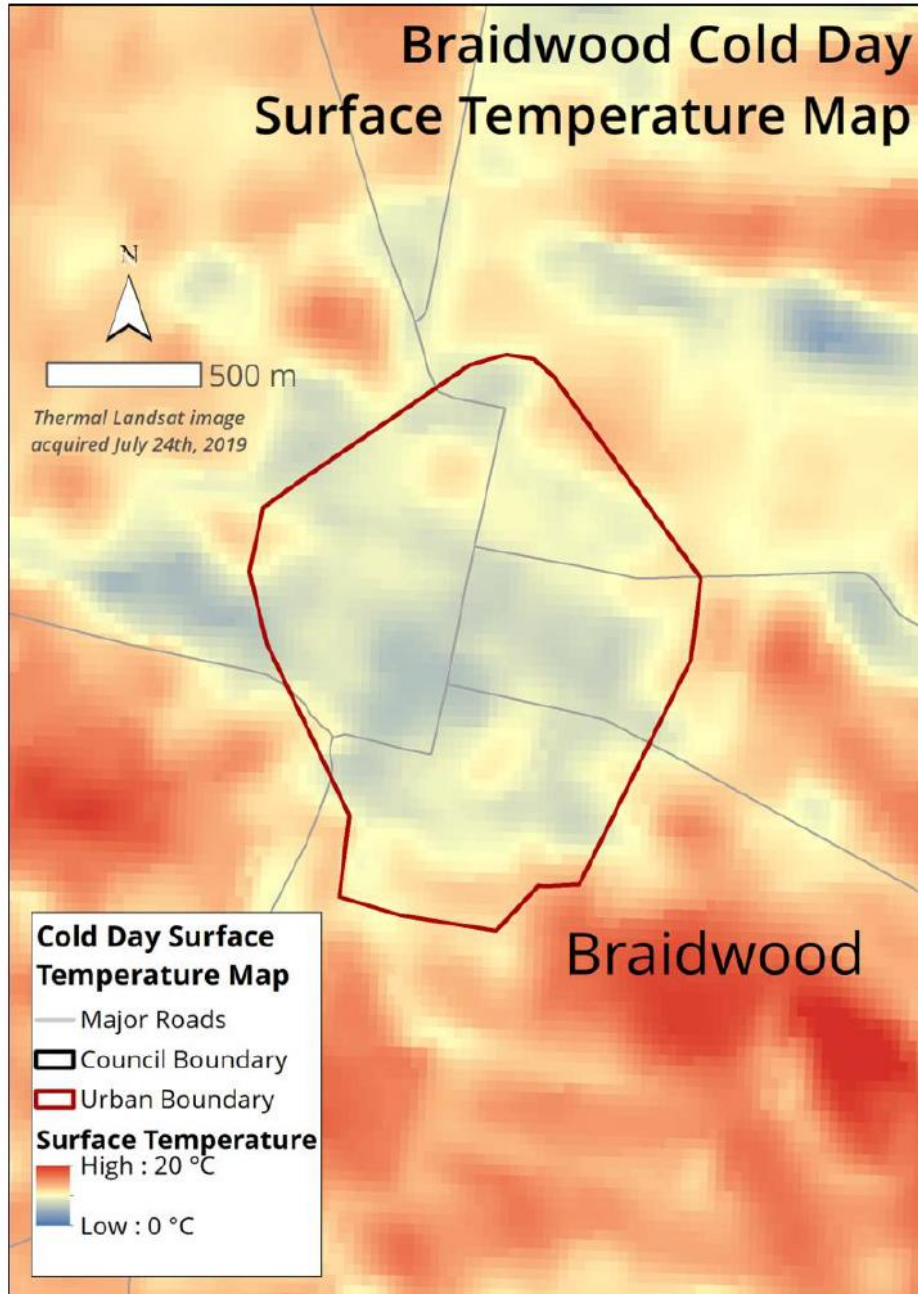


Figure 18. Braidwood Cold Day Surface Temperature Map.

Braidwood had the least area under an urban heat island (9.56%) and was the only urban area with no severe urban heat islands (Figure 19). The small urban heat islands that do exist fall along the central north-south corridor just west of Wallace Street, and in the far east corresponding to the high-density residential development.

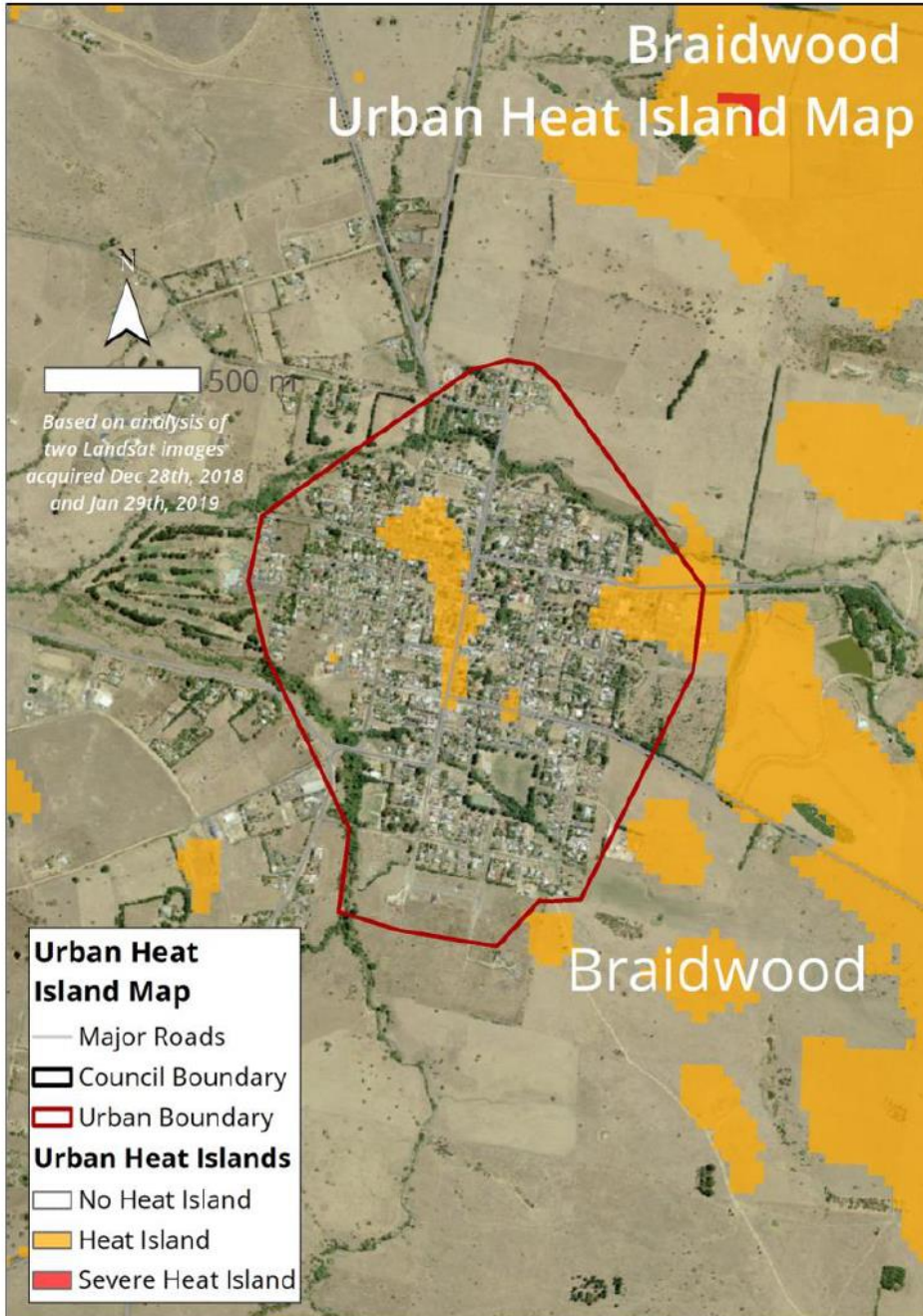


Figure 19. Braidwood Urban Heat Island Map.

## 4 Mitigating Urban Heat

As expected from previous studies, the cooling effect of vegetation and waterways was evident in the QPRC region, with increased heat occurring in areas with more built surfaces and less irrigated vegetation and open water areas. For example, some of the coolest locations coincide with the Tallaganda National Park, the Queanbeyan River, the vegetated areas around Mount Jerrabomberra, and the well-irrigated Queanbeyan Golf Club.

One anomaly was observed in the Region in the nighttime mapping, where a very warm area in the south-east could not be readily explained by land use. The area aligns with cleared paddocks on the eastern aspect slopes of the Great Dividing Range around Cooranbene Mountain area. One potential explanation could include a combination of large expanses of non-irrigated grass on the sheltered side of the mountain range, which may cause a heat trap during the day that is most comparatively evident at night. This anomaly though warrants further investigation.

### 4.1 Priority areas for heat mitigation

At a whole of Council scale, Googong and Queanbeyan were found to be the hottest urban centres and so should be priority areas for heat mitigation and further detailed investigation.

More localised priority areas for heat mitigation are listed below. Note though that the scale of imagery assessed in this project limited analysis of heat to general patterns, such as large features like shopping centres, whereas the influence of smaller features cannot be reliably assessed:

- Googong (whole area)
- Queanbeyan
  - Riverside Plaza;
  - some high density residential areas south of Ellerton Drive;
  - Queanbeyan East
  - Crestwood
  - Queanbeyan West
  - some of the high density residential areas in Karabar
  - Jerrabomberra
- Bungendore:
  - north-east corner, east of Tarago Road and north of McMahon Drive
  - south-east areas
  - residential area between Ellendon Street and Truckling Yard Lane along Finch Street
- Braidwood
  - far east of the suburbs, south of Wilson Street/Little River Road and east of Monkittee Street (appears to align with the hospital a new high-density residential development with minimal green infrastructure)
  - Central north-south residential corridor just west of Wallace Street
  - intersection of Wilson Street and Pak Lane

## 4.2 Mitigating urban heat and future directions

### 4.2.1 Greening cooling mechanisms

Increasing greening is a key mechanism for mitigating urban heat. The cooling effects of irrigated, healthy growing vegetation is widely understood and accepted. Trees in particular offer the best cooling outcomes as they cool via direct shading as well as evapotranspiration<sup>4</sup>. Trees and other green spaces must be prioritised and viewed as critical urban infrastructure. However, there are numerous approaches and application for increasing greening. The choice of approach/es is highly context specific and will be influenced by factors such as: the driver of heat, the physical and social barriers and opportunities for applying mitigation approaches, and resource availability. The following provides a high-level summary of urban greening approaches that should be considered by Council to help mitigate their priority heat islands.

#### Increase canopy cover

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By far the urban greening mechanism currently receiving the highest focus globally, planting and protecting trees to increase canopy cover offers a range of environmental, social, and economic benefits (e.g. Heart Foundation 2013; Ulmer et al. 2016). However, in planning for increased canopy, it is important to have a clear understanding of where and to what extent the total urban forest cover can be increased, including the total available plantable space on public and private land, the spread of tree canopy over the public and private land, the number of trees to be planted to achieve a target canopy, and the resources required to achieve this. To maximise the cooling benefits of trees, they should be located to shade existing impervious surfaces, such as street trees located to shade roads and footpath surfaces and shade buildings.

#### Green walls and roofs

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This is becoming an increasingly popular mechanism in urban areas worldwide, both as a way to complement tree planting actions, and also to provide cooling benefits where it is not feasible to plant a tree. A key benefit of green walls and roofs is that they can be applied to new developments as well as be retrofitted to existing structures. Innovative applications of green walls and roofs are starting to emerge, such as vertical gardens established on transport flyover support pillars, green roofs supporting edible gardens and bee populations, and internal green walls being used to help regulate internal thermal environments (e.g. Al-Kayiem et al. 2020; Nugroho 2020; Hao & Lin 2019)

#### Increase irrigation of open spaces

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Dry grass or bare ground can result in major heat islands, as demonstrated by the results of this project. Maintaining such areas as green cover will be an important future strategy, especially in areas where tree planting is not practical or feasible. Maintaining or expanding areas of green cover should also consider how this can be done so as to support complementary Council objectives relating to, for example, biodiversity.

#### Revitalising disused infrastructure

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Rethinking derelict spaces and disused infrastructure can provide substantial cooling benefits, as well as revitalising areas for community benefit. Examples from other cities include: Madrid's *Madrid + Natura*<sup>5</sup>, Melbourne's *Green Your Laneway*<sup>6</sup>, NYC's *The High Line*<sup>7</sup>, and Paris' *Coulée verte René-Dumont* (or *Promenade Plantée*)<sup>8</sup>.

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<sup>4</sup> Evapotranspiration is the sum of evaporation (i.e. transformation of soil and surface water to water vapor) and transpiration (i.e. water vapor emission from plant surfaces, especially leaves, during photosynthesis). The rate of evapotranspiration is influenced by factors such as: wind, air temperature, humidity, and water availability.

<sup>5</sup> <https://www.arup.com/perspectives/publications/research/section/madrid-and-natural>

<sup>6</sup> <https://participate.melbourne.vic.gov.au/greenlaneways>

<sup>7</sup> <https://www.thehighline.org/>

<sup>8</sup> <https://www.paris.fr/equipements/coulee-verte-rene-dumont-ex-promenade-plantee-1772>

#### 4.2.2 Non-greening cooling mechanisms

To help maximise cooling benefits, greening actions should be complemented by non-greening cooling mechanisms. Examples of such mechanisms include:

##### Roof and pavement colour

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Lighter coloured surfaces reflect, rather than absorb heat, leading to overall cooler areas during the day and night. Where possible, built surfaces such as roofs and pavements should be lighter, rather than darker, in colour. This can be achieved through material selections during new developments, but existing roofs and pavements can also be readily lightened by applying specifically designed cool coating products, such as Cool Seal. Whilst a seemingly simple solution, research has shown that the impacts can be significant. Research by NASA, for example, suggested that on a hot New York summer day, white roofs can be up to 23 degrees cooler than black roofs (Gaffin et al. 2012). Similarly, initial findings from Los Angeles indicate that converting traditional black roads to white by applying a cool coating can create local cooling of between 6-13 degrees Celsius

##### Materials selection

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In new developments especially, the selection of materials that will encourage cooler environments is recommended. For example, permeable paving (e.g. Ferguson 2018) is an increasingly popular selection in urban developments to help cool the environment, by allowing rainfall to permeate the ground on which it falls, rather than runoff into stormwater systems as happens with traditional non-permeable surfaces. Permeable paving has the added benefit of facilitating water access to nearby plantings leading to healthy plants and improved environmental cooling.

##### Water

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Water has long been used as a way to cool cities and is one of the reasons why trees provide such good cooling benefits (i.e. due to evapotranspiration from its leaves). Installing water features such ponds, fountains, pools, sprinklers, and misting systems can significantly cool urban environments, especially when combined with other cooling mechanisms. For example, studies conducted in western Sydney showed that temperature were up to 10 degrees Celsius cooler adjacent to water features, and further that the combined effect of water features and cool coatings can reduce cooling needs by 29-43% leading to an overall lower average air temperature of 1.5 degrees Celsius (Sydney Water Corporation 2017).

##### Urban design

---

For new developments, and ongoing developments, consideration of the impacts of urban design on airflow and urban heat is important. Planning developments that actively facilitate air flow and prevent heat being trapped can help to mitigate the creation of heat islands. Further, designs that provide shading of impervious surfaces can further contribute to cooling the urban environment and should be considered where shading by trees is not a feasible option.



## 5 References

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# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 10.4           MERGER - COSTS AND BENEFITS

ATTACHMENT 1   LSI CHART - PRODUCTIVITY INDEX



Insight-driven  
productivity

www.lsiconsulting.com

New South Wales Local Government Council's Productivity Index for Financial Years 2016-2019

1. Select Your Council

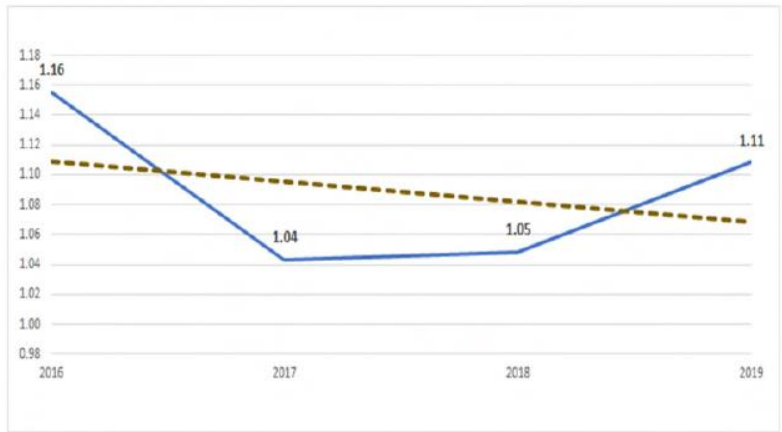
- Name ☰ ☒
- Nambucca Shire Coun...
- Narrabri Shire Council
- Narrandera Shire Cou...
- Narromine Shire Cou...
- Newcastle City Council
- North Sydney Council
- Northern Beaches
- Oberon Council
- Orange City Council
- Parkes Shire Council
- Parramatta City Council
- Penrith City Council
- Port Macquarie-Hasti...
- Port Stephens Council
- Queanbeyan-Paleran...
- Randwick City Council

2. Council's Productivity

$$Productivity = \frac{Outputs}{Inputs}$$

PI values of < 1.00 indicate Inputs costs exceed Outputs. i.e.; Council is operating at deficit or loss from its delivery of services

3. Your Council's Productivity Performance - Trend Over 3 Years 2016 to 2019



**Outputs** are services Council delivers to its Community, in exchange for Rates and Annual Charges, User Charges, and Other Income  
**Inputs** are items consumed or required in delivering services to its Community, including Employee & On-costs, Materials & Contracts and Other Costs

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 10.4           MERGER - COSTS AND BENEFITS

ATTACHMENT 2   MERGER COSTS BENEFITS SUMMARY

### 1 Key targets

In re-setting the merger *savings* target at \$13m with DPC in 2016, it was premised on the basis of the new council meeting other metrics as evidence of merger *benefits*, through:

- A rate pricing path lower than that published by the councils prior to merger (in QCC: 2% > CPI; in PC: 7% > CPI)
- A FTE/Resident ratio at or below levels prior to merger (ie 7.5FTE /1000 reside)
- A back office support/external services FTE ratio below levels prior to merger
- An FTE growth path at or below levels prior to merger
- Meeting Fit For Future (FFF) sustainability benchmarks

### 2 Key restrictions

All merged councils were required to observe Award and s354 protections for staff. However, as a merged council in a regional area, the restrictions of s218CA applied – so that 123FTE were required to be retained in perpetuity at Bungendore and Braidwood – and any rationalisation of offices and depots were not readily feasible. Further, as only one former Palerang Council executive was nominated as ‘senior staff’, the KPMG forecasts of significant senior staff savings were not capable of being realised, as the remainder of that executive were award employees with associated protections.

In addition, the 4-year rate path freeze superimposed on the former councils’ proposed SRV or utility annual charges forecast in their respective financial plans, hampered the merged council’s ability to increase expenditure on renewals or upgrades of infrastructure without access to grants. Similarly, the harmonising of technology into a single ICT platform (and mitigation of legacy workarounds), would not have been possible without supporting merger grants. The Nett Benefit worksheet illustrates the cost of that ICT implementation, entirely offset by the NCIF 1 grant.

### 3 Key impacts

In accord with the merger protections and DPC guidance, the following were the primary workforce cultural and financial impacts of the merger (over 10yrs):

- Voluntary redundancies (\$1.312m)
- Salary harmonisation (\$2.856m)
- Technology and telecommunications (incl HR modules) (\$5.282m)

### 4 Key focus

Again, in relation to impacts on workforce, the following approach was taken to utilise retained staff, or engage fixed term new recruits, within the merger rules of no forced redundancies and first choice option for existing staff for vacant positions:

- Established Transition Plan identifying strategic merger and harmonisation projects, project lead and resources
- Established a ‘service-program-activity’ (SPA) framework nested within the strategic pillars of the Community Strategic Plan, delineating the scope, deliverables and performance expectations of the services for the merged council
- Utilised NCIF 2 to fund those merger projects (service reviews; asset, salary system and structure harmonisation; ICT configuration; procurement and property rationalisation)
- Utilised NCIF 2 to fund change management and cultural development plan (human synergistics diagnostics, values, teams development etc)
- Engaged fixed term external recruits linked to term of grants/projects

## 5 Key frameworks

To blend the former council structures and harness the skills of staff:

- The 'transition organisation structure' was shaped on the SPA framework, layering roles into service management, program coordination and activity tasking by team; with role definition mapped to the deliverables and performance outlined in the SPA statements. The Workforce Plan (WFP) noted intention to revise the structure twice as the organisation matured, with the final 'transformation structure' for confirmation by the incoming 2020 elected council (now deferred to 2021 elections).
- A project management office (PMO) was resourced to focus on merger, infrastructure and organisational projects and contracts
- A project management framework was established to guide funding and governance of those projects
- A harmonised salary system and staff performance framework was introduced to reflect the layered roles of the organisation structure, and appropriately reward staff in relation to the regional market (eg TRP @ 75<sup>th</sup> percentile of LGNSW survey)

## 6 Key deliverables

Merging a predominantly large urban regional council with a smaller rural council inherently brings differences in policy, priority settings and service expectations. Without rapid service reviews at the beginning of a merger, the scope and spread of services tend to gravitate to the higher standard (of either former council) to demonstrate to community a level of equity of service across the broader LGA. Not surprisingly, QPRC expanded the type and levels of service beyond that provided by either former council, and subsequently engaged an additional 30 FTE resources above the preserved merger FTE (400). This was required in order to deliver the services scoped in the SPA framework adopted in 2017 - particularly in communications, tourism, events, recreation, town centre place management, grants and economic development.

Retention of staff in critical skill areas and refining practices to HSEQ standards assisted the merged Council's capacity and reputation to retain RMCC and other contracts. The depth of capability in the PMO led to the design and construction of improved infrastructure delivering key commuter and freight corridors valued over \$150m since merger.

In addition, with the benefit of stronger council and community grants, staff and contract resources were engaged to complete community infrastructure projects endorsed through the Local Representation Committee. These included harmonising town entry and town centre landscaping and servicing.

The merged council built greater capacity that enabled effective participation in natural disaster response and community recovery – evidenced particularly now as QPRC continues in its bushfire recovery from last summer.

Through the Workforce Plan, our ambitions to refresh the organisation and curate the skills otherwise difficult to attract in the local government sector were fashioned through a targeted increase in cadets and trainees, often replacing a vacant position with two trainees at equivalent cost.

Without the NCIF grant provided with the merger, neither former council would be in a position to fund and implement new software (TechOne). QPRC subsequently configured and implemented integrated modules (incl HR modules recruitment, L&D, electronic timesheets etc) not available or utilised previously, in turn relieving staff resources from paper-based tasks.

A significant deliverable will be the migration of more than 200 Queanbeyan-based staff from 11 dislocated cottages and buildings in the CBD, into a single council office and library in the new civic and cultural precinct. The premises will also accommodate government and commercial offices, a smart hub and gallery connections to performance centres. This will be achieved without requiring new rating revenues, but rather by servicing the debt for the project with savings achieved through resizing staff establishment as planned, building savings and lease returns.

### 7 Key Outcomes

The key outcomes achieved against the metrics listed in Section 1 include:

- equitable salaries and TRP aligned to regional market
- workforce metrics stabilised (turnover, unplanned absence, overtime)
- post-merger increase FTE (30) represented 6% uplift in employment cost
- harmonised salary system represented 1% increase in employment cost
- no forced redundancies as consequence of merger
- FTE/resident ratio remains lower than 7.5/1000
- backoffice FTE ratio at 13% is lower than pre-merger



# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 10.4          MERGER - COSTS AND BENEFITS

ATTACHMENT 3    MERGER NETT BENEFITS

4. Net (input not required)

	Year 1. Fin Yr (18/17) \$ '000	Year 2. Fin Yr (17/18) \$ '000	Year 3. Fin Yr (18/19) \$ '000	Year 4. Fin Yr (19/20) \$ '000	Year 5. Fin Yr (20/21) \$ '000	Year 6. Fin Yr (21/22) \$ '000	Year 7. Fin Yr (22/23) \$ '000	Year 8. Fin Yr (23/24) \$ '000	Year 9. Fin Yr (24/25) \$ '000	Year 10. Fin Yr (25/26) \$ '000	Total Actual \$ Value \$ '000	Total NPV \$ Value \$ '000
<b>1. Costs</b>												
ICT Costs	1,251	2,313	1,383	322	13	-	-	-	-	-	5,282	4,357
Workforce Restructure Costs	540	1,566	560	350	350	350	350	350	350	350	5,116	3,763
Other Transition Costs	1,183	323	253	79	-	-	-	-	-	-	1,839	1,809
<b>Total - Costs</b>	<b>2,974</b>	<b>4,203</b>	<b>2,196</b>	<b>751</b>	<b>363</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>12,236</b>	<b>9,728</b>
<b>2. Savings</b>												
Councillor Savings	-	150	200	200	200	200	200	200	200	200	1,750	1,031
Salaries and Wages Savings	232	425	516	516	516	516	516	516	516	516	4,785	2,905
Material, Contract and Other Savings	245	290	600	515	515	515	515	515	515	515	4,740	3,103
<b>Total - Savings</b>	<b>477</b>	<b>865</b>	<b>1,316</b>	<b>1,231</b>	<b>1,231</b>	<b>1,231</b>	<b>1,231</b>	<b>1,231</b>	<b>1,231</b>	<b>1,231</b>	<b>11,275</b>	<b>7,039</b>
<b>3. Efficiencies</b>												
Efficiencies	961	661	661	(561)	(66)	584	584	584	584	584	4,573	2,254
<b>Total - Efficiencies</b>	<b>961</b>	<b>661</b>	<b>661</b>	<b>(561)</b>	<b>(66)</b>	<b>584</b>	<b>584</b>	<b>584</b>	<b>584</b>	<b>584</b>	<b>4,573</b>	<b>2,254</b>
<b>4. Net</b>												
Costs	(2,974)	(4,203)	(2,196)	(751)	(363)	(350)	(350)	(350)	(350)	(350)	(12,236)	(9,500)
Savings	477	865	1,316	1,231	1,231	1,231	1,231	1,231	1,231	1,231	11,275	6,800
Efficiencies	961	661	661	(561)	(66)	584	584	584	584	584	4,573	2,923
<b>Total - Net [(Savings + Efficiencies) - (Costs)]</b>	<b>(1,536)</b>	<b>(2,677)</b>	<b>(219)</b>	<b>(81)</b>	<b>802</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>3,612</b>	<b>223</b>
<b>New Council Implementation Grant</b>	<b>5,000</b>		<b>3,500</b>								<b>8,500</b>	<b>7,485</b>
<b>Net + New Council Implementation Grant</b>	<b>3,464</b>	<b>(2,677)</b>	<b>3,281</b>	<b>(81)</b>	<b>802</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>12,112</b>	<b>7,455</b>

NOTE 1: QPRC's agreed 10 year target is \$13m.

TARGET 13,000  
SHORTFALL \$ 888

3. Efficiencies (input sheet)

Efficiencies	Year 1.	Year 2.	Year 3.	Year 4.	Year 5.	Year 6.	Year 7.	Year 8.	Year 9.	Year 10.	Total	Total
	Fin Yr	Fin Yr	Fin Yr	Fin Yr	Fin Yr	Fin Yr	Fin Yr	Fin Yr	Fin Yr	Fin Yr	Actual \$	NPV \$
	(16/17)	(17/18)	(18/19)	(19/20)	(20/21)	(21/22)	(22/23)	(23/24)	(24/25)	(25/26)	Value	Value
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
1. ICT savings	300										\$ 300	\$274
2. Redeployment 11 VR resources to front line staff	661	661	661	830	830	830	830	830	830	830	\$ 7,795	\$4,788
3. Redeployed/new staff - Transition Structure >FY19: +30FTE nett) - new services				- 2,174	- 2,174	- 2,174	- 2,174	- 2,174	- 2,174	- 2,174	\$ (15,215)	-\$10,758
4. FTE post Merger savings -15FTE nett (used to service debt for new QCCP)				782	1,277	1,927	1,927	1,927	1,927	1,927	\$ 11,694	\$7,950
5.											\$ -	\$0
6.											\$ -	\$0
7.											\$ -	\$0
8.											\$ -	\$0
9.											\$ -	\$0
10.											\$ -	\$0
<b>Total - Efficiencies</b>	\$ 961	\$ 661	\$ 661	\$ (561)	\$ (66)	\$ 584	\$ 584	\$ 584	\$ 584	\$ 584	\$ 4,573	\$ 2,254

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 10.4          MERGER - COSTS AND BENEFITS

ATTACHMENT 4    PRE-POST MERGER FINANCIALS

### Summary of Comparative Financial Information

Source: <https://www.yourcouncil.nsw.gov.au/>

(\*financial data was not collected for amalgamated councils in 2016 and 2017 due to differences in financial statement time periods)

Council	OLG Group	Classification
QPRC	4	Regional Town/City
QCC	4	Regional Town/City
Palerang	11	Large Rural

	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12
<b>Population</b>								
QPRC	59,959	58,771	58,128	-	-	-	-	-
QCC	-	-	-	-	40,858	40,568	40,209	39,826
Palerang	-	-	-	-	15,510	15,306	15,083	14,835
<b>Total</b>	<b>59,959</b>	<b>58,771</b>	<b>58,128</b>		<b>56,368</b>	<b>55,874</b>	<b>55,292</b>	<b>54,661</b>
<b>Average Total Operating Expenses (\$'000)</b>								
Large Rural	32,521	30,178	28,929	27,627	28,391	27,131	27,339	26,151
Metropolitan	175,144	162,476	137,598	137,598	111,728	106,425	103,007	99,075
Metropolitan Fringe	179,726	170,564	116,624	114,431	137,203	136,130	133,327	132,494
Regional Town/City	120,775	115,443	111,461	106,756	97,876	95,348	94,009	91,053
Rural	17,146	17,750	15,830	14,468	12,771	13,214	13,720	13,983
<b>Average NSW</b>	<b>94,436</b>	<b>88,752</b>	<b>76,292</b>	<b>73,647</b>	<b>68,445</b>	<b>66,282</b>	<b>65,167</b>	<b>63,204</b>
<b>Annual Increase</b>	<b>6.4%</b>	<b>16.3%</b>	<b>3.6%</b>	<b>7.6%</b>	<b>3.3%</b>	<b>1.7%</b>	<b>3.1%</b>	
QPRC	123,490	125,781	-	-	-	-	-	-
QCC	-	-	-	-	73,514	75,338	73,966	70,261
Palerang	-	-	-	-	32,190	32,869	29,623	27,412
<b>Total</b>	<b>123,490</b>	<b>125,781</b>			<b>105,704</b>	<b>108,207</b>	<b>103,589</b>	<b>97,673</b>
<b>Annual Increase</b>	<b>-1.8%</b>	<b>6.3%</b>	<b>6.3%</b>	<b>6.3%</b>	<b>-2.3%</b>	<b>4.5%</b>	<b>6.1%</b>	
<b>Average Total Operating Income (\$'000)</b>								
Large Rural	39,265	31,755	36,050	33,394	29,534	27,781	29,761	27,774
Metropolitan	211,215	167,803	186,174	187,156	141,960	122,677	119,338	113,769
Metropolitan Fringe	238,347	174,050	175,095	175,623	195,357	162,601	150,830	148,332
Regional Town/City	151,375	120,024	140,380	131,579	112,803	104,584	101,500	97,023
Rural	21,760	18,473	20,809	16,962	13,888	12,956	14,690	14,763
<b>Average NSW</b>	<b>117,202</b>	<b>91,949</b>	<b>100,307</b>	<b>96,518</b>	<b>83,095</b>	<b>74,015</b>	<b>72,630</b>	<b>69,548</b>
<b>Annual Increase</b>	<b>27.5%</b>	<b>-8.3%</b>	<b>3.9%</b>	<b>16.2%</b>	<b>12.3%</b>	<b>1.9%</b>	<b>4.4%</b>	
QPRC	195,294	127,462	-	-	-	-	-	-
QCC	-	-	-	-	83,027	91,351	75,863	65,209
Palerang	-	-	-	-	39,526	33,492	29,812	34,740
<b>Total</b>	<b>195,294</b>	<b>127,462</b>			<b>122,553</b>	<b>124,843</b>	<b>105,675</b>	<b>99,949</b>
<b>Annual Increase</b>	<b>53.2%</b>	<b>1.3%</b>	<b>1.3%</b>	<b>1.3%</b>	<b>-1.8%</b>	<b>18.1%</b>	<b>5.7%</b>	

10.4 Merger - Costs and Benefits  
Attachment 4 - Pre-Post Merger Financials (Continued)

	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12
<b>Average FTE per 1000 population</b>								
Large Rural	14.5	14.2	14.0	13.9	13.6	13.7	13.9	13.9
Metropolitan	4.5	4.5	4.6	4.8	4.8	4.9	5.0	5.1
Metropolitan Fringe	4.8	4.6	4.6	4.4	4.8	4.8	4.9	4.9
Regional Town/City	8.8	8.8	8.4	8.2	8.2	8.2	8.2	8.2
Rural	26.3	25.3	24.8	24.8	22.1	22.0	22.4	22.4
QPRC	7.1	6.9	7.2		-	-	-	-
QCC	-	-	-		6.8	6.7	6.8	7.0
Palerang	-	-	-		7.7	7.8	8.0	8.1
Combined	7.1	6.9	7.2		7.1	7.0	7.1	7.3
<b>Financial Ratios</b>								
<b>Operating Performance Ratio (%)</b>								
QPRC	5.4	0.4	5.8		-	-	-	-
QCC	-	-	-		(1.5)	(11.3)	(10.5)	(15.4)
Palerang	-	-	-		3.9	(9.4)	(6.2)	1.8
Regional Town/City	1.8	2.4	6.1	2.5	(0.5)	(7.9)	(6.3)	(6.4)
Large Rural	1.9	3.9	12.4	7.1	(1.7)	(12.9)	(5.3)	(4.9)
<b>Unrestricted Current Ratio (x)</b>								
QPRC	1.3	2.1	2.4		-	-	-	-
QCC	-	-	-		3.7	3.1	3.2	2.8
Palerang	-	-	-		3.4	2.6	3.5	4.3
Regional Town/City	3.1	3.1	3.3	3.1	3.0	2.7	2.8	2.6
Large Rural	4.3	5.1	5.1	4.8	4.2	4.2	5.0	4.6
<b>Own Source Revenue %</b>								
QPRC	57.9	62.4	52.5		-	-	-	-
QCC	-	-	-		77.5	64.8	66.6	72.7
Palerang	-	-	-		70.2	76.9	67.2	53.4
Regional Town/City	70.7	69.3	67.7	69.8	71.4	74.2	65.0	63.3
Large Rural	57.0	59.2	56.1	58.1	62.0	64.7	51.8	49.9
<b>Grants and Contributions % of Total Revenue</b>								
QPRC	42.1	37.4			-	-	-	-
QCC	-	-	-		22.5	35.0	27.2	20.4
Palerang	-	-	-		29.8	23.0	25.3	38.7
Regional Town/City	29.3	30.7	31.6	30.2	28.6	25.5	27.5	29.3
Large Rural	43.0	41.1	43.7	41.9	38.0	34.8	40.8	43.1
<b>Rates Outstanding (%)</b>								
QPRC	5.7	5.1	3.4		-	-	-	No data
QCC	-	-	-		4.2	3.0	4.0	No data
Palerang	-	-	-		6.9	5.9	6.0	No data
Regional Town/City	5.7	5.5	5.3	5.4	5.6	5.5	6.1	No data
Large Rural	7.2	6.6	6.8	6.3	6.4	7.3	8.4	No data
<b>Debt Service Cover (x)</b>								
QPRC	6.4	6.6			-	-	-	No data
QCC	-	-	-		8.8	5.2	4.8	No data
Palerang	-	-	-		4.1	3.7	4.1	No data
Regional Town/City	4.9	6.0	6.5	5.3	4.8	3.6	4.4	No data
Large Rural	12.3	12.9	3.6	12.7	20.2	13.8	21.3	No data

10.4 Merger - Costs and Benefits  
Attachment 4 - Pre-Post Merger Financials (Continued)

	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12
<b>Asset Maintenance Ratio (%)</b>								
QPRC	86.5	92.0		No data	-	-	-	No data
QCC	-	-	-	No data	79.1	87.0	103.6	No data
Palerang	-	-	-	No data	119.4	59.0	75.2	No data
Regional Town/City	97.5	92.2	96.0	No data	89.1	83.6	77.7	No data
Large Rural	112.8	97.6	101.4	No data	100.5	91.4	87.5	No data
<b>Infrastructure Renewal Ratio (%)</b>								
QPRC	30.7	46.7			-	-	-	-
QPRC - adjusted ratio	144.2	86.2			-	-	-	-
QCC	-	-	-	-	49.6	73.0	86.0	66.4
Palerang	-	-	-	-	128.2	66.0	97.0	39.5
Regional Town/City	59.1	58.4	61.3	98.2	67.5	69.9	70.3	57.7
Large Rural	99.1	105.2	89.4	225.8	98.6	82.9	82.5	65.5
<b>Infrastructure Backlog (%)</b>								
QPRC	3.2	2.6			-	-	-	-
QCC	-	-	-	-	0.8	1.0	1.3	20.0
Palerang	-	-	-	-	7.2	27.0	11.4	21.5
Regional Town/City	5.2	5.2	5.7	6.5	4.9	7.6	10.1	13.5
Large Rural	4.0	3.9	4.0	6.5	5.6	12.4	15.2	15.2
<b>Operating Expenditure</b>								
<b>Total Average Governance and Administration Expenditure (\$'000)</b>								
Regional Town/City	17,981	15,478	16,607	14,798	13,935	12,457	13,261	12,934
Large Rural	5,171	4,455	3,385	3,292	3,736	3,594	3,577	3,242
QPRC	22,982	28,518			-	-	-	-
QCC	-	-	-	-	20,465	21,067	19,410	16,593
Palerang	-	-	-	-	4,423	3,977	4,288	3,501
Total	22,982	28,518	-	-	24,888	25,044	23,698	20,094
<b>Total Average Public Order, Safety, Health, Water and Sewer Expenditure (\$'000)</b>								
Regional Town/City	24,914	25,658	22,827	21,986	20,332	20,098	19,489	18,278
Large Rural	6,500	6,225	5,547	5,298	5,210	5,318	5,062	4,790
QPRC	34,581	31,483			-	-	-	-
QCC	-	-	-	-	25,029	24,116	23,643	22,584
Palerang	-	-	-	-	5,391	5,449	5,421	4,353
Total	34,581	31,483	-	-	30,420	29,565	29,064	26,937
<b>Total Average Environmental Expenditure (\$'000)</b>								
Regional Town/City	19,737	18,250	18,164	17,237	14,827	14,557	13,916	13,398
Large Rural	3,004	2,685	2,601	2,511	2,410	2,260	2,210	2,111
QPRC	18,791	17,257			-	-	-	-
QCC	-	-	-	-	6,737	6,862	7,137	7,773
Palerang	-	-	-	-	4,432	3,410	3,059	3,218
Total	18,791	17,257	-	-	11,169	10,272	10,196	10,991
<b>Total Average Community Services, Education and Housing Expenditure (\$'000)</b>								
Regional Town/City	9,554	9,256	8,415	8,292	7,588	7,806	7,562	7,343
Large Rural	2,635	2,453	2,566	2,536	2,377	2,289	2,276	2,220
QPRC	8,020	9,906			-	-	-	-
QCC	-	-	-	-	4,113	5,490	6,855	7,004
Palerang	-	-	-	-	1,664	1,668	1,817	2,042
Total	8,020	9,906	-	-	5,777	7,158	8,672	9,046

**10.4 Merger - Costs and Benefits**  
**Attachment 4 - Pre-Post Merger Financials (Continued)**

	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12
<b>Total Average Recreational and Cultural Expenditure (\$'000)</b>								
Regional Town/City	16,791	15,728	15,035	14,664	13,496	13,851	13,381	13,015
Large Rural	3,490	3,197	3,041	3,051	2,631	2,566	2,444	2,380
QPRC	17,657	17,446	-	-	-	-	-	-
QCC	-	-	-	-	7,987	8,852	8,609	8,484
Palerang	-	-	-	-	1,407	1,341	1,212	1,268
Total	17,657	17,446	-	-	9,394	10,193	9,821	9,752
<b>Total Average Roads, Bridges and Footpaths Expenditure (\$'000)</b>								
Regional Town/City	19,558	18,373	22,156	17,097	17,021	16,390	16,214	16,845
Large Rural	8,335	7,523	9,747	7,145	7,873	7,063	7,890	7,465
QPRC	12,277	10,979	-	-	-	-	-	-
QCC	-	-	-	-	5,473	5,692	5,198	4,293
Palerang	-	-	-	-	6,662	9,693	9,524	9,218
Total	12,277	10,979	-	-	12,135	15,385	14,722	13,511
<b>Total Average Other Services Expenditure (\$'000)</b>								
Regional Town/City	14,841	14,331	8,289	12,724	10,676	10,210	10,232	9,529
Large Rural	4,682	4,822	2,049	3,787	4,152	4,040	3,902	3,988
QPRC	12,414	16,008	-	-	-	-	-	-
QCC	-	-	-	-	3,710	3,259	3,112	3,530
Palerang	-	-	-	-	8,211	7,331	4,302	3,812
Total	12,414	16,008	-	-	11,921	10,590	7,414	7,342



# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

16 DECEMBER 2020

ITEM 11.1 MINUTES OF THE QPRC HERITAGE ADVISORY COMMITTEE  
MEETING HELD 19 NOVEMBER 2020

ATTACHMENT 1 QPRC HERITAGE ADVISORY COMMITTEE MEETING  
MINUTES OF 19 NOVEMBER 2020

**Present:** Cr Peter Marshall (Chair), Andrew Riley, Judith Bedford, David Loft

**Also Present:** Pip Giovanelli, Mike Thompson, David Carswell, Kat McCauley, Tim Geyer, Jacinta Tonner

**Apologies:** Mayor Tim Overall, Sue Whelan OAM

The Committee Recommends:

**1. Confirmation of the Report of Previous Meeting**

**Recommendation (Bedford/Riley)**

That the report of the meeting of the Committee held on 15 October 2020 be confirmed.

**2. Business arising from the minutes**

NIL

**3. Declaration of Conflicts of Interest**

Nil.

**4. Charleyong Bridge Interpretive Signage**

David Carswell provided an update on the draft interpretive signage for the Charleyong Bridge from Transport for NSW. The Committee were happy with the draft, but would like to clarify the signs with Barry Osmond and has requested this item be discussed at the next meeting.

**5. Cultural Heritage Interpretation Plan – Regional Sports Complex – North Tralee**

Tim Geyer provided an overview of the Regional Sports Complex – North Tralee and a brief history about the site. A Cultural Interpretation Plan was provided to the Committee with two options regarding the re-use of the old amenity building and landscape interpretation concepts. A discussion was undertaken by the Committee and the Committee was generally supportive of the option to repurpose the old amenity block as outlined in the Plan.

**Resolved (Loft/ Riley)**

**QPRC HAC 05/20** That the Committee support the option to re-purpose the old amenity block into an interpretation hub and gathering space on site as outlined in the Cultural Heritage Interpretation Plan.

**6. Development Application – 39 Isabella Street Queanbeyan**

Mike Thompson and Jacinta Tonner provided an overview of the DA – 39 Isabella Street, Queanbeyan, which is for the proposed adaptive reuse of Benedict House into a childcare facility. It involves some alterations to the existing building and associated cottage and construction of an addition which will infill the courtyard and extend the main building to the south towards the cottage. A discussion was undertaken by the Committee.

**Recommendation (Loft / Riley)**

**QPRC HAC 06/20**      **That the Committee support the adaptive reuse for the building, subject to:**

- 1) The upper courtyard being amended to be in line with the west side of the building and not be protruding.**
- 2) Reconsideration of the need and materials for the solid screening panels on the upper courtyard.**

**7. Other Business**

David Carswell informed the Committee that Heritage NSW has made changes to the standard exemptions that will take effect on the 1 December 2020 and gave a brief overview of them.

**8. Next Meeting**

The next meeting will be held at 4.30pm on **Thursday 17 December 2020** in the Committee Room at Queanbeyan Council Chambers.

There being no further business, the meeting closed at 5.50 pm.



# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**16 DECEMBER 2020**

ITEM 11.2 BUNGENDORE TOWN CENTRE AND ENVIRONS ADVISORY  
COMMITTEE

ATTACHMENT 1 BUNGENDORE TOWN CENTRE AND ENVIRONS ADVISORY  
COMMITTEE MINUTES 26 OCTOBER 2020



## Bungendore Town Centre and Environs Committee Meeting

26 October 2020 commencing at 6.30 pm  
Bungendore Woodworks Gallery, Malbon Street

### MINUTES

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

**Also Present:**  
None

The meeting opened at 6.45 pm

2. **Apologies:** Cllr Mark Schweikert, Derek Tooth (invited QPRC representative)

3. **Declaration of Conflicts of Interest**

- 3.1 D Mac Laren declared that he was the owner of 35 Ellendon Street, which is affected by the Central Carpark plan and that his properties bordered the Art Link.

4. **Minutes of Previous Meeting**

The Minutes of the previous meeting on 14 September 2020 were accepted.  
(Longhurst/Evans)

5. **Business Arising/Outstanding Actions**

**High School.** Noted that Department of Education briefing included relocation of Bush Balladeers Memorial to Frogs Hollow.

**Ellendon Street Arts Link.** P Evans reported on discussions with QPRC representatives who are looking for assistance from a small committee to consider sourcing art works for display.

ACTION: P Evans to provide guidance to QPRC staff on successful artwork display designs used in ACT.

ACTION: Members to consider possible membership of the committee.

**Central Carpark.** The Agenda and papers for QPRC meeting on 28 October were noted. Item 9.4 Bungendore Car Park Options is discussed below.

**6. Correspondence.**

**6.1 In**

Advice from QPRC, Debby Ferguson, that BTCEC was not a s355 Committee but an Advisory Committee.

Email from Debby Ferguson re Terms of Reference for other Advisory Committees.

ACTION: A Riley to draft Terms of Reference for BTCEC.

**6.2 Out**

Nil

**7. New Business**

- 7.1 Central Car Park Changes.** The QPRC staff paper at Item 9.4 of the Agenda for the Council meeting on 28 October was discussed. Members (D Mac Laren not participating) AGREED that the Secretary should submit the following statement to Clr Schweikert as Chair of the Bungendore Locality Committee which could be quoted as the BTCEC Opinion on the Agenda Item.

Members agreed that Option 2, the "BTCEC Preferred Option" included in Attachment 1 to Item 9.4 remains the Committee's preference. They draw attention to the water sensitive urban design inclusion of large shade trees which mitigate heat island effect and encourage community events such as markets. Vehicle access to the car park from Malbon Street is preferred.

Members noted the comment re discussions at point 4: they agree that they do not support Option 4, "Option D without acquisition", which does not provide enough parking spaces to meet the requirement.

- 7.2 Frogs Hollow.** Members AGREED that they supported upgrading and improving this iconic community green space, building on the large-scale works being carried out under the flood mitigation project.  
ACTION: Review the dsb Landscaping options for Frogs Hollow.

**8. Reports and Discussion.**

- 8.1 Project Action Plan.** To be progressed at the next meeting.
- 8.2 Central Car Park.** Discussed above.
- 8.3 High School Proposal.** Discussed above.
- 8.4 Ellendon Street Arts Link.** Discussed above.
- 8.5 Roundabout/Sports Hub Access.** Advice re delays from QPRC staff was discussed.

**9. Any Other Business**

Nil

**10. Close/Next Meeting**

The meeting closed at 8.00pm. Next meeting 16 November 2020.

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 11.2            BUNGENDORE TOWN CENTRE AND ENVIRONS ADVISORY  
                                 COMMITTEE

ATTACHMENT 2    DRAFT TERMS OF REFERENCE





## TERMS OF REFERENCE BUNGENDORE TOWN CENTRE AND ENVIRONS ADVISORY COMMITTEE

### 1. Role

The role of the Bungendore Town Centre and Environs Advisory Committee is to assist Council to develop plans, policies and strategies to enhance and improve the future of Bungendore's town centre, Turallo Creek corridor and surrounds. The Committee will consider:

- Streetscape planning to improve the physical quality and image of Bungendore, including the provision of public art,
- Built form controls and preservation of the character of Bungendore,
- Provision of open space and recreation areas,
- Retail and commercial strategy,
- Landscape planning and tree planting.

### 2. Membership

- Five community representatives which includes two representatives nominated by the Bungendore Chamber of Commerce and Industry,
- The Councillor delegated as Chair of the Bungendore Locality Committee will be an ex officio member of the Committee with voting rights.

### 3. Meetings

- Committee meetings will generally be monthly but will be scheduled to enable consideration and comment on issues relevant to the Committee's Terms of Reference to be available to suit Council's programme.
- Committee meeting Minutes will be reported to Council for endorsement.
- The Committee will elect a Chair and Secretary from the members.

### 4. Quorum

A quorum for the meeting will be three.



# QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

16 DECEMBER 2020

ITEM 14.1           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
253	31/10/20	Cr Marshall enquired about parking enforcement outside the CBD being generated by complaints.	Portfolio GM Community Connection	<p>The issuing of tickets is not solely driven by complaints. Rangers will respond to complaints as well as issuing tickets during patrols or when they observe illegally parked vehicles. Rangers will deliberately patrol school zones and high use parking areas even if no complaints are received as detailed in the Parking Policy.</p> <p>If a complaint is received, Rangers will attend the site when they are next in the area. They will also revisit that site over the ensuing weeks to determine if there are ongoing issues with the reported problem. It follows that tickets can be issued many weeks after any complaint has been received on illegal parking especially if people persist with parking illegally. Rangers may even continue to patrol known high incident locations in order to try and change illegal parking behaviour. This often occurs around high density residential areas where parking is at a premium.</p> <p>Rangers do not know the back story of why a person has parked illegally. They do not find out who the owner of the vehicle is before they issue a ticket. They determine if the vehicle is illegally parked and then issue the ticket.</p> <p>Staff a very aware that at any time, a person who has been booked can point to other situations where the same illegal parking has occurred by either themselves or others and complain of unfairness. Council does not have sufficient resources to ensure that all parking violators are fined. It also follows that the lack of resources is not</p>	09/12/20	Y

14.1 Responses to Councillors' Questions  
Attachment 1 - Responses to Councillors Questions (Continued)

				<p>a reasonable reason to stop issuing tickets for illegal parking.</p> <p>We need to remember that the ticket has been issued because the driver chose to break the law and not because a Ranger decided to pick on that person. Drivers can dispute the ticket by applying to the Office of State Revenue to get the matter reviewed. A ticket will be revoked if the driver can demonstrate that the ticket was incorrectly issued.</p>		
252	07/12/20	Cr Winchester reported a dumped mattress on a Queanbeyan property and requested it be removed.	Portfolio GM Community Connection	Mattress will be removed.	07/12/20	Y
251	07/12/20	Cr Winchester reported a large pile of garbage abutting the road of a Queanbeyan property.	Portfolio GM Community Connection	This is a Department of Housing house and should be forwarded to them.	07/12/20	Y
250	07/12/20	Cr Winchester enquired if a Queanbeyan property was Council owned.	Portfolio GM Community Connection	The property is owned by Council.	07/12/20	Y
249	30/11/20	On behalf of a Family Day Educator, Cr Winchester enquired as to when the transition payments that Council had agreed to pay would be received.	Portfolio GM Community Choice	These have been processed.	30/11/20	Y
248	30/11/20	Cr Winchester requested confirmation on the funds collected from the Yarrawlumla Section 94 Plan.	Portfolio GM Natural & Built Character	<ul style="list-style-type: none"> <li>• Yarrawlumla Council Section 94 Plan No. 1 Bungendore still applies and is still being collected against.</li> <li>• The funds are currently being held in various contribution accounts as follows: <ul style="list-style-type: none"> <li>- Community Hall/Sports Centre</li> <li>- Bush Fire SES Station</li> <li>- Pre School Centre Land</li> <li>- Pool Expansion Bungendore</li> <li>- Library Relocation</li> <li>- Embellish Open Space</li> </ul> </li> </ul>	30/11/20	Y

				<ul style="list-style-type: none"> <li>A report is to go to Council in December on the pooling of contributions (as per PLA073/20 – 10 June 2020) and the above and other contribution accounts will be considered as part of it.</li> </ul>		
247	08/11/20	Cr Marshall enquired about plans for Cooma Road near Brick Kiln Creek, as it is in very poor condition.	Portfolio GM Community Connection	The 1km section just south of Brick Kiln Creek is earmarked to be stabilised this financial year. Works are planned to commence in the coming weeks and be completed before Christmas.	30/11/20	Y
246	26/11/20	Cr Winchester enquired if Council has been approached or had any information regarding a proposed rail / road freight depot north of Hume ACT	Portfolio GM Community Connection	The freight intermodal proposal is part of the development of the employment land at South Jerrabomberra (Tralee). Council has included the gifting of the land in the VPA with VBC and Poplars and staff have been speaking to Governments about progressing a freight intermodal at that location. It is still early days but any enquiries need to be directed to the CEO.	30/11/20	Y
245		Cr Winchester submitted the following queries regarding the proposed Memorial Park: <ol style="list-style-type: none"> <li>QPRC please confirm the other potential sites that are being looked at as mentioned at Wednesday night's meeting</li> <li>How much are the additional groundwater tests on the proposed site costing the Rate Payers?</li> <li>3 - How long is over the coming Weeks? (words from the report) ".....These works will be carried out over the coming weeks"</li> <li>4 - Has QPRC looked at the land currently earmarked and signposted as 'Future Cemetery Extension' (Portion</li> </ol>	Portfolio GM Natural & Built Character	<ol style="list-style-type: none"> <li>As advised by the CEO at the Planning and Strategy Committee meeting on 11 November, there are other potential sites of lesser size that may meet NSW Cemetery and Crematoria guidelines and that Council could contemplate should the preferred site not pass through the planning process. No work has been done on any other sites nor have landowners been approached. Any sites requiring further investigation will be subject to the same sets of studies and planning processes as the existing site. Each location will cost approximately \$200,000 to assess and each will take two to three years. Therefore, it is critical Council first exhaust the planning process for the site on Old Cooma Rd before contemplating other sites. If this becomes necessary, it is likely that there will be a period where burials will be unable to occur in Queanbeyan.</li> </ol>	20/11/20	Y

		<p>75) to identify how much of that block, with careful planning, could be utilised as the extension?</p> <p>5. 5 - QPRC noted that Portion 75 is home to some exotic or protect species of Flora or fauna. Can evidence of this please be provided?</p>		<p>2. The additional tests are estimated to cost \$17,000. Costs associated with the Memorial Park/Cemetery, including loan repayments, are funded from cemetery income. The project is self-funding and not reliant on rate revenue.</p> <p>3. Completion of the work is dependent on available contractors and consultants. Subject to availability It is expected the testing will be undertaken then reported early in the new year.</p> <p>4. Yes, Council examined Portion 75 and other nearby plots of land but were ruled out due to environmental constraints. Portion 75 will be retained as a bushland cemetery only. Since the time of the initial assessment of Portion 75, environmental constraints have become increasingly restrictive. Therefore the likelihood of being able to utilise a sufficient area of land from this site for anything other than a bush cemetery is negligible.</p> <p>5. The table below lists those species found onsite, by NPWS during the 1990s when the site was assessed.</p> <p><b>Regionally Significant flora species recorded on Portion 75, Queanbeyan.</b></p> <table border="1" data-bbox="1182 943 1599 1209"> <thead> <tr> <th>Botanical Name</th> <th>Common Name</th> </tr> </thead> <tbody> <tr> <td><i>Leucochrysum albicans</i></td> <td>Hoary Sunray</td> </tr> <tr> <td><i>Thysanotus patersonii</i></td> <td>Twining Fringe Lily</td> </tr> <tr> <td><i>Diurus sulphurea</i></td> <td>Tiger Orchid</td> </tr> <tr> <td><i>Dianella longifolia</i></td> <td>Blueberry Lily</td> </tr> <tr> <td><i>Caladenia sp (bearded)</i></td> <td>Boyup Beard Orchid</td> </tr> <tr> <td><i>Grevillea ramosissima</i></td> <td>Fan Grevillea</td> </tr> <tr> <td><i>Wurmbea dioica</i></td> <td>Early Nancy</td> </tr> <tr> <td><i>Micoseris lanceolata</i></td> <td>Yam Daisy</td> </tr> <tr> <td><i>Caladenia sp (cream)</i></td> <td>Spider Orchid</td> </tr> <tr> <td><i>Bulbine bulbosa</i></td> <td>Bulbine Lily</td> </tr> <tr> <td><i>Stuartia muelleri</i></td> <td>Spoon Cudweed</td> </tr> </tbody> </table> <p>No threatened reptile or amphibian species have been recorded on Portion 75. However, the threatened species Rosenberg's Monitor,</p>	Botanical Name	Common Name	<i>Leucochrysum albicans</i>	Hoary Sunray	<i>Thysanotus patersonii</i>	Twining Fringe Lily	<i>Diurus sulphurea</i>	Tiger Orchid	<i>Dianella longifolia</i>	Blueberry Lily	<i>Caladenia sp (bearded)</i>	Boyup Beard Orchid	<i>Grevillea ramosissima</i>	Fan Grevillea	<i>Wurmbea dioica</i>	Early Nancy	<i>Micoseris lanceolata</i>	Yam Daisy	<i>Caladenia sp (cream)</i>	Spider Orchid	<i>Bulbine bulbosa</i>	Bulbine Lily	<i>Stuartia muelleri</i>	Spoon Cudweed		
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		<p>In relation to question 1, Cr Winchester further enquired as to who made the decision that Portion 75 will be retained as a bushland cemetery only.</p>		<p><i>Varanus rosenbergi</i>, and the Striped Legless Lizard, <i>Delmar impar</i>, have been recorded previously in the area and the habitat is suitable for these species.</p> <p>Councillors made the decision, although there were a number of decisions from Council contributing to the retention of Portion 75 for the purposes of a Bushland Cemetery the final decision was made in August 2009 when, due to environmental constraints, Council effectively resolved to abandon any attempt to alter the use of the Bushland Cemetery and pursue a cemetery in a new location. A brief summary of Council decisions leading up to the resolution to acquire a new site for a cemetery is shown below:</p> <ul style="list-style-type: none"> <li>- On 15 March 2000, Council resolved (2126) "That Council complete the rezoning and purchase of Portion 75 for a Bushland Cemetery and that development and operation be in accordance with the Native Vegetation Management Plan."</li> <li>- On 7 February 2007, Council resolved 070/07 "The Queanbeyan Cemetery Native Vegetation Plan be amended in accordance with the attached Concept Plan and be advertised for public comment in accordance with the Local Government Act."</li> <li>- Due to legislative and environmental concerns, on 26 August 2009 Council 270/09 resolved "That no further action be taken on Resolution No. 070/07 of 7 February 2007 until the necessary actions for finding a new cemetery for the City are completed as committed to in the Community Strategic Plan 2009-2019 and a decision is made, and a workshop be held to canvas ideas and provide information for Councillors."</li> </ul>		
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				<ul style="list-style-type: none"> <li>- First workshop of Queanbeyan City Council 2009 – Initiated Project</li> <li>- Proposal to find a location for a new cemetery was included in Queanbeyan City Council's Delivery Programs 2009-12 and 2013-17, community were consulted on content of Delivery Plans.</li> <li>- Further Workshop of Queanbeyan City Council 2015 – Confirmed preferred area of search based on population growth.</li> <li>- At the 26 August 2015 meeting, 310/15 Council resolved "That Council authorise the General Manager to approach relevant property owners to secure options over land identified for potential cemetery purposes, to allow formal planning to proceed."</li> </ul>		
244	26/11/20	Cr Winchester enquired about funding for the skatepark proposed at the Braidwood Recreation Ground.	Portfolio GM Natural & Built Character	<p>Council does not have funding for the construction of the skatepark. Council did fund the community engagement and detailed design to get a "shovel ready" project.</p> <p>The Braidwood Community Association is applying for grants based on our site and designs.</p>	26/11/20	Y
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	<p>This will be considered when the Palerang Development Control Plan 2014 and the Queanbeyan Development Control Plan 2012 are combined.</p> <p>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 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</p>	15/01/19	N

14.1 Responses to Councillors' Questions  
Attachment 1 - Responses to Councillors Questions (Continued)

				Lane and backs onto the undeveloped area of Bungendore East. 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.		
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	Staff have liaised with the s.355 Committee and put forward options for the survey.  Staff are also investigating remediation options to prevent further seepage.	20/03/18  20/06/18	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