



Planning and Strategy Committee of the Whole

AGENDA

11 March 2020

Commencing at 5.30pm

**Council Chambers
253 Crawford St, Queanbeyan**

On-site Inspections - Nil

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

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

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

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LIST OF ATTACHMENTS –

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

Open Attachments

- Item 6.1 Amendments to Googong Development Control Plan 2010
Attachment 1 GDCP Parts 4 and 5 (Under Separate Cover)
Attachment 2 GDCP 2010 Part 7 (Under Separate Cover)
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- Item 6.2 Planning Proposal - Results of Exhibition - 2020 Housekeeping Amendment to Queanbeyan LEP 2012
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Attachment 2 Analysis of Submissions (Under Separate Cover)
Attachment 3 DPIE Response (Under Separate Cover)
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Attachment 1 Method for Assessing Rezoning and Dwelling Eligibility Requests (Under Separate Cover)
Attachment 2 19 December 2018 Report including the Request for Lot 16, DP 846996 Williamsdale Road, Williamsdale (Under Separate Cover)
Attachment 3 Original Detailed Assessment (Under Separate Cover)
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- Item 6.4 Street Naming Proposal - Stage 1 - South Jerrabomberra Urban Release Area
Attachment 1 Proposed Street Names - Stage 1 - South Jerrabomberra (Under Separate Cover)
Attachment 2 South Jerrabomberra - Stage 1 - Road Layout (Under Separate Cover)
- Item 7.1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 13 February 2020
Attachment 1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 13 February 2020 (Under Separate Cover)
- Item 7.2 Minutes of the QPRC Heritage Advisory Committee Meeting held 20 February 2020
Attachment 1 QPRC Heritage Advisory Committee Minutes 20 February 2020 (Under Separate Cover)

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE**

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- Item 7.3 Minutes of the Environment and Sustainability Advisory Committee of 3 February 2020
Attachment 1 Minutes of the Environment and Sustainability Advisory Committee Meeting held 3 February 2020 (Under Separate Cover)

Closed Attachments

- Item 6.2 Planning Proposal - Results of Exhibition - 2020 Housekeeping Amendment to Queanbeyan LEP 2012
Attachment 6 Councillors Only - Submissions unredacted (Under Separate Cover)

ITEM 4 DECLARATION OF CONFLICTS/PECUNIARY INTERESTS

The provisions of Chapter 14 of the *Local Government Act, 1993* regulate the way in which Councillors and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons for declaring such interest.

As members are aware, the provisions of the *Local Government Act* restrict any member who has declared a pecuniary interest in any matter from participating in the discussions, voting on that matter, and require that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest

Recommendation

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

6.1 Amendments to Googong Development Control Plan 2010 (Ref: ; Author:
Thompson/Jansen)

File Reference: 26.1.1 – 04

Summary

The purpose of this report is to seek Council's endorsement to proceed with the exhibition of proposed amendments to the *Googong Development Control Plan (GDGP) 2010*.

Recommendation

That Council exhibit the Googong DCP 2010 as amended for 28 days.

Background

The *Googong Development Control Plan (GDGP) 2010* has over time had a number of amendments to incorporate new structure plans for the various neighbourhoods at Googong. Council has now received the Neighbourhood Structure Plans for the next stages comprising Neighbourhoods 3 to 5. These will form Appendix 10 of the GDGP (Attachment 4).

In addition, a number of other changes were required to be made to the GDGP, these changes are as follows:

1. Deletion of certain engineering design standards from Part 5 of the GDGP as these are now contained separately within the QPRC design specifications (Attachment 1).
2. The addition of a requirement to provide connection to Googong reticulated alternate water supply system for small lots, studio dwellings, multi dwelling, dual occupancies and residential flat buildings (Part 7 of the GDGP) to ensure consistency with the current requirements for single dwellings (Attachment 2).
3. A new updated set of Master Plans have also been submitted. These will replace the previous set of Master Plan maps contained in Appendix 8 (Attachments 3 and 4).

The updated parts of the GDGP are provided in the Attachments, all proposed drafting changes are marked in red.

Implications

Strategic

The proposed changes will update the document and are considered appropriate. The new neighbourhood structure plans for Neighbourhoods 3 to 5 have been added. New neighbourhood structure plans are required to be submitted prior to a development application for subdivision being considered for the next stages at Googong.

Engagement

It is proposed to exhibit the draft changes for a period of 28 days in accordance with Council's Community Engagement and Participation Plan.

Financial

As per Council's fees and charges, a fee of \$5,500 is required to be paid by the applicants for the amendment to the GDGP.

6.1 Amendments to Googong Development Control Plan 2010 (Ref: ; Author: Thompson/Jansen) (Continued)




Integrated Plan

The review of the GDCP is consistent with the Operational Plan for the Branch.

Conclusion

The updates to the GDCP are considered appropriate. The new Master Plans ensure that the document is updated and reflects development which has occurred so far and reflects the envisaged future development. Structure Plans for Neighbourhoods 3 to 5 set out the vision of the next stages at Googong.

Attachments

- | | |
|--|---|
| Attachment 1 | GDCP Parts 4 and 5 (<i>Under Separate Cover</i>) |
|  Attachment 2 | GDCP 2010 Part 7 (<i>Under Separate Cover</i>) |
|  Attachment 3 | GDCP 2010 Appendix 8 (<i>Under Separate Cover</i>) |
|  Attachment 4 | GDCP 2010 Appendix 10 (<i>Under Separate Cover</i>) |

6.2 Planning Proposal - Results of Exhibition - 2020 Housekeeping Amendment to Queanbeyan LEP 2012 (Ref: ; Author: Thompson/Lodder)

File Reference: PJT0061-12-02

Summary

The purpose of this report is to provide Council with details in respect of the recent community consultation undertaken for planning proposal PP_2019_QPRE_001_00 ('the Housekeeping Planning Proposal') and to recommend Council now resolve to finalise the draft plan.

Recommendation

That Council endorse staff to undertake the necessary actions to finalise the draft Plan.

Background

On 14 August 2019, Council resolved to seek a Gateway determination for the above planning proposal (Minute No. PLA080/19). A copy of the planning proposal is at Attachment 1.

The planning proposal in this instance addresses four key matters:

1. Reinstating a single dwelling entitlement for land at 1738 Old Cooma Road, Royalla;
2. Amending Lot Size Maps for E2 and E4 lands at Jumping Creek in Queanbeyan East;
3. Updating a number of LEP maps to align with the approved development framework for the Googong Town Centre and Googong Common; and
4. Introducing new exempt development provisions to allow for the development of fixed free standing information signage on Googong road verges.

A Gateway determination for the planning proposal was subsequently issued by the NSW Department of Planning, Industry and Environment (DPIE) to proceed with the draft plan.

Agency Consultation

Council was required to consult with both the NSW Rural Fire Service and the Department of Planning, Industry and Environment (DPIE) prior to community consultation being undertaken as a condition of the Gateway determination. Due to the demands of the 2019/2020 fire season, RFS were unable to provide advice (Attachment 4). The planning proposal in this instance is not considered to increase bushfire risk and any new development will need to be consistent with the relevant bushfire guidelines.

Advice was also received from DPIE's Biodiversity and Conservation Team on 24 February 2020. A copy of that advice is at Attachment 3.

It is considered the issues raised by DPIE will be addressed as Council negotiates the details of both the Voluntary Planning Agreement and future development applications for Jumping Creek, Googong and Royalla. No issues have been raised that prevent the planning proposal from proceeding in this instance.

Community Consultation

Council exhibited the planning proposal from 10 December 2019 until 14 February 2020 (57 days in total). There were 234 visits to this QPRC Your Voice site during the exhibition period. A total of 5 submissions were received. An analysis of the submissions received is shown in Attachment 2. No issues have been raised that prevent the planning proposal from proceeding in this instance.

6.2 Planning Proposal - Results of Exhibition - 2020 Housekeeping Amendment to Queanbeyan LEP 2012 (Ref: ; Author: Thompson/Lodder) (Continued)

Proposed Changes by the Developer, Googong Township Pty Ltd

During public exhibition of this planning proposal, Council also received a submission from Googong Township Pty Ltd (GTPL) at Attachment 5.

GTPL requested two additional matters be addressed as part of the planning proposal as discussed below:

1. Amend Minimum Lot Size Map for Googong Neighbourhood Stages 3-5

GTPL requested that Council change the width of buffer area at the south west boundary in which the 600m² minimum lot size applies, be decreased from 100m to 35m. This change would increase the yield in this vicinity by approximately 30 residential lots. This change, whilst potentially having planning merit, is viewed as a significant policy change that was not part of the original planning proposal. The matter is best considered in the future after the gazettal of the new comprehensive local environmental plan.

2. Amend Googong Common Map and the RE1 Public Recreation zone in Googong

GTPL also requested that Council consider changes to the shape of the existing RE1 Public Recreation zone and R1 Low Density Residential land. This change would again increase the number of residential lots on R1 Low Density Residential land. This change, whilst potentially having planning merit, is viewed as a significant policy change that was not part of the original planning proposal. The matter is best considered in the future after the gazettal of the new comprehensive local environmental plan.

Implications***Legal***

This planning proposal will make several changes to *Queanbeyan Local Environmental Plan 2012*.

Policy

This planning proposal has been prepared to meet the requirements of Part 3 of the *Environmental Planning and Assessment Act 1979*.

Environmental

Any future development application for dwellings at 1738 Old Cooma Road Royalla will require an appropriate environmental assessment.

The changes to the Lot Size of the Jumping Creek E2 land will facilitate public ownership and long term management of the residue lot.

The location of temporary signage on Council land at Googong will require a check of any potential conflict with biodiversity and heritage assets when erected.

Asset

These planning changes will facilitate the subdivision and future dedication of lands at Jumping Creek lands to Council. An appropriate management regime for the land will need to be established prior to any dedication occurring.

Engagement

Engagement with public authorities and the community has been undertaken consistent with the requirements of the *Environmental Planning & Assessment Act, 1979*, and Council's Community Engagement and Participation Plan.

6.2 Planning Proposal - Results of Exhibition - 2020 Housekeeping Amendment to Queanbeyan LEP 2012 (Ref: ; Author: Thompson/Lodder) (Continued)

Financial

No major impacts of financial consequence are expected. Concurrently, Council is negotiating a Local Planning Agreement with the Jumping Creek developer to offset financial consequences.

Conclusion

Council has complied with the requirements of Part 3 of the *Environmental Planning and Assessment Act 1979* to make this plan. No significant issues have been raised by NSW Government agencies or the local community that would prevent the plan from being finalised.

Accordingly, it is recommended that Council now resolve to finalise the draft plan.

Attachments

- | | |
|--------------|---|
| Attachment 1 | Planning Proposal - Housekeeping Amendments to Queanbeyan Local Environmental Plan 2012 (<i>Under Separate Cover</i>) |
| Attachment 2 | Analysis of Submissions (<i>Under Separate Cover</i>) |
| Attachment 3 | DPIE Response (<i>Under Separate Cover</i>) |
| Attachment 4 | NSW RFS Response (<i>Under Separate Cover</i>) |
| Attachment 5 | GTPL Submission (<i>Under Separate Cover</i>) |
| Attachment 6 | Councillors Only - Submissions unredacted (<i>Under Separate Cover</i>) -
CONFIDENTIAL |

6.3 Further Consideration of Planning Proposal Request - Lot 16 DP846996,
Williamsdale Road, Williamsdale (Ref: ; Author: Thompson/Carswell)

File Reference: 26.1.41-1

Summary

This report provides an update and background to a request by the property owners to subdivide the existing lot to create an 8.2 hectare lot so that an existing dwelling (dual occupancy) would be on a separate lot. It applies to a property at Lot 16 DP 846996 Williamsdale Road, Williamsdale which is zoned RU1 under the *Palerang Local Environmental Plan 2014* (PLEP). The existing lot has an area of 104.7 hectares where a minimum lot area of 80 hectares applies. Council last considered a report on this request at its meeting of 19 December 2018 (Item No. 12.3) (Attachment 2).

Recommendation

That the request for Lot 16 DP 846996, Williamsdale to be subdivided to allow an existing dwelling to be on a separate lot not be progressed.

Background

This report provides an update and background to a request by the property owners to subdivide an existing 104.7 hectare lot to create an 8.2 hectare lot so that an existing dwelling (dual occupancy) would be on a separate lot. It applies to a property at Lot 16 DP 846996 Williamsdale Road, Williamsdale which is zoned RU1 under *Palerang Local Environmental Plan 2014* (PLEP). A minimum lot area of 80 hectares applies. Figure 1 below shows this site.

Council last considered a report on this request at its meeting of 19 December 2018 (Item No. 12.3) where it resolved: (Minute No. 444/18).

6. *The request for Lot 16 DP 846996, Williamsdale to be subdivided to allow an existing dwelling to be on a separate lot be progressed.*

To comply with Council's resolution this proposal was included as one of the few policy matters to be progressed in conjunction with the Comprehensive Local Environmental Plan (CLEP). When the CLEP was forwarded to the Department of Planning, Industry and Environment (DPIE) they commented as follows:

It is recommended that Council pursue this LEP amendment as part of a separate planning proposal to allow further consideration of the strategic implications across the LGA of permitting the subdivision of an existing dual occupancy development of rural land below the applicable minimum lot size.

In other words, DPIE asked that this proposal be removed from the CLEP and reassessed.

6.3 Further Consideration of Planning Proposal Request - Lot 16 DP846996, Williamsdale Road, Williamsdale (Ref: ; Author: Thompson/Carswell) (Continued)

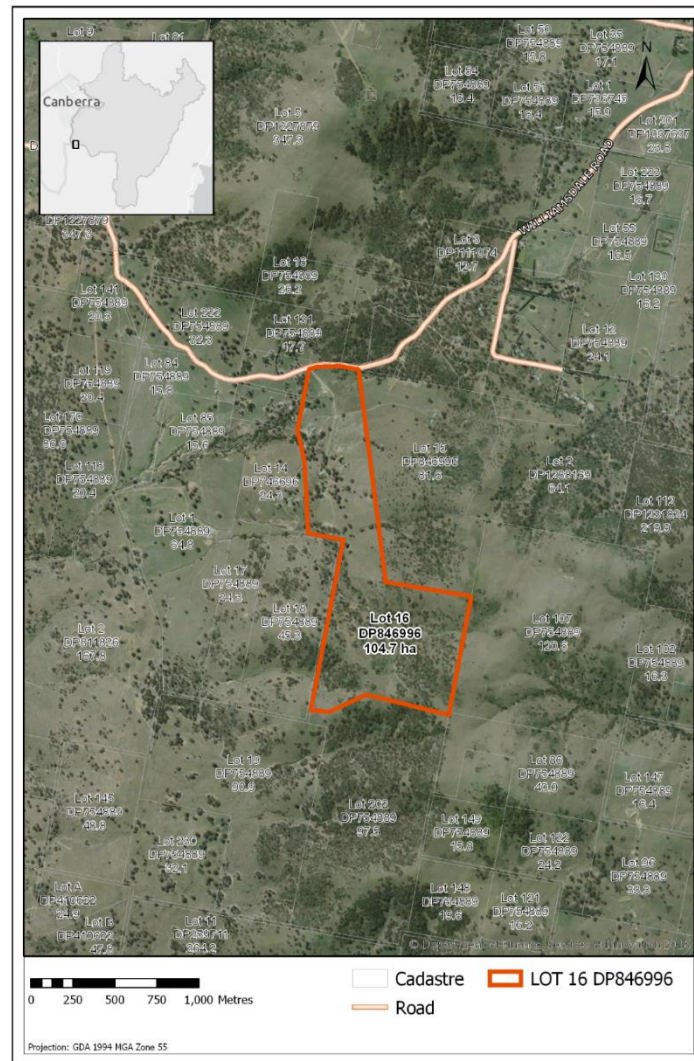


Figure 1 - Lot 16 DP 846996, Williamsdale

The strategic implications of this and other requested variations received by Council were considered in a series of reports on rural land/rezoning requests to Council in the period December 2017 to December 2019 and involved amongst other things, the application to each of the requests of an assessment methodology which included criteria from the adopted *Palerang Rural Lands Strategy 2016-2036*.

**6.3 Further Consideration of Planning Proposal Request - Lot 16 DP846996,
Williamsdale Road, Williamsdale (Ref: ; Author: Thompson/Carswell)
(Continued)**

The criteria from the *Palerang Rural Lands Strategy 2016-2036* included:

- Is the land an anomaly with regard to the current land use or are there other factors that warrant one-off support?
- If the proposal is not an anomaly or justified on special grounds as an ad hoc rezoning, the proposal must fit a broader pattern of logical extension of development. For example, fit a logical extension of an existing small properties zone or form part of a potential new zone.
- If it is possible to support the proposal, what ranking and timeline should be set for the particular proposal? Is there sufficient data from the applicant or should more be supplied to finalise a decision?
- Will the development of the land be self-funding with regard to adequate road access, power and bushfire protection measures?
- Does the proposal add benefit to the Queanbeyan-Palerang LGA i.e. not just a commuter satellite for Canberra?

The full methodology is in Attachment 1.

In applying this assessment methodology to a similar application an earlier report observed (Item No. 12.4, p8 – 13 December 2017) in regard to strategic implications:

In considering whether to allow the requested amendment, it is necessary to consider whether a precedent will be created in allowing the subdivision of dual occupancies on small rural lots.....

It is estimated that there are a large number of rural and residential lots that contain an existing dual occupancy across the Queanbeyan-Palerang local government area. If the subdivision of these became common it is possible that there would be an expectation in the community that a second dwelling could be erected and that the lot could subsequently be subdivided in the future. This will lead to the fragmentation of agricultural land, an increase in the number of people residing in rural areas that are not associated with agriculture and as a result the demand for improved infrastructure such as roads increases.

The report on this proposal considered by Council at its 19 December 2018 meeting (Item No. 12.3) also observed:

During the preparation of the draft Palerang Local Environmental Plan 2014 (PLEP) and the Palerang Rural Lands Strategy 2016-2036, Council received numerous requests for amendments to the local environmental plan (LEP) land use planning provisions. Most commonly the requests were for the lowering of minimum lot sizes to allow the subdivision of existing dual occupancies and/or the rezoning of land.

Current Proposal

In this case the previous report is in Attachment 2, the assessment of the request in Attachment 3 and the proponent's previous submission in Attachment 4.

Lot 16 DP 846996 is a very small agricultural property at 104.7 hectares and it is suggested that it is not necessary to have a separate lot for farm succession purposes.

It includes proposing a Restriction as to User on the proposed smaller lot (8.2 hectares) to prevent a further dwelling being constructed on the land under the dual occupancy provisions. However, even if a covenant was placed on the smaller lot (if subdivided) a dual occupancy would still be permissible with consent on the larger lot.

**6.3 Further Consideration of Planning Proposal Request - Lot 16 DP846996,
Williamsdale Road, Williamsdale (Ref: ; Author: Thompson/Carswell)
(Continued)**

In support of the request the property owners cite two examples in the PLEP that allowed the subdivision of existing dual occupancies (Attachment 4). These lots are in Joe Rocks Road and Keewong Lane, both of which were included in the *Palerang Rural, Rural Residential and Environmental Areas Discussion Paper 2008*. While the meeting of Council on 14 October 2010 resolved to include these proposals in the draft PLEP both had circumstances which distinguished these sites from the present proposal. For example the dual occupancies referred to were on smaller lots which were also of a rural residential nature. In addition, other distinguishing issues included location of public roads, location in relation to existing rural residential areas and steepness of land.

Additionally, Council in considering other rural lands requests has generally not supported the creation of additional lots via an existing dual occupancy.

All matters considered it is recommended that Lot 16 DP 846996, Williamsdale not be subdivided to allow an existing dwelling to be on a separate lot.

Options

Taking into account the above there are a number of Options. These are as follows:

Option 1 - Is to receive and note this report and to proceed as previously resolved by Council on the 18 December 2018.

This will require the preparation of a planning proposal for this request. However, from the Department of Planning, Industry and Environment's letter it is clear that a further body of work will be required to support the planning proposal. Given the potential implications across the non-urban areas of the LGA this is likely to require quite a large and extensive piece of work that will require some time in which to complete. Further, the recommendations of such work are unknown and may simply confirm the approach and findings of the *Palerang Rural Lands Strategy 2016-2036*. It would also be recommended that a project of this size not be undertaken until the CLEP is close to finalisation.

Option 2 – The concern expressed by DPIE and the staff's review of this proposal indicates little merit from a planning perspective. This option would require Council to reconsider its previous resolution with a view to not supporting the request.

Implications

Legal

The legal implications depend on Council's decision. If it is to proceed with the proposal (Option 1) to allow subdivision a planning proposal will be required which will need to comply with the legislative provisions and to address all the various policy matters relevant to this matter.

However, if the decision is not to proceed (Option 2) then the proponent may ask for a Rezoning Review. This can be requested if:

- A council has notified them that it does not support their plans.
- A council has failed to indicate its support 90 days after the proponent has submitted a request.
- A council has failed to submit a planning proposal for a Gateway determination within a reasonable time after it has indicated its support.

This would be subject to a fee payable to the DPIE and if granted a Rezoning Review would be carried out independently by the Southern Regional Joint Regional Planning Panel for this Region.

**6.3 Further Consideration of Planning Proposal Request - Lot 16 DP846996,
Williamsdale Road, Williamsdale (Ref: ; Author: Thompson/Carswell)
(Continued)**

Policy

Again the policy implications are dependent on Council's decision.

From DPIE's letter concerning this matter it would be necessary to undertake another body of work in regard to this type of application and probably rural subdivision standards in general. Should this be the case this body of work would not commence until after the comprehensive local environmental plan is close to finalisation.

However in the event that Council's decision is for the proposal not to proceed then Council will be relying on the original assessment methodology as applying to this site.

The original assessment of this request involved the consideration of it against the *Palerang Rural Lands Strategy 2016-2036*, the *South East and Tablelands Regional Plan 2036* and relevant Ministerial Directions, *State Environmental Planning Policies* and a draft *State Environmental Planning Policy*.

The assessment of this request has found that a departure from the principles and requirements of these documents does not have merit.

Environmental

The original assessment of this request has considered each of the environmental, social, economic, infrastructure and natural matters.

Sustainability

If the proposal is supported and a further body of work undertaken matters relevant to sustainability and other matters such as assets will have to be considered. However, in regard to sustainability the original report observed:

It is suggested that the creation of additional small lots in rural areas is not sustainable as it will not only fragment rural land but will also create a precedent which will lead to further requests for small lots in these rural areas. This will increase the demand for both hard and soft infrastructure in addition to the need to manage natural hazards such as bushfire on the community.

Strategic

If the proposal is supported a further body of strategic work will need to be undertaken. In addition to the above mentioned matters The proposal will also have to consider the concern expressed in the original report:

Allowing the requests to proceed and the likely increase in further requests for small lots will create a circumstance where it will be difficult to plan for hard and soft infrastructure. Strategic land use and infrastructure planning allows for the co-ordinated planning of services and infrastructure. For instance the cost of constructing and maintaining rural roads is substantial and accounts for a large portion of the Council funds spent outside of urban areas.

Engagement

Should the request proceed and a planning proposal proceeds this will involve engagement with various government agencies and the community.

**6.3 Further Consideration of Planning Proposal Request - Lot 16 DP846996,
Williamsdale Road, Williamsdale (Ref: ; Author: Thompson/Carswell)
(Continued)**

Financial

The cost to Council in staff time assessing the requests is included in the current Land-Use Planning budget.

Should the request proceed there would be some development contributions payable to Council. However, it is suggested that these and income from rates, would not adequately fund the provision of hard and soft infrastructure particularly if further requests were agreed to.

Resources (including staff)

At this stage resources have involved staff preparing and reviewing this report.





Integrated Plan

The consideration and reporting on this request falls within the program area of the Land-Use Planning Branch.

Conclusion

This request was previously reported to Council at its meeting of 18 December 2018 (Item No. 12.3) which resolved to progress the request. This was undertaken as part of an earlier version of the Comprehensive Local Environmental Plan. However, the Department of Planning, Industry and Environment were not prepared to support this. Instead the Department suggested a separate planning proposal which also considers the strategic implications of permitting the subdivision of an existing dual occupancy development on rural land below the minimum lot size. Given this requirement it is timely to freshly consider the request and after reviewing all relevant matters it is concluded that the request should not proceed.

Attachments

- | | |
|---|---|
| Attachment 1
 | Method for Assessing Rezoning and Dwelling Eligibility Requests (<i>Under Separate Cover</i>) |
| Attachment 2
 | 19 December 2018 Report including the Request for Lot 16, DP 846996 Williamsdale Road, Williamsdale (<i>Under Separate Cover</i>) |
| Attachment 3
 | Original Detailed Assessment (<i>Under Separate Cover</i>) |
| Attachment 4
 | Previous Submission (<i>Under Separate Cover</i>) |

6.4 Street Naming Proposal - Stage 1 - South Jerrabomberra Urban Release Area
(Ref: ; Author: Thompson/Thompson)

File Reference: 26.4.1-04

Summary

Council has received a request from the proponents of the South Jerrabomberra Urban Release Area to name the streets in the first stage of the subdivision. This report considers the names proposed and recommends endorsement for public exhibition.

Recommendation

That Council:

- 1. Adopt in principle the names set down in Attachment 1 as the proposed names for the new roads created within stage 1 of the South Jerrabomberra Urban Release Area.**
 - 2. Advertise the names for public comment for 28 days.**
 - 3. Publish a notice in the NSW Government Gazette if no objections are received.**
-

The South Jerrabomberra Urban Release Area (formerly South Tralee) was approved by the Joint Regional Planning Panel under DA 395-2017 in August 2018. Construction of the first stage of the subdivision is well underway and it is time to consider potential street names for this stage of the development.

Council has worked with the applicant's consultant and the Geographical Names Board (GNB) to arrive at a list of names which differ from those elsewhere in the local government area and meet the criteria for road naming set down by the GNB.

The developer has chosen Australian flora as a theme after which the first 21 streets will be named. The source of these names is shown in Attachment 1.

The layout of the streets and the roads allocated to each is shown in Attachment 2.

The names selected are generally unambiguous and easy to spell and pronounce. They are all recommended for public exhibition.

Policy

The Code of Practice for addressing premises requires the recommended road names be reported to Council and then advertised for public comment. If supported by Council and the Geographical Names Board and there are no objections received from notifications then the notice will be published in the NSW Government Gazette. If any objections are received then a further report will be put to Council.

Consultation

The proposed names will be exhibited for 28 days for public comment.

Financial



All costs associated with advertising of the road name and supply of road name plates are to be borne by the applicant in accordance with Council's adopted fees and charges and the conditions of the development consent issued for the subdivision.

**6.4 Street Naming Proposal - Stage 1 - South Jerrabomberra Urban Release Area
(Ref: ; Author: Thompson/Thompson) (Continued)**

Conclusion

The names chosen are unique and interesting names selected under an appropriate theme. The names have been selected in accordance with Council's Code of Practice for the Naming of Roads and the Geographical Names Board guidelines for the naming of roads. It is recommended that the names in Attachment 1 be endorsed for public exhibition.

Attachments

- | | |
|---|---|
| Attachment 1
 | Proposed Street Names - Stage 1 - South Jerrabomberra (<i>Under Separate Cover</i>) |
| Attachment 2
 | South Jerrabomberra - Stage 1 - Road Layout (<i>Under Separate Cover</i>) |

6.5 Street Naming Proposal - Ellerton Drive (Ref: ; Author: Tegart/Thompson)

File Reference: 26.4.1-04

Summary

With the Ellerton Drive Extension nearing completion, the formal naming of the newly completed section of road needs to be finalised. This report recommends that the new section of road be named Ellerton Drive.

Recommendation

That:

1. **The existing road name of Ellerton Drive be endorsed for the newly completed section of road shown in Figure 1 below.**
 2. **The name be exhibited for public comment for 28 days.**
 3. **Council publish a notice in the NSW Government Gazette if no objections are received.**
-

Background

With the Ellerton Drive Extension nearing completion the formal naming of the new section of road needs to be finalised.

As the project name suggests the new section of road will be named "Ellerton Drive" as it is an extension of the existing Ellerton Drive named more than 20 years ago (see Figure 1 below).

However, to formally gazette the name requires Council to place the name on public exhibition before forwarding to the Geographic Names Board (GNB).

For the information of Council the name Ellerton derives from the following source:

ELLERTON – Property name. An Estate named and owned by James Williams who died in 1857. It extended roughly from the Bungendore Road to beyond the railway line to Pound Hill, and consisted of 1615 acres. Thomas Hincksman purchased a large part of the Estate in later years calling it Hope Lawn.

(Ref. Bygone Queanbeyan, Revised edition, p.70).

The name Ellerton is unambiguous and easy to spell and pronounce. As such the name is recommended for public exhibition.

6.5 Street Naming Proposal - Ellerton Drive (Ref: ; Author: Tegart/Thompson)
(Continued)

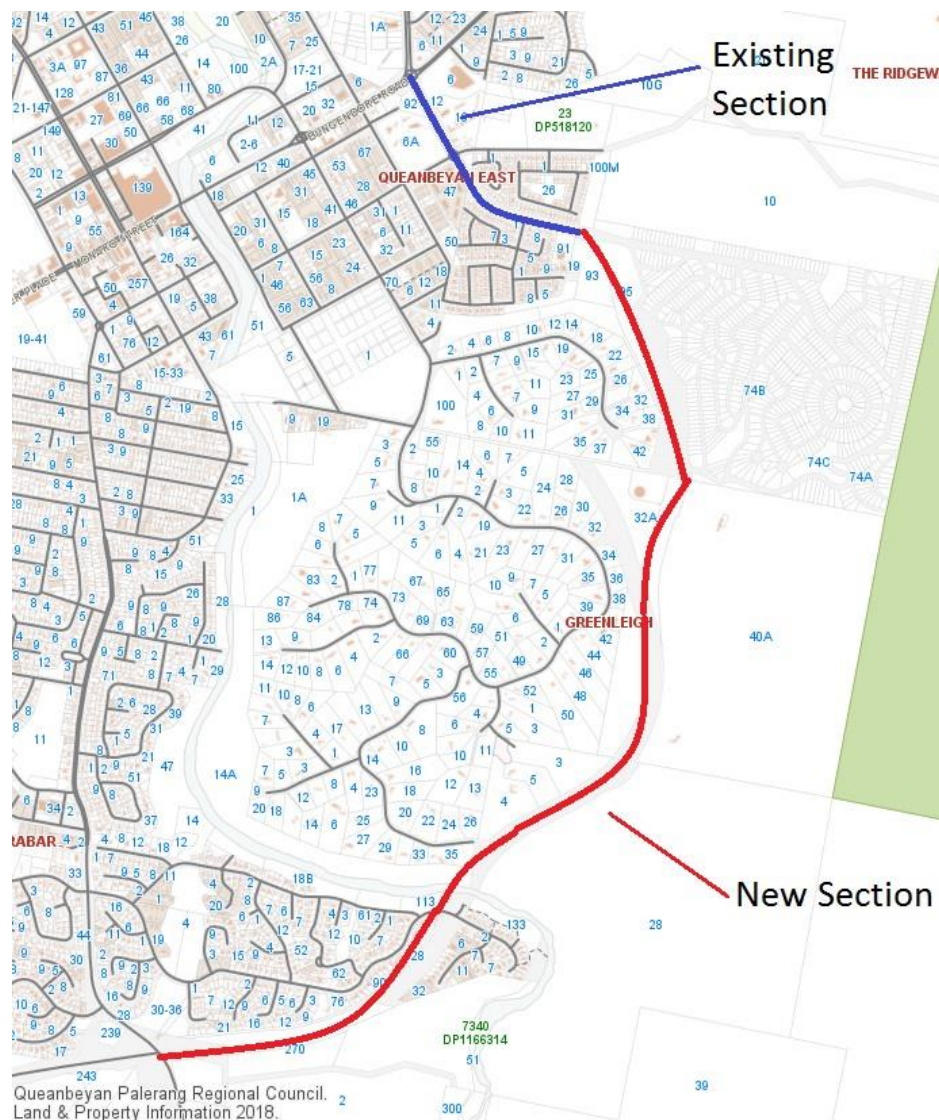


Figure 1 – Ellerton Drive – New and Existing Sections

During discussion about the naming of the road the issue of whether Council may at some stage wish to name the new bridge across the Queanbeyan River arose. However, this is a separate process to road naming and, if pursued, will be the subject of a separate report to Council in the future.

Policy

The Code of Practice for addressing premises requires the recommended road name to be reported to Council and then advertised for public comment. If supported by Council and the Geographical Names Board and there are no objections received from notifications then the notice will be published in the NSW Government Gazette. If any objections are received then a further report will be put to Council.

**6.5 Street Naming Proposal - Ellerton Drive (Ref: ; Author: Tegart/Thompson)
(Continued)**

Consultation

The proposed names will be exhibited for 28 days for public comment.

Financial

All costs associated with advertising of the road name and supply of road name plates and signs are part of the EDE Project costs.

Conclusion

The new section of road continues on from an existing section of Ellerton Drive. As such it is recommended that the newly completed section of road be named Ellerton Drive and that the naming proposal be endorsed for public exhibition.

Attachments

Nil

7.1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 13 February 2020 (Ref: ; Author: Thompson/McCauley)

File Reference: 460418


Summary:

The Minutes of the Braidwood and Curtilage Heritage Advisory Committee held on 13 February 2020 are presented to Council for its consideration.

Recommendation

That Council note the Minutes of Braidwood and Curtilage Heritage Advisory Committee Meeting held on 13 February 2020.

Attachments

Attachment 1  Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 13 February 2020 (*Under Separate Cover*)

7.2 Minutes of the QPRC Heritage Advisory Committee Meeting held 20 February 2020 (Ref: ; Author: Thompson/McCauley)

File Reference: 26.5.1-08


Summary:

The Minutes of the QPRC Heritage Advisory Committee of 20 February 2020 are presented to Council for consideration.

Recommendation

That Council note the minutes of the QPRC Heritage Advisory Committee held on 20 February 2020.

Attachments

Attachment 1  QPRC Heritage Advisory Committee Minutes 20 February 2020 (*Under Separate Cover*)

7.3 Minutes of the Environment and Sustainability Advisory Committee of 3
February 2020 (Ref: ; Author: Thompson/Abbott)

File Reference: 24.2.1-03


Summary:

The Minutes of the Environment and Sustainability Advisory Committee of 3 February 2020 are presented to Council for consideration.

Recommendation

That Council note the minutes of Environment and Sustainability Advisory Committee held on 3 February 2020.

Attachments

Attachment 1  Minutes of the Environment and Sustainability Advisory Committee Meeting held 3 February 2020 (*Under Separate Cover*)

8 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION

It is necessary for the Council to adopt a resolution to formalise its intention to deal with certain matters in Confidential Session. The reports are incorporated in the “confidential” business paper which has been circulated to Councillors.

The *Local Government Act, 1993* requires the General Manager to identify those matters listed on the business paper which may be categorised as confidential in terms of Section 10A of the *Local Government Act, 1993*.