



Planning and Strategy Committee of the Whole

AGENDA

8 April 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	Notice of Motion of Rescission <i>Attachment 1 Received Notice of Motion of Rescission - redacted (Under Separate Cover)</i>
Item 7.1	DA.2018.239 - Erection of Dual Occupancy - Variation to Height Limit - 7A Park Lane and 62 Elrington Street, Braidwood <i>Attachment 1 Section 4.15 Matters for Consideration - DA.2018.239 (Under Separate Cover)</i> <i>Attachment 2 Plans - DA.2018.239 (Under Separate Cover)</i> <i>Attachment 3 Clause 4.6 Variation Request - DA.2018.239 (Under Separate Cover)</i> <i>Attachment 4 Draft Conditions of Consent - DA.2019.239 (Under Separate Cover)</i>

- Item 7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton
Attachment 1 Exhibited Planning Proposal - Lot 3 DP 1074706, Sutton (Under Separate Cover)
Attachment 2 Summary of Submissions (Under Separate Cover)
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- Item 7.3 Amendment to Development Control Plans Following Adoption of Community Engagement and Participation Plan
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- Item 7.4 Googong Urban Development Local Planning Agreement - Second Deed of Variation
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Attachment 2 Amendments to Googong Urban Development Local Planning Agreement (Under Separate Cover)
- Item 7.6 Developer Contributions - Residential Accommodation Destroyed by Bushfire or Other Natural Disasters
Attachment 1 Definition of Residential Accommodation (Under Separate Cover)
- Item 7.11 Draft Probity Policy
Attachment 1 Draft Probity Policy (Under Separate Cover)
- Item 7.12 Updating and Harmonisation of Council Policies
Attachment 1 Records Management Framework (Under Separate Cover)
Attachment 2 Draft Records Policy (Under Separate Cover)
Attachment 3 Draft Unsolicited Proposals Policy (Under Separate Cover)
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- Item 7.13 COVID 19 - Financial Impacts
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Attachment 1 February 2020 - Investment Report Pack (Under Separate Cover)
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- Item 8.1 Update on Development Applications Under Consideration by Southern Regional Planning Panel
Attachment 1 Plans - Anglican School, Googong - 136 Gorman Drive, Googong (Under Separate Cover)
Attachment 2 Braidwood Central School - Plans (Under Separate Cover)
- Item 9.1 Wamboin Hall Management s.355 Committee Minutes
Attachment 1 Wamboin Hall Management s.355 Committee meeting minutes 27 February 2020 (Under Separate Cover)

- Item 10.1 Notice of Motion: Further Consideration of Planning Proposal Request - Lot 16 DP 849996, Williamsdale Road, Williamsdale
Attachment 1 Original Report Tabled at 11 March 2020 Planning & Strategy Meeting (Under Separate Cover)
- Item 11.1 Responses to Councillors' Questions
Attachment 1 Responses to Councillors Questions (Under Separate Cover)

Closed Attachments

- Item 7.7 Queanbeyan Civic and Cultural Precinct - Tender for Multi Discipline Engineering Design Services
Attachment 1 Tender Evaluation Report for Contract 2020-14 for Multi Discipline Engineering Design Services for QCCP (Under Separate Cover)
- Item 7.8 Queanbeyan Civic and Cultural Precinct - Tender for Architectural and Interior Design Services
Attachment 1 Tender Evaluation Report for Contract 2020-12 for Architecture and Interior Design Services for QCCP (Under Separate Cover)
- Item 7.9 Queanbeyan Civic and Cultural Precinct - Tender for Civil and Structural Engineering Design Services
Attachment 1 Tender Evaluation Report for Contract 2020-13 for Civil & Structural Engineering Design Services for QCCP (Under Separate Cover)
- Item 7.10 Queanbeyan Riverside Tourist Park
Attachment 1 Proposed Lease Arrangements (Under Separate Cover)
- Item 11.1 Responses to Councillors' Questions
Attachment 2 Responses to Councillors Questions with confidential information (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 Notice of Motion of Rescission (Ref: ; Author: Schweikert/Taylor)

Notice

The following Notice of Motion of Rescission signed by Crs Trudy Taylor, Mark Schweikert and Michele Biscotti has been received.

Motion

That Council rescind resolution number PLA021/20 of the Planning and Strategy Committee held on 11 March 2020.

Background

Resolution number: PLA021/20 of 11 March 2020 is as follows:


RESOLVED (Harrison/Overall)

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.

For: Crs Harrison, Hicks and Overall

Against: Crs Biscotti, Schweikert and Taylor

Attachments

Attachment 1  Received Notice of Motion of Rescission - redacted (*Under Separate Cover*)

7.1 DA.2018.239 - Erection of Dual Occupancy - Variation to Height Limit - 7A Park Lane and 62 Elrington Street, Braidwood (Ref: ; Author: Thompson/Williams)

File Reference: DA.2018.239

Summary

This application has been referred to Council because a variation of development standards is sought under the provisions of Clause 4.6 of a Local Environment Plan.

Proposal:	Dual Occupancy, Alterations & Additions to existing dwelling (Hawthorn Hollow) & Subdivision
Applicant/Owner:	Coe Planning Services / Pauline Cavalinis & David Donnelly (7A Park Lane) & Judith Neilsen (62 Elrington Street)
Subject Property:	Lot 1 DP 255840, Lot 1 DP 194296 & Lot 6 DP 1114480, 7A Park Lane and 62 Elrington Street, Braidwood.
Zoning and Permissibility:	R2- Low Density under Palerang Local Environmental Plan 2014
Public Submissions:	Nil
Issues Discussed:	<ul style="list-style-type: none">• Planning Requirements• Section 4.6 Variation to LEP Building Height Maximum• Development over sewer infrastructure
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor.

Recommendation

That:

- 1. In respect of DA.2018.239, approval be granted to a variation to Clause 4.3- Building Height of Palerang Local Environmental Plan 2014 to allow a height encroachment of 0.3m over the 6.5m height limit for the following reasons:**
 - (a) The proposal is consistent with the objectives of the Palerang Local Environmental Plan 2014- R2- Low Density Zone.**
 - (b) The proposal is consistent with the Palerang Local Environmental Plan 2014 objectives of c4.3- Building height maximum.**
 - (c) The Proposed Dual Occupancy is consistent with the controls of the Braidwood Development Control Plan 2006, specifically Precinct 2.**
 - (d) The variation presents no adverse impacts on the heritage Item, character of the site and/or the Braidwood area.**
 - (e) The variation has no foreseen impacts on views of surrounding lots.**
 - 2. Development application DA.2018.239 for a dual occupancy, alterations and additions to an existing dwelling (Hawthorn Hollow) and subdivision on Lot 1 DP 255840, Lot 1 DP 194296 & Lot 6 DP 1114480, 7A Park Lane and 62 Elrington Street, Braidwood, be granted conditional approval.**
-

7.1 DA.2018.239 - Erection of Dual Occupancy - Variation to Height Limit - 7A Park Lane and 62 Elrington Street, Braidwood (Ref: ; Author: Thompson/Williams)
(Continued)

Proposed Development

The development application is for:

- Alterations and refurbishment of the existing heritage listed dwelling (Hawthorn Hollow) and erection of an extension to increase the floor area to 244.64m².
- Erection of a second new two storey, one bedroom dwelling at the rear of the site (thereby creating a dual occupancy);
- Torrens title subdivision through consolidation and rearrangement of allotment boundaries to facilitate the above.
- A 56m² shed located in the northern portion of proposed Lot 1.

Details of the proposal are provided in the plans in Attachment 2.

Lot 1 DP 194296, Lot 6 DP 1114480 and Lot 1 DP 255840 will be re-subdivided to create proposed Lot 1, which will encompass the existing heritage cottage, the proposed dual occupancy and a new shed on 2051m², and proposed Lot 2 which will contain the existing dwelling and outbuilding at 62 Elrington Street with an area of 1020m².

Figure 1 below shows the existing lot configuration. Figure 2 shows the proposed new lot configuration.



Figure 1 – Existing Lot Configuration

7.1 DA.2018.239 - Erection of Dual Occupancy - Variation to Height Limit - 7A Park Lane and 62 Elrington Street, Braidwood (Ref: ; Author: Thompson/Williams) (Continued)

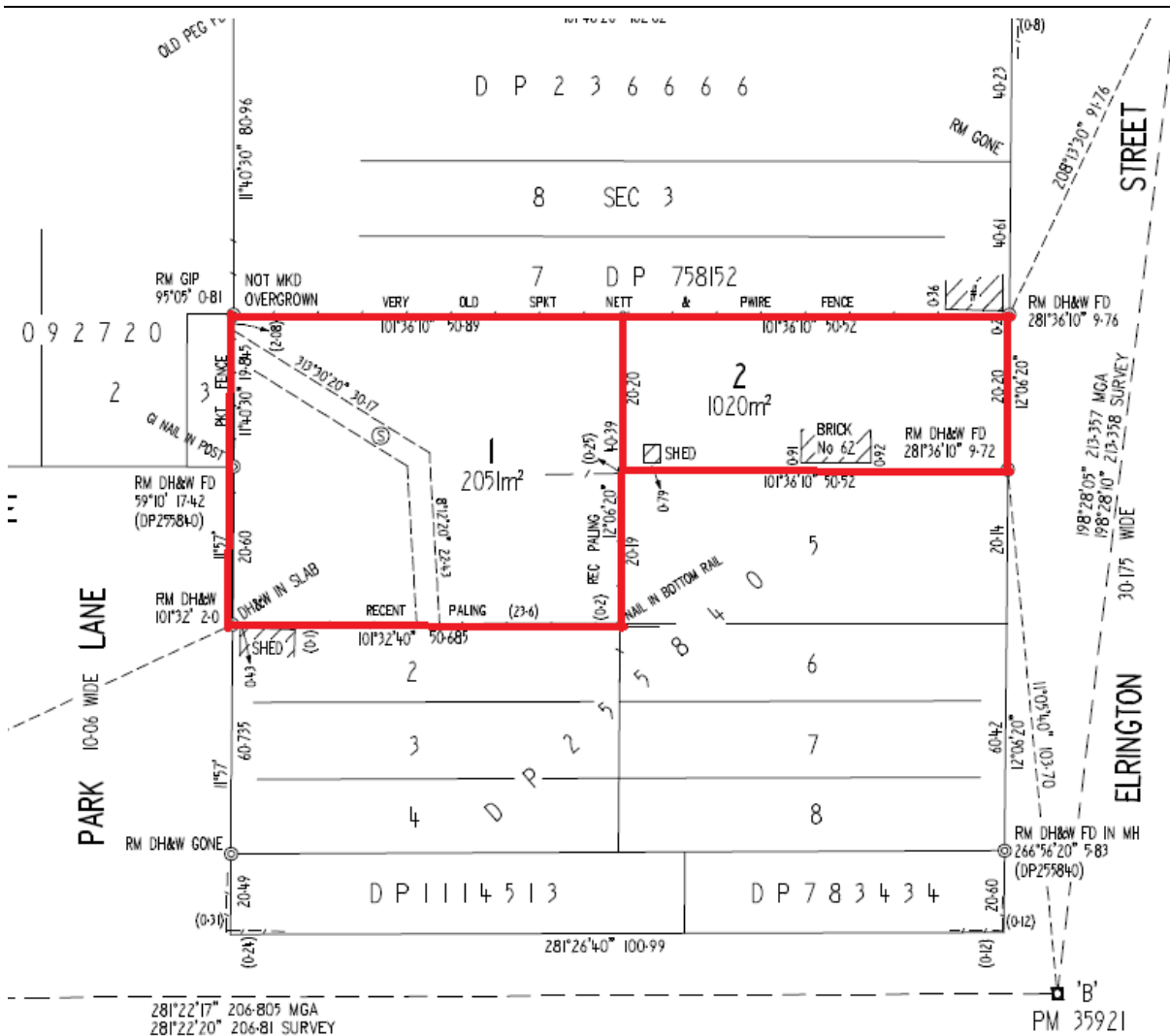


Figure 2 – Proposed New Lot Configuration

Planning Requirements

Assessment of the application has been undertaken in accordance with Section 4.15 of the Environmental Planning and Assessment Act (EPAA) 1979, as amended. The matters that are of relevance under Section 4.15 are summarised in the attached Section 4.15 Table – Matters for Consideration (Attachment 1).

The following planning instruments have been considered in the planning assessment of the subject development application:

1. State Environmental Planning Policy (Building Sustainability Index: Basix) 2004
2. State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
3. Palerang Local Environmental Plan 2014 (LEP)
4. Braidwood Development Control Plan 2012 (DCP)

The development generally satisfies the requirements and achieves the objectives of these planning instruments. The significant issues relating to the proposal for the Council's consideration are as follows.

**7.1 DA.2018.239 - Erection of Dual Occupancy - Variation to Height Limit - 7A Park Lane and 62 Elrington Street, Braidwood (Ref: ; Author: Thompson/Williams)
(Continued)**

(a) Compliance with LEP

The development is generally compliant with the provisions of the Palerang LEP 2014, apart from the proposed variation to clause 4.32 - Height of Building.

The proposed dual occupancy is proposed to have a maximum height of 6.8m from natural ground to the peak of the roof. This is 0.3m over the 6.5m maximum building height. The applicant has provided justification for a clause 4.6 variation to the LEP control, which has been addressed in the 4.15 assessment report attached. The variation is seeking a 4.6% height variation. A copy of the Variation Request can be found at Attachment 3.

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

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

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

The applicant has provided a written request that seeks to justify the proposed contravention of the maximum height development standard on the following grounds:

- The proposed design is consistent with the height provisions in precinct 2 of the Braidwood DCP 2006 as it maintains the R2- Low Density zone objectives and maintains an appropriate scale and form sympathetic to the existing development.
- The proposed development whilst inconsistent with the numerical value of clause 4.3- Height of Buildings, is consistent with the objectives of the control ensuring no privacy impacts to adjoining neighbours, no loss of views, no over-shadowing and adequate solar access for the proposed and neighbouring properties.
- The topography of the site sits lower than Park Lane road reserve and its direct adjoining neighbours. Whilst the proposed dual occupancy is over the PLEP ‘Height of Buildings’ control, it will sit lower than the adjoining properties at 7 & 9 Park Lane.

Clause 4.6(4) of the PLEP 2014 states the following:

“Development consent must not be granted for a development that contravenes a development standard unless:

- (a) the consent authority is satisfied that:*
 - (i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3)*

The applicant’s written request to justify the contravention of the building height standard adequately addresses the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request provides sufficient substantive information on the environmental planning grounds relating to privacy, scale and form, amenity and views for the proposed Dual Occupancy’s non-compliance.

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

**7.1 DA.2018.239 - Erection of Dual Occupancy - Variation to Height Limit - 7A Park Lane and 62 Elrington Street, Braidwood (Ref: ; Author: Thompson/Williams)
(Continued)**

The proposal is considered to be consistent with the objectives of the development standard in that:

- The proposed Dual Occupancy is designed with consideration to the natural character of the land.
- The proposed development will have minimal impacts on the amenity of the neighbouring lots of Park Lane and Elrington Street given the topography of the site and distances to adjoining neighbours.
- There will be no likely impact on views given the topography of the land slopes from west to east maintaining any likely view to the rural edges.
- The development maintains the low density nature of the zone and the area.

The site is Zoned R2 under PLEP 2014 wherein development for the purposes of Dual Occupancy is permissible with consent. The proposal is generally consistent with the objectives of the R2-Low Density Zone in that:

- The development will provide additional low density housing for the community of Braidwood.
- The proposed dual occupancy will not limit potential facilities or services to meet the day to day needs of the Braidwood residents.
- The development, although higher than the LEP building height maximum, complements the existing heritage development to which the scale, density and form of the proposal are consistent with the zone and area.

(b) the concurrence of the Secretary has been obtained."

Council may assume the concurrence of the Director-General under the Planning Circular PS 08-003 issued in May 2008, as the control variation is under 10%.

In conclusion, the applicant's written request to justify the contravention of the Height of Buildings development standard is considered to be well founded in that the applicant has satisfactorily demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

(b) Compliance with DCP

The Braidwood DCP 2006 is applicable to developments within the Braidwood Heritage Conservation Area and is legislated under the Heritage Act. The proposed development involving alterations and additions to the locally heritage listed '195 : Hawthorn Hollow', construction of a dual occupancy, construction of a shed and subdivision are all consistent with the objectives and controls within the Braidwood DCP 2006 as detailed within the attached s4.15 assessment report.

(c) Other Matters

The application proposes a "Removable Deck" located over Council sewer infrastructure, detailing that the deck will be on concrete pads and removable from the dwelling if maintenance of the main is ever required. This design was considered by the assessment staff and will not be supported as the development is not consistent with *QPRC Development Adjacent to Water, Sewer and Stormwater Mains Policy*. It's considered that a similar outcome can be achieved by the use of landscaping and paving in the area which is permitted (to an extent) over the sewer infrastructure.

**7.1 DA.2018.239 - Erection of Dual Occupancy - Variation to Height Limit - 7A Park Lane and 62 Elrington Street, Braidwood (Ref: ; Author: Thompson/Williams)
(Continued)**

Referrals

(a) Building Surveyor's Comments

Council's Building Officer offered no objections to the proposal, as the proposal appears generally compliant with the BCA.

(b) Development Engineer's Comments

Council's Development Engineer has reviewed the application and reviewed access, servicing (including stormwater disposal) and impacts to the sewer infrastructure located on the lot. Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent and no approval of the "Removable Deck".

(c) Heritage Advisor's Comments

Council's Heritage Advisor has been involved in this development from as early as 2017 during the pre-lodgement process. The Heritage Advisor has provided a lot of input which has resulted in numerous redesign recommendations and directions on all the built forms to ensure consistency with the Braidwood DCP, to minimise impact to the locally listed 'Hawthorns Hollow' and to ensure the character of the area is maintained.

The final design presented, including the proposed colour and material schedule, has been endorsed by the Heritage Advisor and is consistent with the Braidwood DCP 2006.

Engagement

The proposal required notification under the Palerang DCP 2014. The application was originally notified and advertised from 23 January to 6 February 2019. No submissions were received.

After numerous design changes the final proposal was re-notified and advertised during the period 14 to 28 February 2020. No submissions were received during this period.





Conclusion

The submitted proposal for a dual occupancy, alterations and additions to an existing dwelling (Hawthorn Hollow) and subdivision, at 7A Park Lane & 62 Elrington Street, Braidwood is a compliant development and is supported by a Statement of Environmental Effects, clause 4.6 Variation Report and detailed plans. The proposal was notified to adjoining owner/occupiers and no submissions were received.

The proposal has been assessed under Section 4.15 of the *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Palerang Local Environmental Plan 2014* and the Braidwood Development Control Plan 2006.

The development, including the variation to the LEP standard, satisfies the requirements and achieves the objectives of these instruments. The proposed development is considered suitable for the site, is compatible with the neighbourhood, is consistent with the heritage character of the area and can be conditioned to mitigate any potential impacts to adjoining lots.

Attachments

- | | |
|--|--|
|  Attachment 1 | Section 4.15 Matters for Consideration - DA.2018.239 (<i>Under Separate Cover</i>) |
|  Attachment 2 | Plans - DA.2018.239 (<i>Under Separate Cover</i>) |
|  Attachment 3 | Clause 4.6 Variation Request - DA.2018.239 (<i>Under Separate Cover</i>) |
|  Attachment 4 | Draft Conditions of Consent - DA.2019.239 (<i>Under Separate Cover</i>) |

7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg)

File Reference: PJT0061-07002

Summary

The purpose of this report is to inform Council of the outcome of the public exhibition of the Sutton planning proposal, the consideration of submissions and to seek Council's endorsement for staff to negotiate the mechanism for recognition and protection of EEC's on the site.

Council has prepared a planning proposal for Lot 3 DP 1074706, Goolabri Drive, Sutton, known as the Sutton planning proposal. This planning proposal was amended following government agency submissions to reduce the number of lots permitted with consent to no more than six lots. A report on the government agency consultation was prepared for the 13 November 2019 Planning and Strategy Committee meeting which resolved to place the amended planning proposal on public exhibition.

As a result of public exhibition, Council received five submissions in total - three submissions from the general public and two submissions from state agencies, including a further submission from the Department of Planning, Industry and Environment – Biodiversity and Conservation (DPIE-BC).

The DPIE-BC have provided further feedback regarding the mechanism by which recognition and protection of Ecologically Endangered Communities (EEC's) on the site may be achieved, however discussions and negotiation with the property owner will be required. It is intended that a report on the outcome of those negotiations be subsequently presented to Council.

Recommendation

That Council:

- 1. Progress the planning proposal for Lot 3 DP 1074706, Goolabri Drive, Sutton by negotiating a solution with the property owner to identify and protect the vegetated areas included in the conservation areas identified by the Department of Planning, Industry and Environment – Biodiversity and Conservation.**
 - 2. Where the planning proposal for Lot 3 DP 1074706, Goolabri Drive, Sutton requires significant amendment as a result of the negotiated solution in recommendation 1 above, then a report be prepared for Council, prior to further progressing the planning proposal.**
-

Background

In 2015 Council prepared a draft planning proposal to permit with consent, subdivision of Lot 3 DP 1074706 into seven lots. Following receipt of the Gateway determination, Council consulted with the relevant state agencies, being the NSW Rural Fire Services (RFS) and the then Office of Environment and Heritage (OEH). During that consultation period the feedback from the state agencies was considered and an amended plan was prepared taking into account the requirements of both state agencies. The amendments included reducing the total number of permissible lots to six, locating potential building envelopes away from areas of EEC's and habitat trees and including access arrangements as per the plan endorsed by the RFS. Both the RFS and DPIE-BC were notified of the commencement of the public exhibition.

7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg) (Continued)

The map below locates five indicative building envelopes (yellow), the areas of native vegetation to be protected (green areas), the existing tourist facility (purple) and access and potential future road. The native vegetation mapped below includes Threatened Ecological Communities (TEC's) under the *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)* and/or the *Biodiversity Conservation Act 2006 (NSW)* and EEC's.



7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg) (Continued)

The result of the government agency consultation and the amended plan (above) was subsequently reported to the 13 November 2019 Planning and Strategy meeting where it was resolved (Minute No. PLA116/19) that:

1. *Council place the amended planning proposal, dated October 2019, to permit subdivision of Lot 3 DP 1074706 (Goolabri Drive, Sutton) on public exhibition for a minimum period of 28 days.*
2. *Where submissions are received during the public exhibition period, a report considering the issues raised in submissions be brought back to Council prior to progressing the planning proposal.*
3. *That the following items and matters are submitted and dealt with as part of any development application lodged for the subdivision of Lot 3 DP 1074706 Goolabri Drive, Sutton:*
 - (a) A Vegetation Management Plan, addressing the concerns raised by the NSW Biodiversity and Conservation Branch;*
 - (b) A revised Aboriginal Cultural Heritage Impact Assessment; and*
 - (c) How and when future purchasers of lots containing Aboriginal objects shall be advised of the requirement to obtain an Aboriginal Heritage Impact Permit (AHIP) prior to any ground disturbance.*

This report has been prepared in response to the above resolution. A copy of the exhibited Planning Proposal is provided in Attachment 1.

Consultation

The revised planning proposal (revised October 2019) and the three supporting background studies were placed on public exhibition from Wednesday 22 January 2020 until close of business on Monday 24 February 2020.

Property owners adjoining the subject site were notified in writing of the public exhibition period and public notices were placed in the relevant local papers. Hardcopies of the proposal and background studies were placed in the Bungendore and Queanbeyan offices and electronic versions were available on Council's 'Your Voice' webpage.

A total of five submissions were received, three from the general public and two from state agencies. The submissions are discussed below.

Public Submissions

The public submissions raised the following matters:

Access

Issue: The use of Lot 61 DP 1018536 for vehicular access will significantly impact on the current amenity of the adjoining site.

Comment: Lot 61 DP 1018536 is located adjoining the south eastern corner of the land subject to the planning proposal. The access to the subject site via Lot 61 DP 1018536 is intended to service a single lot only and was developed in response to feedback from the RFS. The access is indicative and would be subject to refinement and the development assessment process. Access to a single allotment is unlikely to have significant effects on the neighbouring premises.

Biodiversity

Issue: The 10/50 Vegetation Clearing Scheme could impact biodiversity on the site.

Comment: Draft building envelopes can be located to avoid areas containing Threatened Ecological Communities and are generally located on areas identified by the consultant ecologist as exotic pasture and native/exotic pasture.

7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg) (Continued)

Furthermore, if the planning proposal is progressed and a development application for subdivision is subsequently lodged, the subdivision will be assessed against the provisions of the *Palerang Development Control Plan 2015* (PDCP), which includes a requirement for subdivision of land to include building envelopes as follows:

- The location of building envelopes on lots shall reflect the findings of the site analysis and be free of major environmental and servicing constraints; and
- be designed based on the constraints associated with effluent disposal, heritage, ecological items, utilities or easements and the natural features of the land" (refer DCP - C1.2.5 Building envelopes).

Building envelopes and Setbacks

Issue: A building envelope is not indicated for the northern most lot. In addition the planning proposal does not prescribe suitable building envelopes providing the separation expected in a semi-rural setting.

Comment: Five indicative building envelopes were shown on Map 3 (p.7) of the exhibited planning proposal. Map 3 is a compilation of the feedback from both the Department of Planning, Industry and Environment – Biodiversity and Conservation (DPIE-BC) and NSW Rural Fire Services (RFS) and is intended to demonstrate that subdivision of land (Lot 3 DP 1074706) can meet the requirements of both state agencies. If the planning proposal is progressed and a development application for subdivision is subsequently lodged, detailed subdivision plans, road layout and building envelopes will be required. These plans would be placed on public exhibition as part of the notification period of the development assessment process.

In addition, the northern part of the subject lot has been identified by DPIE-BC as a conservation area and as such the location of a building envelope within that area is not acceptable.

Fire

Issue: The site is located on bushfire prone land.

Comment: The planning proposal was forwarded to the NSW Rural Fire Services (RFS) as required by the Gateway determination. The feedback from the RFS and Council's response to the feedback is provided on page 28 and 29 of the exhibited planning proposal. The amended planning proposal incorporating concerns raised by the RFS was subsequently endorsed for exhibition by RFS. If the planning proposal is progressed to amend to Palerang Local Environmental Plan to allow a subdivision application to be lodged with Council, the application would need to address the requirements of the *Palerang Development Control Plan 2015* and the RFS Planning for Bushfire Protection

Flooding

Issue: It was noted that significant water can flow through the northern area of the property (below the largest dam to the northern edge of the property), and historically there was significant erosion in this area (deep trenches).

Comment: The area to the north of the northern most dam has been identified as a conservation area by the DPIE-BC. It is highly unlikely that development in this area would be supported.

Matters relating to erosion control are considered during the development application stage, which is the next stage of the process. If the planning proposal is progressed and the *Palerang Local Environmental Plan 2014* is amended to permit subdivision of the subject lot a development application for subdivision may be lodged. During the assessment of the

7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg) (Continued)

development application the proposed subdivision will be assessed against the provisions of the *Palerang Development Control Plan 2015*, including control C1.2.14 Soil management, which has 3 objectives as follows:

- a) *To minimise erosion and sediment loss before, during and after construction*
- b) *To minimise water pollution due to sedimentation*
- c) *To minimise the requirement for and impact of fill.*

Services

One submission asked about the provision of the NBN to the site.

Comment: The provision of services and infrastructure is considered during the development application stage, which is the next stage in the process. During the assessment of the development application the proposed subdivision will be assessed against the provisions of the *Palerang Development Control Plan 2015*, including control C1.2.10 Telecommunications.

Summary of Public Submissions

The issues raised in the public submissions do not require any changes to the planning proposal as exhibited.

Each of the matters submitted has been reviewed in detail and comments made in Attachment 2.

Submissions – State agencies

Department of Planning Industry and Environment – Crown Lands

Department of Planning Industry and Environment – Crown Lands lodged a submission as an adjoining property owner and advised that they have no objection to the proposal. However, they have requested that “should the proposal be modified in any matter the Department request an opportunity to further review the application prior to determination”.

Comment: Should the proposal be modified it will be forwarded to the Department of Planning Industry and Environment – Crown Lands for further review.

Department of Planning Industry and Environment – Biodiversity and Conservation

The DPIE-BC submission forms Attachment 3. It raises three main issues related to environmental values of the land, flooding and Aboriginal cultural heritage, which are discussed below.

Ministerial Direction 2.1 Environmental Protection Zones

The DPIE-BC states that the subject site is mapped as High Environmental Value (HEV) land in the *South East and Tableland Regional Plan* and recommends that the areas containing Endangered Ecological Communities (EEC’s) be protected. The DPIE-BC recommends that areas containing EEC’s be rezoned to E2 Environmental conservation, however, it is recognised that this would require a further amendment to the planning proposal.

Comments: Council amended the planning proposal in recognition of the areas of High Environmental Value by reducing the total number of permissible lots and locating potential building envelopes outside areas identified by DPIE-BC as being conservation areas in their previous submission. Council has also resolved that “A Vegetation Management Plan, addressing the concerns raised by the NSW Biodiversity and Conservation Branch” be prepared as part of any subdivision application.

Rezoning part of the subject land to E2 Environmental conservation zone would protect the vegetation in the identified areas, but raises a number of issues including the arrangement of future lot boundaries and ongoing maintenance of these areas. If part of the site is rezoned

7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg) (Continued)

to E2 Environmental conservation zone, thereby protecting EEC's, lots will be created with either split zones (part E2 Environmental conservation zone and part E4 Environmental living zone) but retain development rights, however Council has previously indicated that for Wamboin and Bywong that split zonings are not supported.

The alternative is that lots be created that are wholly zoned E2 Environmental conservation zone and have very limited development rights. It should also be noted that one of the areas identified by DPIE-BC as a potential conservation area would have no access to public roads if it were to be created as a separate lot.

If Council supported an amendment to further rezone the ecologically sensitive areas to E2 Environmental conservation zone, this would require an amendment to the planning proposal. This would require further approval from DPIE and may require re-exhibition so there would be some delay in finalising the planning proposal.

An alternative solution to rezoning is to implement a Voluntary Planning Agreement (VPA). The advantages of a VPA are that no change to the zoning is required and it allows for rehabilitation of any degraded communities. The disadvantages of pursuing a VPA include a further delay to planning proposal process and the requirement for additional and ongoing Council resources to administer.

Although the E2 rezoning option is a cleaner, faster way to resolve the outstanding issues raised by DPIE-BC the preferred option is to pursue a VPA with the property owner to address the environmental values of the land. However, at this stage the owner's willingness to do so is unknown.

Ministerial Direction 4.3 – Flood Prone Land

DPIE-BC has advised that as the site contains a watercourse, it has flood prone land for the purpose of the Ministerial Direction 4.3 Flood prone land and is therefore not consistent with the Direction. Council has been requested to obtain a suitable flood risk assessment including an assessment of the impact of the Probable Maximum Flood (PMF) as part of the assessment of the planning proposal.

Comment: Council mapping indicates that the watercourse on site is a first order stream with only part of the land to the north of the northern most dam being mapped in the *Palerang Local Environmental Plan 2014* as being Riparian land and watercourse. Any future subdivision application for the land will require building envelopes well outside land mapped as Riparian land and watercourse or land indicated as conservation areas by the DPIE-BC. In addition, the part of the site most likely to be flood affected is land identified for future conservation by DPIE-BC (either by rezoning or through a VPA). It is considered that the amended planning proposal is consistent with the Ministerial Direction and Council is currently awaiting advice from the Department of Planning, Industry and Environment – Local and Regional Planning regarding the interpretation of this Direction.

It should be noted that the current DPIE-BC interpretation of this direction will have a significant ramifications not just for this planning proposal but also for planning proposals across the LGA, including the proposal to rezone land in Bywong and Wamboin.

Aboriginal Cultural Heritage

DPIE-BC has advised that the following actions will need to be addressed at the development application stage.

1. Future purchases of lots containing Aboriginal objects must be advised to apply for an Aboriginal Heritage Impact Permit (AHIP) if they need to disturb the ground where aboriginal objects occur. This should be included as a recommendation in the ACHAR.
2. We note that the site coordination information for site 57-2-0194 and 57-2-0203 has been corrected on the Aboriginal Heritage Information Management System (AHIMS).

7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg) (Continued)

However, the sections of the ACHAR which mention these sites must also be updated to reflect the correct information.

3. The updated ACHAR must include a new AHIMS search as the previous one is more than 12 months old.

Comment: Point 1 above has been addressed by part 3c of Council resolution of the 13 November 2019 Planning and Strategy council meeting which resolved (Minute No. PLA116/19) that:

3. That the following items and matters are submitted and dealt with as part of any development application lodged for the subdivision of Lot 3 DP 1074706 Goolabri Drive, Sutton:

(c) How and when future purchasers of lots containing Aboriginal objects shall be advised of the requirement to obtain an Aboriginal Heritage Impact Permit (AHIP) prior to any ground disturbance.

Points 2 and 3 above will be addressed when a revised Aboriginal Cultural Heritage Impact Assessment is prepared as part of any development application.

No further action is required at this planning proposal stage.

Implications***Legal***

The planning proposal has been prepared and exhibited in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental and Assessment Regulations 2000*.

Policy

The public exhibition of the planning proposal has met the requirements of Council's adopted Community Engagement and Participation Plan. Should this planning proposal be notified and a development application(s) be submitted the *Palerang Development Control Plan 2015* will also be applicable in considering all aspects of any future development.

Environmental

The site contains both Critically Endangered Ecological Communities (CEEC) under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and Endangered Ecological Communities (EEC) under the *NSW Biodiversity Conservation Act 2016* (BC Act). The property owner will be required to prepare a Vegetation Management Plan as part of any development application to subdivide the site. In addition, this report recommends commencing negotiations with the property owner in relation to a suitable protection mechanism for the listed vegetation.

Future building envelopes are to be located on land identified in the Flora and Fauna Report (dated Jan 2018) as vegetation zone 6 – exotic pasture and native/exotic plantings.

Sustainability

In the event of this area proceeding to be developed for future residential development this development will have to comply with the Building Sustainability Index (BASIX) requirements in relation to water consumption and greenhouse gas emissions.

Strategic

The proposal is not inconsistent with the Rural Lands Strategy and the *South East and Tablelands Regional Plan 2036*.

7.2 Outcomes of Public Exhibition of Sutton Planning Proposal - Lot 3 DP 1074706, 202 Goolabri Drive, Sutton (Ref: ; Author: Thompson/Hogg) (Continued)

Resources (including staff)

This planning proposal has involved a number of staff on a part time basis both from the Land-Use Planning Branch and other Branches.

Integrated Plan

This planning proposal is part of the land-use program for the Land-Use Planning Branch as identified in the Operational Plan.





Conclusion

The planning proposal seeks to amend the *Palerang Local Environmental Plan 2014* to permit with consent subdivision of Lot 3 DP 1074706 Goolabri Drive, Sutton, which is located on the western edge of Sutton.

Community consultation for the Sutton planning proposal commenced on Wednesday 22 January 2020 and concluded at close of business on Monday 24 February 2020. During the consultation period a total of five submissions were received, consisting of three public submissions and two government agency submissions.

These submissions have been reviewed and the matters raised by them have been carefully considered. No changes to the planning proposal are recommended as a result of public submissions. However, additional changes may be required as a result of the additional submission by the DPIE-BC and pending confirmation regarding the interpretation of the Ministerial direction 4.3 Flood prone land. In addition, as a result of the request by DPIE-BC to rezone part of the site to E2 Environmental conservation, Council will need to meet with the property owner to discuss and negotiate options for formally identifying and protecting land with EEC's, including the option for a VPA.

Attachments

- | | |
|--|--|
|  Attachment 1 | Exhibited Planning Proposal - Lot 3 DP 1074706, Sutton (<i>Under Separate Cover</i>) |
|  Attachment 2 | Summary of Submissions (<i>Under Separate Cover</i>) |
|  Attachment 3 | Submission from DPIE-BC (<i>Under Separate Cover</i>) |
|  Attachment 4 | Submission from Applicant at Previous Deferred Council Meeting (<i>Under Separate Cover</i>) |

7.3 Amendment to Development Control Plans Following Adoption of Community Engagement and Participation Plan (Ref: ; Author: Thompson/Jansen)

File Reference: 26.1.1

Summary

The purpose of this report is to provide a summary of submissions received as a result of the exhibition of the amendments to the *Queanbeyan Development Control Plan 2012* (QDCP 2012) and the *Palerang Development Control Plan 2015* (PDCP 2015) as well as to finalise both amendments.

Recommendation

That Council adopt the amendments to the *Queanbeyan Development Control Plan 2012* and the *Palerang Development Control Plan 2015*.

Background

At its meeting on 12 February 2020 Council considered changes to the QDCP 2012 and PDCP 2015 as a result of Council adopting its Community Engagement and Participation Plan. At that meeting Council resolved as follows (Minute No. PLA006/20):

1. *For the purpose of exhibition, the Queanbeyan Development Control Plan 2012 be amended to delete Clause 1.8 and this be replaced by reference to the QPRC Community Engagement and Participation Plan.*
2. *For the purpose of exhibition, the Palerang Development Control Plan 2015 be amended to delete Part E and this be replaced by reference to the QPRC Community Engagement and Participation Plan.*
3. *Both amended documents be placed on public exhibition for 28 days and at the end of that period the feedback be reported back to Council.*

A summary of submissions received is shown in the Engagement section of this report below.

Implications

Legal

The proposed amendments to the QDCP 2012 and PDCP 2015 comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulations 2000* as well as the relevant provisions of Council's adopted Community Engagement and Participation Plan.

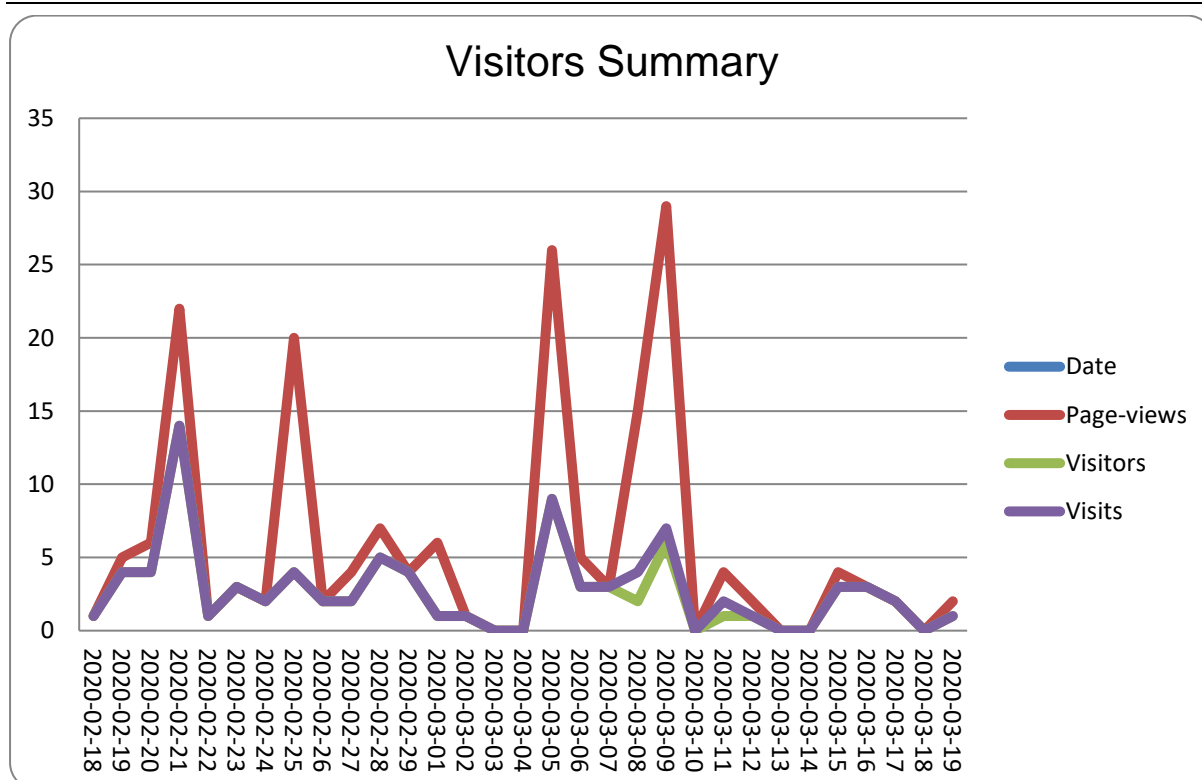
Policy

Council's policy for amending the DCPs is contained in the adopted Community Engagement and Participation Plan and by amending QDCP 2012 and the PDCP 2015 consistent policy will be applied with regard to community consultation.

Engagement

The amendments to the QDCP and PDCP were exhibited from 18 February to 19 March 2020. While the page was visited a number of times, no submissions were lodged.

7.3 Amendment to Development Control Plans Following Adoption of Community Engagement and Participation Plan (Ref: ; Author: Thompson/Jansen) (Continued)



No submissions were received on the content of the proposed amendment. One submission requested clarification on the exact detail of the changes proposed and this was provided in an email response. No further issues were raised by the submitter.

Resources (including staff)

The amendments to the QDCP 2012 and the PDCP 2015 are made in-house by staff of the Land Use Planning Branch.

Integrated Plan

Aligning the DCPs with the Community Engagement and Participation Plan adopted on 27 November 2019 is consistent with the strategic priorities of the QPRC Operational Plan 2019-2020 which states that QPRC is a fair, transparent and accountable Council that creates opportunities for engagement and responds to the community’s aspirations.

Conclusion

The amendments to the QDCP 2012 and the PDCP 2015 will ensure both documents align with the QPRC Community Engagement and Participation Plan and will ensure community engagement is undertaken in accordance with this plan.

Attachments

Attachment 1 QDCP 2012 Part 1 *(Under Separate Cover)*



Attachment 2 PDCP 2015 *(Under Separate Cover)*



7.4 **Googong Urban Development Local Planning Agreement - Second Deed of Variation (Ref: ; Author: Thompson/Carswell)**

File Reference: 21.4.3-02

Summary

This matter was last considered by Council at its Planning and Strategy Committee meeting on 12 February 2020 where in part Council resolved to commence the statutory steps to vary the Googong Urban Development Local Planning Agreement, including community engagement for 28 days (PLA007/20).

This report provides an overview of the results of community engagement and seeks Council's endorsement of the exhibited version and authorisation to execute the various documents. No submissions were received and as such, no changes are proposed to the exhibited Plan.

Recommendation

That Council:

- 1. Agree to vary the Googong Urban Development Local Planning Agreement as identified in Attachments 1 and 2 to this report.**
 - 2. Authorise the Mayor and Chief Executive Officer to execute the Second Deed of Variation to the Googong Urban Development Local Planning Agreement.**
 - 3. Authorise the Mayor and Chief Executive Officer to execute the Googong Urban Development Local Planning Agreement with the proposed changes as outlined in 1 above.**
-

Background

This matter was last considered by Council at its Planning and Strategy Committee meeting on 12 February 2020 (Minute No. PLA007/20) where it was resolved that Council:

- 1. Agree to publicly exhibit the Second Deed of Variation to the Googong Urban Development Local Planning Agreement as well as the amended Googong Urban Development Local Planning Agreement for a minimum period of 28 days.*
- 2. Receive a further report on any submissions at the end of the consultation period.*

The preparation and exhibition of the LPA follows negotiations concluded during the appeal by the applicant against Council's deemed refusal of a subdivision application for a 101 lot subdivision of Stage 4D and 9 at Googong. The consent issued by the Land and Environment Court ended up being for a 67 lot subdivision but included a new condition 33A requiring that the content of a letter of offer from Googong Township Pty Ltd be implemented prior to the final subdivision certificate being issued. The content of that offer is as follows:

1. GTPL is to dedicate 5554m² of land to Council for a Council depot generally in a location immediately adjacent to the existing Water Recycling Plant (see Schedule 8 of the Second Deed of Variation to the Googong Urban Development Local Planning Agreement - Attachment 1).
2. GTPL is to carry out of noise attenuation works on the yet to be constructed Stage D of the Googong Water Recycling Plant to reduce noise emanating from the facility by 1dBA, to be detailed (see clause 21 of the amended Googong Urban Development Local Planning Agreement - Attachment 2).

These requirements have been formalised through the exhibited Deed of Variation (Attachment 1) and amendment to the existing GLPA (Attachment 2 – Variations shown blue and purple).

7.4 Googong Urban Development Local Planning Agreement - Second Deed of Variation (Ref: ; Author: Thompson/Carswell) (Continued)

These documents have been exhibited for public consultation as per Clause 25D of the *Environmental Planning and Assessment Regulations 2000*.

Implications

Legal

The proposed changes have been reviewed by legal representatives from both Council and the developer and both advised that the second variation to the GLPA is suitable for finalisation.

Policy

The GLPA ties the release of necessary supporting physical and community and open space infrastructure to various stages of the development of Council's largest urban release area. As such its currency should be maintained.

Environmental

The second variation to the GLPA will assist to reduce the impacts of noise on potentially affected future residents and ensure that land is set aside for Council to establish a small depot to service the increasing demands of the growing Googong community.

Asset

The second variation to the GLPA will provide Council with a further asset in the form of approximately 5,500m² of land for a Council depot within the Googong Urban Release Area.

Economic

The second variation to the GLPA will enable staff based at Googong to operate more efficiently and economically than otherwise by enabling a physical presence there.

Engagement

The second variation to the GLPA was exhibited for community comment for the minimum period of 28 days as required by the *Environmental Planning and Assessment Regulation 2000* and Council's Community Engagement and Participation Plan. No submissions were received and as such, no changes are proposed to the exhibited Plan.


Integrated Plan

The GLPA assists in achieving Community Strategic Plan Key Goal 3.5 - We ensure the future planning for the region is well coordinated and provides for its sustainable management.

Conclusion

It is recommended that the Second Deed of Variation to the Googong Urban Development Local Planning Agreement as well as the amended Googong Urban Development Local Planning Agreement, be agreed to and the Mayor and Chief Executive Officer be authorised to execute the documents.

Attachments

- | | |
|--|--|
| Attachment 1 | Second Deed of Variation (<i>Under Separate Cover</i>) |
|  Attachment 2 | Amendments to Googong Urban Development Local Planning Agreement (<i>Under Separate Cover</i>) |

7.5 Draft Local Strategic Planning Statement - 'Towards 2040' (Author:
Thompson/Brown)

File Reference: 26.1.3-01

Summary

The purpose of this report is to seek the Council's endorsement to proceed with the public exhibition of the draft Local Strategic Planning Statement recently prepared by Council staff. The production of a draft Local Strategic Planning Statement is a NSW Government requirement and at this time, QPRC is required to have a final Local Strategic Planning Statement adopted by 1 July 2020. Councillors presented their views at a workshop last month.

Recommendation

That Council:

- 1. Publicly exhibit the draft Local Strategic Planning Statement.**
 - 2. Undertake community consultation as outlined in this report.**
-

Background

All Councils in NSW are now required to prepare a Local Strategic Planning Statement (LSPS) in accordance with Section 3.9 of the *NSW Environmental Planning and Assessment Act 1979*. At this time, QPRC is required to have adopted a final LSPS by 1 July 2020.

The purpose of the LSPS is to set out a 20-year vision for land-use in the Queanbeyan-Palerang local government area (LGA), the special character and values that are to be preserved and how change will be managed into the future. It will represent the key strategic land-use planning document for the LGA, aligns with the Community Strategic Plan, and outlines the proposed future work items to be undertaken by Council in respect of various land-use planning matters. The document is required to be reviewed every seven years.

Council staff have now prepared a draft LSPS as shown at Attachment 1.

The Strategic Planning Priorities set out in Section 4 of the draft LSPS have been prepared having regard to the Key Goals set out in Council's *Community Strategic Plan 2018-2028*. These have been used to identify specific 'Planning Priorities' against each of Council's identified Strategic Pillars (i.e., Community, Choice, Character, Connection and Capability). These then inform subsequent 'Outcomes' that are intended give effect to implementing these respective priorities.

Section 5 of the LSPS then sets out a 'Vision' and a series of 'Strategic Objectives' for both the LGA overall, and, for individual townships and communities within Queanbeyan-Palerang. Subsequent 'Planning Actions' for each of these respective communities are then identified to be undertaken over the next 10 years and beyond.

Monitoring, reporting and timeframes for each of the proposed Planning Actions are then set out at Section 6 of the draft LSPS.

It should be noted it is not the role of the draft LSPS to propose rezonings or specific land uses. That is the role of detailed Structure Plans and other land-use planning documents that will be developed at a later date. In practice, the LSPS will inform how the Council's local environmental plans (LEP) and development control plans (DCP) evolve into the future.

7.5 Draft Local Strategic Planning Statement - 'Towards 2040' (Author: Thompson/Brown) (Continued)

Implications***Legal***

As noted, Council is required to prepare a LSPS under the *NSW Environmental Planning and Assessment Act 1979* by 1 July 2020.

Policy

The draft LSPS sets out a series of strategic planning objectives that will inform future work items and land-use planning outcomes across the LGA.

Strategic

The LSPS, and the future work items identified therein, will inform the content of future local environmental plans (LEPs) and development control plans (DCPs) to be prepared by the Council.

Engagement

Council is required to publicly exhibit the draft LSPS for a minimum of 28 days.

Given the important nature of the document and the current restrictions in respect of community consultation due to COVID-19 (Coronavirus), it is intended to investigate alternative opportunities for community engagement such as the use of teleconferencing, Council's website, question and answer sheets and social media platforms. These details have not been finalised due to the considerable uncertainty at this time around future community consultation activities.

Regardless, all documentation will be available on Council's website for review. At a minimum, staff are seeking to hold separate teleconferencing sessions for each of the main townships (Queanbeyan, Bungendore and Braidwood), whilst ensuring opportunities to also raise matters in respect of other areas of the LGA.

Financial

In addition to administrative costs approximately \$7,800 has been expended on graphic design work to produce the draft LSPS.

Resources (including staff)

The draft LSPS has been prepared by Council staff with input from various Portfolios and Branches.

Integrated Plan

As noted, the draft LSPS has been prepared having regard to the Key Goals set out in Council's *Community Strategic Plan 2018-2028*.

Conclusion

It is recommended Council now resolve to publicly exhibit the draft LSPS with any submissions/feedback being reported back to Council.

Attachment

Draft Local Strategic Planning Statement 25 March 2020 (*To be provided to Councillors under separate cover on Monday*)

7.6 Developer Contributions - Residential Accommodation Destroyed by Bushfire or Other Natural Disasters (Author: Thompson/Carswell)

File Reference: 21.4

Summary

Recently the issue of charging developer contributions for residential accommodation destroyed through bushfire or other natural disaster has been raised in correspondence by planners in the Region. Council's current developer contribution plans contain different approaches to this situation. This report recommends a consistent approach as an interim policy and that this be incorporated into Council's developer contribution plans as they are reviewed.

Recommendation

That:

1. Council not charge developer contributions (either section 7.11 or 7.12 contributions under the *Environmental Planning and Assessment Act 1979* or section 64 contributions under the *Local Government Act 1993*) for the reconstruction of residential accommodation destroyed by bushfire or other natural disaster where that dwelling:
 - a. Has a lawful consent or was lawfully constructed; and
 - b. Does not involve the creation of an additional developable lot or an additional dwelling.
 2. This approach be incorporated into Council's Section 7.11 Plans, Local Infrastructure Contribution Plans and Section 64 Plans as they are reviewed.
-

Background

Recently the issue of charging developer contributions for residential accommodation destroyed by bushfire or other natural disaster has been raised in correspondence by planners in the Region. Council's current developer contribution plans contain different approaches to this situation. For example some are silent on this eventuality, some only apply if no previous contributions have been paid, some only apply if equivalent tenancies (ET) increase, and one raises the possibility of waiving contributions when rebuilding is due to an emergency event.

It is proposed that a consistent approach be established as an interim policy and be incorporated as Council's developer contribution plans are reviewed. As a result the policy will apply to future disasters that may occur in the local government area.

Implications

Legal

It is intended that the interim policy being recommended be incorporated into Council's development contributions plans as they are reviewed. When this occurs these plans will need to comply with the relevant parts of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulations 2000*.

Policy

This report recommends an interim policy in regard to the non-payment of developer contributions for lawfully constructed residential accommodation that requires replacement

7.6 Developer Contributions - Residential Accommodation Destroyed by Bushfire or Other Natural Disasters (Author: Thompson/Carswell) (Continued)

through bushfire or other natural disaster. In summary the recommended policy is that contributions under section 7.11 or 7.12 under the Environmental Planning and Assessment Act 1979 or under section 64 contributions of the Local Government Act 1993 not be charged if the residential accommodation (Attachment 1) being constructed is simply replacing the original residential accommodation which was lawfully constructed and does not involve the creation of an additional developable lot or an additional dwelling.

Strategic

This report takes a strategic approach to the interim policy by recommending that it be incorporated into Council's development contributions plans as they are reviewed.

Engagement

At this stage it is proposed there will be no community engagement. The purpose of the interim policy is to make it clear to affected residents that no fees are payable if they are re-erecting a dwelling on a site that had lawful approval.

Financial

There is unlikely to be a significant cost to Council as most lawfully erected buildings would have paid any contribution payable at the time of construction. There may be some older buildings that were constructed before contributions plans were adopted, but had it not been for the disaster, no fees would have been payable in any case.

Conclusion

Recently the issue of charging developer contributions for residential accommodation destroyed by bushfire or other natural disaster has been the subject of correspondence by planners in the Region. Council has resolved not to charge development application or certification fees in relation to rebuilds associated with the bushfires, while the NSW Government has announced long service levy, basix and planning reform fund fees will not be charged. Any many circumstances, the Exempt and Complying Development Codes enable the rebuilding of rural and other structures, as well as temporary accommodation (such as caravan and converted containers).

Council's current developer contribution plans contain different approaches to this situation. As a result it is recommended that a consistent approach be adopted as an interim policy for the non-payment of developer contributions for the rebuilding of residential accommodation destroyed by bushfire or other natural disaster where the residential accommodation being constructed is simply replacing the original residential accommodation which was lawfully constructed and does not involve the creation of an additional developable lot or an additional dwelling. It is also recommended that this interim policy be incorporated into Council's developer contribution plans as they are reviewed.

Attachments

Attachment 1 Definition of Residential Accommodation (*Under Separate Cover*)



7.7 Queanbeyan Civic and Cultural Precinct - Tender for Multi Discipline
Engineering Design Services (Author: Hansen/Damo)

File Reference: 100265-12-07

Summary

At Council's 23 January 2020 meeting, Council noted the report on the Queanbeyan Civic and Cultural Precinct (QCCP) and resolved to proceed with detail design of the QCCP.

Open tenders were called in February 2020 for the provision of Multi Discipline Engineering Design Services for the QCCP. The tenders were assessed and scored by the tender evaluation committee. The attached report describes the tender timeline, submissions received and recommendation of the tender evaluation committee.

In order to maintain the project timeline outlined in the Business Case dated October 2019, work on the development of the detail design and calling for expressions of interest (EOI) for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year.

Recommendation

That Council accept the tender from Tenderer 6 for the provision of Multi Discipline Engineering design services for the Queanbeyan Civic and Cultural Precinct following the recommendations of the Tender Evaluation Report for Contract 2020-14.

Background

Following workshops on concept designs and business case, at its meeting on 23 October 2019, Council resolved to:

1. Note the report on the Queanbeyan Civic and Cultural Precinct, including the QPRC head office.
2. Endorse the concept, uses, business case, and the plan of subdivision for the Queanbeyan Civic and Cultural Precinct and head office building shown as Option 5.
3. Place the design and business case on public exhibition, and report back to Council with feedback.
4. Lodge a Development Application for the Queanbeyan Civic and Cultural Precinct.
5. Submit a capital expenditure report for NSW Office of Local Government and NSW Treasury Corp, to enable the raising of debt as outlined in the report.

The business case was placed on public exhibition between 28 October and 29 November 2019.

7.7 Queanbeyan Civic and Cultural Precinct - Tender for Multi Discipline Engineering Design Services (Author: Hansen/Damo) (Continued)

At its meeting on 18 December 2019, Council resolved to:

1. Note the feedback received during the public exhibition of the Queanbeyan Civic and Cultural Precinct concept design and business case.
2. Proceed with the development application, with a number of matters raised during the exhibition period to be further considered during the detailed design process.
3. A Development Application for the project has been prepared and was lodged in late December 2019.

At its meeting on 22 January 2020, Council resolved to:

Proceed with detail design of Queanbeyan Civic and Cultural Precinct and where appropriate incorporate comments received from community consultation.

In order to maintain the project timeline outlined in the Business Case, work on the development of the detail design and calling for expressions of interest for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year.

Implications***Legal***

Council called and assessed open tenders in accordance with the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Policy

The tender has been conducted in accordance with Council's Procurement Policy and that of the NSW Government.

Environmental

A Development Application for the project was submitted to Council in late December 2019. Council will refer the application to the Southern Regional Planning Panel for determination in accordance with State Environmental Planning Policy (State and Regional Development) 2011. Schedule 7 of this Policy categorises the development as a regionally significant development as it has a capital investment of more than \$5 million and Council is the applicant; the owner of the land on which the development is to be carried out; and the development is to be carried out by Council.

Sustainability

A workplace which integrates sustainability considerations in its planning, design and operation can result in reduced running cost, more efficient use of resources and a healthier working environment for its occupants. A growing body of research also shows that sustainable workplaces are associated with greater productivity and occupants' satisfaction. This includes better staff recruitment and retention, lower levels of sickness and absence, and higher quality work.

The NSW Government and Commonwealth Government require a building they occupy to meet a minimum energy efficiency rating. This is determined via a National Australian Built Environment Rating System (NABERS) rating. The NABERS rating can be used to measure

7.7 Queanbeyan Civic and Cultural Precinct - Tender for Multi Discipline Engineering Design Services (Author: Hansen/Damo) (Continued)

a building's energy efficiency, carbon emissions, as well as the water consumed, the waste produced and compare it to similar buildings.

NSW Government Fitout Design Principles (Office Workplace Accommodation) - Guide (November 2017) requires all NSW Government tenancy fitouts in government owned or tenanted office buildings over 2,000m² are to achieve and maintain a NABERS 4.5 Star rating for energy in metro regions. In 2019, the NSW Government launched has updated version of its Government Resource Efficiency Policy where is has updated its energy efficiency requirements for leasing office buildings to the NSW Government from 4.5 to 5 stars NABERS Energy, from June 2020.

Regional buildings will be assessed on a case by case basis. The Government is yet to confirm its take up of office space in QCCP.

Notwithstanding, the concept design prepared to date has targeted a minimum 4.5 Stars which is the minimum required to attract NSW Government and Federal Government tenants. Council's Sustainable Design Strategy for Council Buildings requires Council infrastructure with a cost of over \$2 million to achieve a minimum 5 star sustainability rating.

For buildings, the Green Building Council of Australia Green Star Rating is used. The Green Star rating system assesses the sustainability of projects at all stages of the built environment life cycle.

The project has been registered with the Green Building Council of Australia for the Design and As Built rating.

Asset

The redevelopment of the old administration building is substantially a renewal of an existing asset, upgraded to accommodate additional council and agency staff, with relevant sustainability elements built in. The asset WDV and construction costs will be impaired appropriately.

The Property Council of Australia (PCA) A grade standard will be targeted, with the exception of a number of high cost items which are considered provide marginal improvements to the functionality of the building, such as a second chiller and distributed antenna system for in-building mobile phone coverage.

Social / Cultural

Social and Cultural benefits of the project are described in the project Business Case dated October 2019.

Economic

Economic benefits of the project are described in the project Business Case dated October 2019.

Strategic

There are number of planning control documents that will govern the design for the site. These include: Queanbeyan Local Environmental Plan (QLEP) 2012 and Queanbeyan Development Control Plan (DCP) 2012.

7.7 Queanbeyan Civic and Cultural Precinct - Tender for Multi Discipline Engineering Design Services (Author: Hansen/Damo) (Continued)

It is envisaged the design for the project will seek to modify the Queanbeyan DCP for the specific site in relation to the required setbacks.

Engagement

Council placed the QCCP concept design and detailed business case on public exhibition between 28 October and 29 November. During this period, several engagement activities were undertaken to promote the project. Council received 37 submissions, nine of these were from internal stakeholders. The general feedback received during the community information sessions and at the information stall in the Riverside Plaza were positive when matters such as parking, financing etc. were explained.

A report on community and staff consultation of the QCCP Business Case was presented to Council at the December 2019 meeting.

Further community engagement has taken place during the Development Application notification period between 18 February and 18 March 2020. The submissions received will be discussed in the Determination Report for DA2020-1022, for consideration of the JRPP.

Financial

The business case for the project outlines the funding for the project. This includes \$1.9m from grant funding, \$50.1m from loan borrowings and \$20.5m from property sales and related development proceeds.

At its meeting on 23 October, Council resolved to endorse the concept, uses, business case, and the plan of subdivision for the Queanbeyan Civic and Cultural Precinct and head office building shown as Option 5.

The project is included in the Long Term Financial Plan 2018-28 where it is noted Council resolved in 2018 that the cost of servicing debt for the new head office in Queanbeyan occupied by Council staff, would be met by merger, vacated building cost and service review savings.

The cost of project management functions and resources for the project are funded from operational budgets.

A pre-DA quantity surveyors cost estimate made a provision of \$4.9M consultant fees for the QCCP. The tender received for Contract 2020-14 – Multi Discipline Engineering Design Services, along with proposed contingency, sits within this allowance for consultant fees.

Tenderer 6 has provided a lump sum fee proposal. A contingency of 5% is considered appropriate for this engagement and is sought in addition to the recommendation in the attached Tender Evaluation Report.

Program Code	Expense Type	Funding source	Amount
	Capital	Debt (after sales)	\$m 50.926
		Grant (culture/library)	1.923
		Sale (by strata)	12.796
		Sale (by EOI/LPA)	3.956
		Sale (by EOI)	3.000

7.7 Queanbeyan Civic and Cultural Precinct - Tender for Multi Discipline Engineering Design Services (Author: Hansen/Damo) (Continued)

Resources (including staff)

Internal staff resources will be required for the duration of the project, to provide owner and occupant inputs to the detail design, along with staff and community stakeholder consultation.

An external project manager, APP Corporation Pty Ltd, has been engaged by Council to provide project management services for the QCCP project following the January 23 Council meeting.

At times, the level of staff input to review the detail design as it progresses will be significant in order to maintain the project program.

Integrated Plan

The project business case outlines how the benefits generated by the project assist in meeting the objectives of Community Strategic Plan 2018-28

QPRC Delivery Program 2018-21: Council will undertake the design, planning approvals and construction tender during 2019-20, with construction expected to commence in 2020-21.

QPRC Operational Plan 2019-20 provides for the head office project as part of the QCBD Transformation as per below, based on scope and estimates at that time.

Queanbeyan CBD Transformation	Estimated Cost \$,000	2018-19 \$,000	2019-20 \$,000	2020-21 \$,000
<p>The Queanbeyan CBD Transformation Strategy draws on previous work undertaken by Council, including the CBD Master Plan. It aims to increase the number of residents and workers in the CBD to increase patronage into the retail and lifestyle precincts. To build confidence in business to invest in the CBD, Council is proposing to initially bring all of its Queanbeyan office-based staff to a single building to enable the other TI buildings and cottages to be vacated and redeveloped into a mix of residential, commercial and aged care developments by the private sector.</p> <p>Improving the amenity and safety of the CBD involves centralising carparking into undercover decked carparks in Morisset and Crawford Sts, and converting part of the Rutledge, Lowe and Morisset carparks into public domain to act as green pedestrian corridors between the Queanbeyan parks and the River.</p> <p>Individual projects include: Rutledge walkway, Smart City, Queanbeyan Head Office and Smart Hub, Civic plaza, Lowe St pedestrian corridor, Morisset St improvements and more.</p>	65,947	3,022	12,665	50,260
	Source of funds			
		Asset sales Reserves Grants and contributions	Assets sales Loans	Loans

The Resourcing Strategy 2017-21 includes the action to provide a contemporary workplace. This project achieves this strategy by providing a new workplace in the 5 star green star and PCA A grade facility.

Conclusion

Council has given consideration to the project over recent years which culminated in the concept design and business case being placed on public exhibition in late 2019.

An open tender has been called for the provision of Multi Discipline engineering design Services in accordance with NSW legislation, regulation and Council policies and procedures. Submissions have been assessed in accordance with the Tender Evaluation Plan for Contract 2020-14 and the findings are shown in the attached tender evaluation report.

The engagement of the detail design team, in particular the multi discipline engineer, represent the commencement of the next phase for this iconic, transformational project for Queanbeyan-Palerang Regional Council.

7.7 Queanbeyan Civic and Cultural Precinct - Tender for Multi Discipline Engineering Design Services (Author: Hansen/Damo) (Continued)

In order to maintain the project timeline outlined in the Business Case, work on the development of the detail design and calling for expressions of interest (EOI) for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year. A further report on calling for tenders for a constructor would be drawn from that EOI process.

Attachments

- Attachment 1 Tender Evaluation Report for Contract 2020-14 for Multi Discipline Engineering Design Services for QCCP (*Under Separate Cover*) - **CONFIDENTIAL**

7.8 Queanbeyan Civic and Cultural Precinct - Tender for Architectural and Interior Design Services (Author: Hansen/Damo)

File Reference: 100265-11-07

Summary

At Council's 23 January 2020 meeting, Council noted the report on the Queanbeyan Civic and Cultural Precinct (QCCP) and resolved to proceed with detail design of the QCCP.

Open tenders were called in February 2020 for the provision of Architectural and Interior Design Services for the QCCP. The tenders were assessed and scored by the tender evaluation committee. The attached report describes the tender timeline, submissions received and recommendation of the tender evaluation committee.

In order to maintain the project timeline outlined in the Business Case dated October 2019, work on the development of the detail design and calling for expressions of interest (EOI) for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year.

A separate report to this meeting (tender for multiple engineering design) provides background information and implications that apply to this tender – and are not repeated in this report.

Recommendation

That Council accept the tender from Tenderer 1 for the provision of Architectural and Interior Design Services for the Queanbeyan Civic and Cultural Precinct following the recommendations of the Tender Evaluation Report for Contract 2020-12.

Background

Following workshops on concept designs and business case, Council considered several reports on QCCP at its meeting on 23 October, 18 December 2019 and 22 January 2020, resolving to proceed to design, exhibition and lodgement of DA. A separate report to this meeting outlines that background.

The reports begins to fulfil the resolution of Council's January 2020 meeting and recommends to engage the Architectural and Interior Design Services.

In order to maintain the project timeline outlined in the Business Case, work on the development of the detail design and calling for expressions of interest for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year.

Implications

Financial

The business case for the project outlines the funding for the project. This includes \$1.9m from grant funding, \$50.1m from additional borrowings and \$20.5m from property sales and related development proceeds.

7.8 Queanbeyan Civic and Cultural Precinct - Tender for Architectural and Interior Design Services (Author: Hansen/Damo) (Continued)

At its meeting on 23 October, Council resolved to endorse the concept, uses, business case, and the plan of subdivision for the Queanbeyan Civic and Cultural Precinct and head office building shown as Option 5.

The project is included in the Long Term Financial Plan 2018-28 where it is noted Council resolved in 2018 that the cost of servicing debt for the new head office in Queanbeyan occupied by Council staff, would be met by merger, building costs and service review savings.

The cost of project management functions and resources for the project are funded from operational budgets.

A pre-DA quantity surveyors cost estimate made a provision of \$4.9M consultant fees for the QCCP. The tender received for Contract 2020-12 – Architectural and Interior Design Services, along with proposed contingency, sits within this allowance for consultant fees.

Tenderer 1 has provided a lump sum fee proposal. A contingency of 5% is considered appropriate for this engagement and is sought in addition to the recommendation in the attached Tender Evaluation Report.

Program Code	Expense Type	Funding source		Amount
	Capital	Debt (after sales)	\$m	50.926
		Grant (culture/library)		1.923
		Sale (by strata)		12.796
		Sale (by EOI/LPA)		3.956
		Sale (by EOI)		3.000

Conclusion

Council has given consideration to the project over recent years which culminated in the concept design and business case being placed on public exhibition in late 2019.

An open tender has been called for the provision of Architectural and Interior Design Services in accordance with NSW legislation, regulation and Council policies and procedures. Submissions have been assessed in accordance with the Tender Evaluation Plan for Contract 2020-12 and the findings are shown in the attached tender evaluation report.

The engagement of the detail design team, in particular the Architectural and Interior Designer, represent the commencement of the next phase for this iconic, transformational project for Queanbeyan-Palerang Regional Council.

In order to maintain the project timeline outlined in the Business Case, work on the development of the detail design and calling for expressions of interest (EOI) for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year. A further report on calling for tenders for a constructor would be drawn from that EOI process.

Attachments

- Attachment 1 Tender Evaluation Report for Contract 2020-12 for Architecture and Interior Design Services for QCCP (*Under Separate Cover*) -
CONFIDENTIAL

7.9 Queanbeyan Civic and Cultural Precinct - Tender for Civil and Structural Engineering Design Services (Author: Hansen/Damo)

File Reference: 100265-13-07

Summary

At Council's 23 January 2020 meeting, Council noted the report on the Queanbeyan Civic and Cultural Precinct (QCCP) and resolved to proceed with detail design of the QCCP.

Open tenders were called in February 2020 for the provision of Civil and Structural Engineering Design Services for the QCCP. The tenders were assessed and scored by the tender evaluation committee. The attached report describes the tender timeline, submissions received and recommendation of the tender evaluation committee.

In order to maintain the project timeline outlined in the Business Case dated October 2019, work on the development of the detail design and calling for expressions of interest (EOI) for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year.

A separate report to this meeting (tender for multiple engineering design) provides background information and implications that apply to this tender – and are not repeated in this report.

Recommendation

That Council accept the tender from Tenderer 4 for the provision of Civil and Structural Engineering design services for the Queanbeyan Civic and Cultural Precinct following the recommendations of the Tender Evaluation Report for Contract 2020-13.

Background

Following workshops on concept designs and business case, Council considered several reports on QCCP at its meeting on 23 October, 18 December 2019 and 22 January 2020, resolving to proceed to design, exhibition and lodgement of DA. A separate report to this meeting outlines that background.

The reports begins to fulfil the resolution of Council's January 2020 meeting and recommends to engage the civil and structural engineering design services.

In order to maintain the project timeline outlined in the Business Case, work on the development of the detail design and calling for expressions of interest for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year.

Implications

Financial

The business case for the project outlines the funding for the project. This includes \$1.9m from grant funding, \$50.1m from additional borrowings and \$20.5m from property sales and related development proceeds.

7.9 Queanbeyan Civic and Cultural Precinct - Tender for Civil and Structural Engineering Design Services (Author: Hansen/Damo) (Continued)

At its meeting on 23 October, Council resolved to endorse the concept, uses, business case, and the plan of subdivision for the Queanbeyan Civic and Cultural Precinct and head office building shown as Option 5.

The project is included in the Long Term Financial Plan 2018-28 where it is noted Council resolved in 2018 that the cost of servicing debt for the new head office in Queanbeyan occupied by Council staff, would be met by merger, building costs and service review savings.

The cost of project management functions and resources for the project are funded from operational budgets.

A pre-DA quantity surveyors cost estimate made a provision of \$4.9M consultant fees for the QCCP. The tender received for Contract 2020-13 – Civil and Structural Engineering Design Services, along with proposed contingency, sits within this allowance for consultant fees.

Tenderer 4 has provided a lump sum fee proposal. A contingency of 5% is considered appropriate for this engagement and is sought in addition to the recommendation in the attached Tender Evaluation Report.

Program Code	Expense Type	Funding source	Amount
	Capital	Debt (after sales)	\$m 50.926
		Grant (culture/library)	1.923
		Sale (by strata)	12.796
		Sale (by EOI/LPA)	3.956
		Sale (by EOI)	3.000

Resources (including staff)

Internal staff resources will be required for the duration of the project, to provide owner and occupant inputs to the detail design, along with staff and community stakeholder consultation.

An external project manager, APP Corporation Pty Ltd, was engaged by Council to provide project management services for the QCCP project following the January 23 Council meeting.

A times, the level of staff input to review the detail design as it progresses will be significant in order to maintain the project program.

Conclusion

Council has given consideration to the project over recent years which culminated in the concept design and business case being placed on public exhibition in late 2019.

An open tender has been called for the provision of Civil and Structural Engineering Design Services in accordance with NSW legislation, regulation and Council policies and procedures. Submissions have been assessed in accordance with the Tender Evaluation Plan for Contract 2020-13 and the findings are shown in the attached tender evaluation report.

7.9 Queanbeyan Civic and Cultural Precinct - Tender for Civil and Structural Engineering Design Services (Author: Hansen/Damo) (Continued)

The engagement of the detail design team, in particular the civil and structural engineer, represent the commencement of the next phase for this iconic, transformational project for Queanbeyan-Palerang Regional Council.

In order to maintain the project timeline outlined in the Business Case, work on the development of the detail design and calling for expressions of interest (EOI) for constructors should occur in the first half 2020, allowing for construction to commence in the latter part of the second half of 2020 calendar year. A further report on calling for tenders for a constructor would be drawn from that EOI process.

Attachments

- Attachment 1 Tender Evaluation Report for Contract 2020-13 for Civil & Structural Engineering Design Services for QCCP (*Under Separate Cover*) -
CONFIDENTIAL

7.10 Queanbeyan Riverside Tourist Park (Author: Richards/Darcy)

File Reference: Queanbeyan Riverside Tourist Park

Summary

Further to recent reports and workshops on the operations of the Queanbeyan Riverside Tourist Park, Council is asked to consider the outstanding terms of the management agreement and lease for the site.

Recommendation

That Council consider the outstanding terms of the lease of the Queanbeyan Riverside Tourist Park.

Background

At the 18 December 2019 meeting, Council endorsed a long term lease option with the preferred Expression of Interest (Eoi) candidate and authorised the CEO to negotiate terms of a lease.

Lease negotiations have progressed with minimal outstanding issues to be resolved. These are attached for Council consideration.

Implications

Legal

The Queanbeyan Riverside Tourist Park site is classified as community land in accordance with the *Local Government Act 1993*. Accordingly, Council will need to ensure compliance with the requirements for public consultation including advertising and listing on the website and considerations of public submissions. In addition, a copy of the draft lease must be provided on the website for public examination.

There is a difference in the consideration of public input to the lease depending on the length of tenure. If the lease is up to 5 years, any public input can be considered by the Council. Where tenure exceeds 5 years if there are objections, the matter must be referred to the Minister for Local Government for determination.

Once the lease arrangements are finalised, public consultation can commence.

Economic

The Queanbeyan Riverside tourist Park is an economic enabler in the CBD and contributes to the economic activity and health of the city centre. Council may consider differently the economic benefits of operation of the Park, to the financial returns from its lease.

Strategic

The recent redevelopment of the Park forms part of Stage 1 of the Queanbeyan CBD Spatial Master Plan, together with the construction of the Riverside walking path.

Conclusion

The final terms of the lease under negotiation require Council consideration in order to move forward and reopen the Park.

Attachments

Attachment 1 Proposed Lease Arrangements (*Under Separate Cover*) -
CONFIDENTIAL

7.11 Draft Probity Policy (Ref: ; Author: Tegart/Spyve)

File Reference: 52.5.4

Summary

Queanbeyan City Council had engaged legal firm Maddocks to develop a Probity Framework to assist with governance issues around the redevelopment of the Queanbeyan CBD. QCC adopted the framework in October 2015. This framework was included within Council's Policy Harmonisation Project. Accordingly it has been reviewed and reformatted as a policy to better conform to Council's adopted Document Framework.

The draft policy sets out how Council will manage probity issues associated with development projects involving Council property or interests. The goal of the policy is to ensure Council acts in a fair, open and transparent manner. As the draft policy has a strong public interest element, it is recommended to be placed on public exhibition to seek community feedback on its provisions.

Recommendation

That Council endorse the draft Probity Policy and place it on public exhibition for 28 days to seek community comment prior to reporting back for consideration of submissions and its final adoption.

Background

When Queanbeyan City Council was reviewing and redeveloping its CBD Master Plan and Property Strategy, it was deemed appropriate to develop a Probity Framework to ensure Council was acting in a fair, open and transparent manner as it was utilising its property holdings in the Queanbeyan CBD. Council engaged the law firm Maddocks to develop a Probity Framework which it endorsed in October 2015.

The report to the QCC October 2015 Council meeting noted, *'It is expected that all parties involved in any development will perform their duties in a fair and unbiased way, without self interest and the framework will assist in this regard. The probity plan is in addition to, but does not replace obligations upon Councils and officials in respect of the Local Government Act 1993 and any other legal obligation.'*

This framework falls within the parameters of Council's Interim Policy which it adopted in October 2016 as one of its key transition measures. Accordingly, the Probity Framework has been included within Council's Policy Harmonisation Project as required by Actions 1.1.4.33 and 1.1.4.34 of QPRC's *Transition Plan 2016-2019*.

Maddocks developed a comprehensive document which they referred to as a 'framework'. This 'framework' does not now comply with Council's Document Framework which it adopted at its 19 December 2018 meeting (Res.454/18). Accordingly, the Probity Framework has been redeveloped into a policy and reformatted within Council's Policy Template.

7.11 Draft Probity Policy (Ref: ; Author: Tegart/Spyve) (Continued)

The purpose of this policy is to:

- Establish broad principles for identifying and managing probity issues that arise from the date of approval of the Policy until the conclusion of all significant Development Projects the Council may be party to or directly involved in within the Queanbeyan-Palerang Local Government Area (LGA);
- Complement and support the objectives of any specific Probity Plans (e.g. plans that may apply to Procurement Personnel or Development Personnel, as outlined in the policy); and
- Ensure that Council's deliberations in relation to the Development Activities and the conduct of Project Personnel always reflect due process and occur in accordance with recognised probity principles as well as other applicable legal, policy and ethical obligations which may apply to the Council, and
- Provide a policy framework against which probity reviews can be undertaken, if and when required.
- Provide general guidance to Councillors, Council staff, parties that may do business with Council and the general community on the management of probity issues.

A draft of the revised Probity Framework was originally reported to the December 2019 Council meeting seeking approval for its placement on public exhibition. At this meeting Council deferred the report subject to a Council Workshop. The workshop was held on 19 February 2020 where it was reported that the Framework was being reformatted into a policy to better conform to Council's adopted Document Framework. Where edits and additions have been made to the original Framework document, these have been highlighted in **RED** in the attached draft policy.

Implications***Legal***

Council is required to undertake a policy harmonisation process as part of its *Transition Plan 2016-2019* to ensure that all its policies are relevant and up to date. The original Maddocks Probity Framework has now been updated as a policy to better conform to Council's adopted Document Framework requirements.

Policy

This policy forms part of Council's Policy Harmonisation Project which is a requirement of Council's *Transition Plan 2016-2019*.

Engagement

As noted above, this draft policy has a strong public interest element and as such it is recommended that it be placed on public exhibition to seek community feedback on its provisions. This feedback will be reported back to Council for consideration prior to the policy's final adoption at either the May or June Council meetings.

Financial

There are no financial impacts arising from the public exhibition of this policy.

7.11 Draft Probity Policy (Ref: ; Author: Tegart/Spyve) (Continued)

Integrated Plan

This policy, as part of the Policy Harmonisation Project, aligns with the following key goals of the Queanbeyan-Palerang Community Strategic Plan 2018-2028:

- Goal 5.1 Our Council is highly professional in delivering services to the community
- Goal 5.3 Our council has in place systems to provide quality services to its customers
- Goal 5.5 Our Council has in place appropriate risk management frameworks
- Goal 5.7 We have a well informed and engaged community
- Goal 5.8 Our Council's activities work to achieve the Community's Vision and aspirations

Conclusion

Queanbeyan City Council commissioned Maddocks to develop a Probity Framework as it was commencing the redevelopment of the Queanbeyan CBD. The goal of the framework was to ensure the Council, as a major landholder in the CBD and possible partner in development proposals, acted with openness, honesty, integrity and transparency in all its dealings. The updating of the framework falls within the parameters of Council's Policy Harmonisation Project as required by the *Transition Plan 2016-2019*. Accordingly the Framework has been redeveloped as a policy to better conform to Council's adopted Document Framework. Following exhibition, any submissions and the policy will be brought back to Council for consideration and final adoption.

Attachments

Attachment 1 Draft Probity Policy (*Under Separate Cover*)



7.12 Updating and Harmonisation of Council Policies (Author: Tegart/Spyve)

File Reference: 52.5.4

Summary

The proclamation of Queanbeyan-Palerang Regional Council on 12 May 2016 triggered a process to implement a review and integration of the policies which the two former councils had in place. The third tranche of policies is set out in this report for Council's consideration. This consists of a Records Framework, a Records Policy, Unsolicited Proposal Policy, and Public Art Policy. This report recommends that due to the draft policies public interest content that they be placed on public exhibition for a period of 28 days to allow adequate time for community feedback on their provisions so that a final report can be brought back to the May or June Council meeting. A minor amendment to an existing policy is also being sought to clarify property owner responsibilities in respect of sewer connections.

Recommendation

That Council:

1. **Endorse the Records Frameworks.**
 2. **Place the following policies on public exhibition and report back for adoption consisting of:**
 - **Draft Records Policy**
 - **Draft Unsolicited Proposals Policy**
 - **Draft Public Art Policy**
 3. **Agree to amend the Sewer Connections – Limit of Council Responsibility Policy to clarify property-owner responsibilities in respect of sewer connections.**
-

Background

Both Queanbeyan City Council and Palerang Council had in place a range of policies prior to the proclamation of Queanbeyan-Palerang Regional Council on 12 May 2016. An Interim Policy was adopted by Council October 2016 to cater for the management of the former councils' policies until full harmonisation is achieved.

Council commenced a project to harmonise the policies of the two former councils since its creation in May 2016. The first tranche of policies went to the December 2018 meeting. Since then a second tranche was brought forward for adoption in February 2019. This report continues this harmonisation process by setting out the third tranche for Council's consideration.

All these policies have been placed in Council's Policy Template to ensure consistency of presentation and are attached to this report. Additionally, this tranche also includes a Records Management Framework.

The Records Management Framework sets out the structure and components of QPRC's record management system (**Attachment 1**) which consists of:

- An Information Management Strategic Plan
- A Records Policy, and
- A Records Procedure – which is an 'Easy Use Guide to ECM'

7.12 Updating and Harmonisation of Council Policies (Author: Tegart/Spyve) (Continued)

The policies consist of:

- **Records Policy**
Ensures that Council Officials (Councillors, Staff, and Delegates) meet their record keeping obligations as required by NSW legislation (**Attachment 2**)
- **Unsolicited Proposals Policy**
Provides guidance on dealing with approaches by the private sector and individuals with proposals for Council to consider in respect of land purchases, business development, participation in joint ventures and other proposals. (**Attachment 3**)
- **Public Art Policy**
Guides the development of public art in the Queanbeyan-Palerang Region in respect of its acquisition, commissioning, placement, management, maintenance and de-accessioning. (**Attachment 4**)

The draft policies in this latest tranche do have a strong public interest element and as such need to be placed on public exhibition to seek feedback from the community on their proposed provisions. Accordingly, it is proposed that the policies be placed on public exhibition for the statutory period of 28 days to allow sufficient time for public consideration. Once submissions have been received and considered the policies will be reported back to Council for final adoption at either the May or June Council meeting.

This report is also seeking a minor amendment to its *Sewer Connections – Limit of Council Responsibility Policy* which was originally adopted by Council in December 2018. Two minor amendments are proposed (**highlighted in yellow – Attachment 5**) to clarify the responsibilities of property-owners in respect of the boundary riser.

The proposed amendment clarifies property-owners responsibility to adequately maintain their boundary riser in much the same way Council requires owners to ensure their water meter is not obstructed so as to provide for easy access.

Implications

Legal

Council is required to undertake a policy harmonization process as part of its transition process to bed in the newly merged Council and to ensure that all its policies are relevant and up to date.

Engagement

The draft Policies are to be placed on public exhibition over the March-April period to allow sufficient time for members of the community to provide feedback on their content. The outcome of this consultation will be reported back to either the May or June Council meeting for consideration as part of the adoption process for the policies.

Financial

There are no financial consequences arising from the review of these policies.

**7.12 Updating and Harmonisation of Council Policies (Author: Tegart/Spyve)
(Continued)**

Integrated Plan





The policy harmonisation project aligns with the following Key Goals of the Queanbeyan-Palerang Community Strategic Plan 2018 – 2028:

- Goal 5.1 Our Council is highly professional in delivering services to the community
- Goal 5.3 Our council has in place systems to provide quality services to its customers
- Goal 5.5 Our Council has in place appropriate risk management frameworks
- Goal 5.7 We have a well informed and engaged community
- Goal 5.8 Our Council's activities work to achieve the Community's Vision and aspirations

Conclusion

As part of the merger process Council is required to review and harmonise the policies of the two former councils as per Actions 1.1.4.33 and 1.1.4.34 of Council's Transition Plan 2016-2019. The Department of Premier & Cabinet envisaged that this harmonisation process could take several years to achieve. It is envisaged that there will be several more tranches of policies coming forward for Council consider as we move towards completing the policy harmonisation process.

Attachments

- | | |
|--|--|
| Attachment 1 | Records Management Framework (<i>Under Separate Cover</i>) |
|  Attachment 2 | Draft Records Policy (<i>Under Separate Cover</i>) |
|  Attachment 3 | Draft Unsolicited Proposals Policy (<i>Under Separate Cover</i>) |
|  Attachment 4 | Draft Public Art Policy (<i>Under Separate Cover</i>) |
|  Attachment 5 | Sewer Connections - Limit of Council Responsibility Policy (<i>Under Separate Cover</i>) |

File Reference: COVID 19

Summary

At its meeting on 25 March 2019, Council considered a range of actions to respond to the Covid-19 pandemic, some of which were mandated by Orders from the Government. Councillors were updated further at a workshop on 1 April, and noted 9 Covid cases from around 540 tests are confirmed in the LGA.

This report outlines some preliminary impacts on Council operations, and suggests some measures of assistance to ratepayers and the business community.

Recommendation

That Council consider the potential measures outlined in the report to assist residents, business and community organisations during the COVID 19 crisis, and the financial sustainability of local government.

Background

Further to the previous report, the Commonwealth and NSW Governments have introduced a raft of orders and measures to arrest the spread of the virus, strengthen the health sector, and support the disrupted economy and incomes of individuals and business.

<https://preview.nsw.gov.au/covid-19/public-health-orders>

<https://treasury.gov.au/coronavirus/jobkeeper>

<https://www.pm.gov.au/media/11-billion-support-more-mental-health-medicare-and-domestic-violence-services-0>

<https://www.servicesaustralia.gov.au/individuals/news/750-one-economic-support-payment>

<https://www.service.nsw.gov.au/campaign/covid-19-help-small-businesses>

Several councils across Australia are introducing a mix of initiatives to offset the impact to local residents and business, noting other states do not have the legislative limitations evident in NSW. Part of the QPRC business continuity plan has included working through the risks and responses associated with its services and activities, ranking them into essential, permitted and deferrable based on their criticality and the public health orders of government (see attached schedule).

Implications

Legal

NSW legalisation does not permit NSW local governments rebating general rates, unless specific exemptions are available under that legislation. S555 and 556 of the *Local Government Act 1993* outlines what land is exempt from all rates, other than water supply special rates and sewerage special rates. Council may donate the equivalent of some of those rates to organisations or community groups eligible under its Donations Policy.

7.13 COVID 19 - Financial Impacts (Author: Tegart/Tegart) (Continued)

Under s564 Council may accept payment of rates and charges due and payable by a person in accordance with an agreement made with the person, and may write off or reduce interest accrued on rates or charges if the person complies with the agreement.

S582 does permit providing pension concessions in addition to the s575 mandated pension rebates of \$250 (general rate) and \$87.50 each (water and sewer).

Policy

As outlined above, Council does have certain remedies available to assist ratepayers in hardship.

As evidenced in its response to the drought and bushfire crisis (December and January reports), Council relaxed the elements of its *Financial Hardship and Assistance Policy* to enable less rigid application criteria. This enables deferral of some payments, removal of interest charges, longer term payment arrangements and limits the debt recovery actions. However the rate remains as a charge against the property.

The *Donations Policy* enables certain organisations or community groups to seek donations to offset facility hire or rates charges. Category A (general assistance), B (facility hire/lease fees), C (rates and charges), and D (rental rebate) may apply.

The *Rental Rebate Policy* similarly enables tenants (typically certain organisations or community groups) that lease Council owned or managed property or buildings, relief from commercial rentals through a rebate calculated on community or economic contributions to the local area.

Asset

Government orders have caused the closure of events, libraries, aquatic centres, indoor sports, halls, theatres, museums, playgrounds, skate parks, dog parks, youth and senior centres, visitor centres, tourist parks and the like. Staff formerly operating from those facilities are working remotely and redeployed into other service areas, or organisation reviews and projects.

As indicated in the attached service schedule, essential and permitted services continue to be delivered directly from Council depots, supported by staff in offices. Many other support staff, and those engaged in deferrable services, or subject to facility closures, are working from home.

Servicing and cleaning of public facilities and toilets has increased, notwithstanding some may be subject to increased levels of vandalism. There may be additional demands on waste collection and disposal through transfer stations, as residents work from home, transplant normal office waste at home, or get active with DIY activities. Similarly, the incidence of sewer chokes and pump station blockages may increase, as residents may flush wipes and other inappropriate material in domestic toilets.

While patrols on timed parking may be relaxed to assist business for a period, breaches of illegal parking in nominated bays or restricting access to parking for health workers will continue to be pursued.

Social / Cultural

Staff are working on initiatives to supplement government investment on mental health and support for vulnerable members of the community, by participating in a Covid/Bushfire-neighbour program to assist drop offs, call ins and the like.

7.13 COVID 19 - Financial Impacts (Author: Tegart/Tegart) (Continued)

While playgrounds are closed, Council's parks and open reserves remain open to enable community to recreate and exercise, while practicing social distance rules.

Economic

Council has already waived charges for hire of footpaths for cafes and markets, and is proposed to continue through the Covid pandemic crisis and recovery.

In addition, Council's Business and Innovation Branch has introduced online food business mentoring, enhanced marketing, crisis adaptation course, and the Visit Queanbeyan-Palerang page includes information on delivery and takeaway options from food business in the LGA.

<https://investqueanbeyanpalerang.com.au/covid-19-resources-for-businesses/>

Strategic

Staff will continue with strategic planning work and processing of development applications, subdivision and construction certificates. To assist new construction activity and commencement of business that provides significant multiplier potential to the employment and economic sector through the recovery phase, Council may consider requests to defer or reduce appropriate development contributions. It may be more difficult to discount certification fees as they are a competitive service in the market.

Engagement

Should Council utilise its construction capability to subsidise works on private property, it may do so upon consideration of community feedback, budget provision and publication in the annual report. That subsidy may be up to 30% of the normal charge.

Financial

The draft FY21 budget has contemplated potential Covid impacts on discretionary fee income, reduced rentals and hires, and potential rate defaults. The scale of rate payment arrangements and defaults will impact cashflow, return on investments and working capital. The type of Council interventions during recovery will impact s7.11/64 contributions to support new infrastructure and debt servicing.

The closure of several council facilities under government orders may accrue some modest net benefits, noting the employment costs remain.

Construction and other capital works forecast in the budget are anticipated to continue to engage local and regional contractors and the associated supply chain to keep business in work. The draft budget also contemplates a level of government stimulus directed towards local government projects.

IPART establishes the annual rate peg (2.6%) and has been included in the draft budget.

Other than the estimated reduced revenues in the draft Budget, it is difficult to estimate the financial and cashflow impacts on rates, rents and donations until requests are received and processed. Initial and high level estimates are outlined below, and will be reported as the accuracy of estimates improve.

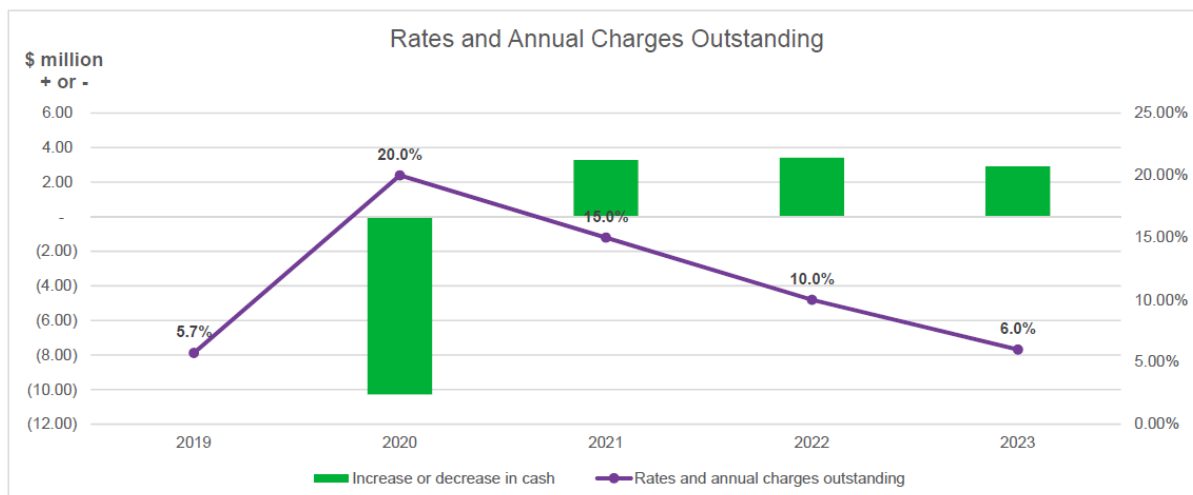
Rates and Charges debt

It is expected that once the crisis passes, businesses and individuals may take some time to recover and repay their accumulated debts. The crisis is affecting ratepayers differently and

7.13 COVID 19 - Financial Impacts (Author: Tegart/Tegart) (Continued)

staff are working on a case-by-case basis with payment plans that are best suited to the circumstances.

The rates and annual charges outstanding as at 30 June 2019 was 5.72%. The following analysis has been prepared to calculate the cash impact if the ratio increases to 20% at June 2020, and reduces back to 6% by June 2023. The analysis shows a cash decrease of \$10.3 million by the end of the financial year, followed by cash increases of around \$3 million over the following three years.



Financial Assistance measures

	Effect on budget	Value
Extend 50% rental rebate to commercial operators (6 months)	Decrease income	\$105,000
Double budget allocation for donations	Increase expenses	\$127,000
Interest on deferred rates payments (interest on internal borrowings)	Increase general fund expenses (over 4 years)	\$430,000
Stormwater Management Levy	Decrease income Decrease capital works	Nil net impact
Deferral or reduction of developer contributions	Decrease income Decrease future capital works	Nil net impact

Relevant costs associated with responding to Covid are being recorded and will be reported.

Integrated Plan

The FY21 Budget and Operational Plan has been workshopped and will soon be reported to Council prior to exhibition – several of the measures in this report may impact the outcome of that budget.

Conclusion

In summary, the forms of assistance to alleviate the impact of the Covid crisis and facilitate recovery would require Council to:

- Confirm its modified approach to hardship relief to apply also to resident and business suffering under the Covid pandemic

7.13 COVID 19 - Financial Impacts (Author: Tegart/Tegart) (Continued)

- Promote the options for deferred and extended rate payments and waiver of interest charges, under approved payment plans
- Extend the maximum period of those payment plans to two years
- Extend the medium rental rebate of 50% to apply to commercial operators leasing council property, for an initial period of 6 months
- Increase the budget allocation for Donations under the four categories, to consider further requests for relief from hire, rent and rate charges from eligible groups and organisations
- Continue to waive footpath and related fees for business
- Continue to provide and subsidise online and other support to local business
- Consider subsidising private works, within the programmed works capacity of council
- Defer direct tourism and other marketing until orders are lifted and residents and business can travel intrastate
- Consider development and related fee discounting in the recovery period
- Defer the proposed Bungendore and Braidwood stormwater levy and associated works by one year

While Council may consider applying the above measures for the period of the pandemic and associated orders, it may wish to limit that to the next two quarters (Q4 FY20 and Q1 FY21), and review with the September quarterly QBRs.

There are several advocacy measures that Council may join with the sector to assist funding of local government:

- Seek immediate restitution of the FAG 2014-17 indexation freeze as an untied allocation of funds to local government
- Seek additional FAGs payment (over and above current allocation) that is tied to local project delivery as a means of regional economic stimulus
- Enable local government to be eligible for the Federal Job Keeper program
- Seek lifting of restrictions on s94 reserves to fund similar infrastructure works outside the designated catchments of the contribution plans
- Call on the state government to confirm announced drought and bushfire recovery payments
- Access government reserves to supply additional PPE, equipment and resources to undertake wide scale surface cleaning across all public areas of the community
- If rate pegging variations need to be put on hold as part of rate relief packages – councils should be allowed to apply for an extension to the variation without starting the variation application process again.
- Seek government departments (i.e. Defence) to bring forward investments into regional centres.

Attachments

Attachment 1 Essential Services (*Under Separate Cover*)



File Reference: 43.3.1

Summary

In accordance with the *Clause 212 of the Local Government (General) Regulation 2005*, this Investment Report is presented to Council on a monthly basis. This report presents the investment result for February 2020.

Recommendation

That Council:

- 1. Note the investment return for February 2020 was -\$458,919.**
 - 2. Note the investment portfolio has been made in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Queanbeyan-Palerang Regional Council's Investment Policy.**
 - 3. Receive the Investment Report for the month of February 2020.**
-

Background

Cash and Cash Equivalent Investments

A list of Council's cash and investments as at 29 February 2020 is detailed in the attached Investment Report Pack.

Over the last 12 months, Council's portfolio produced an annualised rate of return of 3.00%, outperforming the benchmark Bank Bill Index by 1.67%.

As at 29 February 2020, the principal amount invested was \$210,654,915 and the year to date return was \$3,438,807 which is 81% of Council's revised annual budget.

Market Update

The average 30 day BBSW rate for February 2020 was 0.80%.

At its March 2020 meeting, the Reserve Bank (RBA) elected to reduce the cash rate by 25bp to the new record low of 0.50%. The Board indicated it is prepared to ease monetary policy further to support the Australian economy.

The negative economic impact of the COVID-19 pandemic affected Council's investment in TCorp managed funds during February 2020 with both the Long and Medium Term Growth Funds suffering losses.

Of the total investment portfolio of \$210.7million, Council holds \$25.6million in TCorpIM funds.

The TCorpIM Long-Term Growth Fund invests across major listed asset classes, with 60-100% directed to growth assets including equity, and 0-40% to defensive assets such as foreign currency.

The TCorpIM Medium-Term Growth Fund contains 35-65% growth assets and 35-65% defensive assets.

The spread of COVID-19 and the surrounding uncertainty saw moves in the equity markets not seen in 30 years. This may be the 'black swan event' that commentators have cited causing a serious market correction. To compound matters, last week President Donald

**7.14 Investment Report - February 2020 (Ref: ; Author: Monaghan/Drayton)
(Continued)**

Trump's speech closed the US to travellers from Europe and implied trade may be affected which has also added to supply chain concerns.

With COVID-19, there is a period of uncertainty in the months ahead and that market volatility will be with us for the foreseeable future.

The attached TCorp market update provides information about the management of funds by TCorp during this period of uncertainty.

Implications***Legal***

Council's investments as listed in Table 2 of the attached Investment Report Pack comply fully with section 625 of the *Local Government Act 1993*, clause 212 of the Local Government General Regulations 2005, and Council's Investment Policy. Certified by Kate Monaghan, Responsible Accounting Officer, 13/03/2020.

Policy

The Investment Policy was adopted by Council on 22 May 2019 and is next due for review in May 2020.

Financial

As at 29 February 2020, the 2019/20 Financial Year investment return amounted to \$3,438,807. The investment returns are added to the associated restricted funds (e.g. development contributions) that form Council's investment portfolio.

The TCorpIM Long Term Growth and Medium Term Growth Funds both had a negative return (-\$540,958.52 and -\$197,773.52 respectively) in February 2020.

While these funds are exposed to additional investment risk in order to generate higher potential returns, they are structured with longer term time horizons. The minimum advised investment time frame for the MTGF is 3-7 years and 7+ years for the LTGF.

Despite the expectation of economic volatility continuing until the COVID-19 crisis abates, the current strategy to retain these funds remains in place in keeping with the long term nature of these products, and to allow for market correction over time.

Council's investment portfolio is well diversified having defensive asset classes to offset these growth assets.

Council staff will continue to seek direction from Council's investment adviser, Laminar Capital for all investment placements.

Attachments

Attachment 1 February 2020 - Investment Report Pack (*Under Separate Cover*)



Attachment 2 TCorp Market Update 13 March 2020 (*Under Separate Cover*)



8.1 Update on Development Applications Under Consideration by Southern
Regional Planning Panel (Author: Thompson/Perkins)

File Reference: DA.2019.1227 and DA.2018.223

Report

The following development applications have been received by Council. The Southern Regional Planning Panel (SRPP) is the consent authority. The applications are nearing completion and as such an update on their progress is provided to Council.

DA.2019.1227 - 136 Gorman Drive, Googong

The application has been lodged by Purdon Planning Pty Limited on behalf of the Anglican Church Property Trust Diocese of Canberra for expansion of the Anglican School including 16 new classrooms, car park & landscaping works.

Specifically the expansion includes:

- Construction of an education hub comprising eight (8) general learning spaces and eight (8) specialty classrooms, totalling sixteen (16) teaching spaces and associated preparatory rooms, storage areas, hospitality and design commons, covered outdoor learning spaces, toilets, staff centre and outdoor forum (see Attachment 1).

The specialty classrooms will contain an earth science lab, biology, physics, chemistry laboratories, textile technology space, wood and metalwork space, food technology learning space and a café. It is also noted that the café will be the school canteen and will fill basic lunch orders, the sale of snacks and provide coffee for staff, Food Technology will not be making food for the café,

- Construction of a carpark comprising 69 spaces, 10 drop off/pick up spaces and bicycle parking for staff and students. The carpark will have entry from Hearne Street and exit to Rodgers Road.
- Landscaping, relocation of existing shade sale and infrastructure services.

The development application is private infrastructure over \$5 million under Division 4.7 of Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. As such the consent authority is the Southern Regional Planning Panel (Southern) as it meets the criteria under Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011 - Private infrastructure and community facilities over \$5 million.

The subject site is zoned R1 – General Residential under the *Queanbeyan Local Environmental Plan 2012 (QLEP)* and educational establishments are not listed as developments permitted with consent. The proposal is permissible by virtue of the State Environmental Planning Policy (*Educational Establishments and Child Care Facilities 2017*) (*SEPP (Educational)*) and the main issues raised in the assessment relate to:

- Traffic and access.

The development is not inconsistent with the aims of the SEPP (*Educational*) and the objectives of Zone R1 - General Residential.

The proposed development is compatible with the existing buildings on the school site and responds to the physical characteristics of the landform. The development will not result in adverse impacts to adjoining properties by way of loss of amenity such as overshadowing or overlooking or adverse impacts to the character of the site or surrounding locality.

The application was advertised in the Queanbeyan Age (local newspaper) on 29 October 2019 and notified to the adjoining owners from 29 October to 12 November 2019. During this period no submissions were received.

8.1 Update on Development Applications Under Consideration by Southern Regional Planning Panel (Author: Thompson/Perkins) (Continued)



Figure 1: Locality plan



Figure 2: Site photos

8.1 Update on Development Applications Under Consideration by Southern Regional Planning Panel (Author: Thompson/Perkins) (Continued)

The application has been assessed under the relevant State Environmental Planning Policies and *Queanbeyan Local Environmental Plan 2012*. This assessment found that the development generally satisfies the controls and requirements of these instruments. The application seeks no variations and will not result in any visual impacts, loss of amenity or solar access to any surrounding residence.

The other relevant matters for consideration under section 4.15 of the EP&A Act have also been considered. The development is suitable for the site, will have an acceptable impact on the site, local area and neighbouring properties. The submissions from agencies have been considered and conditions recommended where appropriate. No public submissions were received that related to this development. There are no significant public interest concerns resulting from the development.

Based upon these findings, the application has been submitted to the Southern Regional Planning Panel for electronic determination with a recommendation for conditional approval.

DA.2018.223 – 9 Wilson Street, Braidwood

A Development Application has been lodged by Clarke Keller on behalf of the NSW Department of Education for upgrade works to Braidwood Central School including the construction of two (2) new buildings, alterations and additions to three (3) existing buildings and associated site embellishments to accommodate an increase in student enrolment numbers from 352 to 440 and an additional three (3) teaching staff (see Attachment 2).

Specifically the proposal includes the following:

- Demolition of existing junior toilets (Building B);
- Relocation of Kinder playground;
- Construction of a two (2) storey building (Building 1) containing six (6) general learning areas (to be used primarily for math, personal development, health and physical education);
- Construction of a single storey (Building 2) containing two (2) key learning areas (music and drama), amenities and a bag storage area;
- Alterations to existing Building F to accommodate a change of use from staff facilities to two (2) new class rooms and amenities;
- Alterations to existing Building T to accommodate a change of use from a lecture theatre to senior student study area;
- Additions and alterations to existing Building A (additions shown as Building 4) to provide staff office, amenities and meeting rooms;
- Installation of rainwater capture and re-use tanks;
- Provision of two (2) additional accessible parking spaces; and
- Associated infrastructure and landscaping works.

The development application is a Crown Development under Division 4.6 of Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. The consent authority is the Southern Regional Planning Panel (Southern) as it meets the criteria under Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011 - Crown development that has a *Capital Investment Value (CIV) of more than \$5 million*.

The proposal is permissible by virtue of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities 2017) (SEPP (Educational))* and the main issues raised in the assessment relate to:

- Compatibility of the development with the heritage significance of the site and its surrounds.
- Maximum building height.

8.1 Update on Development Applications Under Consideration by Southern Regional Planning Panel (Author: Thompson/Perkins) (Continued)

Despite a proposed 3.29m (50.6%) variation to the 6.5 maximum building height established under Clause 4.3 of the Palerang Local Environmental Plan 2014 the proposed development is compatible with the heritage nature of several existing buildings on the school site and responds to the physical characteristics of the landform. The development will not result in adverse impacts to adjoining properties by way of loss of amenity such as overshadowing or overlooking, or adverse impacts to the character of the site or the surrounding locality.

The application was notified within the local newspaper to adjoining land owners/occupiers. The application was initially notified from 19 December 2018 to 9 January 2019. The application was subsequently re-notified from 1 May 2019 to 15 May 2019 due to the receipt of amended plans and additional information in relation to the subject application. No submissions were received during either of the exhibition periods.



Figure 3: Locality plan

The application has been assessed under the relevant State Environmental Planning Policies and Palerang Local Environmental Plan 2014. This assessment found that the development generally satisfies the controls and requirements of these instruments. While the subject application seeks a variation request under Clause 4.6 of the PLEP 2014 to vary the maximum building height of 6.5m by 50.6% (3.29m), this variation was found to be suitably justified through environmental planning grounds in that the control has for all purposes been abandoned upon the site and the proposed variation will result in no visual impacts, loss of amenity or solar access impacts to any surrounding residence.

The other relevant matters for consideration under section 4.15 of the EP&A Act have also been considered. The development is suitable for the site, will have an acceptable impact on the site, local area and neighbouring properties. The submissions from agencies have been

8.1 Update on Development Applications Under Consideration by Southern Regional Planning Panel (Author: Thompson/Perkins) (Continued)


considered and conditions recommended where appropriate. No public submissions were received that related to this development. There are no significant public interest concerns resulting from the development.

Based upon these findings, the application has been submitted to the Southern Regional Planning Panel for electronic determination with a recommendation for conditional approval.

Recommendation

That the report be received for information.

Attachments

Attachment 1  Plans - Anglican School, Googong - 136 Gorman Drive, Googong (*Under Separate Cover*)

Attachment 2  Braidwood Central School - Plans (*Under Separate Cover*)

8.2 NSW Planning Portal - Online Lodgements (Author: Thompson/Corbett)

File Reference: E-PORTALS - 42.3.3

Summary

The NSW Department of Planning, Industry and Environment (the Department) has recently launched the application lodgement module of its digital planning services platform known as the NSW Planning Portal. This portal will require all development and complying development applications to be lodged online through a central, State administered web site.

The Department has announced that all councils will be required to move all lodgements of applications to the Planning Portal, starting with metropolitan councils in mid-2020, with regional councils to follow.

Council has subsequently been approached by the Department providing an opportunity to transition to the Planning Portal prior to the mandated adoption of the system.

Council has been using the 'Concurrence' and 'Referral' component of the Planning Portal since December 2019 for all external referrals. This has made the process of external referrals more streamlined and has resulted in faster processing times between agencies and significantly improved communication between external agencies and applicants.

Presently, Council operates multiple streams of lodgement including physical, electronic and email lodgement methods. The management of multi lodgement pathways creates unnecessary demand upon staff resources and the increased complexity of processes and steps creates a greater margin for error during the lodgement, assessment and determination of applications.

As such, the opportunity to move towards a single lodgement platform is supported by Council staff and is consistent with the draft findings of the recent development application process review carried out by the Planning and Productivity section. The integration of application processes with TechOne and the NSW Planning Portal system also removes the need for mandatory data reporting currently undertaken by Council staff as this information is inherently captured by the Planning Portal.

In transitioning to the Planning Portal system, the Department will provide training to all professional and support staff, as well as continued support from their implementation team during the go live process.

Council has been advised that by transitioning to the system prior to mandatory adoption of metropolitan councils that additional support services will be made available. The TechOne configuration will cost around \$25k. Internally, staff propose that prior to the go live process information and training sessions be provided sessions to regular Developers and Builders. It is also proposed that self-service kiosks be provided in each customer service centre to allow staff to assist customers in the lodgement process.

Based upon the above, Council will be transitioning to the Planning Portal system as soon as practicable.

Recommendation

That the report be received for information.

Attachments

Nil

8.3 Proposed Memorial Park - Old Cooma Road, Googong (Ref: ; Author:
Thompson/Brown)

File Reference: PJT0061 Memorial Park Googong

Report

The purpose of this report is to update Council on the progress of the current Planning Proposal to provide for a new memorial park/cemetery to serve the future needs of Queanbeyan and the surrounding community.

Council staff have been progressing an amendment to existing planning controls since August 2017 in order to allow for a 'cemetery' to be established at 1241 Old Cooma Road, Googong.

A Gateway determination for this matter was issued by the then Department of Planning and Environment on 25 August 2017 authorising Council to proceed with the planning proposal subject to undertaking a number of studies, and, consulting with both the community and relevant State Government agencies. One of the studies prepared at that time included a hydrological assessment of the site to determine any potential impacts on surface or groundwater systems.

Council subsequently undertook significant consultation in respect of the proposal and accompanying studies in late 2018, including holding public meetings and other engagement activities. Feedback from both the State Government Regulator and the community at the time indicated it was desirable to undertake more long term monitoring of the groundwater system to ensure there were no impacts from the cemetery on surrounding land uses.

As a consequence, Council's consultant (Ecological) has been undertaking groundwater monitoring since January 2019 in order to determine groundwater levels and any potential for impacts on nearby land.

This 12 month period of monitoring has recently concluded, and preliminary advice from the consultant suggests the site does contain suitable areas for cemetery uses for the long term. Note this is yet to be finally confirmed.

To account for the recent dry period, it is now intended to extend the monitoring for an additional 2 month period. This should ensure more recent rain events are also captured in the data for comparison.

At that time the monitoring concludes and the final data becomes available, staff will prepare a further report and recommendation to the Council on the proposal.

Recommendation

That the report be received for information.

Attachments

Nil

8.4 Maintenance Grading and Gravel Resheeting Update (Author: Hansen/Cooke)

File Reference: 631099

Report

Grading Status

On 11 December 2019, Council suspended the gravel road maintenance grading program due to the ongoing drought conditions and lack of available water sources. Unsealed roads require certain levels of moisture within the gravel pavement surface, as well as water to work into the surface, during maintenance grading. Council's construction and maintenance grading teams were also seconded by the NSW Rural Fire Service to help create containment lines, cart water and support the bushfire response in the Braidwood area.

The drought conditions and firefighting efforts continued to hamper Council's ability to undertake maintenance grading activities until 13 February 2020, when the majority of the fires within QPRC had been brought under control and the region had received a significant rainfall event.

The reduction in maintenance grading frequency due to the dry weather along with a significant increase in heavy vehicle movements from fire fighting vehicles, caused gravel road pavements to quickly deteriorate.

Significant rain was received on 9- 10 February 2020 that caused significant damage to many unsealed pavement. Localised flooding was widespread and drainage and pavement damage was experienced.

As a result of the flooding, QPRC was included in the NSW Storms and Floods Natural Disaster Declaration (AGRN 898), which means any roads that experienced flood damage could qualify for funding assistance from the jointly funded Commonwealth-State Disaster Recovery Funding Arrangements (DRFA).

Policy

Council's Unsealed Road Maintenance - Grading Policy (the Policy) details Council's maintenance grading priority for roads based on the roads Annual Average Daily Traffic (AADT) counts. A maintenance grading program is then developed to meet the grading frequencies specified in the Policy. Council normally operates two maintenance grading teams to complete the maintenance grading task per year in accordance with the Policy.

Backlog

To address the back log caused by the dry weather and the flooding, Council has engaged an additional 4x contracted maintenance grading crews. These additional four crews are funded through the DRFA.

With the current resources allocated (2 council crews and 4 contract crews) to the maintenance grading task, it is estimated that Council will be up to date with the maintenance grading program within the next 4-6 weeks. Council's internal teams are working on the backlog of unsealed pavements that weren't damaged by the floods, and the contracted crews are focused on the flood damaged pavements.

It should be noted that the current grading activities will only bring maintenance grading back in step with the original grading program. It will not result in every unsealed road being graded. Unless an unsealed road qualifies for DRFA funding, roads that were ungraded before the dry

**8.4 Maintenance Grading and Gravel Resheeting Update (Author: Hansen/Cooke)
(Continued)**

and wet periods will remain ungraded until they are scheduled to be graded in accordance with the Policy, or Council chooses to reassign funding from another source.

Unsealed Road Maintenance Costs

A contract maintenance grading team costs \$5,600 per day. A maintenance grading team will grade on average about 2 km of road per day.

Gravel re-sheeting costs approximately \$25,000 per km.

At the completion of the work shown below, there will be approximately 470km of unsealed road that has not been graded since December 2019 (the commencement of the suspension of grading period). These remaining roads have not been damaged sufficiently to qualify for DRFA funding - however it is not unreasonable to expect that all of these unsealed roads have deteriorated during the dry and wet periods and that they would benefit from an unscheduled maintenance grading effort.

The estimated cost to extend the maintenance grading program to every unsealed road that has not been graded as part of the current work is \$1,350,000. If all 6 grading teams were directed to this work it would take approximately 11 weeks to complete (following on from the 6 week period to complete the current work) assuming no further wet weather periods.

Council will be required to fund the additional work mentioned above as this work does not qualify for DRFA funding. There are no funds currently available to complete this work.

Current Maintenance Grading Locations

Council's current maintenance grading program, including Councils 2x internal teams and 4x contracted teams is as follows (in the order shown):

- Bungendore Team
 - Currently working Williamsdale Road
 - Hoskinstown Road
 - Forbes Creek Rd
 - Lake Road
 - The Collector area.
- Braidwood Team
 - Currently working on Sandholes Lane
 - Columbo Lane
 - Dawsons Lane.
- Contractor 1 (Flood damage)
 - Currently working on Gidleigh Lane and Butmaroo Road
 - Ingledow Road
 - Hoskinstown Road 2 and 3
 - Rossi Road.
- Contractor 2 (Flood damage)
 - Currently working on Woolcara Lane
 - Mulloon/Manar Road.

**8.4 Maintenance Grading and Gravel Resheeting Update (Author: Hansen/Cooke)
(Continued)**

- Contractor 3 (Flood damage)
 - Currently working on Captains Flat Road
 - Harolds Cross Road
 - Nothanger Road
 - Budawang Road
 - Murtle Grove Road
 - Tudor Valley Road.

- Contractor 4 (Flood damage)
 - Currently working on Little Bombay Road
 - Tally Ho Rd
 - Bombay Rd
 - Farrington Rd
 - Araluen Road.

Gravel Re-Sheeting

Approval for the re-sheeting of flood damaged roads is being finalised with Transport for NSW (TfNSW) inspectors. Once approvals are obtained, the contract teams will be directed onto the re-sheeting projects. The roads that have been identified for re-sheeting at this stage are:

- Araluen Road
- Cooma Road
- Bombay Road
- Little Bombay Road
- Mount Fairy Road
- Northanger Road
- Charleys Forest Road
- Farrington Road
- Captains Flat Road.

There are still other roads that are yet to be inspected and approved by TfNSW staff. All of the roads approved by TfNSW for re-sheeting will be funded from DRFA flood funding.

Council has recently been notified that the S44 Emergency Response timelines have extended from 21 days up to 90 days. This means that Council can claim internal staff wages and plant for the extended period whilst working on fire and flood declared projects.

It should also be noted, that Council is focused on repairs on Local and Regional Roads only. State Roads are directly managed and funded by TfNSW and funding is not available for works on Crown or private roads.

Recommendation

That the report be received for information.

Attachments

Nil

8.5 Local Government General Election Postponement (Ref: ; Author:
Tegart/Ferguson)

File Reference: 52.6

Report

As reported to Council on 25 March 2020, the Office of Local Government (OLG) has advised that next NSW local government general election has been postponed until September 2021, due to the COVID-19 crisis.

Current Councillors will continue to hold their civic office until the rescheduled elections are held.

QPRC's Mayor is elected by Councillors to hold that office for two years. The last Mayoral election was held on 25 September 2019 for a period of one year, on the basis that the next general election would be held in September 2020.

However, the OLG has advised that mayors elected by councillors in September 2019 will continue to hold office until September 2021.

The postponement of the general election will not change the future schedule of council elections. The subsequent election will be held in September 2024.

The four-week caretaker period that would have started on 15 August 2019 will now be deferred until 2021.

It is understood the 18 month period in which a casual vacancy may occur has commenced, and need not necessitate a by-election.

Recommendation

That the report be received for information.

Attachments

Nil

8.6 Status of Major Projects - Stronger Communities Fund (Ref: ; Author: Tegart/Ferguson)

File Reference: 2.6

Report

The table below lists the projects funded under Round 2 of the \$10m Stronger Communities Fund and their status as at 29 February 2020.

No.	Approved project	Funding	Status of project
1	Public toilet block at Araluen Recreation Ground Reserve	\$15,000	Project completed.
2	Upgrades to Braidwood, Bungendore, Captains Flat swimming pools	\$400,000	A contract has been awarded for the repairs, refurbishment and retiling of Braidwood Pool. The Contractor will commence on site following the end of pool open season. The tiles for the project have been procured.
3	Town centre improvements Braidwood	\$500,000	Project completed.
4	Town centre improvements Bungendore	\$500,000	Project completed.
5	Rusten House – complete restoration of a dilapidated heritage listed building to be used as a community arts centre for Queanbeyan	\$550,000	The roof replacement contract was completed May 2019. Tenders were called for the major refurbishment works however Council resolved not to accept any tenders and for the works to be managed in-house. These works have commenced – completion expected October 2020
6	Abbeyfield Bungendore	\$500,000	The amendment to <i>Palerang Local Environmental Plan 2014</i> enabling development for the purpose of seniors housing with development consent on the site was notified (gazetted) on 10 August 2018. A development application is being prepared and yet to be lodged.
7	Dog Park Googong	\$125,000	Project completed.
8	Refurbish netball courts Karabar	\$175,000	Project completed.
9	Wet play area, Queanbeyan Aquatic Centre	\$450,000	Project completed.

8.6 Status of Major Projects - Stronger Communities Fund (Ref: ; Author: Tegart/Ferguson) (Continued)

10	Queanbeyan Showground grandstand restoration	\$350,000	<p>Project in progress.</p> <ul style="list-style-type: none"> • Upstairs – new roof installed, sections of floor replaced, some new seating installed and seats painted. • Downstairs – inside walls & ceilings painted, new WC + wall + basin installed - area yet to be painted, 2 x new mobile trolleys purchased for kitchen. Further restoration work to timber floors, and sanding and sealing of floors programmed. • Further works programmed to complete this project include: installation of additional power supplies to the large function room, upgrades to foyer area, and minor works to the toilet facilities.
11	Seiffert Oval lights	\$200,000	Project completed.
12	Braidwood Recreation Ground Stage 2	\$300,000	Project completed.
13	Bungendore Recreation Ground Stage 1 (Bungendore Sports Hub)	\$1,500,000	<ul style="list-style-type: none"> • Commencement of project construction has been delayed due to unsuccessful negotiations with land owner. • Just Terms land acquisition will now commence. • Estimated timeframe for completion of project is March 2021. • A Project Variation seeking an extension of time under the Funding Agreement will be requested.
14	River path including low level footbridge Queanbeyan	\$760,000	Project completed.
15	Karabar streetscape improvements, commercial precinct	\$46,000	Project completed.
16	Queanbeyan Park central playground equipment	\$250,000	Project completed.
17	Glebe Park Playground	\$90,000	Project completed.
18	Henderson Road Recreation Area	\$125,000	Project completed.

8.6 Status of Major Projects - Stronger Communities Fund (Ref: ; Author: Tegart/Ferguson) (Continued)

19	Seiffert Oval spectator entrance improvements	\$200,000	Project completed.
20	Upgraded community facilities Captains Flat	\$100,000	Project completed.
21	Lascelles Street upgrade Braidwood	\$800,000	Design being finalised.
22	Upgrade lighting Margaret Donohue Oval	\$200,000	Project completed.
23	Queens Bridge approach enhancement from Yass Road	\$200,000	Project completed.
24	Water storage infrastructure Braidwood Servicemen's Club	\$45,000	Project completed.
	TOTAL	\$8,381,000	

Recommendation

That the report be received for information.

Attachments

Nil

8.7 Delegates Report (Author: Ferguson/Ison)

File reference: 52.3.1

Summary

Delegates Reports are submitted by Councillors to report on key points of meetings, events and functions which they have attended during the past month, either as a Council delegate or as a nominee of the Mayor.

Attendances at meetings by Councillors as delegates and representatives on Council committees, organisational committees, statutory committees, locality committees and advisory committees will be published in the QPRC Annual Report as per Resolution No. 322/18 of 26 September 2018.

Recommendation

That the report be received for information.

Cr Tim Overall		
No.	Meeting/Function/Event Attended	Summary of Key Points
1.	CRJO Board Meeting, 27 February 2020	<ul style="list-style-type: none"> • CRJO Charter - Agreed to undertake a complete review of the CRJO Charter after the Local Government 2020 Elections and adopt the revised Charter at the CRJO Board meeting of 4 December 2020. • Election of Chairperson- Received the Election of Joint Organisation Chairperson report and noted the proposed election process as per the guidelines set out in the Joint Organisation implementation Guide and the Local Government Act 1993. Resolved to call an Extraordinary meeting to be held after 29 June 2020 for the election of the 2020 CRJO Chairperson and Deputy Chairperson by preferential ballot (secret ballot). • Financial Report to 31 December 2019 - Noted the financial position of the CRJO as at 31 December 2019 and noted the intention of the budget review for 2020/21 in relation to the actions regarding financial viability to be tabled at the CRJO Board meeting on 14 May 2020. • General Managers Advisory Group Meeting January 2020 - Noted the report and agreed to write to the Department of Planning seeking an urgent review of implementation of the Eplanning mandatory provisions. • Restructure and Recruitment - Endorsed the staff structure. (Executive Officer direct reports: Emergency Preparedness Officer, Waste & Recovery Coordinator, Contaminated Land Officer,

8.7 Delegates Report (Author: Ferguson/Ison) (Continued)

		<p>Executive Support Officer) - Executive Officer Recruitment Working Party appointed with the delegations to appoint a recruitment consultant and undertake the recruitment process of a new Executive Officer. Representatives: CRJO Chair of the Board, Mayor of Snowy Valleys Council, CRJO Chair of the General Managers Advisory Group, CEO QPRC.</p> <ul style="list-style-type: none"> • Additional Contributions LG Superannuation - Endorsed CRJO Letter to LG Superannuation seeking a two year moratorium be placed on “additional contributions” for the defined benefit plan totalling \$40 million to allow NSW Councils to focus on the devastating natural disasters that need to be managed and funded.
<p>2.</p>	<p>Country Mayors Association Meeting, 6 March 2020</p>	<ul style="list-style-type: none"> • Hon Melinda Pavey MP, Minister for Water, Property and Housing: Along with the Victorian Government, NSW commissioned a review of the constraints of the Murray Darling Basin Authority which found that if the plan continues there is a big chance of failure. Stakeholder consultations are to take place in March and April. However the basin is in a better condition due to the plan. • Ms Teresa Corbin CEO, Australian Communications Consumer Action Network (200 members): The network has been fighting hard to keep pay phones which proved their worth during the fires. Regional concerns include higher costs, greater dependency on services, unreliable services, and limited mobile coverage. Goals of the network are guaranteed access, equitable voice, expansion of mobile coverage and digital capacity. A Regional Connectivity Program is being introduced and funding is available similar to the Black Spots Program. The next round of the Black Spots Program is coming up. • Mr Rob Rogers AFSM, Deputy Commissioner, NSW RFS: Overview presentation. During the bushfire period there were more than 200 days of continuous major operations, over 11500 bush and grass fires, 5.5 million hectares burnt, and more than 2400 homes destroyed. • Additional Contributions LG Superannuation – Resolved: The Association write to LG Superannuation and appeal to humanitarian and sensitive attitude of this organisation and seek that two year moratorium be placed on these “additional contributions” for the defined benefit plan totalling \$40 million to allow NSW Councils to focus on the devastating natural disasters that need to be managed and funded.
<p>3.</p>	<p>Community Safety Precinct Committee, 3 March 2020</p>	<ul style="list-style-type: none"> • Refer Cr Mark Schweikert Delegates Report

8.7 Delegates Report (Author: Ferguson/Ison) (Continued)

Cr Mark Schweikert		
No.	Meeting/Function/Event Attended	Summary of Key Points
1	Chaired The Local Traffic Committee meeting, 4 Feb.	<ul style="list-style-type: none"> • See Minutes. Nearly all Anzac Day plans approved.
2	Represented Mayor with Cr Hicks at opening of new Bungendore change sheds on Mick Sherd Oval from previous Grant funding round, 21 Feb.	<ul style="list-style-type: none"> • Council staff project managed the building of the change sheds given tender responses not being fit for purpose. Great job! • Also used the time to inspect new Bungendore Scout Hall with State member of Monaro and Cr Hicks.
3	Chaired Economic Advisory Group meeting, 24 Feb.	<ul style="list-style-type: none"> • Minutes of this meeting will start to be presented to Council. • Good discussion on need for DA design review panels. • Group voted to include a Defence Industry member given Council's interest in Poplars as a Defence industry Hub.
4	Attended the Woodlawn Bio Reactor Community Consultation and Liaison Committee, 27 Feb.	<ul style="list-style-type: none"> • Took tour of site and was briefed on improvements and operations. • Agreed to new Chair (Mr Own Manley) and Draft TOR. • Roadworks on Tarago road need to be advanced as bushfire debris from South Coast will more than likely be sent to Woodlawn. • 8th power generator (1.3MW) about to go online along with two extra jobs. In 2019 the plant produced 55,416 MW. • Open Day planned for 18 April 2020.
5	Attended Monaro CPSC meeting with Cr Overall, 3 March.	<ul style="list-style-type: none"> • Assaults in decline particularly in Qbn. Malicious damage down. Stealing and drug detections remain at a steady rate. Robberies same but Police are seeing higher arrest rates. • Businesses are being urged to either get or replace current CCTV with High Definition colour units to better enable public help with identification. Particularly at petrol stations where fail to pay is up. • Local Police to issue free windscreen ice scrappers with NSW Police logo on them to encourage people to not leave their car warming up unattended in the drive way given the coming onset of frosty conditions. This is starting to become a major reason for vehicle theft. • Council requested to examine process for stolen bin replacement. Council currently requires a police report to replace which takes up valuable police time. • Vehicle accidents, one death YTD, single vehicle at Sutton.

8.7 Delegates Report (Author: Ferguson/Ison) (Continued)

6	Attended Bungendore Town Centre and Environment Committee meeting, 3 March.	<ul style="list-style-type: none"> • See minutes. Great interest in roundabout and central car park. Street pole banners still a requirement to help with town advertising and colour. • Structure plan discussed with regret at the hijacking of the other work in the document not related to development, i.e. tree plantings and styles etc.
7	Represented Mayor at Stronger Country Communities Fund announcement of \$230,000 for Queanbeyan Lawn Bowls Club with Member for Monaro The Hon. John Barilaro MP, 6 March.	<ul style="list-style-type: none"> • Club to use money for a complete resurfacing of the green and if any remains possibly some onsite disabled parking.
8	Attended Charleyong Bridge Opening 9 March with Crs Overall, Hicks and Harrison along with Member for Monaro The Hon. John Barilaro MP and Senator Jim Molan AO DSC.	<ul style="list-style-type: none"> • New bridge is excellent. Old bridge noticeably unsafe and unfit to continue as vehicle bridge. • Good turnout by local community who welcomed the new bridge and plans for keeping parts of the old bridge for historical purposes.
9	Other events	<ul style="list-style-type: none"> • Shannon's Wheels Car Show. • Queanbeyan Multicultural festival. • Music by the River.

Attachments

Nil

9.1 Wamboin Hall Management s.355 Committee Minutes (Author:
Tegart/Ferguson)

File Reference: 52.3.3-06

Summary

The Wamboin Hall Management s.355 Committee has submitted for Council's information the minutes of its meeting held on 27 February 2020.

Recommendation

That Council note the minutes of Wamboin Hall Management s.355 Committee's meeting held on 27 February 2020.

Attachments

Attachment 1  Wamboin Hall Management s.355 Committee meeting minutes 27 February 2020 (*Under Separate Cover*)

10.1 Notice of Motion: Further Consideration of Planning Proposal Request - Lot 16 DP 849996, Williamsdale Road, Williamsdale (Author: Taylor/Taylor)

File Reference: 8 April 2020 Ordinary meeting

Notice

Councillor Trudy Taylor will move the following motion:

Motion

That Council:

- 1. Receive and note the 11 March 2020 report, Item 6.3 Further consideration of Planning Proposal Request – Lot 16 DP846996, Williamsdale Road, Williamsdale; and**
 - 2. Proceed as previously resolved by Council on the 18 December 2018.**
-

Background

At the 11 March 2020 Planning and Strategy Committee of the Whole the committee, on the casting vote of the Chair, determined 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.


At that meeting, the quorum was achieved with just six councillors. The proponent has requested the matter be re-heard with, hopefully, a larger number of Councillors present.

CEO's Comments

The previous resolution of Council at the 11 March Planning and Strategy Meeting was that the matter not be progressed. This motion would in effect overturn that decision and result in the need for a Planning Proposal to be prepared.

In considering the matter it is recommended that Councillors review the implications of both options mentioned in lines 100-128 in the attached previous report.

Attachments

Attachment 1  Original Report Tabled at 11 March 2020 Planning & Strategy Meeting
(Under Separate Cover)

11.1 Responses to Councillors' Questions (Ref: ; Author: Ferguson/Ison)

File reference: 52.3.2

Report

This report provides responses to Councillors' written Questions on Notice as per the Code of Meeting Practice 2019. Some questions that were not closed prior to the new Code have been retained in the table.

The questions are deleted from the rolling table once they have been answered in full and reported to Council.

Any responses that contain personal or other identifying information of any kind will be circulated separately in the confidential attachments.

Recommendation

That the report be received for information.

Attachments

Attachment 1 Responses to Councillors Questions (*Under Separate Cover*)



Attachment 2 Responses to Councillors Questions with confidential information (*Under Separate Cover*) - **CONFIDENTIAL**

12 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*.