



Planning and Strategy Committee of the Whole

8 September 2021

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 8.4 TO 10.4

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

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

8 SEPTEMBER 2021

ITEM 8.4 DRAFT MOBILE FOOD VENDING POLICY

ATTACHMENT 1 DRAFT MOBILE FOOD VENDING POLICY

DRAFT

Mobile Food Vending Policy

1 OUTCOMES

- 1.1 Minimise any potential adverse impacts to the community from mobile food vending vehicles trading in a public place.
- 1.2 Establish guidelines that enable safe and lawful mobile food vending in public places.
- 1.3 Promote mobile food vending throughout the area without adversely impacting existing fixed food businesses or residential amenity.

2 POLICY

- 2.1 There has been a surge in mobile food vending in Australia and this has resulted in Queanbeyan Palerang Regional Council receiving a significant increase in enquiries and applications regarding mobile food vending.
- 2.2 This policy aims to provide a framework for those wanting to operate a mobile food vending business within the Queanbeyan-Palerang Regional Council local government area.

3 SCOPE OF THE POLICY

- 3.1 This policy covers the approval required for sale of food from a mobile vending vehicle that would be located on any public place within the Queanbeyan Palerang Regional Council area.
- 3.2 The policy will address exemptions to the approval that would allow mobile food vending trading.
- 3.3 This policy applies to only part F7 within section 68 of the Local Government Act 1993.

4 DEFINITIONS

- 4.1 The policy – This Mobile Food Vending Policy
- 4.2 Approval – A mobile food vending approval under section 68 (F7) of the Local Government Act 1993
- 4.3 Council – Queanbeyan Palerang Regional Council
- 4.4 Similar food product – any food that is similar by means of its type (burger, stir fry, coffee) or cuisine.
- 4.5 Public Place -
 - (a) a public reserve, public bathing reserve, public baths or public swimming pool, or
 - (b) a public road, public bridge, public wharf or public road-ferry, or
 - (c) a Crown reserve comprising land reserved for future public requirements, or
 - (d) public land or Crown land that is not—
 - (i) a Crown reserve (other than a Crown reserve that is a public place because of paragraph (a), (b) or (c)), or
 - (ii) a common, or
 - (iii) land subject to the *Trustees of Schools of Arts Enabling Act 1902*.

- (iv) land that has been sold or leased or lawfully contracted to be sold or leased, or

4.6 Sale of food – As defined under the Food Act 2003

4.7 The Act — Local Government Act 1993

4.8 Mobile food vending vehicle – a road registered vehicle that has a prefabricated food processing area permanently setup within the vehicle.

5 LEGISLATIVE OBLIGATIONS AND/OR RELEVANT STANDARDS

Local Government Act 1993

Food Act 2003

Roads Act 1993

Road Rules 2014

Road Transport (Vehicle Registration) Regulation 2017

6 CONTENT

6.1 Application submission

Applications for a mobile food vending approval under section 68 (Part F7) of the Act must:

- a) be made on the approved “Activity Approval” Application form available on Councils website.
- b) Be accompanied with the following additional documentation:
 - i) Proof of current vehicle registration.
 - ii) Proof of current public liability insurance of \$20,000,000 per occurrence or with respect to any one claim.
 - iii) A cover letter detailing the type of food, proposed operating times and days, description of method of operation and proposed methods of traffic/pedestrian impact management.
- c) A map detailing all proposed locations of trade.

The approval will last one year (12 months) from the date noted on the approval. The approval will cease to be valid after 12 months and a new application form, fee, and supporting documentation must be provided if the applicant wishes to continue trading.

Applications must be made to Councils general email at Council@qprc.nsw.gov.au or in person to one of the Council customer service counters.

6.2 Fees and Charges

The application fee for a section 68 (F7) approval is listed in the current Council schedule of Fees and Charges that can be found on Councils website.

Failure to pay the fee within 28 days will result in Council cancelling the mobile food vending approval application and should the applicant wish to gain an approval a new application would have to be submitted to Council.

Council will not issue a refund of any fees paid if the business is sold or transferred. A new owner of the mobile food vending business must make a new application and pay the appropriate fees for the approval.

Mobile food vending vehicles garaged within the Council local government area will also be inspected as part of Council food safety inspection program under the Food Act 2003. Inspection fees apply in these circumstances and are listed in the current Council schedule of Fees and Charges.

6.3 Exemptions

There are no exemptions given to mobile food vendors when trading on a public place within the Council area however a mobile food vendor does not need a mobile food vending approval if they are:

- a) trading wholly within the boundary of private land and in compliance with State Environmental Planning Policy.
- b) trading at a Council approved preorganised event. Or
- c) trading within a park, sporting field or other public place under a separate booking system/approval specifically with the Council.

6.4 Application approval criteria

For Council to approve a mobile food vending application the following criteria must be met:

- a) All supporting documentation listed in section 6.1 of this policy have been submitted and the application fee has been paid.
- b) The indicated trading location/s meet the conditions listed in section 6.5 of this policy.
- c) Compliance with the NSW Food Authority guideline for Mobile Food Vending Vehicles, July 2020 (revisions or creation of a new guideline will supersede this guideline).
- d) A satisfactory mobile food vending inspection prior to final approval. Vendors will be required to organise a time with Council to attend the Council offices for an inspection of the mobile food vending vehicle.

6.5 Appropriate locations for trading

- a) Trading must not occur on any road or road related area with a speed greater than 50km/hr.
- b) Trading must not occur on a road or road related area owned by NSW Roads and Maritime Services (official rest areas/stops are appropriate with RMS approval).
- c) Trading cannot occur within the CBD area of Queanbeyan City (see appendix A).
- d) Mobile food vehicles cannot be located within 100m of a fixed food business that sells any similar food products.
- e) Mobile food vehicles located on the road in front of or across from a residential property can only remain if customers are being served. Once

customers have been served the food vehicle must move to another location (minimum 100m away) and must not return to a previous location for at least 1 hour.

- f) Mobile food vehicles must comply with existing road rules and parking restrictions, including no parking on footpaths or across driveways.
- g) Trading must not occur within "School Zones" as defined by section 23 of the road rules 2014.
- h) Customer parking and pedestrian safety will be considered with all trading locations and may impact suitability of a location.

6.6 Complaints received by Council

Should Council receive complaints regarding the operation of a mobile food vehicle, an investigation will be undertaken to determine the validity of the complaint. If Council determines that the complaint is valid Council may modify or revoke the approval.

Complaints that may result in an investigation are will be related to non-compliance with the conditions of the approval or any other issues that falls within the scope of section 109 of the *Local Government Act 1993*.

6.7 Objections from the public

If Council receives 5 similar objections from the public (separate households) regarding the approval, then the objections and approval will be raised at a Council meeting for determination which may result in modification of the existing approval.

6.8 Mobile food vending vehicle dimensions

The dimensions of a mobile food vending vehicle must not exceed the length of 7m and must not be wider than 2.5m. It is the responsibility of the operators to check local restrictions on parking times based on vehicle length and weight prior to trading.

6.9 Hours of operation and duration

- a) Trading can only occur during daylight hours. Trading after sunset or before sunrise is not permitted. This is to mitigate safety issues.
- b) A mobile food vending vehicle must return to its garaged address or other suitable private property parking arrangement at the end of each day.

6.10 Deliveries

No deliveries are to be received when trading. All mobile food vehicles are to arrive at their locations fully equipped.

6.11 Prohibited items for sale

No mobile food vending vehicle operator is permitted to sell the following when operating under this approval:

- a) Alcohol products that require a liquor licence or equivalent licence.
- b) Tobacco products.

6.12 Signage or advertisement

- a) No sign or display may be erected which is not attached to the mobile food vending vehicle.
- b) No flashing or rotating lights for attracting customers or advertisement, other than those required under the Road Transport (Vehicle Registration) Regulation 2017, are permitted on the mobile food vending vehicle.

6.13 Amplified sound equipment and Car horns

- a) The mobile food vehicle must not use any amplified sound equipment or car horn for the purpose of attracting or notifying customers.
- b) Any amplified sound equipment used when the mobile food vending vehicle is stationary must not be able to be heard by existing businesses or residential properties.

6.14 Issuing of approval

- a) Each approval is specific to each mobile food vending vehicle and is not transferable to other vehicles.
- b) This policy addresses only the use of a standing vehicle or any article for the purposes of selling food in a public place.
- c) Approval cannot be transferred to another person or corporation.
- d) The approval is only valid for the Queanbeyan-Palerang Regional Council local government area.
- e) The approval will last for 12 months from the date of commencement noted on the approval.
- f) The approval does not grant permission to trade within Council owned or managed parks or reserves. Separate approval must be sought from the Council for use of such areas.
- g) Modifications to the mobile food vending vehicle internal layout or major changes to type of food processing within the vehicle requires prior agreement by Council Environmental Health section.
- h) Any change of applicant details (contact information, registered address, etc.) must be updated with Council and may require modification of the approval.
- i) Approvals will be issued subject to conditions including, but not limited to, compliance with this policy.

6.15 Right of appeal

The applicant can object to the application of regulations and local policies on the approval. Any objections must be made in accordance with section 82 of the *Local Government Act 1993* and in writing to the Service Manager of Natural Landscapes and Health via Council@gprc.nsw.gov.au

7 REVIEW

7.1 This policy will be reviewed every four years or earlier as necessary if:

- a) legislation requires it, or
- b) Council's functions, structure or activities change

APPENDIX A – QUEANBEYAN CBD MAP (INDICATED IN BLUE)



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

8 SEPTEMBER 2021

ITEM 9.1 LAND-USE PLANNING PROJECTS / ACTIVITIES - STATUS
REPORT - JULY 2021

ATTACHMENT 1 LAND USE PROJECTS/ACTIVITIES STATUS REPORT -
AUGUST 2021

Program 26.1 - Land-Use Planning

26.1.1 Planning Instruments (LEP/DCP)

1. Queanbeyan-Palerang Regional Council Local Environmental Plan 2020

This project is driven by the State Government and its primary purpose is to administratively amalgamate QPRC's two major principal Local Environmental Plans into a single principal local environmental plan being the *Queanbeyan-Palerang Local Environmental Plan 2020*. It continues to be a priority project for the Branch as confirmed by Council at its meeting of 28 February 2018 (Minute No. 057/18).

The outcomes of community consultation were reported to Council's Planning and Strategy Committee meeting of 9 September 2020 (Item No. 8.5) where it was resolved (PLA135/20):

That Council:

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

Actions taken since then include:

- Amending the draft instrument and the background report as well as the drafting of other material required to finalise and submit the draft Comprehensive Local Environmental Plan.
- Designing a set of grids at various scales to frame the maps.
- Preparation of spatial datasets for the mapping.
- Developing templates for each map type.
- Using the above to produce a total of 199 maps.
- Reviewing various sets of comments from the Department of Planning, Industry and Environment (DPIE) and taking appropriate action regarding the maps
- Attending a meeting with staff from the Department of Planning, Industry and Environment to explain the background documents and maps before formally lodging them.
- Verification by the Land-Use Planning Branch and lodgment of the LEP on the DPIE Planning Portal and submission of all documentation in late January.
- Receipt of a Parliamentary Counsel's Opinion in early August 2021 and a draft instrument containing 60 queries.
- Preparing responses to those queries (not yet completed).

Based on the complexity of the queries it appears unlikely that the LEP will be adopted within the present term of this Council.

2. Amendment to South Jerrabomberra Development Control Plan 2015.

As previously reported at the beginning of 2021 amendments to this Development Control Plan were still on public exhibition. Following exhibition the matter was reported to the Planning and Strategy Committee meeting of 10 February 2021 where it was resolved (PLA 005/21).

That Council adopt the proposed Neighbourhood Structure Plans under South Jerrabomberra Development Control Plan 2015 with amendments as recommended in this report.

The necessary statutory steps to give effect to this resolution were subsequently undertaken and this project has now been completed.

26.1.2 Planning Proposals

1. Planning Proposal for Proposed Memorial Park - Googong

(Relevant LSPS implementation action – 4.10.3 Zone land and construct new Queanbeyan cemetery).

When this matter was last reported, Council's contractor had been asked to continue to monitor ground water levels and to carry out flow rates, draw-down and recharge rates on the bores. This was done and was reported, along with other matters including the results of the formal public exhibition, to the Council meeting of 28 April 2021 (Item No. 9.2). As a result, Council resolved:

That Council:

- 1. Endorse the Planning Proposal and supporting information to allow a cemetery as a permissible use on Lot 2 DP112382 and Lot 126 DP754881 - No.1187-1241 Old Cooma Road, Googong.*
- 2. Forward the Planning Proposal to the NSW Department of Planning, Industry and Environment requesting that the Minister for Planning make the draft plan.*

The relevant material was subsequently submitted to the Department of Planning, Industry and Environment with a request for a draft instrument to be issued and for it to be notified. A draft instrument has been issued and is awaiting notification (Gazettal).

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

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

As previously advised this project was last reported on to Council's Planning and Strategy Committee meeting of 10 June 2020 (Item No. 6.3) as well as to Council's

Council considered a further report on this project at its Planning and Strategy Committee meeting of 8 July 2020 (Item No. 6.3).

Since this time the applicant has commissioned further information on contamination in regard to a sheep dip and this has been incorporated into a planning proposal. The planning proposal was then submitted to the Department of Planning and Industry with a request for a Gateway determination. Further information was requested from the Department and this was provided and incorporated into the planning proposal which was again submitted to the Department for a Gateway determination. This was issued on 21 January 2021.

Other actions since this time include consultation with state agencies with submissions received from the DPI, BCD, RFS and Transport for NSW (combined submission with rail). A meeting was held between the proponent and staff to discuss progressing this planning proposal as well as meeting the agencies requirements and as a result draft consultant briefs for traffic and ecology were received. This was followed on the 21 May 2021 with a joint site inspection including Biodiversity and Conservation (BCD) with a view to pinpointing any requirements for the further studies as well as identifying what other information that agency might require. This was followed on 28 May 2021 by previous fauna and flora studies undertaken by the proponent being sent to BCD. Council is awaiting further comments from BCD.

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

This project was reported on in an Information report to Council's Planning and Strategy Committee meeting of 10 February 2021 (Item No. 9.1) where amongst other things it was noted that a Gateway determination had been issued by the Department of Planning, Industry and Environment. A further report was considered at Council's meeting of 28 July 2021 where it was resolved (Minute No. 189/21):

That Council:

- 1. Progress the planning proposal by addressing the matters raised by the NSW Department of Planning, Industry and Environment – Biodiversity and Conservation by immediately undertaking detailed survey investigations for the 413 lots proposed to be rezoned to R5 Large Lot Residential at a cost of approximately \$73,000, as outlined in the report.*
- 2. Vary Council's Procurement Policy on this occasion to allow one written quote for the detailed survey investigations required for the E4 planning proposal, on the basis that the ecological consultant, Biosis, having conducted the original studies, has a thorough understanding of the scope and nature of the required work.*

Since that time staff have confirmed that Biosis is available and can undertake further survey investigations at the appropriate time this year.

Future Planning Proposals

1. Housekeeping Local Environmental Plan

Council have received a number of submissions on various policy issues/matters that will require a planning proposal(s) to implement. Some of these arose as a result of exhibiting the *Queanbeyan-Palerang Regional Local Environmental Plan 2020* while others arose as a result of separate representations. A number are intended to be taken forward as part of a Housekeeping Local Environmental Plan once work on the *Queanbeyan-Palerang Regional Council Local Environmental Plan 2020* is notified.

2. Other Planning Proposals

During the period discussions and material have been submitted in regard to a potential planning proposal at the Poplars. This proposes a rearrangement of the Zone B1 and B7 boundaries as they apply to land north of Tompsitt Drive (i.e. rather than the current north-south split, the split would be east-west) followed by development within the new zones. At the time of writing this planning proposal is yet to be formalised and reported to Council.

Staff have also had preliminary discussions with the owner of land currently being developed north of Googong Road who is seeking a planning proposal which reduces the required minimum lot size and rationalises some of the boundaries between the residentially zoned land and the adjoining Zone E2 land. Further information has been requested from the proponent on this.

26.1.3 Planning Strategies and Policies

1. Local Strategic Planning Statement

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

As previously reported to Council a copy of the Local Strategic Planning Statement (LSPS) was forwarded with appropriate changes as resolved by Council to the Department of Planning, Industry and Environment. A copy subsequently has also been loaded onto the NSW Planning Portal.

The next formal review of the LSPS is due in 2027 although there is a current Bill which if passed will reduce this to 2025. However as indicated in this report a number of its Implementation Actions and/or actions consistent with these are being implemented on an ongoing basis.

2. Bushfire Prone Land Map

(Relevant LSPS implementation actions – 4.8.10 Review and update hazard mapping including bushfire and flooding and 4.14.2 Identify and map areas affected by natural hazards in the LEP or DCP to adequately plan, manage and protect property and life).

A new bushfire prone land map has been prepared for the QRPC region. In consultation with the NSW Rural Fire Service, maps have been reviewed and updated to conform with the most recent mapping requirements. This was certified by the RFS on 20 April 2021. As such project is now completed.

3. Queanbeyan Floodplain Risk Management Study & Plan

(Relevant LSPS implementation actions – 4.8.8 Investigate options for stormwater and flood mitigation, including implement LGA wide Floodplain Risk Management Program, 4.8.10 Review and update hazard mapping including bushfire and flooding and 4.14.2 Identify and map areas affected by natural hazards in the LEP or DCP to adequately plan, manage and protect property and life).

At its meeting of 16 December 2020 Council considered a report on the Queanbeyan Floodplain Risk Management Study & Plan (Item No. 9.10). As a result, Council resolved (Minute No. 305/20):

That:

- 1. Council endorse the Queanbeyan Floodplain Risk Management Study & Plan (FRMS&P) with the following amendments in order to balance social, economic, environmental and flood risk parameters:*
 - a. Flooding impacts referred to in S10.7 Planning Certificates apply to land within the Flood Planning Area and the Outer Floodplain.*
 - b. That residential development which is replacing existing residential development on land within the Inner Floodplain (Category 2C) be considered, subject to it not increasing the density of persons resident on a site and meeting other requirements which are also applicable to residential land in the Intermediate Floodplain as shown in Annexure 2 Development Controls Matrix at page E-17 and that this Matrix be altered to reflect both the limitation on site density and the other requirements which will need to be met.*
 - c. That Essential Community Facilities, Critical Utilities and Flood Vulnerable development as defined in the Plan at Annexure 1 (page E-16) “not be encouraged” on land within the Outer Floodplain as shown in Figure E1.2*

(Sheet 2 of 2) of the Plan and that Annexure 2 Development Controls Matrix at page E -17 be altered to reflect this.

- 2. The FRMS&P's proposed Development Controls at Appendix E Part E3 of the draft Flood Policy be considered in any revision of the Queanbeyan Development Control Plan 2012 which applies to the Flood Planning Area and be referred to the Queanbeyan Floodplain Risk Management Committee for comment.*

In July the Government updated and strengthened the standard clause for Flood Planning in all standard template Local Environmental Plans including those applying to various parts of Queanbeyan-Palerang Local Government Area. This project is now complete.

4. Potential Voluntary Planning Agreement – Jumping Creek

(Relevant LSPS implementation action – 4.11.3 Prepare Local Planning Agreement for Jumping Creek).

Since last reporting on this planning agreement, the draft has continued to be reviewed by relevant staff and as a result has been refined. This has now reached a stage where the developers are ready to submit a letter of offer which will be reported to Council in the near future.

5. Big Island Planning Agreement

The results of community consultation in relation to this planning agreement were reported to Council's Planning and Strategy Committee meeting of 10 March 2021 (Item No. 8.2). As a result, Council resolved (PLA020/21):

That Council:

- 1. Agree to Council staff undertaking all necessary actions to finalise the Deed of Amendment to the Big Island Mining Pty Ltd Planning Agreement.*
- 2. Authorise the Mayor and Chief Executive Officer to execute the Deed of Amendment to the Big Island Mining Pty Ltd Planning Agreement and any associated documents including any additional necessary minor and administrative amendments.*

This planning agreement was executed by all parties 23 April 2021 and all other actions taken. This completes the project.

6. Blind Creek Solar Farm Planning Agreement

This is a potential future planning agreement and was reported on to Council's meeting of 28 July 2021 (Item No. 16.1) following discussions with the proponents. It relates to a proposed State Significant Development of a 350-Megawatt Solar Farm which is at an early stage of the assessment process and won't be approved by Council but by either the Minister or by the Independent Planning Commission. As a result of consideration at the July meeting Council resolved (Minute No. 22/21):

That Council:

- 1. Agree in principle to proceed with a Planning Agreement with the proponent based on Option 2 as outlined in this report, subject to development approval being given for the project.*
- 2. Authorise the CEO to continue negotiations with the proponents, with a further report to Council.*

At the time of writing a further meeting has been organised with the proponents and at the appropriate time a further report will be prepared for Council's consideration.

7. *Bungendore Section 7.11 Development Contributions Plan for Car Parking Facilities 2021*

(Relevant LSPS implementation action – 4.11.4 Review and consolidate former Palerang Contribution Plans).

This project involved reviewing *Local Infrastructure Contributions Plan No. 11 for the Provision of Public Off-Street Carparking at Bungendore* originally adopted in 2011. A report was considered by Council at its Planning and Strategy Committee meeting of 12 May 2021 (Item No. 8.2) where Council resolved to put the *Bungendore Section 7.11 Development Contributions Plan for Car Parking Facilities 2021* on exhibition for a minimum of 28 days and report back on the outcomes of the public exhibition. This was completed and the results reported to the Planning and Strategy Committee meeting of 14 July 2021 (Item No. 8.4) whereby it was resolved (PLA129/21):

That Council adopt the draft Bungendore Development Contributions Plan for Carparking Facilities.

Following this the relevant notification was given and as a result the *Bungendore Section 7.11 Development Contributions Plan for Car Parking Facilities 2021* took effect for DAs lodged on or after 28 July 2021. This completes this project.

8. *Pooling Local Road Infrastructure Contributions*

As previously reported Council resolved at its Planning and Strategy Committee meeting of 10 June 2020 (PLA073/20):

That Council:

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

Following this extensive internal consultation and work was undertaken on this project including a Councillor workshop in December 2020 with the result that this was again reported on to Council's meeting of 27 January 2021. On this occasion it was resolved (Minute No. 006/21)

That Council:

- 1. Endorse the Criteria/Principles for Pooling and/or Use of Developer Contributions as identified in this report.*
- 2. Endorse the two-stage approach to the pooling of contributions and to reviewing existing contribution plans and associated actions as outlined in the report.*
- 3. Endorse the use of development contributions to fund the projects as identified in Attachment 2.*

Item 3 of this resolution has been given partial effect as a result of the review of Queanbeyan Section 7.12 Fixed Levy Development Contributions Plan 2019 which is reported on below.

9. Review of Queanbeyan Section 7.12 Fixed Levy Development Contributions Plan 2019

(Relevant LSPS implementation action – 4.11.1 Prepare a 7.12 Contribution Plan for Queanbeyan)

This plan was reviewed in part to give effect to Item 3 of Council's resolution (Minute No. 006/21) of 27 January 2021. It was reported on to the 9 June 2021 Planning and Strategy Committee meeting (Item No. 8.4) where amongst other things it was resolved to *exhibit the draft plan for 28 days*. Following public consultation, the draft plan was again reported on to Council's meeting of 28 July 2021 where it was resolved (Minute No. 190/21):

That Council adopt the amended Queanbeyan Section 7.12 Fixed Levy Development Contributions Plan 2019.

Following this the relevant notification was given and as a result the *Queanbeyan Section 7.12 Fixed Levy Contributions Plan 2019* has taken effect. This completes this project.

10. Braidwood Structure Plan

This project is targeted to begin in the term of the new Council.

26.1.4 Advice to Council and Submissions on Land use Planning Matters

During the period nine submissions have been made. These have generally been reported to Council and include:

- A submission on the final Infrastructure Contributions Review Report – Productivity Commission of NSW. This was reported to Council's meeting of 27 January 2021 (Item No. 10.1).
- A submission on the Options Paper – Agricultural Land Use Planning Strategy which was reported to the Planning and Strategy Committee meeting of 10 February 2021 (Item No. 8.3).
- A submission on the Crown Land Management Act Review – Discussion Paper in April 2021.
- A submission on the draft Employment Zones Reforms to the Standard Instrument Local Environmental Plan template which proposes a reduction of the number of zones and other amendments to its Business and Industrial Zones.
- A submission on a proposed amendment to the Standard Instrument Local Environmental Plan template in relation to new clauses on secondary dwellings in Rural Zone. This was reported to the Planning and Strategy meeting of 14 April 2021 (Item No. 8.4).
- A submission on the NSW Government's Planning Amendments for Agritourism and Small-Scale Agriculture Development. This was reported to Council's Planning and Strategy Committee meeting of 14 April 2021 (Item No. 9.3) and is relevant to LSPS implementation action – 4.4.2 Investigate options to enable and promote additional tourism in rural areas as well LSPS Implementation action – 4.4.6 Review the LEP and other planning policies to clarify controls in respect of development for farm-gate agribusiness and agri-tourism businesses while recognising the primary productive potential of rural lands.
- A submission on the Government's proposal to amend the Standard Instrument Local Environmental Plan template to remove boarding houses as a mandatory land use in Zone R2 Low Density Residential Zone as reported to the Planning and Strategy Committee meeting of 12 May 2021 (Item No. 9.2).
- A submission in June 2021 on the review of *Heritage Act 1977*.

During the period staff also made a submission to the ACT Environment, Planning and Sustainable Development Directorate in regard to a development application on a site adjoining Oaks Estate and involving the installation of a 100MW battery energy Storage System.

26.1.5 Regional Planning Matters

(Relevant LSPS implementation action – 4.12.1 Council staff continue to engage with the Canberra Region Joint Organisation and raise regional planning issues at that level as necessary)

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

Staff have also attended a Zoom meeting of the Canberra Airport Community Consultative Group in April and the July meeting has been cancelled until September.

Staff continued to attend the CBJO Planners working group with meetings being attended in March and July 2021 and two further meetings are planned for August as well as exchanges of correspondence on key planning reforms and other matters.

26.1.6 Rural Lands Strategy

No action has been required to be undertaken during the period,

Program 26.2 - Community Land

26.2.1 Plans of Management (PoM)

During the period as part of reviewing Council's plans of management a draft plan of management for community land with the purpose of formally incorporating parcels of Crown land templates has been developed for land categorised as "Bushland". This is based on the templates developed by the Crown Lands office and will include both community land and crown land which Council is to be responsible for. It is to be reported to Council in the near future.

26.2.2 Crown Land

In relation to Plans of Management incorporating crown land for which Council is to be responsible, Council received the following advice on the 4 June 2021:

We are pleased to announce that councils now have more time to complete Plans of Management for Crown reserves on community land, beyond the previous deadline of 1 July 2021.

This will enable greater flexibility for councils developing Plans of Management.

Please note the below key changes:

Councils no longer have to complete Plans of Management for community land on Crown reserves by 1 July 2021.

Councils are now exempt from the need to hold public hearings for all community Crown Land Plans of Management.

Ministerial consent will continue to be required before the adoption of all Plans of Management for council-managed Crown reserves.

These changes allow councils to prioritise resources to prepare Plans of Management for Crown reserves that are high value, high profile, have multiple uses, and where community engagement is expected.

In addition, a number of other changes have been made in regard to the circumstances where a Plan of Management is required. These are as follows:

A Plan of Management will be required if there is any change in the nature and use of the Crown reserve. Where there is no change in the nature and use of the management of a reserve, a Plan of Management will not be required. For example, a reserve categorised as an area of natural bushland or wetland, where there is no intention of permitting uses beyond passive recreational pursuits and that do not materially harm the subject reserve, a Plan of Management would not be required.

In the light of the above staff will continue to seek the Minister's approval for the categorisation of parcels of Crown land that Council is responsible for under the *Crown Lands Management Act 2016*. Later in the year staff will also be reporting to the Office of Local Government on actions taken for plans of management incorporating crown land that Council is responsible for managing. This is a requirement of a grant received for the preparation of these plans management received in November 2018 and which has also been extended from 1 July 2021 to 1 July 2023.

Program 26.3 - Profiling

26.3.1 Community Profile

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

Program 26.4 - Spatial/Land Information Systems

26.1.4 Land Information Systems

This section of the Branch is responsible for the management of Council's property databases and the addressing of properties. Staff have been working on projects related to Planning Proposals, Heritage and 13RVM applications which have all been built in OneCouncil (Council's Property and Rating module) with all applications being operational at the time of writing. In relation to updating the property data base staff have also processed 1,360 Notices of Sales during the period.

Additionally, the issuing of property addresses, and road naming continues. In relation to this staff have placed 51 rural address numbers on gates during the period. In addition, seven roads have been named with this process in some cases necessitating the preparation of reports for Council's consideration. These were submitted to the Planning and Strategy Committee meeting of 14 April 2021 (Item No. 8.2) and to the Planning and Strategy Committee meeting of 9 June 2021 (Item No. 8.3).

26.4.2 Geographical Information System (GIS)

This section of the Branch is responsible for the collection, management and analysis of spatial data for this and for other branches of Council. Its staff undertake work both directly related to the Branch and for other branches of Council.

During the period work included the IntraMaps module being developed to refresh automatically on a nightly basis so as to directly inform development and review of section 10.7 certificates. It also included the IntraMaps "Strategic & Concept" planning module being developed to present future proposed and draft planning information to better inform and coordinate strategic project planning within QPRC. This has resulted in a new layer being rolled out to nominated staff on IntraMaps.

Other examples during the period also include:

- A contribution to the Rates Harmonisation process by developing an IntraMaps module based on automated nightly updates to map the full range of rate codes based on OneCouncil P&R property record values.
- Provision of mapping to support updates of QPRC Contributions Plans and Development Control Plans.

As reported earlier a major project for this section during the reporting period has been the preparation and review of the 199 maps for the Comprehensive Local Environmental Plan.

Program 26.5 - Heritage

26.5.1 Queanbeyan-Palerang's Heritage

Special Heritage Fund

The special heritage grant fund applies to “public type buildings” which are listed as heritage items in the LGA’s local environmental plans. As a result of actions and Council decisions reported on during the previous period (see Council meeting 24 June 2020 - Items No. 9.3 and 9.4 and 28 October 2020 (Item No. 9.3) a total of seven projects (new and carryover) were funded. At the end of the period five projects had either been completed or partially completed and the contributions paid.

Local Places Heritage Grants (Small Area Heritage Grants)

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

Applications for 2020/21 local places heritage grants were reported to the 28 October 2020 Council meeting (Item No. 9.2) and as a result of Council’s resolution (Minute No. 207/20) a total of seven projects were funded. At the end of the reporting period five projects had been completed and the contribution paid.

Heritage Advisory Service 2019-2020 to 2020-21

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

The result of Council’s applications for funding for four heritage projects was also reported to the Planning and Strategy Committee meeting of 9 June (Item No. 9.2). Amongst other things this report noted that Council had been successful in obtaining funding (albeit reduced) for a continued heritage advisory service and for local heritage grants until June 2023. It also noted that the current heritage advisor will continue in that role until 30 June 2023.

Maintenance of the Heritage database

No action has been taken on the database since last reporting.

The aim of the heritage database of the Office of Environment and Heritage is to hold detailed information on all the items listed in the *Queanbeyan Local Environmental Plan 2012* (179 items) and *Palerang Local Environmental Plan 2014* (over 300 items) which are incorporated into *Queanbeyan-Palerang Local Environmental Plan 2020*.

Administration of Committees

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

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

Funding Agreement - Braidwood Heritage Centre

An introductory report on this project was submitted to the Planning and Strategy Committee meeting of 14 April 2021 (Item No. 9.4). Amongst other things it noted:

- In November 2020 the Government announced that a proposal by the Braidwood and District Historical Society to develop the Braidwood Museum into a Heritage Centre had received funding of \$2.5 million under the Bushfire Local Economic Recovery Fund.
- The project involves alterations to the Museum building as well as additions and alterations to existing buildings together with the building of motel units/caretaker's residence.
- The project is managed by the NSW Government's Public Works Advisory (PWA) team with assistance of a Project Control Group (PCG) which includes Council staff and work has begun on the project.
- As part of this project Council has been requested to enter into an Agreement to facilitate the financial management of the project, notwithstanding that Council is not the applicant or the owner of the land.
- Entering into this Agreement is necessary for the funds to become available i.e. \$2.5M and for the project to proceed.

Council considered a further report at its 28 July 2021 Council meeting where it was resolved (Minute No. 191/21):

That Council endorse the Chief Executive Officer executing the Funding Deed for the Braidwood Heritage Centre.

The Funding Deed has now been executed.

Main Streets Upgrade Fund3

This was reported to the Planning and Strategy Committee Meeting of 10 March 2021 (Item No. 8.3). In this report it was noted:

- The purpose of this report is to recommend the establishment of a Main Streets Upgrade Fund not dissimilar to the Main Streets Improvement Fund operated by the former Queanbeyan City Council between 2001 and 2011.
- To fund this, it is recommended that the Special Heritage Grants Fund be suspended for a two-year period and that the annual recurring allocation of \$150,000 be redirected to create the Main Streets Upgrade Fund.
- At the end of the financial year 2022/2023 this suspension of the Special Heritage Grant Fund would be reviewed as well as the new program, with Council to consider both then.

As a result, Council resolved (PLA021/21)

That Council:

- 1. Establish a new a Main Streets Upgrade Fund to be administered in accordance with the Guidelines attached to this report.*
- 2. Suspend the Special Heritage Fund Grants for the financial years 2021/2022 and 2022/2023 to use the annual recurrent allocation of \$150,000 for the Main Streets Upgrade Fund.*
- 3. Review the suspension of the Special Heritage Fund Grants and the operation Main Streets Upgrade Fund towards the end of the financial year 2022/2023.*

26.5.2 Heritage Week & Awards

This year's heritage awards were successfully held at Rusten House on 1 May 2021. Altogether nine applications were received with six being for Category 1 - Restoration of a Heritage Building – Commercial or Residential, two for Category 2 - New Building / Adaptation / Heritage Garden and one for Category 3 - Outstanding Promotion / Contribution to Heritage. Council considered these applications at its meeting of 28 April 2021 (Minute No. 112/21).

Program 26.6 - Planning Certificates

26.6.1 Certificates

Planning certificates (section 10.7 certificates) continue to be processed by the Branch. During the period 1 December 2020 to 31 July 2021 the following work was undertaken in relation to section 10.7 Certificate statistics:

- Total number of applications processed: 1266
- Number of applications processed in 5 or fewer days: 1054
- Percentage turnaround within 5 days: 83.25%.

In addition, staff involved in the processing of section 10.7 Certificates continued to meet monthly during the reporting period to review aspects of this process, to maintain consistency of approach and to discuss and incorporate new developments as well as to consider other relevant matters.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 SEPTEMBER 2021

ITEM 9.2 SUBMISSION - REGIONAL HOUSING TASKFORCE

ATTACHMENT 1 SUBMISSION - REGIONAL HOUSING TASKFORCE



20 August 2021

Mr G Fielding
Chair
Regional Housing Taskforce

regions.coordination@planning.nsw.gov.au

Dear Mr Fielding

Submission – Regional Housing Taskforce

Thank you for the opportunity to participate in recent online local government forums and present our views to the Taskforce.

We note the Taskforce terms of reference is relatively narrow, to investigate planning barriers and develop recommendations to address regional housing issues focussed on:

- the planning system and other government levers to stimulate housing supply and address housing needs
- removing impediments within the planning system to the delivery of affordable housing types and housing generally
- identifying mechanisms within the planning system to facilitate and drive the delivery of housing matched to community needs

We suggest the Taskforce synthesise the material gathered into a *Driver-Pressure-State-Impact-Response* (DPSIR) framework, to illustrate the interrelationships and distil suitable actions to address the issue of housing availability and affordability in regional NSW.

Our response to the Discussion Questions follow on the next pages. We're happy to discuss.

In the attachments, our submission broadly urges the Taskforce to:

- clarify the issue to be resolved
- gather data on the scope of the issue
- identify the resources available
- confirm the levers available to local government
- consider some models to improve the availability and affordability of housing in the regions

Yours sincerely,

Peter Tegart
CEO
Queanbeyan-Palerang Regional Council

Cc: Member for Monaro

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Q1 What are the critical housing issues and key elements?

Many councils and local government organisations have called *for* population and infrastructure planning in regional centres to ease congestion in metro centres, and called *out* the metro centric planning for housing in Government Strategies. While well intentioned, the various regional strategies (such as South East and Tablelands Plan) prepared through NSW Planning have fallen short in several areas – notwithstanding the surge in intra-state migration and housing demand in regional NSW.

Our cities are not only strong regional hubs, providing services and infrastructure to local residents and those in surrounding towns and rural areas; they are increasingly an affordable alternative for people and businesses seeking to escape Sydney's congestion.

However a range of factors, not least being regional migration driven by the COVID-19 pandemic, have transformed the anticipated pace and nature of demographic and economic change in regional cities.

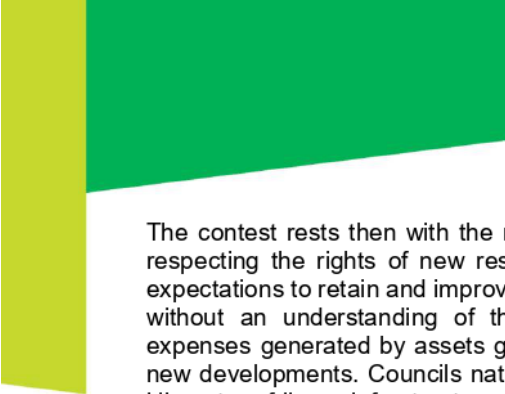
The Taskforce will hear many stories impacting housing availability and affordability across regional NSW – from Government intervention and delays, to developer hesitancy, to landscape constraints, to disaster and housing stimulus, to climate change and community inertia – all contributors to low housing supply, heightened demand and shrinking rentable options.

Infrastructure Australia (IA) has published reports signalling 10% fewer people will work in capital city office spaces, with professional workers shifting to regional centres with good transport and digital connectivity. The reports indicate 74% of workers want to WFH 2-3 days per week. The IA update on the impact of Covid is expected on 3 September.

Regional communities are different to metro communities: valuing space, clean environment, low congestion and convenient access to quality services and facilities...or are they?

As baby boomer and X-Gen residents downsize and realise the value of their metro investments, they now compete in the regional markets with existing residents displaced and rebuilding after natural disasters, and new 'virus escapees' realising they can work remotely and raise families in a safer environment. Research by demographers (Bernard Salt) and institutions (RAI and CBA) point to evidence of the shift into regional NSW, and in particular regional cities such as Tweed, Queanbeyan and Port Macquarie. Rental vacancy levels are suggested by the Urban Housing Lab as the barometer of affordability and availability – the crux of the Taskforce enquiry. In regional NSW, those vacancy levels are well below 1%.

Several councils, developers and communities murmur the perception of a metro-centric cookie-cutter planning system designed to deal with metro demand and congestion, and respond to developers wailing the cost of development and delays in approvals at the core of the affordability question. Many regional communities undergoing significant growth then rail against councils bound by templates, ratios and standards they claim limits housing diversity, artificially promotes density, and erodes the natural and built heritage values that drew them into the area.



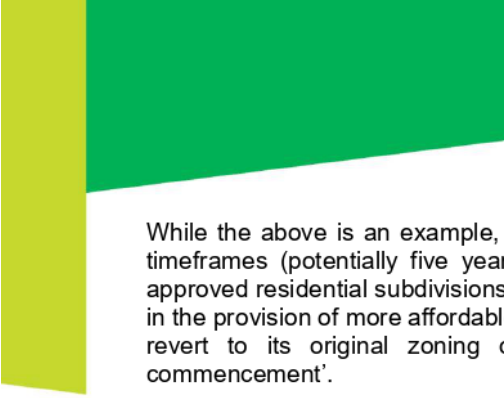
The contest rests then with the regional councils reconciling the views of their communities, respecting the rights of new residents settling into the LGA, and balancing their collective expectations to retain and improve infrastructure and facilities enjoyed in their former settings - without an understanding of the almost exponential impact of subsequent depreciation expenses generated by assets gifted to councils through government grants or dedicated by new developments. Councils naturally prefer density to optimise properties and residents per kilometre of linear infrastructure or per hectare of open space and facilities. The growing gap between income and expenditure per resident is borne out in the recent IPART Population Rate Peg papers. In reality, many regional councils experiencing growth (prompted by the elements driving the Taskforce review) do not recover sufficient rate and contributions revenues from new (particularly greenfield) subdivisions and developments to offset the new cost of infrastructure maintenance and depreciation generated by those developments.

A significant issue then, is the confounded relationships between population growth, housing demand and the funding of capital and operational infrastructure expenditure to support them.

In many regions, housing pressures are also driven by public and private infrastructure investments, such as Snowy 2.0, special activation and regional job precincts, inland rail and mines for example. Those investments often require transient populations (FIFO, DIDO) living in camps, or accommodated in tenancies in nearby towns. It seems however, the natural disasters and Covid have disrupted that profile. In south east regional NSW, around 4000 residents were displaced from near 2000 residences as a consequence of the 2019-20 bushfires. It is understood less than 10% have rebuilt and are either living in rental properties (consequently removing those properties from STRA stocks); in caravan parks (under pressure to convert to manufactured housing estates); or have relocated to other towns or LGAs.

We've seen the agility of Government to respond to disasters: galvanising and mobilising its agencies to centralise information, dole out assistance, contract the mass cleanup, and tweak obstructive planning rules to enable displaced residents and business to rebuild. Those temporary planning reforms should perhaps shine a light on how planning and approvals can be accelerated, thresholds and triggers modified, and retest the presumptions of risk aversion and centralised controls that can dampen the diversity and availability of housing in the regions. Accelerated planning decisions and legislation/policy should adapt to unique and changing circumstances throughout regions.

An exemplar of the disruption is Snowy 2.0. It is understood consultants preparing workforce capability and accommodation plans assessed the demand for new housing in Cooma and Tumut to be 400 workers at its peak. Bushfires and Covid then hit the region – many workers are based in camps, but the multiplier of ski and picker season with the Snowy demand has removed all rental and STRA stocks with many staff living in carparks or caravans on roadsides. The flow on to centres like Queanbeyan and Wagga as DIDO options has impacted those markets. Snowy has a life of 6 years, with the prospect of Snowy 3.0 to follow. Ironically, many local landbankers await that latter announcement before committing to residential development. Sadly, many existing tenants have been evicted to provide higher returns from new tenants.



While the above is an example, it is suggested the Government consider the introduction of timeframes (potentially five years), or a sunset clause for developers to bring zoned and approved residential subdivisions to the market, to prevent banking of land supplies and assist in the provision of more affordable housing. If the land is not used within the timeframe, it may revert to its original zoning or lose development consent, regardless of 'substantial commencement'.

There is a concern the problems of STRA on regional housing will be exacerbated in some regions by the upcoming introduction of the new short-term letting regulations in November. The regulations will allow every house approved as a dwelling to be used as a holiday rental.

A local example includes the impact of the reopening of a gold mine near Braidwood, with workers swallowing all residential tenancy stock, and restricting the ability of traders in town to attract and retain staff to support their tourist and hospitality enterprises. Then, the expansion and construction of zoned land with potential for residential development is slowed by the terms (and resource capability) of Heritage NSW.

Like many regional areas, the displacement of workers through natural disasters and the lockdown of metro areas through Covid, has added to the competition for trades, plant and materials to construct civil infrastructure and residential housing. The Taskforce may undertake some modelling to assess the cumulative impacts of competition brought about by rebuilds (from disasters), new builds (from housing stimulus) and short term tenancies (from infrastructure stimulus), by sub region or LGA. A stocktake of current and latent (or in training) skills need to support infrastructure and housing construction and their supply chains in regional NSW, may give a sense of if the skills pipeline matches the demand/investment pipeline. The relative immobility of those skills between the subregions and LGAs may present a further risk.

The attached submission suggests the gathering of data to distil the scope and range of the housing issues and plot a short and medium path forward.

Q2 What are the main barriers to deliver diverse housing types

We acknowledge a key driver of the Taskforce review will be alignment with the NSW Housing Strategy. Ensuring that new housing production supports existing and projected population change is certainly an important goal for any housing strategy, and (in the absence of other financial distortions), supports price moderation over time. Unfortunately, the NSW Treasury's intergenerational report, based on using persons per dwelling estimates from an outdated census, guided the Strategy and could be seen as metro-centric in terms of housing demand. The Housing Discussion Paper identified that the best way to examine the balance between supply and demand in the housing market is to examine the rental market - and that certainly is now a keen barometer for regional NSW with vacancy levels at less than 0.5% in some subregions, and one that compromises the ability for regional business to recruit staff who cannot find permanent or short term accommodation.

Regional cities are currently experiencing surging house and rental prices; supply is not keeping up with demand; there is a shortage of affordable and diverse housing; and the affordability which makes regional cities attractive is being undermined.

Construction industry sources are reporting workforce and material shortages, rising costs, delays in project completion as well as a dearth of workers with the requisite skills. Residential property construction times have doubled across 2021, with a single-storey dwelling (which required six to eight months to build in 2019-20), now requiring between 12 to 16 months.

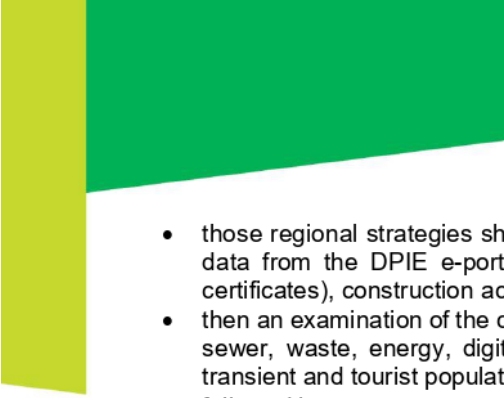
The Cordell Housing Index show demand across the residential construction sector and a shortage of materials such as timber, PVC piping and fittings have contributed to cost increases, with an annual growth rate of 3.9 percent, with no sign of easing in the short-term.

Regional population growth must be underpinned by continued investment in enabling infrastructure and services in order to maintain the local character and amenity that makes our cities growth destinations. This includes utilities, transport, communications and housing infrastructure and health, education and community services.

The flatlining in real terms of Council fees and charges have eroded Councils' capacity to support population growth and new housing, whether by providing timely assessment of Development Applications (DAs), the necessary supporting infrastructure for developments to proceed, or the on-going services and infrastructure expected by new residents. DA fees for example, should fully fund appropriate professional staff resources to assess, notify and compliance check developments.

Rather than focus on barriers, our submission reflects our views that delivery of housing should be strategy-led, intervention-moderate, yet incentive-inspired:

- regional strategies (DPIE) including the South East and Tablelands Regional Plan are desperately in need of a refresh and new thinking to at least reflect contemporary Government infrastructure strategies, such as Transport 2056, movement and place frameworks, Economic Vision for Regional NSW 2020, Housing Strategy 2041; activation precincts, and respective FER regional economic development strategies (REDS)
- those regional strategies should realistically reflect ABS estimated resident population (ERP) - as IPART intends to do – rather than dampen the forecasts to minimise demand for government services such as health, education and police

- 
- those regional strategies should establish and draw on housing monitors, or at least tag data from the DPIE e-portal to keep tabs on supply (through subdivision and strata certificates), construction activity (through DA/CDC) and occupancy levels (through OC)
 - then an examination of the current and planned carrying capacity of critical utilities (water, sewer, waste, energy, digital) infrastructure in regional centres to support residential, transient and tourist populations; and the capacity of transport to move people and freight
 - followed by an assessment of zoned and serviced residential and business lands available to accommodate and employ those populations. Ideally, councils should have 20 years of zoned land and 10 years of serviced land supply, refreshed 5 yearly to reflect demand
 - those regional strategies should inform, not dictate, the development yields, diversity and densities in LGAs – it is the councils' role to engage with community on those elements
 - in so doing, those regional strategies should establish the natural disaster, biodiversity and heritage planning thresholds for example – perhaps supported with LGA or subregion wide certification – that smooths the requirements for agency referrals (and potential delays), and gives certainty to the community and development sectors that a landscape or network view has been settled; to guide any planning proposals or revision of LEPs; and minimise the need for subsequent agency referral by application
 - that landscape or network perspective can be followed through to local strategic planning statements (LSPS), together with infrastructure and facility expansion or augmentation overlays, to essentially visualise regional centre change or growth, expected densities and connectivity; the settings for place and people in town centres; and the scale, siting and value of natural and built heritage
 - the LSPS provides guidance (and confidence) to community and developers that infrastructure and facilities are planned and placed, and funding schedules will follow
 - in turn, the regional strategies and LSPS shape regional and local infrastructure delivery schedules, and funding through regional and local contribution plans; or informant of grants
 - those delivery schedules (of councils and relevant agencies) may be profiled on online regional and local infrastructure tabular and spatial platforms (see Section 3 submission)
 - the aim then should ideally be directed towards minimising referrals to agencies, gateways and Ministerial directions – and perhaps shifting some of those skill resources back into local government
 - some insights to our suggested future may be available through examination of the DPIE responsiveness to the bushfire crisis, and the resourcing of the planning delivery unit and special activation/regional jobs precincts - demonstrating collaboration with local government - and their approach to triage the issue and concierge the passage of plans and proposals

Q3 What is our organisation's approach to addressing housing issues?

Availability and affordability of housing are related, but quite different. Government and councils influence the *availability* (supply) through strategic planning (residential and business growth, land release, climate aversion/adaptability, housing diversity and densities, infrastructure connectivity and capacity); assessments (planning proposals, subdivision/strata, developments); and taxation (contributions, rates, incentives and grants).

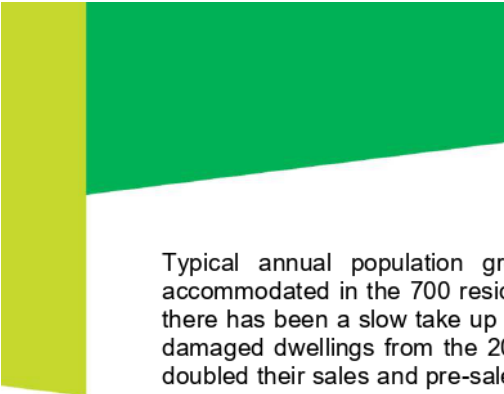
Affordability is largely the province of the market, in turn shaped by population growth, construction supply chain, lender appetite, employment levels, SEIFA indices, landowner landbanking and holding costs, availability of construction skills, and developer margins. The common thread is buyer housing-type expectation, demand and competition.

Our organisation is largely concerned with availability and follows the guide of Government, is instructed by its direction, and bears the frustration of any rigidity of standards, delay in decision, or inconsistency in application. We apply a study-strategy-plan approach to our design and delivery of residential land and supporting infrastructure, and have utilised planning agreements to provide insitu infrastructure and facilities at the cost of greenfield developments; and contributions from greenfield and infill developments toward expanded or upgraded network infrastructure and facilities – usually sharing the cost with existing ratepayers. It is the apportionment of those contributions (and subsequent waiver or discounting) that becomes the contest between 'fair share' and incentivising economic activity.

Ideally, we aim to maintain a supply of 20 years of zoned land and 10 years of serviced land, with the market normally taking up 400-500 new lots per year. We alert the community to the typical planning and delivery horizon around 7-10 years, as we illustrated in the LSPS below:

The Planning and Development Process





Typical annual population growth for QPRC for example is 1.5% (1200 residents) accommodated in the 700 residential new dwelling applications assessed each year. While there has been a slow take up of incentives to accelerate the rebuild of the 80 destroyed or damaged dwellings from the 2019-20 bushfires, the greenfield developers have more than doubled their sales and pre-sales of residential lots to over 1000 last year in the two primary subdivision sites in Queanbeyan. Indeed, they have accelerated construction of the next stages and planning approvals for extended stages. Land sales average \$1000/m² - almost on par with the ACT - but the availability, land size and taxation benefits prompts a purchase preference across the border into regional NSW.

The Regional Australia Institute (RAI) recent Regional Movers Index report indicated QPRC within the top 10 growth centres in Australia in terms of shared migration from the states.

Then to the matter of affordability. Like many LGAs, Council have established policies on affordability and embedded incentives within control plans and contribution plans – but are rarely taken up by developers. We anticipate that may improve, as the Queanbeyan CBD Transformation Strategy and Masterplan heralds ambitions to increase resident and worker presence to activate the town centre, through increased density and height controls aimed at mixed use developments in business zones.

As a catalyst, Council is investing over \$100m in a new civic and cultural precinct and high street, recycling it's at-grade carparks into multilevel smart parking centres and new public realm, connecting the town parks to the river through green corridors, and connecting the new carparks with curated activated laneways. The civic centre is the catalyst, consolidating Council staff from eleven buildings into a single office, as well as accommodating state agencies and a smart hub, bringing almost 400 workers into the CBD and releasing Council's other sites for private redevelopment. It is anticipated those private developments will be incentivised to cater for affordable housing in the town centre, which may also include conversion and refurbishment of older commercial buildings into residential tenancies. It is unlikely though, those redevelopments will include BTR as the 50 minimum threshold has had little interest in the region. A novel approach may also include pre-planning and fitting out a level of the multilevel carparks to be adapted to short term or emergency accommodation in the future.

QPRC long advocated to the larger greenfield developers to provide at least 10% affordable housing in their future planning. The respective developers acknowledged and accepted. As a consequence and recognising the realities of the market place, Council established small-lot DCP housing criteria and has subsequently dealt with development applications. However, the \$ threshold definition has been constantly overtaken- consistent with market price trend.

In addition, Council negotiated 1 bed 'fonzie-flats' above garages of new terrace townhousing in some of the greenfield developments, and the siting of other 1-3 bed terrace housing around new town centre and neighbourhood centre developments, to increase densities, diversity, affordability and accessibility. Council has also gifted land to NGO affordable aged care providers to establish group housing in Bungendore, progressed planning proposals and discounted development charges.

Q4 What can the Government do to better support housing delivery?

Attached to this submission is a potential model (section 5) of temporary supported accommodation (TSA) and build to rent (BTR) options utilising crown and council lands to mitigate housing demand in regional centres in the short and medium terms. Some tweaks to business zones and minimum (50 dwelling) thresholds may be required. Regional community views to those options itself may be a disruptor.

A moderated approach to population planning is also suggested - shifting a portion of expected metro growth to regional cities that have, or are planned to have, the infrastructure and facilities to support those populations and enterprise. The digital and pandemic disruptors have signalled '*it's time*'.

The population plans (by regional city or FER) should align to the digital, transport and freight corridors identified in recent Government strategies, updated with the accelerated infrastructure investments and diversion of priorities consequent to the disaster and pandemic disruptors. These may expand the hub and spoke thinking of those strategies and include provision for fast rail (Canberra, Lithgow, Nowra), new regional air networks (Canberra, Wagga, Tamworth, Dubbo, Newcastle) or regional road transfers. Regional Cities NSW has developed a policy platform on this issue <https://www.regionalcitiesnsw.org.au/about-us>

The Government may transfer a portion of climate risk away from metro, removing pressure to build within flight paths, flood ways, storm corridors and fire zones. That population shift may also slow the growth in emissions by reducing metro commuter congestion through planning and resourcing appropriate employment and residential growth into regional cities.

Of course, a collaborative review of centrally imposed templates, standards and controls would assist, aimed at accelerating turnarounds of planning proposals through to construction certification of residential subdivision and development, and reduction of agency referrals and delays – taken through a regional lens.

Particulars of suggested measures to support housing delivery is outlined later in the submission, including:

- gathering temporal and spatial data to understand the issue with housing availability and affordability by subregion/FER or LGA experiencing growth
- profiling the land, skill, material and funding resources available to supply new housing stock by subregion/FER or LGA
- reassessment of the roles between governments and levers available to influence housing availability and diversity in regional NSW
- suggested models to build skills with supply of TSA and BTR stock in some regional areas

Submission

1 The Issue

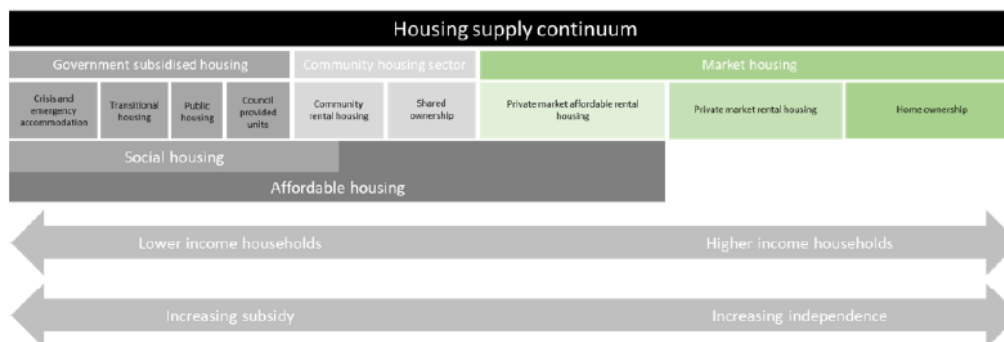
Media released by the Government acknowledges the surge in property prices in regional areas is a combination of availability of housing stock; the mix of housing type; the Covid-catalysed migration into regions; the reluctance of regional populations to migrate to metro for employment or education; and the housing and infrastructure stimulus in response to the bushfire and flood disasters and Covid economic recovery. The Minister went on to say the taskforce review aimed at unlocking land and stimulating housing supply.

It would seem then the 'issue' is managing supply (which is partly the domain of levels of government), as managing demand is a factor of market and consumer sentiment (and difficult to predict or intervene) and assumes increasing supply eases demand. However, it is the tension between 'virus escapees' (as Bernard Salt put it) and regional stay-puts, flushed with the tonic of low interest rates and housing grants – that influences prices, and thus affordability.

The rhetoric in online forums continues to be focussed on affordability - a wicked problem – and one unlikely to be resolved by artificially dampening demand.

While the availability of owner and investor housing stock impacts affordability, it is also likely the profiles of that issue differ between regions in NSW by geography/subregion (coast, alpine, tablelands, metro fringe, west), size (regional city), and stimulus (SAP, Snowy, inland rail, mining, tourism, agriculture).

The Housing Supply continuum identified by SGS Economics scoped the differing forms of housing and relative market or government interventions. It may need a fresh examination to apply to regional NSW rather than metro, differentiating the process and timelines typically expected of public and market housing developments.



Recent engagements with Infrastructure Australia identified the priorities and gaps for residents in regional NSW, illustrating early in 2021 the regional population was concerned with housing availability, and in turn relying on the carrying capacity of the utilities infrastructure in regional centres.

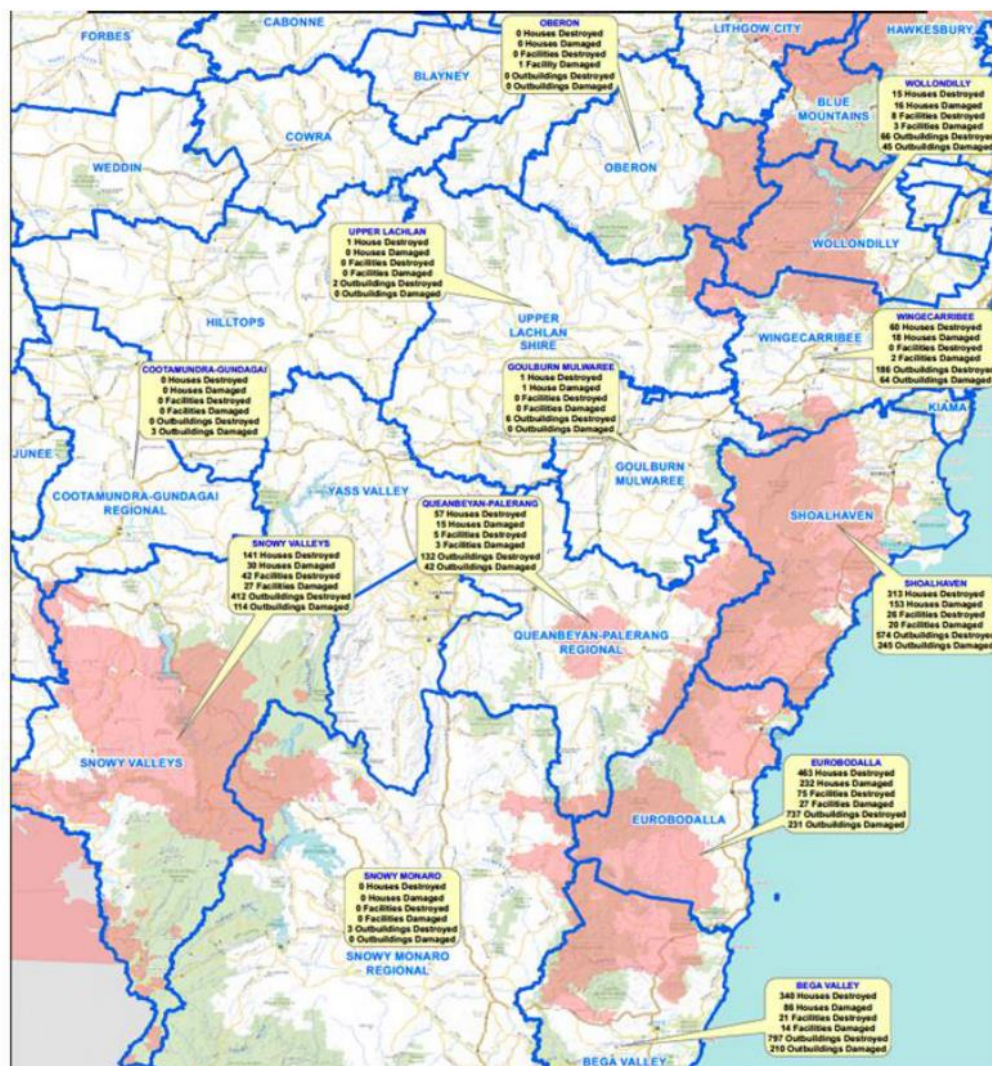
In that context, it would be useful for the Government to disclose its position on the following, in turn likely to spur further reviews and planning:


- will the Regional Housing review be a factor in broader planning for NSW
 - population planning for metro basin (Sydney, Newcastle, Wollongong) and the regional cities identified for growth in DPIE regional strategies and the Economic Vision for Regional NSW 2020
 - managing metro congestion through incentivised migration of skilled populations into those regional cities that have the current (or scheduled) carrying capacity in infrastructure and facilities
 - rethinking the application of RIC and LIC in regional cities to support that growth
 - reshaping dwelling types in the Housing strategy 2041 and Regional Strategies to support household structures and transient residents anticipated in regional growth
- is the current migration into regions considered to be
 - a migratory blip, a bubble in some subregions, or likely to bust and return to a metro migration bias
- is housing demand in the regions typified by
 - short term accommodation (by infrastructure and project stimulus, seasonal)
 - long term accommodation (by lifestyle, NWoW shifts)
 - STRA (tourism)
- will the DPIE Regional Strategies and REDS be promptly refreshed to reflect
 - ABS estimated resident population, supported with ID Profile forecasts
 - the shift in migration and growth in regions
 - the acceleration of investment in infrastructure (gig state, transport)
 - the influence of disruptors to the location and movement of goods and services
 - the new forms of connectivity (digital, fast rail)
 - the new ways of working, and
 - the digital deference
- will long term demand be preceded by urban planning and funding in regional centres
 - movement and place framework
 - smart infrastructure
 - public spaces and active transport
 - water security
- can a circular economy be created around the surge in regional housing
 - leverage the transformation of sovereign production to establish supply chains in regions to shift centricity of freight from metro markets, then redistribute through regions
 - support flat packs to remove the expensive labour costs from production
- what is the realistic role of local government in influencing affordability of housing in NSW
- will property taxation scenarios (rates, land tax, stamp duty, insurance, development contributions) continue to be refined to incentivise rather than curtail housing supply
- how Crown Lands could play a role and meet the priorities of the Crown Land 2031 Strategic Plan

2 The Data

Regional NSW has been battered through bushfires, floods, storms and Covid in the past eighteen months. Many councils worked with Departments of Regional, Resilience and Service NSW to assist residents and business, and inspect and rebuild damaged or destroyed dwellings, infrastructure and facilities. The southern region councils worked with Service NSW to gather survey data on those displaced by the bushfires and their intention to rebuild. DPIE worked rapidly to modify development and building controls to ease the red tape and barriers to enable rebuilds. In some cases, the bushfire, heritage and biodiversity triggers were modified to enable rebuilds on the same footprint under the development rules applicable at the time of the original development (assuming that development was legal and approved in the first instance).

The map below illustrates the scale of damage to housing in south east NSW and gives a sense of the latent (and competitive) demand for construction trades and materials.





That is an example of the data that may be collated across many sources to get a better handle on the state of housing availability and demand for new housing. Similarly, there are several programs and funding offered by governments to assist housing (owner or tenancy). It may well be that the latent demand may be met by existing subdivision and strata pre-sales, and acceleration of construction is part of the answer. It is suggested the Taskforce compile, link and map that data to assist defining the Issue (Section 1), placed in the DPSIR framework and understand the scale of the Issue and demand for housing (existing and new construction):

Population Movement

- intrastate and intraregion resident migration by subregion/LGA
- tourism movement (per above)

Rebuild Housing Stock

- damaged or destroyed dwellings through recent natural disaster by geography (subregion)
- mix of owner, tenanted, visitor, seasonal accommodation buildings damaged or destroyed
- residential population displaced by those events by subregion/LGA
- mix of housing type (and typical household structures supported by that type)
- barriers by subregion to those rebuilds (bushfire, biodiversity, heritage codes)

Demand for New Housing Stock

- nett migration (by subregion) due to disaster displacement, Covid escapees, ex-pat returns
- change in rental vacancy levels (private, public, NGO) by subregion/LGA
- change in housing turnover (median days on market) by subregion/LGA
- mix of housing type (and typical household structures supported by that type)

Demand for Short Term Housing Stock

- nett migration (by subregion) due to disaster displacement, ex-pat returns
- tourist or backpacker accommodation availability and vacancy by subregion/LGA
- employment vacancies such as ski, picker, tourist (unfilled due to lack of accommodation)

Stimulus Driven Housing Stock

- quantity and value of housing demand by regional investment (eg SAP/RJP, Inland Rail, Snowy, mining) by subregion/LGA
- quantity and value of housing construction stimulus by subregion/LGA
- borrowing level ratio to SEIFA index by subregion/LGA

Planning

- population and housing forecast differences: DPIE v RAI v ERP by subregion/LGA
- NSW Housing Strategy dwelling demand and type forecasts by subregion/LGA
- change in class 1 and 10 DA/CDC volume by subregion/LGA
- regional housing monitors and e-planning portal statistic subsets
- planning skills/trades capacity to cater for that demand over say, 2-4 years
- Covid/bushfire impacts (ID Profile) by LGA
- Infrastructure carrying capacity (utilities) for growth by subregion/LGA

Supply

- dwelling DA determination and agency concurrence turnaround statistics by subregion/LGA
- average gap between issue of dwelling construction and occupation certificates by LGA
- average gap between s10.7 (listing) to s603 (settlement) certificates
- residential lots awaiting subdivision or strata release by subregion/LGA

Government Relationships

- Articulate responsibilities (affordability, rental assist, homeless, first homeowner, duties)

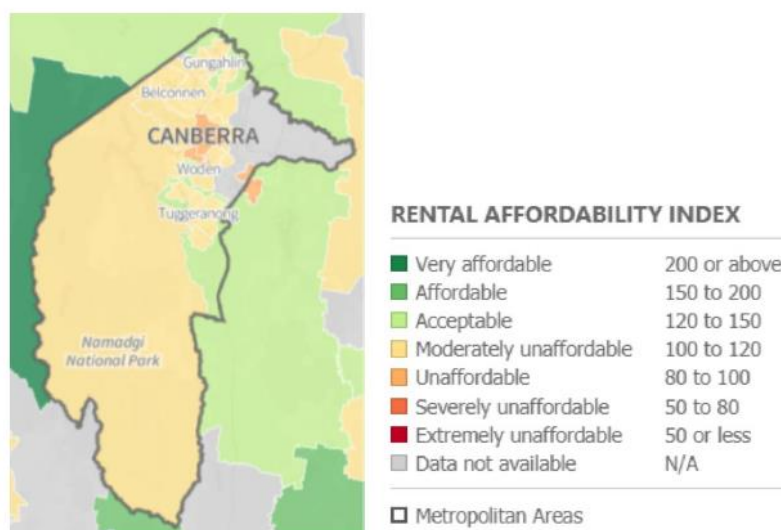
Anecdotal

- some anecdotal or vox pop information may also be useful:



Spatial

- illustrate the balance between supply and demand in the housing market through the rental affordability index



It is understood data may be sourced by the Taskforce from the following:

- Australian Institute of Health and Welfare (housing data dashboard)
- Department Social Services (affordability-homeless data)
- Regional Australia Institute (regional movers index)
- Resilience NSW (SNSW bushfire survey)
- Housing NSW (regional population dashboard)
- ABS (regional population and building statistics)
- ATRB (tourism statistics)
- CoreLogic (property sales, vacancies)

3 The Resources

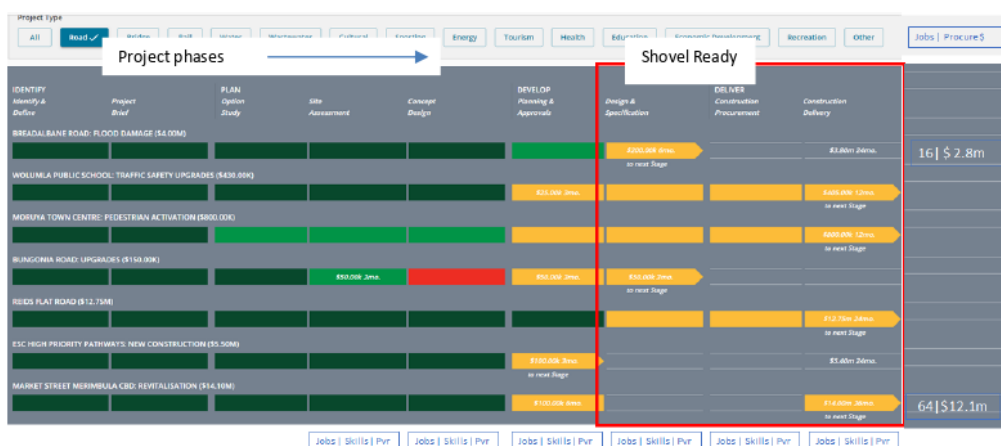
Similarly, an understanding is required of the availability and demand of skills, plant, material and funding resources to construct, maintain and provide residential accommodation to support the growing residential, tourist and transient population in regional NSW. Competition for housing and civil construction skills in the regions is high and known to be scarce due to bushfire and Covid infrastructure stimulus and bushfire rebuilds for example. In addition, cost escalation for civil infrastructure works and residential housing construction is exacerbated by

- delays between grant announcements, deeds and funding
- delays in reskilling displaced workers (refer 'skilling for recovery' program)
- limited takeup of apprenticeships by private contractors
- limited availability (and funding) for apprenticeships and cadetships in councils
- competition for skills labour

Then to the perennial matter of local government resourcing. Local government invests in skills attractive to the development and construction sectors. Councils may develop or recruit trained technical, trade and professional staff, but often lose those skills to other higher paying jurisdictions, private sector or stimulus civil projects. As a consequence, turnarounds in DA and subdivision certificates are slowed, and civil infrastructure supporting developments are delayed.

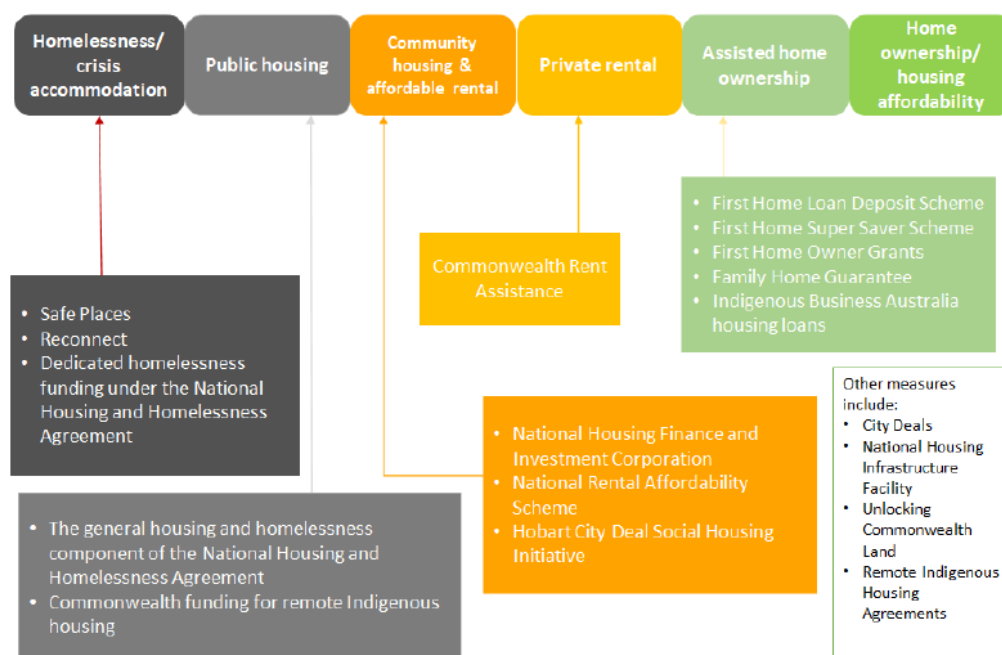
In addition, due to limited own source revenues (eg rate cap), councils are often unable to fund the maintenance of infrastructure and environmental assets gifted by grants (incl post stimulus) or dedicated by new development. Together with a latent inability to resource (fund and skills) the studies, business case and concepts to gain 'shovel ready' grants for infrastructure; and the widening funding gaps due to cost escalations from delays between announcements and receipt of grants, many councils are caught between the government promise and community expectation of delivery of the infrastructure to support growing populations and residential demands.

Below is an example of a pipeline of infrastructure works, in their varying stages of readiness, that are scheduled (and underfunded) to support residential and business growth in some LGAs. This data is available across many regional LGAs in an online format. It provides visibility of projects by region and electorate; identifies projects closest to delivery; and can illustrate job and economic multipliers (sourced from ID Profile). The NSW Housing Strategy noted Government should consider opportunities for development to create a stable housing development pipeline. This can be achieved through infrastructure and service provision, as well as appropriate development controls.



Funding Sources

The diagram below is understood to illustrate the housing responsibilities and funding, led by the Commonwealth, and perhaps could be expanded to identify all Governments sources

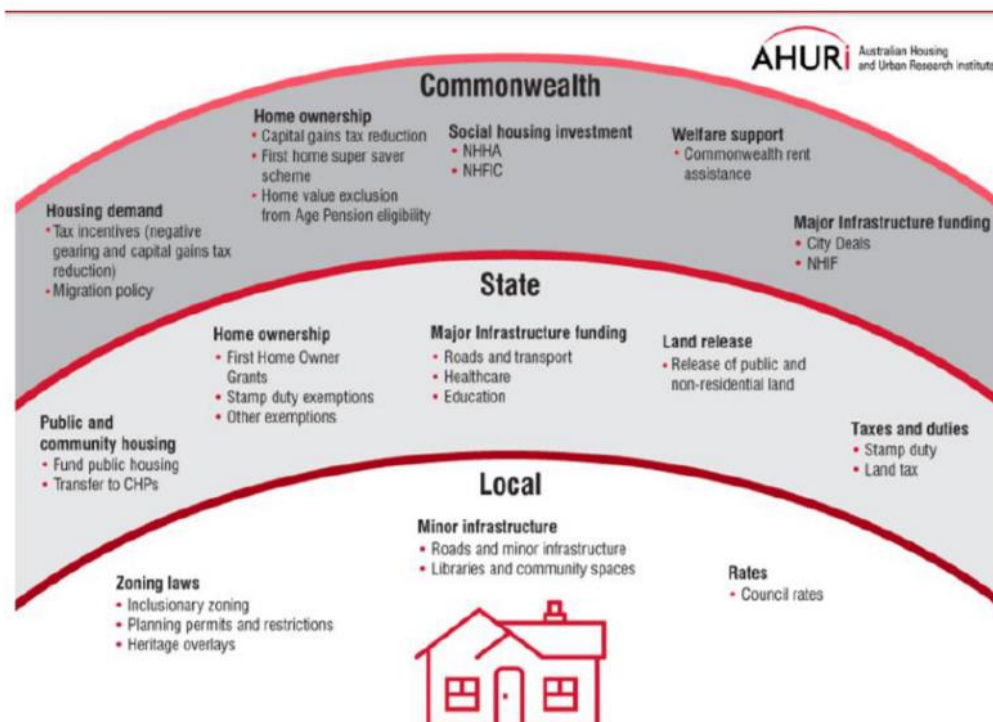


It is understood funding may be sourced, potentially rebundled and reassigned from the following to assist financing of new housing initiatives:

- NHFIC
 - Affordable housing bond aggregator
 - Infrastructure to support housing
- NHHA-NRAS
 - Housing and rental assistance
- DESE
 - Boosting apprenticeships
- TSNSW
 - Smart and Skilled program
 - Infrastructure Legacy program
- DRNSW
 - Natural disaster clean up and restarts

4 The Levers

Local government has limited opportunities to incentivise affordable housing. The roles and relationships of the levels of government supported housing is illustrated below. This regional housing phenomenon may require a rethink of those roles.



In addition, the Commonwealth and States have joint responsibilities:

- housing, homelessness and housing affordability policy.
- support for renters (for example, NRAS).
- implementing and reviewing the NHHA.
- collecting and sharing data, including to support the development of a nationally consistent data set.
- setting joint priorities for evaluation and research

As outlined in Section 3 above, the Commonwealth can provide funding towards homelessness, affordability and rental assistance, and may apply interventions to stimulate the housing construction sector. For example, it is understood some banks require developers to pre-sell 130% of the capital to be borrowed, before loans are released. The Commonwealth and State may consider adjusting the capital funding model for housing investment, to shift the dial for bankability and ROI to say a 30 year horizon.

It is noted the NSW Government supports and influences housing diversity and affordability through:

- Affordable Housing SEPP
- Affordable Rental SEPP
- Diverse Housing SEPP (proposed)
- Housing Strategy 2041
- Regional and local housing strategies
- Regional plans (such as South East and Tablelands Regional Plan)
- Gateway assessments of planning proposals
- Gazettal of local environment plans (LEP)

It is noted NCOSS recommends whole-of-system reform, including the creation of a NSW Social and Affordable Housing Capital Fund to grow supply of social housing by 5,000 per annum – presumably a portion of which would apply to regional NSW.

Affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs. Affordable rental housing may be owned by private developers or investors, local governments, charitable organisations or community housing providers. It is usually managed by not for profit community housing providers, and sometimes by private organisations.

Some councils have affordable housing policies or elements within contribution plans and planning agreements, but they typically relate to metro situations or rarely gain the scale in regional developments to trigger the incentive clauses or contributions of those policies or plans.

Local councils generally can influence housing through:

- Land use planning, zoning and restrictions
- Infrastructure design, placement and timing of delivery
- Maintaining housing and population forecasting (eg housing.id) to assist advocacy
- Developer contributions and land rates
- Short term rental housing policy

However, as new ways of work (NWoW) are emerging, it may be prudent to pre-design some larger new builds for future modification to a different (eg commercial to residential) or denser (eg hotel to apartments) use. Similarly, planning incentives may be contemplated to encourage the refurbishment of existing office complexes into adaptable residential 'live at work' pods in town centres. Potentially, peak congestion and parking demand may ease in some town centres through migration to regional centres and NWoW, enabling conversion of part multilevel parking spaces into short term or crisis accommodation pods.

Those concepts may be viable as the Build to Rent policy of Government to promote housing diversity and affordability introduced a 50 per cent land tax concession for BTR housing in July 2020, followed by planning reforms to include BTR housing into its SEPP planning framework in 2021. Further, through changes to the planning framework in NSW, BTR developments are now permitted in B3 Commercial Core or B4 Mixed Use zones. This enables the development of BTR in zones where residential development otherwise would not be allowed.

The unfortunate spate of natural disasters heralded a fresh approach by Government to rapidly revise overarching planning controls to enable clean ups and rebuilds. A similar approach may be contemplated to ease the short term and broader housing availability pressure in parts of regional NSW. Modifying the bushfire, biodiversity or heritage thresholds to focus on housing affordability may improve density, siting and performance of new builds. Those modified

thresholds may also trigger referrals (and delays) to state agencies for development consents. Of course, the Building Code of Australia would prevail.

In addition, perhaps a concierged approach to conversion of low-disaster risk tourist parks into hybrid relocatable housing estates operated under tenancy schemes could become a medium term rental solution.

In the short term, some policy shifts should be considered by Government such as:

- delaying the implementation of STRA rules
- shifting the dial on tenancy protections
- examining the differential between single and multi-occupancy insurance premiums
- fast tracking access to Crown land and resolving native title and compensation
- continue contributions reform separately from rating reform

Ideally, local councils should maintain 20 years of zoned land and 10 years of serviced land in the supply pipeline. Due to environmental constraints, infrastructure delivery delays or planning system barriers – those ideals often are not realised. It's the population surges and housing pressures seen now in regional NSW, that exposes those gaps and may artificially shift population away from desired (by resident) or planned (by government) locations – and in turn, make the migration from metro to the regions short-lived.

The housing diversity problem relates to the changing housing needs of regional residents. While regional housing has generally been more traditional in nature, with standalone family homes the norm, the demand for different types of accommodation is increasing.

For example, regional seasonal workers, major project workforces and students have housing needs that are different from the traditional profile of the family home. Similarly, as regional residents age, they are seeking to downsize from traditional family homes or seeking assisted models of living and care. Regional housing markets are struggling to meet this change in demand.

The following model provides a number of benefits to housing availability and local councils. It does risk delivering out of sequence spatial developments. However, it aligns with the temporary supportive accommodation (TSA) component of the NSW Housing Strategy, and promotes the following benefits: <https://www.dpie.nsw.gov.au/news-and-events/articles/2021/temporary-supportive-accommodation-to-play-part-of-the-nsw-government-housing-strategy>

- a. Short term project worker housing (Snowy, Highway Bypass, Health Facilities) via TSA
 - o Eases short term project and seasonal worker accommodation demand
 - o Adaptable to affordable tenancy housing (displaced, aged, start-ups) via BTR
- b. Flexible, microcredential and scalable training (displaced, relocated, JobSeek workers)
 - o TAFE, RTO and council supervision
 - o Regional skills retention
- c. Assists apprentice and trade training/reskilling of displaced worker ambitions of Government
- d. Relieves skills and resourcing gaps, and establishes next gen stocks for local government as a 'skills nursery'
- e. Scales up the affordable housing stocks (BTR) administered by community tenancy NGO

5 The Models

The Urban Housing Lab response to the Housing Strategy discussion paper noted the current focus on improving planning systems by accelerating approvals whilst not unimportant is likely to have little impact on the current problem of the lack of affordable housing in Sydney and elsewhere. The key point is that there is no evidence that the planning system is any significant impediment to increasing total supply, although it might constrain supply in particular locations.

An alternative strategy might be to use a Community Housing Provider as the lead partner, based on smaller sized projects with a much smaller reliance on sales to private purchasers. Clearly this approach would need a larger Government investment but would generate a higher yield of social housing dwellings. This investment should run in a counter cyclical fashion to support employment in the housing construction sector during downturns but also to generate the most efficient outcomes for Government by being able to generate cheaper bids for housing construction.

The Urban Housing Lab response goes on to say the planning system can help in addressing the land component of providing affordable and social housing. Significant windfall gains are provided to landowners through upzoning their property or in achieving a variation to prevailing development rules. Those variations or incentives are often the premise of affordable housing policies. Hence the earlier suggestion the Government consider the introduction of timeframes (potentially five years), or a sunset clause for developers to bring zoned residential lots to the market, to prevent banking of land supplies and assist in the provision of more affordable housing. If the land is not used within the timeframe, it would revert to its original zoning.

While this in part is aimed to be addressed through the NSW Productivity Commission proposal to remove the land component from development contributions and in turn reduce the cost of subdivisions and residential developments, if the land was contributed by and the housing constructed through government, then the housing managed by a Community Housing Provider under a build to rent scheme, it may be possible to establish short and longer term accommodation under the TSA and BTR ambitions of the Housing Strategy in regional NSW.

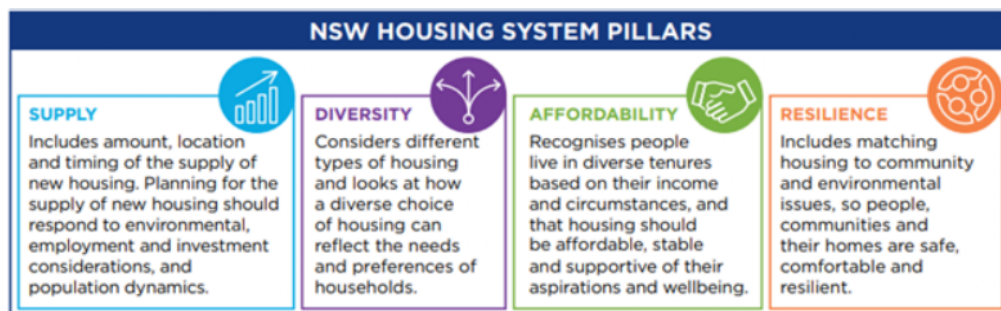
It is noted from reports an unaffordable housing market affects the ability to attract essential workers into LGAs, and keep them close to their work – leading to a shortage of experienced workers or workers having to commute long distances in regional NSW (incl FIFO, DIDO). This effects their ability to be on-call and respond to emergency or service spikes.

Many NSW rural councils are also under pressure to provide or subsidise residential or business premises to attract health and other professionals into their LGAs, or sponsor community tenancy or aged care residential facilities. This would signal an informal funding and provision of facilities model already exists between the levels of government, and may be extended.

Proposal

The NSW Housing Strategy envisages four housing system pillars, and features initiatives to support better housing outcomes through:

- better use of government owned land to develop new housing types, tenures and delivery models
- strengthening relationships with local government and community housing sector to trial new innovative housing solutions
- locations should be the right level of density to sustain the community of renters and should be accessible to jobs, schools, amenities, and services



The following model is broadly premised on those outcomes, together with improving the skill base in the regions and local government. It is proposed three levels of government collaborate to fund the construction of short-term and adaptable affordable housing, concurrently building a sustainable skill base in region.

The model involves site identification-planning-design-approvals-construction-certification across three phases, utilising trainee, apprentice, cadet (TAC) resources under TSNSW, group training and council supervision:

- TSA (factory construction of flat pack or relocatable dwellings), for relocation to site/s
- BTR (construction of subdivision and new diverse dwelling types on site)
- constructed development/s licenced to community housing provider/s to manage and maintain

Relationship

- o NSW Government is broker, skills trainer and landholder
- o Commonwealth Government is funder (wages, materials)
- o Local Government is landholder and skills nursery

Responsibilities

NSW Government

- Gifts suitable crown lands for construction of short term-affordable accommodation
- Enables planning acceleration (planning proposals/SEPP)
- Funds site/s establishment
- Rescopes microcredential certificates for development and construction skills, convertible to diploma or degree (eg engineering) for participants in the model
- Provides and funds RTO/TAFE training (insitu) for trainees, apprentices
- Gifts/leases constructed housing to community tenancy schemes (CTS)

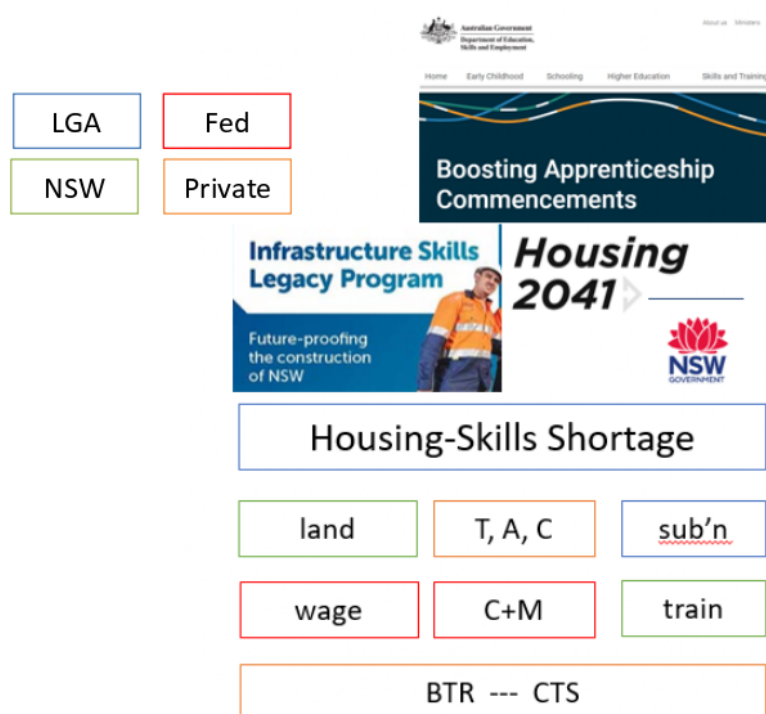
Commonwealth Government

- Funds employment of trainees, apprentices, cadets (bonded with group training provider or councils)
- Supplements JobKeeper, JobSeeker with skill \$ allowances for working with local government on subdivision and environs works
- Funds the materials and services for construction of housing, and the supplementary JobSeeker works to be managed by councils
- Augments NSW funding through NWI investment to supplement regional water security and quality to support the new sites

Local Government

- Identifies suitable NSW crown or council lands within/periphery of towns from registers
 - <https://www.arcgis.com/apps/webappviewer/index.html?id=99ed087615f24ab8aacc619ef3507155>
 - Can be rezoned, and serviced
 - Navigate the planning proposals and DA (through gateway, PDU, e-planning)
 - Prepares development sites/construct the subdivisions (funded by Government)
- Supports/mentors the onsite training skills with RTO/TAFE
 - Site planning (surveyor, planner, inspector, engineer)
 - Site preparation (engineer, truck/plant operator)
- Supplement underemployed or displaced workers with skills
 - Design, civil works, landscape, biosecurity and catchment management (JobSeeker)
- Employs cadets, apprentices, trainee operators (2:1 vacant roles), engaged on the TSA/BTR developments, potentially administered through Joint Organisation or Group Training

The diagram below illustrates those relationships:





Longer Term Operation

While the model proposes the fabrication of relocatable dwellings in factories as an initial TSA option (noting several fabrication enterprises emerged in regional NSW providing options to accommodate displaced residents following the bushfires), ideally the placement of those dwellings could be piloted in areas of highest displaced (disaster) or transient demand (stimulus, seasonal) centres. An early assessment of proximity of training and fabrication facilities to those regional centres may guide the availability of resources. Those TSA dwellings could be retained for the period of stimulus activity and convert to BTR arrangements once that peak/s pass.

Similarly, the sites for construction of subdivisions and BTR dwellings may depend on the proximity of suitable lands and the personnel/training resources for trainees, apprentices and cadets (TAC) in the regions. With further financial and policy assistance from both Governments, councils may pool or reassign development contributions to co-fund and raise special infrastructure levies (IPART review) to support extension of infrastructure to support a BTR subdivision and sites for TSA dwellings. The costs of subdivision and construction of dwellings (wages, training materials) in this model remains the province of both Governments, with funding sourced from rebadged programs referenced in Section 3.

A process of EOI and heads of agreement with regional community housing NGOs should preface construction. In days of yore, some regional councils hosted community tenancy and community transport schemes. It may be an option to aggregate options to the scale of regional joint organisations (JO) between the councils, to administer such schemes and group training for the TAC and derive a portion of those operational costs to support the ongoing administration of the JO. Well established groups such as My Gateway may be an alternative to coordinate the engagement and training of TACs, delivering training through regional TAFE and other RTOs.

As a parallel option, a Direction to assign a portion of lots in greenfield subdivisions currently under construction in growth centres, or commercial buildings proposed for conversion to residential in town centres - accompanied with an easing of RIC and LIC - may accelerate the availability of affordable housing and assist the distribution of that housing through those centres.

In those scenarios, affordability of housing under tenancy should be improved as the capital cost is effectively forward-funded by Government. The community housing provider is responsible for ongoing maintenance and operational management. A portion of those fabricated, constructed or converted dwellings (by Government or developer) may become available for purchase under a scheme administered by those housing providers. In that way a baseline market price is set, either discounted as affordable housing or set on ability to service borrowings. The terms of sale on title include any subsequent sales cannot exceed the cumulative CPI above the original price, appropriate for that region. It is noted the NSW Government property tax reforms related to stamp duty may assist.

Then, with the aggregation of TACs in regional NSW, many ultimately endowed to the local councils, the next generation of skills is concierged into the development and construction sectors, having experience with both the public and private sectors through this venture.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 SEPTEMBER 2021

ITEM 10.1 MINUTES OF ENVIRONMENT AND SUSTAINABILITY
 ADVISORY COMMITTEE - 4 AUGUST 2021

ATTACHMENT 1 MINUTES TO THE ENVIRONMENT AND SUSTAINABILITY
 ADVISORY COMMITTEE MEETING HELD 4 AUGUST
 2021



**Report of the Environment and Sustainability Advisory Committee Meeting
4 August 2021 @ 3.30pm**

Present: Daryl Crapp (Molonglo Conservation Group), Tom Baker (Queanbeyan Landcare), Katrina Willis (Community Representative); Meagan Cousins (Community Representative).

Also Present: Michael Thompson (Portfolio General Manager / Chair), Natasha Abbott (Service Manager Natural Landscapes and Health), Cameron Pensini (Sustainability Officer); Melinda Corey (Coordinator - Environmental Health), Gina Herrmann (Cadet Environmental Health Officer)

1. Apologies

Cr Peter Marshall; Paul Downey

2. Declarations of Interest

Nil

3. Confirmation of Report of the Previous Meeting

The minutes of the meeting held on 9 June 2021 were received and accepted as an accurate record of the meeting.

4. Matters Arising from Previous Minutes

Botanical Gardens

Following the Committee's previous comments on the Botanical Gardens it was noted that Council recently resolved to fund \$20,000 on a more detailed design and staging plan to establish the Gardens. This followed Council's consideration of a number of submissions.

Comment on statement in staff report in relation to the following:

While Landcare's concerns for weed management and maintenance at other parks are valid, they are already funded by Council and the Botanic Gardens/Sister City Gardens project would not impact these maintenance programs.

It was clarified that this comment meant that the funding for the Gardens was new funding and would not be taken from any other existing projects.

The Landcare representative reinforced the organisations view that:

1. The community should be involved in the design and staging process.
2. Specialist advice should be sought for project and structures.

On the motion of Baker/Willis:

QPRC ESAC 02/21 - That the Committee undertake an onsite inspection of proposed Botanical Garden and invite Councillors to attend.

World Environment Day Activities

Landcare congratulate Council on World Environment Day Activities. The range of activities worked well and provided access to all. Excellent idea.

Action: The Committee passed on their congratulations to the organisers for a successful program.

5. Adopted Mount Jerrabomberra Site Specific Plan of Management

On 28 July 2021, Council adopted the Mount Jerrabomberra Site Specific Plan of Management. Exhibition of the Draft PoM attracted submissions from the community. Actions will be included into future Delivery Plans of Council. Various comments were made on the importance of orchid species. Section 3.2 of the Plan was amended and Locally Significant Species added as well as Appendix B listing species recorded on NatureMapr. General comment is that it's a better document than it superseded.

Action: That staff consider a community training day for NatureMapr - suggestion of Threatened Species Day on 7 September. (BR)

6 Purchase Power Agreement

Council has resolved to proceed to the tender stage of a renewable energy retail PPA with Procurement Australia. To access the PPA market and achieve a sound contractual agreement a large load (consumption) is generally required, typically over 50GWh per annum. Commonly the larger load the better the price outcome. Therefore, to achieve this requirement organisations can aggregate their load together in one contract. Council's current large market load is 4.9 GWh per annum, not including the streetlighting load of 1.7 GWh per annum. This, however, will likely increase with the construction of the new Queanbeyan Civic and Cultural Precinct and Queanbeyan Sewerage Treatment Plant.

Procurement Australia's Renewable Energy PPA offer presents a unique opportunity for Council to achieve its energy emissions reduction goals while simultaneously substantially reducing Council's electricity costs when compared to modelled business as usual costs over 7 to 10 years. If the tender is successful then large sites such as STP's and water treatment plants, The Q, Bicentennial Hall, Street lighting and all new sites or developments which are estimated to use over 100,000kwh per annum such as the QCCP, Jerra Sports Complex, and new Q STP should also be rolled into the renewable PPA retail energy contract upon completion of the project.

This will progress community expectations as identified in the 2019 Climate Change Action Plan survey and community consultation workshops for reducing greenhouse gas emissions and supporting and utilising renewable energy.

7. Draft Urban Forest Cooling Strategy

The Draft Urban Forest Cooling Strategy is on public exhibition. There are 5 goals and it is supported by the principles established in the Government Architect NSW Greener Places Framework. The goals are:

- A resilient urban forest
- A fairly distributed urban forest
- A cooler, greener urban environment
- Increased biodiversity and tree canopy
- An active managed urban forest

To achieve the strategy's vision and goals, 32 actions have been grouped into 5 key strategies, including:

- Strategy 1 – Build awareness and encourage participation in urban greening
- Strategy 2 – Expand data collection and monitoring of the urban forest
- Strategy 3 – Coordinate tree vegetation planting and management
- Strategy 4 – Review planning and development controls
- Strategy 5 – Increase Council capacity in urban forest management

Discussion and Comments - Excellent strategy with consistent approach. Recommendations need to be resourced. Need a tree Management Plan, planning 5 years ahead. Incorporate WSUD, really important with erratic rainfall and store where possible. Also new DCP's to include requirements. Provide a commitment to biodiversity linkages for wildlife corridors. Reduce CO2 emissions, opportunities for volunteer programs. Need for sunlight in winter. Gutters can be full of leaves, need more trees in industrial areas and leaf collection. Hot areas in rural areas. Bushfire a risk should be mentioned.

The document has generic photos and needs to have local photos. Possible to invite residents to send photos of favourite tree, eg Tree of Knowledge.

Submissions on the Draft Strategy close on 1 September 2021 on Your Voice.

8. Vulnerability Analysis of Current Urban Trees

Council has been undertaking assessments of the future climate vulnerability of our current urban trees within the community and has now developed an online list of trees using a basic traffic light system to inform the public on which trees are most likely to perform well if planted or if existing are likely to survive in the coming years. Council is also currently working with graphic designs to design a small booklet for distribution to the public.

Green - Species which are likely to perform well

Yellow - Species which are likely to perform OK but with a few caveats

Red - Species which are unlikely to perform well

Discussion and Comments - Council also needs a policy on native tree species replacement i.e. if native trees are removed only native trees should be replanted at that site (if replanting takes place). Council will investigate this as part of development of a Tree Management Policy as mentioned in the draft QPRC Urban Forest Cooling Strategy.

9. EV Charging

Council is considering a preliminary business case for various models of ownership for public place EV charging infrastructure as well as how this might be procured. Council supported a model where spaces in Council owned carpark will be leased to a third party EV operator.

To date Council has signed a non-binding letter of intent with the NRMA for charging station(s) at the proposed Braidwood CBD off street carpark.

Action: Council Report Attachment explaining the procurement options and models of ownership including opportunities, costs, benefits and risks for facilitating and installing EV charging infrastructure to be sent out to members. (NA)

10. National Tree Day

Holding a special planting day at Bungendore Sports Hub on Sunday 12 September 2021. Not 2 August as traditional NTD. Trialling some species more climate tolerant and a mix of natives and exotics. They will be monitored over the next 10 years to see how they go. Planet Ark have provision for planting days outside NTD. Fernleigh Landcare group held a successful planting day with 65 people registered and planted 350 plants on each property.

11. Solar My School Discussion

Committee considered a brief for this earlier this year. A program to facilitate installation of solar panels on schools. Large capacity for solar to operate during the day. This is not funded by Department of Education. Opportunity for schools to bulk buy.

It was suggested to talk to the schools with EOI to gauge level of interest for participation.

Action: Send information/EOI to Schools for interest in participating. (CP)

12. Transport Strategy Actions

Transport Strategy Actions provided to members at meeting.

A question was asked as to what the process is for Annual Reporting on Transport Actions? Member concerned that more people are getting out walking and cycling. People need to feel safe on the road. Safety of cyclists around town is an issue. Request a review and feedback on projects.

13. Actions and Recommendations List

Provided list to members.

14. Officers Reports

Due to postponement of Council elections (4 December 2021), Council is likely to extend existing membership of committees until the end of the year. This is likely to be considered by Council at its September meeting.

15. Members Reports

Landcare - Fernleigh had great tree planting. This is the outcome of 15 years working on Jerrabomberra Creek at Fernleigh Park linking with the Quarry and Wandiyali. Landcare are about to write to Council about the next stage to undertake some vegetation mapping and biodiversity survey of priorities of where to plant next.

Community Announcement - Oaks Estate AGM to be held 21 August 2021 @12 Noon Oaks Estate Hall. (Check website for updates)

UMCN News - Given the latest news on COVID lockdown in NSW and the ACT, UMCN will be postponing the Water Quality and Security Forum that was to be held on Wednesday the 15th of September.

Next Meeting

Next Meeting is planned for 20 October 2021.

Meeting ended at 5.00pm.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 SEPTEMBER 2021

ITEM 10.2 MINUTES OF BRAIDWOOD AND CURTILAGE HERITAGE
ADVISORY COMMITTEE - 8 JULY 2021

ATTACHMENT 1 MINUTES OF THE BRAIDWOOD AND CURTILAGE HERITAGE
ADVISORY COMMITTEE MEETING HELD 8 JULY 2021

Present: John Stahel, Margaret Tuckwell, Lorba Drewry and Peter Smith

Also Present: Lorena Blacklock, Pip Giovanelli, Matt Meyer; Belinda McManus and Alex Glouftsis

Others Present: Nil

Apologies: Cr Peter Marshall

1. Confirmation of the Report of Previous Meeting

The Minutes of the meeting of the Committee held on 13 May 2021 were noted.

2. Business Arising From Minutes

Nil

3. Declaration of Conflicts of Interest

Nil

4. DA.2021.1258 – 163 Wallace Street, Braidwood - Braidwood Memorial Pool alterations

Ms McManus explained that the development application includes removal of the existing ageing 18m long pool and its replacement with a 25m long pool. There have not been any submissions received so far.

The Committee discussed the application and there was general agreement that works proposed are beneficial and the improvements would result in a great facility for Braidwood.

Pip Giovanelli advised from a brief review of the plans that there were no problems with demolition proposed, the overall design shouldn't have a visual impact as the single storey scale helps in this regard and he will have a more detailed look at plans and provide further comments to the assessing officer.

5. DA.2021.1240 – 119 Wallace Street Braidwood – Proposed subdivision (2 lots) The Albion

Mr Glouftsis provided an overview of the development application which proposes subdivision of the land into two lots. The issue of concern is that the lot boundary goes through the outbuildings on the site. The applicant has sought and received section 60 Approval under the Heritage Act for the subdivision, however, this did not include demolition of the building(s). It is understood that there is another Section 60 application with NSW Heritage for the demolition of the shed.

The Committee expressed unanimous concern that sheds and stables would be removed and that re-development would be unsympathetic.

The Heritage Adviser discussed the fact that NSW Heritage may not have been aware that the sheds (and stables) are in the way of the proposed line of subdivision. It was discussed that the sheds and stables need protection as they are part of the heritage significance of the site and of the town and the Heritage Advisor would like to be involved in future meetings between Council DA staff and Heritage NSW.

Recommendation (Stahel/Tuckwell)

B&C HAC 002/21 The Committee advises that it does not support the development application in its current form and recommends that:

- (a) it should be amended to accommodate the retention of the existing buildings on the site; and
- (b) a site inspection with NSW Heritage, QPRC staff and Heritage Advisor should be conducted

6. 15 Year Management Review of Braidwood and its Setting State Heritage Register Listing

Matt Meyer updated the Committee on the NSW Heritage's Review of Braidwood and its Setting project. The consultant, GML Heritage, have completed the first stage of the review and submitted a draft report on their findings. Council staff are reviewing the draft report and providing comment. Consultant will review Council's comments ahead of finalising report. The timing of second and third stages not yet determined. Council will be collaborating with Heritage NSW and GML Heritage in both stages, including in community consultation. GML's work in Stages 2 and 3 should assist Council in preparing the revised Braidwood Development Control Plan (DCP), and particularly in preparing the DCP's heritage controls.

The Committee enquired as to whether they could receive a copy of the completed 'Milestone 1' report. Staff will confirm with NSW Heritage upon completion of the report.

7. Preparation of New Braidwood Development Control Plan

Matt Meyer provided an update to the Committee on the Braidwood DCP project which is a 12-18 month project. Some drafting of the DCP has commenced following background research on exemplar/best practice DCPs and some informal internal consultation. Further internal consultation and community consultation is yet to occur. At this stage it is expected that the project will be complete mid 2022.

8. Braidwood Signage

The Committee discussed their concern with the large new illuminated sign erected at the front of Braidwood Central School. The sign does not comply with the controls in the DCP and is impacting on the heritage significance of the school as well as the illumination is impacting on adjoining residents.

Signage on commercial premises on Wallace Street was also discussed as problematic and/or inappropriate.

Lorena Blacklock advised that the resourcing situation for the compliance team to complete an audit of the signage in Braidwood had not changed since the previous meeting.

The Committee discussed the importance of appropriate signage for the heritage of Braidwood and the desire that Council resource the work.

Recommendation (Stahel/Tuckwell)

B&C HAC 003/21 The Committee requests Council allocate resources to complete a signage audit of Braidwood to address non-compliant signage.

9. Other business

Nil.

10. Next Meeting

The next meeting will be held at 9:00 am on Thursday 12 August 2021 in the Braidwood meeting room. There being no further business, the meeting closed at 10:30 am.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 SEPTEMBER 2021

ITEM 10.3 MINUTES OF BRAIDWOOD AND CURTILAGE HERITAGE
ADVISORY COMMITTEE - 12 AUGUST 2021

ATTACHMENT 1 MINUTES OF THE BRAIDWOOD AND CURTILAGE HERITAGE
ADVISORY COMMITTEE MEETING HELD ON 12 AUGUST
2021

Present: Peter Smith, John Stahel, Margaret Tuckwell and Lorba Drewry
Also Present: Lorena Blacklock, Pip Giovanelli, Liz Mirowski and Tracey Lamont.
Others Present: Nil
Apologies: Cr Peter Marshall

The Committee recommends:

1. Confirmation of the Report of Previous Meeting

The Minutes of the meeting of the Committee held on 8 July 2021 were not provided and are to be brought to the next meeting.

2. Business Arising From Minutes

The Development Application for the Albion Hotel was considered last month and it was requested that any new application be brought to the Committee.

3. Declaration of Conflicts of Interest

Nil

4. Proposed Installation of Statue of the town's founder Dr Thomas Braidwood Wilson, in Ryrie Park Braidwood

Liz Mirowski and Tracey Lamont provided an overview of the grant application that has been put forward by the Lions Club for the installation of a bust of Dr Thomas Braidwood Wilson in Ryrie Park, Braidwood. A report has been prepared for the upcoming Council meeting seeking owner's permission from Council as the Crown Land Manager of Ryrie Park for the proposed placement of the bust in Ryrie Park.

The discussion that followed indicated support for the concept of promoting tourism and the broader memory of Dr Wilson including the aim to regain public access to the walk up to Dr Wilson's grave site. Agreement on locating the statue in Ryrie Park was not reached. A number of alternative locations both on public and private land were discussed. The Committee considered that the location of the statue should be part of the heritage work and its exact location is to be determined in consultation with the Braidwood and Curtilage Heritage Advisory Committee.

5. Other Business

Margaret Tuckwell provided an update on the Braidwood Heritage Walk maps and raised concerns about Council's follow up on the new signage at the Braidwood Central School.

Margaret Tuckwell raised the Council's submission on the Review of the NSW *Heritage Act 1977* and why it did not come to the committee. Lorena Blacklock advised this was an oversight and noted that it was not Braidwood specific.

Margaret Tuckwell advised the Committee of the Draft QPRC Urban Cooling Strategy which is out for comment and raised the question about trees in Wallace Street.

Pip Giovanelli advised the Committee that he had reviewed and provided Heritage Advisor's comments on the DA.2021.1258 for the Braidwood Memorial Pool alterations at 163 Wallace Street that was considered by the Committee at the July meeting. Pip advised that as a result he had concerns about the design assumptions for the development including the limitations for the design in keeping the front entry, the continuation of the existing carpark located within the Park itself and the inclusion and design of the proposed gym. It was agreed that the Heritage Advisor's comments will be provided to the Committee. Staff will seek an update on the application and consideration of the Heritage Advisor's comments.

Margaret Tuckwell updated the Committee on the project to photograph the Braidwood's sheds / outbuildings and the focus on youth of Braidwood to take the photos and benefit from the proceed of book and exhibition sales.

6. Next Meeting

The next meeting will be held at 9:00 am on Thursday 9 September 2021 in the Braidwood meeting room. There being no further business, the meeting closed at 10.23am.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 SEPTEMBER 2021

ITEM 10.4 MINUTES OF QUEANBEYAN-PALERANG SPORTS COUNCIL -
7 JUNE AND 9 AUGUST 2021

ATTACHMENT 1 MINUTES OF THE QUEANBEYAN-PALERANG SPORTS
COUNCIL MEETING HELD 7 JUNE 2021

Minutes of the Queanbeyan-Palerang Sports Council Meeting Held on 7 June 2021

Present:

- Cr Michele Biscotti – Chair and Councillor
- Cr Trevor Hicks –Councillor
- Cr Kenrick Winchester – Councillor
- Mick Pini – Queanbeyan Senior Rugby Union Football Club (QSRUFC)
- Tiffany Knight – Bungendore Netball Club (BNC)
- Jan Browne – Queanbeyan Basketball Association (QBA)
- Scott Taylor - Queanbeyan Tigers Senior AFL Club (QTSAFLC)
- Vern Browne – Queanbeyan Blues Junior Rugby League Club (QBJRLC)
- Brad Toone – Googong Hogs AFL Club (GHAFLC)
- Zoran Duckinoski - Queanbeyan City Football Club (QCFC)
- Peter Solway – Queanbeyan and District Senior Cricket Club (QDCC)
- Joe Sheridan – Queanbeyan Little Athletics Club (QLAC)
- Sarah O'Sullivan – Monaro Archers (MA)
- Mark Unwin – Queanbeyan United Hockey Club (QUHC)
- Peter English – Bungendore Soccer Club (BDSC)
- Garry Cooke – Bungendore Rugby Union Club (BRUC)
- Ken Gordon – Bungendore Oz Tag (BOZT)
- Craig Thomas-Schumacher – Jerrabomberra Touch Association (JTA)
- Annette Thomas-Schumacher – Jerrabomberra Touch Association (JTA)
- Darren Dent –Queanbeyan Kangaroos Senior Rugby League Club (QKSRLFC)
- Jeremy Wyatt – Queanbeyan Blues Junior Rugby League Club (QBJRLC)
- Kelly Lolesio – Queanbeyan Netball Association

Also Present:

- Tim Geyer – Queanbeyan-Palerang Regional Council (QPRC)
- Jason Robinson – Queanbeyan-Palerang Regional Council (QPRC)

Apologies:

- Geoff Young – Monaro Panthers Football Club (MPFC)

1. Update on Bungendore Sports Hub

Mr Geyer explained to the Committee that this project is progressing well with bulk earth works complete and irrigation currently being laid. Some discussion took place around future field allocations and amenities. It was agreed to hold a separate workshop for Bungendore Clubs to review the plans and facilities layout.

2. Update on Regional Sports Complex

Mr Geyer explained to the Committee that contractors have completed removing hazardous materials and a contractor for the bulk earth works and civil works has been engaged, but work is being held up while Council's archaeologists carry out onsite surveys to meet Heritage NSW requirements.

Minutes of the Queanbeyan-Palerang Sports Council Meeting Held on 7 June 2021

3. Sports Ground Allocations

Mr Geyer asked the Committee if there were any questions regarding ground allocations and reminded clubs of the need to be registered for, and have, COVID – Safe Plans in place.

Queanbeyan Blues and Queanbeyan Athletics raised concerns that the gates at the shared car park behind Council's depot were being locked over weekends and vehicles were being booked. Jason Robinson advised the gates only need to be locked when SEWOL staff are required to park overnight and that he would take the matter up with Security, as gates don't need to be locked over weekends.

4. Current and Planned Improvements for Sportsgrounds and Facilities

Mr Geyer went through projects for the 2020-21 financial year and advised of the progress for each project. General discussion was held about the projects as well as other improvements that the various clubs would like to see.

5. Sports Council Strategic Workshop – Review of Projects for Grants

Cr Biscotti reminded everyone of the key strategic projects selected as the top 5 for future grants, as set out in the QPRC Sports Facilities Strategy. Everyone was asked to review these projects and comment on their current relevance and confirm the priorities. After some discussion it was confirmed that the top priority projects should remain as:

- New 4 court Indoor (Basket Ball) stadium
- Flood lights at Halloran Oval and Steve Mauger Oval
- Toilets for Archery
- New Amenities at Wright Park
- Women's amenities (all fields)

Moved : Wyatt/Sheridan

QSC 001/21 That the Council consider the following five listed projects as priorities for the Stronger Country Community Grants and other appropriate grant opportunities.

- **New 4 court Indoor (Basket Ball) stadium**
- **Flood lights at Halloran Oval and Steve Mauger Oval**
- **Toilets for Archery**
- **New Amenities at Wright Park**
- **Women's amenities (all fields)**

6. Next Meeting

Scheduled for August 2021

There being no further business, the meeting closed at 7.05 pm

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 SEPTEMBER 2021

ITEM 10.4 MINUTES OF QUEANBEYAN-PALERANG SPORTS COUNCIL -
7 JUNE AND 9 AUGUST 2021

ATTACHMENT 2 MINUTES OF THE QUEANBEYAN-PALERANG SPORTS
COUNCIL MEETING HELD 9 AUGUST 2021

Minutes of the Queanbeyan-Palerang Sports Council Meeting held on 9 August 2021

Present:

- Cr Michele Biscotti – Chair and Councillor
- Cr Kenrick Winchester – Councillor
- Geoff Young – Monaro Panthers Football Club (MPFC)
- Mick Pini – Queanbeyan Senior Rugby Union Football Club (QSRUFC)
- Tiffany Knight – Bungendore Netball Club (BNC)
- Jan Browne – Queanbeyan Basketball Association (QBA)
- Scott Taylor - Queanbeyan Tigers Senior AFL Club (QTSAFLC)
- Brad Toone – Googong Hogs AFL Club (GHAFLC)
- Peter Solway – Queanbeyan and District Senior Cricket Club (QDCC)
- Joe Sheridan – Queanbeyan Little Athletics Club (QLAC)
- Sarah O'Sullivan – Monaro Archers (MA)
- Mark Unwin – Queanbeyan United Hockey Club (QUHC)
- Peter English – Bungendore Soccer Club (BDSC)
- Garry Cooke – Bungendore Rugby Union Club (BRUC)
- Kelly Lolesio – Queanbeyan Netball Association
- Tony Rayner – Bungendore Rugby League
- Jeremy Wyatt – Queanbeyan Blues Junior Rugby League Club (QBJRLC)

Also Present:

- Tim Geyer – Queanbeyan-Palerang Regional Council (QPRC)
- Rob Sheffield – Queanbeyan-Palerang Regional Council (QPRC)

Apologies:

- Annette Thomas-Schumacher – Jerrabomberra Touch Association (JTA)
- Craig Thomas-Schumacher – Jerrabomberra Touch Association (JTA)

1. Sports Ground Allocations

Mr Geyer explained that as it was mid-season and sports had once again been suspended as a result of COVID 19 restrictions, field allocations were not required. However, clubs should start getting in touch with Rob Sheffield, QPRC Acting Sports Team Leader, to plan the 2022 summer season.

2. Update on Bungendore Sports Hub

Mr Geyer gave an update on the activities onsite at Bungendore. Unfortunately, wet weather has slowed operations, but it is hoped the floodlights will be stood up very soon. A revised plan of the main amenities building was shown and the modifications, following the workshop, were explained. It is proposed to hold a further workshop of Bungendore clubs in coming months.

3. Update on Regional Sports Complex

Mr Geyer explained to the Committee that archaeologists have now completed all survey work and nothing had been found that would stop the project from proceeding. Design work has progressed and the consideration of the DA will soon be ready for the Southern Region Planning Panel. Mr Geyer showed the revised layout and advised that additional amenities have been added as well as modified to accommodate disability sports. The 4 court indoor stadium was also shown. Ms Bowne recommended Council consider a partnership with ACT Basketball. Mr Geyer advised Council has met with ACT Basketball and is open to all considerations however, the highest priority is Queanbeyan Sporting groups.

Minutes of the Queanbeyan-Palerang Sports Council Meeting held on 9 August 2021

4. Current and Planned Improvements to Sportsground and Facilities

Mr Geyer went thorough projects for the 2021-22 financial year and advised of the progress for each project. Some grants, Halloran and Freebody, have been successful, while others are still pending announcement. General discussion was held about the projects as well as other improvements that the various clubs would like to see.

5. Next Meeting

Scheduled for November 2021

There being no further business, the meeting closed at 18:56