



Memo

To: Mayor Kenrick Winchester
Cr Mareeta Grundy
Cr Michele Biscotti
Cr Louise Burton
Cr Esma Livermore
Cr John Preston
Cr Steve Taskovski
Cr Jacqueline Ternouth
Cr Katrina Willis
Cr Edwina Webster
Cr Bryce Wilson

Cc A/CEO - Phil Hansen
Governance Specialist – Caitlin Flint

From: A/PGM Natural & Built Character – David Carswell

Subject: **Submissions relating to DA. 54-2019**

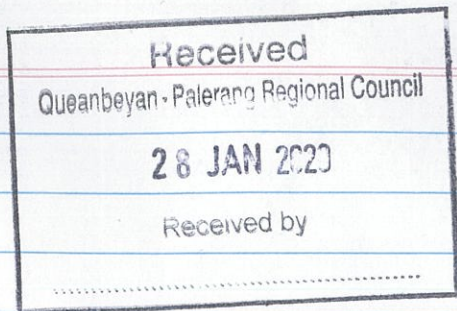
Date: 4 March 2022

Doc Set ID: DA. 54-2019 (Item No. 9.2)

Attached are submissions relating to Development Application DA 54-2019 - Construction of a Pavilion, Removal of 12 Trees, Replacement of 15 trees, New Access and Proposed Electronic Pylon Sign - Queanbeyan Showground - 19-41 Farrer Place Queanbeyan (Item No. 9.2 on the next Business Paper).

A handwritten signature in black ink, appearing to read 'D Carswell', is written in a cursive style.

David Carswell
Acting Portfolio General Manager - Natural and Built Character
Queanbeyan-Palerang Regional Council



Ms M. J. Thompson
Manager
Natural & Built Character.

Attention Kaye Dixon.

Re D.A. 54/2019 Pavilion Queanbeyan
Showground.

I refer to my letter of 22 August 2019 seeking advice on proposed tree removal & possible screening for residents in Cameron Rd.

The [redacted] occupants of Strata Plan [redacted] and located at [redacted] Cameron Rd. now wish to discuss the issues raised before any construction proceeds.

Your early advice would be appreciated.

[redacted]
on behalf of owners of
Strata Plan [redacted]



26 April 2019

General Manager
Queanbeyan Palerang regional Council
256 Crawford Street
Queanbeyan NSW 2620

Dear Sir/Madam,

RE: inspection of plans/documentation development application number 54/2019
Proposed development: Pavilion
Property: Queanbeyan Showground
Attention: Kaycee Dixon

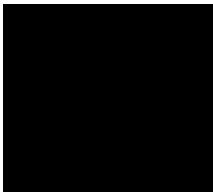
We refer to your email of today's date. Initially, we were approached by other ratepayers in Glebe Avenue to find out what the development application was all about. The uniform concern was that Council might be confronted with a development application that was outside the specifications of a Showground.

The definition of a Showground is "a reserve for a public Showground, public recreation and community purposes."ⁱ The definition does not extend to direct benefits to adjoining properties or to the manager.

The trust created by legislationⁱⁱ appointed Queanbeyan City Council to manage the affairs of the new trust. Queanbeyan City Council was required to prepare a plan of management within 3 months of 1 December 1995. Where is that plan of management? Have any variations or amendments been made to it? Can we please have a copy of it?

The Queanbeyan Show Society Inc is entitled to use the reserve as a Showground on such days (not exceeding 14 each year) as are notified to the manager (Queanbeyan City Council).

The kinds of development that will excite vigorous opposition include use of the property as a music festival involving extremely loud noise (whether one-off for one day or continuously for a period of time), any activity involving illicit drug taking, any activity facilitating homelessness, a caravan park/camping area (whether permanent, casual or temporary) and/or any activity of a blatantly commercial kind. We are quite happy for the Showground to be used for a circus, activities involving animals (horses in particular), horse trotting venue (race course events), Gymkhana, school sports events, swap meets and such other activities as are consistent with a



Showground, a sporting arena, public reserve and community expectations. The recent use of the Showground by Clearwater as a camping and caravan venue for 7 or 8 days certainly offended the spirit of intention as a Showground and Council's blatant use of the eastern end as a car public park which is now not associated with Showground activities also probably offends the spirit of intention as a Showground.

Queanbeyan Showground is a place of local and regional importance. It is on the NSW Heritage Register.ⁱⁱⁱ The existing structures and buildings associate the Showground with various uses such as the annual show and a variety of recreational uses.

The new shed proposed to be constructed adjacent to the existing office building, according to the SEE, will "provide shelter for 2 minibuses owned by QPRC". Shelter for 2 minibuses is hardly an activity ancillary to a Showground. We can well imagine that storage of grass cutting machinery is an ancillary activity! We do not oppose the construction of the shed; we do oppose the proposed use of the shed! QPRC is the client of the applicant. Can you assure us that the development application will be amended to exclude reference to shelter for 2 minibuses?

The proposed developments set out in the application are consistent with the objective of a Showground and we do not oppose them. Will the development consent be conditioned upon the following:

1. compliance with the objectives of a Showground
2. not to be used as a camping ground or caravan park, but such activity is permissible when associated with other public or community activities (e.g. a circus)
3. the improvements not to be used for management purposes not related to the Showground
4. compliance with the plan of management for Queanbeyan Showground. If need be, the development determination should be conditional upon the commencement of the plan of management for Queanbeyan Showground?

If the old plan of management cannot be located or does not exist, then Council should immediately set about creating 1 and putting it on public exhibition for comment. This application for development consent should be deferred until the plan of management is created or is found and is appropriately modified to comply with the latest legislative requirements.

Yours faithfully



ⁱ S 80 of the Crown Lands Act 1989

ⁱⁱ Queanbeyan Showground (variation of purposes) act 1995

ⁱⁱⁱ see New South Wales heritage register, office of environment and heritage