



Planning and Strategy Committee of the Whole

AGENDA

8 February 2017

Commencing at 5.30pm

**Council Chambers
253 Crawford St, Queanbeyan**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE
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On-site Inspections - - Tuesday, 7 February 2017

4.30pm – 13 Myrtle Close, Jerrabomberra

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

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

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

1 APOLOGIES

2 PRESENTATION / DEPUTATIONS / PETITIONS

DA 389-2016 – Proposed Soloar Farm – 502 Lanyon Drive, Jerrabomberra

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LIST OF ATTACHMENTS –

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Open Attachments

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Modification plans (Under Separate Cover)*
- Attachment 2 8 February 2017 - 13 Myrtle Close, Jerrabomberra
Submission DA 201-2015/A (Under Separate
Cover)*
- Item 4.2 Submission - Jupiter Windfarm Project at Tarago - SSD 13_6277
- Attachment 1 8 February 2017 - Submission - Jupiter Windfarm
Project - Attachment 1 - Site Plan (Under
Separate Cover)*
- Item 4.4 Road Naming Proposal - Brimble Close - Bungendore
- Attachment 1 8 February 2017 - Road Naming Proposal -
Brimble Close - Request from Consultant (Under
Separate Cover)*
- Attachment 2 8 February 2017 - Road Naming Proposal -
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- Attachment 3 8 February 2017 - Road Naming Proposal -
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Separate Cover)*
- Item 4.5 Road Naming Proposal - Jacombs Street - Bungendore
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Separate Cover)*
- Attachment 2 8 February 2017 - Road Naming Proposal -
Jacombs Street - Site Plan (Under Separate
Cover)*
- Item 4.6 Proposal for Naming of Several Parks and Reserves - Googong
- Attachment 1 8 February 2017 - Googong Place Names Map
(Under Separate Cover)*
- Attachment 2 8 February 2017 - Proposed Aboriginal Place
Names - Googong (Under Separate Cover)*

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

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Item 5.1 Queanbeyan CBD Carparking

Attachment 1 QCBD Carpark sites (Under Separate Cover)

Item 6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects

*Attachment 1 QPRC Infrastructure Funding Grant Project List
(Under Separate Cover)*

*Attachment 2 Schedule of road projects for future consideration
(Under Separate Cover)*

*Attachment 3 Schedule of bridge projects for future consideration
(Under Separate Cover)*

Item 6.2 Canberra Symphony Orchestra Event

*Attachment 1 CSO on the River - Economic Impact Calculator
(Under Separate Cover)*

Closed Attachments

Nil

ITEM 3 DECLARATION OF CONFLICTS/PECUNIARY INTERESTS

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

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

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

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

Recommendation

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

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner)

Summary

Proposal:	Modification to Development Consent for a two storey dwelling house and swimming pool. Changes involve: privacy screen material, clothes line relocation, new retaining wall, changes to landscaping.
Applicant/Owner:	Robert Petrovic/ Robert and Annette Petrovic
Subject Property:	13 Myrtle Close, Jerrabomberra, Lot 170 DP 1057626
Zoning and Permissibility:	R2 Low Density Residential under Queanbeyan Local Environmental Plan 2012
Public Submissions:	One submission
Issues Discussed:	Planning Requirements Privacy Retaining wall height Landscaping area
Disclosure of Political Donations and Gifts:	Applicant declared no Donations or Gifts to any Councillor or Staff have been made

Recommendation

1. That the application to modify Development Consent 201-2015/A for a two storey dwelling house and swimming pool on Lot 170 DP 1057626, 13 Myrtle Close, Jerrabomberra be granted approval subject to the original conditions of consent and the inclusion of the following:

- (a) Amend condition 35

35 PRIVACY SCREEN

A 1.8m privacy screen is required to be erected as shown on the approved plans prior to the issue of the Occupation Certificate. The material of the privacy screen is required to be powder coated steel "Monument" horizontal slats with a maximum aperture of 25mm.

REASON: To safeguard the privacy of the adjoining northern neighbour

- b) Insert new condition 14A

14A IN ACCORDANCE WITH THE APPROVED PLANS

The clothes line must be relocated to the lower level RL 696.1 and be installed on the inside of the powder coated steel privacy screen as amended in red on modified plans submitted with the Application to Modify a Consent on 29 November 2016.

REASON: To reduce the visibility of the clothes line from the reserve at the rear of the subject site, the adjoining properties and Aspen Rise.

2. That those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.
-

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)***History***

Development Application 201-2015 for a two storey dwelling house and pool was approved at Council's PDRC meeting on 23 September 2015 subject to conditions. A number of changes from the approved plans have been identified and the applicant has lodged a modification application seeking approval for these changes.

Proposed Development

The application to modify the consent is for:

- Privacy screen materials to be changed from timber to powder coated steel slats;
- Clarification of the height of the rear retaining wall (no change to plan is proposed);
- Relocate clothes line to the same level as external garage and laundry access;
- 700mm retaining wall return to retain garage level; and
- Changes to the landscaping plan to include hard and soft surfaces and concrete paths.

The modifications proposed have been carried out and the applicant is seeking approval for the modifications to enable their continued use and issue of a Final Occupation Certificate.

Subject Property

There is an existing two storey dwelling house nearing final completion on the subject site. The land is undulating and sloping with a rise of 2m from the front boundary to the dwelling and then has a steep fall of 4.5m to the rear boundary. A 3.0m wide easement is located at the rear of the property. Vehicle access is from Myrtle Close to two double garages at the rear of the site. Figure 1 below shows the site outlined in red.



Figure 1 - Red outline – Subject Property

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

Planning Requirements***Section 96(1A) – Modifications involving minimal environmental impact***

Under Section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) a consent authority may modify the consent if:

- a) *It is satisfied that the proposed modification is of minimal environmental impact, and*
- b) *It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted.*

It is considered that the proposal involves minimal environmental impact and that the development proposed to be modified is substantially the same development for which consent was originally granted.

Modifications are assessed only for the changes proposed. It is not an opportunity to reconsider the development aspects that have already been approved. The assessment under Section 79C *EP&A Act 1979* therefore relates only to the changes.

Evaluation under the provisions of Section 79C

Consideration of the relevant matters under the provisions of S79C are reported below.

a) The provisions of:

i) *Any environmental planning instrument:*

Queanbeyan Local Environmental Plan 2012 is relevant to the proposed modification. The proposal satisfactorily addresses the relevant provisions of the Plan.

ii) *Any development control plan:*

Queanbeyan Development Control Plan 2012 is relevant to the proposed modification. The proposal satisfactorily addresses the relevant provisions of the Plan including the following:

3.5.1 Consideration of Views, Shadowing and Privacy:

Where two storey development creates a privacy intrusion on adjoining single storey development, appropriate measures must be installed to minimise the impact. The measures can include obscured glazing or screening, but there are unlimited options.

3.2.1 External Materials, Patterns, Textures and Decorative Elements – the relevant controls apply:

Residential development to be compatible with existing development with regard to external materials, patterns, textures and decorative elements.

These clauses are relevant to the privacy screen changes and enable Council to consider various screening measures including external materials. The modification of privacy screen materials from timber to powder coated steel is acceptable under these clauses.

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

3.4 Landscaping in Scenic Protection Areas – Objectives and controls apply:

The objective is to ensure that existing landscape character is maintained and enhanced with a number of controls that require existing vegetation to be incorporated where practicable, designed to complement the locality and predominately native species to be planted.

This is relevant to the changes to the landscape plan and it is considered that the modified landscape plan generally meets this objective and is substantially the same as the original approved landscape plan.

5.5.8 Landscaping in Scenic Protection Areas in Jerrabomberra

The controls require a minimum landscaped area of 50% on sites with an area of less than 2500m² and specifies exclusions from areas of private open space and landscaped open space must be at ground level.

This control is relevant for the landscaping changes.

5.5.2 Excavation and Fill, Batters and Retaining Walls –the relevant control limits retaining walls to a maximum of 1.5m.

This control is relevant for the additional retaining wall. The retaining wall return for the garage level is 700mm and therefore complies.

- (iii) *Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F:*

There are no planning agreements relevant to the proposed modification.

- (iv) *The regulations (to the extent that they prescribe matters for the purposes of this paragraph) that apply to the land to which the development application relates.*

The regulations do not prescribe any matters that are relevant to the proposed modification.

- b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality:*

Due to the minor nature of the modification, it is considered that the proposal will have minimal environmental, social and economic impacts and as such a refusal of the modifications is unwarranted.

The issues raised in the submission regarding privacy can be satisfactorily addressed through the relocation of the clothes line. Issues raised in the submission regarding structural details are matters that are the responsibility of the Accredited Certifier. The assessment report only deals with the planning aspects of the proposed modifications.

- c) *Suitability of the site for the development:*

The proposed modification does not affect the suitability of the site for development.

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

d) Any submissions made in accordance with this Act or the regulations:

One submission was received objecting to the proposed modifications. The issues raised in the submission have been addressed below in the Engagement section of this report.

e) The public interest:

The proposed modification does not change the original assessment that the public interest will not be adversely impacted.

a) Building Surveyor's Comments

The building surveyor reviewed the modified plans and inspected the site on 16 December 2016. The inclusion of another retaining wall was noted. Its structural adequacy is a matter for the Accredited Certifier. The building surveyor has no objections to the proposed changes and does not require any changes to existing conditions, or the inclusion of any new conditions.

b) Development Engineer's Comments

No engineering comments/conditions are required for this DA modification.

Financial Implications

Nil

Engagement

The proposal required notification under Queanbeyan DCP 2012. One submission was received. The submission raised several matters relating to documents and structural details that are the responsibility of the Accredited Certified, but also, these matters fall outside the requirements of modification of consents under Section 96 (1A) of EP&A Act 1979. In this case, the relevant planning issues raised are as follows:

Issue: The privacy screen material is not compliant with Condition 35 of DA Approval 201-2015.

The condition reads:

35. PRIVACY SCREEN

A 1.8 m privacy screen is required to be erected as shown on the approved plans prior to the issue of the Occupation Certificate. The material of the privacy screen is required to be wooden horizontal slats with a maximum aperture of 25mm.

REASON: To safeguard the privacy of the adjoining northern neighbour.

Comment: The 1.8 powder coated steel privacy screen has been installed. Other than a non-compliance issue, the submission does not explain the impacts of a change of building materials. The privacy screen blends with the colours of the house and meets the requirements for height, aperture and purpose.

The applicant states that the change in materials is to reduce bushfire hazard. This is considered circumstantial as there is no evidence to justify the change despite the property being within a Bushfire Prone Area. Irrespective of this, the proposed powder coated steel privacy screen meets

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

the controls in the QDCP 2012 and achieves the reason for the condition — "to safeguard the privacy of the adjoining neighbour". This is evident in Figure 2. The modification is of minimal environmental impact and that the change of materials is substantially the same development as the approved plans.



Figure 2: Installed 1.8m powder coated steel privacy screen

Issue: A retaining wall is built outside engineering requirements and contrary to Condition 19 of DA Approval 201-2015.

The condition reads:

19. RETAINING WALL/S

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1 metre of boundary must be supported by retaining walls.

Retaining wall/s that exceed 1 metre in height are required to be certified by a structural engineer.

REASON: To ensure that excavated areas are adequately retained.

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

Comment: The submitter states that the non-compliant retaining wall has a visual impact but has not described how it affects them. Following a site inspection on 27 January 2017, the assessing officer was of the view that the retaining wall does not result in a loss of privacy to the private open space or habitable areas of the submitter. The applicant has advised that the retaining wall in this location was always going to be more than 1.0m in height and that the note on the amended plans confirms the height of the rear retaining wall (no change to plan is proposed). Ensuring the structural adequacy of the retaining wall is a matter for the accredited certifier

This is not a planning matter for consideration under Section 96(1A) of the EP&AA 1979.

Issue: Relocation of the clothes line.

The submitter states that the clothes line has not been erected in its original location. It also refers to a clause about drying areas in the Local Provisions for Jerrabomberra stating that the clothes line should not be visible from outside the site area and should be screened from public viewing.

Comment: Part 5.5 of the QDCP Local Provisions for Jerrabomberra Heights, North Terrace and Jerrabomberra Park does not contain a control that states "Clothes drying areas are to be screened from view from outside the property". Nonetheless, the clothes line on the approved plans is shown at the rear of the dwelling and would appear to be on the lower level RL 696.100. It has been relocated to the same level as the laundry door exit at RL696.7 correlating with the top of the new retaining wall identified on the modified plans. The relocated clothes line is visible from the reserve at the rear of the property and is marginally visible from Aspen Rise (Figure 3).

The submitter does not advise if the clothes line would be a distraction and cause a grievance in any form. However, the assessing officer considered the new location from the adjoining site to the east. Glimpses of it may be visible through vegetation from parts of the open space areas but only momentarily as one walks through the rear garden and side service area and looking upwards.

It is logical for the clothes line to be at the same level as the laundry door exit rather than three steps down at a lower level. However, it is a departure from the approved plans. Though a minor inconvenience to the owner it is not unreasonable for it to be relocated to the lower level RL 696.100 inside the 1.8m powder coated privacy screen on the south eastern side of the property (Figure 4). This would result in a less intrusive clothes line particularly from the reserve behind and the adjoining property and is considered a suitable compromise.



Figure 3 – Installed clothes line at the rear

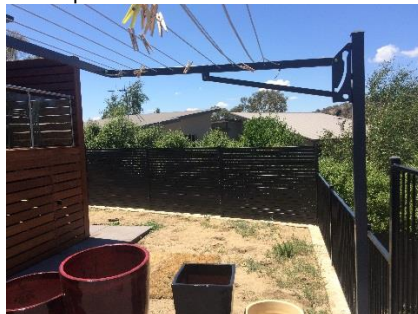


Figure 4 –Clothes line to be relocated adjacent privacy screen on lower level

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

Issue: New garage retaining wall results in a loss of privacy as it reduces the effectiveness of the 1.8 privacy screen.

Comment: The DA approved elevation plans show a 700mm difference between the garage ground floor level RL 696.8 and the level below RL696.1 on which the 1.8 privacy screen sits. While the land could have been graded to slope between the two levels the owner has chosen to erect a retaining wall to create two level areas separated by a set of steps.

The retaining wall return (Figure 5) is set back approximately 8.5m from the subject property boundary with a privacy screen 7.5m from the retaining wall. From a site inspection on 27 January 2017 by Council officers and as evidenced in Figure 4 there is no loss of privacy from the retaining wall return.

The proposed modification is of minimal environmental impact and is substantially the same development as the development for which the consent was originally granted and therefore no objection is raised to the 700mm retaining wall return.



Figure 5: New 700mm retaining wall return

Issue: Reduction of landscaping area. The submitter is concerned that the reduction of landscaping and new concreted paths reduce the potential for screening from the adjoining property or from the reserve at the rear.

Comment: In the Council report 23 September 2015, it was stated “The landscape plans submitted with the development application detail a landscaped area of 642.5m² for the site. This is 38m² below the minimum requirements for 50% and represents a 5.6% variation to the standard”. The 5.6% variation was approved.

The modified landscape plan has a landscaped area of 633m² where the additional concreted area is 62m² which is partly offset with the new garden beds of 33m² on the southern side of the property. The modified area represents 46.5% of the site area (1361m²) and results in a 6.9% variation to the minimum area required. This 47.5m² below the minimum requirement for the 50%. The variation is still considered minor and the justification of the variation provided in the original assessment is still relevant and supported.

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

As the modified landscape plan is substantially the same as the original approved landscape plan and there is minimal environmental impact it is considered that the consent can be modified under Section 96 (1A) of the EP&A Act 1979.



Figure 6: New concrete area.



Figure 7: New concrete area that provides a pathway

Compliance or Policy Implications

The modification addresses compliance matters relating to external features that do not currently match the approved plans. The submitter raises issues relating to documentation and the like that are to be addressed by the Accredited Certifier.

Conclusion

The proposal is for a modification of development application 201-2015A to an existing two storey dwelling and includes:

- changes to privacy screen material ;
- clarification on plan for the rear retaining wall built to specifications (no change to plan is proposed);
- retaining wall for garage;
- clothes line relocation; and
- changes to landscaping plan.

The proposal was notified to adjoining owner/occupiers and one submission was received from the adjoining property owner.

4.1 13 Myrtle Close Jerrabomberra Modification of consent DA 201-2015A (Ref: C1711988; Author: Thompson/Tonner) (Continued)

The proposal has been assessed under Section 96(1A) and Section 79C Environmental Planning & Assessment Act 1979 including relevant provisions of QLEP 2012 and QDCP 2012. The modification involves minimal environmental impact. As the development satisfies the relevant provisions of these instruments it is recommended that the application to modify the consent is approved subject to modifying condition 35 below and the imposition of additional condition 14A.

(a) Amend condition 35

35 PRIVACY SCREEN

A 1.8m privacy screen is required to be erected as shown on the approved plans prior to the issue of the Occupation Certificate. The material of the privacy screen is required to be powder coated steel "Monument" horizontal slats with a maximum aperture of 25mm.

REASON: To safeguard the privacy of the adjoining northern neighbour

b) Insert new condition 14A

14A IN ACCORDANCE WITH THE APPROVED PLANS

The clothes line must be relocated to the lower level RL 696.1 and be installed on the inside of the powder coated steel privacy screen as amended in red on modified plans submitted with the Application to Modify a Consent on 29 November 2016.

REASON: To reduce the visibility of the clothes line from the reserve at the rear of the subject site and adjoining properties.

A note has been added to the foot of the consent to identify the manner in which the consent has been modified.

Attachments

Attachment 1 8 February 2017 - 13 Myrtle Street S96 Modification plans (*Under Separate Cover*)

Attachment 2 8 February 2017 - 13 Myrtle Close, Jerrabomberra Submission DA 201-2015/A (*Under Separate Cover*)

**4.2 Submission - Jupiter Windfarm Project at Tarago - SSD 13_6277 (Ref: C1713056;
Author: Thompson/Coe)**

Summary

Reason for Referral to Council

To advise Council of a submission to be lodged with the Department of Planning and Environment on the proposed Jupiter Wind Farm project.

Proposal:	State Significant Development - Construction of a Wind Farm with up to 88 wind turbines
Applicant/Owner:	EPYC Pty Ltd, on behalf of Jupiter Wind Farm Pty Ltd.
Subject Property:	Project area covers an area of approximately 4,999 hectares, spanning across Goulburn Mulwaree Council and Queanbeyan Palerang Regional Council – Refer to Attachment 1.
Zoning and Permissibility:	RU1 under the Palerang Local Environment Plan 2015
Consent Authority:	NSW Department of Planning and Environment
Issues Discussed:	Impacts on amenity of the locality Voluntary Planning Agreement

Recommendation

That Council lodge a submission to the NSW Department of Planning and Environment on SSD 13_6277 for the Jupiter Wind Farm Project on Kings Highway, Tarago that raises the issues outlined in this report and objects to the proposal as presented.

History of the Site

The area of the proposed development that is located within the Queanbeyan-Palerang local government area has traditionally been broad acre farming land. The zoning under the Palerang Local Environment Plan 2015 is RU1, and under the previous planning instrument (Tallaganda Local Environment Plan 1991) the land was zoned Rural 1(a). There has been some subdivision development within the area, creating allotments with building entitlements ranging from 5 hectares, through to around 40 hectares.

Apart from electricity infrastructure, there is no other major infrastructure or intensive development located within the project area.

4.2 Submission - Jupiter Windfarm Project at Tarago - SSD 13_6277 (Ref: C1713056; Author: Thompson/Coe) (Continued)

Proposed Development

The development application seeks consent for the construction, operation and decommissioning of a wind farm with up to 88 wind turbines generators, together with the associated and ancillary infrastructure.

The project consists of the following key components:-

- Up to 88 three blade, wind turbines with a maximum height of approximately 173 metres and an adjacent pad mounted wind turbine transformer
- An electrical substation
- A permanent operations and maintenance building located adjacent to the substation
- Internal private access road network
- 33kV electrical reticulation and fibre optic cabling connecting the Wind Turbines
- A 33kV transmission line connection the electrical reticulation networks
- Upgrades to local roads and intersections
- Up to four permanent meteorological monitoring masts.

Temporary construction facilities will also be required during construction of the project. These include:

- Earthworks for access roads and Wind Tower foundations
- Temporary mobile concrete batching plant
- Temporary buildings for construction personnel
- External water supply for concrete batching and construction activities
- Transport, storage and handling of fuels, oils and other hazardous substances for construction and operation of wind farm infrastructure

Subject Property

The subject land covers an area of approximately 4,999 hectares and transverse two local government areas (Goulburn Mulwarree Council and Queanbeyan-Palerang Regional Council.) Project infrastructure will cover an area of approximately 86.3 hectares which constitutes approximately 1.7% of the project area. The project area extends from approximately 5km southeast of the township of Tarago, to approximately 9km south of the intersection of the Goulburn-Braidwood Road and the Kings Highway. A site plan has been provided at Attachment 1 to clearly show the project area.

Planning Requirements

The project is State Significant Development (SSD) in accordance with clause 20, Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* and will be assessed under Part 4 of the *Environmental Planning and Assessment Act 1979*. The NSW State Government is the consent authority.

The project is also Designated Development under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* as it is an 'electricity generation station' which is capable of supplying more than 30 megawatts of electrical power.

Further, the project is also integrated development as it requires an Environmental Protection Licence (EPL) under the *Protection of the Environment Operations Act* and approval under section 138 of the *Roads Act 1993*.

**4.2 Submission - Jupiter Windfarm Project at Tarago - SSD 13_6277 (Ref: C1713056;
Author: Thompson/Coe) (Continued)**

Other Comments**(a) Development Engineer's Comments**

The development was referred to Council's Development Engineer, who provided the following comments to be included in Council's submission to the Department:-

- The traffic impacts have been modelled utilising an extrapolation of a one day peak hour count undertaken by the proponent's consultant. There is no reference to AADT volume counts (RMS &/or QPRC), hence the assessment is somewhat flawed,
- Traffic distribution is assumed to be 75% to Goulburn and only 25% to Canberra. These seems unrealistic and does not give consideration to the proximity of the site to Queanbeyan, Bungendore and Braidwood.
- A Construction Traffic Management Plan will be required prior to commencement of construction.
- There are three proposed construction/ operational accesses to the wind farm, two off Goulburn Road near Boro and one off the Kings Highway at Manar. These roads are State roads controlled by the RMS and the proposed accesses will require construction to RMS requirements.
- During the construction phase the intersections should be provided with truck warning signs as per RMS document *Traffic Control at Work Sites*.
- The documentation does not clearly identify their locations nor justification for their selection (apart from achieving appropriate sight distance).
- As the State road network will be used for access there will be no impact on the local road network, hence S94 road upgrading or maintenance contributions are not applicable.
- The access points should all be rural addressed.
- The transport of oversize components by Restricted Access Vehicles (RAVs) will require approval by RMS. It is noted that the Kings Highway / Goulburn Road intersection will require upgrading to facilitate the left turn from Goulburn Road into Kings Highway for southbound RAV traffic
- Internal access roads should be constructed to a gravel standard suitable for use by Rural Fire Service vehicles
- The internal access roads will require a crossing point for Boro Road and for Manar Road. These access points will require approval by QPRC under S138 of the Roads Act 1993.

(b) Town Planner's comments

The EIS has been reviewed by Council's planning staff and the following concerns have been raised to be included in any submission to the Department:-

- Unacceptable visual impact from both the public and private domain, as the height of the proposed wind turbines will be 173 metres.
- Proposed additional vegetation planting to reduce visual impact will potentially contribute to bushfire risk in the locality.
- Deterioration of quality of life as within the current landscape there is barely anything manmade.
- Increased noise during construction periods.

4.2 Submission - Jupiter Windfarm Project at Tarago - SSD 13_6277 (Ref: C1713056; Author: Thompson/Coe) (Continued)

- Inadequate regard to blade flicker impacts.
- As has occurred as part of other wind farm proposals, further assessment needs to be undertaken on individual rural properties and should address issues such as visual impact and noise impact, rather than blanket statements that cover the project area which is 4,999 hectares. This is especially important as 59 dwellings have been identified as having a medium to high impact on them due to visual impact.
- A clear assessment of the potential of the Wind Towers to impact on the ability to undertake aerial firefighting activities, especially in light of the recent bushfire that went through the area and required aerial support to save dwellings.

Financial Implications

There is a proposed Voluntary Planning Agreement that is currently being assessed by Council's Strategic Planning staff.

Engagement

This State Significant Development Application is currently on public exhibition with the submission period closing on the 15 February 2017. A request was made of the Department to allow an extension of time for Council to lodge a submission that could account for the consideration of submissions that were lodged by Queanbeyan-Palerang community and the reporting of the matter to the 22 February Council Meeting, however this was not granted.

Notwithstanding this, Council is entitled to lodge a submission and should do so on the basis of the summarised points in this report by 15 February 2017.

Conclusion

Whilst Council is generally supportive of renewable energy initiatives and the proposal is permissible under the *State Environmental Planning Policy (State and Regional Development) 2011* and is considered State Significant Development, there are concerns regarding the impact of the development on the existing amenity of the locality through visual impact, noise impact, traffic impacts and the potential to impact on aerial bushfire fighting abilities. Therefore, it is considered appropriate to lodge a submission with the Department outlining these concerns and objecting to the development in its current form.

Attachments

Attachment 1 8 February 2017 - Submission - Jupiter Windfarm Project - Attachment 1 - Site Plan (*Under Separate Cover*)

ENVIRONMENT, PLANNING AND DEVELOPMENT

4.3 Review of Section 64 Water and Sewer Contribution - Home Businesses (Ref: C1712811; Author: Thompson/Thompson)

Summary

A recent development application for a home business which generates additional demand on Council's water and sewer infrastructure has highlighted that the imposition of Section 64 developer contributions for water and sewer charges may provide a significant deterrent to setting up these types of businesses. This report discusses the issue in more detail.

Recommendation

- 1. That under the Queanbeyan and Googong Water and Sewer Development Servicing Plans, Council confirm as policy that approved uses associated with a home business or home occupation are exempt from the payment of S64 contributions for any additional equivalent tenements generated.**
 - 2. That any approval for a home business or home occupation that generates trade waste discharges be conditioned to require the annual submission of a trade waste application and associated fee for consideration by Council.**
-

Background

A recent development application for a home business at Googong proposes to operate a hair dressing salon from home. This is a permissible use and is likely to be determined under delegation.

However, this is the first case where a home business in Googong has attracted Section 64 developer contributions for water and sewer. This is because the nature of wastes from a hairdresser places an extra demand on the sewer system given the disposal of hair dyes, bleaches and other chemicals.

Contributions required by the Section 64 Development Servicing Plan are based on Equivalent Tenements (ETs), with one ET equal to the load imposed by a typical single detached dwelling. NSW Office of Water guidelines provide information on the number of ETs an extra basin in a hairdresser generates – 0.45 ETs for water – 0.8 ETs for sewer. Under the Googong Section 64 Plan, this would generate a fee of approximately \$1,062 for water and \$7,228 for sewer; a total of \$8,290.

The issue has been highlighted in this case because the rate at which ETs are charged in the Googong Section 64 Plan are much higher than in the rest of the city and this is the first occasion they have been applied to a home business in Googong. In the city, which operates under a different Section 64 Plan, the same charge for the same home business would be approximately \$3,041.

The question becomes, is the cost of paying the contributions so significant that it would discourage this and other home business from operating?

4.3 Review of Section 64 Water and Sewer Contribution - Home Businesses (Ref: C1712811; Author: Thompson/Thompson) (Continued)

Implications***Policy***

Developer charges cover part of the cost of providing water supply and sewerage infrastructure to new development and redevelopment. Developer charges have two related functions:

- They provide a source of funding for infrastructure required for urban development
- They provide signals regarding the cost of urban development thus encouraging less costly forms and areas of development

Council is a local water utility, responsible for the provision of water supply and sewerage services. Section 64 of the Local Government Act 1993 enables a local government council to levy developer charges for water supply and sewerage

A Development Servicing Plan (DSP) is a document which details the water supply and/or sewerage developer charges to be levied on development utilising a water utility's water supply and/or sewerage infrastructure. A DSP is also referred to as a Section 64 Plan.

The DSP calls up the NSW Office of Water guidelines which provide guidance on the number of ET's applicable to different types of development. However, it is up to Council to determine whether they will apply this guide to particular uses.

As such, if Council was of a mind to reduce the burden on home businesses and as a result encourage their use, Council could resolve that home businesses are exempt from the payment of Section 64 contributions for any additional equivalent tenements generated over and above what would be typical of a single detached dwelling in a similar manner that no additional charge is levied where an existing dwelling is extended with an additional bathroom.

In doing so Council should be aware that:

- A home hairdresser does produce trade waste discharge and an additional ET loading, although the domestic scale of a single additional basin does not place the same burden on infrastructure as its commercial counterpart.
- Council would forego the section 64 funds generated by the development, notwithstanding that Council typically approves only one or two home businesses per year which would generate a section 64 contribution.

As an alternative Council could consider requiring the applicant to pay the trade waste application fee of \$125 on an annual basis while ever the hair dressing business continues to operate. This would allow Council to monitor the business and provide advice on how to minimise adverse discharges to sewer. The home business would be exempt from the associated trade waste charges related to water use as they are a residential premises.

4.3 Review of Section 64 Water and Sewer Contribution - Home Businesses (Ref: C1712811; Author: Thompson/Thompson) (Continued)

Conclusion

The recent case of a home business for a hair dresser at Googong has highlighted the relatively high cost associated with paying Section 64 water and sewer developer contributions for these types of developments. The high cost raises concerns that the contributions may provide a significant deterrent to prospective operators of home businesses.

If Council wishes to address these concerns it could resolve that home businesses do not generate any additional ETs for the purposes of calculating water and sewer contributions. If there are concerns about monitoring the trade waste discharges then monitoring could be accommodated by requiring the applicant to take out a trade waste discharge approval for each year that the business continues to operate, which may generate liquid trade waste charges pending the type of business and material disposed into the sewer.

Attachments

Nil

4.4 Road Naming Proposal - Brimble Close - Bungendore (Ref: C1710065; Author: Thompson/Thompson)

Summary

The developer has lodged a request for the naming of a new cul-de-sac to be created by an approved subdivision off McKay Drive in Bungendore. The applicant has submitted one name for consideration (Attachment 1). In accordance with Council's Code of Practice for the Naming of Roads and the Geographical Names Board's guidelines for the naming of roads, the request is referred to Council for resolution.

Recommendation

That Council:

- 1. Adopt in principle the name 'Brimble Close' as the proposed name for the new road created within the subdivision of Lot 8 DP976608, subject to concurrence from the Geographical Names Board;**
 - 2. Advertise the name for public comment for 30 days.**
 - 3. Subject to no objections being received, publish a notice in the NSW Government Gazette confirming the selection of the new name.**
 - 4. Include on the street sign a commemoration to the individual's contribution to World War 1.**
-

Background

A new road is to be created as part of the subdivision of Lot 8 Section 11 DP 976608, Bungendore. The property to be subdivided is shown in Figure 1 below outlined in blue.

Road 1 will be an extension of McKay Drive and Road 3 (proposed Brimble Close) is a small cul-de-sac which will run off Road 1. The layout of the subdivision is shown in Attachment 2.

The applicant has requested that the new road be named 'Brimble Close'. 'Brimble Close' will be named in honour of Private T. (Thomas) Brimble, a World War 1 soldier that is commemorated on the Bungendore Memorial Roll of Honour. Additional details on the origin of the name are shown in Attachment 3.

The name Brimble references local history and comprises an unambiguous word that is easy to spell and pronounce and is therefore recommended.

4.4 Road Naming Proposal - Brimble Close - Bungendore (Ref: C1710065; Author: Thompson/Thompson) (Continued)

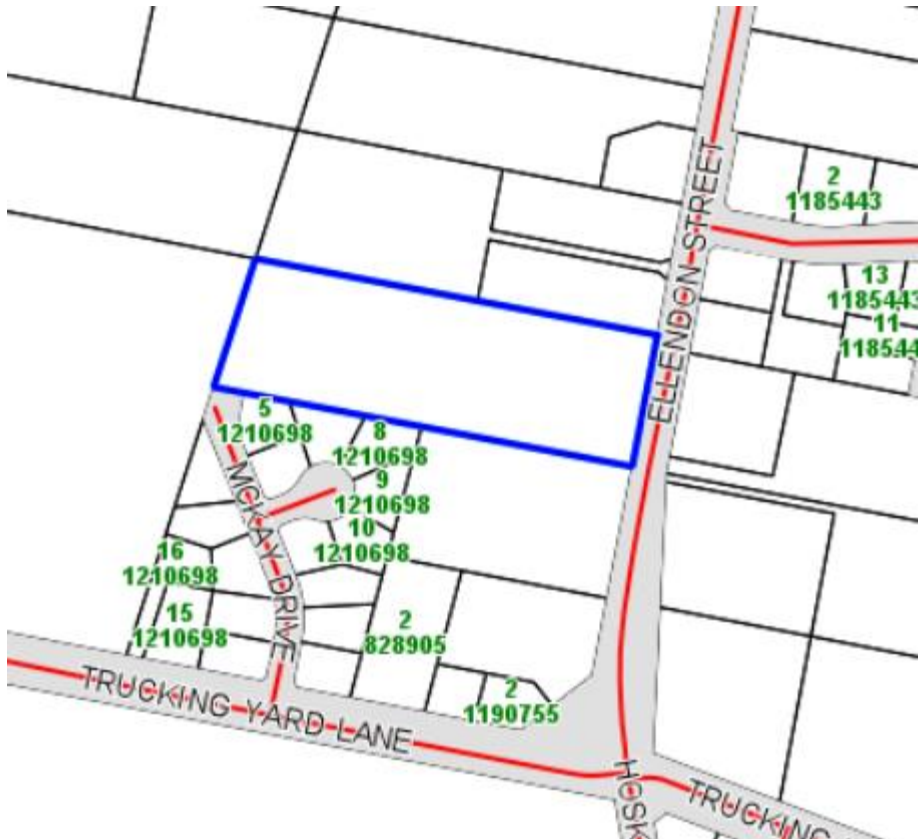


Figure 1 – Property to be subdivided shown outlined in blue

Implications

Policy

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

Consultation

The proposed name will be exhibited for 30 days for public comment.

4.4 Road Naming Proposal - Brimble Close - Bungendore (Ref: C1710065; Author: Thompson/Thompson) (Continued)

Financial

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

Conclusion

Brimble Close is a unique and interesting name appropriate to local history of the area concerned. It incorporates the use of a local historical name in accordance with Council's Code of Practice for the Naming of Roads and the Geographical Names Board guidelines for the naming of roads.

Attachments

- | | |
|--------------|--|
| Attachment 1 | 8 February 2017 - Road Naming Proposal - Brimble Close - Request from Consultant (<i>Under Separate Cover</i>) |
| Attachment 2 | 8 February 2017 - Road Naming Proposal - Brimble Close - Site Plan (<i>Under Separate Cover</i>) |
| Attachment 3 | 8 February 2017 - Road Naming Proposal - Brimble Close - Details of Name Origin (<i>Under Separate Cover</i>) |

4.5 Road Naming Proposal - Jacombs Street - Bungendore (Ref: C1710374; Author: Thompson/Thompson)

Summary

The developer has lodged a request for the naming of one new road that will be created by an approved subdivision between Majara and Hopkins Streets, Bungendore. The applicant has submitted two names for consideration (Attachment 1). In accordance with Council's Code of Practice for the Naming of Roads and the Geographical Names Boards guidelines for the naming of roads, the request is referred to Council for resolution.

Recommendation

That Council

- 1. Adopt in principle the name "Jacombs Street" as the proposed name for the new road created as part of the subdivision of Lots 3, 4 and 5 DP 1195030 and Lot 30 DP 1217652, Bungendore, subject to concurrence from the Geographical Names Board.**
 - 2. Advertise the name for public comment for 30 days.**
 - 3. Subject to no objections being received, publish a notice in the NSW Government Gazette confirming the selection of the new name.**
 - 4. Include on the street sign a commemoration to the individual's contribution to World War 1.**
-

Background

A new road is to be created as part of the subdivision of Lots 3, 4 and 5 DP 1195030 and Lot 30 DP 1217652, Bungendore. The properties to be subdivided are shown in Figure 1 below.

Road 5 (proposed Jacombs Street) will run in an east-west direction between Hopkins Street and Majara Street. The layout of the subdivision is shown in Attachment 2. Two potential names have been nominated.

The applicant has requested that the new road be named 'Jacombs Street' after Trooper David Matthew Jacombs a World War 1 soldier that is commemorated on the Bungendore Memorial Roll of Honour. Additional details on the origin of the name are contained within the developer's request for renaming (Attachment 1).

In the event that Jacombs Street is not supported by Council, the developer has suggested the alternate name 'Masters Street'. While both names meet the LPMA guidelines and Council's naming policy, Jacombs references local history and comprises an unambiguous word that is easy to spell and pronounce and, as the applicant's first preference, is therefore recommended.

4.5 Road Naming Proposal - Jacombs Street - Bungendore (Ref: C1710374; Author: Thompson/Thompson) (Continued)



Figure 1 – Properties to be subdivided shown hatched.

Implications

Policy

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

Consultation

The proposed name will be exhibited for 30 days for public comment.

Financial

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

4.5 Road Naming Proposal - Jacombs Street - Bungendore (Ref: C1710374; Author: Thompson/Thompson) (Continued)

Conclusion

Jacombs Street is a unique and interesting name appropriate to the local history of the area concerned. It incorporates the use of a local historical name in accordance with Council's Code of Practice for the Naming of Roads and the Geographical Names Board guidelines for the naming of roads.

Attachments

- | | |
|--------------|---|
| Attachment 1 | 8 February 2017 - Road Naming Proposal - Jacombs Street - Applicant's Request (<i>Under Separate Cover</i>) |
| Attachment 2 | 8 February 2017 - Road Naming Proposal - Jacombs Street - Site Plan (<i>Under Separate Cover</i>) |

**4.6 Proposal for Naming of Several Parks and Reserves - Googong (Ref: C173570;
Author: Thompson/Thompson)**

Summary

Googong Township Pty Ltd (GTPL), the company responsible for the development of the new Googong Township, have submitted a series of documents for Council's consideration with respect to the naming of a number of open spaces and playgrounds at Googong within NH1B, NH2 and the Googong Common. It is GTPL's intention that 3 of the 4 open spaces to be named adopt an Aboriginal name with the fourth adopting a European name that is supported by an Aboriginal name and associated story.

Recommendation

1. That Council endorse the following proposed names for parks and reserves in Googong for the purposes of public exhibition for a period of 28 days.
 - Googong Common - *Bunburung Thina*
 - Hill 800 - *Nangi Pimble*
 - Playground area adjacent to the second display village within NH1B - *Yerradhang Nguru*
 - Open Space at Montgomery Rise - *Munnagai Woggabaliri*
 2. That a report be submitted to Council detailing the outcomes of the public exhibition period.
-

Background

GTPL advise that they have worked with the Aboriginal Consultancy Group, Thunderstone, over the last 12 months to develop the proposed names and story lines for the open spaces at Googong. GTPL advise that the proposed names have been approved for use by the Ngunawal elders.

The four open spaces involved are shown in the map in Attachment 1. In summary GTPL have provided the following information on the four open spaces and the associated names they are proposing to use:

Googong Common - Bunburung Thina - pronounced *boon-boo-roong thin-a*. The English interpretation is Small Lizards Track. The proposal is to assign the European name "Googong Common" to the overall Common with the Aboriginal name and associated story being the background to the Aboriginal Cultural heritage of this extensive and diverse open space. The Aboriginal name and associated story behind the place will feature on future Googong Common signage.

4.6 Proposal for Naming of Several Parks and Reserves - Googong (Ref: C173570; Author: Thompson/Thompson) (Continued)

Nangi Pimble - pronounced *nungi bimba*. The English interpretation is See/Look at the District. It is proposed to assign this name to the open space commonly referred to currently as "Hill 800" in current planning. In working with Thunderstone this was identified as a significant Aboriginal cultural landmark within an important historical travel corridor of the Aboriginal people and therefore GTPL believe it is appropriate for it to utilise an Aboriginal name.

Yerradhang Nguru - pronounced *yirra-dung ngooru*. The English interpretation is Gum Tree Camp/Place. It is proposed to assign this name to the playground area adjacent to the second display village proposed within NH1B at the north-eastern end of Googong Common. In working with Thunderstone this was identified as a significant Aboriginal cultural landmark within the Montgomery Creek corridor and therefore GTPL believe it is appropriate for it to utilise an Aboriginal name. The playground itself has been designed to reinforce the story of this place as a gum tree camp with lookout play equipment and extensive Eucalypt planting.

Munnagai Woggabaliri - pronounced *munna-guy wogga-bal-erri*. The English interpretation is Come & Play. This name has been proposed for use at the open space within the NH1B precinct of Montgomery Rise to show that play was also an important part of Aboriginal culture.

Implications***Policy***

In preparing the proposal GTPL had regard to Council's QCC Parks, Reserves and Sports Facilities Naming Policy and the Geographical Names Board (GNB) – Guidelines for Determining Public Place Names.

In regard to Council's policy it provides that "*Names should be selected based on a significant connection with the Park, Reserve or Sports Facility, or to acknowledge honour or commemorate a person important to the community.*" In addition the policy supports dual naming of open spaces that are geographical features or cultural sites.

Nothing in the proposal by GTPL is inconsistent with the Policy.

In addition the GNB's Guidelines provide that "*Names of Aboriginal origin or with a historical background are preferred.*"

Nothing in the proposal by GTPL is inconsistent with the GNB's Guidelines.

Social / Cultural

GTPL have provided a more detailed assessment of the name selection that has been prepared by their Aboriginal consultants, Thunderstone. This information is provided in Attachment 2.

**4.6 Proposal for Naming of Several Parks and Reserves - Googong (Ref: C173570;
Author: Thompson/Thompson) (Continued)**

Engagement

Council's Policy provides that *"The community should be consulted with regards naming of Parks Reserves or Sports facilities. Submissions called for and received from community and sporting groups and or individuals are put before Council for consideration. The Local Aboriginal Land Council should be requested to submit names or comment on proposed names for Parks, Reserves, Sports Facilities or other public places, including dual naming options for existing facilities."*

If Council endorses the proposed names they will be placed on public exhibition for 28 days. In addition the names will be referred to the Local Aboriginal Land Council. Any submissions will be reported back to Council prior to determining whether any of the names should be finally approved by Council.

Conclusion

GTPL see this submission as an important milestone in the development of Googong and the inclusive nature of the Queanbeyan and Palerang community. There appears to be no reason why the names should not be placed on public exhibition along with the supporting documentation for consideration by the community.

Attachments

Attachment 1	8 February 2017 - Googong Place Names Map (<i>Under Separate Cover</i>)
Attachment 2	8 February 2017 - Proposed Aboriginal Place Names - Googong (<i>Under Separate Cover</i>)

5.1 Queanbeyan CBD Carparking (Ref: C179962; Author: Tegart/Tegart)

Summary

Presenting report on options to consolidate Queanbeyan CBD off street carparking, modifying the carparking strategy adopted by Council with the cinema report early in 2016.

This report proposes Council explore:

- Updating the Queanbeyan Carparking Strategy
- Construction of decked carparks
- Formalised carparking at the Queanbeyan Showground
- Formalised carparking at the old nursery site Morisset St

Recommendation

That Council:

- 1. Receive and note the report on Queanbeyan CBD Carparking.**
- 2. Include the decking of Morisset Street (south and north) and Rutledge carparks, and formalised at-grade parking at the Queanbeyan Showground and old nursery site (Morisset Street) in the QCBD Carparking Strategy, as outlined in this report.**
- 3. Include 'smart parking' principles and infrastructure in the design of redeveloped carparks.**
- 4. Include the smart parking and construction estimates of those carparks in revised development contribution plans and voluntary planning agreements.**
- 5. Seek community feedback on the revised QCBD Carparking Strategy and sites in conjunction with community engagement on the QCBD Transformation Strategy.**

Background

In December 2015 and March 2016 Council considered a report on the potential placement of a cinema at Morisset Carpark and CBD carparking. The Queanbeyan Cinema Masterplan and Parking Strategy was exhibited in January/February 2016, with a subsequent report in March 2016 leading to expressions of interest (EOI) being called for a mixed use development, comprising a cinema at the carpark site. After negotiations, the EOIs were reported to Council in November 2016 when it was resolved Council 'not accept any cinema development proposal emanating from the EOIs for the Morisset carpark and advise the cinema proponents accordingly'.

Implications

Strategic

With reference to Attachment 1, the 2015 QCBD Carparking Strategy proposed a mix of decked and basement off street carparks at Council sites in Morisset, Lowe and Rutledge Streets and formalised carparking at the Showground. Those sites would need to offset any at-grade car spaces lost from redevelopments around Crawford Street, including the Council office at 257 Crawford.

The adopted 2015 Carparking Strategy suggested: *‘that the car parking within the Morisset (Cinema) Precinct should be managed with preferential treatment to meet the needs of short stay visitors and customers to the precinct through provision of a balanced combination of two hour and one hour time restricted parking controls during commercial trading hours. It is noted that the effectiveness of these time restrictions will be enhanced by effective enforcement.*

An important component of this strategic package of works is the provision of parking areas which are suitable to meet the all-day parking needs of businesses within the Monaro Street precinct and the Morisset Street carpark area. They would strongly serve to promote and activate retail sites along Monaro Street and to further activate retail frontages addressing the carpark itself.

A range of suitable long stay parking options are to be explored to allow the entire Morisset Street carpark to be devoted entirely to the short stay retail/customer parking needs. Ideally, these long stay car parking areas should be within 400 metres of the location of employment and allow a safe path of travel at all times.

One location that has been identified for further investigation is at the rear of the showground along the Cooma Street frontage where there may be an opportunity to provide a more efficient formal layout of parking. This parking area is inefficient and is under 5 minutes' walk from the proposed cinema site.

Other opportunities for offsite all day parking to service the Morisset Street Precinct include the provision of additional parking in a parking structure located on the Morisset Street North Parking Area owned by council.

The Strategy also included the following principles:

(c) Activation of the rear of Monaro Street properties by improved design of the carparks and adopting Councils “active” frontage development guidelines to these new frontages facing these new carparks.

(d) Relocating all long stay (all day) parking away from these core shopper parking areas to open up parking for visitors and the community wishing to enjoy the life, shopping, entertainment, culture, community and business life in the city centre. Parallel with this relocation of all day parking out of the core area is the need to ensure approximately 200 short stay parking spaces are available in each of the core.

(e) Undertake the preparation of separate masterplans for the other two superblocks (carparks) ie the Q Carpark + the Rutledge Street Carpark

5.1 Queanbeyan CBD Carparking (Ref: C179962; Author: Tegart/Tegart) (Continued)

Endorsed for exhibition at the 25 January 2017 meeting, the draft QCBD Transformation Strategy notes much of the CBD congestion emanates from drivers circulating in the CBD looking for parking spaces. Installation of 'smart parking' technology into carparks, vehicle count sensors into street lighting poles and use of parking apps could be explored to ease the congestion.

Many of Council's public car parks are fully occupied during business hours by employees and owners, limiting access by shoppers and visitors, then are left mostly vacant out of hours. Options to share car spaces for different uses outside core hours should be explored and mechanisms to free up high turnover public car spaces.

The draft Strategy suggests a number of actions to manage carparking in the CBD:

- Implement options to utilise a single car space twice through business and out of hours uses
- Explore options to utilise public off street car parking for park and ride and complementary retail or community uses
- Revise parking requirements for expansion of existing buildings and uses
- Consolidate public off street parking into decks near retail core
- Connect the carparks through pedestrian laneways.
- Timed parking in high demand areas to increase turnover
- Explore employer lease parking options

The draft Strategy also proposes a Parking Plan will review the current parking regime, and local concerns that parking restriction and parking patrol times are affecting business opportunities and economic activity. The Plan will explore options for employee and patron parking, free timed parking and dual use parking to support economic activity and the needs of visitors and shoppers. The Parking Plan will work in unison with the objectives of the Property Plan and Transport Plan to deliver a holistic approach to people and traffic movements in the CBD transformation.

Residential redevelopments on CBD sites must provide carparking on site in accord with the carparking code, however some smaller commercial carparking demand may be aggregated into a central carpark such as Morisset Street, by acquisition or contribution to that carpark.

Provision of all-day parking on the CBD fringe at the Showground and Old Nursery sites (noting its proximity to the bus interchange), may be used to encourage employees to park at those sites rather than occupy central CBD car spaces that may otherwise be available to retail and commercial patrons.

In conjunction with the community engagement on the QCBD Transformation Strategy, CBD masterplan and concept plans on QHQ, it is proposed the expansion of the CBD carparking strategy to include the above actions and upgrades to the following carparks, be included in the community engagement for feedback:

- Redevelopment of Morisset Street (south) carpark into mixed use commercial development, comprising commercial and cinema uses; 4-5 decks of carparking including provision for leased/purchased parking from other CBD sites; retained vehicular movement for loading and access to private carparking; shared public domain including piazza; and vehicular/pedestrian connections from carpark to Monaro, Crawford, Lowe and Morisset Streets.

5.1 Queanbeyan CBD Carparking (Ref: C179962; Author: Tegart/Tegart) (Continued)

- Expansion of Morisset Street (north) carpark to 2-3 decks, including provision for leased/purchased parking from adjacent redeveloped Crawford/Morisset Street sites.
- Reduction of Lowe Street carpark at south of The Q to enable development of a public domain 'town square' in conjunction with development of QHQ.
- Incorporation of decked carparking into any redevelopment of Rutledge Street carpark.
- Formalised at-grade parking at the Queanbeyan Showground and old nursery site (Morisset Street).
- Inclusion of estimates for the above carpark elements in a revised carparking s94 development contributions plan and planning agreement framework.
- Review the carparking code to enable the dual use of car spaces (e.g. office/commercial use during business hours, and entertainment uses after hours, such as restaurants, theatre)

Asset

Redevelopment and expansion of Council carparks and other uses would be included in the assets register and increase the asset maintenance and renewal profiles and costs. By its resolution on 9 March 2016, Council had authorised staff to commence internal work to scope the planning, pedestrian and traffic requirements for redevelopment of the Morisset carpark site.

In line with current discussions with government, the design of the upgraded carparking facilities would include 'smart parking' initiatives to ease traffic congestion and access to available spaces.

Engagement

As outlined earlier, it is proposed the amendments to the QCBD Carparking Strategy as outlined in the report, will be incorporated into the community engagement activities on the CBD Transformation and Masterplan scheduled in the coming months.

Integrated Plan

The updating of the Carparking Strategy and any subsequent developments supports the key directions of the former QCC Community Strategic Plan:

- 1.3 Promote QBN as a destination
- 1.4 Enhance the CBD
- 2.1 Progress towards local economic development initiatives
- 2.4 Revitalisation of CBD

Conclusion

The suggested amendments to the 2015 Queanbeyan Carparking Strategy may involve redevelopments by Council or private sector on Council's CBD sites through planning agreements or conditioned developments.

It is proposed the Strategy be updated to enable those additional carpark uses to be considered alongside the QCBD Transformation Strategy engagement in coming months.

Attachments

Attachment 1 QCBD Carpark sites (*Under Separate Cover*)

DETERMINATION REPORTS

6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects (Ref: C1713081; Author: Tegart/Ferguson)

Summary

Up to \$10 million is available under the Stronger Communities Fund (SCF) to new councils created as part of the NSW Government's Fit for the Future reform program. The SCF's second round of \$9m is now available for major infrastructure projects in the Queanbeyan-Palerang Regional Council Local Government Area (LGA). This report lists the projects nominated by the community and assessment panel, and recommends a timetable for community consultation prior to formal adoption by Council.

Recommendation**That Council**

- 1. Note the list of major infrastructure projects nominated by the community and assessment panel under the \$9m second round of the Stronger Communities Fund;**
 - 2. Seek community feedback in accord with the schedule for community consultation;**
 - 3. Consider the comments and feedback from the community and the Local Representation Committee about the projects at Council's Ordinary meeting on 22 March 2017, prior to formal approval.**
-

Background

As previously reported to Council, the NSW Government's Stronger Communities Fund is to be spent or committed by 30 June 2019, and all funding acquitted before 31 December 2019. Under the Stronger Communities Fund Guidelines, the funding is being allocated as follows:

- | | |
|---------|--|
| Round 1 | The Community Grant program – up to \$1m in grants of up to \$50,000 to incorporated not-for-profit (NFP) community groups and Council's s.355 committees for projects that build more vibrant, sustainable and inclusive local communities. |
| Round 2 | Major Projects program – all the remaining funding to larger scale priority infrastructure and services projects that deliver long-term economic and social benefits to communities. |

Council has approved the allocation of grant funding to community organisations in the \$1m first round and is now considering projects to be funded in Round 2.

Council held three community meetings in 2016:

- 19 October in Captains Flat
- 26 October in Bungendore
- 9 November in Queanbeyan
- 16 November in Braidwood

6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects (Ref: C1713081; Author: Tegart/Ferguson) (Continued)

Among items on the agenda for each meeting, there was discussion about possible projects to be funded from Round 2 of the SCF, with members of the public being invited to nominate projects at the time or later by email or personal contact.

Some of the projects suggested by the community were:

- Undergrounding powerlines in Bungendore
- Path over Monkittee Creek in Braidwood
- Roundabout near the IGA in Braidwood
- Designated parking for long vehicles in Braidwood
- Fix footpaths along Wallace Street, Braidwood near the IGA
- Footpath at the front of the Nerriga Hotel

Council staff prepared a list of potential projects and costings (see Attachment 1).

These projects were considered by the Assessment Panel at its meeting on 19 December 2016. The following projects were recommended:

Assessment Panel Recommendations		
Project	Location	SCF Contribution
Community Facilities		
Committed in first round	Various	\$281,543
Araluen s.355 (previously committed)	Araluen	\$15,000
Eastern Pools (previously committed)	Braidwood, Bungendore & Captains Flat	\$400,000
Town Centre Improvements	Braidwood	\$500,000
	Bungendore	\$500,000
Rusten House	Queanbeyan	\$550,000
Abbeyfield Aged Accommodation	Bungendore	\$1,000,000
Dog Park	Googong	\$125,000
Refurbish Netball Courts	Karabar	\$175,000
Wet Play Area	Queanbeyan Aquatic Centre	\$450,000
Showground Grandstand	Queanbeyan	\$350,000
Seiffert Oval Lights	Queanbeyan	\$200,000
BWD Rec Ground Stage 2	Braidwood	\$300,000
BGD Rec Ground Stage 1	Bungendore	\$1,500,000
River path incl. low level foot bridge	Queanbeyan	\$760,000
Total Community Facilities		\$7,106,543
Road & Related Projects		
Footpaths	Karabar	\$46,000
"Fix the Dip"	Queanbeyan	\$1,700,000
Total Road & Related Projects		\$1,746,000
Total\$		\$8,852,543

6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects (Ref: C1713081; Author: Tegart/Ferguson) (Continued)

Following discussions with the local Member for Monaro, the Hon John Barilaro MP, a number of alternative projects were put forward in lieu of the “Fix the Dip” project as follows:

• Queanbeyan Park central playground equipment	250,000
• Glebe Park Playground	90,000
• Henderson Road Recreation Area	125,000
• Aquatic Centre – paint and restore domes and archway	150,000
• Seiffert Oval spectator entrance improvements	200,000
• Captains Flat project	100,000
• Lascelles Street, Braidwood upgrade	800,000

Implications

Financial

Grant funding approved for Council's s.355 committees in the first round is to be drawn from the \$9m second round (\$296,543).

Consultation

The suggested timeframe for consultation is as follows:

- Report presented to Council on 8 February 2017
- Community consultation to run from 9 February to 9 March 2017
- Comments collated and presented to the Local Representation Committee on 10 March 2017
- Feedback from the community and the Local Representation Committee presented to Council on 22 March 2017 for adoption

The consultation process will include use of the new Engagement HQ platform, utilising online tools such as surveys, polls, discussion boards and community mapping; writing to local community organisations; publicity through the website, media releases and social media, and displays in QPRC's foyers and libraries.

The Local Representation Committee will meet on 10 March 2017 to consider the community feedback and provide its own comments to Council prior to formal adoption of the projects on 22 March 2017.

Conclusion

Council is asked to note the list of major infrastructure projects nominated by the community and Council staff, and endorse the timeframe for community consultation prior to consideration by the Local Representation Committee and formal adoption by Council.

Attachments

Attachment 1	QPRC Infrastructure Funding Grant Project List (<i>Under Separate Cover</i>)
Attachment 2	Schedule of road projects for future consideration
Attachment 3	Schedule of bridges projects for future consideration

DETERMINATION REPORTS

6.2 Canberra Symphony Orchestra Event (Ref: C1713624; Author: Spyve/Darcy)

Summary

Icon Water have approached QPRC to partner with it to hold an event in Queen Elizabeth II Park on Saturday evening 4th March featuring the Canberra Symphony Orchestra. Icon Water is sponsoring the costs of the Canberra Symphony Orchestra.

This Report seeks endorsement to incur operational expenses to conduct an event on the evening of Saturday 4th March 2017 in the Queen Elizabeth II Park featuring the Canberra Symphony Orchestra. Approval is also sought to suspend the Alcohol Free Zone in Queen Elizabeth II Park for the duration of the event.

Recommendation**That Council**

- 1. Approve expenditure of \$37,900 to conduct the Canberra Symphony Orchestra event in Queen Elizabeth II Park on 4 March 2017;**
 - 2. Approve the suspension of the Alcohol Free Zone in Queen Elizabeth II Park for the duration of the event.**
 - 3. Consider the annual inclusion of the Canberra Symphony Orchestra event in the long term financial plan.**
-

Background

The Canberra Symphony Orchestra (CSO) have expressed interest in performing in the recently developed Queen Elizabeth II Park. The Queanbeyan-Palerang Regional Council (QPRC) Economic Development Unit and the Parks and Recreation team have been working with Icon Water to develop an event on the evening of Saturday 4th March 2017. This is the evening before the Queanbeyan Multicultural Festival on the 5th March, making for a unique double headline act for Queanbeyan on that weekend.

As this event has not been budgeted in 16/17, direction from Council is sought on where budget will be sourced. Icon Water have agreed to sponsor the CSO costs to perform whilst QPRC will be required to meet operational costs to conduct the event.

A draft budget has been developed indicating a total operational budget of approximately \$37,900 to run the event. This figure consists of \$8,000 of capital expenses to acquire items that can be reused for future events.

If the event was successful and it was to become an annual event, it is estimated that \$25,150 would be required annually to conduct the event based on the proposed program and that this would be included in future event budgeting.

**6.2 Canberra Symphony Orchestra Event (Ref: C1713624; Author: Spyve/Darcy)
(Continued)**

In order to provide an optimal experience for people attending, it is proposed to invite food vendors to provide a selection of food for the audience and include regional wineries to provide wine tasting. Participants will also be invited to BYO food and drink including alcohol. This would require the suspension of the Alcohol Free Zone for the duration of the event.

Implications***Legal***

Ministerial Guidelines on Alcohol-Free Zones (2009) Section 645 provides the Council may suspend or cancel an Alcohol Free Zone via a valid resolution.

Social / Cultural

The event will provide a significant boost to the community events program. Additionally, in the future it may provide an opportunity to further leverage with the Queanbeyan Multicultural Festival to make this a signature event weekend on Queanbeyan's calendar.

Economic

See Attachment 1 for the potential economic benefits derived from this event using ID Profile 'Event Impact Calculator'. This model indicates a total visitor spend of approximately \$60,000 with additional benefits of impacting a total estimated rise in Output of \$73,736 in the Queanbeyan-Palerang Regional Council area economy. Additionally, the Gross Regional Product in the Queanbeyan-Palerang Regional Council area is estimated to increase by \$44,900.

Strategic

The Events Review conducted in 2016 recommended that a signature event be developed. This event has potential to be leveraged with the Multicultural Festival and the River Festival to become a signature event for Queanbeyan.

Engagement

Initial discussions have commenced with Icon Water, the CSO and QPRC (events team and the Parks and Recreation Team) including an onsite inspection.

Financial

Set out below is a breakdown of the operational budget to run the event. If approved, the economic events budget would be increased by \$29,900 and capital increased by \$8,000.

6.2 Canberra Symphony Orchestra Event (Ref: C1713624; Author: Spyve/Darcy)
(Continued)

Item required	Purchase: Capital Cost	Hire: Ongoing Annual Cost	Delivery	Estimated Costs
White folding Chairs x 300	\$3,300.00		\$450.00	\$3,750.00
Café Tables	\$500.00			\$500.00
Photographer		\$1,800.00		\$1,800.00
Promotion/Media		\$5,000.00		\$5,000.00
Road Banner	\$2,000.00			\$2,000.00
Drone		\$1,000.00		\$1,000.00
Bins		\$150.00		\$150.00
Staffing		\$3,500.00		\$3,500.00
Sound		\$4,500.00		\$4,500.00
Lighting		\$3,000.00		\$3,000.00
Marquee for stage		\$5,000.00		\$5,000.00
Temporary Barrier	\$2,200.00			\$2,200.00
Tied Seating		\$300.00	\$800.00	\$1,100.00
Refreshments		\$200.00		\$200.00
Ambulance		\$450.00		\$450.00
Security		\$250.00		\$250.00
Allowance – 10%				\$3,500.00
Total costs	\$8,000.00	\$25,150.00	\$1,250.00	
Total estimated costs				\$37,900

Resources (including staff)

Staff costs have been built into the budget as operational expenses to conduct the event.

**6.2 Canberra Symphony Orchestra Event (Ref: C1713624; Author: Spyve/Darcy)
(Continued)**

Conclusion

Icon Water have approached QPRC to partner with it to hold an event in Queen Elizabeth II Park on Saturday evening 4th March featuring the Canberra Symphony Orchestra. Icon Water is sponsoring the costs of the Canberra Symphony Orchestra to perform. QPRC would be required to incur approximately \$37,900 of operational costs. The event is anticipated to deliver significant social and economic benefits for the community

Attachments

Attachment 1 CSO on the River - Economic Impact Calculator (*Under Separate Cover*)