



Planning and Strategy Committee of the Whole

AGENDA

8 March 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 - Nil

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

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

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

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Item 9.1 is confidential in accordance with s10(A) (e) of the Local Government Act 1993 because it contains information that would, if disclosed, prejudice the maintenance of law and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

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Item 9.2 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

LIST OF ATTACHMENTS –

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

Open Attachments

Item 4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan

Attachment 1 PSC - 8 March 2017 - DA 165-2016 - Attachment Section 79C(1) Table - 7 Cameron Road (Under Separate Cover)

Attachment 3 PSC - 8 March 2017 - DA165-2016 - Submissions - 7 Cameron Road (Under Separate Cover)

Attachment 4 PSC - 8 March 2017 - DA165-2016 - Draft Conditions - 7 Cameron Road, (Under Separate Cover)

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Closed Attachments

- Item 4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan

Attachment 2 PSC - 8 March 2017 - DA165-2016 - Plans - 7 Cameron Road (Under Separate Cover)

- Item 7.1 QPRC Response to Stakeholder Submissions on the STP Upgrade Master Plan

Attachment 1 QPRC Response to Master Plan Submissions (Under Separate Cover)

Attachment 2 Stakeholder Submissions - STP Masterplan (Under Separate Cover)

- Item 9.1 Development Compliance Matter - Roof Mounted Evaporative Cooling Units

Attachment 1 PSC - 8 March 2017 - Exempt Development Requirements for Evaporative Cooling Units (Roof Mounted) Under the Codes SEPP (Under Separate Cover)

Attachment 2 PSC - 8 March 2017 - Climate Zones Under the Building Code of Australia (BCA) (Under Separate Cover)

Attachment 3 PSC - 8 March 2017- Dwellings that Have Been Identified as Having and Evaporative Cooling Unit (ECU) (Under Separate Cover)

- Item 9.2 QCBD Properties Valuations

Attachment 1 QCBD Transformation Plans (Under Separate Cover)

Attachment 2 Probity Plan (Under Separate Cover)

Attachment 3 QCBD Sites (Under Separate Cover)

Attachment 4 Site Valuations (Under Separate Cover)

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 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang)

Summary

Reason for Referral to Council

This application has been referred to Council because the application involves a number of variations to a requirement in a Queanbeyan Development Control Plan 2012 (QDCP) Part 3C.

| | |
|--|--|
| Proposal: | Multi dwelling housing involving demolition of existing buildings, erection of 12 two storey townhouses and strata subdivision |
| Applicant/Owner: | Tomi Milin/ACFD Pty Ltd |
| Subject Property: | Lot 12 DP 37243, Lot 13 DP 37243, Lot 21 DP 578359, Lot 23 DP 578359, No. 7 Cameron Road, Queanbeyan |
| Zoning and Permissibility: | R3 Medium Density Residential under Queanbeyan Local Environmental Plan 2012 |
| Public Submissions: | Two |
| Issues Discussed: | Planning Requirements Variations to the requirements under Queanbeyan DCP 2012 Part 3C |
| Disclosure of Political Donations and Gifts: | Applicant Declared no Donations or Gifts to any Councillor or Staff have been made |

Recommendation

1. That approval be granted to the following variations to the Queanbeyan Development Control Plan 2012 for the reasons detailed in this report and the attached Sec 79C Matters For Consideration:
 - a) The non-compliance with the requirements of Clause 3.6.3 of Part 3C in relation to side and rear setback of Units 1, 5, 11 and 12 slightly less than 3m and 3.5m requirements.
 - b) The not satisfying the requirements of Clause 3.6.4 of Part 3C in relation to Unit 10's POS area will receive less than 3 hours sunlight on 21st June and the use of skylight windows for Units 6-10 instead of normal windows.
 - c) The non-compliance with the requirements of Clause 3.6.10 of Part 3C in relation to the location of visitor spaces not easily visible from the street.
-

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

- 2. That development application 165-2016 for multi dwelling housing involving demolition of existing buildings, erection of 12 two storey townhouses and strata subdivision on Lot 12 DP 37243, Lot 13 DP 37243, Lot 21 DP 578359, Lot 23 DP 578359, No. 7 Cameron Road, Queanbeyan be granted conditional approval.**
 - 3. That those persons who lodged a submission on the application be advised in writing of the determination of the application.**
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Background

Relevant Site History

The site is occupied by an existing two storey building used as a church and community facility. Council records indicate that the building was approved for Club Rooms in 1957. It was owned and operated by the Polish community as the focus of their social activities for many years.

Proposed Development

The development application is for:

- Demolition of the existing two storey building used as a church and community facility and ancillary structures. The existing building is shown in Figure 1 and Figure 2 below.
- Erection of two storey multi-dwelling housing consisting of 12 townhouses (6 x 2 bedrooms and 6 x 3 bedrooms). All units are to be provided with two parking spaces comprising a double garage for Units 1-6 and Unit 12 and a single garage and an uncovered parking space for Units 7-11. Three uncovered visitor parking spaces and one turning bay are provided within the common property.
- Strata Title subdivision.
- Ancillary landscaping, fencing and driveway. Private open space (POS) areas are proposed in front of proposed Units 1–4. The unit walls are setback 7m from the front boundary, allowing for a 3m landscaped wall setback and 4m width courtyard behind the walls. The courtyard walls are constructed of 1.6m high brick piers and horizontal timber slats with 50% transparency infills over 600mm brick base which are considered integrated into the design of the buildings. POS areas for Units 5 12 will be located at the side or rear of the units.

The proposal does not involve the removal of any significant trees on site other than small trees and shrubs in the front yard and backyard. They are not considered to warrant retention.

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)



Figure 1: Existing building facing Cameron Road



Figure 2 - Rear view of an existing building

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

Subject Property

The subject site is shown highlighted in red in Figure 3 below. The proposal consists of 4 allotments, Lots 12 & 13 DP 37243 and Lots 21 & 23 DP 578359. The lots will be required to be consolidated prior to finalisation. This requirement will form a condition of consent. The site is relatively flat. It has a minimum frontage of 31.15m and an area of 2575.1m² once consolidated.

The site is accessed from Cameron Road. It is occupied by an existing two storey masonry building used as a church and community facility. The building on site is proposed to be demolished as part of this application. The site is located outside a heritage conservation area and is not listed as a heritage item. The site is located in the vicinity of a heritage item at No. 19-41 Farrer Place, the Queanbeyan Showground.

Cameron Road and the surrounding area have a mix of single, two and three storey dwelling houses, multi-dwelling housing, residential flat buildings, motels and seniors housing.



Figure 3: Subject site

Planning Requirements

Assessment of the application has been undertaken in accordance with Section 79C(1) of the Environmental Planning and Assessment Act (EPAA) 1979, as amended. The matters that are of relevance under Section 79C(1) are summarised in the attached *Section 79C(1) Table – Matters for Consideration*.

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

1. State Environmental Planning Policy No 55 – Remediation of Land
2. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
3. State Environmental Planning Policy (Infrastructure) 2007
4. Queanbeyan Local Environmental Plan 2012 (QLEP).
5. Queanbeyan Development Control Plan 2012 (DCP)

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

The development generally satisfies the requirements and achieves the objectives of these planning instruments. The significant issues relating to the proposal for the Committee's consideration are variations to the requirements under Part 3C of the Queanbeyan DCP 2012.

(a) Compliance with LEP

The proposal generally satisfies the relevant provisions of the Queanbeyan Local Environmental Plan 2012 as discussed in detail in the attached Section 79C(1) Matters for Consideration. **(b) Compliance with DCP**

The significant issues relating to the proposal for Council's consideration are variations to the Queanbeyan DCP Part 3C as follows:

Variation 1 – Clause 3.6.3 – Setbacks

The proposal involves minor building encroachments into the side/rear setbacks of the ground floor and upper floor of Units 1, 5, 11 and 12. As shown on the ground floor plan (Attachment 2), the encroachments involve a small corner of the stairs, bathroom, kitchen and lounge room and bedroom within Units 1 and 5. The encroachments are approximately 345mm – 600mm wide. The encroachments of the upper level into the side/rear setbacks are from a 600mm wide small corner of a stairwell inside Unit 1 and a small corner of a bedroom in Unit 5 and Unit 12 as shown in the first floor plan below. Some encroachments resulted in the roof eaves project more than 600mm into the prescribed setback.

The applicant has submitted a variation request, stating that;

"The side setback encroachments to ground and first floors are highlighted on the site plan. The areas total 8m² on ground and 0.3m² on the first floors. The encroachments are mainly a by-product of the irregularly shaped block and for all intents and purposes too small to affect the adjoining log cabin accommodation site, the streetscape, landscaped opportunity nor sunlight or privacy. To cut 45 degree angles in rooms would alleviate these minor angled encroachments to the detriment of the amenity of the residents functional spaces which given none of the objectives nor performance criteria seem to be impeded seemed unnecessary".

Variations to the side and rear setbacks are supported for the following reasons:

- a) The proposed encroachments resulted from the irregular shape block. The proposed variations are considered to be minor, especially when viewed in the context of the entire Cameron Road streetscape. The variations are not considered to reflect an overdevelopment of the site and can be supported in this instance.
- b) They will not reduce the architectural quality of the units or landscape areas.
- c) The impact on the amenity of the residents and existing streetscape is considered minimal.
- d) Minor encroachments will not adversely impact on adjoining properties by way of privacy, access to natural sunlight or overshadowing, nor will it adversely affect the amenity of the locality.

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

Variation 2 – Clause 3.6.5 – Solar Access

Private open space of Unit 10 will receive only 2 hours natural sunlight to the POS on 21 June, overshadowed by Unit 11. This is a variation to the DCP and is supported for the following reasons;

- a) Only one POS within the development will receive less than 3 hours direct sunlight. This results in 90% of POS areas within the development site meeting the 3 hours solar access provision which exceeds the 80% requirement under this clause.
- b) The shadow impacts are caused by Unit 11 within the development. The site constraints such as orientation and irregular shape of the site reduce the potential of the development to fully comply with this requirement.
- c) The proposed POS complies with the minimum area and dimension requirements under the DCP. Regardless of the lack of sunlight on 21 June, the POS is still usable, accessible and functional for residents and can still be used as an extension to the living area to meet their recreation need for maximum year round use.

This clause also states that buildings should be designed to allow north facing windows to living areas to receive a minimum of 3 hours direct sunlight. Units 6-10 rely on the skylight window (refer to Figure 4 below) to receive direct sunlight to the living area in the ground floor and they comply with the solar access requirement. However, this is a variation to this clause and is supported for the following reasons:

- a) All units 6-10 will receive 3–4 hours natural sunlight from the skylight windows which complies with or exceeds the minimum 3 hours requirements in the DCP.
- b) The skylight will not impact on the amenity and privacy of the residents. Most windows require privacy screens such as thick curtains or blinds which will reduce access to natural sunlight. However, the skylight window does not require screening as it located on the roof, thus will receive maximum sunlight. Also some landscaping and fencing on site will impact on the solar access to windows. These elements will not impact on the solar access through skylight windows.



Figure 4 – Type of skylights to be used

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

Variation 3 – Clause 3.6.10 - Car Parking, Driveways and Manoeuvring Areas

The development requires 27 car spaces which includes 3 visitor spaces. The proposal complies with this requirement. All car parking spaces are located behind the building line, either within attached garages or as uncovered hard stand. These are accessed from a suitable driveway off Cameron Road. Garden beds and decorative elements such as stencilling or paving to break up the driveway and to highlight the parking spaces have been shown on the landscape plan.

The proposed development generally satisfies the provisions of this clause except for the location of 3 visitor spaces which are not easily visible from the street. The DCP recommends that visitor spaces be visible from the street to encourage their use.

The 3 required visitor spaces are located at the end of the driveway on the southwestern side as shown on Figure 5 below and they are not easily visible from the street. One of the visitor spaces is located partially within the rear setback however, this complies with the controls by providing more than 1m wide landscaped area adjacent to the rear boundary and maintaining over 60% of the rear setback for private and common open space. These visitor spaces will be conditioned to be clearly signposted/marked. Additionally a direction sign to be fixed on the side boundary fence (opposite Unit 10) to provide direction to the visitors of the location of visitor parking when entering the site.

Council's Development Engineer has assessed the design, dimensions and layout of proposed vehicle entry/exit, manoeuvring and parking facilities. The Development Engineer raises no objection to the proposal subject to recommended consent conditions being imposed. There is no significant traffic impacts from the proposed development to surrounding roads and intersections.



4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

(c) Other Matters

The proposed development generally satisfies the other relevant planning matters for consideration under section 79C(1) of the Environmental Planning and Assessment Act 1979 as discussed in detail in the attached Section 79C(1) Matters for Consideration.

(a) Building Surveyor's Comments

Council's Building Surveyor has assessed the proposal and has raised no objections subject to the imposition of relevant conditions (if granted).

(b) Development Engineer's Comments

Water - Water meter sizing to be determined by hydraulic engineer subject to review by Council. Should be equivalent of Equivalent tenements calculated.

Sewer - Applicant has been advised that achieving adequate cover and sewer fall may be problematic at the site. Comments provided pertaining to sewer fall are noted. Increase in floor levels of units will assist in providing fall, though cover over sewer main running below pavement areas may still be an issue without raising pavement levels. Must be assessed following detail design at CC stage.

Stormwater - Previous comments relating to creation of a stormwater easement and extending footings adjacent to the stormwater main below the zone of influence remain appropriate.

The proposed building envelope is shown to be set back 2.25m from the indicated centreline of the reinforced concrete pipe. A stormwater easement will need to be created as part of the development. Requirement for a 4.6m easement has previously been highlighted to the applicant during pre-lodgement discussion. A 4.5m easement appears to be indicated and is considered satisfactory. As a minimum footings must be designed such that they extend below the zone of influence of the easement and are a minimum of 1.5m off each side of the main. Footings for the structures must be designed to support the building without lateral support so as to allow the main to be excavated. *Development Adjacent to Water, Sewer and Stormwater Mains Policy (2011)* applies.

Design detail for stormwater main to be provided prior to issue of construction certificate.

Traffic and Parking - Each of the 12 units are provided with 2 parking spaces. Units 1–6 and 12 incorporate a double garage with dimensions 5.8m x 5.6m, whilst Units 7–11 have single garages 3.1m x 5.8m except unit 11 which has a single garage 3.0m x 6.1m. Units with single garages have an additional parking space either at the northern end (Units 7 and 8) of the site or the western end (Units 9–11) of the site. Three visitor parking spaces are provided at the western end of the site (1 space per 4 dwellings/units).

Access - Numerous access issues primarily regarding apron/aisle widths have been identified throughout the assessment process which have been reviewed and revised to arrive at the current iteration submitted. Whilst the side clearance to adjacent structures are not ideal the current submission is considered satisfactory in that it has been demonstrated that access into and out of all garages and parking spaces can be undertaken in a single movement, and there is sufficient area for vehicles to pass or enable passing opportunities within the development.

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

(c) Environmental Health Comments

Council's Environmental Health officer has assessed the proposal and has raised no objections subject to the imposition of relevant conditions (if granted).

(d) Heritage Advisor's Comments

The proposal was referred to Council's Heritage Advisor for comment. The Heritage Advisor advised that the final design is consistent with the design suggested and has resulted in a building that is of an acceptable scale, uses an appropriate complexity of form and utilises a variety of materials that to an extent reflect materials to be found in the showground buildings and structures. The Heritage Advisor concluded that this is an acceptable development for its location and is unlikely to have an adverse impact on the showground's heritage value.

Financial Implications

The subject site is within the Brownfields Developer Contribution Type. Should development consent be granted developer contribution charges will be payable under Section 94 and Section 64 of the relevant acts for the additional residential units. A condition will be placed on the development consent requiring the payments be made prior to commencement of work.

Engagement

The proposal required notification under Queanbeyan DCP 2012. Two submissions were received. Neither submitter raised objections to the proposal. One submitter requested Council to forward his contact details to the applicant so that they can discuss the potential of his land to be included as part of this development. The other submitter requested to be notified if the applicant makes major changes the DA plans. There were no other issues raised by either of the submitters.

Compliance or Policy Implications

There are no implications to Council in regard to compliance, legal or policy issues should the development application be approved other than variations to the Queanbeyan DCP 2012.

Conclusion

The submitted proposal for multi dwelling housing involving demolition of existing buildings, erection of 12 two storey townhouses and strata subdivision on Lot 12 DP 37243, Lot 13 DP 37243, Lot 21 DP 578359, Lot 23 DP 578359, No. 7 Cameron Road, Queanbeyan is a development supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and two submissions were received.

The proposal has been assessed under Section 79C *Environmental Planning & Assessment Act* 1979 including the relevant provisions of *Queanbeyan Local Environmental Plan 2012* and *Queanbeyan Development Control Plan 2012*. The development satisfies the requirements and achieves the objectives of these instruments.

The main issues arising during the assessment relate to requested variations to Council's DCP. Staff have reviewed the requested variations and confirm that the following are supported:

4.1 Development Application 165-2016 - Demolition of an Existing Hall and Erection of 12 x Two Storey Townhouses - 7 Cameron Road, Queanbeyan (Ref: C1726197; Author: Thompson/Kunang) (Continued)

- 1) The non-compliance with the requirements of Clause 3.6.3 of Part 3C in relation to side and rear setback of Units 1, 5, 11 and 12, being slightly less than 3.0m and 3.5m requirements.
- 2) The non-compliance with the requirements of Clause 3.6.4 of Part 3C in relation to Unit 10's POS area will receive less than 3 hours sunlight on 21 June and the use of skylight windows for Units 6-10 instead of normal windows.
- 3) The non-compliance with the requirements of Clause 3.6.10 of Part 3C in relation to the location of visitor spaces not easily visible from the street.

The proposed development is considered suitable for the site, is compatible with the neighbourhood and can be conditioned to mitigate any potential impacts.

Attachments

- | | |
|--------------|---|
| Attachment 1 | PSC - 8 March 2017 - DA 165-2016 - Attachment Section 79C(1) Table - 7 Cameron Road (<i>Under Separate Cover</i>) |
| Attachment 2 | PSC - 8 March 2017 - DA165-2016 - Plans - 7 Cameron Road (<i>Under Separate Cover</i>) - CONFIDENTIAL |
| Attachment 3 | PSC - 8 March 2017 - DA165-2016 - Submissions - 7 Cameron Road (<i>Under Separate Cover</i>) |
| Attachment 4 | PSC - 8 March 2017 - DA165-2016 - Draft Conditions - 7 Cameron Road, (<i>Under Separate Cover</i>) |

5.1 Community Facility - 21 Brigalow Street, Karabar - Determination of Development Application (Ref: C1719073); Author: Thompson/Newman

Report

Background

Development Application 441-2016 for a change of use to a Community Facility and associated alterations and additions at 21 Brigalow Street, Karabar was granted conditional approval under delegation on 9 January 2017. The Facility will provide various free services to the local Karabar community, including school aged children, teenagers and adults, with a particular emphasis on vulnerable and disadvantaged persons. It is to be run by the Queanbeyan Celebrations Community which is affiliated with the Queanbeyan Anglican Church. The NSW State Government has provided some funding for the Facility.

21 Brigalow Street is located within an established low density residential locality, in the vicinity of Karabar High and Queanbeyan South Primary School and opposite Lambert Park. The two storey brick building on the site is currently vacant but has been used most recently as a shop on the ground floor (Mrs Macs) and dwelling on the upper floor. Entry to the upper level is via a stairway at the rear of the building. There is no internal connection between the two levels of the building.

The site has limited space for on-site car parking. This Report is to inform Council that there likely will be occasions when users of the Community Facility will park their cars in the public car park within Lambert Park.

The Development

The Community Facility will include (at a minimum) the following activities:

- Food receipt and distribution (AusHarvest);
- Breakfast club and homework club for school children; and
- Counselling and case management services – provided by the Queanbeyan Celebrations Community Committee.

Counselling services will be confined to the upper floor.

The operators of the Facility also envision potential for it to be used as a meeting place for community groups, activities for seniors, provision of counselling services by third party agencies, and other services as the need may arise.

Three on-site car parking spaces are provided. These will be used by the Facility's volunteers and the AusHarvest delivery van. The operators of the Facility have advised that the number of people attending the site will be no more than 20. Hours of operation will be from 7:30am to 9:00pm (Monday to Friday) and from 8:00am to 5:00pm (Weekends and Public Holidays). A detailed Management Plan for the on-going use of the Facility is required to be submitted to Council prior to its operation commencing.

Car Parking Considerations

It is considered unlikely that many of the clients of the Community Facility will access the development in private vehicles. The Facility is aimed at people within the local community, i.e. generally within walking distance, children and teenagers.

Client car parking (limited as it is expected to be) will be able to be accommodated in the adjacent public car park within Lambert Park. This park is a soccer field managed by Council that is used for training and matches by local teams. It is serviced by two car parking areas, one adjacent to the site on the eastern side of the park, and another smaller car park on the western side. Combined, these car parks can accommodate approximately 60 cars (45 in the eastern car park and 15 in the western). These car parking areas would be patronised during sports training and on the weekends when matches are occurring, but otherwise appear to be sparsely utilised.

Potential conflicts may arise on evenings where the Community Facility is being used at the same time as sports training is occurring at Lambert Park. However, for a park that only contains one soccer field, the two car parks have a relatively large capacity. The car parks should be able to accommodate occasions where the Community Facility and the soccer field are both being used.

Conclusion

The site is constrained as to the amount of compliant on-site car parking spaces that can be provided and the Community Facility is unlikely to generate large volumes of traffic. There is a large amount of under-utilised public car parking adjacent to the site. The Facility will be providing free services to assist the local community. Impacts on the amenity of the residential locality and on Council's car parking asset should be minimal provided that the Facility is run in accordance with the consent and the approved Management Plan.

Recommendation

That the report be received for information.

Attachments

Nil

6.1 Environment and Sustainability Advisory Committee - 15 February 2017 (Ref: C1723004; Author: Thompson/Casey)

Present: Mr Jamie Cregan (Chair), Chris Pritzler (Community Representative), Tom Baker (Landcare), Rebecca Murray (Community Representative), Sue Jarvis (Community Representative)

Also Present: Mike Thompson (Director Environment, Planning and Development), Natasha Abbott (Manager Environment and Health), Simon Holloway (Coordinator Environmental Services), Cameron Pensini (Sustainability Officer – Programs), Shlomi Bonet (Infrastructure Sustainability Officer), Jennie Wagner-Gorton (Environmental Education Officer), Danielle Casey (Minute Secretary)

Apologies:

Nil

1. Confirmation of Report of previous meeting held on 17 August 2016

That on the motion of C Pritzler and S Jarvis the report of the meeting of the Committee held on 17 August 2016 be confirmed.

2. Declarations of Interest

There were no Declarations of Interest

3. Introduction of New Staff

Natasha Abbott introduced the new Sustainability Officer, Cameron Pensini, and Shlomi Bonet, Infrastructure Sustainability Officer

4. Solar Panel Project Queanbeyan Works Depot – Update

Mr Damo has advised that the original quotes were not satisfactory therefore Council decided to go out to tender a second time. There has been some good interest this time and submission for quotes close Thursday 16 February 2017. Quotes must be specific:

- 60 kW System
- Teir One Panels – Top quality panels based on size and reputation of the company
- Guaranteed manufacturer life span of 25 years
- Did not specify where the panels had to be made

Just as a comparison, Library has a 40kW system, Bicentennial Hall 25kW system, The Q 80kW system and RB Smith 5kW system. All feeds are used onsite and do not feed into grid.

Committee suggested that Council look at battery storage options for the future solar projects.

6.1 Environment and Sustainability Advisory Committee - 15 February 2017 (Ref: C1723004; Author: Thompson/Casey) (Continued)

5. Healthy Waterways

Jennie Wagner-Gorton gave an update on activities of the Upper Murrumbidgee Catchment group. They have projects coming up:

ACT stormwater drain stencilling – Education is commencing on what not to go into the drain which leads to the river. Advertising is being done via social media, tv and radio. Launch of the stencilling project will take place on 20 February at the Tuggeranong Lake – stencilling murals around the town both ACT and Queanbeyan area, 10 locations are to be suggested. Stencilling will be on top of stormwater drains that lead to the river.

The Committee suggested the following locations may be suitable for stencilling:

- In front of Riverside Plaza carpark looking at the new Queen Elizabeth Park as the stormwater drains are all new.
- In Jerrabomberra for stormwater sumps leading to the lake.

Mr Baker also advised the committee that the UMCN is going to offer grants to the general public to upgrade their gardens to stop sediment going into the stormwater drain.

He UMCN is also co-ordinating a wetlands project for low level bridge area and detention works at Kenneth Place.

Mr Pritzler raised an issue that there is no amenities proposed for the site below the low level bridge and this is a problem for the community gatherings. Mr Thompson advised that Council is aware of this situation, and is looking into it.

6. Environmental Expo and Schools Expo

Jennie Wagner-Gorton gave the committee a briefing on the expo's and their continued success.

At the Schools Expo on 29 October 2016, 600 students from Queanbeyan, Bungendore & Braidwood attended throughout the day. All schools participated in activities from the following, however not all students were able to participate in all activities:

- Eaton Gorge Theatre Company: Madame Mulch and the Great Fertilizo
- Bournda Environmental Education Centre
- ICON Water
- Capital Fishing
- Wildcare
- Planting and composting

Each school also received approximately 30 native trees (tube stock) and free compost to take back with them.

This was achieved under budget only due to in-kind donations of gazebos from various organisations. The major budget cost for this event is the transportation of students. As this is such a great success budget needs to remain for the transportation of students especially out of town.

Mr Cregan suggested that if there is any money left over Council should look at getting its own Council branded gazebos.

6.1 Environment and Sustainability Advisory Committee - 15 February 2017 (Ref: C1723004; Author: Thompson/Casey) (Continued)

Mr Cameron Pensini will now take over the organisation of this event.

The Environmental Expo was held on 30 October in conjunction with the River Festival. There was approximately 5000 people attending this event. Some of the store holders included:

- Demonstrations on Sustainable Housing
- Fly Fishing Demonstrations
- Visit from Platypus mascot and many more events throughout the day

These events are proving to be very popular and positive feedback is forthcoming. One negative comment is that there is not enough toilet facilities for the River Festival.

7. Mt Jerrabomberra Fire Management Plan

Quotes have been received for a consultant to develop a new Bushfire Management Plan for Mt Jerrabomberra. One quote is within budget and the other is over budget. Quotes have been forwarded to Chris Quinn from RFS for comment. This will return at the next meeting for further comment and next steps.

Council will also be looking at areas that need to be closed off from the public especially at the rear of properties adjoining the reserve area.

Mrs Jarvis informed the Committee that in her experience the Mt Jerrabomberra reserve is very well utilised by walking groups, and the stairs are really well used.

8. Lake Jerrabomberra Clean out

The clean out of Lake Jerrabomberra has been completed. The soil that was removed has been used to top dress the old Hoover Road tip site. This area is now being hydro turfed

Rosewood and Banyalla Ponds have also been cleaned out and the edges cleaned up.

Blue/Green algae has formed in Lake Jerrabomberra again this year, so water quality is not good. Warning signs have been erected and sampling is taking place.

De-stratification aeration units have been offered to Queanbeyan from the ACT, however there are concerns about the operating and maintenance costs.

That on the motion of S Jarvis and C Pritzler Council investigate the availability, effect and ongoing cost of de-stratification aeration units from the ACT

6.1 Environment and Sustainability Advisory Committee - 15 February 2017 (Ref: C1723004; Author: Thompson/Casey) (Continued)

9. Queen Elizabeth Park – ISCA Rating, Information on fencing, shade, water quality and suggestions on signage

Council received an ISCA rating of Excellent for the revitalised Queen Elizabeth Park. This is the first recreational project in Australia to achieve this rating.

Solar panels over the BBQ area are being installed today 15 February 2017, and this will provide shade and they are also water tight. This was to alleviate having to cover with roofing material then put the solar panels on. The solar panels are designed so that 95% of energy output is used on site for the BBQ's, fountain and lighting. All the irrigation on this site is from the river. 95% of the waste from this site was reused is some capacity therefore only 5% went to landfill.

The splash pad has been re coated with a new substance as Council was receiving complaints about children slipping. Seats have also been installed near the splash pad.

Next projects requiring ISCA and green star ratings are the indoor sports centre and the QPRC head office.

10. Amalgamation – What the Committee may look like Post September 2017

Committee members were requested to provide feedback to the next meeting on terms of reference for the new Committee and how is it going to work. Should it cover the whole area of the Council? Do we need more members? Where should meetings be held? etc

Mr Baker advised that Molonglo Catchment group are also involved in Community activities and may also want a member to join the ESAC group.

For discussion at next meeting with a view to recommending a new terms of reference for implementation by the new Council.

11. Officers Reports

Mr Pansini advised that Conservation Volunteers Australia (CVA) are commencing work on the outdoor classroom in Glebe Avenue next week. They will be there for 7 days doing the following:

- Litter picking
- Weeding
- Planting
- Fixing up the general area
- New seats

Mr Baker has requested practical consideration be given to the plantings and look at the use of labels for plantings. Cameron to meet Mr Baker on site on their first day of work.

Bushland trailer that was stolen last year and recovered is at Resort Trailers being repaired. New rego plates are ready to go on the trailer and will just need to now be restocked with equipment and tools.

6.1 Environment and Sustainability Advisory Committee - 15 February 2017 (Ref: C1723004; Author: Thompson/Casey) (Continued)

Rabbit Control at the Queanbeyan Golf Course - Last control did not work particularly well. There is a new virus being released on the 6 March at a few project sites, Bicentennial Park being one site. Council is working with Phil McGrath and the Golf Club committee to see if the virus can be released on the Golf Course.

Waste – 2 events coming up:

- E-Waste tech collect at Abletts Transport in Bayldon Road on 24 & 25th February 2017
- Clean up Australia Day Sunday 5 March 2017. There has been 12 sites registered including Council which will conduct the site at Queen Elizabeth Park

Mr Cregan advised that there is no longer an outside tap or bubbler at the Queanbeyan Park in the children's play area. Relevant staff will be advised.

Mrs Murray has advised that Severne Street residents have placed a sign on the road advising of a Goanna in the area. Emails have been sent around of the Goanna sighting. Can Council erect a more permanent sign up in the area?

12. ESAC meeting dates for 2017

17 May 2017

16 August 2017

There being no further business, the meeting closed at 5.15pm.

Attachments

Nil

INFRASTRUCTURE SERVICES

7.1 QPRC Response to Stakeholder Submissions on the STP Upgrade Master Plan (Ref: C1725874; Author: Pretorius/Cox)

Summary

GHD prepared a Master Plan for the upgrade of the existing Queanbeyan Sewage Treatment Plant (QSTP) in consultation with major stakeholders including representatives from NSW, ACT, and Federal Government agencies as well as Icon Water. GHD completed the final draft Master Plan in August 2015.

At this time, issues related to a "Best for Region" approach began to have more prominence. Icon Water acknowledged that the Queanbeyan STP Upgrade represented significant opportunities to improve services generally within the region around Queanbeyan / Fyshwick. Consequently, GHD completed the revised Master Plan in October 2016 and QPRC placed the Master Plan on public exhibition in November 2016. Eight submissions were received in total from regulators and none from the public.

The Master Plan is the first stage of delivering a new sewage treatment plant for Queanbeyan. Design of the new works cannot proceed until DPI Water has approved the Master Plan and Council has endorsed / approved the Master Plan.

NSW Dept. Primary Industries – Office of Water (DPI Water) submission dated 03 February 2017 generally agreed with the outcomes of the Master Plan and approved (consented to) QPRC proceeding with preparation of the concept design for the STP Upgrade Project.

QPRC is seeking Council endorsement / approval of the Master Plan so it can proceed with the design of the proposed new works.

Recommendation**That Council**

- 1. Approves the Master Plan noting the issues raised by stakeholders**
 - 2. Approves commencement of the design process contingent on:**
 - a. Implementing appropriate staging and hold point (gateway) release conditions for the design process**
 - b. Not proceeding beyond concept design until issues related to effluent standards have been resolved and agreed to by all stakeholders**
-

Background

The NSW Public Works Department first constructed the Queanbeyan Sewage Treatment Plant (QSTP) in the mid-1930s. Since that date, QPRC has upgraded the QSTP on a number of occasions, with the latest upgrade being in the mid-1980s. Over its life of about eighty-five years, the QSTP has given excellent service. However, in recent times the QSTP has become difficult to maintain and increasingly difficult to operate within licence conditions due to population growth

7.1 QPRC Response to Stakeholder Submissions on the STP Upgrade Master Plan (Ref: C1725874; Author: Pretorius/Cox) (Continued)

and age. The QSTP is reaching the end of its effective service life. In view of this, QPRC has commenced a project to replace the existing QSTP.

The project consists of the planning, design, and construction of sewage collection, treatment, and disposal facilities to provide sufficient capacity (60k EP, 10 to 15 year horizon) to address immediate needs. In the longer term, QPRC is seeking to take a broader regional approach and has commenced discussions with the ACT Government and ICON Water regarding a "Best for Region approach and solution".

In March 2014, the then QCC (now QPRC) engaged GHD Pty Ltd to advise and assist with setting up and managing the Queanbeyan Sewage Treatment Plant Upgrade Project.

In September 2014, QPRC further engaged GHD Pty Ltd to prepare a master plan for the Queanbeyan Sewage Treatment Plant Upgrade Project.

In October 2014, the then QCC (now QPRC) engaged AECOM Pty Ltd to advise and assist with undertaking a review and analysis of water quality objectives in support of master planning activities.

The Master Plan maps out the way forward to replace the QSTP. The Master Plan also forms part of the approvals process under Section 60 of the Local Government Act for the new sewage treatment plant.

GHD prepared the Master Plan in consultation with major stakeholders including representatives from NSW, ACT, and Federal Government agencies as well as Icon Water. GHD completed the final draft Master Plan in August 2015. At this time, issues related to a "Best for Region" approach began to have more prominence. Icon Water acknowledged that the Queanbeyan STP Upgrade represented significant opportunities to improve services generally within the region around Queanbeyan / Fyshwick. Consequently, GHD completed the revised Master Plan in October 2016 and QPRC placed the Master Plan on public exhibition in November 2016

Implications***Legal***

The Master Plan is the first stage of delivering a new sewage treatment plant for Queanbeyan. Design of the new works cannot proceed until DPI Water has approved the Master Plan and Council has endorsed / approved the Master Plan.

NSW Dept Primary Industries – Office of Water (DPI Water) submission dated 03 February 2017 generally agreed with the outcomes of the Master Plan and approved (consented to) QPRC proceeding with preparation of the concept design for the STP Upgrade Project.

Environmental

The existing Queanbeyan STP is in an advanced state of deterioration and at the end of its effective service life. Unless QPRC replaces the QSTP within the next 5 to 8 years, there is a very high risk of failure with consequent adverse impact on the environment and public health.

7.1 QPRC Response to Stakeholder Submissions on the STP Upgrade Master Plan (Ref: C1725874; Author: Pretorius/Cox) (Continued)

Sustainability

The existing QSTP does not meet current (modern) standards for sustainability. QPRC applied to the Infrastructure Sustainability Council of Australia for an Operations Sustainability Rating for the existing plant, and failed to meet the minimum requirements for a sustainability rating. QPRC has taken lessons learned from this process and applied these to its approach for replacing the QSTP.

QPRC has mandated a minimum sustainability rating of "Excellent" for the new QSTP.

Asset

The existing Queanbeyan STP is in an advanced state of deterioration and at the end of its effective service life. Unless QPRC replaces the QSTP within the next 5 to 8 years, there is a very high risk of failure. QPRC is currently expending increasing funds for works / repairs to mitigate the risk of failure.

Social / Cultural

QPRC is cognisant that replacement of the QSTP represents a once in a generation opportunity to improve sewerage services not only for Queanbeyan but also the immediate region. Since the project will provide benefits for communities in the ACT and QPRC LGA, QPRC is committed to engaging with key stakeholders and the community to ensure their concerns and expectations are addressed.

While it is unlikely the project will affect any significant cultural / heritage sites, QPRC is committed to engaging with relevant Aboriginal groups in the ACT and NSW to ensure their specific needs and concerns are addressed.

Engagement

During the preparation of the Master Plan, QPRC held a number of workshops with internal and external stakeholders about QPRC approach and the master plan outcomes. QPRC incorporated all relevant stakeholder comments into the Master Plan.

QPRC placed the Master Plan on public exhibition in November 2016 and QPRC received eight submissions as follows:

- (1) NSW Dept Primary Industries – Office of Water (DPI Water)
- (2) NSW Environmental Protection Authority (NSW EPA)
- (3) NSW Health (NSWH)
- (4) ACT Environment Planning and Sustainable Development (ACT EPSD)
- (5) National Capital Authority (NCA)
- (6) ACT & Region Catchment Management Coordination Group (RCMCG)
- (7) Professor Ian Falconer
- (8) Icon Water (IW)

Appendix K of the submissions report (attached), presents a summary of key issues raised by stakeholders in their submissions as well as QPRC responses to the issues raised.

7.1 QPRC Response to Stakeholder Submissions on the STP Upgrade Master Plan (Ref: C1725874; Author: Pretorius/Cox) (Continued)

The appendices of the submissions report (attached), contain the submissions received as well as detailed review comments by AECOM Pty Ltd (Water Quality Review and Objectives Assessment) and GHD Pty Ltd (Project Management Services and Master Plan).

Financial

QPRC has estimated that the P50 (50th percentile cost) project cost is about M\$110 (includes project management, engineering, construction, and contingencies), and that the P90 (90th percentile cost) project cost is about M\$140. The longer the project is delayed the more likely the project cost will approach the upper limit of the risk based cost estimate.

Resources (including staff)

QPRC has assigned two personnel to manage and deliver the project. The Director Assets and Projects and the Manager Engineering Services oversee the project team. QPRC has engaged a number of consultants to advise and assist with project preparation and master planning, these are:

GHD Pty Ltd – Project Management Services and Master Planning

AECOM Pty Ltd – Water Quality Review and Objectives Analysis, Infrastructure Rating Support Services

QPRC will commence engagement of consultants for Community Engagement Support Services and Design Consulting Services once Council approves the Master Plan.

Integrated Plan

The Queanbeyan Sewage Treatment Plant Upgrade Project is included in the Strategic Plan, Delivery Plan, and Operations Plan.

Conclusion

The report on submissions to the Master Plan exhibition concluded that:

- (1) None of the issues raised in the submissions on the Master Plan require a revision of the Master Plan.
- (2) The issues raised by respondents would be resolved best during the design process. However, to give certainty around this requires a staged design process with hold points (approval gateways) at the conclusion of each stage. Progressing to the next stage would be contingent on Regulators approving the design stage outcomes. QPRC has addressed this in the design brief. The key design stages (hence hold points) include:
 - (a) Upgrade Definition – effluent standards, design criteria, process type selection, etc.
 - (b) Concept Design – site selection, initial investigations, process train makeup, initial STP layout and sizing, EIA scoping study, initial contaminated site study, cost estimate for works
 - (c) Reference Design (final sketch plan design) – final investigations, final STP layout & sizing, final EIA studies, final contaminated site studies, draft specifications, tender (delivery) plan

7.1 QPRC Response to Stakeholder Submissions on the STP Upgrade Master Plan (Ref: C1725874; Author: Pretorius/Cox) (Continued)

- (d) Detailed Design (for construction) – final design details, equipment selection, final specifications, final BOQ
- (3) Effluent standards and potential impacts on water quality (especially in Lake Burley Griffin) is largely a matter for ACT EPA to decide. However, this does raise questions about:
 - (a) What standard would regulators normally expect of QPRC – this will require benchmarking against other regional modern STPs discharging to inland waterways and additional water quality modelling to determine
 - (b) Whether the standard suggested by ACT EPA is greater than expected - this will require benchmarking and additional water quality modelling to determine
 - (c) Who will pay for the increased standard if it is higher than expected, especially as constituents in three jurisdictions will be affected by the benefits and costs of the project?
- (4) Identifying an appropriate delivery method for the proposed works requires further work. Any delivery method adopted by QPRC should include some sort of collaboration with Icon Water in order to develop a “Best for Region” approach to sewerage services. However, depending on the nature of the collaborative arrangements QPRC will need to seek appropriate legal advice regarding:
 - (a) The details of any such arrangement
 - (b) Applicable legislative and regulatory requirements
 - (c) Procurement and probity particularly as there are a number of players that could step into arrangements involving design, build, operate etc.

Attachments

- Attachment 1 QPRC Response to Master Plan Submissions (*Under Separate Cover*) - **CONFIDENTIAL**
- Attachment 2 Stakeholder Submissions - STP Masterplan (*Under Separate Cover*) - **CONFIDENTIAL**

8 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION

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

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

Recommendation

That pursuant to Section 10A of the Local Government Act, 1993 the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:

Item 9.1 Development Compliance Matter - Roof Mounted Evaporative Cooling Units

Item 9.1 is confidential in accordance with s10(A) (e) of the Local Government Act 1993 because it contains information that would, if disclosed, prejudice the maintenance of law and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 9.2 QCBD Properties Valuations

Item 9.2 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.