



PLANNING AND STRATEGY COMMITTEE OF THE WHOLE MEETING

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

MINUTES OF THE PLANNING AND STRATEGY COMMITTEE OF THE WHOLE OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 10 May 2017 commencing at 5.30pm.

ATTENDANCE

Administrator: T. Overall (Chair)

Staff: P Tegart, Interim General Manager; M Thompson, Portfolio General Manager, Natural and Built Character; P Hansen, Portfolio General Manager, Community Connections and S-J Abigail, Acting Executive Manager Finance.

Also Present: W Blakey, Management Accountant (Clerk of the Meeting) and R Potter (Minute Secretary).

1. APOLOGIES

Recommendation

No apologies were received.

2. PRESENTATIONS/DEPUTATIONS/PETITIONS

PLA043/17

RESOLVED (Overall)

That all presenters be heard for upto 5 minutes with no extension of time.

Wade Hient - Item 4.1 – DA 2016.203 – 8360 Monaro Hwy, Royalla – 6 Lot Subdivision

Rob Smith - Item 4.1 – DA 2016.203 – 8360 Monaro Hwy, Royalla – 6 Lot Subdivision

Clair Gillian - Item 4.2 – DA 128.2016 – Stage 3 of Northern Entry Road Providing Access to South Tralee Urban Release Area

Paul Hubbard - Item 6.2 – New Cemetery Planning Update

Professor Mike Doplin - Item 6.2 – New Cemetery Planning Update

Geoff Smith - Item 6.2 – New Cemetery Planning Update

Kevin Tomlin - Item 6.2 – New Cemetery Planning Update

3. DECLARATIONS OF INTEREST

PLA044/17

RESOLVED (Overall)

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

Nil

STAFF REPORTS**4. ENVIRONMENT, PLANNING AND DEVELOPMENT****4.1 Development Application 2016.203 - 8360 Monaro Hwy, Royalla - 6 Lot Subdivision**

PLA045/17

RESOLVED (Overall)

The Administrator resolved:

1. That Council defer determination of DA.2016.203 for a six (6) lot subdivision on Lots 1 & 2 DP 456367, Lot 2 DP 131294, Lot 1 DP 1067259 and road on part Lot 29 DP 1015516, No. 8360 Monaro Highway, Royalla until Council carries out an independent survey of Lot 29 DP1015516 to ascertain whether there are any fencing or other improvements encroaching onto that land.
2. That on receipt of the above information, the determination report be bought back to Council for consideration.

4.2 Development Application 128-2016 - Stage 3 of Northern Entry Road Providing Access To South Tralee Urban Release Area

PLA046/17

RESOLVED (Overall)

The Administrator resolved;

1. That development application 128-2016 for the construction and dedication of a public road including pedestrian pathway, cycle lane, landscaping, temporary access track, associated works including a signalised intersection at Tomsitt Drive (identified as the Stage 3 works in the Northern Entry Road Staged (Concept) Proposal DA 175-2013) be granted conditional approval, except the proposed three (3) lot subdivision of Lot 6 DP 719108, Tomsitt Drive, South Jerrabomberra which is excluded from the consent in accordance with Section 80(4)(b) of the Environmental Planning & Assessment Act.
2. That relevant government agencies including NSW Police and Roads and Maritime Services be forwarded a copy of Councils Notice of Determination.
3. That Council note that consent for any water and sewer infrastructure and other utility services will be subject of a separate approval process under Part 5 of the Environmental Planning & Assessment Act 1979 or a subsequent development application.

4.3 Development Application 519-2016 - Dual Occupancy - 14 Arthur Street, Crestwood

PLA047/17

RESOLVED (Overall)

The Administrator resolved that Council;

1. That approval be granted to a variation to Part 3C, clause 3.6.10 d) of Queanbeyan Development Control Plan 2012 to allow vehicles to exit the existing dwelling in reverse for the following reasons:
 - (a) To retain the existing dwelling on the subject site and maintain the character and amenity of the streetscape.
 - (b) To allow vehicle manoeuvrability that is consistent with the existing condition of the existing single storey dwelling located at the front of the subject site.
2. That approval be granted to a variation to Part 3C, clause 3.6.15.2 f) of Queanbeyan Development Control Plan 2012 to allow a courtyard in the front building setback of the existing dwelling for the following reasons:
 - (a) To allow the retention of the existing dwelling on the subject site.
 - (b) To contribute to an increase in private open space of the existing dwelling, to contribute to further articulation of the

front façade and to increase natural surveillance towards the street.

3. That approval be granted to a variation to Part 3C, clause 3.6.10 j) of Queanbeyan Development Control Plan 2012 to allow parking spaces between the building and the street alignment for the following reasons:
 - (a) To allow the retention of the existing dwelling located on the subject site.
 - (b) The encroachment is minor.
 - (c) To increase the overall private open space of the existing dwelling (Residence A), to reduce the amount of hardstand/driveway space and contribute to increased permeable space on the site.
4. That approval be granted to a variation to Part 3C, clause 3.6.3 b) of Queanbeyan Development Control Plan 2012 to allow a side boundary setback within 3 metres of the eastern boundary for the following reasons:
 - (a) To allow consistency between the existing approved dwelling at the front of the site and the proposed dwelling towards the rear of the site, in consideration that the proposed setback for Residence B will not have any adverse impact on overshadowing or overlooking on adjoining properties.
5. That approval be granted to a variation to Part 3C, clause 3.6.15.2 b) of Queanbeyan Development Control Plan 2012 to allow for the provision of less than 80m² of private open space for the existing dwelling for the following reasons:
 - (a) To retain the existing dwelling on the site and not resort to demolition.
 - (b) To allow the provision of additional private open space located within the front building setback within a courtyard and a deck which increases the total POS available in excess of 80m².
6. That approval be granted to a variation to Part 3C, clause 3.6.10 i) of Queanbeyan Development Control Plan 2012 to waive the requirement for visitor parking spaces for the following reasons:
 - (a) To retain the existing dwelling located on the subject site.
 - (b) To allow for an overall increase in private open space for the existing dwelling (Residence A), a reduction in hardstand/driveway space and allow for an increase in permeable space.
7. That development application 519-2016 for a Dual Occupancy and Strata Subdivision on Lot 13, Section 13, DP14288 No. 14 Arthur Street, Crestwood be granted conditional approval.

4.4 Development Application 5-2017 - Erection of a Garage at 52 Ross Road Queanbeyan

PLA048/17

RESOLVED (Overall)

The Administrator resolved that Council:

1. That approval be granted to a variation to Part 4 – Heritage, New Garages, Clause 4.4.2 d) of Queanbeyan Development Control Plan 2012 to allow for a roof pitch of 11° for the following reasons:
 - (a) The roof pitch will result in a more low scale and less bulky development, which given the site coverage and height variation is seen as desirable.
 - (b) The roof pitch is not overtly inconsistent with the pitch of the existing dwelling on site.
 - (c) 11° roof pitches have been supported for garages and carports on heritage items and within the heritage conservation area in the past.
2. That approval be granted to a variation to Part 4 – Heritage, New Garages, Clause 4.4.2 e) of Queanbeyan Development Control Plan 2012 to allow for the use of one colour for the doors and trim and one colour for the roof and walls for the following reasons:
 - (a) The proposed colours are considered appropriate for the garage.
 - (b) The use of one colour for the doors and trim and another colour for the roof and walls will provide sufficient articulation.
 - (c) Other garages within the locality have utilised colours consistent with the colours chosen for the proposed garage.
3. That approval be granted to a variation to Part 4 – Heritage, Metal Garages – Specific Controls, Clause 4.4.2 i) of Queanbeyan Development Control Plan 2012 to allow the approval of two roller doors 20mm wider than the required 2.7 metres for the following reasons:
 - (a) The variation is of a minor nature and will have a negligible impact on the overall bulk and scale of the development.
 - (b) The roller doors will not be directly visible from the street.
4. That approval be granted to a variation to Part 4 Heritage, Metal Garages – Specific Controls, Clause 4.4.2 k) of Queanbeyan Development Control Plan 2012 to allow a wall height of 3 metres for the following reasons:
 - (a) That the proposed garage is located at least 26 metres from the front boundary towards the rear of the property and as a result will have minimal impact on the

streetscape and amenity of the locality. Additionally, the garage will not be directly visible from the street.

- (b) The wall height of other approved garages in the locality have been varied above the 2.4 metre height limit.

5. That development application 5-2017 for the erection of a garage on Lot 23, Section B, DP13427, No. 52 Ross Road, Queanbeyan be granted conditional approval.

4.5 Proposal for Naming of Several Parks and Reserves - Googong

PLA049/17

RESOLVED (Overall)

The Administrator resolved that Council adopt the following names for parks and reserves in Googong as indicated below:

- 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

4.6 Request for In Principle Support to Create Right of Carriageway for Access to Carpark at Rear of Lot 2 DP 1051859, 35 Ellendon Street, Bungendore

PLA050/17

RESOLVED (Overall)

The Administrator resolved:

1. That Council support the creation of a right of carriageway (ROC) over Lot 5 DP 1204393 to permit rear access to the proposed carpark on Lot 2 DP 1051859, 35 Ellendon Street, Bungendore subject to the costs of creating the ROC being borne by the owner of Lot 2. The final location of the ROC to be determined in discussions between Council and the applicant.
2. That Council, as owner of Lot 5 DP 1204393, countersign the development application for 35 Ellendon Street to allow the proposed creation of a right of carriageway over Council's land to be considered as part of the development application.
3. That Council agree in principle to acquiring that portion of Lot 2 DP 1051859 zoned SP2 car parking through dedication by the owner of that land subject to further discussions with the owner of Lot 2 on possible partial offsets against section 94 car parking contributions and costs associated with the construction of the car park and subdivision and dedication of the land.

5. DETERMINATION REPORTS**5.1 New Public Toilet Block at Araluen Recreation Ground Reserve**

PLA051/17

RESOLVED (Overall)

The Administrator resolved:

1. That Council approve the establishment of a working group to manage the construction of a new public toilet block on the Araluen Recreation Ground Reserve, comprising the following members:
 - a. Paul Cockram (Araluen Area s.355 Committee and Local Representation Committee member)
 - b. Sally Matthews (Araluen Area s.355 Committee)
 - c. Robin Cavalier (Araluen Area s.355 Committee)
 - d. Ron Bateman (Araluen Area s.355 Committee)
 - e. Penny Hayman (Araluen Area s.355 Committee)
 - f. Cath Harrison (Araluen Recreation Ground Trustee)
 - g. Laurann Yen (Araluen Recreation Ground Trustee)
 - h. Mick Pritzler (Araluen Recreation Ground Trustee)
 - i. David Harrison (Araluen Recreation Ground Trustee)
 - j. Jimmy Dawes (Araluen Recreation Ground Trustee)
2. That Council approve the Stronger Communities Fund grant of \$65,000 be placed in the Araluen Recreation Ground Reserve Trust's bank account.
3. That Council note reporting and acquittal of the grant will be provided through the Committee

5.2 Captains Flat Area s.355 Committee

PLA052/17

RESOLVED (Overall)

The Administrator resolved that Council approve the appointment of Mr Levi John Symington as a community member of the Captains Flat Area s.355 Committee.

6. INFORMATION REPORTS**6.1 QPRC Digital Economy and Smart Community Strategy**

PLA053/17

RESOLVED (Overall)

The Administrator resolved that Council:

1. endorse the ACT Digital Strategy.
2. note the development of the QPRC Digital Economy and Smart Community Strategy drawing on the ACT Digital Strategy and responding to the Federal Government's Smart Cities Program.

6.2 New Cemetery Planning Update

PLA054/17

RESOLVED (Overall)

The Administrator resolved that the report be received for information.

6.3 Site Inspection - DA 2016.203 - 8360 Monaro Highway, Royalla - Six Lot Subdivision

PLA055/17

RESOLVED (Overall)

The Administrator resolved that the report be received for information.

7. NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION

Nil

PRESENTATIONS

Nil

At this stage in the proceedings, the time being 6.15pm Mr Overall announced that the Agenda for the meeting had now been completed

**TIM OVERALL
ADMINISTRATOR
CHAIRPERSON**