



Planning and Strategy Committee of the Whole

AGENDA

11 April 2018

Commencing at 5:30pm

**Council Chambers
253 Crawford St, Queanbeyan**

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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Confidential - Not for Publication

- 7 REPORTS FOR CLOSED SESSION**
 - 7.1 Potential Sale of Land
"Item 7.1 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) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

S SUPPLEMENTARY REPORT

- S.1 Stronger Country Community Fund – Round 2 (Supplementary report to be distributed on Tuesday 10 April 2018)

LIST OF ATTACHMENTS –

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

Open Attachments

- Item 4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure
- Attachment 1 South Jerrabomberra Water & Sewer REF - Rev 2 - May 2017(2) (Under Separate Cover)*
- Attachment 2 Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure - Conditions (Under Separate Cover)*
- Attachment 3 Letter - Dept. Planning and Environment - 19 October 2017 (Under Separate Cover)*
- Attachment 4 Submissions - REF - South Jerrabomberra Water and Sewer Infrastructure (Under Separate Cover)*
- Item 4.3 QPRC On-Site Sewage Management (OSSM) Policy
- Attachment 1 Draft QPRC On-Site Sewage Management Policy 2018 (Under Separate Cover)*
- Item 5.1 Strategies for Review
- Attachment 1 Business Paper report - Disability Inclusion Action Plan 2017 (Under Separate Cover)*
- Attachment 2 Business paper report - Sports Facilities Strategic Plan 2017 (Under Separate Cover)*
- Attachment 3 Business Paper report - Queanbeyan CBD Transformation Strategy 2017 (Under Separate Cover)*
- Attachment 4 Business Paper report - QPRC Tourism Plan 2017 (Under Separate Cover)*
- Attachment 5 Business Paper report - QPRC Digital Economy & Smart Community Strategy 2017 (Under Separate Cover)*
- Item 5.2 National General Assembly of Local Government
- Attachment 1 ALGA invitation and conference program (Under Separate Cover)*

Closed Attachments

- Item 4.2 Expression of Interest for membership - Queanbeyan Palerang Regional Council Heritage Advisory Committee
- Attachment 1 Expression of Interest - Candidate A - Membership of Queanbeyan Palerang Regional Council Heritage Advisory Committee (Under Separate Cover)*
- Attachment 2 Expression of Interest - Candidate B - Membership of Queanbeyan Palerang Heritage Advisory Committee (Under Separate Cover)*

ITEM 2 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 Councillors and staff disclose any interests and reasons for declaring such interest in the matters under consideration by Council at this meeting.

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel)

Summary

Reason for Referral to Council

Queanbeyan-Palerang Regional Council (QPRC) is both the proponent and determining authority for the proposed construction and operation of the proposed trunk water supply and sewer infrastructure release area of South Tralee and the surrounding South Jerrabomberra area.

A Review of Environmental Factors (REF) under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) has been prepared by Knight Frank Town Planning (KFTP) and Calibre Consulting to detail the design, construction and potential environmental impacts arising from proposed trunk sewer and water infrastructure works to be carried out for the proposed release area of South Tralee and the surrounding South Jerrabomberra area.

To ensure an independent assessment of the proposal, Snowy Mountain Engineering Company (SMEC) undertook a peer review of the REF proposed mitigation measures prior to final documentation being handed over to Council's Community Connections Team.

The review concluded the following;

"Provided that appropriate environmental safeguards are implemented during both the operating and construction phases, we consider that assessment of potential environmental impacts meets the requirements of Clause 111 of the EP & A Act, and the proposal would not have a significant adverse impact on the environment. On this basis, preparation of an EIS is not warranted."

The REF was then submitted to Council's Development Branch for determination. An external consultant has assisted in the preparation of this Determination Report, which was then finalised by assessing staff.

The REF has identified and assessed the short and long term impacts of the proposed scheme and identified measures to minimise or negate potential environmental impacts. The REF concluded that the proposed scheme is unlikely to have a significant environmental impact and concluded that the preparation of an Environmental Impact Statement (EIS) is not considered necessary, on the basis of the supporting information, and provided the mitigation measures identified in this REF are satisfactorily implemented. Assessing staff have included some conditions that will apply to the determination as a result of the assessment.

Recommendation

That Council grant approval to the Review of Environmental Factors for the South Jerrabomberra Water and Sewer Servicing Infrastructure, subject to the management measures contained in the Statement of Commitments in the May 2017 REF (prepared by Knight Frank Town Planning and peer reviewed by SMEC), being applied as conditions with the amendments and additional conditions detailed in Attachment 2 to this report.

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

Background

A Review of Environmental Factors (REF) for the South Jerrabomberra Water and Sewer Servicing Infrastructure Strategy has been submitted to Council for determination. The REF was prepared by Knight Frank Town Planning on behalf of Council's Community Connections portfolio and was submitted to Council's Development Branch for determination on 10 July 2017. A copy of the REF is provided in Attachment 1. Due to the size of the documentation the appendices to the REF are available in hard copy in the Councillors Room in Queanbeyan.

The REF has been assessed by Council staff and consultants, and was publicly exhibited in September 2016 (original REF) and from 8 to 29 August 2017 (revised REF). This report outlines the findings of the assessment and issues raised during the public exhibition and makes a final determination on whether the proposal should proceed based on environmental impacts.

This REF identifies the potential environmental impacts of proposed trunk water supply and sewer infrastructure required to service future development within South Jerrabomberra, in particular the South Tralee urban release area.

The works are to be undertaken by the proponent for the South Tralee release (Canberra Estates Consortium No.4 or CEC 4) on behalf of Council (QPRC) in accordance with the Local Planning Agreement presently being finalised by both parties.

Under this agreement Council is to have a substantial degree of control over and supervision of the carrying out of the infrastructure works, whereby CEC4 is carrying out the infrastructure works on behalf of Council for the purposes of the State Environmental Planning Policy (Infrastructure) 2007.

Proposal

To service the South Tralee residential area, the REF proposes the following;

- Works associated with the installation of new potable water reservoirs. These works consist of the construction of a low level reservoir for the first stage of residential development and ultimate high level reservoir to cater the balance of the urban release area excluding Environa land due to the proposed time frame for its development.
- Works associated with the installation of new sewer infrastructure such as sewer pump station
- Trunk water and sewer mains and Bulk Utilities Infrastructure.

These works are intended to support the ongoing development of the South Jerrabomberra Urban Release Area with the capacity to serve the equivalent of 2200 dwellings.

The proposed works are permitted without consent and are subject to assessment under Part 5 of the Environmental Planning and Assessment Act 1979. Queanbeyan-Palerang Regional Council is the determining authority. Part 5 requires the preparation of an REF prepared for the proposed works and Council is the determining authority as to the adequacy of the REF.

The water supply and sewer infrastructure has the potential to service seven future development precincts within the South Jerrabomberra catchment including: Poplars, Environa, North Tralee, South Tralee, Forrest/Morrison and Walsh land. The design detailed in the REF caters for up to 2,200 dwellings and as such can accommodate the 1,500 dwellings to be erected in the South Tralee, Forrest/Morrison and Walsh land. This is the maximum number of dwellings permitted to be erected by the NSW Department of Planning and Environment (see Attachment 3).

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

Upgrade works will be required as future development in Poplars, North Tralee and Environs takes place however, the alignment of trunk services and pump facilities will not change.

The REF includes details for the adequate sizes of pipes, fixtures, rising mains and pump stations and its connection to existing infrastructure to suffice the requirement for the proposed infrastructure to cater for the South Jerrabomberra development area which has been accepted by Council's Community Connections Team.

QPRC is currently preparing a Developer Servicing Plan for South Jerrabomberra under the provisions of S64 of the Local Government Act 1993, based on the servicing strategy and with reference to the design plans submitted as Appendix 3 of the REF.

The REF was publicly exhibited and comments received from other future developers in the South Jerrabomberra release area have identified that additional works may be required to extend servicing to the boundaries of these future subdivision areas. This issue is dealt with in the Consultation section of this report below.

Water Supply Infrastructure

To service the three identified pressure zones within the South Jerrabomberra Water Supply Catchment, two reservoir sites (low level and high level) and a pressure reducing facility are proposed to be constructed to form the three pressure zones.

The works include:

- Approximately 6,400m of 375mm diameter water main.
- Approximately 1,360m of 300mm diameter water main.
- Ancillary pipe fittings (bends, air release valves, scour valves etc.).
- Low level and high level water reservoir tank and associated ancillary facilities.
- Access roads and reservoir site works including associated earthworks.
- A booster pump station.

The proposed trunk infrastructure will be required to be staged based on when the proposed developments become developed. The first development of South Jerrabomberra is proposed to be the South Tralee development with the first stage of Tralee located within the Low Level pressure zone boundary.

There is an existing bulk water supply connection point already provided for the South Jerrabomberra area by ICON Water along Edwin Land Parkway at what is referred to as the Queanbeyan 1st offtake.

A connection will be made from this connection point with a proposed water main to be laid along the verge of Tompsitt Drive and the road reserve for the new northern entry road. This main will connect to a lower level reservoir to service the low pressure zone of South Tralee. Water will then be pumped from this location to a second high level reservoir which will service the balance of the South Jerrabomberra residential development area consisting of high and intermediate pressure zones.

Sewer Infrastructure

The proposed sewer infrastructure works include:

- Approximately 2,330m of 375mm trunk gravity sewer main.
- Approximately 2,220m of temporary 110mm rising main.
- Approximately 2,220m of 225mm and 375mm rising main.
- Ancillary pipe fittings (bends, air release valves, scour valves etc.).
- Sewer pump station (wet well, valve chamber and ancillary works).
- Emergency storage tanks and basin.
- Chemical dosing units.

**4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel)
(Continued)**

- Access road and sewer pump station site works including earthworks.

It is proposed to service the South Jerrabomberra development areas by way of a single sewer pump station located in North Tralee near Jerrabomberra Creek. This sewage pump station will be designed to pump all sewage up to Tomsitt Drive via rising mains along the proposed northern entry road to an existing 600mm trunk main which then transfers flows to the Queanbeyan Sewer Treatment Plant.

The proposed connection point is approximately 2,900m away from the proposed pump station location. Council (as the proponent) has indicated that the existing 600mm has some spare capacity but will likely need to be augmented to cater for the ultimate South Jerrabomberra development. Any augmentations will be carried out by Council at Council's discretion.

The Poplars development will not be serviced by the South Jerrabomberra Sewer Catchment network and will connect separately to the existing sewer network in Jerrabomberra at the Bayside Circuit Pump Station.

It is proposed to stage the trunk sewer infrastructure. Two rising mains, plus a temporary smaller rising main, are proposed and will become operational at various stages of the developments. In addition to the rising mains, wet well storage, emergency generator and pump selection will be augmented and replaced to ensure the proposed infrastructure can adequately service the future developments.

Council is currently implementing plans to upgrade the existing Queanbeyan Sewer Treatment Plan (QSTP). The existing and ultimately, the upgrade QSTP, will be able to cater for the future demand of the South Jerrabomberra Sewer Catchment.

During the early stages the proposed infrastructure will see the detention time exceed the maximum allowable time of 2 hours. It is proposed to install chemical dosing systems to reduce odour and septicity problems anticipated with the high detention times.

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(Continued)

Subject Property

Proposed works are located in the areas shown in Figure 1 below. and the sketch attached below associated to REF for south Jerrabomberra development.

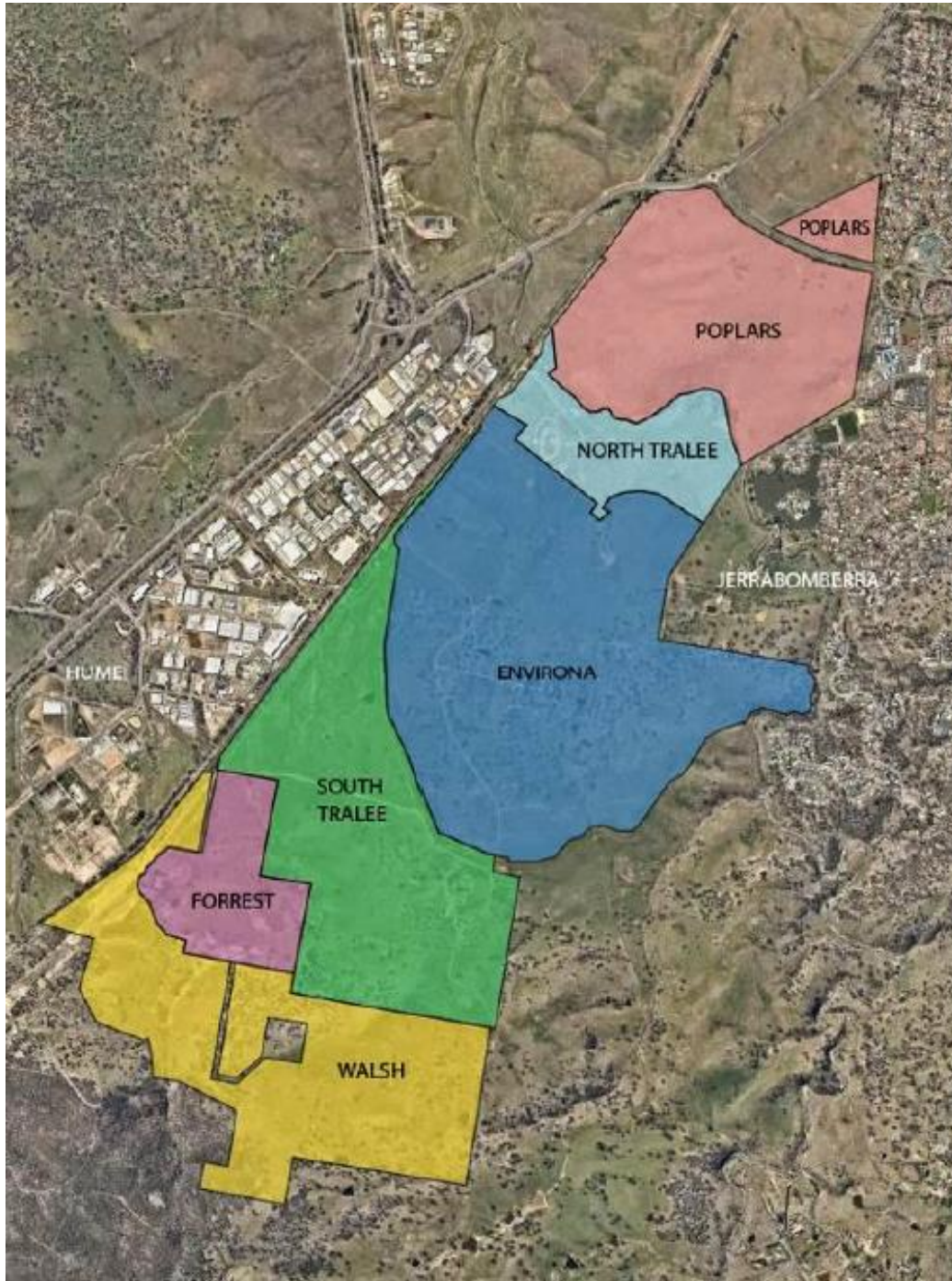


Figure 1 - Area Covered by South Jerrabomberra Water and Sewer Infrastructure REF (Source Page 5 REF)

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Determination Assessment

1. *Consideration of Alternative Options*

Council staff advise that a number of other options were considered including:

- a) Diverting part or all of the associated infrastructure into or from the ACT (via Hume) and establishing a separate wastewater treatment plant within the South Jerrabomberra area. These options were excluded because of jurisdictional, capacity and cost issues. As such it is appropriate that the REF addresses the concept of the development being provided with water and sewer service via the existing water and sewer infrastructure in the area.

The recent Borderless Infrastructure MoU between ACT & CBRJO (as reported to Council meeting of 28/09/16) provides for engagement with the ACT Government in regard to cross border servicing.

All of the proposed water and sewer infrastructure proposed for the future South Jerrabomberra urban release area will be contained within NSW and more specifically the QPRC local government area. Water supply will be via an offtake from the existing Googong water supply main in Jerrabomberra with all storage and reticulation requirements within the development area. Similarly, the trunk mains and pump station for the sewer services are contained within NSW. All infrastructure assets will be handed over to Council at the completion of the subdivision phase and will be operated by Council in perpetuity.

As such there was no need to utilise the provisions of the MoU in this case or address the issue in the REF.

- b) Part of the route of the proposed gravity sewer trunk main from the rising main discharge manhole to the existing trunk sewer main along Tomsitt Drive could alternatively be redirected to the north across the Poplars land, which has recently been granted development consent for a subdivision into four commercial zoned lots and a residue (DA 192-2016). The ability to service this new subdivision and its cumulative impacts on the capacity of the existing utility infrastructure was considered at the time of determining the development approval.

While this option was considered a crossing of the Googong Trunk Water Supply Main would be required and this may be unachievable. As such this option was not pursued.

- c) The supply route from the offtake to the low level reservoir site is generally concurred with. The main will be located in the existing road reserves of Edwin Land Parkway and Tomsitt Drive and the proposed road reserve of the new northern entry road (NER). However, concern was expressed about the proposed Jerrabomberra Creek crossing.

Council's former Infrastructure section and the developer initially discussed removing the trunk main from the bridge and having it cross the Creek below ground. It was not envisaged that the crossing point would be at the proposed location that has steeply sided embankments and requires major vertical deflections of the main. Consideration should be given to reverting to the concept of the mains being located on the bridge, thus avoiding the Creek crossing and reducing the environmental impacts of the development.

As such further comments were sought from Council's Development Engineering Team who provided the following comments:

The crossing of Jerrabomberra Creek in its current design shows infrastructure crossing the creek via steep sided embankments, concrete encased, buried below the creek bed.

The proposed location of the service infrastructure at this location is not supported by Utilities or Development Engineering, the preferred location of any service

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infrastructure will be on the bridge, this will remove a significant environmental risk during the construction process and provide a more serviceable and accessible asset.

The response received from the Engineering Consultant agreed with the Development Engineers assessment stating that:

The pipelines can be located on the bridge as per QPRC's preferred location. The details associated with this can be progressed through the detailed design phase. Our proposed design intent would be to attach the pipelines to the side of the bridge utilising the standard detail (from WSAA) below. The support will need to be structurally designed to accommodate the various pipelines such as sewer and water trunk mains and integrated into the design/construction of the Northern Entry Road Bridge (NER).

The NER has been granted concept DA approval and the bridge across Jerrabomberra Creek has been approved as the Stage 2 DA (DA117-2014). The developer could redesign the project for the bridge, so it is feasible for the relocation to be included in the redesign.

Given the above it is clear that the environmental impacts on Jerrabomberra Creek and the riparian zone would be significantly reduced by limiting the disturbance to the banks and bed of the Creek to one location (i.e. via the bridge) rather than disturbing an additional location should the pipes be underground.

It is recommended that an additional condition be attached to the REF approval requiring the sewer and water infrastructure to be redesigned in such a way that it is incorporated into the bridge design where it crosses Jerrabomberra Creek.

- d) Low Level Reservoir - The location of the Low Level Reservoir is generally supported, although limited discussion is provided in the REF as to the reasons for choosing the proposed reservoir site and the tank dimensions.
- e) High Level Zone – Trunk Mains - Council's Development Engineering Team make the comment that the trunk main between the Low Level Reservoir and the High Level Reservoir is proposed to follow the edge road of the South Tralee subdivision. They comment that the route is rather circuitous as the edge road avoids the land in the E2 Zone of QLEP (South Tralee) 2012. However, Clause 5.12 of the QLEP provides as follows-

"This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007."

The Development Engineer further notes that the South Tralee Stage 2 subdivision (DA466-2015) provided for landscape works and pedestrian paths within the E2 Zone and that while the DA was refused it is considered that the route of the trunk main should be straightened and aligned with future footpaths in this zone. The Development Engineer believes this will reduce the length of the trunk main in this area from about 500m to about 250m and will delete a number of associated horizontal bends.

As such further comments were sought from Council's Development Engineering Team who reiterated their previous comments.

In addition the response received from the proponents Engineering Consultant agreed with the Development Engineers assessment stating that:

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Agree i.e the pipelines can be aligned through the E2 land to reduce the length and provide for a less circuitous alignment. The details associated with this alignment can be progressed through the detailed design phase.

While it is appreciated that taking a more direct route to the high level reservoir will reduce the total length and costs of the trunk main construction it will mean that the main is laid through previously undisturbed land. The suggestion that the main could be laid in areas where future footpaths are to be constructed is difficult to assess at this stage. Although the previous DA included some indication of path locations, the new DA for South Tralee does not incorporate this area. There is no guarantee that footpaths will even be located in this area.

As such it is considered that it is more appropriate to locate the trunk main along the alignment of the already disturbed land in the road alignment as detailed in the REF. On balance it is considered that placing the trunk main in the existing road alignment outweighs the adverse environmental impacts caused by constructing the trunk main over previously undisturbed land along the shortened route recommended by the Development Engineer.

Further, no additional assessment has been carried out to determine what the environmental impacts of relocating the main over the shorter route might be. The trunk main should therefore be located in the existing road alignment as detailed in the REF.

- f) High Level Reservoir Site Selection - The concept of building one high level reservoir at the current time (to service the South Tralee subdivisions) and a future high level reservoir adjacent to it (to provide for the future subdivision areas) is supported.

However, it is noted that the REF indicates that the chosen reservoir site is in steep terrain. While it is agreed that the reservoir needs to be sited at a level to provide suitable demand pressures, no justification for the actual selected site is provided.

As such further comments were sought from Council's Development Engineering Team who concurred with the comments and added that:

It is noted than an adjacent quarry site is evident with a level site available, this location would be one where justification of the current site should be compared with.

The response received from the proponents Engineering Consultant stated that:

Whilst the quarry site would provide a more level location for the reservoirs it is not at a suitable elevation to service the High Zone. The quarry is approximately 25m too high at around the 800m contour whilst the high level reservoir is at an RL around 770-775m AHD. The quarry site is also further away from the proposed development areas.

This is more a technical matter than one which need be considered in the REF. The REF adequately deals with the environmental impacts of the proposed location of the high level reservoir. The fact remains that the proposed design is hydraulically adequate and that the proposed site has been adequately assessed.

The site selection was also relevant in the context of the Airports Obstacle Limitation Zone.

Council has received a letter dated 21 July 2017 from the Department of Infrastructure and Regional Development, approving the controlled activity of erecting the high level reservoir, penetrating airspace for Canberra Airport as part of DA documents, which included the following conditions.

- The reservoir must not exceed a maximum height of 781.2 metre AHD, inclusive of all vents and other ancillary structures, etc.

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- At the completion of the construction of the reservoir, a certified surveyor is to notify (in writing) the airfield design manager of the finished height of the reservoir.

This in effect also excludes the reservoir being located in the higher quarry site and the location should remain as indicate in the REF.

2. Legislative Context

State Environmental Planning Policies (SEPPs)

The following SEPPs are relevant to the proposed development and have been considered in the REF:

- SEPP (Infrastructure) 2017
- SEPP (State and Regional Development) 2011
- SEPP No.55 – Remediation of Land
- SEPP (Rural Lands) 2008
- SEPP No.33 – Hazardous and Offensive Development.

Of particular interest is the Infrastructure SEPP which provides that both water and sewer infrastructure may be carried out without consent where it is being done for and on behalf of a public authority. In this case the work is being carried out for and on behalf of Council who will be the owners and operators of the new infrastructure.

Environmental Planning and Assessment Act 1979

QPRC is the determining authority for the proposal. Although development consent is not required for the proposal, section 111 EP&A Act (*Duty to consider environmental impact*) prescribes that a determining authority must examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of a proposed activity that is assessed under Part 5 Council determined that the proposal is not subject to an EIS and determination under Part 5 of the EP&A Act-applies.

Factors that need to be taken into account when considering the likely impact of the activity on the environment are outlined in clause 228 of the EP&A Regulations. The REF generally reviews those matters that must be considered.

Local Environmental Plans

Queanbeyan Local Environmental Plan 2012 (LEP)

The proposed infrastructure traverses a number of different Local Environmental Plans and zonings. This includes:

- Queanbeyan Local Environmental Plan 2012
- Queanbeyan Local Environmental Plan (Poplars) 2013
- Queanbeyan Local Environmental Plan 1998
- Queanbeyan Local Environmental Plan (South Tralee) 2012

The various LEPs variously prohibit the proposed infrastructure in one or more of the relevant zones. Notwithstanding the prohibition of the proposed infrastructure works under each of the LEPs and zones traversed by the subject works, *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) prevails in the event of an inconsistency (between the ISEPP &

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

another environmental planning instrument) and makes permissible the proposed works without consent where undertaken by or on behalf of a public authority. As such the proposed works are permissible.

Local Government Act 1993

In accordance with section 60 of the *Local Government Act 1993*, local water utilities are required to obtain approval from the Minister for Primary Industries regarding water and sewage treatment works. Therefore, QPRC will be required to seek approval from the Department of Primary Industries (DPI).

Other Relevant Legislation

Other relevant legislation considered in the REF includes the *Threatened Species Conservation Act 1995*, *National Parks and Wildlife Act 1974*, *Native Vegetation Act 2003*, *Heritage Act 1997*, *Protection of the Environment Operations Act 1997*, *Water Management Act 2000*, *Fisheries Management Act 1994*, *Roads Act 1993*, *Contaminated Land Management Act 1997*, *NSW Wilderness Act 1987*, *Protection of the Environment Operations Act 1997*, *Waste Avoidance and resource recovery Act 2001* and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

Many of these Acts do not materially impact on the outcomes of the REF but where they do they are indicated in the assessment of the Environmental Impacts below.

3. Environmental Impacts

Biodiversity

The assessment by Kevin Mills & Associates in Appendix 7 concludes that 'construction of the proposed infrastructure will not have a significant impact upon environmental values. The land that is traversed contains very few natural features and those that are identified have been avoided and will be retained.

The report has been reviewed by Council's Development Team who have indicated that they have no reason to doubt the validity of the report findings.

Under Section 98 of the NPW Act, it is unlawful for a person to harm any protected fauna. Under Section 118A of the Act it is also an offence for a person to pick any plant that is of, or is part of, a threatened species, an endangered population or an endangered ecological community – where 'pick' includes gather, pluck, cut, pull up, destroy, poison, take, dig up, crush, trample, remove or injure the plant or any part of the plant.

Section 98 and 118A do not apply in relation to activities which are essential for the carrying out of an activity by a determining authority within the meaning of Part 5 of the EP&A Act if the determining authority has complied with that Part. QPRC will be the determining authority for the proposed scheme under Part 5 of the EP&A Act.

A detailed flora and fauna impact assessment of the proposed works was undertaken by consultants Kevin Mills & Associates to satisfy its obligations under Part 5.

The New South Wales Environmental Planning and Assessment Act 1979 (EP&A Act), as amended by the Threatened Species Conservation Act 1995 (TSC Act) and the Threatened Species Conservation Amendment Act 2002 (TSC Amendment Act), requires that various factors of assessment be taken into account in deciding whether a proposed action, development or activity is likely to have a significant effect on threatened species, populations or communities, or their habitats and, hence, whether the preparation of a Species Impact Statement (SIS) is warranted.

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The Ecological Assessment by Kevin Mills & Associates (Appendix 7 of REF) has addressed the requirements of the Act. It notes the matters listed under the TSC Act and that are relevant to the proposed infrastructure are:

- small remnants of Box - Gum Woodland;
- woodland birds.
- Other matters assessed are avoided by the infrastructure and in particular the listed species Pink-tailed Worm Lizard and Golden Sun Moth that occur nearby on the Environa property.

This investigation has assessed the potential to impact upon species, populations and communities listed under the Threatened Species Conservation Act 1995 (NSW) and the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth). It is concluded that the preparation of neither a Species Impact Statement, as provided for under the TSC Act, nor referral to the Commonwealth Minister for assessment and approval under the EPBC Act, are warranted.

KMA concludes that the construction of the proposed infrastructure for the South Tralee development will not have a significant impact upon environmental values. The land that is traversed contains very few natural features and those that are identified have been avoided and will be retained.

Proposed Mitigation Measures

Attach the trunk mains to the bridge crossing Jerrabomberra Creek to reduce impacts on the banks and bed of the Creek.

Bushfire and Other Hazards and Risks

ABPP Bushfire Consultants have reviewed the design of the trunk sewer and water mains, the sewer pump station and both reservoir sites. As only underground works are proposed on the bushfire prone land, ABPP has determined there is no potential bushfire threat.

The pump station and reservoir sites are not located in bushfire prone land although ABPP has identified some mitigation measures be put in place in case of a bushfire incident. Some concern was raised over the potential for explosive activity occurring around the pump station. The pump manufacturers, QMAX, have determined the only potential issue would be if the vents in the pump station became blocked and gases built up in the wet well. In normal operation of the pump station, any gases released into the environment would be minimal and would be quickly dispersed into the atmosphere. As methane gas is lighter than air, it is unlikely there would be an issue with gases lingering around the pump station in an extreme or catastrophic event.

Council has advised that, as mentioned above, this cannot be considered as an identified environmental risk, as the likelihood of this occurring is unprecedented. Council could include this hazard in their regular check and maintenance schedule for regular observation to manage the risk to Council.

Proposed Mitigation Measures

- ABPP has determined that the pump station building should be constructed to BAL12.5 standard. This has been noted on the engineering drawings, for the pump station and proposed reservoir structures.
- Management of a 10m defendable space around the pump station and reservoir sites will also be required. This will include keeping grasses during the bushfire danger period (between 1st October – 31st March) around the sites to a minimum to ensure no bushfire risk.

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

- Maintenance of the pump station is important to ensure the vents to the wet wells remain unblocked and methane gases cannot become trapped inside.
- Condition imposed re bush fire measures (mowing etc) as recommended in REF.

The site is not mapped as flood-prone land in the *Queanbeyan LEP 2012*.

Soils and Landscapes

Contamination investigations did not identify actual or potential contamination within the development site. The mitigation measures and REF provide a protocol for potential contamination finds and soil erosion. Conditions regarding construction soil and water management are provided below.

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) establishes a State wide planning approach to the remediation of contaminated land. SEPP 55 requires that a consent authority consider whether the land is contaminated, and in the case of contaminated land, whether it would be suitable either before or after remediation for the purposes of the proposed development.

Clause 7 of SEPP55 relates to the issue of contamination, the suitability of the land for the proposed 'development', and whether remediation is required to facilitate development.

The Detailed Site Investigation undertaken by SMEC Consultants for South Tralee (Appendix 12 of REF) considered that on the basis of the desktop review of the available data (including, government searches and registered bore details), a site inspection and limited intrusive assessment, SMEC consider the site (being the sewer and water pumping stations) suitable for the proposed land use subject to the following proposed mitigation measures.

Proposed Mitigation Measures

- Temporary fencing is to be erected around the adjacent structures identified to contain ACM or PACM forming a 10m exclusion zone around adjacent site buildings;
- The adjacent structures are to be suitably labelled to convey the risk of asbestos exposure. A prominent warning sign should be posted in the immediate vicinity of the off-site buildings if it is not practical to directly label the asbestos containing material. All warning signs should comply with AS 1216 "Class Labels for Dangerous Goods" and AS 1319 "Safety Signs for the Occupational Environment" and the Safe Work Australia's Model Code of Practice How to manage and Control Asbestos in the Workplace;
- It is recognised that construction workers may be exposed to risk during works associated with redevelopment of the site. It is therefore recommended that a Construction Environmental Management Plan (CEMP) be prepared to include the following as a minimum:
 - Asbestos Management;
 - Dust & Noise Exposure;
 - Waste Management;
 - Other Contamination Management;
 - Procedure for uncovering unexpected contamination; and
 - Personnel Protective Equipment requirements.
- HAZMAT

Noise and Vibration

The REF report satisfactorily addresses Noise and Vibration. According to the Wilkinson Murray review carried out as part of the REF, the bulk infrastructure sites such as low level and high level reservoirs and sewer pump station have adequate distance from the any existing and proposed residential developments to have any noise impacts on residents. The

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

design of the main sewer pump is submersible and located under water so any noise will be contained within the wells as the pump will be covered. The reservoir booster pumps are located in concrete pits with aluminium access panels significantly minimising any potential noise.

The construction methodology originally indicated that blasting may be required. The REF indicates that the successful contractor for the works will be advised that blasting will be limited to areas clear of potential impacts and that QPRC pre-approval is required.

There will be some short term noise in the construction phase during which the sewer and water infrastructure is constructed but this can be covered by controlling hours of work.

Proposed Mitigation measures

A condition of approval that construction shall be in normal hours when working in close proximity to existing dwellings should be included.

Traffic and access

The assessment of traffic and access impacts and management measures proposed in the REF are considered satisfactory excluding the traffic impacts of trenching across roads.

Open trench excavation is proposed for the pipeline construction (water and sewer). While no objection is raised by Council's Development Engineer to this method for the majority of the route, concern has previously been expressed in regard to road crossings. The proposed installation of pipes one lane at a time on weekends to reduce traffic impacts is noted but such type of construction often leads to poor restoration and hence future maintenance issues.

Council's Development Engineer comments that the realignment of the sewer gravity main at the end of the Northern Entry Road so as to cross Tomsitt Drive at the intersection would allow this construction to occur as part of the intersection works and avoid the need for the crossing of Jerrabomberra Circle.

The response received from the proponents Engineering Consultant agreed with the Development Engineers assessment stating that:

The alignment will be modified to cross Tomsitt Drive at the intersection and align along the northern verge of Tomsitt Drive. Detailed design drawings will reflect the new alignment.

Proposed Mitigation Measures

- It is recommended that an additional condition be attached to the REF approval requiring the detailed design to show the realignment of infrastructure mains to be incorporated into the construction of the Tomsitt Drive intersection.
- Details of traffic controls and management plans to be submitted to Council for approval prior to the commencement of proposed works.

Water Quality and Hydrology

The assessment of impacts on water quality and hydrology and management measures proposed in the Statement of Commitments are considered satisfactory. A more detailed discussion of potential environmental impacts, likelihood of occurrence and recommended impact mitigation and management measures are contained in the following REF report and accompanying technical reports in Appendices 3-13.

Proposed Mitigation Measures

To avoid any potential impacts arising from the unlikely failure at the sewer pump station the following design and mitigation measures are proposed:

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

- Emergency storage tanks to store any overflow with a capacity of 8 hours of dry weather storage. This is a standard volume for emergency storage tanks and will provide adequate time for Council to respond to the failure e.g. arrange for sucker trucks to pump out the wet well, and/or in the event of a power failure have the power failure fixed or a generator deliver to site.
- A fixed generator is to be installed on site. This would allow for a reduction in the volume of required emergency storage and reduces the risks associated with power failures.

There is a potential risk of an overflow from the water reservoir tanks discharging potable water into the environment. Any overflows however, will be treated (dechlorinated) prior to release to the environment to mitigate any potential impacts.

Air quality

The proposed sewer pump station has been reviewed by Wilkinson Murray as a part of REF and the assessment raised the potential impact of odours escaping from the pumping station impacting on existing and proposed residences in South Jerrabomberra. These impacts were reviewed by Wilkinson Murray and it was determined that any odour from the proposed pump station would be contained by the proposed surrounding structure. As the structure will be fully enclosed including emergency storage tanks, and all the sewer mains will be underground (exclusive of the pipe crossing Jerrabomberra Creek attached to the bridge) there will not be any impacts on existing air quality in the South Jerrabomberra area.

A vent stack will be required near the Sewer Pump Station. In addition an educt and induct vent will be required at the discharge manhole along the northern entry road. Both the vent stack and educt and induct vents are not considered to have a significant odour impact.

Therefore, air quality impacts and management measures proposed in the REF are considered satisfactory.

Proposed Mitigation Measures

No further odour mitigation measures are recommended.

Waste management

The proposed waste management measures proposed in the REF are considered satisfactory.

Proposed Mitigation Measures

No further waste management mitigation measures are recommended.

4. Social and Cultural Impacts

Aboriginal and Non-Aboriginal Heritage

The National Parks and Wildlife Act, 1974 (NP&W Act) provides for the protection and management of Aboriginal heritage sites in NSW.

Under Section 86 of the Act, it is an offence to harm or desecrate an Aboriginal place or object unless authorised by an Aboriginal heritage impact permit, or where a proponent has reasonably determined that no Aboriginal object will be harmed.

A heritage assessment has been prepared by Navin Officer Heritage Consultants Pty Ltd to satisfy the NSW Office of Environmental and Heritage Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, for the purpose of the South Tralee Sewer and Water REF.

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(Continued)**

That assessment provided the following comments and recommendations:

- No Aboriginal sites will be directly impacted by the South Tralee Sewer and Water project.
- No further archaeological assessment is required for the South Tralee Sewer and Water project.
- Six Aboriginal sites (PPS7, PPS8, TA2, TA3, TA4 and NER1) are located within 35m of the South Tralee Sewer and Water project area. These sites should be fenced for the duration of construction activities associated with the South Tralee Sewer and Water project.
- The construction of fences around the sites indicated should be conducted with on-site advice from the project archaeologist.
- The location of sites should be clearly marked on all site plans utilised for the South Tralee Sewer and Water project.
- The protocols for the unanticipated discovery of archaeological material and suspected human remains (presented in Appendix 4 of Navin Officer's report) should be implemented if necessary.

The Heritage Act, 1977 (Heritage Act) makes provision to conserve the State's environmental heritage. It provides for the identification and registration of items of State and local heritage significance, provides for the interim protection of items of State heritage significance, constitutes the Heritage Council of New South Wales and confers on it functions relating to the State's heritage.

In accordance with Section 60 of the Heritage Act, approval must be gained from the Heritage Council when making changes to a heritage place listed on the State Heritage Register or covered by an interim heritage order (IHO).

There are no known items occurring within South Jerrabomberra that are listed on the State Heritage Register, nor subject to an interim or permanent conservation order under the Heritage Act.

The assessment by Navin Officer Heritage Consultants Pty Ltd (Appendix 9 of REF) considered the existence of non-aboriginal heritage within the investigation area. Key findings include the following;

- No historical sites will be directly impacted by the South Tralee Sewer and Water project.
- No further archaeological assessment is required for the South Tralee Sewer and Water project.
- Two European sites (H7 and H9) are located within 35m of the South Tralee Sewer and Water project area. Site H7 (main) should be fenced for the duration of construction activities associated with the South Tralee Sewer and Water project. No further action is required for site H9 (Tralee Landing Ground).
- The construction of fences around the sites indicated should be conducted with on-site advice from the project archaeologist.
- The location of sites should be clearly marked on all site plans utilised for the South Tralee Sewer and Water project.
- The protocols for the unanticipated discovery of archaeological material and suspected human remains (presented in Appendix 4 of Navin Officer's report) should be implemented if necessary.

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Proposed Mitigation Measures

Council staff have no reason to doubt the validity and outcomes of the heritage assessment and concur with the above mentioned findings. These will be included as conditions of the determination.

Visual Amenity

The visual impact assessment provided in the REF concludes that the impacts on visual amenity from the proposed works will be low. Existing visual mitigation such as earth mounds and tree planting would partially screen the proposed works thereby reducing their visual impact. The effectiveness of this screening will increase as planted vegetation matures.

Further management measures including ongoing monitoring of screening trees to ensure success and appropriate design of external lighting have been included as Statements of Commitments.

The visual impact of the permanent above ground utilities are not considered significant within the wider urban setting proposed for South Tralee. Screen landscaping is also proposed to further lessen the visual prominence of other structures, such as the pumping station.

Proposed Mitigation Measures

Conditions relating to the provision of screen landscaping and reservoir colours are recommended in REF.

Socioeconomic Factors

The proposed infrastructure adequately assesses the socioeconomic factors associated with the construction and operation of the water and sewer bulk infrastructure. The proposed mitigation measure and Statement of Commitments are considered satisfactory.

Proposed Mitigation Measures

No further socioeconomic mitigation measures are recommended.

Human Health

The REF addresses construction related impacts to human health such as dust pollution and accidental spills or discharges to the environment.

It also notes that construction work sites should be strictly supervised and maintained to ensure that the general public is not exposed to any potential health risks associated with the proposed scheme.

During construction it is possible that material would be encountered that has been contaminated by poorly performing on-site systems or fuel/oil leaks. Potential impacts on human health associated with contaminated soils and other waste materials would be managed by implementing mitigation measures and are addressed in the section on soil and landscapes above.

During the construction phase, the proposal could result in a number of short term impacts including (but not limited to):

- surface water run-off and sedimentation,
- noise and vibration,
- dust emissions,
- visual amenity, and disruption or delays along Tomsitt Drive.

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However, a range of measures including those identified in the accompanying servicing strategy (Appendix 4) and Construction Management Plans (Appendix 3) by Calibre Consulting will seek to mitigate such impacts.

Proposed Mitigation Measures

Appropriate conditions primarily related to the provision of a Construction and Environment Management Plan have been recommended in the REF.

5. Other Matters Considered

Economic Impacts

The proposed works would support the continued development of the south Jerrabomberra urban Release Area, providing residential and recreational development and water security.

Strategic Impacts

The proposal is consistent with the Queanbeyan Residential and Economic Strategy 2031, the Queanbeyan Local Environmental Plan 2012. In addition the Structure Plan for the development under the South Jerrabomberra DCP was adopted by Council on 28 March 2018.

Asset Acquisition

All the proposed works will become Council assets.

6. Consultation

The REF was placed on public exhibition from 8 August 2017 until 29 August 2017. Two submissions were received from neighbouring property owners. These are provided in Attachment 4. The substantive issues raised during the exhibition period were as follows:

Issue 1 - Concerns were raised about whether the works were being carried out for and on behalf of Council and as a consequence whether they could be undertaken under Part 5 of the Environmental Planning and Assessment Act and as such whether an REF was the appropriate mechanism to consider the environmental impacts of the development (as opposed to a Development application).

Comment - Council sought legal advice on this matter. The advice indicated that:

There are four key factors which are likely to be important in considering whether or not work is being carried out for and on behalf of Council:

- the extent to which the Council has control, supervision or can direct the design of the works;
- the extent to which the Council has control, supervision or can direct the doing of the works;
- whether the Council is responsible for any of the costs of the works; and
- which party ultimately owns the works

Under the draft Planning Agreement the Council has a high degree of control over the design and construction of the works. The Council has had input into the description of the works in the Schedule of the planning agreement, and its consent is required in order to vary the design or specifications (clause 14).

The Council also has a supervisory role: clause 16 allows it to inspect, examine or test a work or remedy a defect relating to the work. The Council may also determine when works are

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

completed (clause 21). While the Council will not pay for the total cost of construction of the works, it is responsible for the collection of infrastructure contributions from other developers and for the payment of these to the developer. On balance there is no doubt that the works are being done and on behalf of the Council and not by the developer in an independent capacity.

Most importantly, once the works are complete ownership and operation of the works will be transferred to the Council.

Although the planning agreement is not yet executed, the general allocation of control, responsibility and ownership is not expected to materially change as the terms of the agreement must be consistent with those in the South Tralee Urban Development Essential Infrastructure Deed dated December 2014, which similarly affords the Council a high degree of control over the design and construction of the works and ultimate ownership.

As such it is appropriate for the environmental impacts of the works to be considered through the preparation of an REF.

Issue 2 - Servicing has not been extended to the boundaries of these future subdivision areas. There must be a clear connection point for the sewer and water services to connect to the Walsh Land with a clear right to connect to and to use the infrastructure including necessary easements for this purpose.

Comment - This is correct. However, CEC4 is only required to provide the trunk servicing to establish the infrastructure for their own development. They are not obliged to run trunk mains to the edge of adjacent subdivisions. This is a cost that should be borne by future developers if and when they decide to connect to the water and sewer infrastructure.

Notwithstanding the above, it is contingent upon CEC4 to provide a mechanism which would allow for the future connection. As such it is recommended that a condition be added to the approval for the REF requiring CEC4 to provide easements of sufficient length and width from the constructed infrastructure to the boundary of adjoining land which will provide for the construction of future development and connecting infrastructure without constraining future developers.

Issue 3 - The proposed scope of works only makes provision for the temporary servicing of South Tralee and does not provide for the funding or implementation of the necessary permanent infrastructure that is required to service the whole of the South Jerrabomberra. This passes the risk of the costs of the permanent servicing of South Jerrabomberra to the Council or to other land owners. In addition there is concern about whether the REF provides for consideration of the total development when the Forrest-Morrison, Walsh and Environs land come to be developed.

Comment - This comment is correct. The base infrastructure such as the trunk mains, pump stations and reservoirs will be constructed at the cost of the South Tralee developers (CEC4) and proportionately recouped from the future developers by Council under a section 64 developer servicing plan. The recouped funds will be forwarded to CEC4 from Council. The infrastructure constructed will provide for the needs of South Tralee and the basic infrastructure for future development. However, if that future development takes place then those developers will be responsible for the costs of upgrading any infrastructure as a result of their development. The developer of the initial development cannot be expected to bear the whole cost of providing infrastructure services for the whole future development of the South Jerrabomberra valley.

Notwithstanding the above the funding of the project is not a relevant consideration for the REF. Any additional works to infrastructure required by future developers will require a separate assessment of the environmental impacts of that development, either in the

4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel) (Continued)

assessment of a DA, or if the future works are being done for and on behalf of Council, in a future REF.

Issue 4 - The REF is deficient in not considering mandatory relevant matters, in particular cumulative impacts and the impacts of sewage treatment and disposal during operation. As a result, the REF does not form a proper and sufficient basis for determining to proceed with the trunk sewer and water infrastructure.

Comment – Cumulative impacts of the proposed development has been addressed as a part of the REF assessment report prepared by Knight Frank and peer reviewed by SMEC. The details are captured as appendix 1 – Assessment of clause 228 requirements by addressing individual environmental factors and mitigation processes inclusive of cumulative environmental impacts.

Further to the assessment report, Council has been advised with more details and justification by addressing cumulative impacts by Knight Frank and peer reviewed by SMEC listed below;

The proposed sewer and water main works represent the initial stages of the future urban development of the remaining parts of South Jerrabomberra. As such they represent a minor component of the overall impact of the development of the area. Trunk sewer and water mains are designed to service the future development areas in South Jerrabomberra. Capacity is designed to take into account ultimate demand upon realisation of the development of South Jerrabomberra.

Cumulative environmental impacts of the proposed development of South Jerrabomberra are considered at a strategic level under the Queanbeyan Residential and Economic Strategy 2031 and the South Jerrabomberra Structure Plan. Key environmental issues considered during the preparation of the strategy and guiding the development of the structure plan, include:

- *Environmental and heritage conservation, principles supporting sustainable development*
- *Flood liable and other constrained land*
- *The need to provide adequate buffers between residential and non-residential uses*
- *Efficient utilisation of the existing transportation and infrastructure networks, and the provision of social and physical infrastructure for new areas*
- *Land subject to Native Title claim*
- *Aircraft noise and applicable standards*
- *Current Council land use initiatives*
- *Relevant planning, environmental and government legislation.*

Through these processes, the potential environmental constraints on the ultimate development have been considered, and addressed through the endorsement of long-term plans. The South Jerrabomberra Structure Plan 2013 is consistent with NSW Planning processes and has been endorsed by the NSW Department of Planning and Environment.

The proposed works are consistent with the Queanbeyan Residential and Economic Strategy 2031 in enabling future development of South Jerrabomberra. The proposed water and sewer mains are an integral component of the South Jerrabomberra Structure Plan 2013 and provide core infrastructure for, the proposed future land use areas in the South Jerrabomberra Structure Plan area. Alternative options have been considered and determined to be less suitable

Projected demand due to the ongoing development of South Jerrabomberra on the capacity of the Queanbeyan City Council sewerage treatment systems and water supplies has been assessed and integrated into project design. Future capacity requirements for sewerage treatment are being addressed independently by Queanbeyan City Council.

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The proposed work is an integral component of the Queanbeyan Residential and Economic Strategy 2031, and South Jerrabomberra Structure Plan 2013. Consequently, we consider that potential cumulative impacts associated with the proposed sewer and water infrastructure, have been appropriately assessed and endorsed by the NSW Department of Planning and Environment.

It is noted that the submitters comment relates to sewer treatment and disposal. There is no treatment or disposal proposed as part of this infrastructure. A pumping station that moves sewer from a lower height to a suitable gravity main is not considered to be sewer treatment.

Given all of the above Council can be satisfied that the cumulative impacts of the development are not so detrimental as to warrant refusal of the determination.

Issue 5 - On reviewing all your documentation, the location for the sewer pump station is located in 2 different positions. The Review of Environmental Factors dated May 2017, has the pumping station on Jerrabomberra Creek. Appendix 3 - Engineering Drawings June 2016 has the Sewer Pumping station in a completely different location.

Comment - The Review of Environmental Factors shows an indicative location for the Sewer Pump Station (on the Jerrabomberra Creek) in a figure depicting the original South Jerrabomberra Structure Plan. The revised Engineering Drawings (2016) show the actual proposed location of the sewer pump station. The proposed location has not changed between 2016 and 2017.

Conclusion

The proposed development is permitted without consent and is subject to assessment under Part 5 of the EP&A Act. QPRC is the determining authority.

The Review of Environmental Factors (REF) under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) prepared by Knight Frank Town Planning (KFTP) and Calibre Consulting considered in this report concluded that subject to the mitigation measures identified in the REF being satisfactorily implemented, the proposed scheme is unlikely to have a significant environmental impact and concluded that the preparation of an EIS is not considered necessary.

To ensure an independent assessment of the proposal, SMEC undertook a peer review of the REF proposed mitigation measure and consultants have assisted in the preparation of this Determination Report incorporating assessment staff comments.

The peer review of the REF carried out by SMEC consultants concluded that providing that appropriate environmental safeguards are implemented during both the operating and construction phases, they consider that assessment of potential environmental impacts meets the requirements of Clause 111 of the EP & A Act, and the proposal would not have a significant adverse impact on the environment.

In addition to the recommendations in the REF the assessment has indicated the following additional matters need to be covered by conditions attached to the determination. These relate to the following issues:

- Submission of a traffic management plan.
- The need for work to be carried out in accordance with Council specifications and the inspection of those works.
- Aligning the proposed infrastructure works with the Tomsitt Drive intersection works.
- Dosing of sewage held in storage prior to pump out to reduce septicity.
- Controls on blasting activity.
- Revised design showing infrastructure attached to bridge over Jerrabomberra Creek.
- Venting of storage tanks at sewer pumping station.

**4.1 Determination Report - Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure (Ref: C1844685; Author: Thompson/Patel)
(Continued)**

- Certifying height of reservoir meets OLS height approval.
- Bunding of hazardous storage areas.
- Identification of exclusion zones surrounding aboriginal sites.
- Providing easements to provide for the connection of future development sites to proposed trunk mains.

Should the recommendations of the REF (as modified by Council), SMEC (as modified by Council) and Council's assessment staff be adopted it is considered the proposed works would not have an unacceptable impact on the natural or built environment and it is recommended that Council approve the proposed works. Proposed determination conditions are provided in Attachment 2.

Attachments

Attachment 1	South Jerrabomberra Water & Sewer REF - Rev 2 - May 2017(2) (<i>Under Separate Cover</i>)
Attachment 2	Review of Environmental Factors - South Jerrabomberra Water and Sewer Infrastructure - Conditions (<i>Under Separate Cover</i>)
Attachment 3	Letter - Dept. Planning and Environment - 19 October 2017 (<i>Under Separate Cover</i>)
Attachment 4	Submissions - REF - South Jerrabomberra Water and Sewer Infrastructure (<i>Under Separate Cover</i>)

4.2 Expression of Interest for membership - Queanbeyan Palerang Regional Council
Heritage Advisory Committee (Ref: C1837707; Author: Thompson/Carswell)

Summary

Council has recently received two expressions of interest from the Bungendore community for an additional member of this Committee. These candidates are referred to as Candidate A and Candidate B and these expressions of interest are referred to Council for a decision on which candidate to appoint.

Recommendation

That Council indicate whether it wishes to appoint Candidate A or Candidate B to the Committee.

Background

Council has recently received two expressions of interest for an additional member of QPRC Heritage Advisory Committee (Attachments 1 and 2). These candidates are referred to as Candidate A and Candidate B.

The Committee's terms of reference allow for four community members to be appointed to the Committee. At present there is one vacancy for a community member on the Committee which has previously indicated a desire to have a representative from the Bungendore area. In this case it is not recommended that both nominees be appointed as with this appointment the Committee will have its full complement of seven Committee members and one representative from the Bungendore community is considered satisfactory.

This matter is submitted to Council for a decision as it is considered that Council should have the decision when appointing community members to its committees.

Implications

Policy

The appointment of an additional member of the Committee is consistent with Council's original resolution (PLA 291/17 – 11 October 2017) for this Committee.

Social / Cultural

Heritage is part of the social and cultural fabric of the local government area and affects the environment.

Strategic

The Committee's Terms of Reference include input into heritage work and policies of a strategic nature.

Engagement

An advertisement for expressions of interest for this Committee was advertised in late January 2018, however only three of the four community positions were filled. These two nominations have been received since that initial advertising period.

4.2 Expression of Interest for membership - Queanbeyan Palerang Regional Council Heritage Advisory Committee (Ref: C1837707; Author: Thompson/Carswell)
(Continued)

Financial

There are no financial impacts resulting from appointing an additional member to the Committee.

Conclusion

Council has recently received two expressions of interest for an additional member of the QPRC Heritage Advisory Committee. These nominations are submitted to Council for a decision on which candidate Council wishes to appoint to the Committee.

Attachments

- | | |
|--------------|---|
| Attachment 1 | Expression of Interest - Candidate A - Membership of Queanbeyan Palerang Regional Council Heritage Advisory Committee (<i>Under Separate Cover</i>) - CONFIDENTIAL |
| Attachment 2 | Expression of Interest - Candidate B - Membership of Queanbeyan Palerang Heritage Advisory Committee (<i>Under Separate Cover</i>) - CONFIDENTIAL |

4.3 QPRC On-Site Sewage Management (OSSM) Policy (Ref: C1817868; Author: Thompson/Abbott)

Summary

An On-site System of Sewage Management (OSSM) is any system that treats sewage on the site where it is produced, such as a septic tank, composting toilet or aerated treatment system.

This draft policy outlines how the risks associated with the widespread use of OSSMs are to be managed within the Queanbeyan-Palerang Regional Council (QPRC) Local Government Area (LGA).

The aims of the QPRC On-Site Sewage Management Policy are to:

- Guide property owners towards sustainable on-site management of domestic sewage and wastewater.
- Protect and enhance the quality of public health and the environment in the long term within the QPRC LGA.
- Co-ordinate environmental assessment, data collection and monitoring which is related to On-Site Sewage Management.
- Assist Council to prioritise resources for the efficient regulation and monitoring of on-site sewage management systems within its area.
- To support water quality objectives in the drinking water catchments.
- To ensure that all on-site sewage management systems in the QPRC area meet the various water catchment authorities current recommended practices and standards.

This policy, when adopted, will replace the existing Queanbeyan City Council On-Site Sewage Management Plan and the Palerang Council On-site Sewage Management Policy.

Recommendation

- 1. That the Draft On-Site Sewerage Management (OSSM) Policy be endorsed and placed on public exhibition for 28 days.**
 - 2. That a further report be presented to Council following the review of the public consultation process for finalisation of the Policy, and subsequent rescission of former council policies.**
-

Background

Sewage is a combination of both greywater and blackwater. Blackwater is wastewater generated from a toilet, bidette or bidet which is heavily and directly contaminated with human faeces and/or urine and can be highly infectious when untreated. Greywater is from a shower, bath, washing machine or sink.

Sewage contains bacteria, viruses, parasites and other disease-causing organisms. Contact with effluent should be minimised or eliminated, particularly for children.

The Office of Local Government recommends that every local council prepares an on-site sewage management strategy (OSMS) for its area. As a minimum, such a strategy should include:

- a statement of on-site sewage management policy.
- a statement of the on-site sewage management goals for particular areas and catchments.
- a statement of the programs the council has established or proposes to establish to meet those goals.

4.3 QPRC On-Site Sewage Management (OSSM) Policy (Ref: C1817868; Author: Thompson/Abbott) (Continued)

- a statement outlining the on-site sewage management response procedures the council will implement in emergencies.
- a statement of the on-site sewage management performance monitoring and measurement program the council will implement.
- a statement of the council's commitment to the continuing improvement of on-site sewage management in its area.

Almost all of the QPRC LGA is part of a catchment supplying drinking water to Sydney, Canberra, Queanbeyan, and local towns such as Braidwood, Bungendore and Captains Flat. The provision of an adequate and safe public water supply through catchment management and protection, is of paramount concern.

Currently within the QPRC LGA there are approximately 5,000 On-Site Sewage Management Systems (OSSMs) in the former Palerang LGA and 700 in the former Queanbeyan LGA.

Council has a responsibility to ensure systems are sited, designed, constructed and operated so as not to compromise public health, groundwater quality, surface water quality or amenity. In this regard, a check of the various systems is undertaken to prevent human exposure to pathogens and contaminants. The failure of an OSSM can be a source of serious environmental and public health concern. As a result, a series of objectives were developed by the NSW Office of Local Government to manage these concerns. These included:

- Prevention of public health risk;
- Protection of lands and community amenity;
- Protection of surface waters and groundwaters; and
- Conservation and reuse of resources.

It is the responsibility of the owner or occupier of premises to ensure that on-site systems are designed, installed and managed so that pollution of groundwater or surface waters does not occur, and so that there is no risk to public health, safety and the environment from the operation of an on-site sewage management system.

Implications

Legal

The NSW Government has provided regulations, policies, codes and guidelines for domestic waste water management in order to encourage best environmental outcomes to protect public health and the environment.

The legislative framework is incorporated within the following:

- *The Local Government Act 1993;*
- *Local Government (General) Regulation 2005;*
- *Environmental Planning and Assessment Act 1979;*
- *Environmental Planning and Assessment Regulation 2000;*
- *Plumbing and Drainage Act 2011;*
- *Protection of the Environment Operations Act 1997; and*
- *Public Health Act 2010*

The Draft QPRC On-Site Sewage Management Policy is consistent with State legislation which specifies that all on-site sewage management facilities in the Local Government area are approved and registered. This applies to both new and existing systems.

Two approvals are required under the Local Government Act for OSSM systems:

- Initial approval to install the system.

4.3 QPRC On-Site Sewage Management (OSSM) Policy (Ref: C1817868; Author: Thompson/Abbott) (Continued)

- Ongoing approval to operate the system

Approvals for ongoing operation of an OSSM under Section 68 of the Local Government Act are only issued for a specified period of time (2 years or 5 years depending on their individual risk assessment) and must be renewed before expiry.

In addition to the approval responsibilities discussed above, the Local Government Act 1993 gives Council the power to issue orders requiring compliance with the approval or to maintain the premises in a healthy condition. Orders can be given to the owner or occupier of the premises or to the person responsible for the waste or the container in which the waste is stored.

Policy

The Draft On-Site Sewerage Management (OSSM) Policy will replace the existing Queanbeyan City Council On-Site Sewage Management Plan and the Palerang Council On-Site Sewage Management Policy.

Environmental

Poor performance of OSSM's is often attributed to inadequate installation, inadequate maintenance, poor public awareness, insufficient Council resources, or inadequate adoption of standards, procedures and guidelines.

The aims of the QPRC On-Site Sewage Management Policy are to achieve the following positive outcomes:

- Guide property owners towards sustainable on-site management of domestic/business/commercial sewage and wastewater ;
- Protect and enhance the quality of public health and the environment in the long term within the QPRC LGA;
- Co-ordinate environmental assessment, data collection and monitoring which is related to On-Site Sewage Management;
- Assist Council to prioritise resources for the efficient regulation and monitoring of on-site sewage management systems within its area;
- To support water quality objectives in the drinking water catchments; and
- To ensure that all on-site sewage management systems in the QPRC area meet the various water catchment Authorities current recommended practices and standards.

Social / Cultural

Many of the new residents of the rural areas of the QPRC have little or no experience with the operation of an OSSM or living in rural areas. The OSSM program as outlined in this policy provides some outreach to overcome this lack of knowledge. The activities outlined in the policy aim to impart the necessary knowledge to enable owners to self-manage their own OSSMs.

Strategic

The Policy is consistent with the following strategic planning instruments:

- Palerang Local Environmental Plan 2014
- Queanbeyan Local Environment Plan 2012
- Queanbeyan Local Environment Plan (Poplars) 2013
- Queanbeyan Local Environment Plan (South Tralee) 2012
- Yarrowluma Local Environmental Plan 2002
- Palerang Development Control Plan 2015

4.3 QPRC On-Site Sewage Management (OSSM) Policy (Ref: C1817868; Author: Thompson/Abbott) (Continued)

- Queanbeyan Development Control Plan 2012

Engagement

Placing the draft policy on public exhibition is an important step in developing policy and engaging with the community and key stakeholders. Engagement and consultation with the community allows for new and direct input to be received on the new policy. It assists in identifying issues of concern and in turn, it allows for the policy to have greater community acceptance. Further, it also allows for greater transparency and accountability.

The period of public exhibition proposed is 28 days. The public notice must also specify a period of not less than 42 days after the date on which the draft policy is placed on public exhibition during which submissions may be made to the Council.

Council staff will review the submissions and report back to Council.

Financial

The operation and administration of the proposed QPRC OSSM Policy is designed to be cost neutral to Council with full cost recovery for provision of service. Fees for the provision of this approval and inspection program are outlined in Council's approved Fees and Charges schedule.

Fees are calculated for approval and inspections and charged over the life of the approval (2 or 5 years). This is consistent with the method of charging used in the former Palerang Council which had general acceptance in the community.

Resources (including staff)

This policy will involve the expansion of the existing OSSM compliance program operating in the former Palerang LGA. Some additional staffing resources may be required in the short term to integrate the former Queanbeyan Council OSSMs with the former Palerang Council OSSM data base and inspection regime. This can be achieved without any new appointments from existing staff resources.

Council will need to look at backup, training and succession planning for the OSSM Officer position. This could be through the creation of a Trainee position.

Integrated Plan

The Draft QPRC OSSM Policy is consistent with the following:

- QPRC Community Strategic Plan 2018-2028
- QPRC Fees and Charges 2017-18
- QPRC Operational Plan 2017-18

Conclusion

The OSSM Policy provides a uniform approach to the management of OSSMs across the QPRC LGA. It addresses the environmental and public health performance requirements of on-site systems ensuring that reduced risk to public health and improved water quality in local streams and rivers. It also provides administrative and technical guidance on the steps that should be taken to ensure that on-site systems comply with these requirements in the long term.

Attachments

Attachment 1 Draft QPRC On-Site Sewage Management Policy 2018 (*Under Separate Cover*)

5.1 Strategies for Review (Ref: C1843384; Author: Tegart/Ferguson)

Summary

A number of strategies and plans were adopted during the period of administration following the amalgamation of the former Queanbeyan City and Palerang Councils. Council considered a report on this matter at its meeting on 14 March 2018 and resolved that all strategies and plans be progressively presented for review. This report presents five strategies and plans within the QPRC strategic themes of Community and Choice as Part 1 of the review.

Councillors recently workshopped the CBD Transformation, Economic Development and Tourism Plans.

Recommendation

That Council review the following QPRC strategies and plans within the strategic themes of Community and Choice that were adopted during the period of administration:

1. **Disability Inclusion Action Plan 2017**
 2. **Sports Facilities Strategic Plan 2017**
 3. **Queanbeyan CBD Transformation Strategy 2017**
 4. **QPRC Tourism Plan 2017-2025**
 5. **QPRC Digital Economy and Smart Community Strategy 2017**
-

Background

At its Planning and Strategy Committee of the Whole meeting held on 14 March 2018, Council resolved as follows:

PLA027/18 That all plans and strategies adopted during the period of administration be reviewed by a report to Council.

Council agreed that the strategies and plans would be presented in several stages within the QPRC strategic themes of Community, Choice, Character, Connection and Capability. This report presents Part 1 of the review, comprising those adopted in the first two themes. The Executive Summary for each is included below.

The previous business paper reports, together with the documents themselves, presented to Council at the time of adoption are attached to this report.

1. **Disability Inclusion Action Plan 2017**

This plan is on Council's website at <https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans> and the business paper report from 24 May 2017 is at **Attachment 1**.

Executive Summary

The Disability Inclusion Action Plan outlines ways to improve inclusive practice within each of Council's functions across the four key areas of focus set out in the Disability Inclusion Action Planning Guidelines (2015). These are:

- Developing positive community attitudes and behaviours;
- Creating liveable communities;

5.1 Strategies for Review (Ref: C1843384; Author: Tegart/Ferguson) (Continued)

- Supporting access to meaningful employment
- Improving access to services through better systems and processes

2. Sports Facilities Strategic Plan 2017

This plan is on Council's website at <https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans> and the business paper report from 14 June 2017 is at **Attachment 2**.

Executive Summary

Queanbeyan-Palerang Regional Council manages a variety of facilities in a strong sporting community. With regional growth and a higher than average young population, demand on facilities is continuing to grow. National trends to unstructured recreation, increasing sedentary lifestyles and economic pressures required a rethink in providing community based sports and recreation facilities.

The lack of home ground and higher level sports facilities for a number of QPRC sporting clubs is forcing the community across the border into the ACT or further afield. Similarly, the lack of catchment planning for some sports sees the overflow from ACT clubs into Queanbeyan.

Careful rationalisation of sporting facilities and the adoption of strategies around sporting hubs, facilities rationalisation and economic development will maximise the value for money to the community and reduce ongoing maintenance costs. Decommissioning of sports facilities that fail to meet demand or are economically unviable, will free up valuable resources to invest into multipurpose sporting hubs and high standard facilities. Upgrading of selected fields and provision of all-weather training will reduce overload on fields protecting the surface for game days.

A 'hub' approach to facilities in the main towns is proposed, such as the proposed sporting fields at Bungendore and further development of Braidwood Recreation and Showgrounds; and moving to provision of grounds and facilities to support the major codes in Queanbeyan.

A regional sports complex carefully placed with easy access for major population centres, will deliver the best long-term solution for football (Soccer), Hockey, aquatic and basketball needs moving into the future along with multiple ancillary sports and activities. The complex will provide QPRC area with a centre of sporting excellence and would create a catalysis for sports based economic growth, currently unavailable in this region. A staged implementation of the Regional Sports Complex will allow for growth with demand and spread the financial expenditure across a manageable period.

3. Queanbeyan CBD Transformation Strategy 2017

This plan is on Council's website at <https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans> and the business paper report from 24 May 2017 is at **Attachment 3**.

Executive Summary

The CBD Transformation Strategy is aspirational, aimed at setting a strategic framework for a suite of plans to guide future development, pedestrianize the CBD, the design and shaping of public domain – piazzas, parks, laneways, river corridor,

5.1 Strategies for Review (Ref: C1843384; Author: Tegart/Ferguson) (Continued)

pedestrian and cyclist movement, traffic movement and carparking, for example; and the community and commercial partnerships to guide the CBD Masterplan, the staged construction of public domain, and the revision of the development control plan – to transform the Queanbeyan CBD.

The Strategy is supported by placemaking, retail, laneways, carparking and transport plans.

Through redevelopment of council CBD sites, conversion of some carparks into smart public domain, and the acquisition and construction of key movement corridors, it is expected the construction of offices, apartments and aged care facilities and associated carparking will increase workers and residents in the CBD, and in turn patronage to retail, cafes and lifestyle facilities in town.

4. QPRC Tourism Plan 2017 – 2025

This plan is on Council's website at <https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans> and the business paper report from 26 April 2017 is at **Attachment 4**.

Executive Summary

Queanbeyan-Palerang Regional Council has prepared the region's first Tourism Plan, which covers the period 2017-2025, to provide strategic direction to the growth of our visitor economy, encourage economic development and attract investment. At the heart of the vision is the desire to position the Queanbeyan-Palerang region as a leading regional destination that is anchored by its rural heritage and mining history, but with a focus on the future, which is demonstrated by the presence of the renewable energy sector and the quality of the residents' lifestyle.

The core themes of the Plan are: Meet the Makers, Great Outdoors, and Revitalising our Places.

5. QPRC Digital Economy and Smart Community Strategy 2017

This strategy is on Council's website at <https://www.qprc.nsw.gov.au/Resources-Documents/Strategies-and-Plans> and the business paper report from 10 May 2017 is at **Attachment 5**.

Executive Summary

Digital technology is an increasingly important influence that shapes social interaction, employment, collaboration, entertainment, decision-making and every aspect of our environment. Smart communities recognise this trend and use technology to expand opportunities and deliver benefits to the community.

This Strategy formally states our aspiration for Queanbeyan-Palerang to be a 'smart community' – from the city of Queanbeyan, to the townships of Bungendore and Braidwood, and our villages and rural properties.

Queanbeyan-Palerang Regional Council is committed to creating opportunities in the digital age – building our digital economy, harnessing the power of data for decision-making, leveraging the convenience of online services, and increasing our local, national and global connectivity.

5.1 Strategies for Review (Ref: C1843384; Author: Tegart/Ferguson) (Continued)

Its key ambitions are to: Building our Smart Economy; Better Local Services; Smart Data, Smart Planning; Increasing Digital Capacity and Connectivity; and Creating Vibrant Communities.

Implications***Strategic***

A number of the strategies and plans refer to the longer-term direction that Council has embarked upon, some of which have informed the Community Strategic Plan and Resourcing Strategy for example, that Council has considered since the election. Any review should take into account the work already underway and the contracts that may have been let.

Engagement

Depending on the degree of revision, some of the documents may require further community engagement.

Resources (including staff)

There may need to be appropriate funding allocated for staff time and community engagement for the strategies or plans for which Council wishes to undertake a full revision.

Conclusion

Five strategies and plans within the strategic themes of Community and Choice, that were adopted by the Administrator following the amalgamation of the former Queanbeyan City and Palerang Councils are now re-presented for review by Council.

Attachments

- | | |
|--------------|--|
| Attachment 1 | Business Paper report - Disability Inclusion Action Plan 2017 (<i>Under Separate Cover</i>) |
| Attachment 2 | Business paper report - Sports Facilities Strategic Plan 2017 (<i>Under Separate Cover</i>) |
| Attachment 3 | Business Paper report - Queanbeyan CBD Transformation Strategy 2017 (<i>Under Separate Cover</i>) |
| Attachment 4 | Business Paper report - QPRC Tourism Plan 2017 (<i>Under Separate Cover</i>) |
| Attachment 5 | Business Paper report - QPRC Digital Economy & Smart Community Strategy 2017 (<i>Under Separate Cover</i>) |

5.2 National General Assembly of Local Government (Ref: C1843424; Author: Tegart/Ferguson)

Summary

The Australian Local Government Association (ALGA) is holding its annual National General Assembly of Local Government (NGA) in Canberra from 17 – 20 June 2018 inclusive, and has issued an invitation to the Mayor, Councillors and the CEO/General Manager to attend. This report seeks the nomination of Council's attendees and voting delegate for debating sessions.

Recommendation

That Council nominate:

- 1. Those Councillors who wish to attend the ALGA's National General Assembly of Local Government in Canberra from 17 – 20 June 2018;**
 - 2. Its voting delegate for debating sessions.**
-

Background

The ALGA's 2018 NGA will be held at the National Convention Centre, Canberra, from 17 – 20 June, with the theme being "Australia's Future: Make it Local". A copy of the program, including information about keynote speakers and plenary sessions is at **Attachment 1**.

ALGA's CEO has extended an invitation to the Mayor, Councillors and the CEO/General Manager to attend the NGA; however, the Mayor has indicated that he is unable to attend.

Councillors may register to attend the full program or on a day-by-day basis.

Each council is entitled to one voting delegate in debating sessions. Council is therefore required to nominate its voting delegate for each debating session.

Implications

Policy

Council's Policy for the Payment of Expenses and Provision of Facilities for the Mayor and Councillors states:

4.2.2 What Conferences and Seminars May be Attended

The conferences, seminars, workshops, courses and similar to which this policy applies shall generally be confined to:

1. Local Government Annual Conferences (Federal and State),
2. Local Government and Shire Conference (State),
3. Special "one-off" conferences called by Local Government NSW on important issues,
4. NSW Country Mayors' Association,
5. Annual conferences and congresses of the major industry associations and professions in local government, and
6. Seminars and courses which further the training and professional development efforts of the Council and within the budget framework.

While motions needed to be submitted by 30 March 2018, there is limited scope to submit a late motion if Council so wished. Motions submitted to the NGA must:

- be relevant to the work of local government nationally;

5.2 National General Assembly of Local Government (Ref: C1843424; Author: Tegart/Ferguson) (Continued)

- be consistent with the theme of the NGA;
- complement or build on the policy objectives of the LGNSW;
- propose a clear action and outcome.

Any motions carried at the NGA may have an impact on the policy direction of NSW local councils.

Financial

Registration fees for the full program are as follows:

- Early bird (by 4 May)	969.00
- Standard (by 1 June)	1,290.00
- Late (after 1 June)	1,429.00

Registration per day:

- Monday, 18 June	529.00
- Tuesday, 19 June	529.00
- Wednesday, 20 June	320.00

Accompanying partners 280.00

Networking dinner (18 June) 100.00
 General Assembly dinner (19 June) 130.00

There are additional fees for those wishing to attend the Regional Cooperation and Development Forum on 17 June.

There are sufficient funds in the 2017/18 budget to cover the registration fees for Councillors wishing to attend the NGA.

Conclusion

The Australian Local Government Association (ALGA) is holding its annual National General Assembly of Local Government (NGA) in Canberra from 17 – 20 June 2018, and has issued an invitation to the Mayor, Councillors and the CEO/General Manager to attend. Councillors are asked to indicate whether they wish to attend the NGA and Council should nominate its voting delegate for debating sessions.

Attachments

Attachment 1 ALGA invitation and conference program (*Under Separate Cover*)

6 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 7.1 Potential Sale of Land

“Item 7.1 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) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.”