



Ordinary Meeting of Council

AGENDA

25 November 2020

Commencing at 5.30pm

In light of the COVID-19, this meeting will be held remotely. Presentations can either be made in writing or by attending a Zoom meeting: see Public Involvement at Meetings on Council's website.

On-site Inspections - Nil

Queanbeyan-Palerang Regional Council advises that this meeting will be webcast to Council's website. Images and voices of those attending will be captured and published.

A recording of the meeting will be archived on the website.

To view webcasts or archived recordings, please go to webcast.qprc.nsw.gov.au

Webcasts of Council meetings cannot be reused or reproduced in any way and are subject to copyright under the *Copyright Act 1968*.

1 OPENING

2 ACKNOWLEDGEMENT OF COUNTRY

3 APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

4 CONFIRMATION OF MINUTES

4.1 Minutes of the Ordinary Meeting of Council held on 28 October 2020

4.2 Minutes of the Planning and Strategy Committee of the Whole held on 11 November 2020

4.3 Minutes of the Extraordinary Meeting of Council held on 11 November 2020

5 DISCLOSURES OF INTERESTS

6 ADJOURNMENT FOR PUBLIC FORUM

7 MAYORAL MINUTE

8 NOTICES OF MOTIONS OF RESCISSION

9 REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.1	DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre	3
9.2	DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood	11
9.3	Sassafras Crescent Reserve	27
9.4	Queanbeyan Sister City - Botanical Gardens	31
9.5	Naming of Freebody Oval Pavilion	35
9.6	Queanbeyan Sewage Treatment Plant Upgrade	37
9.7	Majors Creek Road Pavement Rehabilitation	41
9.8	Bushfire Local Economic Recovery Fund Program.....	43
9.9	Bungendore Stormwater Trunk Infrastructure - Voluntary Planning Agreement..	45
9.10	Annual Report 2019-20	47
9.11	Presentation of 2019-20 Audited Financial Statements	49
9.12	Quarterly Budget Review Statement for Quarter Ending 30 September 2020....	53
9.13	Investment Report - October 2020	59

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

BUSINESS PAPER AGENDA – 25 November 2020 Page ii

10 REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.1 Reduction of Parking Fines	61
10.2 Local Government Elections 2021	63
10.3 Organisation Structure - Modified	65

11 REPORTS OF COMMITTEES

11.1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 12 November 2020.....	67
11.2 Minutes of the Environment and Sustainability Advisory Committee Meeting held on 4 November 2020	69
11.3 Queanbeyan-Palerang Sports Council - Minutes of Meeting held 9 November 2020.....	71
11.4 Local Traffic Committee 20 October 2020	73
11.5 Fernleigh Park s.355 Committee Minutes.....	75
11.6 Bungendore War Memorial s.355 Committee minutes.....	77
11.7 Wamboin Locality Committee Minutes.....	79

12 NOTICES OF MOTIONS

12.1 Naming of the Lake Jerrabomberra Pathway.....	81
12.2 Frogs Hollow Village Green - Bungendore	85
12.3 Post Merger Operational Expenditure	89

13 REPORTS TO COUNCIL - DELEGATES REPORTS

13.1 Delegates Reports.....	91
-----------------------------	----

14 QUESTIONS WITH NOTICE

14.1 Responses to Councillors' Questions	95
--	----

15 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION 96

Confidential - Not for Publication

16 REPORTS FOR CLOSED SESSION

16.1 Property Sale - 10 Aurora Place Queanbeyan <i>Item 16.1 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.</i>	
---	--

17 CONCLUSION OF THE MEETING

LIST OF ATTACHMENTS –

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

Open Attachments

- Item 9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre
- Attachment 1 4.15 Assessment Report - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (Under Separate Cover)*
- Attachment 2 Plans - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (Under Separate Cover)*
- Attachment 3 Draft Conditions - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (Under Separate Cover)*
- Attachment 4 Landscape Plan - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (Under Separate Cover)*
- Attachment 5 Waste Management Report - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (Under Separate Cover)*
- Attachment 6 Acoustic Report - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (Under Separate Cover)*
- Item 9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood
- Attachment 1 DA.2020.1172 - 4.15 Assessment Report - 121 Wallace Street, Braidwood (Under Separate Cover)*
- Attachment 2 DA.2020.1172 - Plans - 121 Wallace Street, Braidwood (Under Separate Cover)*
- Attachment 3 DA.2020.1172 - Submissions - 121 Wallace Street, Braidwood (Under Separate Cover)*
- Attachment 4 DA.2020.1172 - Draft Conditions - 121 Wallace Street, Braidwood (Under Separate Cover)*
- Item 9.5 Naming of Freebody Oval Pavilion
- Attachment 1 Request from QDCC to Name Facilities at Freebody Oval. (Under Separate Cover)*
- Item 9.6 Queanbeyan Sewage Treatment Plant Upgrade
- Attachment 1 Queanbeyan STP Environmental Impact Statement Summary (Under Separate Cover)*
- Attachment 2 Queanbeyan STP Site Arrangement (Under Separate Cover)*
- Attachment 3 Queanbeyan STP 3D Model Screen Shots (Under Separate Cover)*
- Item 9.8 Bushfire Local Economic Recovery Fund Program
- Attachment 1 Bushfire Local Economic Recovery Funding Guidelines (Under Separate Cover)*
- Item 9.9 Bungendore Stormwater Trunk Infrastructure - Voluntary Planning Agreement
- Attachment 1 Bungendore Stormwater Trunk Infrastructure - Voluntary Planning Agreement - Engagement Report (Under Separate Cover)*
- Item 9.10 Annual Report 2019-20
- Attachment 1 2019-20 Annual Report (Under Separate Cover)*

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

BUSINESS PAPER AGENDA – 25 November 2020 Page iv

- Item 9.11 Presentation of 2019-20 Audited Financial Statements
Attachment 1 Annual Financial Statements 2019/20 (Under Separate Cover)
- Item 9.12 Quarterly Budget Review Statement for Quarter Ending 30 September 2020
Attachment 1 Attachment QBRS for 30 September 2020 (Under Separate Cover)
Attachment 2 Carry Over Supporting Documentation for 2020-21 (Under Separate Cover)
- Item 9.13 Investment Report - October 2020
Attachment 1 Investment Report Pack - October 2020 (Under Separate Cover)
- Item 10.1 Reduction of Parking Fines
Attachment 1 List of Parking Infringements Included in Scheme (Under Separate Cover)
Attachment 2 QPRC Parking Fine Concession Letter from MP Domonic Perrottet (Under Separate Cover)
- Item 11.1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 12 November 2020
Attachment 1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held on 12 November 2020 (Under Separate Cover)
- Item 11.2 Minutes of the Environment and Sustainability Advisory Committee Meeting held on 4 November 2020
Attachment 1 Minutes of the Environment and Sustainability Advisory Committee - 4 November 2020 (Under Separate Cover)
- Item 11.3 Queanbeyan-Palerang Sports Council - Minutes of Meeting held 9 November 2020
Attachment 1 Minutes of the Queanbeyan-Palerang Sports Council Meeting held on 9 November 2020 (Under Separate Cover)
- Item 11.4 Local Traffic Committee 20 October 2020
Attachment 1 LTC Minutes October 2020 (Under Separate Cover)
- Item 11.5 Fernleigh Park s.355 Committee Minutes
Attachment 1 Fernleigh Park s.355 Committee minutes 10 September 2020 (Under Separate Cover)
Attachment 2 Fernleigh Park s.355 Committee minutes 15 October 2020 (Under Separate Cover)
- Item 11.6 Bungendore War Memorial s.355 Committee minutes
Attachment 1 Bungendore War Memorial s.355 Committee AGM minutes 1 August 2019 (Under Separate Cover)
Attachment 2 Bungendore War Memorial s.355 Committee meeting 2 July 2020 (Under Separate Cover)
Attachment 3 Bungendore War Memorial s.355 Committee meeting 6 August 2020 (Under Separate Cover)
Attachment 4 Bungendore War Memorial s.355 Committee meeting 3 September 2020 (Under Separate Cover)
Attachment 5 Bungendore War Memorial s.355 Committee meeting 1 October 2020 (Under Separate Cover)
- Item 11.7 Wamboin Locality Committee Minutes
Attachment 1 Wamboin Locality Committee minutes 26 October 2020 (Under Separate Cover)

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

BUSINESS PAPER AGENDA – 25 November 2020 Page v

- Attachment 2* *Wamboin Locality Committee minutes 22 November 2019
(Under Separate Cover)*
- Attachment 3* *Wamboin Hall s.355 Committee Financial Report 2020
(Under Separate Cover)*
- Attachment 4* *Canning Close s.355 Committee AGM minutes 2020 (Under
Separate Cover)*
- Attachment 5* *Les Reardon Reserve s.355 Committee AGM minutes 2020
(Under Separate Cover)*
- Attachment 6* *Les Reardon Reserve s.355 Committee Financial Report
2020 (Under Separate Cover)*
- Attachment 7* *Les Reardon Reserve s.355 Committee Chair's Report 2020
(Under Separate Cover)*
- Attachment 8* *Greenways s.355 Committee AGM minutes 2020 (Under
Separate Cover)*

Item 13.1 Delegates Reports

- Attachment 1* *Cr Harrison's - Dargues Reef Community Consultative
Committee report (Under Separate Cover)*
- Attachment 2* *Cr Harrison's - Dargues Gold Mine - DCCCC No 37 - 19
October 2020 (Under Separate Cover)*

Item 14.1 Responses to Councillors' Questions

- Attachment 1* *Responses to Councillors' Questions (Under Separate
Cover)*

Closed Attachments

Item 9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre

- Attachment 7* *Submissions - 181 Cooma Street and 11 Queenbar Road
Karabar - DA.2020.1363 (Under Separate Cover)*

Item 14.1 Responses to Councillors' Questions

- Attachment 2* *Responses to Councillors' Questions with confidential
information (Under Separate Cover)*



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Bungendore Council Chambers on Wednesday, 28 October 2020 commencing at 5.30pm.

ATTENDANCE

Councillors: Cr Overall (Chair), Crs Biscotti, Brown, Harrison, Hicks, Marshall, Noveska (from 5.35pm), Schweikert, Taylor and Winchester.

Staff: P Tegart, CEO; M Thompson, Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections, and J Richards, Portfolio General Manager Community Choice.

Also Present: L Ison (Minute Secretary).

1. OPENING

The meeting commenced at 5.32pm.

2. ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the traditional custodians of the land upon which the meeting was held.

3. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

There were no apologies.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Ordinary Meeting of Council held on 23 September 2020

202/20

RESOLVED (Hicks/Schweikert)

That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 23 September 2020 be confirmed.

The resolution was carried unanimously.

4.2 Minutes of the Planning and Strategy Committee of the Whole held on 14 October 2020

203/20

RESOLVED (Taylor/Hicks)

That the Minutes of the Planning and Strategy Committee of the Whole held in the Queanbeyan Council Chambers on Wednesday 14 October 2020 be confirmed.

The resolution was carried unanimously.

5. DISCLOSURES OF INTERESTS

204/20

RESOLVED (Taylor/Hicks)

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

The resolution was carried unanimously.

Cr Kenrick Winchester declared a less than significant non-pecuniary interest in Item 16.2: Family Day Care Transition Payments, stating his sister is a family day care educator.

Mr Michael Thompson declared a less than significant non-pecuniary interest in Item 16.6: Sale of Council Property, stating his wife is employed by the land purchaser.

6. ADJOURNMENT FOR PUBLIC FORUM

At this stage of the proceedings, the time being 5.35pm, Cr Overall advised that the meeting should now adjourn for the Public Forum.

205/20

RESOLVED (Overall/Hicks)

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

Cr Noveska joined the meeting at 5.35pm.

ADJOURNMENT:

The meeting adjourned for the Public Forum at 5.35pm and resumed at 6.29pm.

7. MAYORAL MINUTE

There was no Mayoral Minute.

8. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.1 Nomination of New Road Name - Rock Wall Lane, Bombay

206/20

RESOLVED (Hicks/Taylor)

That Council:

1. Adopt in principle the name 'Rock Wall Lane' as the proposed name for the Crown road as shown in Attachment 1.
2. Advertise the name for public comment for 28 days.
3. Seek approval from the Geographical Names Board for the use of the name if no objections are received.

The resolution was carried unanimously.

9.2 Determination of Applications for the Local Heritage Places Grants 2020-21

207/20

RESOLVED (Marshall/Schweikert)

That Council adopt the recommendations to provide funding to the applications as listed in Attachment 1.

The resolution was carried unanimously.

9.3 Determination of Applications for Special Heritage Fund Grant 2020-21

208/20

RESOLVED (Marshall/Schweikert)

That Council endorse the recommended funding for the 2020-21 financial year as set out in Attachment 1 of this report.

The resolution was carried unanimously.

9.4 Bungendore Car Park Options

MOVED (Schweikert/Biscotti)

That Council finalise design and proceed to tender for construction of the central carpark in Bungendore on the following parameters:

1. Provide up to 60 public and disabled carparking spaces, with vehicular access from Ellendon St and pedestrian access from Malbon St, public toilets, and EV charging facilities, sited in accord with Option 1.
2. Optimise landscaping and tree planting for shade and amenity.
3. Progress acquisition of and form a pedestrian access from Gibraltar St to the carpark.
4. Within the allocated funding of \$1m loan and \$660k from land sales and s94 carparking contributions.

Cr Marshall foreshadowed a CONTRARY motion: [“That Council endorse QPRC Option D (without acquisition) as the preferred car park design to proceed to tender and construction.”]

The motion (of Crs Schweikert and Biscotti) was PUT and CARRIED.

209/20

RESOLVED (Schweikert/Biscotti)

That Council finalise design and proceed to tender for construction of the central carpark in Bungendore on the following parameters:

1. Provide up to 60 public and disabled carparking spaces, with vehicular access from Ellendon St and pedestrian access from Malbon St, public toilets, and EV charging facilities, sited in accord with Option 1.
2. Optimise landscaping and tree planting for shade and amenity.
3. Progress acquisition of and form a pedestrian access from Gibraltar St to the carpark.
4. Within the allocated funding of \$1m loan and \$660k from land sales and s94 carparking contributions.

For: Crs Biscotti, Brown, Harrison, Hicks, Overall, Schweikert and Taylor

Against: Crs Marshall, Noveska and Winchester

Procedural Motion

210/20

RESOLVED (Marshall/Hicks)

That Item 9.16 be brought forward at this juncture.

The resolution was carried unanimously.

SUPPLEMENTARY REPORT

9.16 Bungendore Education Precinct Proposal

MOVED (Marshall/Noveska)

That Council defer this item to an Extraordinary meeting on Wednesday, 4 November 2020.

The motion (of Crs Marshall and Noveska) was PUT and LOST.

For: Crs Brown, Marshall, Noveska and Winchester

Against: Crs Biscotti, Harrison, Hicks, Overall, Schweikert and Taylor

211/20

RESOLVED (Hicks/Schweikert)

That Council:

1. Note the report on the Bungendore Education Precinct proposal, the scope and sequencing of works associated with the construction; and impacts on Council and community assets.
2. Support the proposal from NSW Department of Education (DoE) in terms of:
 - a. providing support for the establishment of the education precinct and shared-use of facilities;
 - b. agreeing to the sale of 2, 4-6 Majara St, 10 Majara St, and the Majara road reserve between Turallo Terrace and Gibraltar St to DoE, based on independent valuations;
 - c. authorising the road closure of that above part of Majara St road reserve;
 - d. authorising the CEO to negotiate terms of joint use agreements (MoU) of the Mick Sherd Oval, primary school oval; game courts, reserve, library, multipurpose hall, and sports hub in line with the attachment;
 - e. noting detail design and traffic plans will form part of a SSDA by DoE for approval by the Minister.
3. Support reassigning the Abbeyfield aged care residential site from 4-6 Majara St to approx. 1800m² site at Majara St road reserve north of Turallo Tce, and take steps to make necessary planning and administrative actions to enable that use, including:
 - a. authorising closure of that part of Majara St road reserve;
 - b. undertaking site compatibility planning assessment to enable aged care residential use on that closed section of Majara St;
 - c. arranging a peppercorn licence to Abbeyfield to develop and occupy the site as an aged care residential facility.
4. Further to 2 and 3, amend the Operational Plan to disclose:
 - a. the closure of relevant sections of roads;

- b. subdivision and repurposing of part crown reserves;
 - c. sale of Council properties at 2, 4-6 Majara St, and 10 Majara St;
 - d. leasing of part Majara St road reserve to Abbeyfield Housing under licence;
 - e. exhibit for community feedback for 28 days and report back to Council.
5. Further to 2 and 3, authorise the CEO to identify suitable sites to establish a new Council office in Bungendore to replace the 10 Majara St facility, potentially incorporating a new depot, and report on options and associated estimates.
 6. Amend the Financial Plan to include the construction of a new office/depot, and outdoor aquatic facility in Bungendore; utilising proceeds of sale for the construction of the office/depot, and the DoE contribution, section 94 contributions and new borrowings of \$5m for the pool.
 7. Amend respective development contribution plans to assist debt servicing for those purposes.

For: Crs Biscotti, Hicks, Marshall, Overall, Schweikert and Taylor
Against: Crs Brown, Harrison, Noveska and Winchester

ADJOURNMENT: The meeting adjourned at 7.46pm and resumed at 8.15pm.

9.5 Request for Extraordinary Meeting on 11 November 2020 - Queanbeyan Civic and Cultural Precinct

212/20

RESOLVED (Winchester/Schweikert)

That Council hold an Extraordinary Council meeting on 11 November 2020 to consider inviting tenders for Contract 2020-31 – Queanbeyan Civic and Cultural Precinct Project Design Finalisation and Construction.

The resolution was carried unanimously.

9.6 Lascelles Street, Braidwood Improvements

213/20

RESOLVED (Schweikert/Hicks)

That Council:

1. Note the Community Engagement Report for the Lascelles Street Improvements.
2. Note the amended concept design that will now proceed to tender.
3. Receive a further report on the awarding of a contract following the completion of the tender process.

The resolution was carried unanimously.

Cr Marshall's audio-visual link to the meeting failed and he left the meeting at 8.17pm.

9.7 Visitor Information Centre

214/20

RESOLVED (Schweikert/Hicks)

That Council:

1. Note the availability of an expansive online visitor and business portal on the Council website.
2. Relocate the provision visitor information services into the Queanbeyan Library and/or customer service centre.
3. Facilitate increased and decentralised visitor information at businesses and tourism attractions across the LGA in addition to an increased presence at the Canberra and Region Visitors Centre.

The resolution was carried unanimously.

9.8 Cultural Arts Assistance Scheme (CAAS) application - Braidwood Regional Arts Group

215/20

RESOLVED (Harrison/Biscotti)

That Council approve the allocation of a donation of \$1,500 from the Cultural Arts Assistance Scheme to Braidwood Regional Arts Group, to assist with costs for the 'Art on Fire' book.

The resolution was carried unanimously.

9.9 Cultural Arts Assistance Scheme Application - Queanbeyan Junior Brass

216/20

RESOLVED (Biscotti/Noveska)

That Council approve a donation of \$1,500 from the Cultural Arts Assistance Scheme to Queanbeyan Junior Brass Inc., to assist with the purchase of a new brass tuba, six music stands and other equipment.

The resolution was carried unanimously.

9.10 Loan Borrowing Program - 2020/21

MOVED (Biscotti/Schweikert)

That Council:

1. Approve the recommended borrowings for 2020-21 and authorise the Mayor and Chief Executive Officer to submit an application to TCorp for a total \$36,645,000, including \$19,752,000 for the first year of QCCP, and \$16,893,000 for the capital projects detailed in Table 1.
2. Authorise the Mayor and Chief Executive Officer to submit a further application to TCorp for \$32,605,000 for the remainder of the eligible components of the loan for QCCP over the next 2 financial years.

3. Note the commercial and leased elements of QCCP are ineligible for loan financing through TCorp, and an additional commercial loan will be sought in the amount of \$20,567,000 over the next 2 financial years.
4. Seek competitive quotes from commercial lenders for 2020-21 loans, to ensure best value for money is obtained.

During discussion, Cr Taylor gave notice of a Matter Arising.

The motion, of Crs Biscotti and Schweikert, was PUT and CARRIED.

217/20

RESOLVED (Biscotti/Schweikert)

That Council:

1. Approve the recommended borrowings for 2020-21 and authorise the Mayor and Chief Executive Officer to submit an application to TCorp for a total \$36,645,000, including \$19,752,000 for the first year of QCCP, and \$16,893,000 for the capital projects detailed in Table 1.
2. Authorise the Mayor and Chief Executive Officer to submit a further application to TCorp for \$32,605,000 for the remainder of the eligible components of the loan for QCCP over the next 2 financial years.
3. Note the commercial and leased elements of QCCP are ineligible for loan financing through TCorp, and an additional commercial loan will be sought in the amount of \$20,567,000 over the next 2 financial years.
4. Seek competitive quotes from commercial lenders for 2020-21 loans, to ensure best value for money is obtained.

The resolution was carried unanimously.

MATTERS ARISING

MOVED (Taylor/Harrison)

That Council receive a report on merger savings on expenditure since amalgamation.

Cr Marshall re-joined the meeting at 8.29pm.

Cr Brown's audio-visual link to the meeting failed at 8.30pm and he was therefore unable to continue remote participation in the meeting.

The motion (of Crs Taylor and Harrison) was PUT and CARRIED.

218/20

RESOLVED (Taylor/Harrison)

That Council receive a report on merger savings on expenditure since amalgamation.

For: Crs Biscotti, Harrison, Hicks, Noveska, Taylor and Winchester
Against: Crs Marshall (did not vote), Overall and Schweikert

9.11 Investment Report - September 2020

219/20

RESOLVED (Biscotti/Hicks)

That Council:

1. Note the investment return for September 2020 was \$59,986.
2. Note the investment portfolio has been made in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and Queanbeyan-Palerang Regional Council's Investment Policy.
3. Receive the Investment Report for the month of September 2020.

The resolution was carried unanimously.

9.12 Annual Native Title Manager Notification

220/20

RESOLVED (Taylor/Schweikert)

That Council:

1. Confirm the existing appointment of David Carswell, Kristina Micallef and Simon Holloway as Native Title Managers employed by Council.
2. Confirm the additional appointment of Patrick Williams as a Native Title Manager.
3. Authorise the CEO to give written notice to the NSW Minister for Water, Property and Housing the names and contact details of Council's Native Title Managers.

The resolution was carried unanimously.

9.13 Review of s.355 Committee Guidelines

221/20

RESOLVED (Schweikert/Hicks)

That Council:

1. Consider the summary of suggestions and comments received following public exhibition of the revised s.355 Committee Guidelines.
2. Determine whether to incorporate the comments into the Guidelines.
3. Adopt the revised Section 355 Committee Guidelines as amended.
4. Undertake induction training for new section 355 committee members.

The resolution was carried unanimously.

9.14 Revised Donations Policy

222/20

RESOLVED (Biscotti/Schweikert)

That Council, having considered the submission received following public exhibition of the revised QPRC Donations Policy, formally adopt the Policy.

For: Crs Biscotti, Hicks, Marshall, Noveska, Overall, Schweikert and Winchester

Against: Crs Harrison and Taylor

9.15 Register of Declarations of Pecuniary Interests and Other Matters

223/20

RESOLVED (Hicks/Schweikert)

That, in accordance with s.440AAB of the *Local Government Act 1993*, the register of annual returns of disclosures of pecuniary interest and other matters by Councillors and designated staff for the period ending 30 June 2020, be tabled.

The resolution was carried unanimously.

SUPPLEMENTARY REPORT

9.16 Bungendore Education Precinct Proposal

This item was dealt with in earlier business.

10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.1 Update on Solar Panel System Cleaning, Removal, and Disposal Including Associated Costs

224/20

RESOLVED (Schweikert/Marshall)

That the report be received for information.

The resolution was carried unanimously.

10.2 Large Scale Battery Storage System - Mountain Road, Beard

225/20

RESOLVED (Marshall/Hicks)

That the report be received for information.

The resolution was carried unanimously.

10.3 Intention to Issue Information Package - Tenderers for Queanbeyan Civic and Cultural Precinct

226/20

RESOLVED (Biscotti/Schweikert)

That the report be received for information.

The resolution was carried unanimously.

10.4 Bushfire Recovery Grants

227/20

RESOLVED (Marshall/Schweikert)

That the report be received for information.

The resolution was carried unanimously.

11. REPORTS OF COMMITTEES

11.1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 8 October 2020

228/20

RESOLVED (Hicks/Marshall)

That Council note the Minutes of Braidwood and Curtilage Heritage Advisory Committee held on 8 October 2020.

The resolution was carried unanimously.

11.2 Minutes of the QPRC Heritage Advisory Committee Meeting held 15 October 2020

229/20

RESOLVED (Overall/Schweikert)

That Council note the Minutes of QPRC Heritage Advisory Committee held on 15 October 2020.

The resolution was carried unanimously.

Procedural Motion

230/20

RESOLVED (Hicks/Harrison)

That Council move Items 11.3 to 11.7 as a bloc and resolve as recommended.

The resolution was carried unanimously.

11.3 ARIC Minutes 9 September 2020

231/20

RESOLVED (Hicks/Harrison)

That the report be received for information.

The resolution was carried unanimously.

232/20 **11.4 Canning Close Reserve s.355 Committee Meeting Minutes**
RESOLVED (Hicks/Harrison)

That Council:

1. Note the minutes of Annual General Meeting of the Canning Close Reserve s.355 Committee held on 28 September 2020.
2. Approve the following office-bears and member for 2020-21:
Peter Evans - Chair
Pete Harrison - Secretary
Toni Cuthbertson - Member (representing Wamboin Pony Club)

The resolution was carried unanimously.

233/20 **11.5 Greenways s.355 Committee Meeting Minutes**
RESOLVED (Hicks/Harrison)

That Council:

1. Note the minutes of Greenways s.355 Committee's Annual General Meeting held on 22 September 2020.
2. Endorse the following office-bearers and members of the Committee:
Kathy Handel - Chair
Pete Harrison - Secretary
Maria Taylor - Treasurer
Kerry Cox - Member (representing Geary's Gap Pony Club)
Peter Evans - Member
Bill Taylor - Member
3. Note the minutes of the Greenways s.355 Committee's meeting held on 22 September 2020.

The resolution was carried unanimously.

234/20 **11.6 Royalla Common s.355 Committee Meeting Minutes**
RESOLVED (Hicks/Harrison)

That Council:

1. Note the minutes of the Royalla Common s.355 Committee's meeting held on 23 September 2020.
2. Approve the following office-bearers and members of the Committee:
Geoff Patterson - Chair
Steve Donlan - Deputy Chair
Hayley Bennett - Secretary
Brad Griffin - Treasurer

Rick Sullivan - Bookings Manager
Dave Klomp - Events Manager
Duncan Jarvis - Grants Manager
Paul Bombardier - Site Planning and Development Manager
Jim Orman - Friend of the Committee Manager
Helen Alexander - Committee member and newsletter manager
Steve Wilson - Committee Member

The resolution was carried unanimously.

11.7 Wamboin Hall Management s.355 Committee Minutes

235/20

RESOLVED (Hicks/Harrison)

That Council:

1. Note the minutes of Wamboin Hall Management s.355 Committee's Annual General Meeting held on 8 September 2020.
2. Endorse the following office-bearers and members of the Committee:

Tim Barter - Chair
Deb Gordon - Secretary
Joan Mason - Treasurer and Hall Bookings
Lofty Mason - Member
Vicki Still - Member
Don Evans - Member
Ken Gordon - Member
Pete Harrison - Member
Peter Greenwood - Member
Charlie Montesin - Member

3. Note the minutes of the Wamboin Hall Management s.355 Committee's meeting held on 8 September 2020.

The resolution was carried unanimously.

12. NOTICES OF MOTIONS

12.1 Enforcement of Parking Regulations

MOVED (Marshall/Harrison)

That Council request a report for its November Ordinary meeting on options for enforcement of certain parking regulations.

During discussion, Cr Hicks foreshadowed a CONTRARY motion: ["That Council ban cameras and place infringement notices under windscreen wipers."]

During discussion, Cr Schweikert foreshadowed a CONTRARY motion: ["That Council receive a report if it is legally possible to reduce all traffic and parking fines issued by Council by 25% and to modify the Parking Policy accordingly."]

The motion (of Crs Marshall and Harrison) was PUT and LOST.

For: Crs Marshall and Winchester

Against: Crs Biscotti, Harrison, Hicks, Overall, Schweikert and Taylor

The foreshadowed motion, (of Cr Hicks), was brought forward in an amended form.

MOVED (Hicks)

That Council request a report for its November Ordinary meeting on options for enforcement of certain parking regulations.

The Mayor ruled Cr Hick's motion out of order, as it was similar to the lost motion.

Cr Winchester's audio-visual link to the meeting failed at 8.46pm and he left the meeting at 8.46pm.

The foreshadowed motion (of Cr Schweikert) was brought forward, seconded by Cr Hicks, PUT and CARRIED.

236/20

RESOLVED (Schweikert/Hicks)

That Council receive a report if it is legally possible to reduce all traffic and parking fines issued by Council by 25% and to modify the Parking Policy accordingly.

For: Crs Biscotti, Hicks, Marshall, Noveska, Overall and Schweikert

Against: Crs Harrison and Taylor

12.2 Councillors' and Designated Persons' Pecuniary Interest Returns

MOVED (Marshall)

That Council publish Councillors' annual pecuniary interest returns on its website, by the end of November each year.

The motion (of Cr Marshall) lapsed for want of a seconder.

During discussion, Cr Schweikert raised a point of order stating he does not like being accused of breaching state laws.

Cr Winchester re-joined the meeting at 8.53pm.

13. REPORTS TO COUNCIL - DELEGATES REPORTS

There were no Delegates Reports.

14. QUESTIONS WITH NOTICE

14.1 Responses to Councillors' Questions

237/20

RESOLVED (Taylor/Biscotti)

That the report be received for information.

The resolution was carried unanimously.

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

At this stage of the proceedings Cr Overall advised that there were items on the Agenda that should be dealt with in Closed Session.

238/20

RESOLVED (Overall/Biscotti)

That Council not adjourn for the scheduled supper break but continue with the meeting and complete the agenda.

The resolution was carried unanimously.

17. REPORTS FOR CLOSED SESSION

239/20

RESOLVED (Overall/Schweikert)

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 16.1 Hire of the Q Centre for Performing Arts

Item 16.1 is confidential in accordance with s10(A) (dii) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a competitor of the council and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.2 Family Day Care Transition Payments

Item 16.2 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.3 Undetected Water Leak Application - Karabar

Item 16.3 is confidential in accordance with s10(A) (b) of the Local Government Act 1993 because it contains discussion in relation to the personal hardship of a resident or ratepayer and discussion of the matter in an open

meeting would be, on balance, contrary to the public interest.

Item 16.4 Undetected Water Leak Application - Bungendore

Item 16.4 is confidential in accordance with s10(A) (b) of the Local Government Act 1993 because it contains discussion in relation to the personal hardship of a resident or ratepayer and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.5 Undetected Water Leak Application - Bungendore (2)

Item 16.5 is confidential in accordance with s10(A) (b) of the Local Government Act 1993 because it contains discussion in relation to the personal hardship of a resident or ratepayer and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.6 Sale of Council Property

Item 16.6 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.7 Quarterly Legal Report

Item 16.7 is confidential in accordance with s10(A) (g) of the Local Government Act 1993 because it contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.8 Industrial Relations Matter - Update and Closure

Item 16.8 is confidential in accordance with s10(A) (a) (g) of the Local Government Act 1993 because it contains personnel matters concerning particular individuals (other than councillors); AND advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

The resolution was carried unanimously.

The meeting then moved into Closed Session at 9.29pm to discuss the matters listed above.

16.1 Hire of the Q Centre for Performing Arts

240/20

RESOLVED (Biscotti/Hicks)

That Council agree to reduce hire fees as outlined in the report for the Free Rain Theatre to stage Mama Mia and Priscilla in 2021.

The resolution was carried unanimously.

Cr Winchester declared an interest in the following item and left the meeting at 9.31pm.

16.2 Family Day Care Transition Payments

241/20

RESOLVED (Hicks/Harrison)

That Council:

1. Reimburse the QPFDC educators who were most impacted during COVID-19 by a loss of income whilst still maintaining an essential childcare service to be distributed according to submitted income statements of educators (per Attachment 1).
2. Compensate educators to cover lost earnings during the 9-week transition period due to an ineligibility to increase annual fees (per Attachment 2).
3. Use a portion of the transition grant to cover vital capacity building training over the next 12 months for Family Day Care staff and educators.
4. Use a portion of the transition grant to create a 'start-up' fund offering small, interest free loans to attract and support new educators.
5. Retain the remaining funds to support future planning and capacity of the Queanbeyan-Palerang Family Day Care service.

The resolution was carried unanimously.

Cr Winchester returned to the meeting at 9.34pm.

Procedural Motion

242/20

RESOLVED (Marshall/Hicks)

That Items 16.3 and 16.4 be dealt with as a bloc and resolved as recommended.

The resolution was carried unanimously.

243/20 **16.3 Undetected Water Leak Application - Karabar**
RESOLVED (Marshall/Hicks)
That Council write off a total of \$1,947.45 in water usage charges for the property listed in this report.

The resolution was carried unanimously.

244/20 **16.4 Undetected Water Leak Application - Bungendore**
RESOLVED (Marshall/Hicks)
That Council write off a total of \$2,581.34 in water usage charges for the property listed in this report.

The resolution was carried unanimously.

245/20 **16.5 Undetected Water Leak Application - Bungendore (2)**
RESOLVED (Harrison/Schweikert)
That Council write off a total of \$5,922.00 in water usage charges for the property listed in this report.

The resolution was carried unanimously.

Mr Thompson declared an interest in the following Item and left the meeting at 9.38pm.

246/20 **16.6 Sale of Council Property**
RESOLVED (Harrison/Marshall)
That Council note the report on the carpark licence agreement.

The resolution was carried unanimously.

Mr Thompson returned to the meeting at 9.40pm.

247/20 **16.7 Quarterly Legal Report**
RESOLVED (Marshall/Taylor)
That the report be received for information.

The resolution was carried unanimously.

248/20 **16.8 Industrial Relations Matter - Update and Closure**
RESOLVED (Taylor/Biscotti)
That the report be received for information.

The resolution was carried unanimously.

249/20

RESOLVED (Overall/Taylor)

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 9.45pm.

In accordance with Clause 253 of the Local Government (General) Regulations 2005, the Mayor then read out the decisions of Council made in Closed Session.

17. CONCLUSION OF THE MEETING

The time being 9.48pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL
MAYOR
CHAIRPERSON**



PLANNING AND STRATEGY COMMITTEE OF THE WHOLE MEETING

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

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

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

MINUTES OF THE PLANNING AND STRATEGY COMMITTEE OF THE WHOLE OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 11 November 2020 commencing at 5.30pm.

ATTENDANCE

- Councillor:** Cr Overall (Chair), Crs Biscotti, Harrison, Hicks, Marshall (from 5.36pm), Noveska (from 6.00pm), Schweikert (from 5.53pm), Taylor and Winchester.
- Staff:** P Tegart, CEO; M Thompson, Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections; J Richards, Portfolio General Manager Community Choice and A Knight, Portfolio General Manager Organisational Capability.
- Also Present:** L Ison (Minute Secretary).

1. OPENING

The meeting commenced at 5.30pm.

2. ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the traditional custodians of the land upon which the meeting was held.

3. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

PLA159/20

RESOLVED (Taylor/Biscotti)

That apology for non-attendance from Cr Brown be received and that leave of absence be granted, and the late arrival of Crs Noveska and Schweikert be noted.

The resolution was carried unanimously.

4. DISCLOSURES OF INTEREST

PLA160/20

RESOLVED (Taylor/Biscotti)

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

The resolution was carried unanimously.

There were no Disclosures.

5. ADJOURNMENT FOR PUBLIC FORUM

At this stage of the proceedings, the time being 5.31pm, Cr Overall advised that the meeting should now adjourn for the Public Forum.

PLA161/20

RESOLVED (Overall/Hicks)

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

ADJOURNMENT:

The meeting adjourned for the Public Forum at 5.31pm and resumed at 5.36pm.

Cr Marshall joined the meeting at 5.36pm.

URGENT ITEM OF BUSINESS

PLA162/20

RESOLVED (Overall/Biscotti)

That Council consider the Supplementary report, Item 8.7: Prioritisation of Projects for Bushfire Grant Applications report, as an Urgent Item of Business.

The resolution was carried unanimously.

6. MAYORAL MINUTE

There was no Mayoral Minute.

7. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

8. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

8.1 DA.2020.1310 - Industrial Building - Lots 1 & 2 DP1263693, 10 & 11 Aurora Place, Queanbeyan East

MOVED (Biscotti/Winchester)

That:

1. Approval be granted to a variation to Part 7 of Queanbeyan Development Control Plan 2012 to allow for a site cut of up to 6 metres, instead of the maximum of 2 metres prescribed, and a batter of 1:1.73 instead of the maximum prescribed of 1:4 that is stabilised with shotcrete instead of vegetation for the following reasons:
 - (a) The site slopes steeply up from the street frontage to the rear, with a fall of up to 8 metres from east to west. The steep slope necessitates the proposed site works in order to create sufficient usable area for hardstand, manoeuvring and placement of buildings;
 - (b) The proposed site cut and the method of retention is supported by a Geotechnical Investigation carried out by a qualified geotechnical engineer; and
 - (c) No significant impacts to the amenity of adjoining properties will result from the proposed site works, provided recommended conditions are imposed on any consent, including compliance with the recommendations of the Geotechnical Investigation.
2. Development application DA.2020.1310 for the construction of an industrial building – incorporating a workshop, wash bay and office, use of the site for a truck depot and ancillary vehicle sales and hire premises, earthworks, and the erection of one freestanding business identification sign on Lot 1 and Lot 2 DP 1263693 No.10 and 11 Aurora Place, Queanbeyan East be granted conditional approval.
3. Those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.

Procedural Motion

PLA163/20

RESOLVED (Biscotti/Winchester)

To allow staff time to obtain further information, this item of business be deferred for consideration until later in the meeting.

The resolution was carried unanimously.

8.2 Request to Waive Public Notification Requirements - South Jerrabomberra Seed Housing Applications

PLA164/20

RESOLVED (Biscotti/Harrison)

That Council waive the requirement for the public notification of applications for the purposes of seed housing upon super Lots AI and AO in the South Jerrabomberra Urban Release Area subject to the following proviso:

- a) Developments be, in the opinion of staff, in keeping with the desired future scale and character of the Southern Jerrabomberra Urban Release area as established throughout the Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012 and the South Jerrabomberra Development Control Plan 2015.

For: Crs Biscotti, Harrison, Hicks, Overall, Taylor and Winchester
Against: Cr Marshall

8.3 Amendments to South Jerrabomberra Development Control Plan 2015

PLA165/20

RESOLVED (Hicks/Taylor)

That:

1. Council exhibit the South Jerrabomberra Development Control Plan 2015 as amended for 28 days.
2. In the event that no submissions are received during the public exhibition period, Council authorise the Chief Executive Officer or his nominee to take all necessary actions to adopt the amended plan.

The resolution was carried unanimously.

8.4 Request for Use of Section 94 Funds - RFS Improvements

PLA166/20

RESOLVED (Biscotti/Taylor)

That Council:

1. Authorise a total of \$11,358.31 from developer contributions from the Araluen account collected under Tallaganda Shire Council Section 94 Contributions Plan No. 4 - Bushfire Control and Suppression towards the purchase of additional land and associated conveyancing costs to site the new Araluen Fire Station.
2. Agree to the following projects on the Rural Fire Service sites being funded or part funded from the relevant developer contribution accounts being contributions collected under Tallaganda Shire Council Section 94 Contributions Plan No. 4 - Bushfire Control and Suppression:
 - a. Mulloon - to cover the development application fees for a new shed/2 bay extension and possibly costs

- associated with securing a right of way on crown land access to the site.
- b. Mt Fairy / Boro – to cover the development application fees for an extension.
 - c. Farringdon – to cover the development application fees for a new demountable training room.
 - d. Mongarlowe – to cover the development application fees for a veranda addition.
 - e. Braidwood – to cover the cost of a security fence.
 - f. Charleyong – to upgrade a solar power system.
 - g. Majors Creek – for preliminaries associated with obtaining a Development Application or Development Application works for a new shed.
3. Agree that the funding for each of projects in Item 2 be up to a maximum of the current balance in the relevant account at the time that a development application is lodged (or the project is commenced if a development application is not required) or the cost of works (including any development application fees) whichever is the lesser.
 4. Advise the Rural Fire Service of Council's decision regarding 1 to 3 above and that there are insufficient funds to fund the following requests:
 - a. Araluen – for plans and development application fees for a new shed.
 - b. Krawarree – for development application fees for the conversion of 1 bay to a meeting room and kitchenette.
 - c. Bombay – for a shed extension.
 - d. Nerriga – for development application fees for a new shed in 2025.
 - e. Majors Creek – for a security monitoring system and cameras plus linking into Council's remote monitoring system.
 5. Advise the Rural Fire Service that the Tallaganda Shire Council Section 94 Contributions Plan No. 4 - Bushfire Control and Suppression only applies to the former local government area of Tallaganda Shire and as such there are no funds available for the following requests:
 - a. Ridgeway – to cover a station extension.
 - b. New Fire Control Centre at Queanbeyan – for plans and development application fees.
 - c. Hoskinstown - for development application fees and assistance for a 1 bay extension.
 - d. Jerrabomberra Creek – for bitumen sealing of driveway to Old Cooma Road.

- e. New station for Googong – for plans and development application fees (Timing not stated).
6. Advise the Rural Fire Service that that there are no contribution funds to cover the request for all stations to be converted to Council's security key system and monitoring in the future.

The resolution was carried unanimously.

Cr Schweikert joined the meeting at 5.53pm.

8.5 Renewal and Establishment of Alcohol Restrictions in the Local Government Area

PLA167/20

RESOLVED (Taylor/Harrison)

That:

1. In accordance with Section 644B and 632A of the *Local Government Act 1993*, alcohol-free zones (AFZs) and alcohol prohibited areas (APAs) be established in those locations set out in the Schedule detailed in Attachment 1 and that signage be erected and the determination notified to put the restricted areas into effect.
2. The operation of the approved AFZs and APAs commence on 1 December 2020 for a period of 4 years expiring on 30 November 2024.
3. The AFZs and APAs be signposted more conspicuously in accordance with the requirements of Section 644C - (3)(4) of the *Local Government Act 1993* and the Ministerial Guidelines.
4. The following areas identified during the exhibition period, but not included in the original advertised list, be placed on further public exhibition for community comment on whether AFZs should be established in those areas:
 - Crawford Street from Uriarra Road to Henderson Road - both sides

The resolution was carried unanimously.

8.6 Road Naming Proposal - Gurimbaga Lane, Charleys Forest

PLA168/20

RESOLVED (Biscotti/Marshall)

That Council:

1. Adopt in principle the name Gurimbaga Lane as the proposed name for the Crown road as shown in Attachment 1.
2. Consult with the appropriate Yuin Aboriginal representatives regarding the suitability of the name.
3. Advertise the name for public comment for 28 days.
4. Publish a notice in the NSW Government Gazette if no objections are received.

The resolution was carried unanimously.

Cr Noveska joined the meeting at 6.00pm.

SUPPLEMENTARY REPORT

- PLA169/20
- 8.7 Prioritisation of Projects for Bushfire Grant Applications**
RESOLVED (Overall/Biscotti)
- That Council:
1. Note the update to projects applied for under Bushfire Community Recovery and Resilience Fund Phase 2 Stream 1 and Stream 2 including Queanbeyan Pool Change Rooms.
 2. Shortlist and prepare estimates for the following projects for application under the Bushfire Local Economic Recovery Fund Program (BLERF):
 - a. Completion of the Nerriga Road upgrade project.
 - b. Restoration of Majors Creek Road
 - c. Restoration of Bushfire impacted roads and bridges and improved road access.
 - d. Bungendore Playground to integrate with Mick Sherd Oval.
 - e. Braidwood Carpark.
 - f. Araluen camping area amenities.
 - g. Community hall upgrades in bushfire impacted areas.
 3. Receive a further report at the November meeting with estimates and priorities for application to BLERF.

The resolution was carried unanimously.

9. REPORTS TO COUNCIL - ITEMS FOR INFORMATION

- PLA170/20
- 9.1 Proposed Memorial Park Community Engagement Update**
RESOLVED (Taylor/Hicks)

That the report be received for information.

The resolution was carried unanimously.

10. REPORTS OF COMMITTEES

- PLA171/20
- 10.1 Review of Audit, Risk and Improvement Committee Charter**
RESOLVED (Harrison/Hicks)

That Council adopt the amended draft Audit Risk and Improvement Committee Charter.

The resolution was carried unanimously.

Item 8.1 was brought forward at this juncture.

8. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

8.1 DA.2020.1310 - Industrial Building - Lots 1 & 2 DP1263693, 10 & 11 Aurora Place, Queanbeyan East

PLA172/20

RESOLVED (Biscotti/Winchester)

That:

1. Approval be granted to a variation to Part 7 of Queanbeyan Development Control Plan 2012 to allow for a site cut of up to 6 metres, instead of the maximum of 2 metres prescribed, and a batter of 1:1.73 instead of the maximum prescribed of 1:4 that is stabilised with shotcrete instead of vegetation for the following reasons:
 - (a) The site slopes steeply up from the street frontage to the rear, with a fall of up to 8 metres from east to west. The steep slope necessitates the proposed site works in order to create sufficient usable area for hardstand, manoeuvring and placement of buildings;
 - (b) The proposed site cut and the method of retention is supported by a Geotechnical Investigation carried out by a qualified geotechnical engineer; and
 - (c) No significant impacts to the amenity of adjoining properties will result from the proposed site works, provided recommended conditions are imposed on any consent, including compliance with the recommendations of the Geotechnical Investigation.
2. Development application DA.2020.1310 for the construction of an industrial building – incorporating a workshop, wash bay and office, use of the site for a truck depot and ancillary vehicle sales and hire premises, earthworks, and the erection of one freestanding business identification sign on Lot 1 and Lot 2 DP 1263693 No.10 and 11 Aurora Place, Queanbeyan East be granted conditional approval.
3. Those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.

For: Cr Biscotti, Harrison, Marshall, Noveska, Overall, Schweikert, Taylor and Winchester

Against: Cr Hicks

11. NOTICES OF MOTIONS

There were no Notices of Motions.

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

There were no matters.

13. CONCLUSION OF THE MEETING

The time being 6.15pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL
MAYOR
CHAIRPERSON**



MINUTES OF THE EXTRAORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Queanbeyan Council Chambers on Wednesday, 11 November 2020 commencing following the Planning and Strategy Meeting.

ATTENDANCE

Councillors: Cr Overall (Chair), Crs Biscotti, Harrison, Hicks, Marshall, Noveska, Schweikert, Taylor and Winchester.

Staff: P Tegart, CEO; M Thompson, Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections; J Richards, Portfolio General Manager Community Choice and A Knight, Portfolio General Manager Organisational Capability.

Also Present: L Ison (Minute Secretary).

1. OPENING

The meeting commenced at 6.16pm.

2. ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the traditional custodians of the land upon which the meeting was held.

3. APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

250/20

RESOLVED (Taylor/Harrison)

That apology for non-attendance from Cr Brown be received and that leave of absence be granted.

The resolution was carried unanimously.

4. DISCLOSURES OF INTERESTS

251/20

RESOLVED (Taylor/Schweikert)

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

The resolution was carried unanimously.

There were no Disclosures.

5. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

5.1 Queanbeyan Civic and Cultural Precinct Issue Invitation to Tender

252/20

RESOLVED (Biscotti/Winchester)

That Council:

1. Issue an invitation to tender for the design finalisation and construction of the Queanbeyan Civic and Cultural Precinct (QCCP) to the firms recommended in the Expression of Interest Evaluation Report.
2. Update the Operational and Delivery Plans with confirmed scope and funding of QCCP.

For: Crs Biscotti, Harrison, Hicks, Noveska, Overall, Schweikert, Taylor and Winchester

Against: Cr Marshall

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

At this stage of the proceedings Cr Overall advised that there were items on the Agenda that should be dealt with in Closed Session.

7. REPORTS FOR CLOSED SESSION

253/20

RESOLVED (Overall/Taylor)

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 Bungendore Land Acquisition

Item 1.1 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

The resolution was carried unanimously.

The meeting then moved into Closed Session at 6.19pm to discuss the matter listed above.

7.1 Bungendore Land Acquisition

RESOLVED (Harrison/Winchester)

That Council:

1. Note the Valuer General's draft valuation and the updated counter offer to settle the acquisition by the owners.
2. Proceed to settle the acquisition in accord with the Valuer General's final valuation.

For: Crs Biscotti, Harrison, Hicks, Noveska, Taylor and Winchester
Against: Crs Hicks, Overall and Schweikert

254/20

RESOLVED (Taylor/Biscotti)

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 6.56pm.

In accordance with Clause 253 of the Local Government (General) Regulations 2005, the Mayor then read out the decisions of Council made in Closed Session.

8. CONCLUSION OF THE MEETING

The time being 6.57pm, the Mayor announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL
MAYOR
CHAIRPERSON**

ITEM 5 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.

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon)

File Reference: DA.2020.1363

Summary

Reason for Referral to Council

This application has been referred to Council because the land on which the proposal is being carried out is owned by Council and the sale of that land is dependent on whether the development application is approved. For the same reason, this assessment report has been prepared by an external independent planning consultant and is presented to Council below for consideration.

Proposal:	<ul style="list-style-type: none">• Alterations and additions to existing centre-based childcare facility• Demolition• Change of use from community facility to centre-based childcare facility• Use of part of a public car park at 11 Queenbar Road under license with Queanbeyan-Palerang Regional Council• Landscaping, fencing, retaining walls and associated earthworks and• Erection of three business identification signs
Applicant/Owner:	Queanbeyan and District Pre-School Association / Queanbeyan-Palerang Regional Council.
Subject Property:	Lot 1 DP 865848, Lot 309 DP 240185 and Lot 408 DP 241203, 181 Cooma Street, and 11 Queenbar Road, Karabar.
Zoning and Permissibility:	R3 – Medium Density Residential and RE1 – Public Recreation under Queanbeyan Local Environmental Plan 2012. The proposal is permissible with consent.
Public Submissions:	174 all in support
Issues Discussed:	Planning Requirements
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon) (Continued)

Recommendation

That:

- 1. Development application DA.2020.1363 for alterations and additions to existing centre-based child care facility, demolition, change of use from community facility to centre-based child care facility, use of part of a public car park at 11 Queenbar Road under license with Queanbeyan-Palerang Regional Council, landscaping, fencing, retaining walls and associated earthworks, and erection of three business identification signs on Lot 1 DP 865848, Lot 309 DP 240185 and Lot 408 DP 241203, 181 Cooma Street and 11 Queenbar Road, Karabar be granted conditional approval.**
 - 2. Those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.**
-

Background***Proposed Development***

The development application is for:

- Alterations and additions to existing centre-based childcare facility
- Demolition
- Change of use from community facility to centre-based childcare facility
- Use of part of the public car park at 11 Queenbar Road under license with Queanbeyan-Palerang Regional Council
- Landscaping, fencing, retaining walls and associated earthworks and
- Erection of three business identification signs

181 Cooma Street currently contains two detached buildings. The most recent use of the southern building (labelled Building 1 on the submitted plans), was for a community facility. The northern building's (Building 2) most recent use was for a centre-based childcare facility. The two buildings were used separately, with separate access and internal fencing.

It is proposed by the applicant to combine both buildings as an integrated centre-based childcare facility (pre-school). The internal configuration of the existing buildings is proposed to be altered and new roofing installed to provide some covered outdoor areas. A small (7m²) addition to the northern building is also proposed. No changes to the existing height or setbacks of either building are proposed.

There is no on-site car parking at 181 Cooma Street and no space to provide any. It has been the long-standing practice for users of the site to park in the directly adjoining public car park at 11 Queenbar Road (Margaret Donoghue Oval). This car park is associated with the adjoining football ground (recreation area). It is understood that this arrangement has not previously been an issue due to both sites being publicly (Council) owned, and the fact that the use of the car park by people attending the football ground generally does not conflict with the times the car park is used by patrons of the buildings at 181 Cooma Street. Council recently considered separate report, supporting the licenced use of carpark to the rear.

The proposal includes the continued use of the car park at 11 Queenbar Road, with line-marking applied to identify 26 parking spaces (including one disabled compliant). It is understood that Council will sell 181 Cooma Street to the operators of the proposed centre-

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon) (Continued)

based childcare facility, pending development consent being obtained. Council and the operator intend to enter into a licence agreement for the use of the car park.

Subject Property

The subject site has frontage to Cooma Street. The lot containing the existing buildings is 1,545m². Part of the car park at 11 Queenbar Road proposed to be used in conjunction with the proposed centre-based childcare facility is accessed from Queenbar Road and connects directly to 181 Cooma Street via an existing footpath and gate. The car park is sealed but not line marked. There is lighting of the path connecting the car park to 181 Cooma Street.

There is a 2.5m wide sewer easement registered on 181 Cooma Street. Development must be kept clear of this easement in accordance with Council's Policy for Development Adjacent Water, Sewer & Stormwater Mains.

The originally submitted plans showed a new retaining wall and a covered walkway located over the easement. The applicant was requested to remove these structures in accordance with Council's policy. Amended plans showed the part of the covered walkway within the easement being constructed to be able to be removed if necessary, and with in-ground piers located clear of the easement. No amendments to the retaining wall were shown. Council's Development Engineer does not support these structures within the easement and has red amended the plans accordingly.

Existing development within the locality consists of established residential, recreational, and commercial uses. Figure 1 below identifies the site, including the part of 11 Queenbar Road proposed to be used for car parking.



Figure 1: Locality plan and subject site

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon) (Continued)

Planning Requirements

Assessment of the application has been undertaken in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act (EPAA) 1979, as amended. The matters that are of relevance under Section 4.15 (1) are summarised in the attached *Section 4.15(1) Table – Matters for Consideration*.

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

1. State Environmental Planning Policy (SEPP) No 55 – Remediation of Land;
2. State Environmental Planning Policy (Infrastructure) 2007;
3. State Environmental Planning Policy No 64 – Advertising and Signage;
4. State Environmental Planning Policy (Koala Habitat Protection) 2019;
5. State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
6. State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
7. Queanbeyan Local Environmental Plan 2012 (LEP); and
8. Queanbeyan Development Control Plan 2012 (DCP).

The proposed development generally satisfies all the requirements and objectives of these planning instruments, including the requirements of the Child Care Facilities SEPP and associated *Child Care Planning Guideline*.

The significant issue relating to the proposal for the Committee's consideration is:

- The method for achieving satisfactory car parking.

(a) Compliance with LEP

The proposed development is generally consistent requirements of the Queanbeyan Local Environmental Plan 2012 (LEP). For a detailed assessment of the LEP see the attached Section 4.15(1) Table – Matters for Consideration.

(b) Compliance with DCP

The proposed development is generally consistent requirements of the Queanbeyan Development Control Plan 2012 (QDCP). For a detailed assessment of the LEP see the attached Section 4.15(1) Table – Matters for Consideration.

(c) Other Matters**Provision of On-Site Car Parking**

There is no on-site car parking at 181 Cooma Street and no space to provide any. It has been the long-standing practice for users of the site to park in the directly adjoining public car park at 11 Queenbar Road (Margaret Donoghue Oval). The proposal includes the continued use of part of the car park at 11 Queenbar Road, with line-marking applied to identify 26 parking spaces (including one disabled).

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon) (Continued)

The use of the car parking area by users of the oval is not anticipated to conflict with the use of 181 Cooma Street for a centre-based childcare facility. As Council's Development Engineer advises:

Whilst the applicant acknowledges that this carpark is shared use, they make the case that the use times are essentially mutually exclusive due to school days/times not coinciding with weekend sporting uses of AllInsure Park [Margaret Donoghue Oval]. A review of the aerial imagery of this site through Nearmap appears to add veracity to this claim. From the plans submitted, it appears that the carpark is sufficiently large enough to cater to the development, under the assumption that there is no other simultaneous use of the carpark.

Additionally, the centre-based childcare facility will only be using part of the car parking area. There are two other car parking areas associated with the oval that will not be used by this development – refer to Figure 2 below.

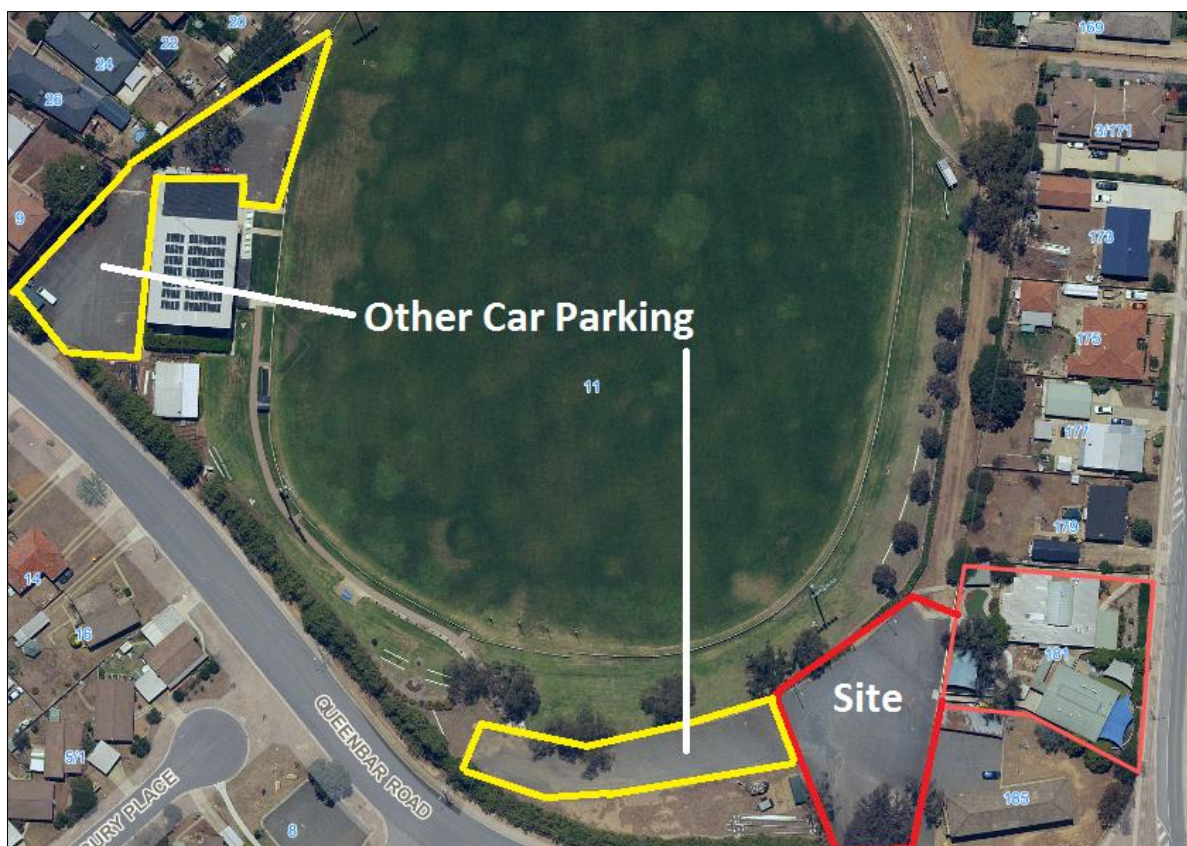


Figure 2 – Oval Car Parking

Council's Development Engineer has also reviewed the terms of the draft license agreement between Council and the applicant for the use of the public car park, and recommends that the license be amended to include hours of use for the car park and to clearly define the extent of the area permitted to be used consistent with the DA plans. The Assessing Officer concurs with these comments and Council's legal team have been advised.

Given the long-standing use of 181 Cooma Street for childcare and community purposes, and that there is no ability to provide car parking within this lot, the proposed formalising of the use of part of the adjoining public car park is considered to be an acceptable solution, particularly as:

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon) (Continued)

- a) no conflicts between the use of part of the car park by the pre-school's patrons and the users of Margaret Donoghue Oval are expected to occur due to different peak time use of each facility; and
- b) there is safe and accessible access from the car park to the proposed pre-school.

(a) Building Surveyor's Comments

Council's Building Surveyor has raised no objections to the proposal subject to the imposition of recommended conditions.

(b) Development Engineer's Comments

Council's Development Engineer has assessed the proposed development and has raised no objections subject to the imposition of appropriate conditions. Refer to detailed comments in the attached Section 4.15(1) Table – Matters for Consideration.

(c) Environmental Health Comments

Council's Health Officer has raised no objections to the proposal subject to the imposition of recommended conditions.

(d) Transport for NSW

The application was referred to Transport for NSW for comment due to the site having frontage to a classified road. They have responded as follows:

Queenbar Road is a local road and Cooma Street (at this location) is a regional road, managed by Queanbeyan Palerang Council. In 2015, TfNSW reviewed its level of involvement on classified regional roads and determined it more appropriate for councils to consider and determine if proposed arrangements for the development are acceptable from a network perspective (i.e. acceptable in terms of safety and efficiency). Given the above, TfNSW entrusts Council to assess and manage the traffic implications of this development application.

Financial Implications

Section 64 Headworks Contributions are payable for the proposal as calculated by Council's Development Engineer.

Engagement

The proposal was publicly notified (including to adjoining property owners and occupiers) between 17 August 2020 and 2 September 2020. 174 submissions were received, all in support of the proposal. The below extract is typical of the submissions.

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon) (Continued)

I wish to register my support for the application for Queanbeyan & District Preschool Association to develop and run a preschool at **181 Cooma Street Queanbeyan**. DA-Ref-2020.1363

This preschool is urgently required to provide a place for many children who are currently unable to secure a preschool place in Queanbeyan.

Its location in Cooma Street will be ideal for families travelling from Karabar, Jerrabomberra, Googong and East Queanbeyan utilising the new Ellerton Drive extension.

The parking available at the rear of this site is very useful for families negotiating traffic with small children.

This site is also particularly useful as families already associate it with providing childrens services, as it was previously used for Early Childhood services provided by Council.

Please allow this development to proceed in the interests of providing much needed early education to the smallest residents of the Queanbeyan district.

Compliance or Policy Implications

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act, Regulations and Council's policies. Refer to *Section 4.15(1) Table – Matters for Consideration*.

Conclusion

The submitted proposal for alterations and additions to existing centre-based childcare facility, demolition, change of use from community facility to centre-based childcare facility, use of part of a public car park at 11 Queenbar Road under license with Queanbeyan-Palerang Regional Council, landscaping, fencing, retaining walls and associated earthworks, and erection of three business identification signs on Lot 1 DP 865848, Lot 309 DP 240185 and Lot 408 DP 241203, 181 Cooma Street and 11 Queenbar Road, Karabar is a Local Development and is supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and 174 submissions were received – all in support.

The proposal has been assessed under Section 4.15 of the *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Queanbeyan Local Environmental Plan 2012* and *Queanbeyan Development Control Plan 2012*. The development satisfies the requirements and achieves the objectives of these instruments.







The main issues relate to:

- The method for achieving satisfactory car parking.

It is considered that provided the recommended conditions of consent are adhered to, the above issue has been satisfactorily addressed. The proposed development is considered suitable for the site, is compatible with the neighbourhood and can be conditioned to mitigate any potential impacts.

9.1 DA.2020.1363 - 181 Cooma Street Karabar - Alterations and Additions to Existing Child Care Centre (Ref: ; Author: Harlor/Dixon) (Continued)

Attachments

- Attachment 1  4.15 Assessment Report - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (*Under Separate Cover*)
- Attachment 2  Plans - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (*Under Separate Cover*)
- Attachment 3  Draft Conditions - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (*Under Separate Cover*)
- Attachment 4  Landscape Plan - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (*Under Separate Cover*)
- Attachment 5  Waste Management Report - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (*Under Separate Cover*)
- Attachment 6  Acoustic Report - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (*Under Separate Cover*)
- Attachment 7 Submissions - 181 Cooma Street and 11 Queenbar Road Karabar - DA.2020.1363 (*Under Separate Cover*) - **CONFIDENTIAL**

9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins)

File Reference: DA.2020.1172

Summary

Reason for Referral to Council

This application has been referred to Council because more than six written submissions have been made to Council resulting from the exhibition/notification process.

Proposal:	Additions and Alterations to a Rural Supplies Premises
Applicant/Owner:	Coe Planning Services / Scapefall Pty Ltd & Wallace Street Pty Ltd
Subject Property:	Lots 1 & 2 DP 596527, Lot 1 DP 995410 & Lot 2 DP 1208847, No.121 Wallace Street, Braidwood
Zoning and Permissibility:	Part B2 Local Centre zone, Part B4 Mixed Use zone under Palerang Local Environmental Plan 2014
Public Submissions:	Initial Notification: 20 submissions including two in support Secondary Notification: 15 submissions
Issues Discussed:	Planning Requirements Heritage Impacts Access
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

The subject application seeks consent for alterations and additions to a rural supplies premises. The subject site is located within the State listed "Braidwood and its setting" heritage conservation area and adjoins several locally listed heritage items. As such, the subject application was referred to both Council's Heritage Advisor and the Braidwood and Curtilage Heritage Advisory Committee. While concerns were raised initially, the proposal was subsequently amended to address these concerns.

The subject application was initially notified from 1 June 2020 to 15 June 2020. Twenty submissions were received in this period including two in support of the application. Following the receipt of amended plans the application was renotified from 8 September 2020 to 24 September 2020. Fifteen submissions were received in this period. The matters raised within the submissions include compatibility of the development with surrounding land uses, safety, traffic, heritage impacts and adequacy of the application and supporting documents.

The proposed development satisfies the relevant provisions of the *Environmental Planning and Assessment Act 1979*, *State Environmental Planning Policy No.55 – Remediation of Land*, *State Environmental Planning Policy (Infrastructure) 2007*, *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*, *Palerang Local Environmental Plan 2014 (LEP)* and the *Draft Queanbeyan-Palerang Local Environmental Plan 2020*.

The subject application is considered to provide opportunities to rationalise storage arrangements upon the site allowing for improved vehicular access and off-street parking without resulting in any significant impacts. As such, it is recommended that DA.2020.1172 be approved subject to conditions to consent.

9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)

Recommendation

That:

1. Development application DA.2020.1172 for Alterations and Additions to a rural supplies premises on Lots 1 & 2 DP 596527, Lot 1 DP 995410 & Lot 2 DP 1208847, No.121 Wallace Street, Braidwood be granted conditional approval.
 2. Those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.
-

Background*Use of the site*

Council records indicate that a stock and station agent has operated upon a portion of the site since 1958. This use has subsequently expanded as the operator has acquired several adjoining lots.

Previous Applications

DA.2014.208 - Was approved by Council on 14 November 2014 for a boundary adjustment between former lots - Lots 2 DP 713618 and Lot 6 DP 519457 (133 Wallace Street). The application included a condition requiring a right of carriageway to be retained to allow access over the property to the rear of 82 Duncan Street. This development was subsequently registered under DP1208847 on 27 July 2015.

MOD.2018.122 – This application sought to delete condition 3 of DA.2014.208 which required the right of carriageway to Lot 1 DP 829063 over Lot 2 DP 713618. Council refused MOD.2018.122 at its meeting of 27 February 2019. The Applicant subsequently appealed this decision (Case number 2019/00294723).

During this process it became evident that the legal right for Lot 1 DP 829063 to obtain access over the site was uncertain. Nonetheless, as a result of the Section 34 mediation process, Court orders were issued granting a right of access to the current owners of Lot 1 DP 829063 over Lot 2 DP 1208847 under the following terms:

The Owner of Lot 2 DP 1208847, its successors and assigns, grants a Right of Access to the current occupiers of Lot 1 DP 829063 and every person authorised by those occupiers, to go, pass and repass at all times and for all purposes with or without animals or vehicles or both to and from the said Lot 1 DP 829063 or any such part thereof along that part of Lot 2 DP 1208847 shown in pink on the attached diagram being 3.605m wide (referred to hereinafter as “the access path”), with a key to any gate along the access path, together with a right to park along the easternmost 11 metres of the access path and a right to use for vehicle circulation purposes such other parts alongside the access path able to be utilized from time to time for that purpose and the totality of which the owner of Lot 2 DP 1208847 need not keep clear, for the period ending on the later of the following:

1. Transfer of Lot 1 DP 829063 from its current owner ... or
2. Cessation of occupation of Lot 1 DP 829063 by both the current occupiers...

The location of the right of access is shown in Figure 1 below.

9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)

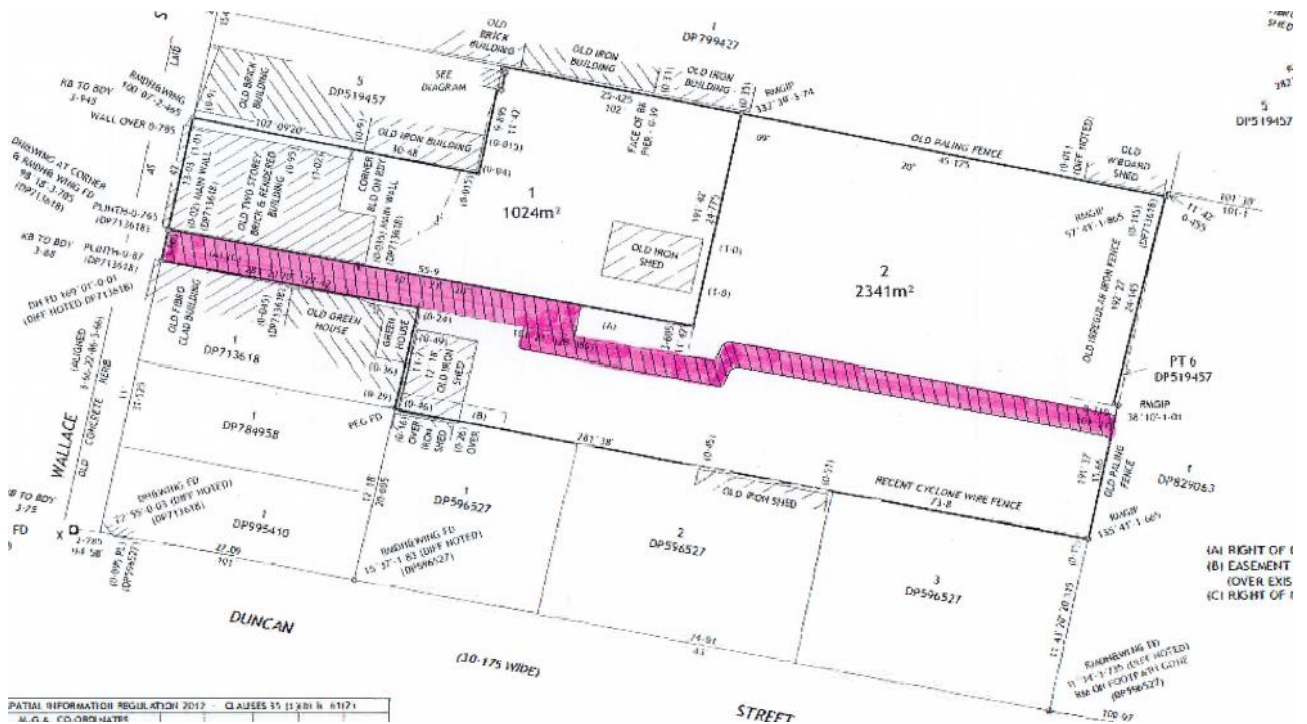


Figure 1: Extract from Court order depicting location of right of access

Proposed Development

The application seeks Council approval for alterations and additions to a rural supplies premises.

The specific elements of the proposal are:

- Demolition of two shed structures;
- Addition of an awning structure to the northern elevation of an existing storage shed;
- Addition of a new shed structure containing:
 - A new office area;
 - Sanitary facilities;
 - Storage area;
 - Mezzanine area;
- Provision of six off-street car parking spaces including one accessible space;
- Alterations to the existing vehicular access ramps on Duncan Street to provide a consolidated double wide vehicular access ramp with associated access gates; and
- Landscaping and fencing along the site’s Duncan Street frontage.

The applicant proposes to maintain existing hours of operation upon the site being as follows:

- Monday to Friday – 8:00am to 5:30pm
- Saturday – 8:30am to 12:00noon
- Sunday - Closed

9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)***Subject Property***

The subject site is legally described as Lot 1 and 2 DP 596527, Lot 1 DP 995410 and Lot 2 DP 1208847 and is commonly known as 121 Wallace Street Braidwood. The site is located on the north-eastern side corner of the intersection of Wallace Street and Duncan Street and has an area of 3,537.1m².



Figure 2: Locality plan

Existing development on the site comprises the heritage listed Dalgety building located on the north-western corner of the intersection of Wallace Street and Duncan Street. A series of other attached structures extend east along the site's Duncan Street frontage from the Dalgety building and then wrap around the site's western boundary. Two further detached sheds front the site's Duncan Street frontage. Vehicular access is provided to the site via a driveway from the site's Wallace Street frontage and a pair of driveways on the site's Duncan Street frontage.

Existing development within the locality consists of a range of commercial uses, several dwelling houses and a school.

The subject site is burdened by a series of rights of carriageways benefiting Lot 1 DP 1208847 (133 Wallace Street) and Lot 1 DP 713618 (125 Wallace Street) and a right of access under a court order (2019/00294723) (82 Duncan Street).

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

Planning Requirements

Assessment of the application has been undertaken in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act (EPAA) 1979*, as amended. The matters that are of relevance under Section 4.15(1) are summarised in the attached *Section 4.15(1) Table – Matters for Consideration*.

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

1. *State Environmental Planning Policy No.55 – Remediation of Land*
2. *State Environmental Planning Policy (Infrastructure) 2007*
3. *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*
4. *Palerang Local Environmental Plan 2014 (LEP)*.
5. *Draft Queanbeyan-Palerang Local Environmental Plan 2020*

The development generally satisfies the requirements and achieves the objectives of these planning instruments. The significant issues relating to the proposal for the Council's consideration are discussed below.

(a) Compliance with LEP***PALERANG LOCAL ENVIRONMENTAL PLAN (PLEP) 2014***

Permissibility - The subject site is Zoned part B2 Local Centre zone and Part B4 Mixed Use zone under the *Palerang Local Environmental Plan 2014*.

Development for the purposes of a rural supplies premises is a type of commercial premises and is permissible with consent within the B2 and B4 zones and is defined under PLEP 2014 as follows:

rural supplies - means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

5.10 Heritage Conservation – For development upon sites containing a heritage item or within a heritage conservation area Clause 5.10(4) of the PLEP 2014 requires that consideration be given to the effect of the development upon the heritage significance of the items or conservation area.

The subject site contains Local Heritage Item I127 – Dalgety Building, Local Heritage Item I133 former hotel and the State listed Braidwood and its setting heritage conservation area. Several adjoining sites also contain local listed heritage items. The location of these items is shown in Figure 3 below.

9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)



Figure 3: Extract from Council's Heritage Mapping

The impacts on the various heritage item is discussed below.

Braidwood and its Setting

The statement of significance for the State Listed Braidwood and its Setting Conservation Area is as follows:

Braidwood and its setting are of state significance as an excellent surviving example of a Georgian period town plan, dating from the late 1830s. The plan, which retains high integrity, reflects colonial administration as applied to the outer reaches of the Nineteen Counties from the 1820s, following earliest European settlement in the area. The surviving historic elements in the surrounding landscape strengthen the town's significance.

The town buildings reflect key phases of development, commencing with the initial construction period in the 1840s, and consolidation in the later half of the century following the gold boom. The integrity of Wallace Street as a fine collection of 19th century buildings makes it particularly significant. The high proportion of 19th century buildings throughout the town contributes further to its heritage value and creates fine streetscapes often with delightful views to the pastoral surrounds.

The abrupt transition at the town boundary between built and pastoral landscapes highlights significant historical settlement patterns, specifically the large land grants on the north, east and south sides of the town obtained by McKellar, Wilson and Coghill, and passed on to the Maddrells and eventually others. The juxtaposition of a cohesive town set within an historic pastoral landscape on the north, east and south sides is also significant. The closer settlement on the western side reflects the subdivision of the former Church and School Estate.

In NSW, colonial towns that retain significant historic form and fabric to the extent that Braidwood does, are rare.

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

Some 20th century elements in the town reflect later phases of development. Construction circa 1936 is significant for its association with the emergence from the Great Depression and amalgamation of the Municipality of Braidwood with the Tallaganda Shire. Development in the 1950s, particularly to the west of town is significant for its association with post WWII population growth and the mid 1950s wool boom. 20th century development is reflected in most towns in NSW and, in the context of Braidwood, is considered to be of local significance only.

The proposed development involves no actions likely to detract from the heritage significance of the conservation area as outlined above.

I127 - Dalgety Building

The statement of significance for the Dalgety building is as follows:

A fine Federation period building with classical features befitting its first use as a bank. Retains high integrity and very good streetscape value on prominent corner

The proposed development involves no works upon the lot containing the Dalgety building. As such, the proposal is considered unlikely to impact upon the heritage significance of the building.

I133 – Former Hotel

The statement of significance for the former hotel is as follows:

A fine two-storey Victorian period building with lace verandah. Historic aesthetic and streetscape value.

The subject site does not contain any portion of the two-storey structure, containing only an area of land that previously comprised the rear yard of the property. As the heritage significance relates to the physical structure only, the proposal is considered unlikely to result in any impact upon the heritage significance of the item.

Local listed heritage upon the adjoining sites include I128 – Bakery and Restaurant (Former), I130 – Commercial, I22 – The Villa and I23 – Former Wesleyan Chapel. The heritage significance of these items relates predominantly to the external façades of the structures. The proposed development involves no actions likely to detract from their significance.

Heritage Advisor

The subject application was referred to Council's Heritage Advisor for comment. Initial concerns were raised over the height of the structure proposed along the western boundary and its impacts upon the adjoining heritage items. The proposal was subsequently amended to reduce the shed height. No objection was raised to the proposal as amended subject to conditions of consent requiring proposed fencing be bespoke, small red shed located between the two driveways be offered to community groups for off-site reuse and the implementation of appropriate tree protection measures throughout demolition/ construction processes. Such conditions have been included in the recommended conditions

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)***Braidwood and Curtilage Heritage Advisory Committee*

The subject application was considered by the Braidwood and Curtilage Heritage Advisory Committee at its meeting of 9 July 2020.

Whilst the Committee considers that Braidwood has always been a rural service centre for the region, the impacts of the development need to be mitigated. The Committee raised concerns about the appropriateness of the development based on:

- Visual impact on adjoining businesses
- Impact of the siting of the buildings which conflicts with the historic east-west orientation of buildings on these lots
- Impact of the gateway design and materials
- Impact on the plane tree

Assessing Officers Comments

Visual Impact - Following the receipt of these comments the proposal was amended to reduce the height of the proposed shed structure from 7.812m to 6m reducing impacts on adjoining businesses.

East-West Alignment - In relation to the alignment of buildings and the historic east-west orientation of building on the site, the proposed development sits predominantly within the footprint of the existing structures upon the site and involves no change to their orientation.

Gateway Design - The proposed development involves the demolition of an existing shed structure located between the two existing driveways on the site's Duncan Street frontage and the replacement of the existing crossovers with a single, double wide crossover to improve vehicular access to the site. The proposed works will also include replacement of the existing chainlink fencing, a pedestrian access ramp and landscaping. Council's Heritage Advisor has noted that the proposed fencing should be bespoke in style to achieve consistency with the towns rural character. A condition of consent requiring the use of such fencing is included in the recommended conditions of consent.



Figure 4: Existing site access viewed from Duncan Street

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

The proposed development seeks to alter the existing vehicular access arrangements to the site from Duncan Street by way of removing the two existing driveways and constructing a single, double wide access ramp. The proposed vehicular access arrangements will significantly improve the ability of trucks to enter and exit the site in a forward direction. The subject application was accompanied by swept path drawings that demonstrated the functionality of these arrangements.

Plane Trees - Further, comments were received from Council's Tree Management Officer who noted that subject to the implementation of certain tree management measures throughout the construction process (included within the recommended conditions of consent) the proposal is unlikely to result in any impacts upon the Plane trees located on the site's Duncan Street frontage.

(b) Compliance with DCP

There are no in force development control plans applicable to the subject site. The 'Braidwood Development Control Plan 2006' was repealed when the Palerang Development Control Plan 2015 came into effect on 27 May 2015. The Braidwood Development Control Plan is therefore no longer a development control plan for the purposes of Division 6 of the *Environmental Planning and Assessment Act 1979*. However it continues to operate under the *Heritage Act 1977* in the State listed conservation area 'Braidwood and its setting' as the document which determines whether or not approval under section 60 of the Act as an exemption to the need to obtain approval under Part 4 Division 3 of the Heritage Act issued on 3 April 2006 subject to compliance with the former Braidwood Development Control Plan 2006.

A proposal is therefore required to be assessed against the provisions of the BDCP 2006 to determine if approval of Heritage NSW is required under Section 60 of the Heritage Act 1977. A detailed assessment of the proposal against the relevant provisions of the BDCP 2006 (see attachment 1 – 4.15(1) assessment) found the proposal to be generally consistent with the relevant controls. As such, approval under Section 60 of the *Heritage Act 1977* is not required for the purposes of the subject application.

(c) Other Matters

Access - The subject site is burdened by a number of rights of carriageway and a right of access. To ensure the ongoing functionality of these arrangements a condition of consent is recommended requiring that the right of access be line marked and outlining that no goods are to be stored in this area at any time throughout the operation of the site.

Tree Protection - The proposed vehicular access works on the site's Duncan Street frontage have the potential to impact upon two Plane trees located on either side of the existing driveways. The subject application was referred to Council's Tree Management Officer who noted that with the implementation of certain construction methodology the proposal is considered unlikely to result in any impacts upon the street trees. Conditions of consent are recommended requiring the implementation of the recommended construction methodology under the guidance of a project Arborist.

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

Compatibility with surrounding development - Existing development within the locality consists of a range of commercial uses including cafes and a nursery, several dwelling houses and a school. The subject site is located on a zone interface between commercial and residential zones which creates inherent potential for conflict. However, the subject application is not seeking consent for the purposes of the use which is already permissible. Rather the subject application seeks consent for the additions and alterations to two shed structures and alterations to the site's Duncan Street vehicular access point. As such, the proposal is not considered to represent an intensification of the use of the site that would make the use of the site incompatible with surrounding land uses.

Other Internal Referrals Not Previously Referred To(a) Building Surveyor's Comments

Council's Building Surveyor reviewed the subject application and raised no objection to proposal.

(b) Development Engineer's Comments

Council's Development Engineers reviewed the subject application and raised no objection to the proposal subject to conditions of consent.

Engagement

The application was notified in accordance with Council's Community Engagement and Participation Plan and was initially notified from 1 June 2020 to 15 June 2020. Twenty submissions were received in this period including two in support of the application. Following the receipt of amended plans the application was renotified from 8 September 2020 to 24 September 2020. Fifteen submissions were received in this period. These submissions raised the following concerns:

- 1. Relocation** - *Comments were made that the proposal is not suitable upon the subject site and should be relocated elsewhere.*

Comment – A rural supplies business is permissible in the zone and they are typically located close to town in most rural towns and villages. Council is required to consider the application upon the subject site. Any decision to relocate the business would be at the discretion of the owner and is not a consideration for this application.

- 2. Local Strategic Planning Statement** - *Concerns were raised that the proposal is inconsistent with Council's Local Strategic Planning Statement for Braidwood.*

Comment - The proposed development involves no actions considered likely to compromise Council's ability to deliver the Planning actions for Braidwood as contained within 'Towards 2040' Council's Local Strategic Planning Statement

- 3. Safety** - *Concerns were raised in relation to safety of operations upon the site, including the storage of hazardous materials and risks to users of the rights of way/ right of access upon the site.*

Comments - These comments relate to the existing operations of the site. The scope of this assessment is limited to the proposed works. Nonetheless, the management of day to day risks and hazards resulting from operation of the site is the responsibility of the owner and regulated by SafeWork NSW. Conditions of consent are recommended requiring that the storage of any flammable/ combustible liquids be in accordance with the relevant Australian Standard.

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

- 4. Heritage** - *Concerns were raised that the proposed development is inconsistent with the heritage nature of the state listed Braidwood and its setting conservation area or the surrounding local heritage items*

Comments - This matter has previously been discussed in detail throughout this report. In brief following the receipt of amended plans reducing the height one of the shed structures and the imposition of conditions regarding the design of the proposed boundary fencing the proposal is considered to be compatible with the heritage nature of the site and surrounding development.

- 5. Right of way/ Right of access** - *Concerns were raised over the implications of the proposal upon the rights of way/ right of access affecting the site.*

Comments - The proposed development will retain existing rights of way upon the site and the right of access that is required to be established upon the site under court order (2019/00294723). A condition of consent is recommended requiring that no goods be stored within these burdened areas to ensure the proposal does not result in any impacts upon the access to adjoining sites.

- 6. Access** - *Concerns were raised over the ability of trucks to manoeuvre upon the site, the unloading of goods within the Duncan Street road reserve and risk to pedestrian safety.*

Comments - The subject application was accompanied by swept path drawings demonstrating the ability of 19m vehicle to enter and exit the site in a forward direction. These drawings were reviewed by Council's Development Engineer who raised no objection to the proposal. The proposed development will significantly improve the existing access and egress to the premises.

- 7. Owner / Applicant** - *Several submissions made reference to the recent rebranding of the business and the new owners.*

Comments - Council is required to consider the proposal on merit and is unable to consider the identity of either the site owner or applicant.

- 8. Adequacy of Application** - *Concerns were raised that the subject application was not accompanied by sufficient information to establish the impacts of the development.*

Comments - The subject application was accompanied by sufficient information in accordance with minimum requirements prescribed by Schedule 1(Part 1) of the *Environmental Planning and Assessment Regulation 2000*.

- 9. Council process** - *Concern was raised over the Council assessment process*

Comments - The subject application has been assessed in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* including public consultation in accordance with Council's Community Engagement and Participation Plan.

- 10. Stormwater** - *Concerns were raised over potential stormwater management impacts of the development upon surrounding properties.*

Comments - Council's Development Engineer has reviewed the proposal and advised that the proposed stormwater management measures are considered to be appropriate for the purposes of the development and are unlikely to impact upon surrounding properties.

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

11. Loss of views - *Concerns were raised that the proposal may result in a loss of views to adjoining properties.*

Comments - The NSW Land and Environment Court in *Tenacity Consulting v Waringah [2004] NSW LEC 140* has established a Planning Principle in relation to views sharing. Applying these principles to the proposed development, the predominant view corridor over the site would be from the public domain on the site's Wallace Street frontage looking east along the access handle.

This view corridor will not be impacted by the development. Beyond this several adjoining properties obtain side and rear views of the side and rear aspects of structures upon other adjoining properties. These views are predominantly from the rear yards of the properties rather than from within structures upon the site. The proposed development would partially block views to rooflines from the rear yards of adjoining properties, however the impact of this obstruction is likely to be negligible as a significant portion of the view will be retained. As such, the proposed development is considered unlikely to result in any significant impact upon views.

12. Overshadowing - *Concerns were raised that the proposed development would result in overshadowing upon adjoining properties.*

Comments - In recognition of the increased height of the proposed development, the subject application was accompanied by shadow diagrams demonstrating that the proposed development retains a minimum of 3 hours of solar access to all adjoining properties on the winter solstice (21 June). As such, the proposal is considered to retain an acceptable level of solar access to adjoining properties.

13. Multiple Development Applications - *Concern was raised that multiple applications have been lodged over the site over a period of years rather than one single application.*

Comments - Council is required to consider the application in front of it. Council is unable to speculate towards or restrict the lodgement of further development application upon the site.

14. Noise - *Concerns were raised that the proposed development will result in unacceptable acoustic impacts upon surrounding properties.*

Comments - The proposed development being for the purposes of additions and alterations to an existing development involves no actions likely to increase noise emissions from the site from that of existing operations. In addition, there is no proposal to change the operating times of the business and as such no additional impacts are likely.

15. Dust - *Concerns were raised over dust emissions from the site.*

Comments - Council's Development Engineers have recommended conditions of consent requiring the yard area to be sealed with an asphalt or concrete finish. With the implementation of such measures impacts from dust are expected to improve.

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

16. Braidwood DCP - *Concerns were raised over the compliance of the proposed development with the Braidwood Development Control Plan 2006 and its legislative status.*

Comments - The 'Braidwood Development Control Plan 2006' was repealed when the Palerang Development Control Plan 2015 came into effect on 27 May 2015.

It is therefore no longer a development control plan for the purposes of Division 6 of the *Environmental Planning and Assessment Act 1979*. However, the DCP continues to operate under the *Heritage Act 1977* in the State listed conservation area 'Braidwood and its setting' as the document which determines whether or not approval under section 60 of the Act is required.

An assessment of the proposal against the relevant provisions of the BDCP 2006 found the proposal to satisfy the relevant provisions of the BDCP. As such, no approval was required under Section 60 of the *Heritage Act 1977*.

17. Hours of Operation - *Concerns were raised over the impacts of early deliveries upon the site throughout existing operations.*

Comments - It is noted that the subject site is currently not restricted by conditions of consent regarding hours of operation. The applicant has proposed that the site would operate between the hours of 8:00am-5:30pm Monday to Friday, 8:00am – 12:00pm Saturday and Closed Sunday. Conditions of consent are recommended limiting operations to these hours.

18. Duncan Street Footpath - *Concerns were raised over the impacts of the development upon the footpath on the site's Duncan Street Frontage and potential impacts upon pedestrian safety.*

Comments - While the proposed development will require the temporary closure of the footpath throughout the construction period, during this period temporary access arrangements will need to be in place in accordance with an approved traffic management plan. Further, the proposed access arrangements from Duncan Street will improve line of site from the access point and therefore improve pedestrian safety. As such, the proposal is considered unlikely to result in any significant impacts upon pedestrian safety.

19. Bungendore CBD Zoning - *Comments were made that the proposed development should not be permissible upon the site as would be the case in Bungendore.*

Comments - While not applicable to the proposal, it is noted that development for the purposes of a rural supplies premises would be permissible with consent within the B2 Local Centre zone within the Bungendore CBD.

20. Street Trees - *Concerns were raised over the potential impacts of the development upon the street trees along the site's Duncan Street frontage.*

Comments - The subject application was referred to Council's Tree Management Officer who noted that with the implementation of certain construction methodology the proposal is considered unlikely to result in any impacts upon the street trees. Conditions of consent are recommended requiring the implementation of the appropriate construction methodology under the guidance of a project Arborist.

**9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121
Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)**

21. Fire Safety /Bushfire - *Concerns were raised over potential fire safety impacts of the development and potential bushfire risk upon the site.*

Comments - Council's Building Surveyor has reviewed the proposal and has provided conditions of consent regarding the required fire safety measures in accordance with the Building Code of Australia. These are included within the recommended conditions of consent. The subject site is not mapped as bushfire prone land due the proximity of the site to threat vegetation. As such, no specific bushfire safety requirements apply to the proposal under *Planning for Bushfire Protection 2020*.

22. Notification (physical notice) - *Concerns were raised over the public notification process, specifically the lack of physical notification sign upon the site.*

Comments - The subject application was initially notified from 1 June 2020 to 15 June 2020. Following the receipt of amended plans that application was renotified from 8 September 2020 to 24 September 2020. Both notifications included notifications to adjoining landowners and occupants and public notification on Council's website in accordance with Council's Community Engagement Participation Plan. A physical notification sign is only installed upon a site for the duration the notification period for the purposes of designated development. The subject application is not designated development and as such a physical sign was not required to be installed throughout the notification period.

23. Signage - *Concerns were raised over the existing signage upon the site.*

Comments - The subject application involves no change to the existing signage upon the site. It is noted that the existing signage upon the site has recently been rebranded, however these works were undertaken in accordance with the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and do not form part of the subject application.

24. Fencing/ boundary wall - *Several submissions requested a solid fence or wall structure be built along the eastern and southern boundaries of the yard to limit noise and dust impacts from the development.*

Comments - Such measures are not considered to be warranted as dust can be better managed through the sealing of the yard area and the proposal involves no actions considered to increase acoustic emissions from the site.

25. Surrounding landuses - *Concerns were raised over the compatibility of the development with surrounding land uses.*

Comments - As previously discussed throughout this report, the subject site adjoins several residential uses along with a number of commercial uses. The subject application is not seeking consent for the purposes of the use. Rather the subject application seeks consent for the additions and alterations to two shed structures and alterations to the site's Duncan Street vehicular access point. As such, the proposal is not considered to represent an intensification of the use of the site that would make the use of the site incompatible with surrounding land uses.

9.2 DA.2020.1172 - Additions and Alterations to a Rural Supplies Premises - 121 Wallace Street, Braidwood (Ref: ; Author: Thompson/Perkins) (Continued)





Conclusion

The submitted proposal is for alterations and additions to a rural supplies premises on Lots 1 & 2 DP 596527, Lot 1 DP 995410 & Lot 2 DP 1208847, No.121 Wallace Street, Braidwood

The proposal has been assessed under Section 4.15 of the *Environmental Planning & Assessment Act 1979* including the relevant provisions of *State Environmental Planning Policy No.55 – Remediation of Land*, *State Environmental Planning Policy (Infrastructure) 2007*, *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*, *Palerang Local Environmental Plan 2014 (LEP)* and the *Draft Queanbeyan-Palerang Local Environmental Plan 2020*. The proposed development is consistent with the relevant provisions of these environmental planning instruments.

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

Attachments

- | | |
|---|---|
| Attachment 1
 | DA.2020.1172 - 4.15 Assessment Report - 121 Wallace Street, Braidwood (<i>Under Separate Cover</i>) |
| Attachment 2
 | DA.2020.1172 - Plans - 121 Wallace Street, Braidwood (<i>Under Separate Cover</i>) |
| Attachment 3
 | DA.2020.1172 - Submissions - 121 Wallace Street, Braidwood (<i>Under Separate Cover</i>) |
| Attachment 4
 | DA.2020.1172 - Draft Conditions - 121 Wallace Street, Braidwood (<i>Under Separate Cover</i>) |

9.3 **Sassafras Crescent Reserve (Ref: ; Author: Thompson/Geyer)**

File Reference: 15 Oak Place, Karabar

Summary

Following a Councillor request, Council held a workshop on 30 September 2020 to review the history of Sassafras Crescent Reserve and consider various possibilities for its future. The workshop considered the long history associated with Sassafras Reserve and requests for Council to subdivide and sell off sections of the Reserve. This report recaps this history and considers identifying a way forward for potential upgrades to the Reserve.

Recommendation

That:

- 1. Council prepare high level concept options for potential upgrades to Sassafras Reserve and engage with the community on preferred options, noting that those options will not include subdivision of the land for subsequent sale.**
 - 2. Following the completion of the community engagement process, a report on submissions and recommendations come back to Council for consideration.**
-

Background

Sassafras Reserve was originally part of a 130 lot residential subdivision carried out in the mid-1980s and designed and developed by the former Queanbeyan City Council. The Reserve sits on an area of land, partly natural bushland and partly over an area of former landfill and earthworks associated with the former clay quarry, now known as The Scar, on the opposite side of Southbar Road to the south. The Reserve formed part of the recreational contribution to the surrounding residential subdivision at that time.



Figure 1 - Sassafras Reserve

9.3 Sassafras Crescent Reserve (Ref: ; Author: Thompson/Geyer) (Continued)

In the 1990s Council responded to community requests and placed a BMX track on the reserve. In 2009, residents raised issues of anti-social behaviour and the BMX track was relocated to The Scar along with the new off-lead dog area.

At that time Council engaged with the community as to what should occur on this Reserve and four options were put forward for public comment.

- Option 1 - (Put forward by group of residents)
Four lot subdivision with balance of reserve landscaped and paths.
- Option 2 - (Put forward by group of residents)
Revegetate with landscaping and construct through paths.
- Option 3 - (Put forward by a resident)
Landscape the park, including improved lighting, possible wheelchair access, sensory garden and potential community garden.
- Option 4 - (Staff proposal)
Return North-western end of park to urban bushland, linking with Hakea Street bushland, re-grass balance of reserve, extend paths from existing paths along Southbar Road to Sassafras Crescent, selected tree planting and retain open space for recreation.

After considering submissions, Council deferred the matter for further community engagement as part of a wider review of parklets throughout the City and potential sale of the site. During that assessment, the site was deemed unsuitable for subdivision and sale due to the impact of the former landfill and earthworks onsite. The Reserve was removed from the review and sale process.

Since that time no further plans for the Reserve have been developed and it has simply been maintained as urban open space.

Sassafras Reserve has potential as a public park, natural bushland rehabilitation or simple open green space with trees and landscaping.

It is proposed to take feedback from the previous consultations and develop some high-level concept options. These concepts will be placed on public exhibition and engage with the community via Your Voice, similar to the process taken for Agnes Avenue Reserve. Feedback on the concepts would then come back to Council for review. After Council's final review, detailed designs and costs can be developed to be a shovel ready project for future funding opportunities.

Implications***Legal***

The Reserve is community land and the proposed community engagement is in keeping with the requirements of the *Local Government Act 1993*.

Environmental

The Reserve has potential to improve the environment on the edge of the existing bushland and by creating a green, landscaped space will help contribute to the quality of the surrounding neighbourhood.

9.3 Sassafras Crescent Reserve (Ref: ; Author: Thompson/Geyer) (Continued)

Social / Cultural

Urban Parks and greenspace are important for community wellbeing. The Reserve provides recreational space for the whole of the surrounding residential estate. While the area is well supplied with open space and surrounding bushland and the BMX track across Southbar Road, the Reserve still offers a site for more passive recreation and respite and provides an important pedestrian link from Queanbeyan West and North Terrace through to the primary and high school at Karabar.

Engagement

Noting community engagement did take place back in 2010, it is appropriate that a fresh approach be taken and utilise the tools available to Council today.

Financial

There is currently no budget to undertake park improvements at Sassafras Reserve, however some funding, within existing budgets, is available to develop high level concepts and options for consideration by the community. It is estimated this will be between \$2,500-\$5,000.

Resources (including staff)

Development of concepts will be outsourced and the Your Voice platform will be used for community engagement.

Conclusion

Though a large area of parkland, Sassafras Reserve does little in its current state to contribute to community recreation. The proposal to develop high level concepts and engage with the community will give Council a clear vision for the Reserve and how it can be improved as funds become available in the future.

Attachments

Nil

9.4 **Queanbeyan Sister City - Botanical Gardens (Ref: ; Author: Thompson/Geyer)**

File Reference: 23.1.2 – Gardens and Urban Spaces

Summary

For many years Council has held a Sister City relationship with Minami Alps City in Japan and a Friendship Agreement with Ohrid in Northern Macedonia. When delegations visit, trees have been planted at Sister City Park in MacQuoid Street Queanbeyan. However, space is now getting tight at this location. It is proposed to look at opening up other sections of parkland on the eastern side of the Queanbeyan River and, over coming years, establish a Botanical – Sister City Gardens along the river.

Recommendation

That Council:

- 1. Endorse the concept of the Botanical – Sister City Gardens project on the eastern bank of the Queanbeyan River, as Stage 8 of the CBD Masterplan.**
 - 2. Form a small working group to further develop the concept designs.**
 - 3. Nominate a Councillor to sit on the working group.**
 - 4. Consider inclusion of the initial stages of the project, as defined by the working group, in the Draft 2021-2024 Delivery Program.**
-

Background

The Sister City relationship, originally between Queanbeyan and Hattamura (Japan), was formally established in 1992. On 1 April 2003 Minami-Alps City was formed due to the merger of Hatta Village, Shirane Town, Ashiyasu Village, Wakakusa Town, Kushigata Town and Kosai Town. Queanbeyan has continued a Sister City relationship with Minami-Alps City ever since.

Student and community/adult delegations, between Queanbeyan and Minimi Alps have taken place since 1993, only pausing with the Council merger in 2016. Usually, Japanese students come to the LGA in August (their summer holidays); and Queanbeyan has been sending students there in our spring holidays (October). Regrettably, this has now paused due to COVID-19 travel restrictions.

It is common for communities to establish Sister City relationships across the globe. It provides an opportunity for cultural and economic exchange delegations and in particular exposes students to a unique experience of joining another family and learning from their lifestyle and customs. QPRC has already resolved to continue with its Sister City relationship with Minami Alps and Friendship Agreement with Ohrid.

Proposed Botanical – Sister City Gardens

Many larger regional cities in NSW host a botanic gardens (such as Wagga, Albury), or native botanic gardens such as Eurobodalla. Many are established on former landfills, along rivers, around lakes or adjacent to crown lands. Community groups (and 'Friends of') have been key drivers, supporters and maintainers of such gardens

The potential for extending the landscaped curated greenspace along the Queanbeyan River is based on the River Corridor Strategy and CBD Masterplan. It is suggested the Botanic gardens be embedded as Stage 8 of the Masterplan.

The concept of a Botanical Garden is a garden or landscape dedicated to the collection, cultivation and preservation of a wide range of plants for display and education. A Sister City

**9.4 Queanbeyan Sister City - Botanical Gardens (Ref: ; Author: Thompson/Geyer)
(Continued)**

Garden could be of varying scale, to celebrate the relationship between the two cities and cultures.

A Sister City - Botanical Garden would be a combination of both, celebrating the relationship and featuring plants from Australia, Japan and Northern Macedonia. Planting themes within the landscapes would reflect the landscapes and species endemic to those countries or important within their culture, as well as feature local indigenous species and aboriginal culture.

The proposed site for this project is the 9ha of parkland on the east bank of the Queanbeyan River from Morisset Street low level bridge to the railway in the north (see Figure 1 below). This area has some well-established facilities already, including Blundell Park and Peace Park, and a number of mature trees provide a good framework for the project. While a lot of the area is currently overgrown, with proper maintenance it would be ideal for community use and connect to the Queanbeyan River Walk.

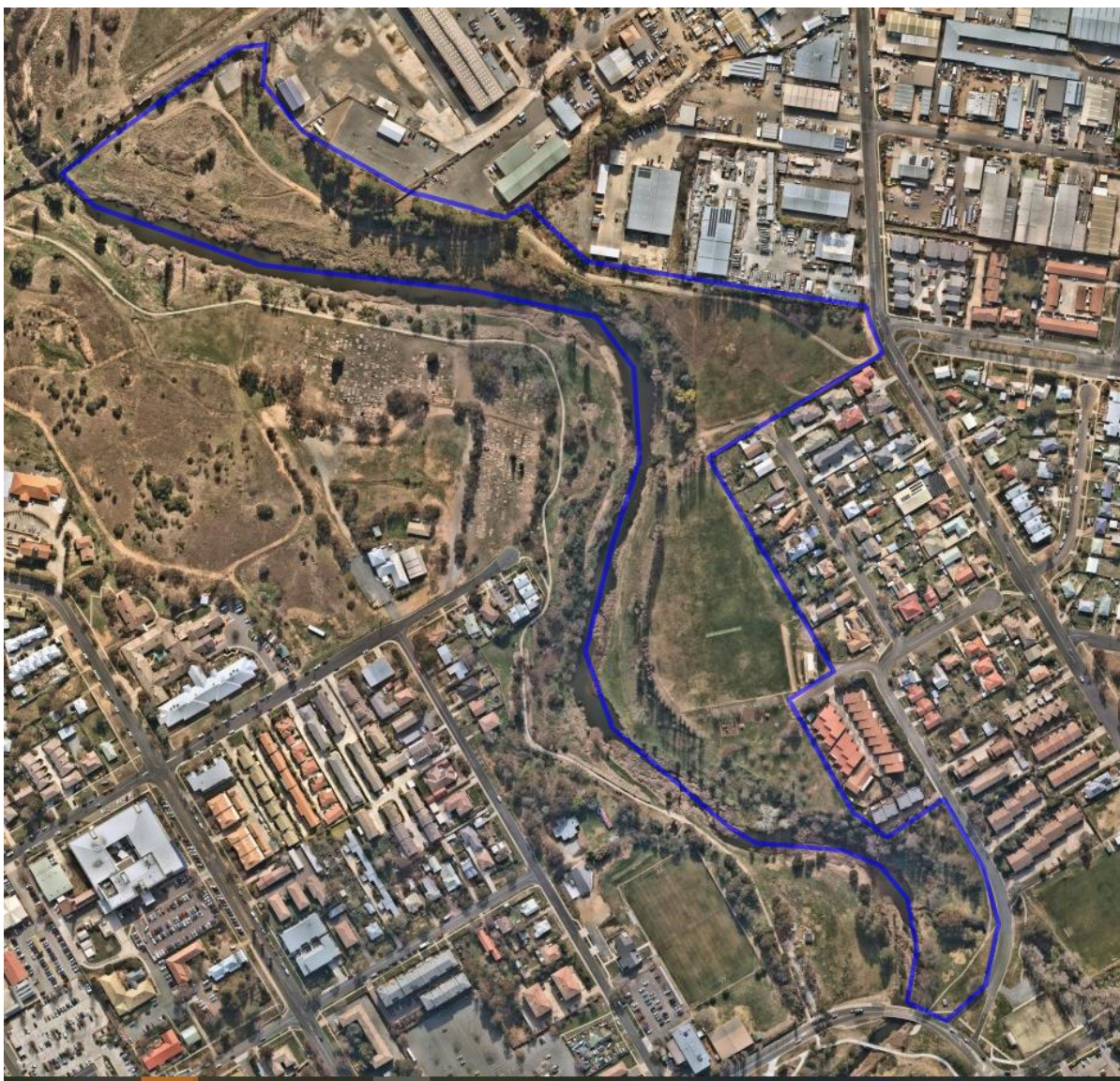


Figure 1 – Lands on Eastern Bank of Queanbeyan River Suitable for Sister City – Botanical Gardens

**9.4 Queanbeyan Sister City - Botanical Gardens (Ref: ; Author: Thompson/Geyer)
(Continued)**

It is suggested the design would be developed with the above-mentioned principles in mind, while integrating existing facilities and trees. Blundell Park would continue to be used for community sports and could be enhanced as a “village green”, suitable for sports and other events. The playground could incorporate play and nature elements, based on botanical themes, but providing enhanced intergenerational family facilities.

This parkland has many open areas and smaller intimate spaces suitable for a variety of both passive and active recreation, events, wedding photos, environmental education and community celebrations. The project would extend the River Walk on the eastern bank, northwards from the Morisset Street low level bridge to the railway and with a low-level crossing could link back to the existing path on the western (cemetery) side of the River. Designs would cater for potential flooding impacts.

The site would be used to continue Council’s target of planting 1200 trees per annum as well as create training opportunities for both Council staff and for the community under various government training schemes. It will create new and enhanced recreational opportunities for local residents, particularly on the East Queanbeyan side of the river, but also be a short walk from the CBD for all residents and visitors alike.

Design Team and Developing Concepts

It is envisaged a small community working group would be formed to develop the concept, including Council staff, a Councillor and representatives of the Sister City Committee. Appropriate consultants can be brought onboard as required.

Implications***Legal***

The parkland within the proposed 9ha site is Council owned or managed Community Land administered under the *Local Government Act 1993*.

Environmental

The site is open parkland following the River corridor. The project will see the removal of woody weeds and restoration of some eroded areas. There is an opportunity to include riparian restoration along the lower banks and introduce a level of environmental and cultural education. Care will be taken not to introduce exotic species in the areas immediately adjacent to the River. There are great opportunities for training in both horticulture and environmental sustainability. The site has a multitude of microclimates and ecosystems spread across the 9ha, from pristine aquatic life along the River to dry rocky outcrops on the higher ridges. Careful use of material, plant species and creation of landscapes will ensure the project enhances the parkland and deliver positive environmental outcomes.

Social / Cultural

Many communities have established Botanical and/or Sister City Gardens. The use of plants and gardens is a great way to highlight the Sister City relationships, Friendship Agreements or just celebrate our cultural diversity. Often, migrants may plant trees and shrubs from their homeland into their gardens as a reminder, however, with ever decreasing block sizes this is not always possible today. The Gardens can become a focus for celebration, social gatherings and events.

Similarly, as the Gardens develop, they may host educational classes on indigenous and multicultural heritage for students – as the Eurobodalla Botanic Gardens do for example.

**9.4 Queanbeyan Sister City - Botanical Gardens (Ref: ; Author: Thompson/Geyer)
(Continued)**

Economic

A quick search on 'things to do' in towns across regional Australia will often turn up a local Botanical Gardens as a place to visit. These gardens will feature prominently in tourism booklets, enticing travellers to stop and visit the gardens. These sites are also commonly used for cultural events, e.g. Cherry Blossom Festival at the Auburn Botanic Gardens; Gardenesque at Albury Botanic Gardens; weddings; community education short courses.

Engagement

It is important to take the community along on the journey of developing Botanical Gardens, from initial concept through to physical construction and even ongoing operation and maintenance. Most existing Botanical Gardens have active "Friends" groups that take ownership of the gardens and contribute at every level. Seeking community input would be one of the initial steps to take in developing early concepts. Then as details develop, a greater level of community engagement can take place.

Financial

The Urban Landscapes Branch have qualified staff and a small budget to initiate concepts and assist in establishing early cost estimates. This would be sufficient to draft concepts and estimates to inform Council before finalising the 2021-2024 Delivery Program.

Resources (including staff)

Urban Landscapes staff will coordinate with the working group to develop the initial concepts and estimates. Ultimately, it is anticipated the Gardens will become a 'skills nursery' for Council and local horticultural and landscaping trainees.

Conclusion

The concept of establishing community based Botanical Gardens within regional cities is well established across Australia. The enhancement of 9ha of parkland in East Queanbeyan will not only provide a valuable community asset, celebrating the Sister City and Friendship relationships with QPRC, rehabilitate degraded rivers lands, but also open up a large area of underutilised parkland to the community. It is a natural extension of the Masterplan and Ricer Corridor Strategy. There is potential for economic return to the community through tourism and events; and engage like-minded members of the community in a 'Friends of' groups to assist the design, development, plantings and maintenance of the Gardens. Ultimately the project has the real potential of leaving a long-lasting legacy that will improve the community's wellbeing.

Attachments

Nil

9.5 Naming of Freebody Oval Pavilion (Ref: ; Author: Thompson/Geyer)

File Reference: Property 203773

Summary

Council has received a request from the Queanbeyan District Cricket Club to name facilities at Freebody Oval after prominent former players/club members. Council periodically gets requests to initiate the naming of recreational facilities after athletes or prominent citizens either connected with the location or the sport within the area. Council has accepted those where a connection can be clearly demonstrated and have declined those where the name had little or no relevance to the facility.

Recommendation

That:

- 1. Council endorse the naming of the Ian McNamee Pavilion and the Peter Solway Scoreboard at Freebody Oval for public exhibition.**
 - 2. In the event that no adverse submissions are received, Council proceed with the renaming proposal.**
-

Background

The principle of naming recreational facilities within larger complexes is well established within our community. Council may recall in recent years the naming of the Heather MacKay Indoor Sports Centre at Taylor Park, Neil Bulger Oval at Freebody Oval and Brad Haddin Oval in Queanbeyan Park. Council also recently declined a request from Googong Township to name ovals after earlier schoolteachers, choosing to retain these for future sports people.

Queanbeyan District Cricket Club (QDCC) has formally requested Council to consider naming the main pavilion and the new scoreboard at Freebody Oval after prominent Club members. The Club proposes that the Pavilion be named the Ian McNamee Pavilion and the new scoreboard be named the Peter Solway Scoreboard.

Both individuals have a long history with QDCC and playing in the region. Both are well respected within the wider community and are considered appropriate names for the facilities. A more detailed explanation of the individual's contribution to the sport is provided in Attachment 1.

Implications

Legal

The naming of sportsgrounds and reserves is a matter for Council and unlike street names and geographic features, has no involvement from State authorities. There are no legal reasons for the proposal not to be considered.

Policy

The Parks, Reserves and Sports Facilities Naming Policy provides for individual facilities at sports grounds to be separately named. Names should be selected based on a significant connection with the Park, Reserve or Sports Facility, or to acknowledge, honour or commemorate a person important to the community. The naming of these facilities and the names nominated is in keeping with Council's past practice and principles.

9.5 Naming of Freebody Oval Pavilion (Ref: ; Author: Thompson/Geyer) (Continued)

Social / Cultural

The naming of community facilities, whether sporting or other, after prominent citizens that have significantly contributed to the facility or to the community, is an excellent way to celebrate their achievements. Having facilities appropriately named, Brad Haddin Oval, David Campese Oval, Neil Bulger Oval etc, keeps the districts' sporting achievements alive and enriches the social fabric of our community, continuing the "City of Champions" theme.

Engagement

While the facilities are both directly associated with cricket in Queanbeyan and the names were recommended by QDCC, Council's Policy recommends proposed names be placed on public exhibition for 28 days for consideration of wider community feedback. Should no adverse submissions be received, the proposed naming can proceed without the matter returning to Council. Otherwise, submissions will be provided to Council for consideration.

Financial

Other than a minor cost to install naming signage, there would only be minor routine maintenance costs associated with maintaining signage, which would be covered by the building and sports facilities maintenance budgets.

Conclusion

Both Ian McNamee and Peter Solway are highly respected sports people with a long history with cricket in the Queanbeyan district. The acknowledgement by naming these facilities after the two nominees is a simple way of recognising their significant contribution and dedication to the community and their sport.

Attachments

Attachment 1

Request from QDCC to Name Facilities at Freebody Oval. (*Under Separate Cover*)

9.6 Queanbeyan Sewage Treatment Plant Upgrade (Ref: ; Author:
Hansen/Hansen)

File Reference: 33.1.1

Summary

Council is undertaking an upgrade of the Queanbeyan Sewage Treatment Plant (STP) located on Mountain Road, Jerrabomberra ACT.

The current Queanbeyan STP treats sewage from Queanbeyan and discharges treated effluent to the Molonglo River. The current STP was constructed in the mid-1930s with the latest upgrade being in the mid-1980s. The plant receives flows above its intended capacity and is operating with equipment that is approaching the end of its service life. The project will replace this infrastructure with a modern facility that will improve treatment reliability and provide additional capacity to support growth and development in Queanbeyan.

The development of the project is progressing well and on program. A concept design for the upgrade has been prepared to support stakeholder review and a draft EIS has been prepared for public exhibition. Key equipment packages have been identified as part of the early detailed design phase. These equipment packages are being selected using competitive open tenders for the supply and delivery of equipment as part of an Early Vendor Engagement approach.

Recommendation

That Council:

- 1. Endorse the concept design for the Queanbeyan Sewage Treatment Plant.**
 - 2. Endorse the exhibition of the EIS.**
 - 3. Endorse early vendor engagement on components of the treatment plant.**
-

Background

Council is undertaking an upgrade of the Queanbeyan Sewage Treatment Plant (STP) located on Mountain Road, Jerrabomberra ACT.

The current Queanbeyan STP treats sewage from Queanbeyan and discharges treated effluent to the Molonglo River. The project will replace the existing STP which is approaching the end of its service life and operating above its treatment capacity, with a modern facility that will improve treatment reliability.

The STP upgrade will provide additional capacity for growth and development in Queanbeyan and reliable treatment that will enable QPRC to continue to meet its regulatory requirements.

Design

The new Queanbeyan STP will be constructed on the existing sewage treatment plant site. The design of the STP is being developed in consultation with QPRC operational staff and key regulators and has progressed through design definition, option selection and preparation of a concept design. A site arrangement of the concept for the Queanbeyan STP is attached along with selected views of the civil design model of the plant.

**9.6 Queanbeyan Sewage Treatment Plant Upgrade (Ref: ; Author: Hansen/Hansen)
(Continued)**

Detailed design of the facility is in progress. Contract award and construction is scheduled for July 2022 to December 2024. Construction cost estimates remain in-line with Council's planning values for the project and will be further detailed as the project progresses. The construction is scheduled to commence as the CBD construction activity eases off, yet continues jobs and contractor stimulus into the town.

The Queanbeyan STP upgrade is important infrastructure to support growth and development in Queanbeyan and to enable QPRC to continue to meet regulatory requirements. The current Queanbeyan STP was designed to serve an equivalent population (EP) of 34,000 and is currently serving in the order of 52,000 EP. The treatment plant upgrade expands treatment capacity to 75,000 EP (note: the initial project scope was 60,000 EP).

The new treatment process will treat wastewater to a high quality and provides a high level of treatment reliability. Treatment will include screening, grit removal, oxidation ditch activated sludge process and clarifiers providing nutrient removal for nitrogen and phosphorus. This is followed by further tertiary treatment using dissolved air floatation and filtration and UV disinfection. This treatment process was selected as it provides a stable and reliable treatment process.

The upgrade improves the level of treatment that is provided during wet weather and storm events. During wet weather events, the Queanbeyan STP can receive flows from the Queanbeyan catchment of up to 9 times the average dry weather flow. At the existing treatment plant these wet weather flows can result in bypassing of treatment stages which is reported to the EPA. The upgrade provides 5mm screening to all flows received and reduces treatment bypass events by using a 30 ML storm pond to contain wet weather flows so they can be returned to treatment as inflow rates recede. Controlled overflows from the storm pond are rare and estimated at approximately a 1 in 10 year event. In these instances, the overflow is likely to discharge into a high river flow environment.

Sustainability

The high quality of treated effluent produced by the new STP supports the use of recycled water. Recycled water from the plant will initially be used onsite as process water for cleaning and hosing applications. Recycled water will also be provided to a water tanker standpipe; enabling recycled water to be used for applications around the city such as dust suppression.

The design of the facility is being developed using the Infrastructure Sustainability Council of Australia (ISCA) rating tool. The STP will be powered by renewable energy under QPRC's existing power supply contract arrangements. Potential impacts of climatic changes have been considered as part of design development. Backup generators will maintain full treatment for up to 48 hours. The upgrade reduces the risk of infrastructure damage and environmental discharge during flooding. The proposed infrastructure is located above the 1% AEP flood level. The current maturation ponds which are located in the flood zone, will be decommissioned and planted with riparian vegetation.

EIS

As the STP site is located within the ACT, approval for the Queanbeyan STP upgrade is being sought under the ACT Government's *Planning and Development Act 2007* as an impact track assessment. QPRC is required to prepare an Environmental Impact Statement (EIS) to assess the anticipated impacts of the development on the environment including the specific matters identified in the Scoping Document for the proposal.

**9.6 Queanbeyan Sewage Treatment Plant Upgrade (Ref: ; Author: Hansen/Hansen)
(Continued)**

A draft EIS has been prepared and submitted to the ACT Environment, Planning and Sustainable Development Directorate (EPSDD) for an adequacy check, prior to public notification.

The EIS will be publicly exhibited through EPSDD's website for a 20-working day period. During this period, the public and government entities are invited to comment on the EIS. After the notification period has closed, EPSDD will provide comments and any public representations received to the Project team to be addressed in preparing a revised EIS.

Exhibition of the draft EIS is scheduled for late 2020 or early 2021 following the Christmas holiday period. Feedback on the draft EIS will be provided four weeks after the end of the notification period.

A summary of the EIS is also being prepared in the form of an interactive PDF (iPDF) that is designed to be more accessible to the community. A copy of this iPDF will be made available on QPRC's website during the notification period. A copy of the draft iPDF is attached.




Early Vendor Engagement

The Queanbeyan STP upgrade is being delivered using detailed design followed by a construct only contract that will include construction, installation of equipment, testing and commissioning by a principal contractor.

Key equipment packages have been identified as part of the early detailed design phase for early vendor engagement. These equipment packages are being selected using competitive open tenders for the supply and delivery of equipment. Equipment supply contracts will be novated to the principal contractor for installation as part of the construction contract.

These selected equipment tenders provide an open and competitive selection process for key equipment and enables QPRC to select equipment based on tender price and whole life cost as well as non-price factors including performance, reliability, energy efficiency, operation and maintenance requirements. This Early Vendor Engagement approach also enables the treatment plant detailed design and tender documentation to be further optimised around the specific details of equipment packages, reducing the risk of delays and rework during the construction phase.

Attachments

- | | |
|---|---|
| Attachment 1
 | Queanbeyan STP Environmental Impact Statement Summary (<i>Under Separate Cover</i>) |
| Attachment 2
 | Queanbeyan STP Site Arrangement (<i>Under Separate Cover</i>) |
| Attachment 3
 | Queanbeyan STP 3D Model Screen Shots (<i>Under Separate Cover</i>) |

9.7 **Majors Creek Road Pavement Rehabilitation (Ref: ; Author: Hansen/Cooke)**

File Reference: 31.1.9-02

Summary

There is a 6.5km section of Majors Creek Road that is currently in a poor condition. Following the opening of the Dargues Reef mine site, coupled with the recent heavy rainfall events, the Majors Creek Road pavement between Araluen Road and the mine site has deteriorated rapidly. Repair works have become a priority, with a recommendation to allocate \$600k of Roads to Recovery funding from the 2020/21 financial year to undertake repairs on the worst 1.52km section of pavement.

Recommendation

That Council:

- 1. Allocate \$600,000 of the 2020/21 Roads to Recovery funding for the immediate repair of 1.52km of Majors Creek Road.**
 - 2. Submit an application under Round 2 of the Fixing Local Roads grant funding for the rehabilitation of the remaining sections of Majors Creek Road between Araluen Road and Dargues Reef mine site.**
 - 3. Continue to work with Dargues Reef Mine management on options to mitigate damage and coordinate repairs to pavement.**
 - 4. Consider application for funding for Honeysuckle Bridge in future round of Fixing Country Bridges grants.**
-

Background

Sections of the Majors Creek Road pavement between Araluen Road and Dargues Reef mine site require significant repair works to keep the road serviceable. \$600,000 from the 2020/21 financial years Roads to Recovery grant funding can be directed to undertake in-situ stabilisation repairs to sections of road in the poorest condition. Initially, this will improve the safety of the road, but further improvements will be necessary in the upcoming years to increase the pavement width and depth to help cope with the increased heavy vehicle movements associated with the mine operations. The existing pavement width is 5.2m wide, with a nominal pavement depth.

Round 2 of the Fixing Local Roads program is currently open for nominations and closes on 11 December 2020. Council staff propose that Majors Creek Road is the preferred nomination to receive funding for pavement upgrades on this local road.

The estimated cost to in-situ stabilise the existing pavement by recycling the existing pavement and widen the carriageway to include an 8m sealed pavement is \$2.25M. This could be achieved by utilising \$600,000 of Roads to Recovery funding from the 2020/21 financial year and the inclusion of the annual road maintenance contribution of \$92,000 received from Dargues Reef mine. This will achieve a 20-year pavement design life, but will not improve the vertical or horizontal alignment of the road. The remaining \$1.5M could be sourced via Round 2 of the Fixing Local Roads grant funding. If Council is unsuccessful in receiving grant funding, Roads to Recovery funding could be utilised over the 2021/22 and 2022/23 financial years to complete the repairs.

In comparison, costs estimated to undertake full reconstruction of the 6.5km of pavement is estimated to cost \$6.5M. This would include the full replacement, realignment and widening

9.7 Majors Creek Road Pavement Rehabilitation (Ref: ; Author: Hansen/Cooke) (Continued)

of the existing pavement. This would allow for a 30 year pavement design life and include for vertical and horizontal alignment improvements.

Honeysuckle Bridge is located within this section of Majors Creek Road and has narrow and substandard guard railing. The current deck width is 5.6m. The replacement of this bridge to allow for 2x 3.5m lanes and a total bridge deck width of 8.4m is estimated to cost \$400,000. Funding for the replacement of this bridge would need to be sourced separately to Roads to Recovery and Fixing Local Roads funding as bridge replacements are not eligible under these funding sources.

Implications

Environmental

Council staff will complete the required environmental approvals prior to any construction works commencing onsite.

Financial

Immediate repairs can be funded from Roads to Recovery funds in the 2020/21 financial year to undertake immediate repairs of the failing 1.52km section of pavement. If Fixing Local Roads grant funding is successful, the remaining 4.98km sections of Majors Creek Road would be rehabilitated in the 2021/22 financial year by in-situ stabilisation of the existing pavement. If the grant submission is unsuccessful, the utilisation of Roads to Recovery funds from the 2021/22 and 2022/23 financial years could be utilised to undertake the rehabilitation works.

Program Code	Expense Type	Funding source	Amount
31.1	Capital	Grant - Roads to Recovery 2020/21	\$600,000
31.1	Capital	Grant - Fixing Local Roads 2021/22	\$1,500,000
31.1	Capital	S94 Funds – Dargues Reef Mine	\$184,000

Resources (including staff)

In-situ stabilisation is predominately contract based and will have a minimal impact on internal staff resources. Project management of the rehabilitation works will be undertaken by Council staff.

Conclusion

A 1.52km section of Majors Creek Road requires urgent repairs. Council may undertake these repairs utilising Roads to Recovery funding in the 2020/21 financial year and then submit an application to source Round 2 Fixing Country Roads grant funding in the 2021/22 financial year to undertake the remaining failed sections of Majors Creek Road between Araluen Road and the Dargues Reef mine site. An application for funding under a future Fixing Country Bridges can be made in future rounds for Honeysuckle Bridge.

Attachments

Nil

9.8 Bushfire Local Economic Recovery Fund Program (Ref: ; Author:
Hansen/Cooke)

File Reference: 11.10.1-01 & 11.2.4-01

Summary

This latest \$250 million Bushfire Local Economic Recovery (BLER) Fund package is jointly funded by the Australian and NSW Government to further support the social and economic recovery of communities from 47 bushfire-affected Local Government Areas (LGAs) across the state. It aims to promote community, industry and local economic recovery in the short, medium and long-term. Further to the report to the November Planning and Strategy Committee, this report provides high level scope and estimates for the nominated projects.

Recommendation

That Council determine which projects to nominate for grant funding through the Bushfire Local Economic Recovery (BLER) Fund.

Background

The grant funding available for individual projects is dependent on the project type.

- Infrastructure projects must seek a minimum of \$400,000 with a maximum available grant of \$20 million.
- Environmental projects including rehabilitation, remediation and resilience improvements must seek a minimum of \$200,000 with a maximum available grant of \$4 million.
- Programs, including social, business and environmental education initiatives must seek a minimum of \$200,000 with a maximum available grant of \$4 million.

To be eligible projects must:

- support the recovery of the local community's economy, social well-being, environment or improve resilience to future natural disasters
- be able to commence within six months of the funding deed being executed and be completed by 30 June 2022
- align with one of the following categories:
 - enabling infrastructure
 - industry and business development
 - social development
 - natural environment and resource development
 - built environment adaption.

Council had identified the following possible projects to apply for BLER funding:

- a. Completion of the Nerriga Road upgrade project. (\$24.5m)

9.8 Bushfire Local Economic Recovery Fund Program (Ref: ; Author: Hansen/Cooke) (Continued)


- An additional \$3,000,000 is required to complete the Ningee Nimble section, which is the last remaining unsealed section of Nerriga Road. Two additional sections of Nerriga Road have been identified as require funding to repair and widen damaged sections of sealed pavement.
 - \$12,000,000 has been estimated to rehabilitate the 8.2km section of Nerriga Road between Oallen Road and Endrick River (QPRC LGA Boundary), noting this section complements ambitions of SEATS to establish freight corridor through Tarago to Hume Highway
 - a further \$9,500,000 has been estimated to rehabilitate the 7.2km section between Euradux Road and Tates Lane.
- b. Restoration of Majors Creek Road. (\$2.65m)
- Funding to be sourced through Round 2 of the Fixing Local Roads grant for insitu stabilisation of the remaining sections of road between Araluen Road and Dargues Reef mine site. \$400,000 could be applied for the replacement of Honeysuckle Bridge.
- c. Restoration of Bushfire impacted roads and bridges and improved road access.
- This item is not required as Disaster Recovery Funding Arrangements (DRFA) will be utilised to repair any bushfire damaged roads and bridges.
- d. Bungendore Playground (\$900k)
- to integrate with Mick Sherd Oval. - estimated to install the playground.
- e. Braidwood Carpark. (\$5m)
- estimated for the construction of the Braidwood carpark across depot, public amenities, vehicular connector to Duncan St and Ryrie St, and laneway connectors to Wallace St. (note: prompts relocation of depot).
- f. Araluen camping area amenities. (\$250k)
- upgrade works (refer to Stream to as below BLER threshold).
- g. Community hall upgrades in bushfire impacted areas (\$500k)
- 5 community halls could benefit from upgrades. Allow \$100,000 per hall.

Council may reconsider other economic driver projects such as the South Jerra Innovation Hub including R&D centre (warm shell \$20m). Some co-contributions may be sourced from other grants or s94 contributions (such as halls and playgrounds).

Conclusion

QPRC is eligible to apply for Bushfire Local Economic Recovery (BLER) Funding in the range of \$400k-\$20m, with applications closing on 11 December 2020. Council is to determine which projects will be submitted to receive funding under the competitive BLER program. Completion dates have been extended by 1 year to end 2023. It has now been advised the \$2.5m grant for the Braidwood Heritage Centre, has been derived from a different source.

Attachments

Attachment 1  Bushfire Local Economic Recovery Funding Guidelines (*Under separate cover*)

9.9 Bungendore Stormwater Trunk Infrastructure - Voluntary Planning Agreement
(Ref: ; Author: Hansen/Belcher)

File Reference: 32.3

Summary

This report details the community consultation undertaken related to the draft Bungendore Stormwater Trunk Infrastructure – Voluntary Planning Agreement (VPA) between Council and the developer of 115-117 Ellendon Street. The report recommends that Council execute the VPA after some minor amendments are made.

Recommendation

That Council authorise the Chief Executive Officer to enter into the Voluntary Planning Agreement after the minor amendments described in the report are completed.

Background

At the Ordinary Council meeting of September 2020, Council resolved (179/20) to place on exhibition a draft voluntary planning agreement (VPA) related to trunk drainage infrastructure in Bungendore. The resolution also required a further report following the consultation, which is the purpose of this report.

Since the report, the developer has undertaken most of the works associated with the draft VPA. The developer has been working within their consent. This has, however, caused some issues regarding site access that Council staff have under the authorities of the *Local Government Act*. Discussions between staff and the Developer have stressed that there is some risk that Council may not enter into the agreement and the Developer should consider these risks in their works. Notwithstanding, there are no practical implications for the execution of the VPA.

Implications

Legal

The draft Voluntary Planning Agreement is compliant with the *Environmental Planning and Assessment Act 1979*.

Asset

Construction of the works considered in the draft Voluntary Planning Agreement will provide an improved asset for Council which will enhance safety and reduce the risk of nuisance flooding in the area.

Social / Cultural

Adoption of the VPA will permit the construction of an alternative stormwater alignment that will remove upstream stormwater from the rear of several properties at 113 Ellendon Street. This has a significant safety and social benefit to these properties and reduced risk to the community. Following completion of the works, the residents of 113 Ellendon Street will be able to apply to Council for extinguishment of the easement. To protect the broader ratepayers, costs associated with the extinguishment and the consequent private drainage

9.9 Bungendore Stormwater Trunk Infrastructure - Voluntary Planning Agreement (Ref: ; Author: Hansen/Belcher) (Continued)

works within 113 Ellendon Street are expected to be covered by the owners of these properties.

Engagement

5 submissions were received on the matter via Your Voice. A further two submissions were received via email. These submissions were duplicates of Response ID 2835887 and 2836968. Identifying information included in these submissions has been removed for privacy reasons.

As a result of the submissions, the following amendments will be made prior to execution:

- The definition of development consent in the VPA will be amended to include reference to modifications and construction certificates associated with the original DA
- Clause 8.1(a) will be amended to state written consent is required when working outside the existing easement

The following steps have been taken as a result of the submissions:

- The concern raised about the drainage of the swale on the southern side of Ellendon Street has been raised with Council's Development Engineers for their attention.

A copy of the Community Engagement report is attached.

Financial

The VPA commits Council to expenditure of \$319,000.00 (inclusive of GST).


Provision has been made in the 2020/21 Operational Plan for the completion of these works. The final amount is slightly in excess of the budget allowance, and it is recommended that additional funds be taken from the *Palerang Section 94 Plan No.10 - Provision of Kings Highway Culverts at South Bungendore* which covers this area.

Program Code	Expense Type	Funding source		Amount
100565	Capital	Operational Plan FY21	\$	250,000.00
RA3547	Capital	Palerang Section 94 Plan No.10 - Provision of Kings Highway Culverts at South Bungendore	\$	69,000.00

Conclusion

It is recommended that Council authorise the Chief Executive Officer to enter into the agreement subject to the completion of the amendments described in the Engagement section of this report.

Attachments

Attachment 1  Bungendore Stormwater Trunk Infrastructure - Voluntary Planning Agreement - Engagement Report (*Under Separate Cover*)

9.10 Annual Report 2019-20 (Ref: ; Author: Richards/Tozer)

File Reference: 51.1

Summary

Council is required to prepare an Annual Report for the 2019-20 financial year. A checklist of inclusions for the Annual Report is provided by the Office of Local Government. In addition, a number of Council policies also require reporting in the Annual Report.

The Annual Report also outlines the progress of projects and actions that were contained in the Operational Plan 2019-20.

Recommendation

That Council:

- 1. Endorse the Annual Report 2019-20.**
 - 2. Provide a copy of the Annual Report to the Minister for Local Government.**
-

Background

The Annual Report 2019-20 has been completed and meets all legislative requirements including:

- Section 54P, 67, 428 and 508 of *the Local Government Act 1993*
- Clauses 132, 217, Local Government (General) Regulations 2005
- Section 125, *Government Information (Public Access) Act 2009*
- Section 33, *Privacy and Personal Information Protection Act 1998*
- Section 93G(5) *Environmental Planning and Assessment Act 1979*
- Chief Executive Circular 11-19 dated 8 August 2011
- Section 16 of the Guidelines on the Exercise of Functions under the *Companion Animals Act*.
- Section 125 of the *Government Information (Public Access) Act 2009*
- *Swimming Pools Act 1992* and Regulation 2008
- Special Rate Variation Guidelines
- Capital Expenditure Guidelines
- *Disability Inclusion Act*

The following Council policies also state other information to be included in the Annual Report:

- Fraud Control Policy
- Corporate Sponsorship Policy
- Complaint Handling Policy

Section 428 of the *Local Government Act 1993 (NSW)* states:

1. Within 5 months after the end of each year, a council must prepare a report (its "annual report") for that year reporting as to its achievements in implementing its delivery program and the effectiveness of the principal activities undertaken in achieving the objectives at which those principal activities are directed.

9.10 Annual Report 2019-20 (Ref: ; Author: Richards/Tozer) (Continued)

2. The annual report in the year in which an ordinary election of councillors is to be held must also report as to the council's achievements in implementing the community strategic plan over the previous 4 years (This will occur in 2021 for QPRC).
3. An annual report must be prepared in accordance with the guidelines under section 406.
4. An annual report must contain the following:
 - a. a copy of the council's audited financial reports prepared in accordance with the Local Government Code of Accounting Practice and Financial Reporting published by the Department, as in force from time to time
 - b. such other information as the regulations or the guidelines under section 406 may require.
5. A copy of the council's annual report must be posted on the council's website and provided to the Minister and such other persons and bodies as the regulations may require. A copy of a council's annual report may be provided to the Minister by notifying the Minister of the appropriate URL link to access the report on the council's website.

Implications***Integrated Plan***

The Annual Report forms a key part of the Integrated Planning and Reporting Framework. In addition to the Annual Report, Council must report every six months on its progress. The Annual Report will be uploaded to Council website.

Conclusion

The 2019-20 Annual Report includes progress updates on all projects and actions contained in Council's Operational Plan 2019-20 and a number of statutory reporting requirements as defined by the Office of Local Government. The Financial Statements are reported separately in this business paper and will be appended.

Attachments

Attachment 1 2019-20 Annual Report (*Under Separate Cover*)



9.11 Presentation of 2019-20 Audited Financial Statements (Ref: ; Author: Knight/Eiszele)

File Reference: 43.3.1

Summary

The financial statements for the year ended 30 June 2020 have been audited and are ready to be presented to Council.

Mr Michael Kharzoo of the NSW Audit Office will be available at the Council meeting to present a commentary on the financial result, and to answer any questions from Council.

Recommendation

That Council:

- 1. Adopt the General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules for the year ended 30 June 2020.**
 - 2. Accept the Auditor's Reports, as submitted by the NSW Audit Office.**
-

Background

At the Planning and Strategy meeting of Council held on 9 September 2020, Council resolved to refer the 2019/20 financial statements to the external auditor (Council resolution PLA 138/20).

Council's general purpose and special purpose (water and sewerage) financial statements have now been audited by the NSW Audit Office. The CEO, under delegated authority, has issued the financial statements for release.

Implications

Legal

Section 418 of the *Local Government Act* requires that as soon as practicable after Council receives a copy of the auditor's report, it must fix a meeting to present the audited financial statements to the public, and that the financial statements must be made available for public inspection at least seven days prior to the meeting date.

Section 420 of the Act allows any person to make a submission in writing with respect to the audited financial statements within seven days after this meeting. Submissions close on Friday 4 December 2020 and all submissions must be referred to the auditor.

Asset

At the meeting held on 9 September 2020, Council were advised that the financial statements would be adjusted to include gifted infrastructure from the completion of Googong Stages 3 and 4, once the in-house valuation was finalised.

9.11 Presentation of 2019-20 Audited Financial Statements (Ref: ; Author: Knight/Eiszele) (Continued)

Prior to commencement of the audit, the draft Income Statement was adjusted to increase non-cash income by \$25.6 million and the draft Statement of Financial Position was adjusted to increase Infrastructure, Property, Plant and Equipment by the same value.

Engagement

A notice was placed on the Council website which included:

- A statement that the business of today's meeting would include the presentation of the audited financial statements;
- a summary of the financial statements;
- and a statement to the effect that any person may make a submission to Council with respect to the financial statements.

Copies of the financial statements have been placed on Council's website, and hardcopies are on display in the Council office foyers.

Financial

A summary of the financial statements is provided below. The financial performance ratios at pg 72-73 indicate sound financials, with narrative on the reason for movements against benchmarks on previous year, including bushfire and Covid.

	2020 \$ '000	2019 \$ '000
Income Statement		
Total income from continuing operations	224,793	212,520
Total expenses from continuing operations	146,775	127,037
Operating result from continuing operations	78,018	85,483
Net operating result for the year	78,018	85,483
Net operating result before grants and contributions provided for capital purposes	(4,766)	3,553
Statement of Financial Position		
Total current assets	156,011	155,613
Total current liabilities	(57,273)	(45,513)
Total non-current assets	1,565,020	1,499,772
Total non-current liabilities	(78,140)	(80,331)
Total equity	1,585,618	1,529,541
Other financial information		
Unrestricted current ratio (times)	1.57	1.34
Operating performance ratio (%)	3.14%	5.20%
Debt service cover ratio (times)	3.84	6.41
Rates and annual charges outstanding ratio (%)	9.74%	5.68%
Infrastructure renewals ratio (%)	61.42%	30.34%
Own source operating revenue ratio (%)	50.78%	53.22%
Cash expense cover ratio (months)	7.44	14.30

9.11 Presentation of 2019-20 Audited Financial Statements (Ref: ; Author: Knight/Eiszele) (Continued)

Resources (including staff)

The 2019-20 audit was conducted remotely due to travel restrictions and the impact of Covid-19. Finance staff were available to assist throughout the 5 week audit period, which commenced on 21 September 2020 and finished on 26 October 2020. Upon receipt of the Auditor's reports, finance staff submitted the financial statements to the Office of Local Government prior to the due date of 31 October 2020.

Conclusion

As required by legislation, Council is required to present the audited financial statements to the public.

The NSW Audit Office conducted the final audit and has given an unmodified opinion on the financial statements. Mr Kharzoo has indicated that the final 2020 audit management letter will be forwarded to Council in November.

Reference is made to the Auditors report at p74-84 with commentary on conduct of audit and the financial performance of Council.

Attachments

Attachment 1 Annual Financial Statements 2019/20 (*Under Separate Cover*)



9.12 Quarterly Budget Review Statement for Quarter Ending 30 September 2020
(Ref: ; Author: Knight/Marmont)

File Reference: 43.5.2-08

Summary

The September 2020 Quarterly Budget Review Statement (QBRS) provides a summary of Council's financial performance at the end of the September 2020 quarter and reports on progress made against the original budget adopted by Council in its 2020/21 Operational Plan.

The budget adjustments recommended to Council for approval result in a net reduction to the budgeted surplus of \$1,300,000.

The revised estimated operating result for the year to 30 June 2021 is a surplus of \$1,575,000 comprising a deficit of \$1,160,000 in the General Fund and a surplus of \$2,735,000 in the combined Water and Sewer Funds.

Recommendation

That Council:

- 1. Accept the September 2020 Quarterly Budget Review Statement and adopt the recommended budget variations as outlined in the report.**
 - 2. Note the estimated consolidated surplus of \$1,575,000, consisting of a deficit of \$1,160,000 in the General Fund and a surplus of \$2,735,000 in the combined Water and Sewer Funds.**
-

Background

The Office of Local Government (OLG) has developed a set of reporting requirements for the QBRS, to facilitate progress reporting against the original budget, and revised budgets at the end of each quarter. A detailed list of budget variances across the organisation is included in the attached QBRS, which has been prepared in consultation with all Branches and Portfolios within QPRC.

The key financial priorities affecting Council's business in the September quarter are:

- the recognition of additional COVID-19 impacts,
- the delivery of major capital works,
- the recognition of additional rates income due to growth,
- unrestricted cash balance, and
- carry forward expenditure

COVID-19 Impact

Council entered into pandemic emergency planning in February 2020, and by 23 March had begun closing customer service centres and community facilities. While all facilities have reopened, many are on a restricted basis, and the following table provides an overview of the anticipated financial impact as compared to Council's 2020/21 adopted budget – which had already allowed for a reduction in fee income (\$400k) during this financial year.

The revenue impacts arising from the restricted services are income foregone from sports and swim-school programs, venue hire, kiosk sales, QPAC box office sales and the Bicentennial

9.12 Quarterly Budget Review Statement for Quarter Ending 30 September 2020 (Ref: ; Author: Knight/Marmont) (Continued)

Hall and Community Centre venue hire. Staff have identified opportunities for cost savings, mostly with the reduction of energy costs, travel and training expenses.

2020-21 Budget Impact	Adjustment - \$
Income	
Aquatic Centres fees	(660,700)
Indoor Sports Centre fees	(84,000)
The Q fees	(66,000)
Bicentennial Hall fees	(35,000)
Community Centres rent and fees	(21,550)
Library Sales	(10,000)
Decrease in Income	(877,250)
Expenses	
Staff – Professional Development	(38,450)
Staff – Travel	(43,862)
Materials – COVID preparedness project	5,000
Decrease in expenses	(77,312)
Net financial impact of Covid on adopted budget	(799,938)

Delivery of Major Capital Works

Council's original 2020-21 budget included the delivery of \$170 million capital works in the current financial year. Timing of cashflow for major projects within the capital works program has been reviewed and allocated across future financial years. The September QBRS includes a reduction of \$12.1 million in capital expense from the current financial year to future years.

Increased Rates and Annual Charges due to Growth

The LGA continues to experience rapid growth and development, generating additional rates and annual charges as subdivided properties are registered with title, as well as increased cost-pressures to provide for an expanding population and service additional community infrastructure.

The September QBRS includes allowance for an additional budgeted \$1.2m (1.6%) in rates and annual charges, comprising General Rates, Water, Sewer, Stormwater and Waste charges.

The following table provides a summary of actual growth in rateable assessments and increase in general rates income due to growth, compared with estimated population increases.

9.12 Quarterly Budget Review Statement for Quarter Ending 30 September 2020 (Ref: ; Author: Knight/Marmont) (Continued)

Year (ending 30 June)	Increase in rateable assessments	Increase in Population	Increase in General Rates due to growth
2018	724	1,073	1,217,368
2019	555	1,211	642,176
2020	258	1,235	222,714
2021	374	1,260	768,708

Balance of Unrestricted Cash and Internally Restricted Reserves

As highlighted in workshops on the financial plan, the low level of unrestricted cash and internally restricted reserves continue to remain a concern in the current budget.

Council's opening balance of unrestricted cash and internal reserves was depleted due to an extraordinary increase in grant and other debtors owing, as well as the impact of repeated General Fund deficits over several years.

At 30 June 20, Council had borrowed \$15.1million from internal reserves, to be repaid in the current annual budget once debtors return to normal levels. Council has now received payment of \$9.1 million owed under disaster recovery funding for expenditure in the emergency response to the 2019/20 fires, improving the opening position.

However, Council continues to hold a high value of debt, primarily due to the large value of capital grant funded projects, whereby grants and contributions are claimed and reimbursed after expenditure is incurred. This timing issue is expected to continue to place pressure on Council's unrestricted cash balance; and staff will continue to review and improve procedures for the regular monitoring and reporting of unrestricted cash.

Based on current budget projections, an unrestricted cash balance of \$2.8 million is forecast at 30 June 21, and an internal reserve balance of \$17.1 million. However, these values can be significantly impacted by unplanned cash inflows and outflows and timing of external funding.

Carry forward budgeted expenditure

The September QBRS incorporates the carry forward and revote budgets for amounts that were unspent in the 2019/20 financial year.

The detail is included within the attached QBRS, and the separate carry forward report.

There are a number of operational expense budget increases detailed in the attached QBRS that have arisen due to grant funding being received and recognised in a prior financial year, then expended in the current year – a timing difference that shows up as an operating deficit in the current year.

Future anticipated budget impacts

Council was impacted by flood and fire events in the previous financial year, and a second flood event in August 2020. The clean-up costs after these three events continues to be calculated, with the assistance and agreement of NSW Transport – and will be funded through

9.12 Quarterly Budget Review Statement for Quarter Ending 30 September 2020 (Ref: ; Author: Knight/Marmont) (Continued)

Emergency Management funding provisions. Once known, the budget will be included in a future budget review. The impact on the operating position is expected to be neutral, with income and expense projected within the same financial year.

Implications

Legal

This QBRS complies with clause 203(1) of the *Local Government (General) Regulation 2005* which requires that, not later than 2 months after the end of each quarter, excluding the June quarter, the responsible accounting officer must submit a budget review statement to Council.

The format of the review must be consistent with the minimum requirements contained in the QBRS Guidelines provided by the Office of local Government.

Financial

The overall consolidated result has deteriorated from an operational surplus of \$2.888m following the Original Budget, to an operational surplus of \$1.575m for the September QBRS (before capital income).

Council's General Fund result has worsened from an operational surplus of \$0.289m following the Original Budget to an operational deficit of \$1.160m for the September QBRS.

The major impacts on the operating result are:

1. Reduction in fees and charges due to the COVID response of restricting the operation of community facilities
2. Carry forward operating budgets for operational expenditure – where grant income has been recognised in the prior financial year
3. Change to the internal project management attribution allocation of 4% on capital works during the financial year, due to the revised timing of capital expenditure.

The significant variations and issues impacting on the funded result are summarised and discussed in the report attached, with favourable changes identified as (F), unfavourable as (U), and changes which have no net effect as (N) neutral. Where Council has separately resolved to fund additional projects, they have been separately identified within the comments of the QBRS, and thresholds of 10% or \$100,000 are applied in relation to variance reporting. This is considered appropriate for the size of the organisation.

The tables below summarise the consolidated result projected to June 2020.

Total Council Summary

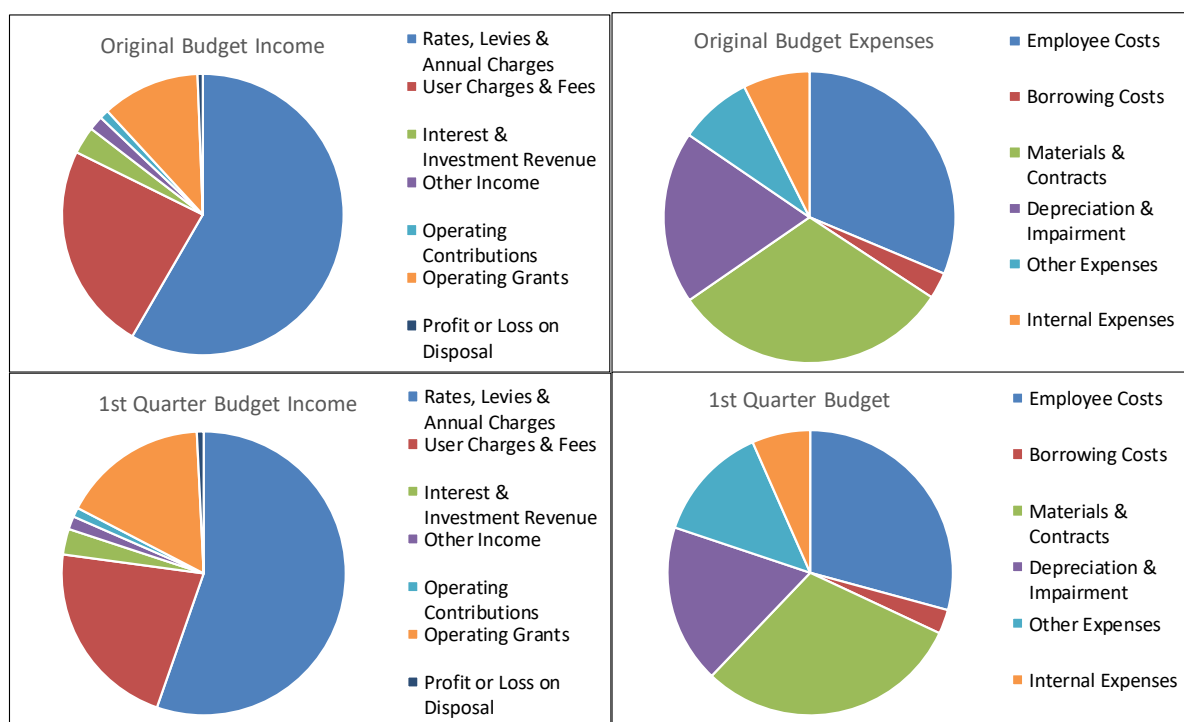
Description	Original	Current	Actual	Proposed	Forecast
	Budget	Budget	YTD	Adjustments	Budget
	\$,000	\$,000	\$,000	\$,000	\$,000
Income					
Rates, Levies & Annual Charges	(74,538)	(74,538)	(75,286)	(1,159)	(75,696)
User Charges & Fees	(30,588)	(30,588)	(2,250)	774	(29,814)
Interest & Investment Revenue	(4,000)	(4,000)	(1,014)	0	(4,000)
Other Income	(2,122)	(2,122)	(217)	80	(2,042)
Operating Contributions	(1,352)	(1,352)	(717)	(108)	(1,460)
Operating Grants	(14,363)	(14,363)	(2,541)	(8,345)	(22,708)

9.12 Quarterly Budget Review Statement for Quarter Ending 30 September 2020 (Ref: ; Author: Knight/Marmont) (Continued)

Total Council Summary

Description	Original Budget	Current Budget	Actual YTD	Proposed Adjustments	Forecast Budget
Profit or Loss on Disposal	(770)	(770)	(84)	(290)	(1,060)
Total Income	(127,733)	(127,733)	(82,109)	(9,047)	(136,780)
Expense					
Employee Costs	45,876	45,876	8,906	(351)	45,524
Borrowing Costs	4,274	4,274	276	0	4,274
Materials & Contracts	45,608	45,608	6,938	1,382	46,991
Depreciation & Impairment	28,055	28,055	0	0	28,055
Other Expenses	11,838	11,838	3,950	8,812	20,650
Internal Expenses	(10,806)	(10,806)	(526)	518	(10,289)
Total Expense	124,845	124,845	19,545	10,360	135,205
Operating (Surplus)/Deficit before Capital	(2,888)	(2,888)	(62,564)	1,313	(1,575)
Capital Income					
Capital Contributions	(14,321)	(14,321)	(1,284)	38	(14,283)
Capital Grants	(46,428)	(46,428)	(1,340)	(5,410)	(51,838)
Operating (Surplus)/Deficit after Capital	(63,637)	(63,637)	(65,187)	(4,059)	(67,695)
Non Cash					
Capital Contributions	7,607	7,607	0	(639)	6,968
Depreciation & Impairment	(28,055)	(28,055)	(0)	0	(28,055)
Profit or Loss on Disposal	770	770	84	290	1,060
Total Non Cash	(19,678)	(19,678)	84	(349)	(20,027)
Investing Fund Flows					
Capital Works Program	169,926	169,926	7,771	(13,654)	156,272
Asset Purchases	3,312	3,312	865	1,537	4,849
Loan Principal Repayments	7,038	7,038	1,301	0	7,038
Total Investing Fund Flows	180,276	180,276	9,937	(12,117)	168,158
Financing Fund Flows					
Sale of Assets	(1,170)	(1,170)	(88)	(1,590)	(2,760)
Proceeds from Borrowings	(87,694)	(87,694)	0	51,048	(36,646)
Total Financing Fund Flows	(88,864)	(88,864)	(88)	49,458	(39,406)
Net (Inc)/Dec in Funds before Transfers	8,098	8,098	(55,255)	32,933	41,031
Reserve Movements					
Transfers to Internal Reserves	39,965	39,965	200	(31,768)	8,196
Transfers to Developer Contributions	5,885	5,885	0	321	6,206
Transfers to Other External Reserves	11,940	11,940	0	876	12,816
Transfers from Internal Reserves	(9,355)	(9,355)	0	(6,137)	(15,492)
Transfers from Developer Contributions	(15,379)	(15,379)	(115)	(662)	(16,040)
Transfers from Other External Reserves	(40,283)	(40,283)	0	852	(39,430)
Total Reserve Movements	(7,226)	(7,226)	85	(36,518)	(43,744)
Net (Inc)/Dec in Unrestricted Funds	871	871	(55,170)	(3,585)	(2,714)

9.12 Quarterly Budget Review Statement for Quarter Ending 30 September 2020 (Ref: ; Author: Knight/Marmont) (Continued)



Integrated Plan



The QBRS is a tool to monitor Council’s progress against the operational plan and the ongoing management of Council’s budget.

Conclusion

Revision of the budget at the September QBRS has reduced the operational surplus position by \$1.313m before capital amendments. A detailed listing of variations is included in the attached report.

Council’s General Fund is reporting an operating budget deficit for the 2020/21 financial year. Whilst many of the operating expenses in the current year are project related and one-off; and grant debtors have impacted on accounting timing, it is recognised that the current General Fund position is unsustainable and has placed a focus on budget review to identify possible future savings.

Attachments

- Attachment 1  Attachment QBRS for 30 September 2020 (Under Separate Cover)
- Attachment 2  Carry Over Supporting Documentation for 2020-21 (Under Separate Cover)

9.13 Investment Report - October 2020 (Ref: ; Author: Knight/Drayton)

File Reference: 43.3.1-09

Summary

In accordance with the *Clause 212 of the Local Government (General) Regulation 2005*, the Investment Report is presented to Council monthly. This report presents the investment result for October 2020.

Recommendation

That Council:

1. **Note the investment return for October 2020 was \$194,811.**
 2. **Note the investment portfolio has been made in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Queanbeyan-Palerang Regional Council's Investment Policy.**
 3. **Receive the Investment Report for the month of October 2020.**
-

Background

Cash and Cash Equivalent Investments

A list of Council's cash and investments as at 31 October 2020 is detailed in the attached Investment Report Pack.

Over the last 12 months, Council's portfolio produced an annualised rate of return of 1.66%, outperforming the benchmark Bank Bill Index by 1.15%.

On 31 October 2020, the principal amount invested was \$194,181,315 and the year to date return was \$1,208,892 which is 30.3% of Council's annual budget.

Market Update

The average 30-day BBSW rate for October 2020 was 0.07%.

At their November 2020 meeting, the Reserve Bank (RBA) board cut each of the policy rates. The Official Cash Rate now sits at 0.10%, down 15bp. The 3-year Australian Government bonds' target and the Term Funding Facility rate were both also reduced to 0.10%; deposits at the RBA were dropped to 0.00%. The Board remains committed to "doing more", but that appears to be in the form of expanded Quantitative Easing rather than further interest rate moves.

In their accompanying statement to the announcement, the Board said they are not expecting to increase the cash rate for at least three years.

Of the total investment portfolio of \$194 million, Council holds \$25 million in TCorpIM long- and medium-term funds. For October 2020, the long-term fund had a modest return while the medium-term fund had a slight contraction.

Implications***Legal***

Council's investments as listed in Table 2 of the attached Investment Report Pack comply fully with section 625 of the *Local Government Act 1993*, clause 212 of the Local Government General Regulations 2005, and Council's Investment Policy.

Certified by Kate Monaghan, Responsible Accounting Officer, 13/11/2020.

Policy

The Investment Policy was adopted by Council on 22 July 2020 and is due for review in June 2021.

Financial

Council's cash and investment balance has been impacted by a series of significant cashflow challenges. Whilst unrestricted cash is adequate for current operations, internal reserve balances have been substantially reduced. This situation is the culmination of numerous factors, some temporary, and some resulting from general fund structural deficits that have impacted over time.

Conclusion

On 31 October 2020, the 2020/21 Financial Year investment return amounted to \$1,208,892. The investment returns are added to the associated restricted funds (e.g. development contributions) that form Council's investment portfolio.

The TCorpIM Long Term Growth and Medium-Term Growth Funds had contrasting returns, rising \$23,624 and falling \$1,954 respectively in October 2020. While these funds are exposed to additional investment risk to generate higher potential returns, they are structured with longer term time horizons. The minimum advised investment time frame for the MTGF is 3-7 years and 7+ years for the LTGF.

Paired with cash asset classes, these growth assets form a diversified portfolio within the restrictions of the Investment Policy.

Attachments

Attachment 1 Investment Report Pack - October 2020 (*Under Separate Cover*)



10.1 Reduction of Parking Fines (Ref: ; Author: Hansen/Cooke)

File Reference: 31.5.1

Report

At its October meeting, Council resolved to receive a report if it is legally possible to reduce all traffic and parking fines issued by Council by 25% and to modify the Parking Policy accordingly.

Penalty amounts specified for parking fines and demerit points is set by the State Government and cannot be varied by Local Government.

In July 2018, 10 of the most common parking fines set by the NSW Government were reduced from \$112 to \$80 when issued by a NSW Government authority. A further 42 parking fines, when issued by NSW Government authorities, were reduced to \$80 from 1 January 2019, but only if the Council had chosen to “opt in” for the reduction of these identified parking fines. At the Council meeting on 24 July 2019, Council chose to “opt out” of the NSW Government’s Parking Fines Reduction Scheme.

The majority of the fines relate to voucher or pay parking, to which QPRC parking arrangements does not apply. The other fines relate to infringements for parking in illegal spaces (eg disabled and loading zones). Attachment 1 illustrates in red, the infringements and fines that would apply the 25% reduction if Council was to “opt in” to the scheme.

The current indexation arrangements set by Government for parking fines will continue. The current financial year of 2020/21 has been indexed to \$116 and \$84 (compared with \$112 to \$80 in 2018/19).

In noting parking patrols, warnings and infringements are intended to influence driver behaviours and effectively circulate parking spaces for patrons in town centres, Council engages 4 general duties rangers across the LGA at annual budget cost of \$650k, normally issuing over 700 fines last year generating \$310k primarily for:



- Disobey no stopping/parking signs
- Stop in loading zone or disabled zone (without permit)
- Not park wholly in space
- Abandoned vehicle

The next opportunity for Council to “opt in” to the scheme is 1 April 2021, to be implemented by Council from 1 July 2021.

Recommendation

That the report be received for information.

Attachments

- | | |
|---|---|
| Attachment 1
 | List of Parking Infringements Included in Scheme (<i>Under Separate Cover</i>) |
| Attachment 2
 | QPRC Parking Fine Concession Letter from MP Domonic Perrottet (<i>Under Separate Cover</i>) |

10.2 Local Government Elections 2021 (Ref: ; Author: Knight/Ferguson)

File Reference: 52.6

Report

The Office of Local Government has informed councils that the Minister for Local Government, Shelley Hancock MP has instructed the NSW Electoral Commissioner to prepare for full attendance voting at the September 2021 local government general elections.

The Minister's decision follows extensive consultation with the local government sector on the best way to conduct the elections given the impacts of the COVID-19 pandemic which saw the postponement of the elections to 2021.

During the consultation process, the NSW Electoral Commissioner had also submitted a proposal to the Government that the elections be held by mandatory universal postal voting.

The Minister noted that, if COVID-19 is still impacting on communities next year, the cost of holding elections in a full attendance model will increase to meet a substantial rise in the electoral staff and polling booths needed to comply with physical distancing and sanitising requirements.

Accordingly, the NSW Government's 2020/21 Budget includes a funding package of an additional \$56.8m for the NSW Electoral Commission to hold COVID-Safe elections if required, so councils will only be billed for the cost of holding elections in a normal environment.

As previously reported, the NSW Electoral Commission's estimated cost to QPRC of conducting the next local government general election is \$491,754.

Recommendation

That the report be received for information.

Attachments

Nil

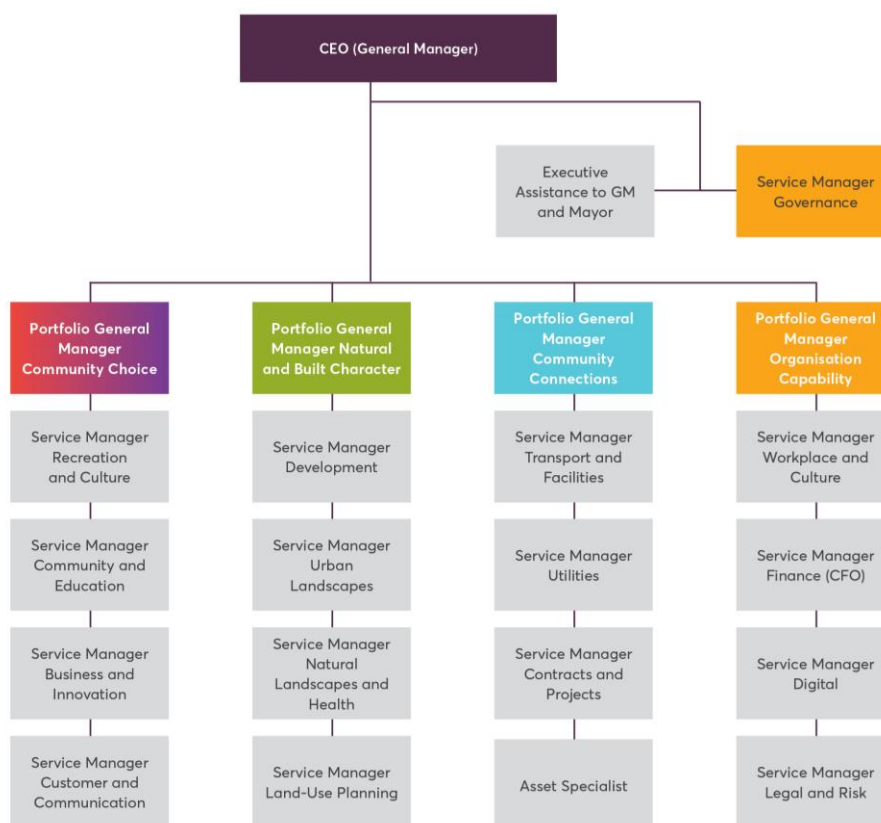
10.3 Organisation Structure - Modified (Ref: ; Author: Tegart/Tegart)

File Reference: 41.1.2

Report

Since Council last endorsed the Organisation Structure in 2019, the resignation (and subsequent recruitment) of the Portfolio General Manager Organisation Capability prompted a minor adjustment to the structure – with the CFO reporting to the new PGM, rather than the CEO from early 2020. That structure was included in the FY20 Annual Report (see image).

Further to resignations/retirements from mid-2020 some Branches have been merged, reducing the number of Service Managers by two. The new Branch ‘Workplace and Governance’ brings together the former branches of Workplace and Culture, Legal and Risk, and Governance – now reporting under the Capability Portfolio.



Recommendation

That the report be received for information.

Attachments

Nil

11.1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 12 November 2020 (Ref: ; Author: Thompson/McCauley)

File Reference: 26.5.1-07


Summary

The Minutes of the Braidwood and Curtilage Heritage Advisory Committee held on 12 November 2020 are presented to Council for consideration.

Recommendation

That Council note the Minutes of Braidwood and Curtilage Heritage Advisory Committee held on 12 November 2020.

Attachments

Attachment 1  Minutes of the Braidwood and Curtilage Heritage Advisory Committee held on 12 November 2020 (*Under Separate Cover*)

11.2 Minutes of the Environment and Sustainability Advisory Committee Meeting held on 4 November 2020 (Ref: ; Author: Thompson/Abbott)

File Reference: 24.2.1-03


Summary

The Minutes of the Environment and Sustainability Advisory Committee held on 4 November 2020 are presented to Council for consideration. This was the final meeting of the Committee for 2020.

Recommendation

That Council note the minutes of the Environment and Sustainability Advisory Committee held on 4 November 2020.

Attachments

Attachment 1  Minutes of the Environment and Sustainability Advisory Committee - 4 November 2020 (*Under Separate Cover*)

11.3 Queanbeyan-Palerang Sports Council - Minutes of Meeting held 9 November 2020 (Ref: ; Author: Thompson/Penman)

File Reference: 4.3.3

Summary

The Queanbeyan-Palerang Sports Council submits the minutes of its meeting held 9 November 2020 for Council's consideration.

Recommendation

That Council note the minutes of Queanbeyan-Palerang Sports Council held on 9 November 2020.

Attachments

Attachment 1  Minutes of the Queanbeyan-Palerang Sports Council Meeting held on 9 November 2020 (*Under Separate Cover*)

11.4 Local Traffic Committee 20 October 2020 (Ref: ; Author: Hansen/Stewart)

File Reference: 31.4.4

Summary

The Local Traffic Committee has submitted the minutes and recommendations of its meeting held via correspondence on 20 October 2020 for Council's information and consideration.

Recommendation

That Council:

- 1. Note the minutes of Local Traffic Committee Meeting held via correspondence held 20 October 2020.**
- 2. Adopt recommendations LTC 38/2020 to LTC 44/2020 from the meeting held on 20 October 2020.**

LTC 38/2020: Under *Road Transport Act 2013* install centre line-marking on Hellmund Street between Glennie Place and Oldfield Road as per design.

LTC 39/2020: Under *Road Transport Act 2013* install additional 'Keep Clear' wording for the Keep Clear Zone on Lowe Street as per design.

LTC 40/2020: Under *Road Transport Act 2013* upgrade signage and line-marking on Mount Fairy Road and Sandhills Road to support an Active Level Crossing as per design.

LTC 41/2020: Under *Road Transport Act 2013* install centre line-marking, signage and yellow kerb lines as per design on Early St, Agnes St and Surveyor Street, pending final consultation with residents.

LTC 42/2020: Under *Road Transport Act 2013* install centre line-marking, signage and yellow kerb lines as per design on Isabella St and Symonds St, pending final consultation with School and P&C.

LTC 43/2020: Under *Road Transport Act 2013* upgrade signage for the Uriarra Pedestrian Crossing as per design.

LTC 44/2020: Under *Road Transport Act 2013*, implement changes on Lascelles Street, Braidwood between Wallace Street and Ryrie Street as per design.

Attachments

Attachment 1 LTC Minutes October 2020 (*Under Separate Cover*)



11.5 Fernleigh Park s.355 Committee Minutes (Ref: ; Author: Knight/Ferguson)

File Reference: 52.3.3-21



Summary

The Fernleigh Park s.355 Committee has submitted for Council's information the minutes of its Committee meetings held on 10 September and 15 October 2020.

Recommendation

That Council note the minutes of Fernleigh Park s.355 Committee meetings held on 10 September and 15 October 2020.

Attachments

- | | |
|---|--|
| Attachment 1 | Fernleigh Park s.355 Committee minutes 10 September 2020 (<i>Under Separate Cover</i>) |
|  | |
| Attachment 2 | Fernleigh Park s.355 Committee minutes 15 October 2020 (<i>Under Separate Cover</i>) |
|  | |

11.6 Bungendore War Memorial s.355 Committee minutes (Ref: ; Author:
Knight/Ferguson)

File Reference: 52.3.3-16






Summary

The Bungendore War Memorial s.355 Committee has submitted for Council's information the minutes of its Annual General Meeting held on 1 August 2019, and its Committee meetings held on 2 July, 6 August, 3 September and 1 October 2020.

Recommendation

That Council note the minutes of Bungendore War Memorial s.355 Committee's Annual General Meeting held on 1 August 2019, and its Committee meetings held on 2 July, 6 August, 3 September and 1 October 2020.

Attachments

- | | |
|---|---|
| Attachment 1
 | Bungendore War Memorial s.355 Committee AGM minutes 1 August 2019 (<i>Under Separate Cover</i>) |
| Attachment 2
 | Bungendore War Memorial s.355 Committee meeting 2 July 2020 (<i>Under Separate Cover</i>) |
| Attachment 3
 | Bungendore War Memorial s.355 Committee meeting 6 August 2020 (<i>Under Separate Cover</i>) |
| Attachment 4
 | Bungendore War Memorial s.355 Committee meeting 3 September 2020 (<i>Under Separate Cover</i>) |
| Attachment 5
 | Bungendore War Memorial s.355 Committee meeting 1 October 2020 (<i>Under Separate Cover</i>) |

11.7 Wamboin Locality Committee Minutes (Ref: ; Author: Knight/Ferguson)

File Reference: 52.3.3-01

Summary

The minutes of the meeting of the Wamboin Locality Committee, referencing related s355 Committee minutes held on 26 October 2020 are attached for Council's information.

Recommendation

That Council note the minutes of Wamboin Locality Committee meeting held on 26 October 2020.

Attachments

- | | |
|---|---|
| Attachment 1
 | Wamboin Locality Committee minutes 26 October 2020 (<i>Under Separate Cover</i>) |
| Attachment 2
 | Wamboin Locality Committee minutes 22 November 2019 (<i>Under Separate Cover</i>) |
| Attachment 3
 | Wamboin Hall s.355 Committee Financial Report 2020 (<i>Under Separate Cover</i>) |
| Attachment 4
 | Canning Close s.355 Committee AGM minutes 2020 (<i>Under Separate Cover</i>) |
| Attachment 5
 | Les Reardon Reserve s.355 Committee AGM minutes 2020 (<i>Under Separate Cover</i>) |
| Attachment 6
 | Les Reardon Reserve s.355 Committee Financial Report 2020 (<i>Under Separate Cover</i>) |
| Attachment 7
 | Les Reardon Reserve s.355 Committee Chair's Report 2020 (<i>Under Separate Cover</i>) |
| Attachment 8
 | Greenways s.355 Committee AGM minutes 2020 (<i>Under Separate Cover</i>) |

12.1 Naming of the Lake Jerrabomberra Pathway (Ref: ; Author: Overall/Overall)

File Reference: 52.5.5-01 and 25 November 2020 meeting reports

Notice

Councillor Tim Overall will move the following motion:

Motion

That Council:

- 1. Recognise Peter Bray's service and contribution to Australia, the former Queanbeyan City Council, the Queanbeyan-Palerang Regional Council and the communities of Queanbeyan-Palerang and Canberra with a plaque in the Queanbeyan Honour Walk, Crawford Street; and name the Lake Jerrabomberra pathway, and the planned pathway extension connecting to South Jerrabomberra/Environa Drive, the 'Peter Bray Walk'.**
 - 2. Accept the offer and contribution from Mr Paul Boschert, Weldcraft Engineering Queanbeyan, to work with Council staff to help create signage and an image or images depicting the Late Peter Bray and his contribution.**
 - 3. Defer the naming of the proposed Community Park at 16 Agnes Avenue, Queanbeyan to a future Council.**
-

Background

In view of the uncertainty surrounding the timing of the community proposed Respite Centre and the development of the adjoining community park, 16 Agnes Avenue Queanbeyan, it is now proposed that the popular Lake Jerrabomberra pathway be named the "Peter Bray Walk".

At the 26 August 2020 Meeting, Council supported a condolence motion for the Late Peter Bray AM and also resolved to recognise Peter Bray's service and contribution to Australia, the former Queanbeyan City Council, the Queanbeyan-Palerang Regional Council and the communities of Queanbeyan-Palerang and Canberra with a plaque in the Queanbeyan Honour Walk, Crawford Street, and the proposed Community Park at 16 Agnes Avenue, Queanbeyan, which adjoins the proposed Respite Care Centre, be named the 'Peter Bray Park'.

Given the community proposed Respite Centre to be located on council land at 16 Agnes Avenue Queanbeyan is some years away (timing understood to be also subject to the proponents successfully securing the necessary recurrent funding), and that the proposed creation of the adjoining community park is likewise some years away (timing subject to the construction of the proposed Respite Centre and consideration of funding in the next Delivery Plan 2021-2024), it is recommended that the Lake Jerrabomberra pathway, together with the planned pathway extension connecting to South Jerrabomberra/Environa Drive, be named the 'Peter Bray Walk'- in place of the proposed Community Park at 16 Agnes Avenue.

The popular Lake Jerrabomberra pathway circles Lake Jerrabomberra and currently connects Mariners Court, Bayside Court and Lakeview Gardens. Planning is for the pathway to connect into South Jerrabomberra-Environa Drive.

**12.1 Naming of the Lake Jerrabomberra Pathway (Ref: ; Author: Overall/Overall)
(Continued)**

The Rotary Club of Jerrabomberra has previously identified the Lake Jerrabomberra pathway as a Rotary Community Project and, together with the late Peter Bray, has constructively worked with Council's Urban Landscapes team to upgrade and embellish the pathway for the benefit of the community. It is understood that the Rotary Club of Jerrabomberra would be supportive of the naming.

More recently, Paul Boschert, Weldcraft Engineering Queanbeyan, and friend of the Late Peter Bray, has met with the Mayor offering to generously assist in any way to recognise Peter Bray's long-standing contribution to the community.

As included in the Mayoral Minute to Council, 26 August 2020, Cr Bray was first elected to Queanbeyan City Council in 2008 and was subsequently elected to represent the Queanbeyan and Queanbeyan-Palerang communities in 2012 and 2017. Cr Bray was elected Deputy Mayor for four consecutive one-year terms and also served on the Local Representation Committee while QPRC was under administration. During his time on Council, Cr Bray served on the following committees:

- Delegate and Chair, QCC Aboriginal Consultative Committee
- Delegate and Chair, The Q Advisory Board
- Delegate and Chair, Cultural Development Council
- Delegate and Chair, Public Art Advisory Panel
- Delegate and Chair, Access and Equity Committee – (Disability Action Plan)
- Delegate, Southern Joint Regional Planning Panel
- Delegate and Chair, Access Committee
- Delegate, Southern Joint Regional Planning Panel
- Delegate and Chair, QPRC Access Committee

Peter and Margaret Bray and family moved from the ACT to Mariners Court, Jerrabomberra in 1996.

Cr Bray served in the Regular Army for some 40 years, retiring in 1996. While in the Army he specialised in supply management and logistics, including inventory management, warehousing, contracting and financial programming. Following a tour of duty in Vietnam, senior appointments included Director General Supply-Army, Commander Fourth Military District South Australia and Deputy Chief Personnel-Army. Whilst in South Australia he served on the Divisional Council of the Red Cross and was a member of the State Multicultural Forum.

In 1995 he was awarded a Member of the Order of Australia.

Following his military career, Cr Bray became increasingly involved in the disability sector at community and State levels. He was CEO of Hartley Lifecare (formally The ACT Society for the Physically Handicapped) for six years, undertook many formal reviews of not-for-profit organisations and remains a community advocate for those with disability. He has held the appointments of President Queanbeyan Children's Special Needs Group Inc. and President Meals on Wheels Queanbeyan Inc.

In 2015 Peter Bray's service to the community over many decades was recognised with the NSW Premier's Award.

In May 2019 Peter Bray was announced the ACT Senior Volunteer of the Year in recognition of his volunteer service to Hartley Lifecare and numerous other community organisations for over 50 years.

**12.1 Naming of the Lake Jerrabomberra Pathway (Ref: ; Author: Overall/Overall)
(Continued)**

In addition to overseeing and guiding a number of charitable organisations, Peter Bray initiated and coordinated the Queanbeyan Charity Book Fair, raising funds for a raft of local Queanbeyan based charities for well over a decade. In late 2018, in partnership with the Lions Club of Queanbeyan, Peter Bray saw the opening of the Queanbeyan Lions Club Community Bookshop.

Attachments

Nil

**12.2 Frogs Hollow Village Green - Bungendore (Ref: ; Author:
Schweikert/Schweikert)**

File Reference: 25 November 2020 meeting reports

Notice

Councillor Mark Schweikert will move the following motion:

Motion

That Council:

- 1. Commence an online survey on transforming Frogs Hollow into a Village Green for Bungendore using the previous landscape concept designs provided to Palerang Council as a baseline.**
 - 2. Seek proposals to rename Frogs Hollow to represent its recreational and environmental nature as a Village Green.**
 - 3. Approve the NSW Department of Education's plan to move the existing Balladeer's Place from Mick Sherd Oval to Frogs Hollow.**
 - 4. Prepare a costed report on 'options' for the Frogs Hollow Village Green to be accommodated in the next budget/operational plan.**
 - 5. Provide a results and options briefing to a workshop, with an Ordinary meeting by 24 March 2021 for a decision on a way ahead.**
-

Background

Frogs Hollow has been used on several occasions as a village green for many community events - most agree that this is a valuable and much underutilised community asset/space.

The concept plans attached (Fig 1), prepared with funding from a federal grant arranged by former federal member Mike Kelly, show what the value proposition of that area can be to the town. Its paths can link the CBD with old and new Elmslea and The Common along Turallo Creek.

The concept plans drawn up by a professional town planning company in 2009 show the landscaped Frogs Hollow village green to have its own parking, covered BBQ and picnic facilities, play areas, community orchard, fitness stations, large deciduous trees, picket fencing (as a potential second off leash area), bench seats, pathways, bridges, water features, amphitheatre and viewing access to the creek.

Had it been built back then it would have been quite the jewel in the Bungendore crown.

Activity on and use of Frogs Hollow has been very limited over the last decade. For a long time, it had a cricket pitch that was used regularly. In fact, during the 1800s and 1900s it was the home ground for several local cricket teams.

In 2013 it was used as a staging area for the Centenary of Canberra Car Rally (see image). The site proved popular and very useful for this event, easily swallowing over 300 cars. In fact, participants said the Frogs Hollow stage was the best run and easiest stage of the entire car rally.

12.2 Frogs Hollow Village Green - Bungendore (Ref: ; Author: Schweikert/Schweikert) (Continued)

Fast forward to 2019 and the Bungendore And District (BAD) car club used it for its last annual car show. By all accounts it was thoroughly acceptable and represented a solution that didn't require approval of Police, RMS or council for any road closures.

Frogs Hollow remains a valuable (underutilised) asset to the community as a potential village green, which could host all sorts of events.

Frogs Hollow is approximately four - five times larger than what was being proposed within the long planned central car park.

When the sports hub road is built from the new Malbon St roundabout and continues on to Bungendore Rd, Frogs Hollow will effectively be bypassed to traffic, creating an even more appealing community space.

Current flood mitigation works on the confluence of Halfway and Turallo Creeks through clearing of excessive vegetation, provide an ideal opportunity to capitalise on state government and Council funding to enhance the Hollow.

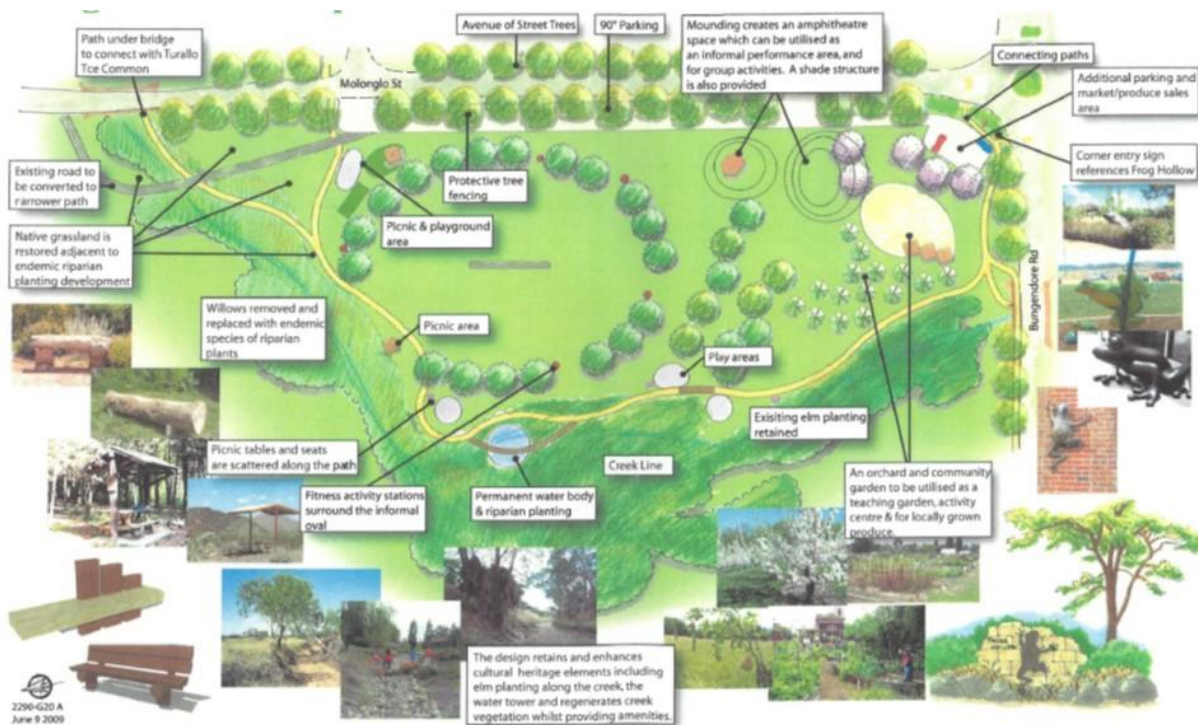


Fig 1.

12.2 Frogs Hollow Village Green - Bungendore (Ref: ; Author: Schweikert/Schweikert)
(Continued)



2009 Centenary of Canberra Car Rally in Frogs Hollow



2019 BAD Car and Bike show in Frogs Hollow

Attachments

Nil

12.3 Post Merger Operational Expenditure (Ref: ; Author: Taylor/Taylor)

File Reference: 25 November 2020 meeting reports

Notice

Councillor Trudy Taylor will move the following motion:

Motion

That Council receive a report on merger savings on operational expenditure since amalgamation.

Background

As foreshadowed at the Ordinary Meeting of Council held on Wednesday, October 28, 2020 I requested a report on merger savings on operational expenditure since amalgamation. This was in relation to the report on Loan Borrowing Program for the 2020/21 financial year, where one of the funding sources listed for servicing debt for the QCCP project was 'Merger and Procurement Savings'.

CEO Note:

A report is scheduled for the December meeting advising Council of the submission to the Public Accounts Committee enquiring into merger savings of amalgamated councils, further to the NSW Auditor-General performance audit report on workforce in merged councils.

Attachments

Nil

13.1 Delegates Reports (Ref: ; Author: Ferguson/Ison)

File reference: 25 November 2020 reports

Summary

Delegates Reports are submitted by Councillors to report on key points of meetings, events and functions which they have attended during the past month, either as a Council delegate or as a nominee of the Mayor.

Attendances at meetings by Councillors as delegates and representatives on Council committees, organisational committees, statutory committees, locality committees and advisory committees will be published in the QPRC Annual Report as per Resolution No. 322/18 of 26 September 2018.

Recommendation

That Council note the Delegates' Report.

Cr Tim Overall		
No.	Meeting/Function/Event Attended	Summary of Key Points
1	Canberra Region Joint Organisation Board Meeting - 26 October 2020	<ul style="list-style-type: none"> • Presentation. Telstra Emergency Preparedness <ul style="list-style-type: none"> - Overview of Telstra emergency management framework, deployment communications during emergencies, support packages for impacted customers and local emergency kits. • Board Chair's report <ul style="list-style-type: none"> - Regional Chairs Forum letter to the Deputy Premier seeking better alignment between JOs and Regional NSW and the development of a Framework for Collaboration. - Letter to Minister for Local Government seeking engagement and input to the Terms of Reference for the upcoming review of JOs • Regional Workforce Strategy <ul style="list-style-type: none"> - Noted that the Regional Workforce Strategy has been delivered and received by councils
		<ul style="list-style-type: none"> • CRJO Operational Report <ul style="list-style-type: none"> - Recent appointments include CEO, Kalina Koloff. - Updates received on Waste and Resource Recovery Programs, Monaro Litter Project, Empowering the Food Donation Network, Regional Procurement Programs, Contamination Land Program. • CRJO Financial Reports • Disaster Resilience Program • Wellbeing and IP&R Working Group Report

13.1 Delegates Reports (Ref: ; Author: Ferguson/Ison) (Continued)



		<ul style="list-style-type: none"> - The Working Group is leading the procurement and roll out of an integrated Community Strategic Plan.
2	Country Mayors AGM – 6 November 2020	<ul style="list-style-type: none"> • Election of Office Bearers (ensuing 12 months). Elected: <ul style="list-style-type: none"> - Chairman- Cr Ken Keith, Parkes Shire Council - Vice Chairman- Cr Michael Pearce, Uralla Shire Council
3	Country Mayors General Meeting – 6 November 2020	<ul style="list-style-type: none"> • Presentation – Mary O’Kane, NSW Bushfire Inquiry <ul style="list-style-type: none"> - 114th bushfire inquiry since 1927 - 5.5m Ha burnt, largest ever forest fires in the world - 1,967 submissions received - Most of the fires were lighting lit. Embers spotting to 7km ahead and up to 20km reported - Fuel loads much the same as per last 30 years. Difference was the extremely dry fuel load coupled with the Indian Ocean Dipole effect. - 76 Recommendations handed down including - “Big bad fires are coming again” - More emphasis on getting fires out early, improved backburning protocols, the right mix of aerial firefighting, improved telecommunications. - NSW has the expertise and can be the technical and research centre as to how to deal with such threats. • Cr Linda Scott, President, LGNSW Update <ul style="list-style-type: none"> - Continuing advocacy to NSW Government re Emergency Services Levy and Cost of Elections • Presentation – Peter Duncan AM, Member Independent Panel for Road Classification Review and Transfer, and Commissioner of the Independent Planning Commission <ul style="list-style-type: none"> - Presented on behalf of Chair, Wendy Machin - Panel established by the Minister regarding the transfer of up to 15,000kms of Regional roads to State (18,000-19,000kms state-wide). Set up as an advisory body, not as decision maker. Implementation will be by the Government. - Six weeks of consultation and sessions with councils since July. 621 road nominations received from 88 councils during Round 1. Submissions for the full round open in March 2021 and close in May 2021. With a final report to the Minister in July 2021 - The “net better off” test to apply on the part of councils. No “one size fits all”. - Gave credit to the work of panel member Peter Tegart re the modelling work taking place involving LGAs. - General Business: Distribution of NSW Electoral Districts (Leeton), Rural Fire Services Assets (Tenterfield), Emergency Management Reform

13.1 Delegates Reports (Ref: ; Author: Ferguson/Ison) (Continued)

		and Federal Government Policy on Water (Eurobodalla), IPart Review of Local Government Rating System (Bland).
4.	<p>ALGA “Roads, Regions, Resilience”- A special Local Roads & Transport Congress, Wagga Wagga. 16-17 November 2020</p> <p>(Given COVID, ALGA cancelled the annual National General Assembly for Local Government. ALGA then expanded its National Local Roads and Transport Congress to encompass the issues of natural disaster impacts, recovery and resilience, and the coronavirus pandemic).</p>	<ul style="list-style-type: none"> • ALGA President Address (Cr Linda Scott) • Deputy Prime Minister, The Hon Michael McCormack MP • Natural Disaster- Impact on Infrastructure, Transport and Roads • Communications Infrastructure – Building and Supporting Resilience in Local Communities • Working together in the Bushfire Aftermath (Major General Andrew Hocking, Deputy Coordinator, National Bushfire Recovery Agency) • Change the Story of Violence Against Women in your Community: Prevention Toolkit for Local Government • Regional Challenges and opportunities (Nicki Hutley, Partner, Deloitte Access Economics) • Engaging your Community Through Times of Crisis (Dr Neryl East, Media, Communications, Reputation and Credibility Expert) • Minister for Regional Health, Regional Communications and Local Government, The Hon Mark Coulton MP • Announcement of the 2020 National Award for Excellence in Local Government • Road Safety (Gabby O’Neill, Head of National Office of Road Safety. Peter Tegart, CEO Queanbeyan-Palerang Regional Council) • Keynote Address: Digging Deep in Difficult Times (Dr Richard Harris SC OAM) <p>Presentations available: https://alga.asn.au/</p>

Cr Pete Harrison		
No.	Meeting/Function/Event Attended	Summary of Key Points
1	Dargues Reef Community Consultative Committee – 19 October 2020	<ul style="list-style-type: none"> • Report and newsletter attached.

Attachments

- Attachment 1  Cr Harrison's - Dargues Reef Community Consultative Committee report (Under Separate Cover)
- Attachment 2  Cr Harrison's - Dargues Gold Mine - DCCCC No 37 - 19 October 2020 (Under Separate Cover)

14.1 Responses to Councillors' Questions (Ref: ; Author: Ferguson/Ison)

File reference: 25 November 2020 reports

Report

This report provides responses to Councillors' written Questions on Notice as per the Code of Meeting Practice 2019. Some questions that were not closed prior to the new Code have been retained in the table.

The questions are deleted from the rolling table once they have been answered in full and reported to Council.

Any responses that contain personal or other identifying information of any kind will be circulated separately in the confidential attachments.

Recommendation

That the report be received for information.

Attachments

Attachment 1 Responses to Councillors' Questions (*Under Separate Cover*)



Attachment 2 Responses to Councillors' Questions with confidential information (*Under Separate Cover*) - **CONFIDENTIAL**

15 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 16.1 Property Sale - 10 Aurora Place Queanbeyan

Item 16.1 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.