



# **Planning and Strategy Committee of the Whole**

## **AGENDA**

**8 July 2020**

**Commencing at 5.30pm**

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



On-site Inspections - Nil

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

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

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

<b>1</b>	<b>OPENING</b>	
<b>2</b>	<b>ACKNOWLEDGEMENT OF COUNTRY</b>	
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10 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION 56

**Confidential - Not for Publication**

11 REPORTS FOR CLOSED SESSION

11.1 Bungendore Facilities

*Item 11.1 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.*

12 CONCLUSION OF THE MEETING

LIST OF ATTACHMENTS –

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

Open Attachments

- Item 6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong
- Attachment 1 DA.2019.1284 - Section 4.15 Assessment Report - 174 Gorman Drive Googong (Under Separate Cover)
- Attachment 2 DA.2019.1284 - Architectural Plans - 174 Gorman Drive Googong (Under Separate Cover)
- Attachment 3 DA.2019.1284 - Submission - 174 Gorman Drive Googong (Under Separate Cover)
- Attachment 4 DA.2019.1284 - Draft Conditions of Consent - 174 Gorman Drive, Googong (Under Separate Cover)
- Item 6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong
- Attachment 1 DA.2020.1104 - 4.15 Assessment Report - 82 Wickerslack Lane, Googong (Under Separate Cover)
- Attachment 2 DA.2020.1104 - Plans - 82 Wickerslack Lane, Googong (Under Separate Cover)
- Attachment 4 DA.2020.1104 - Draft Conditions of Consent - 82 Wickerslack Lane, Googong (Under Separate Cover)
- Item 6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes
- Attachment 1 17 June - Proponents/consultants submission (Under Separate Cover)
- Attachment 2 26 June - Proponents/consultants submission (Under Separate Cover)
- Item 6.4 Proposed New Street Names - Laneways at South Jerrabomberra Urban Release Area
- Attachment 1 Location of New Laneways to be Named within the South Jerrabomberra Urban Release Area (Under Separate Cover)
- Item 7.3 Bushfire Royal Commission Submission
- Attachment 1 Bushfire Royal Commission Submission (Under Separate Cover)

- Item 8.1 Minutes of the QPRC Heritage Advisory Committee held on 25 June 2020  
*Attachment 1 Minutes of the QPRC Heritage Advisory Committee Meeting  
Held 25 June 2020 (Under Separate Cover)*

**Closed Attachments**

- Item 6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong  
*Attachment 3 DA.2020.1104 - Submission - 82 Wickerslack Lane,  
Googong (Under Separate Cover)*
- Item 6.5 Tender Recommendation for Bungendore Roundabout Construction - Contract 2020-21  
*Attachment 1 Tender Evaluation Report (Under Separate Cover)*
- Item 11.1 Bungendore Facilities  
*Attachment 1 Bungendore Facilities (Under Separate Cover)*



**ITEM 4    DECLARATION OF CONFLICTS/PECUNIARY INTERESTS**

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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.**





6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis)

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File Reference: DA.2019.1284

**Summary**

***Reason for Referral to Council***

This application has been referred to Council because the application involves a number of significant variations to requirements in a Development Control Plan.

Proposal:	Construction of sixteen multi-dwelling units, private laneway & strata subdivision to create sixteen lots and common property.
Applicant/Owner:	SMEC / Googong Projects Pty Ltd.
Subject Property:	Lot 1421 DP 1240193, No. 174 Gorman Drive Googong.
Zoning and Permissibility:	R1 General Residential under the <i>Queanbeyan Local Environmental Plan 2012</i> . Multi-Dwelling Housing is permissible within the R1 Zone.
Public Submissions:	One
Issues Discussed:	Variations to Development Controls contained within the Googong Development Control Plan.
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made.

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**Recommendation**

That:

1. In relation to DA.2019.1284, approval be granted for multiple variations to Part 7, 'Table 2' of the Googong Development Control Plan 2015 for controls relating to front & side setback provisions, minimum private open space requirements, minimum gap between buildings, the provision of 20% communal open space, and internal solar access requirements for the following reasons:
    - (a) Private open space has been supplemented with additional balconies and terraces for each unit providing additional private open space,
    - (b) Front & side setback encroachments are not anticipated to have any significant impact on the streetscape and do not cause issues with overshadowing or privacy to adjoining properties,
    - (c) The minimum gap between buildings is extended beyond the minimum requirement where habitable rooms are proposed, and
    - (d) The imposition of a condition to require mature planting for communal open space as a compromise for the overall reduction in area.
  2. Development application DA.2019.1284 for the construction of sixteen multi-dwelling units, private laneway & strata subdivision to create sixteen lots and common property on Lot 1421 DP 1240193, No. 174 Gorman Drive Googong 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.
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6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)

**Background**

**Proposed Development**

The application seeks Council approval for the construction of 16 multi-dwelling units, private laneway, car parking, landscaping and strata subdivision to create 16 lots and common area. The general site layout and configuration of the development is shown in Figures 1 to 4 below.

The specific elements of the proposal are;

- The construction of two buildings consisting of 16 units, including:
  - 6 x three bedroom units
  - 10 x four bedroom units
  - 2 of the units are capable of being adaptable
- Private laneway
- 32 resident parking spaces and 4 visitor parking spaces
- Landscaping
- Two waste enclosures

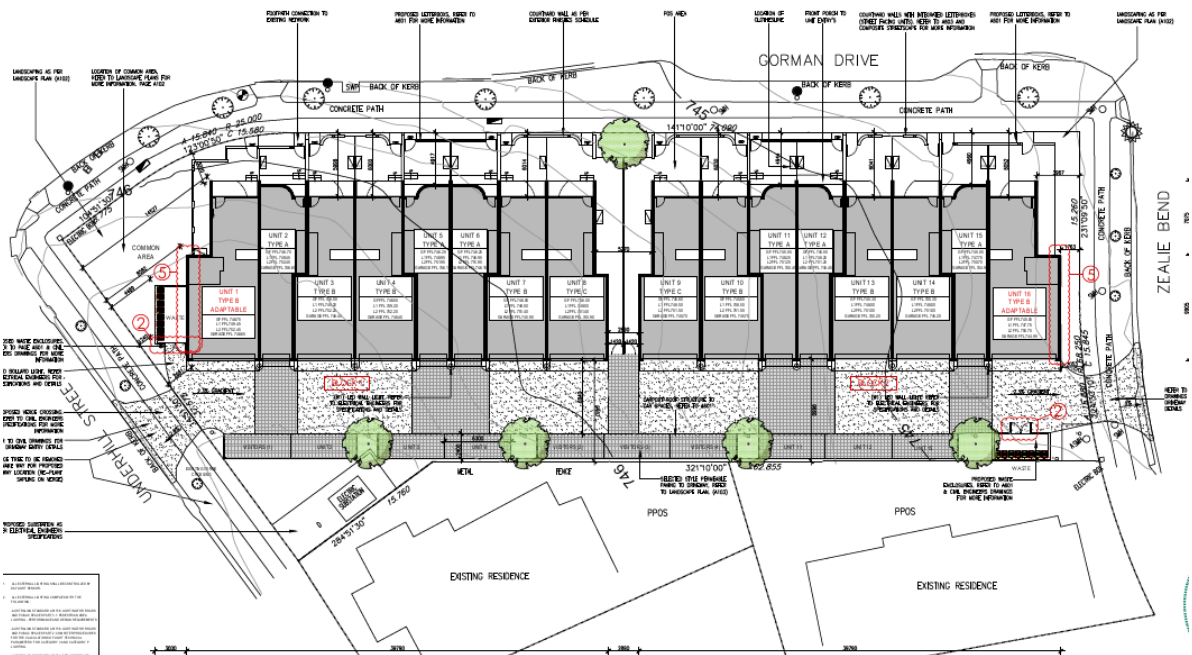


Figure 1: Site Plan (Prepared by DNA Architects)

6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)

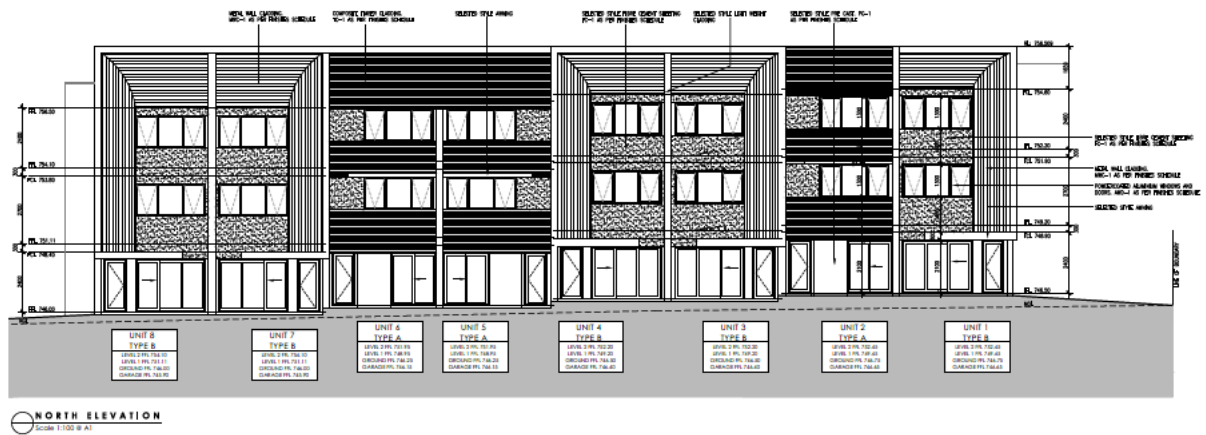


Figure 2: Northern Elevation (Prepared by DNA Architects)

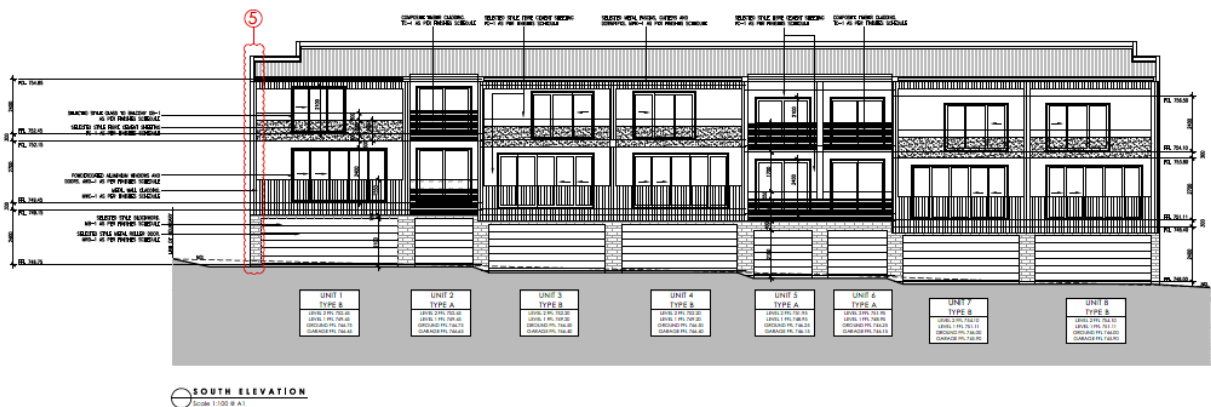


Figure 3: Southern Elevation (Prepared by DNA Architects)

6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)

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*Figure 4: Architectural Montage (Prepared by DNA Architects)*

**6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)*****Subject Property***

The subject site is legally described as Lot 1421 DP 1240193 and is commonly known as 174 Gorman Drive, Googong. The site is located on the southern side of Gorman Drive and has an area of 2839m<sup>2</sup>.

The existing lot is vacant. Vehicular access will be provided to the site via a proposed one-way laneway from Zealie Bend traversing through to Underhill Street.

The locality contains a range of different development types. The site is directly opposite the Googong Neighbourhood Centre, which consists of a number of commercial, retail and residential premises and is also located adjacent to other multi-dwelling housing development (small-lot housing) and single detached residential dwellings. The built form within the vicinity of the subject site reflects the open nature of the R1 residential zoning.



**Figure 5: Subject Site Sown Outlined in Red**

***Planning Requirements***

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

**6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)**

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

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

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 relating to the proposed variations to the Googong Development Control Plan.

**(a) Compliance with LEP**

The proposed development is consistent with the aims of the QLEP 2012 and satisfies the relevant development standards (refer to Section 4.15 Table – Matters for Consideration for a detailed assessment). **(b) Compliance with DCP**

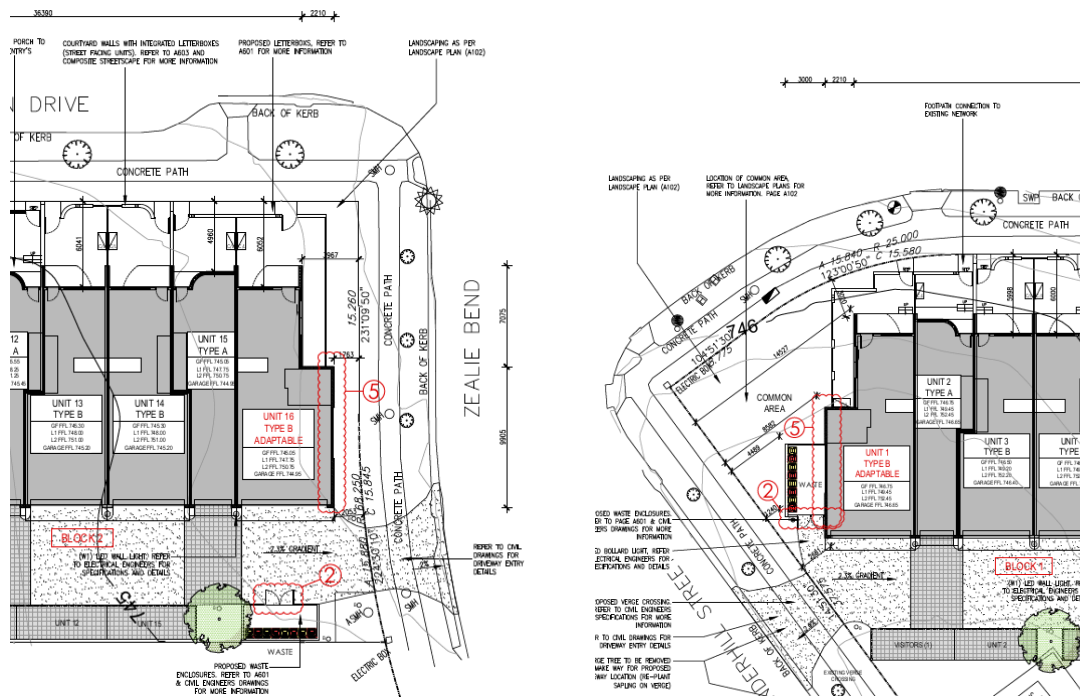
The Googong Development Control Plan is applicable to the proposal. The proposed development is generally consistent with the objectives and controls of the GDCP with the exception of the five following variations, which include a variation to the front and side setbacks, a variation to the minimum size requirement for private open space, the provision of 20% communal open space, the separation distance between buildings and internal solar access requirements. Each of these variations is discussed below.

*Side Setback Variation*

The proposed development incorporates a variation to the front setback and corner lot side setback requirements within the Googong Development Control Plan 2015. The relevant controls are:

<b>Corner lot - Secondary Setback (minimum)</b>	Where façade length is less than 9m in length the minimum setback is 3.0 metres Where façade length is greater than 9m in length the minimum setback is 4.0 metres.
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6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)



**Figure 6 – Elevations of the Building Affected by Side Setback Variations – Roughly Coincide with Area Marked 5 in Red.**

The proposed development contains a 16.9m long wall on the south eastern elevation. The wall encroaches 100mm into the 4m corner lot secondary setback for 7m of the wall length and for 2.3m for 9.9m of the wall length. A minor portion of the north western elevation encroaches into the side boundary setback by approximately 1.3m for a length of 1.4m. However, the remainder of the setback is much greater than the 4m requirement for a significant portion of the length of the elevation, with common area and landscaping proposed, which will have a positive impact on the streetscape.

The proposed variations to the setback requirements of the Googong Development Control Plan are considered acceptable. The variation to each setback is not anticipated to have an adverse impact on the streetscape or amenity of the locality. Additionally, there are no overlooking or privacy impacts created as a result of the proposed variations.

6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)

Front Setback Variation

Front setback minimum

Dual Occupancy – 6.0 metres

Multi Dwelling Housing

- 4.0 metres where principle private open space is not located within the front setback.
- 6.0 metres where principle private open space is located within the front setback

The front setback requirement where principal private open space is forward of the building line is 6.0m. The proposed development generally complies with this control, with the exception of some units, which contain a 1.1m encroachment (6 units out of the 16).

The encroachment allows for the building to be further articulated and to provide break up in the 36m long façade facing the street of each building. The variation is not considered to have any substantial impact of the streetscape and is generally supported. The reduction of the front setback has created further variation in other development control plan standards, including private open space, which is addressed below in the assessment of the variation to private open space.

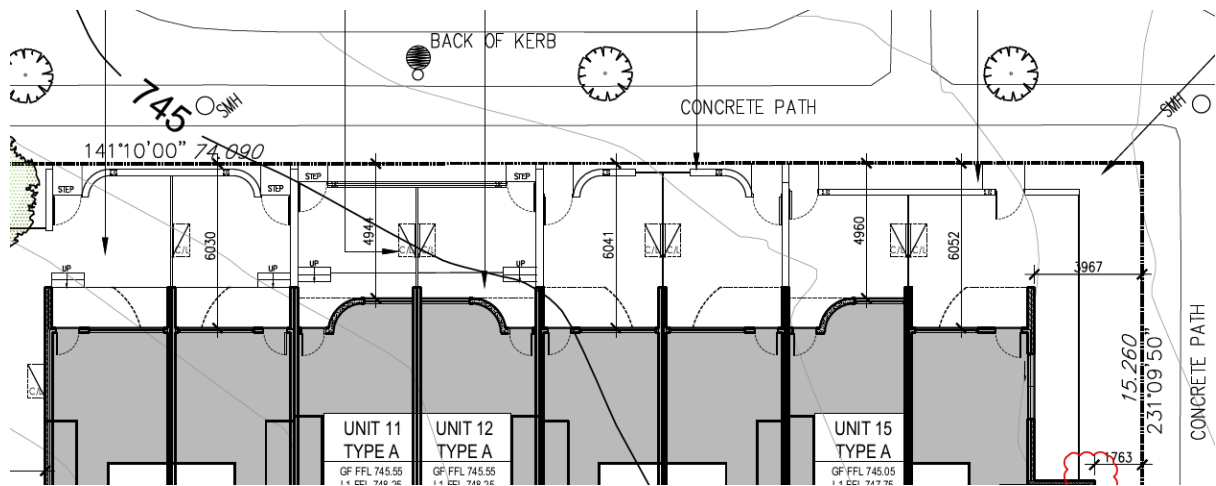


Figure 7 – Showing Front Setback Variations



**6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)**

*Private Open Space Variation*

The proposal includes a variation to minimum private open space requirements under the Googong Development Control Plan. Principal Private open space (PPOS) requirements are listed within the development control plan as follows:

<b>Principal private open space – On ground Minimum area</b>	24m <sup>2</sup> – North facing, directly accessible from living areas. Must have a minimum width of 4 metres to be counted as principal private open space. 50% of PPOS to be permeable and landscaped.
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An excerpt of the PPOS calculations from the architectural plans is provided below. The PPOS ranges from a maximum of 60.7m<sup>2</sup> to a minimum of 16m<sup>2</sup>. PPOS is compliant with the additional requirements of the control, containing minimum 4 metre widths and 50% permeable paving split.

Notwithstanding the above variation each unit is also provided with an additional terrace and balcony. The balcony for each 3 bedroom unit meets the 12m<sup>2</sup> minimum. The inclusion of additional private open space in the form of balconies creates a justification for the variation to the PPOS. It is noted that the rear balconies and terraces however, will not receive adequate solar access. Nonetheless the combination of private open space forward of the building line, the terraces and balconies is considered an acceptable balance for the amenity of future occupants.

**Table 2 – Showing PPOS Provided for Each Unit**

<b>PPOS Calculations</b>	
Unit 1	34.7m <sup>2</sup>
Unit 2	16.0m <sup>2</sup>
Unit 3	23.1m <sup>2</sup>
Unit 4	23.1m <sup>2</sup>
Unit 5	19.3m <sup>2</sup>
Unit 6	18.4m <sup>2</sup>
Unit 7	23.0m <sup>2</sup>
Unit 8	60.7m <sup>2</sup>
Unit 9	60.7m <sup>2</sup>
Unit 10	23.0m <sup>2</sup>
Unit 11	19.3m <sup>2</sup>
Unit 12	19.3m <sup>2</sup>
Unit 13	23.1m <sup>2</sup>
Unit 14	23.1m <sup>2</sup>
Unit 15	18.1m <sup>2</sup>
Unit 16	39.6m <sup>2</sup>
<b>TOTAL</b>	<b>444.5m<sup>2</sup></b>

6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)

*Front Fence Variation*

The minimum size requirement of PPOS and the location of PPOS forward of the building line has created a variation to the front fencing requirement. The maximum height for a front fence under Part 7 of the Googong DCP is 1.2m. The proposal incorporates 1.5m high fencing within the front setback. The variation is deemed acceptable to allow for adequate privacy for the PPOS forward of the building line. Council has approved a variation to the front fence height previously for small lot housing development applications undertaken in Googong that also proposed PPOS forward of the building line. As a result the variation to the front fence height is considered minor and is supported.



**Figure 8 – Front Fence Elevations**

*Building Separation Variation*

Pursuant to Part 7 of the Googong Development Control Plan, Table 2 ‘Multi-Dwelling Housing and Dual Occupancy’ the minimum gap between multi-dwelling buildings is to be 4m. The development proposes a variation to this requirement with a minimum 2.89m provided for the length of the garage and the laundry (Refer to below image).

The variation of 1.11m is supported due to its position in the location of the proposed garages and a non-habitable room (laundry). Additionally, the design provides a larger separation 1.27m above the 4 metre requirement for the remainder of the length of each wall, which is considered an acceptable outcome.

6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)

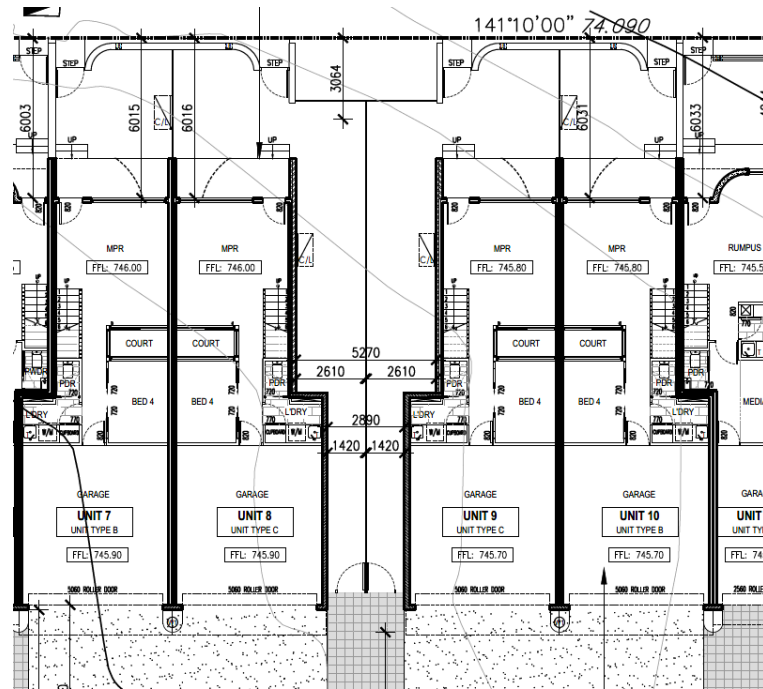


Figure 9 – Showing Separation Distances Between Buildings

Communal Open Space Variation

The proposed development provides 11.73% of the site for deep root planting and open space (refer to image below). The requirement under Part 7 of the Googong Development Control Plan is for a total of 20% of the site area to be provided. As justification for the variation Council will require mature planting as a condition of consent for communal landscaped areas to add additional amenity to the streetscape and locality.

Table 3 – Communal Open Space Calculations

Open Space Calculations	
<b>SITE AREA (Total site)</b>	<b>2839.00 m<sup>2</sup></b>
Deep Root Deep root planting & Open space	332.90 m <sup>2</sup>
<b>Total AREA</b>	<b>332.90 m<sup>2</sup></b>
<b>Percentage</b>	<b>11.73%</b>

**6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)**

*Variation to Internal Solar Access*

**Solar access to principal private open space as measured between 9am and 3pm on 21 June**

Minimum 3 hrs to 50% of POS.

At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces.

Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.

The proposed development provides solar access that achieves a minimum 2 hours of solar access to living room windows and living areas between 9.00am and 3.00pm during mid-winter, which is considered a variation. However, two units will receive 3 hours. This means that only 12.5% of dwellings meet the minimum 3 hour requirement. A significant contributing factor to the solar access issues relates to the lot layout created at subdivision stage which doesn't allow for the dwellings to be orientated directly north.

*Applicants Justification* - Shadow diagrams of the proposed development on the site have been prepared and are submitted with the development application in accordance with Council's submission requirements.

In terms of solar access, the proposal provides solar access that achieves a minimum 2 hours of solar access to living room windows and living areas between 9.00am and 3.00pm during mid-winter.

It is noted that the proposal complies with the FSR and generally complies with the maximum building height, setback requirements and as such the level of overshadowing impact is incidental to the form of development encouraged at the site. In addition, the roof and building is setback more at the required southern elevation, far exceeding the DCP setback requirement.

At 9am during mid-winter, the adjoining and nearby development affected by the proposal are those located to the southwest of the site. This shadowing is confined to the morning during mid-winter for two properties located directly adjacent, with no overshadowing of these properties from 11am.

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

Council's Development Engineer has offered no objection to the proposed development. The Development Engineer's comments are contained within the attached Section 4.15 assessment report.

**Financial Implications**

The Googong Local Planning Agreement (LPA) applies to the site.

**Engagement**

The proposal required notification under the QPRC Community Engagement and Participation Plan. One submission was received. The relevant issues raised are as follows:

**Issue:** Privacy and overlooking from the rear of the proposed units. Location of the waste enclosure, location of car parking at the rear of the site and noise associated with the development.

**Assessing Officer's Comment:** The southern elevation contains balconies and terraces on the first and second floor, which present overlooking opportunities to adjoining single dwellings and their associated private open space. The consent will include a condition that the upper level terraces and balconies incorporate a 1.8 metre high balcony screening with the top

**6.1 DA.2019.1284 - Construction of Sixteen Multi-Dwelling Units, Private Laneway & Strata Subdivision to Create Sixteen Lots and Common Property - 174 Gorman Drive, Googong (Ref: ; Author: Thompson/Glouftsis) (Continued)**

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300mm able to have open elements to allow for adequate privacy, whilst still retaining some level of amenity to occupants.

Due to the location of the car parking spaces along the rear setback, which face adjoining single residential dwellings and the location of the waste enclosure to the south east directly adjacent the boundary a condition of consent will be imposed requiring the developer to upgrade the fencing on the south eastern boundary to be constructed of a material which will reduce noise impacts on adjoining properties.

**Conclusion**

The submitted proposal for the construction of 16 multi-dwelling units, private laneway, and strata subdivision on Lot 1421 DP 1240193, No. 174 Gorman Drive, Googong is supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and one submission was received.

The proposal has been assessed under Section 4.15 *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Queanbeyan Local Environmental Plan 2012*, *Queanbeyan Development Control Plan 2012* and *Googong Development Control Plan 2015*.

The development generally satisfies the requirements and achieves the objectives of these instruments except for the following where the applicant has sought variations to the DCP requirements.

- Variations to front and side setbacks
- Variation to minimum size of principal private open space
- Variation to front fencing height
- Variation to separation distances between buildings
- Variation to size of communal open space
- Variation to solar access provisions

The assessment of the application supports these variations either because they are mitigated by alternative arrangements, are of a minor nature that has no significant environmental impact or cannot be overcome due to lot constraints.

As such the application is recommended for conditional approval.

**Attachments**

Attachment 1	DA.2019.1284 - Section 4.15 Assessment Report - 174 Gorman Drive Googong ( <i>Under Separate Cover</i> )
Attachment 2	DA.2019.1284 - Architectural Plans - 174 Gorman Drive Googong ( <i>Under Separate Cover</i> )
Attachment 3	DA.2019.1284 - Submission - 174 Gorman Drive Googong ( <i>Under Separate Cover</i> )
Attachment 4	DA.2019.1284 - Draft Conditions of Consent - 174 Gorman Drive, Googong ( <i>Under Separate Cover</i> )



6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong (Ref: ;  
Author: Thompson/O'Halloran)

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File Refence: DA.2020.1104

**Summary**

***Reason for Referral to Council***

This application has been referred to Council because it involves a significant variation to the Queanbeyan Development Control Plan as the Portfolio General Manager – Natural and Built Character has determined it is in the public interest to have the matter considered by Council.

Proposal:	Construction of a dwelling house
Applicant/Owner:	Tunya Sergi / Tunya M Ryan
Subject Property:	Lot 10 DP 220189, No.82 Wickerslack Lane, Googong
Zoning and Permissibility:	E4 Environmental Living under Queanbeyan Local Environmental Plan 2012
Public Submissions:	One
Issues Discussed:	Variation to front and side setbacks
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

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**Recommendation**

**That:**

- 1. Development application DA.2020.1104 for the erection of a dwelling on Lot 10 DP 220189, No.82 Wickerslack Lane, Googong 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.**
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**Background**

***Proposed Development***

The subject development application seeks approval for the construction of a four bedroom dwelling with two attached double garages. The proposed development seeks to vary the front and side setbacks, due to the site constraints. Additionally, the floor plan includes a gymnasium, study, sewing room and bathroom adjoining a double garage and separated by what appears to be a fire rated wall. These rooms appear to have the capacity to be used a secondary dwelling, which is not permissible on the subject lot. Conditions will be placed on the consent that these rooms are not to be used as a secondary dwelling.

**6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong (Ref: ; Author: Thompson/O'Halloran) (Continued)*****Subject Property***

The subject site is legally described as Lot 10 DP 220189 and is commonly known as 82 Wickerslack Lane, Googong. The site is located on the southern side of Wickerslack Lane and has an area of 2.08Ha.

The subject site has a long, thin rectangular shape, comprised predominately of grassland vegetation. The site contains a valley which bisects the property from east to west, with a gradual fall from the front and rear boundaries to the centre of the lot.



***Figure 1 Locality Plan (subject site outlined in red).***

Existing development on the site comprises two small outbuildings. Vehicular access is provided to the site via an existing driveway from Wickerslack Lane.

Existing development within the locality consists of low density residential development and ancillary structures.





*Figure 2 Subject site looking south.*

### **Planning Requirements**

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

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

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

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 as follows.

**(a) Compliance with LEP**

The proposed development was assessed against the QLEP and is considered to be generally consistent with the QLEP. **(b) Compliance with DCP**

The proposed development was assessed against the QDCP and is considered to be generally consistent with the exception of Clause 5.4.

**5.4 Building Setbacks and Fencing**

**Objectives**

- 1) *To provide setback guidelines which protect the character and amenity of the locality.*
- 2) *To provide specific provisions in respect of Greenleigh Estate, to ensure that adequate buffers are provided between built form to maintain the bushland character of the area and to ensure that fencing is rural in type.*

**Controls**

- a) *Setbacks which are prescribed as part of a building envelope prevail over any other controls set out below.*
- b) *Building setbacks from the front boundary setback shall be a minimum of 50m. Where this cannot be achieved due to the physical dimensions or constraints of any property, the front setbacks shall be assessed on merit and having regard to the objectives of this clause.*
- c) *Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners, and be consistent with the minimum setbacks set out below:*

**Table 1 – Minimum Setback Requirements (not including Greenleigh Estate)**

Lot Size	Setback
Less than 2ha	6m
Less than 4ha	15m
Between 4ha and 80ha	25m
Greater than 80ha	50m

*Assessing Officer's Comments* - The subject site is 2.08ha and as such, the minimum side boundary setback is 15m. However, the subject site has a total width of 52m. In addition the front setback proposed is only 35m instead of the required 50m. The proposed development seeks to vary both the front and side setbacks as indicated below:

Elevation	Minimum Setback	Proposed Setback	Complies	Variation
North (front)	50m	35m	No	30%
Side (East)	15m	11.2m	No	25.3%
Side (West)	15m	11.9	No	20.6%

**6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong (Ref: ; Author: Thompson/O'Halloran) (Continued)**

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In regard to the variation, the applicant has provided the following justification:

*The applicant is seeking an exception to the minimum front setback on the grounds that the proposed dwelling setback a further 15m would have an impact on the existing vineyard and existing sheds where they grow and produce their own produce, not to mention a relocation of the dwelling and its construction and location of the proposed septic tanks could potentially pollute and contaminate the dam and soil within the 'middle block' area and also to avoid the removal of existing established trees located at the rear of the proposed dwelling. Regarding the 11m side setbacks, as the site is slightly over the 2ha lot size (only 3% over) we feel that 11m is justifiable given it is 5m greater than the setback requirement for a 2ha site, and does not impact on the visual amenity of neighbouring properties.*

*The proposal displays a high standard of architectural design and is consistent with the scale, amenity and character of the area and adjoining neighbouring dwellings. The proposed development does not impact on the amenity of adjoining properties or its surrounding environment, which is demonstrated in the supporting documentation and plans supporting the application.*

*We hope that Council will consider our application to vary the DCP and recommend approval based on its merits.*

The proposed variation is considered to be acceptable for the following reasons:

- The subject site is somewhat constrained due to lot width and existing development.
- An 11m setback provides adequate distance to adjoining properties, and is unlikely to result in overlooking or privacy issues to neighbouring development.
- The proposed variation will not detract from the character and amenity of the locality, and will contribute positively to the prevailing streetscape.

**Engagement**

The application was notified in accordance with QPRC's Community Engagement and Participation Plan from 16 April 2020 to 30 April 2020, with one submission received. The submission has been provided to Councillors only (Attachment 3) as it is not possible to redact details identifying the submitter without impacting upon the content of the submission.

The submission raised concerns in regard to a previous compliance issue relating to the existing driveway and stormwater flow. These matters have been raised through a separate compliance matter, and as such will be dealt with separately from the DA. Additionally, a condition will be placed on the consent that erosion and sediment controls be installed during construction, and for as long as necessary after construction. A condition will also be placed on the consent that surface water is not to be redirected onto adjoining private land.

**Conclusion**

The submitted proposal for the construction of a dwelling house on Lot 10 DP 220189, No.82 Wickerslack Lane, Googong is a local development and is supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and one submission was received.

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




**6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong (Ref: ; Author: Thompson/O'Halloran) (Continued)**

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The development satisfies the requirements and achieves the objectives of these instruments except for requirements relating to front and side setbacks set out in the QDCP. The applicant has sought a variation to these requirements and Council is satisfied that the variations can be accommodated without having any significant environmental impacts.

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<br> | DA.2020.1104 - 4.15 Assessment Report - 82 Wickerslack Lane, Googong ( <i>Under Separate Cover</i> )           |
| Attachment 2<br> | DA.2020.1104 - Plans - 82 Wickerslack Lane, Googong ( <i>Under Separate Cover</i> )                            |
| Attachment 3  | DA.2020.1104 - Submission - 82 Wickerslack Lane, Googong ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b> |
| Attachment 4<br> | DA.2020.1104 - Draft Conditions of Consent - 82 Wickerslack Lane, Googong ( <i>Under Separate Cover</i> )      |

6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes  
(Author: Thompson/Hogg)

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File Reference: PJT0061

**Summary**

The purpose of this report is to present four options in relation to providing diversity of residential lot sizes for the planning proposal at 4610 Kings Highway, Bungendore (also known as the Bungendore East planning proposal). This follows from part of Council's resolution at its Planning and Strategy Committee Meeting of 10 June 2020.

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**Recommendation**

**That Council adopt Option 1 to retain the minimum lot size of 850m<sup>2</sup> on the proposed R2 Low Density Residential zoned land in the planning proposal for 4610 Kings Highway, Bungendore (Bungendore East planning proposal).**

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**Background**

The planning proposal to rezone land and to allow residential subdivision of 4610 Kings Highway, Bungendore (Bungendore East) was considered at the Planning and Strategy meeting on 10 June 2020 where it was resolved (PLA070/20) in part that:

1. *Council support the Bungendore East planning proposal to rezone Lot 1 DP 747767, Lots 275, 279 and 273 DP 754915 and Lot 1 DP 193988, No. 4610 Kings Highway Bungendore, from RU1 Primary Production to R2 Low Density Residential and RE1 Public Recreation, subject to the following actions being completed before the Planning Proposal is forwarded to the NSW Department of Planning, Industry and Environment requesting a Gateway Determination:*
  - c. *Present a further report to Council on options for a range of lots sizes to specify in the Planning Proposal.*

This report responds to item 1c of the Council resolution and provides the context as well as four options for consideration.

In considering the options for lot sizing for inclusion in the Bungendore East planning proposal, the outcomes have been based on the amount of land that can be potentially be utilised for residential development. This is referred to as the Net Residential Area (NRA). There is some discrepancy between the area of NRA nominated in the Bungendore Structure Plan 2048 (BSP) and the NRA nominated by the proponent. To ensure consistency when considering the options the proponent's figure of 50.4ha NRA has been utilised for all calculations in this report. These can be found on Page 3 of Attachment 2.

Ultimately, the final NRA and lot yield will be dependent on the result of further site specific studies and variations to subdivision design including road design and layout. While the options in this report provide an indicative lot yield for comparison purposes, it is the proportion of land set aside for each lot size which ultimately needs to be incorporated into the planning proposal.

**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)**

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Option 1 in this report reflects the previous recommendation from staff that the minimum lot size put forward in the planning proposal be 850m<sup>2</sup>.

The Proponent's consultant has made two submissions in support of their preferred option (Attachments 1 and 2) which has been nominated in this report as Option 2. Both cover similar ground though Attachment 2 adds to Attachment 1 by outlining reasons to support a minimum lot size of 450m<sup>2</sup>, outlining the design reasons for selecting 450m<sup>2</sup> as well as locational principles to be applied to the 450m<sup>2</sup> lots. In addition Attachment 2 includes a statement of support from a local property agent. Attachment 2 was submitted after a remote meeting with staff on 19 June 2020.

Options 3 and 4 are alternate options developed by staff for Council's consideration.

**Options**

In order to consider the options on the same basis, a NRA of 50.4ha from the proponent's submissions is used. These options are discussed in greater detail below.

***Option 1 – Retain the minimum lot size of 850m<sup>2</sup> recommended in the original recommendation***

Option 1 provides for a minimum lot size (MLS) of 850m<sup>2</sup> to be applied to land proposed to be rezoned to R2 Low Density Residential and is consistent with maintaining the rural character of Bungendore as well as the minimum that was applied to the land recently rezoned to R2 Low Density Residential at North Bungendore.

***Key factors:***

- A minimum of 850m<sup>2</sup> for urban release areas is recognised in the adopted BSP as retaining the existing low density character of the village.
- Ensures consistency with the implemented planning controls adopted in the BSP as well as anticipated lot yields.
- This option supports the expectation that the R2 Low Density Residential zone should be used on the outskirts of the urban area and reinforces the intention, location and objectives of the R1 General Residential zone that should be in close proximity to areas zoned Zone B2 where varying dwelling types and densities are best placed close to Village services.
- Ensures consistency with existing long established standards applicable within the village.
- The application of a MLS does not preclude a variety in lot sizes in Bungendore as a whole, as demonstrated within both the existing Bungendore village and Elmslea, which have a wide range of lot sizes typically ranging from 500m<sup>2</sup> through to 3500m<sup>2</sup> despite being subject to a MLS of 450m<sup>2</sup> under the *Yarrowlumla Local Environmental Plan 2002* and 850m<sup>2</sup> under the *Palerang Local Environmental Plan 2014*.
- The North Elmslea planning proposal included a MLS of 850m<sup>2</sup> and indicated that a range of lot sizes would be considered during the development assessment process, with larger lots located on steeper sections of the site and smaller lots (down to 850m<sup>2</sup>) located on flatter land.

**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)**

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*Option 2 – Lot size mix from 450m<sup>2</sup> to 1000m<sup>2</sup> controlled by percentage (Proponent/Consultants' option)*

Option 2 (Attachments 1 and 2) has been provided by the proponent's consultant and proposes a lot size mix ranging from 450m<sup>2</sup> to 1000m<sup>2</sup> where this is managed through a MLS of 850m<sup>2</sup> together with a variation clause that permits a maximum of 20% of lots to have an area down to 450m<sup>2</sup>. The Proponent's consultant has provided information (refer to Attachments 1 and 2 for the full submission) supporting lot sizes of less than 850m<sup>2</sup> which detail the following:

*Key factors:*

- The basis for a variety of lot sizes is to enable first home buyers, single parents, lower income key workers and downsizers to enter the Bungendore market and enjoy the lifestyle that the area offers its existing residents.
- The delivery of a residential community with a minimum lot size of 850m<sup>2</sup> equates to a land and housing consideration in the order of \$700,000+.
- Downsizers probably derive from Wamboin and Bywong and prefer to stay within area.
- Provides for a broader socio-economic mix.
- Proximity of Bungendore to employment and services and facilities in Queanbeyan and Canberra.
- Reasonably short travel times to Goulburn and Sydney.
- Research into lot sizes indicates the national average is now 450-500m<sup>2</sup>.
- A Domain Group economist has been quoted as saying smaller blocks keep new house and land packages affordable.
- Identification of design reasons for selecting a minimum of 450m<sup>2</sup>.
- Identification of locational principles to be applied to minimum of 450m<sup>2</sup> lots.

*Option 3 – Mapped Minimum Lot Sizes between 450-1000m<sup>2</sup>*

This option proposes using the LEP to map MLS of 450m<sup>2</sup>, 600m<sup>2</sup>, 850m<sup>2</sup> and 1000m<sup>2</sup> over the proposed R2 Low Density zoned land. This option proposes the greatest range of lot sizes for the site and the highest percentage of both larger lots (MLS of 1000m<sup>2</sup>) and the largest percentage of smaller lots (MLS smaller than 850m<sup>2</sup>).

*Key factors:*

- Provides the greatest variation of minimum lot sizes.
- Provides the highest percentage of lots of 1000m<sup>2</sup> to retain general character of openness and rural.
- Overall number of lots consistent with the application of a minimum lot size of 850m<sup>2</sup> across the site.
- Removes flexibility of the location of lot sizes based on local constraints and attributes.
- Would require significant work to justify and identify the location of the different lot sizes and where the boundaries between the lot sizes should occur.

**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)**

*Option 4 – Inclusion of R3 Medium Density Residential zoned land*

This option considers rezoning part of the site to R3 Medium Density Residential together with the proposed R2 Low Density Residential. For the purpose of calculating yields for R3 zoned land a figure of 300m<sup>2</sup> per strata lot has been used. This was derived from Clause C2.3.6 of the Palerang DCP which sets out various minimum lot densities for small, medium and large residential units. These range from 150m<sup>2</sup> to 450m<sup>2</sup> depending on the size of the dwelling, so an average density of 300m<sup>2</sup> has been adopted. This option requires that part of Minute No. PLA070/20 be rescinded and a change made to reflect the inclusion of the R3 zoned land.

*Key factors*

- Rezone 10% of the site to be R3 Medium Density Residential.
- R3 Medium Density zoning is a mechanism that is clearly understood by the community, therefore the planning intent for the area is clear.
- R3 zoning allows for multi dwelling housing development and therefore a greater diversity of housing product. Multi-Unit Dwellings or Residential Flat Buildings present the only real possibility for affordable housing.
- Rezoning part of the site to R3 Medium Density provides for the opportunity of multi-dwelling houses and provides for increased density on the site (i.e. greater number of final dwellings).
- Would require significant work to justify and identify the location of the R3 Medium Density Residential zone.

The table below summarises the percentages of MLS for each of the four options based on the Proponents consultant’s NRA of 50.4ha:

<b>Option</b>	<b>450m<sup>2</sup></b>	<b>600m<sup>2</sup></b>	<b>850m<sup>2</sup></b>	<b>1000m<sup>2</sup></b>	<b>Indicative total lots</b>
<b>Option 1</b> <i>850m<sup>2</sup> minimum</i>	-	-	100% (592 lots)	-	592
<b>Option 2</b> <i>Lot size mix from 450m<sup>2</sup> to 1000m<sup>2</sup> controlled by percentage</i>	9% * (100 lots)	-	81% * (480 lots)	10% * (50 lots)	630
<b>Option 3</b> <i>Mapped Minimum Lot Sizes between 450-1000m<sup>2</sup></i>	8% (89 lots)	8% (67 lots)	68% (403 lots)	16% (80 lots)	639
<b>Option 4</b> <b>R3 Medium Density residential zoning</b>	10% @ 300m <sup>2</sup> per strata lot created (168 lots)		70% (415 lots)	20% (100 lots)	683

*\* Note that percentages in table above vary from those provided in Attachments 1 and 2, but total lot numbers remain the same.*



**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)**

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***Strategic****Affordable housing*

- The suburb profile on the Domain website indicates that the median house price of a 4 bedroom house in Wamboin and Bywong is \$950,000, while the median house price for a 4 bedroom house in Bungendore is \$720,000.
- A range of housing options are already permissible under the R1 General Residential land use zone which is located close to the centre of the village. There are still many opportunities in this area to create more affordable smaller lot sizes which are yet to be taken up. As such it is not considered that additional lot size options beyond the current village are required.
- Options for small lot residential development exist, and are more appropriately located, elsewhere within the LGA.
- The subject site is not within reasonable walking distance of the services and facilities provided within Bungendore, therefore vehicular transport is required to access services. The location of affordable housing should consider the cost of transport required to access services and facilities.
- It's preferable to locate higher densities close to the services, facilities and greater transport options near the centre of the village.

*Yield*

- The lot yield for Options 2, 3 and 4 represent a significantly higher yield than would likely be achieved if a minimum lot size of 850m<sup>2</sup> applied across the net residential area.
- The lot yield in Option 2 represents a higher density than supported during previous community consultation on North Elmslea planning proposal, the Bungendore Structure Plan and the *Palerang Local Environmental Plan 2014* when the 850m MLS was brought in to replace the 450m minimum from the *Yarrowlumla Local Environmental Plan 2002*.

*Bungendore Structure Plan*

- Small lot residential development is not consistent with the future vision for Bungendore as stated in the BSP and includes a desired future character where "development is generally of a low density with buildings well separated". It would likely be perceived as a tremendous loss of faith in Council's planning controls if in the first instance the BSP is tested Council does not support the endorsed Plan.
- The Discussion Paper (p17) supporting the BSP identifies the area subject to the planning proposal at 4610 Kings Highway and indicates that development on the site provides 327 dwellings (yield of 10 dwellings/Ha). Option 2 provides for 630 dwellings and is a significant variation from numbers within the Discussion paper which provided the basis for the future residential land identified in the BSP. The indicative lot yields were used to determine the amount of land required to be identified for the period to 2048 and reflect higher growth than anticipated.
- Options 2, 3 and 4 set an undesirable precedent for future residential development in Bungendore, with higher densities located on the outer fringe of the existing village.

**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)**

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- Council's previous experience with building on smaller 450m<sup>2</sup> lots in Googong is that purchasers do not adjust the size of the dwelling they wish to build to reflect the block size. In many cases they simply put the same house they would put on a 600m<sup>2</sup> block on a 450m<sup>2</sup> block because the land is less costly. As such, Options 2 and 3 may require additional DCP controls to ensure that smaller houses are built on the smaller lots and retain the rural feel and spaciousness of country village.
- In order to protect the character of the village, Option 4 may require a minimum area for multi-unit dwellings.

*Management of the Outcome*

- The standard instrument intent includes making LEP instruments consistent and simpler to navigate and implement. The options presented do not all result in simple to understand controls and some require further work to avoid the need for future LEP amendments to cater for detailed site review and subdivision design.
- Option 1 provides a simple solution that achieves the community expectation for new housing development in Bungendore as articulated in the Structure Plan and the Lot size map displays this intent clearly and provides flexibility for the location of lots larger than 850m<sup>2</sup>. This should be supported by a masterplan or further criteria to identify appropriate location amenity and character. If Council were to pursue this option the appropriate motion would be:

*That Council adopt Option 1 to retain the minimum lot size of 850m<sup>2</sup> on the proposed R2 Low Density Residential zoned land in the planning proposal for 4610 Kings Highway, Bungendore (Bungendore East planning proposal).*

- Option 2 provides a layered solution that will show MLS as 850m<sup>2</sup> and provides a variation by way of 20% within the LEP instrument. This leaves the location of and exact quantum flexible for the developer and uncertain for the community. If Council were to pursue this option the appropriate motion would be:

*That Council adopt Option 2 to retain the minimum lot size of 850m<sup>2</sup> with the addition of a variation clause in the LEP to allow up to 20% of the identified residential zoned area to be subdivided into lots between 450m<sup>2</sup> and 850m<sup>2</sup>, noting that further work on the location and or the criteria for the location of the smaller lots is required prior to the Gateway request for the planning proposal for 4610 Kings Highway, Bungendore (Bungendore East planning proposal).*

- Option 3 provides simplicity in the MLS by mapping the range of lot sizes anticipated by the development. This requires work and clarity of where the different lot sizes should be located to avoid the need to do subsequent LEP amendments to accommodate a subdivision design that responds to the site specific attributes and constraints of the land that will be fully realised at the detailed design stage. If Council were to pursue this option the appropriate motion would be:

*That Council adopt Option 3 to map Minimum Lot Sizes of 450m<sup>2</sup>, 600m<sup>2</sup>, 850m<sup>2</sup> and 1000m<sup>2</sup> over the proposed R2 Low Density Residential zoned land, noting that further work on the location of the four MLS areas will be required prior to the Gateway request for the planning proposal for 4610 Kings Highway, Bungendore (Bungendore East planning proposal).*

**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)**

- Option 4 provides simplicity by clearly identifying by zone where the medium density residential development may be offered and MLS is thus less than 850m<sup>2</sup>. To identify the location and area where the R3 zone should be located would require further work to ensure the location is suitable and appropriate given the site attributes, constraints and the desired future amenity and character for the residential development. If Council were to pursue this option the appropriate motion would be:

*That Council adopt Option 4 to include rezoning part of the site to R3 Medium Density Residential together with the proposed R2 Low Density Residential, noting that further work on the location of the R3 zone is required prior to the Gateway request for the planning proposal for 4610 Kings Highway, Bungendore (Bungendore East planning proposal).*

**Summary Table**

The table below compares the options as discussed above:

<b>Attributes</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
Number of potential Lots	592	630	639	683
Consistent with Bungendore Structure Plan 2048 – desired future character	Yes	No	No	No
Consistent with Bungendore Structure Plan 2048 - no precedent set for small lots on fringe of existing village	Yes	No	No	No
Clarity of development intent	Yes	No	No	Yes
Overall density (lot yield) generally consistent with village	Yes	No	No	No
Affordable housing opportunities	No	No	No	Yes
Flexibility of design at subdivision stage	Yes	No	No	No
Straightforward solution (minimal additional work required)	Yes	No	No	No
<b>Total score (No. of Yes)</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>2</b>

### 6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)

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#### ***Preferred Option***

Option 1 is consistent with the development principles stated in the BSP which states that medium density dwellings are located within one kilometre of the centre of Bungendore, and therefore avoids setting a precedent for small lots in new residential areas located on the edges of Bungendore village. This option is also consistent with the desired future character of the village being "...and there is a strong sense of rural living and space". Furthermore, Option 1 does not preclude variation in lot size occurring in Bungendore as a whole as demonstrated by development both within the village and at Elmslea where a variety of lot sizes exist with a MLS of 850m<sup>2</sup>.

Option 1 achieves the highest number of positive attributes and is the preferred option.

#### **Implications**

##### ***Legal***

This planning proposal seeks to amend the *Palerang Local Environmental Plan 2014* and is required to follow the requirements set out in the *Environmental Planning and Assessment Act 1979*.

##### ***Engagement***

If the planning proposal is progressed, various government agencies and the community will be consulted in accordance with the Gateway determination and Council's Community Engagement and Participation Plan.

##### ***Resources (including staff)***

The cost of staff time to progress the planning proposal for 4610 Kings Highway, Bungendore are allocated to the project cost code and invoices are to be forwarded to the property owner. The fees are in accordance with the operational plan in place at the time of lodgement as resolved on 10 June 2020.

##### ***Integrated Plan***

The review and report on planning proposals falls within the program area of the Land-Use Planning Branch.

#### **Conclusion**

This report has presented and reviewed four options in relation to achieving a variety of minimum lot sizes (MLS) for the planning proposal for 4610 Kings Highway Bungendore (Bungendore East). The options are:

1. Option 1 proposes a single minimum lot size of 850m<sup>2</sup> be applied across proposed R2 Low Density Residential zone.
2. Option 2 put forward by the Proponent's consultant considers three MLS of 450m<sup>2</sup>, 850m<sup>2</sup> and 1000m<sup>2</sup>.
3. Option 3 presents the greatest range of MLS with 450m<sup>2</sup>, 600m<sup>2</sup>, 850m<sup>2</sup> and 1000m<sup>2</sup>.
4. Option 4 considers rezoning 10% of the site to R3 Medium Density Residential land use zone with the remainder of the site having a MLS of 850m<sup>2</sup>, and 1000m<sup>2</sup>.

The preferred Option 1 is consistent with the objectives of the BSP 2048. The other options are not in accordance with the strategic direction for future residential areas and desired character as identified and articulated in the recently adopted BSP. Progressing Options 2, 3 and 4 would represent a departure from this Structure Plan and subsequently erode its value

**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes (Author: Thompson/Hogg) (Continued)**

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to guide the future growth of Bungendore. It is difficult to justify disregarding the principles of the BSP when this is the first real test of the endorsed planning controls.

Options 2, 3 and 4 conflict with the guiding development principles as stated in the Bungendore Structure Plan 2048 and are not in-keeping with the desired future character of the village. Other than Option 4 none of the other Options lend themselves to providing affordable housing. Even at 450m<sup>2</sup> most house and land packages will be over \$500,000 and out of the range of lower income earners. Affordable housing is most desirably placed within close proximity to services, including transport options and the facilities of the village centre. This opportunity exists within the R1 General Residential zone which still has many opportunities to meet any demand for affordable housing in Bungendore. Options, 2, 3 and 4 also set a precedent for small lot development on the edge of the existing village.

As discussed above, Option 1 does not preclude a variety of lot sizes as demonstrated by existing development including at Elmslea where a variety of lot sizes exist with a MLS of 850m<sup>2</sup>. Option 1 is also the most consistent with the desired future character and development principles of the Bungendore Structure Plan 2048, community expectations and does not set an undesirable precedent for future residential development and is therefore the preferred option.

**Attachments**

Attachment 1      17 June - Proponents/consultants submission (*Under Separate Cover*)



Attachment 2      26 June - Proponents/consultants submission (*Under Separate Cover*)





6.4 Proposed New Street Names - Laneways at South Jerrabomberra Urban Release Area (Ref: ; Author: Thompson/Knight)

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File Reference: 26.4.1-04

**Summary**

Council has identified four laneways and one walkway within Stage 1 of the South Jerrabomberra Urban Release Area that require naming. The proposed names are:

- Aloe Lane
- Liriope Lane
- Pituri Lane
- Zamia Lane
- Staghorn Walk

This report considers the names proposed and recommends endorsement for public exhibition.

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**Recommendation**

**That Council:**

1. **Adopt in principle the names ‘Aloe Lane’, ‘Liriope Lane’, ‘Pituri Lane’, ‘Zamia Lane’ and ‘Staghorn Walk’ as the proposed names for the new roads identified within Stage 1 of the South Jerrabomberra Urban Release Area.**
  2. **Advertise the names for public comment for 28 days.**
  3. **Publish a notice in the NSW Government Gazette if no objections are received.**
- 

**Background**

The South Jerrabomberra Urban Release Area (formerly South Tralee) was approved by the Joint Regional Planning Panel under DA 395-2017 in August 2018. Construction of the first stage of the subdivision is well underway and upon further assessment of the planned street addressing layout, four laneways and one walkway have been identified as requiring names.

Council has worked with the applicant’s consultant and the Geographical Names Board (GNB) to arrive at a list of names which differ from those elsewhere in the local government area and meet the criteria for road naming set down by the GNB.

The developer has chosen to continue with Australian flora as a theme to complement the existing names already approved for this development.

The layout of the laneways and walkway allocated to each name is shown in Attachment 1.

The names selected are generally unambiguous and easy to spell and pronounce. They are all recommended for public exhibition.

**Implications**

***Policy***

The Code of Practice for addressing premises requires the recommended road names to be reported to Council and then advertised for public comment. If supported by Council and the Geographical Names Board and there are no objections received from notifications then the

**6.4 Proposed New Street Names - Laneways at South Jerrabomberra Urban Release Area (Ref: ; Author: Thompson/Knight) (Continued)**

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notice will be published in the NSW Government Gazette. If any objections are received then a further report will be put to Council.

***Consultation***

The proposed name will be exhibited for 28 days for public comment.

***Financial***

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

**Conclusion**

The names chosen are unique and interesting names appropriate to the local area concerned and are consistent with the theme of Australian flora already adopted for other roads within the subdivision. The names have been selected in accordance with Council's Code of Practice for the Naming of Roads and the Geographical Names Board guidelines for the naming of roads.

**Attachments**

Attachment 1



Location of New Laneways to be Named within the South Jerrabomberra Urban Release Area (*Under Separate Cover*)



6.5 Tender Recommendation for Bungendore Roundabout Construction -  
Contract 2020-21 (Author: Hansen/de Jongh)

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**File Reference:** 102076-9

**Summary**

Select Tenders were called via TenderLink for construction of the Bungendore Roundabout. Four (4) tender submissions were received. Tenders were assessed and scored. The evaluation panel have completed the tender review process and recommend that the contract be awarded as recommended in the Tender Evaluation Report.

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**Recommendation**

**That Council award the tender for Contract 2020-21 for the Bungendore Roundabout Construction to Contractor 1 as recommended in the Tender Evaluation Report when project approvals are obtained.**

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**Background**

The “Give Way” intersection of Malbon St and Molonglo St in Bungendore experiences significant traffic congestion, particularly during school holiday periods, with long delays to turn. In order to address this issue a roundabout is proposed to be constructed at the intersection to reduce congestion and improve safety for all road users, including cyclists and pedestrians.

Funding for the project has been sourced from the NSW Government’s Monaro Palerang Roads Program.

The Concept Design received “in-principle approval” from TfNSW in February 2020. Detailed Designs are currently being prepared by engineering consultancy WSP and are expected to be completed shortly. The final designs will need to be approved by TfNSW before the main construction works can commence.

The roundabout is planned to be operational prior to the NSW September School Holidays. This is to minimise the impact on holiday traffic by constructing the roundabout outside of peak travel periods. Delays in producing the final designs and obtaining approvals mean that the main construction works have not been able to commence until at least July. An early works package commenced in late April which involves works on Council utilities (water and sewer) and other utilities to prepare for the roundabout construction.

A Select Tender process was initiated following an Expression of Interest (EOI) for construction of the roundabout (as per Council’s resolution at the April 2020 Ordinary Council Meeting). This enabled the designs to progress during the Tender and EOI process and reduced tender assessment timeframes by splitting the assessable criteria between the Select Tender and EOI. The tender assessment period was also condensed by limiting the number of submissions to only contractors deemed appropriate to carry out the works.

**6.5 Tender Recommendation for Bungendore Roundabout Construction - Contract 2020-21 (Author: Hansen/de Jongh) (Continued)**

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**Implications*****Legal***

Section 55 Of the *Local Government Act 1993* requires that a Council invite open tenders before entering into contracts for projects over \$250,000.

Section 168 of the *Local Government (General) Regulation 2005* states that a Council may invite select applicants to tender on a proposed contract following consideration of applications received as part of an expression of interest.

***Policy***

The Tenders have been assessed as per Council's procurement policies and the Tender Evaluation Plan.

***Environmental***

A Review of Environmental Factors (REF) has been prepared by NSW Public Works Advisory for the roundabout construction. There are no significant risks to ecology or biodiversity.

Large street trees in the vicinity of the intersection will be retained as part of the works.

***Economic***

Construction of the roundabout is planned to take place largely outside of peak holiday seasons. This is to minimise disruption to holiday traffic and will also minimise impact on local businesses. Closure of the intersection will be avoided as much as is practicable to avoid impact on local businesses. The risk of closure is mitigated by using an asphaltic pavement for construction of the roundabout which can be installed quickly and trafficked almost immediately.

***Engagement***

Consultation has been carried out with the following groups at various stages of the project:

- Transport for NSW
- Adjacent landowners and business owners
- Bungendore Town Centre and Environs Committee

Consultation has resulted in some specific inclusions in the design such as a garden bed in the central island of the roundabout and wind rated light columns (to support banners).

Loss of on-street parking is a key concern for adjacent land and business owners and as such parking has been maximised in the designs.

Consultation with adjacent landowners and businesses will continue prior to and during construction to advise them of the timing of construction activities and any potential impact to their access.

**6.5 Tender Recommendation for Bungendore Roundabout Construction - Contract 2020-21 (Author: Hansen/de Jongh) (Continued)**

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***Financial***

Funding for the project has been sourced from the NSW Government's Monaro Palerang Program. The estimated project value is \$2.5 million.

***Resources (including staff)***

The project will be managed by QPRC Contracts and Projects staff.

**Conclusion**

The contractor who best satisfied the selection criteria for construction of the Bungendore Roundabout was found to be Contractor 1. It is recommended that Contractor 1 be awarded the contract to undertake this work.

**Attachments**

Attachment 1 Tender Evaluation Report (*Under Separate Cover*) - **CONFIDENTIAL**



6.6 Proposed Project for Streets as Shared Spaces Grant Application (Ref: ;  
Author: Richards/Lamont)

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File Reference: 11.1.8-02

**Summary**

On June 10, QPRC's Placemaking Team applied for a \$99K grant application through the NSW Department of Planning, Industry and Environment, *Streets as Shared Spaces* Fund. This program provides one-off funding to support local Councils in testing/ piloting innovative ideas.

The QPRC application, *Pop-Up Queanbeyan Project* includes three temporary placemaking initiatives in the Queanbeyan CBD at Megan Still Court and the Lifestyle Precinct in Crawford Street). The project is multi-faceted and includes two public art installations, portable seating and re-purposed tables, footpath stickers and a converted shipping container parklet.

The grant is for short-term, quick response projects that are 'shovel-ready' from August for a twelve week evaluation period. Successful applicants will be notified on or before June 30. No co-funding is required.

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**Recommendation**

**That Council approve all the Pop-Up Queanbeyan projects, pending funding.**

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**Background**

The *Streets as Shared Spaces* program is a new grant fund recently released by the NSW government to support the NSW Premiers Priority to:

1. Increase walkable access to quality open, green and public space in urban areas
2. Increase public space to allow pedestrians to maintain physical distancing requirements safely
3. Support jobs and boost business confidence
4. Align with various NSW Government and local government strategic frameworks.

The program aligns well with Council's QCBD Spatial masterplan improving pedestrian access and connecting green spaces across the CBD.

The Pop-Up QBN project will trial some 'quick-win' temporary interventions recommended in the CBD Spatial Masterplan and the QBN CBD Place Plan. Project objectives are to:

- create an active and attractive pedestrian link between two underused urban zones – Megan Still Court and Crawford St Lifestyle Precinct;
- install a trial street-side 'parklet' in Crawford Street to improve the customer experience, access to amenity and commercial premises;
- activate two public spaces through the use of temporary public art installation and amenity; and
- Improve the perception of pedestrian safety

6.6 Proposed Project for Streets as Shared Spaces Grant Application (Ref: ; Author: Richards/Lamont) (Continued)

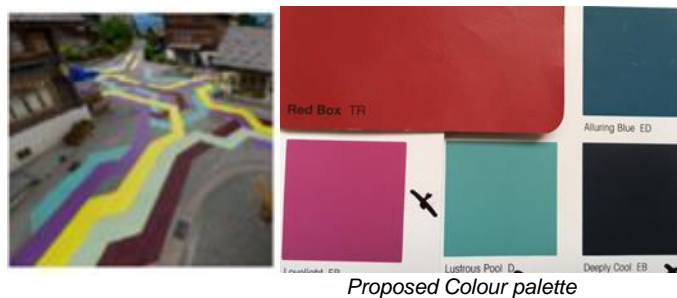
Activations will be:

*Megan Still Court.*

- a) Portable Furniture – re-purposed painted cable drums for tables across a variety of sizes x 4; chairs and stools providing seating for up to an extra 20 persons



- b) Pavement Public Art – using a proposed colour palette, colourful lines are to be painted along the pavement within the ‘court’ area to create playful ‘routes’ with chevron style markers (to promote social distancing), the below image represent a concept only.



*Proposed Colour palette*

- c) New and Re-Purposed Planter boxes

*Crawford Street Parklet*

- a) A converted shipping container locally made to specific structural and aesthetic requirements with the parklet fitting into one standard car parking space as shown in the example below. The parklet will be located adjacent to 225 and 216 Crawford St.



## 6.6 Proposed Project for Streets as Shared Spaces Grant Application (Ref: ; Author: Richards/Lamont) (Continued)

- b) Portable furniture similar to those in Megan Still Court to provide additional table/seating area along the street.
- c) Public Art - a new mural on the existing hoarding. The current mural is approximately six years old and is need of a makeover. The proposed design will visualise the Queanbeyan streetscape using familiar landmarks – bridges, churches, notable buildings in an inviting way, similar to the example below. The mural will be black & white with pops of colour from the proposed palette.



*Proposed mural concept*



*Existing mural*

Linking both spaces together will be temporary footpath stickers designed to reflect the project (below examples are conceptual).



## **Implications**

### ***Policy***

As the 'parklet' uses an existing car parking space and requires a crane truck for install/de-install, a Traffic Management Plan has been prepared and was submitted to the June 17 Local Traffic Committee (LTC) meeting outlining the two parklet locations, traffic control requirements etc. This submission was supported by the committee pending successful funding.

### ***Social / Cultural***

The temporary nature of the project provides an opportunity to trial a number of key place-led recommendations outlined in the Queanbeyan CBD Spatial Masterplan and the Queanbeyan CBD Place Plan. It assists in delivering aspirations of the community by:

- addressing a lack of identity and amenity
- creating an identity through curated place making
- showcasing the CBD's point of difference and character
- delivering high quality, meaningful public realm initiatives, to connect people with the built environment and its streetscapes

**6.6 Proposed Project for Streets as Shared Spaces Grant Application (Ref: ; Author: Richards/Lamont) (Continued)**

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Following the success of the 2019 Ricky Stuart Mural there has been a high demand in the community to grow the public art offer in the CBD. These small temporary activations will instigate conversations around renewal and will provide tangible evidence that change is happening and what benefits are attainable.

***Economic***

The project directly complements the desired outcomes of the Crawford Street Lifestyle precinct – to attract increased pedestrian traffic and, improve pedestrian permeability across the streets and improve the quality and amenity of public realm. This will deliver a positive experience for residents and visitors and improved commercial opportunities for business owners along the street.

The temporary nature of the parklet is conducive to testing outside dining, roadway activations and increasing public amenity.

It is envisaged that, upgrading the user experience in Megan Still Court through improved amenity, will support adjacent businesses. These changes will make the area more inviting, encouraging those passing through the space to stay longer, thus providing additional benefit for the local economy.

The project can be delivered by local creatives, artists and suppliers by mid-August.

***Engagement***

Community and business engagement is a key element in the evaluation and reporting process if the application is successful. The businesses adjacent to both locations have been consulted, and are supportive of the concept and understanding of the minimal disruption expected during install/de-install. QPRC's Place Management team will oversee the project delivery, promotion and evaluation with assistance from QPRC's Road Safety officer and the Urban Spaces team.

In addition, a communications and engagement strategy will be delivered throughout the project, explaining what the project is about and encouraging engagement and comment. This will include:

- Media releases across all channels (artist announcement, parklet launch and ribbon-cutting moments).
- Printed marketing to promote the project and the use of a project specific hashtag (e.g. #popupQBN), to be shared and used by the community to help spread the word.
- Before and after videos and time-lapse videos of the work being undertaken.
- Using the 'get in' period (August week 1) to actively engage with the community as we prepare spaces and progress with groundworks.

***Integrated Plan***

The Queanbeyan CBD Place Plan meets the key directions of QPRC's Strategic Pillar 2 – Choice

Key Goals:

- 2.1.1 Continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages
- 2.1.2 Promote Queanbeyan-Palerang's identity and the growth of our economy, including tourism, as a destination of choice.



**6.6 Proposed Project for Streets as Shared Spaces Grant Application (Ref: ; Author: Richards/Lamont) (Continued)**

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The plan also realises from a tactical perspective the goals and aspirations from previous adopted plans and strategies:

- Regional Economic Development Strategy
- Queanbeyan CBD Transformation Strategy
- Queanbeyan CBD Spatial Masterplan
- Draft Queanbeyan CBD Place Plan

***Financial***

***This project is entirely grant funded. It does not require any co-funding from Council.***

**Conclusion**

The Pop-Up QBN project has been developed noting previous community feedback and both strategic and tactical directions in QPRC adopted plans and strategies.

The temporary nature of the project allows the QPRC Placemaking team to engage with the community and the CBD businesses and instigate conversations around the renewal of the Queanbeyan CBD and provide tangible evidence about changes and benefits.

The project is reliant on successful funding from the NSW Government *Streets as Shared Spaces* funding. Since the turnaround period is brief, this report seeks approval for the project if funding is secured.

**Attachments**

Nil



7.1 Bushfire Recovery Funding and Support (Ref: ; Author: Richards/Goiser)

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File Reference: 2.9.6-06

**Report**

Resilience NSW, formerly the Office of Emergency Management, keeps Council's bushfire recovery support staff informed about latest funding opportunities and information that may be of use to bushfire affected community members.

Resilience NSW recently produced a 'fast facts guide' that summarises bushfire recovery funding and support to date. The guide was provided to Council on 23 June 2020.

The guide outlines that approximately \$3.5 billion has been committed to the bushfire recovery effort in NSW, including \$2.3 billion from the NSW Government. This includes:

- **More than \$188 million paid out in in \$10,000 small business grants**
  - Grants paid to small businesses in the 30 most affected LGAs. Businesses must have experienced a 40 per cent drop in revenue over a three-month period, compared to the previous year, due to the bushfires.
  
- **More than \$41 million paid out in up to \$50,000 small business grants**
  - Grants of up to \$50,000 are available for eligible small businesses and non-profit organisations with direct damage to their premises, equipment or stock from the bushfires and can help to pay for repairs.
  
- **More than \$36 million in disaster loans for primary producers and businesses**
  - Bushfire Working Capital Loans of up to \$50,000 and low interest loans of up to \$500,000 are available to eligible small businesses, primary producers and not-for-profits in bushfire impacted council areas.
  - Loans of up to \$500,000 specifically designed to provide an immediate injection of money to help return and continue business operations by covering salaries or wages, rent, lease and rates, as well as purchase of goods and services, via NSW Rural Assistance Authority.
  
- **More than \$87 million has been paid out in \$75,000 primary industry grants**
  - These grants are designed to help get farmers the equipment they need to start rebuilding. Farmers that weren't eligible for Category C payments due to off-farm income rules are still be eligible for grants up to \$75,000 to help them normalise their farm businesses as quickly as possible.
  
- **More than \$15 million has been spent on providing health and wellbeing support, with additional mental health clinicians working with affected people**
  - Health staff in all areas are supporting LGAs as part of the recovery response. While there is a big effort on rebuilding infrastructure and helping people build homes, we're very mindful of the psychological and emotional impact that one disaster, or one emergency, has on people, let alone those communities that have been impacted by multiple events.
  
- **Almost \$4 million in disaster welfare grants have been paid out**
  - People with limited financial resources and no insurance may receive a financial contribution from Resilience NSW to cover homes and essential household

**7.1 Bushfire Recovery Funding and Support (Ref: ; Author: Richards/Goiser)  
(Continued)**

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contents damaged or destroyed by the bushfires. To date, funding has paid for temporary accommodation and household contents.

- **\$140 million for the Bushfire Industry Recovery Package**
  - Targeted grants are available to help the forestry, horticulture, apiculture, aquaculture, viticulture and dairy industries retain and create jobs and support them to rebuild, recover and regrow.
- **More than 8000 people have been placed in emergency accommodation since November**
  - Almost \$2.5 million has been spent for more than 18,000 room nights. We don't want to see anyone displaced or sleeping rough. Anyone displaced by bushfires can have emergency accommodation arranged immediately via Service NSW.
- **More than 100 pods through a partnership with Minderoo Foundation and NSW Government are being rolled out to communities who need to stay on their land, with more than 50 on the ground.**
  - These temporary accommodation pods are the result of a \$5 million partnership between the NSW Government and Minderoo Foundation that allow people to stay on their land for up to two years while they rebuild. They have power, water and give people a roof over their heads.
- **\$1 billion commitment to rebuild public infrastructure**
  - This funding is to prioritise the repair and rebuild of vital infrastructure, such as roads, rail-lines, bridges, schools, health facilities and communications facilities damaged or destroyed by bushfires. This rebuild has commenced.
- **\$10 million marketing campaign from Destination NSW**
  - Destination NSW launched a new community-driven campaign, 'Now's the Time to Love NSW'. Regional tourism experienced a \$2 billion hit from the bushfire, before COVID-19 restrictions. This campaign is a significant part of the economic recovery.
- **More than 2500 properties cleared so far with the majority of the northern and central region clean-up to complete by the end of June and around a month later in the south east.**
  - The clean-up is being led by chief contractor Laing O'Rourke and is being jointly funded by the NSW and Federal Governments. Laing O'Rourke are on target to have most properties cleared by mid-year. We are encouraging anyone who hasn't registered for clean-up to do so via Service NSW. Coordinating a safe, efficient and timely clean-up effort across the State is the priority.
- **99% of the clean-up contracts have gone to local and regional contractors**
  - Laing O'Rourke are using local contractors on the clean-up project, providing jobs and economic stimulus for bush-fire affected communities. There are more than 120 clean-up crews working across the State. The clean-up is now gathering significant momentum as the ramp up of clearance works accelerates.

**7.1 Bushfire Recovery Funding and Support (Ref: ; Author: Richards/Goiser)  
(Continued)**

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- **\$250,000 and \$100,000 payment to impacted LGAs**
  - Payments up to \$250,000 to local councils impacted by bushfire for small scale local activities that will kick-start the social and economic recovery of their communities.
- **Stamp duty relief**
  - The NSW Government has provided stamp duty relief of up to \$55,000 for people who lost their homes in the fires and choose to purchase a replacement home elsewhere.
- **Bushfire housing assistance**
  - People can access assistance with no-interest private rental bond loan and advanced rent costs through the Bushfire Housing Assistance Service. This service is normally restricted to people on low incomes, but that requirement was waived to accommodate all affected people whose home was uninhabitable because of the bush fires.
- **\$209 million for rural landholders to repair fencing adjoining Crown Land**
  - The NSW Government committed to rebuild fences damaged by the 2019/2020 bushfires in the Supporting Our Neighbours program. Eligible landholders who live in a disaster-declared area will get a one-off payment of up to \$5000 per kilometre of fencing that adjoins Crown Land and was damaged or destroyed in the 2019-20 fire season.
- **\$8.5 million Operation Outreach**
  - Operation Outreach is a dedicated program made up of Resilience NSW, Service NSW, local councils, the Red Cross and locally embedded recovery services which will actively seek out bushfire-impacted families and individuals to ensure they are utilising the support available and offer case management support. This is above and beyond the ongoing engagement already underway.
- **Council rate relief extended for bushfire victims**
  - On 22 June, the NSW Government announced it will fund a full year of council rate relief for owners of homes, farms and businesses lost in the bushfire crisis. This extends the previous provision of rate relief by an additional six months.
  - \$2.4 million has already been paid out in council rate relief for property owners in 34 local government areas.
  - Council rate relief already paid out covers rates notices for Quarter 3 (January – March) and Quarter 4 (April – June) for 2019-20. The six-month extension will cover rates notices for Quarter 1 (July – September) and Quarter 2 (October – December) of 2020-21.
  - The relief package covers the land rates component and fixed service charges, such as waste, sewerage and water, where the amount is included on the council rates notice. Water charges are paid where it is a council-owned water utility. Any eligible ratepayer who has already paid their rates will receive an automatic credit against their account or can speak with their council regarding a refund.

7.1 Bushfire Recovery Funding and Support (Ref: ; Author: Richards/Goiser)  
(Continued)

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**Recommendation**

That the report be received for information.

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**Attachments**

Nil

7.2 Local Government Remuneration Tribunal Determination (Ref: ; Author:  
Tegart/Ferguson)

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**File Reference:** 52.7

**Report**

The Local Government Remuneration Tribunal each year determines the categories of councils and the fees payable to mayors and councillors to take effect from 1 July.

Late last year, the Remuneration Tribunal conducted a review of the categories and fees and sought submissions from councils before handing down its determination for 2020.

The Tribunal's determination in 2019 put QPRC in the "Regional Rural" category, as had been the case since the merger in 2016.

Council lodged a submission to the review, supporting the creation of a new category of "Regional Centre" and arguing that QPRC should be moved from "Regional Rural" to this new category, as it more accurately reflected Council's demographics.

The Tribunal's recommended criteria for potentially creating the new category included councils that typically have a minimum population of 40,000 and are considered the geographic centre of the region, providing services to their immediate and wider catchment communities. It had the following further specific criteria:

- A large city or town providing a significant proportion of the region's housing and employment
- Services provided may include health, tertiary education and/or regional airports which are accessible to the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- Total operating revenue exceeding \$100m per annum
- A degree of economic activity within the Council area characterised by a Gross State Product exceeding \$2b
- The highest rates of population growth in regional NSW
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

The Tribunal handed down its determination this week, and has moved QPRC into the new category of "Regional Centre".

The minimum fee payable to Councillors in the new category is \$13,820, while the maximum is \$24,320.

An additional fee payable to the Mayor in the new category is between \$28,750 (minimum) and \$60,080 (maximum).

Council currently pays \$20,280 to Councillors and an additional \$44,250 to the Mayor. Both these levels of payment are within the range of the new category.

Council resolved in 8 April this year not to apply any increase in the Mayoral or Councillors' fees for an initial period of six months.

7.2 Local Government Remuneration Tribunal Determination (Ref: ; Author:  
Tegart/Ferguson) (Continued)

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**Recommendation**

That the report be received for information.

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**Attachments**

Nil



7.3 Bushfire Royal Commission Submission (Ref: ; Author: Tegart/Ferguson)

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File Reference: 36.3

**Report**

The Royal Commission into National Natural Disaster Arrangements (the Royal Commission) was established on 20 February 2020 in response to the catastrophic bushfire season of 2019-20.

It ran in parallel with the NSW Independent Bushfire Inquiry (the Inquiry) into the same matter, which initially had a deadline of 27 March 2020. Council endorsed its submission to this Inquiry at its meeting on 25 March. The deadline was subsequently extended to 17 April 2020, and the submission was lodged on 15 April.

The Royal Commission's deadline for submissions was initially 17 April, however it was extended to 28 April. A submission was prepared to the Royal Commission based on the submission to the NSW Inquiry, with some additional information that addressed the specific items in the terms of reference as follows:

- A. Responsibilities of, and coordination between the Commonwealth and State, Territory and local Governments relating to preparedness for, response to, resilience to, and recovery from natural disaster and what should be done to improve those arrangements, including with response to resource sharing.
- B. Australia's arrangements for improving resilience and adapting to changing climatic conditions, mitigating impacts, accountability for emergency management.

Given the impacts of the COVID-19 pandemic situation at that time, and the short timeframe for submissions, Council drew on the work by Bega Valley Shire Council and Shoalhaven City Council through the regional recovery group which had had similar experiences to QPRC.

Inadvertently the submission to the Royal Commission to be presented to Council for endorsement in time prior to lodgement. It is now presented for information at **Attachment 1**.

It is also publicly available on the Royal Commission's website at <https://naturaldisaster.royalcommission.gov.au/submissions/read-public-submissions/published-submissions>

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**Recommendation**

**That the report be received for information.**

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**Attachments**

Attachment 1 Bushfire Royal Commission Submission (*Under Separate Cover*)





8.1 Minutes of the QPRC Heritage Advisory Committee held on 25 June 2020 (Ref: ; Author: Thompson/McCauley)

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**File Reference:** 26.5.1-08

**Summary**

The Minutes of the QPRC Heritage Advisory Committee Meeting of 25 June 2020 are presented to Council for consideration.


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**Recommendation**

**That Council note the Minutes of QPRC Heritage Advisory Committee held on 25 June 2020.**

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**Attachments**

Attachment 1  Minutes of the QPRC Heritage Advisory Committee Meeting Held 25 June 2020 (*Under Separate Cover*)



9.1 Proposed Central Carpark in Bungendore (Ref: ; Author: Marshall/Marshall)

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File Reference: 8 July 2020 meeting

**Notice**

Councillor Peter Marshall will move the following motion:

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**Motion**

**That prior to tendering for the construction of Stage 1 of the proposed central car park in Bungendore, Council receive a report on:**

- **Evidence of the need for more car parking in Bungendore.**
  - **The total cost of the project, including the purchase cost of land offset by property sales.**
  - **Funds or in-kind contributions already collected, and funds or in-kind contributions to be collected from approved development applications.**
  - **Modelling of funds or in-kind contributions to be collected from future development applications.**
  - **Details of how existing and new loans for the car park will be repaid.**
- 

**Background**

Council has repeatedly been asked to endorse the proposed council car park for Bungendore without the information outlined in the Motion. Prior to finally committing to the project, Council may wish to consider doing so from an informed position. This is a significant item of expenditure, with significant impacts on the centre Bungendore, and Council may feel it has an obligation to expend ratepayer and taxpayer funds optimally.

**Attachments**

Nil



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**10 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION**

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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 11.1 Bungendore Facilities**

*Item 11.1 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.*