



PLANNING AND STRATEGY COMMITTEE OF THE WHOLE MEETING

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

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

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

MINUTES OF THE PLANNING AND STRATEGY COMMITTEE OF THE WHOLE OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 10 June 2020 commencing at 5.30pm.

ATTENDANCE

Councillor: Cr Overall (Chair), Crs Biscotti, Harrison, Marshall, Schweikert, Taylor and Winchester (from 6.00pm).

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

Also Present: L Ison (Minute Secretary).

1. OPENING

The meeting commenced at 5.31pm.

2. ACKNOWLEDGEMENT OF COUNTRY

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

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

PLA065/20

RESOLVED (Taylor/Schweikert)

That apologies for non-attendance from Crs Bray, Brown, Hicks and Noveska be received and that leave of absence be granted.

The resolution was carried unanimously.

4. DISCLOSURES OF INTEREST

PLA066/20

RESOLVED (Taylor/Biscotti)

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

The resolution was carried unanimously.

Cr Schweikert declared a less than significant non-pecuniary interest in items 6.2 to 6.7 inclusive, stating as they all relate (at varying degrees) to Bungendore which is where he lives. He proposed to disclose and vote.

Cr Overall declared a less than significant non-pecuniary interest in item 6.9: Eden-Monaro By-Election - Potential Projects, stating his wife has had an association with one of the potential projects listed. He proposed to disclose and not vote.

5. ADJOURNMENT FOR PUBLIC FORUM

At this stage of the proceedings, the time being 5.34pm, Cr Overall advised that the meeting should now adjourn for the Public Forum.

PLA067/20

RESOLVED (Overall/Taylor)

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

ADJOURNMENT:

The meeting adjourned for the Public Forum at 5.34pm and resumed at 5.43pm.

6. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

6.1 Development Application DA.2019.1116 - Shop Top Housing Proposal - 47 Antill Street, Queanbeyan

PLA068/20

RESOLVED (Taylor/Harrison)

That development application DA.2019.1116 for a shop top housing development on Lot 13, Section 10, DP 758862, 47 Antill Street, Queanbeyan be refused for the following reasons:

Reasons for Refusal:

- (a) The subject application was accompanied by insufficient information to determine whether compliance of the proposed development with the relevant development standards and controls could be established in particular:
- Use of the ground floor tenancy;
 - Adequacy of the off street parking arrangements;
 - Adequacy of the waste storage and collection arrangements;
 - Impacts associated with use of the proposed tennis court; and
 - Compliance of the development with the Building Code of Australia.
- (b) Based upon the information provided to date the proposed development is prohibited within the B3 Commercial Core zone under the Queanbeyan Local Environmental Plan 2012.

The resolution was carried unanimously.

Cr Schweikert declared an interest in the following item.

6.2 Modified Development Application DA.2019.1048.A - Garage/Shed & Carport - 79 The Mountain Road, Bungendore

PLA069/20

RESOLVED (Schweikert/Marshall)

That modified development application DA.2019.1048.A for the construction of a garage/shed and carport at Lot 1 DP 1194403 No.79 The Mountain Road, Bungendore be granted conditional approval subject to Condition 1 being amended to reflect the revised plans as follows:

Condition 1

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Site Plan	G. Harlor	May 2020	May 2020
Elevations & Sections	G. Harlor	May 2020	May 2020
Roof Plan	G. Harlor	May 2020	May 2020
Floor Plan	G. Harlor	May 2020	May 2020

except as modified by any of the following conditions of consent.

Reason: To ensure development is undertaken in accordance with this consent and is used for the approved purpose only.

The resolution was carried unanimously.

Cr Schweikert declared an interest in the following item.

During discussion Cr Winchester joined the meeting at 6.00pm.

6.3 Planning Proposal - 4610 Kings Highway Bungendore (Bungendore East)

PLA070/20

RESOLVED (Schweikert/Biscotti)

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:
 - a. Amend the planning proposal to remove the Crown land Lots 7301 and 7302 DP 1168137.
 - b. Amend the Planning Proposal to remove the SP2 Infrastructure zone and R1 General Residential zone.
 - c. Present a further report to Council on options for a range of lots sizes to specify in the Planning Proposal.
 - d. Amend the Planning Proposal to specify that the height of buildings shall be a maximum of 8.5m.
 - e. Include in the Planning Proposal a Stage 2 Site Contamination report prepared in accordance with the NSW EPA's Guidelines for Consultants Reporting on Contaminated Sites that provides a clear statement that the land is suitable for the uses proposed by the Proposal or, if necessary, includes the detail on the remediation required to make the site suitable for the uses proposed by the

planning proposal.

- f. The applicant pays the fees for the processing of the planning proposal that would have applied under the former Palerang Council Fees and Charges, indexed to the current financial year.
2. Subject to a Gateway Determination being issued for the Bungendore East Planning Proposal (4610 Kings Highway Bungendore) and prior to the notification of the plan, Council require the landowners to enter into an undertaking that should remediation of the land be required, it will be carried out prior to the commencement of any work, to make it suitable for the land uses permitted by the Planning Proposal.

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

Cr Schweikert declared an interest in the following item.

6.4 Amendments to Development Control Plans

PLA071/20

RESOLVED (Harrison/Schweikert)

That:

1. The report be noted.
2. Council agree to staff taking all necessary actions to update and exhibit all Development Control Plans as set out in this report.

The resolution was carried unanimously.

Cr Schweikert declared an interest in the following item.

6.5 Stage 1 Review of Contribution Plans for Bungendore

PLA072/20

RESOLVED (Marshall/Harrison)

That Council:

1. Endorse the draft amended Bungendore Section 7.11 Contributions Plan No. 8 – Provision of Pathway Network (formerly known as the Palerang Council Plan No 8 For Provision of Pathway Network at Bungendore) for public exhibition.
2. Endorse the draft amended Bungendore Section 7.11 Contributions Plan No. 9 – Street Upgrading (formerly known as the Palerang Council Plan No 9 For Street Upgrading at Bungendore) for public exhibition.
3. Adopt the draft amended Bungendore Section 7.11 Contributions Plan No. 8 – Provision of Pathway Network, subject to no submissions being received during the exhibition period.
4. Adopt the draft amended Bungendore Section 7.11 Contributions Plan No. 9 – Street Upgrading, subject to no submissions being received during the exhibition period.

The resolution was carried unanimously.

Cr Schweikert declared an interest in the following item.

6.6 Ministerial Direction - Local Infrastructure Contributions

PLA073/20

RESOLVED (Schweikert/Harrison)

That Council:

1. Note the report and the Direction issued by the NSW Minister for Planning and Public Spaces.
2. Endorse pooling of contributions into broad contribution types including roads, recreation, community facilities, for restriction in cash reserves.
3. Receive a report on the general review of development contributions; the pooled contributions into contribution types; and priorities for expenditure drawn from the Delivery Program and Financial Plan.

The resolution was carried unanimously.

Cr Schweikert declared an interest in the following item.

6.7 Local Roads and Community Infrastructure Projects

PLA074/20

RESOLVED (Harrison/Taylor)

That Council:

1. Accept the Local Roads and Community Infrastructure (LRCI) Program grant of \$1,527,709.
2. Determine the projects to be funded in FY21, for lodgement of a works schedule with the Government.

The resolution was carried unanimously.

PLA075/20

RESOLVED (Harrison/Schweikert)

That Council submit the following six projects listed in the works schedule with the Government under the LRCI program:

Location	Project	Estimate
BGD - Butmaroo Street	Seal 200m of Butmaroo Street from Foster Street to King Street.	\$100,000
BGD – Majara Street	Seal 400m of Majara Street from Forster Street to Jacombs Street.	\$180,000
QBN – River Path	Extend shared path 400m from Dane Street towards Barracks Flat.	\$140,000
QBN – Williamsdale Road	Seal 600m of Williamsdale Road from Badgery Road towards Kewong Lane.	\$607,709
BWD – Skate Park	Extend stormwater pipe to enable skate park	\$100,000

	construction.	
BWD – Lascelles Street	Additional funds required to complete the Lascelles Street upgrade work.	\$400,000
	Total:	\$1,527,709

The resolution was carried unanimously.

6.8 Queanbeyan CBD Place Plan Report

PLA076/20

RESOLVED (Taylor/Schweikert)

That Council:

1. Receive and note the draft Queanbeyan CBD Place Plan.
2. Place the draft Queanbeyan CBD Place Plan on exhibition for 28 days.

The resolution was carried unanimously.

Cr Overall declared an interest in the following item and refrained from voting.

6.9 Eden-Monaro By-Election - Potential Projects

PLA077/20

RESOLVED (Schweikert/Harrison)

That the entire list of potential projects be presented to candidates for the Eden-Monaro By-Election.

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

6.10 Electoral Signage - Eden-Monaro By-Election

MOVED (Schweikert/Biscotti)

That Council:

1. Note the report.
2. Agree to the hiring of the Queanbeyan Indoor Sports Centre by the AEC for use as a Returning Office and/or pre-poll voting venue, subject to Public Health Order requirements.
3. Endorse action by staff to write to all candidates and party electoral offices regarding legal and policy requirements regarding electoral signage.
4. Endorse action by staff to confiscate and destroy any electoral signage placed on public land and road reserves.

During discussion, Cr Marshall foreshadowed a CONTRARY motion: ["That Council:

1. Note the report.
2. Agree to the hiring of the Queanbeyan Indoor Sports Centre by the AEC for use as a Returning Office and/or pre-poll voting venue, subject to Public Health Order requirements.

3. Endorse action by staff to write to all candidates and party electoral offices regarding legal and policy requirements regarding electoral signage.
4. Endorse action by staff to confiscate and destroy any electoral signage placed on public land and road reserves.
5. Endorse action by staff to issue a warning letter to occupiers of premises where a complaint identifies that an electoral sign has been erected without consent (and is not otherwise exempt development under the SEPP Exempt and Complying Development Code) and to commence enforcement action if required.”]

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

For: Crs Biscotti and Schweikert

Against: Crs Harrison, Marshall, Overall, Taylor and Winchester

The contrary motion (of Cr Marshall) was brought forward, seconded by Cr Harrison, PUT and CARRIED.

PLA078/20

RESOLVED (Marshall/Harrison)

That Council:

1. Note the report.
2. Agree to the hiring of the Queanbeyan Indoor Sports Centre by the AEC for use as a Returning Office and/or pre-poll voting venue, subject to Public Health Order requirements.
3. Endorse action by staff to write to all candidates and party electoral offices regarding legal and policy requirements regarding electoral signage.
4. Endorse action by staff to confiscate and destroy any electoral signage placed on public land and road reserves.
5. Endorse action by staff to issue a warning letter to occupiers of premises where a complaint identifies that an electoral sign has been erected without consent (and is not otherwise exempt development under the SEPP Exempt and Complying Development Code) and to commence enforcement action if required.

The resolution was carried unanimously.

6.11 Community Recovery Officer - Resilience NSW

PLA079/20

RESOLVED (Harrison/Schweikert)

That Council accept with thanks the grant of \$220,000 to fund a Community Recovery Officer.

The resolution was carried unanimously.

7. REPORTS TO COUNCIL - ITEMS FOR INFORMATION

PLA080/20 7.1 **Land-Use Planning / Activities - Status Report - June 2020**

RESOLVED (Schweikert/Marshall)

That the report be received for information.

The resolution was carried unanimously.

PLA081/20 7.2 **Review of NSW Infrastructure Contributions System**

RESOLVED (Schweikert/Harrison)

That the report be received for information.

The resolution was carried unanimously.

PLA082/20 7.3 **COVID 19 - Update**

RESOLVED (Schweikert/Taylor)

That the report be received for information.

The resolution was carried unanimously.

8. REPORTS OF COMMITTEES

PLA083/20 8.1 **Minutes of the Braidwood and Curtilage Heritage Advisory Committee held 14 May 2020**

RESOLVED (Marshall/Schweikert)

That Council note the Minutes of Braidwood and Curtilage Advisory Committee held on 14 May 2020.

The resolution was carried unanimously.

PLA084/20 8.2 **Minutes of the QPRC Heritage Advisory Committee Meeting held 21 May 2020**

RESOLVED (Overall/Schweikert)

That Council note the Minutes of QPRC Heritage Advisory Committee held on 21 May 2020.

The resolution was carried unanimously.

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

There were no matters for Closed Session.

10. CONCLUSION OF THE MEETING

The time being 7.00pm, Cr Overall announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL
MAYOR
CHAIRPERSON**