



## 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, 8 July 2020 commencing at 5.30pm.

### ATTENDANCE

**Councillor:** Cr Overall (Chair), Crs Biscotti, Harrison, Hicks, Marshall and Schweikert.

**Staff:** P Tegart, CEO/General Manager; D Carswell, Acting Portfolio General Manager Natural and Built Character; P Hansen, Portfolio General Manager Community Connections; J Richards, Portfolio General Manager Community Choice and A Knight, Portfolio General Manager Organisational Capability.

**Also Present:** L Ison (Minute Secretary).

#### 1. OPENING

The meeting opened at 5.30pm.

#### 2. ACKNOWLEDGEMENT OF COUNTRY

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

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

PLA085/20

**RESOLVED (Hicks/Schweikert)**

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

The resolution was carried unanimously.

**4. DISCLOSURES OF INTEREST**

PLA086/20

**RESOLVED (Hicks/Biscotti)**

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

The resolution was carried unanimously.

There were no disclosures.

**5. ADJOURNMENT FOR PUBLIC FORUM**

At this stage of the proceedings, the time being 5.32pm, Cr Overall advised that the meeting should now adjourn for the Public Forum.

PLA087/20

**RESOLVED (Overall/Marshall)**

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

**ADJOURNMENT:**

The meeting adjourned for the Public Forum at 5.32pm and resumed at 6.02pm.

**6. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION**

**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**

PLA088/20

**RESOLVED (Marshall/Hicks)**

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.

The resolution was carried unanimously.

**6.2 DA.2020.1104 - Erection of a Dwelling - 82 Wickerslack Lane, Googong**

**Recommendation**

That Development Application DA.2020.1104 for the erection of a dwelling on Lot 10 DP 220189, 82 Wickerslack Lane, Googong, be deferred to the August Planning and Strategy meeting, seeking further information on the driveway and drainage.

**6.3 Bungendore East Planning Proposal - Options for a Range of Lot Sizes**

**MOVED (Schweikert/Hicks)**

That Council:

1. 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 10% 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 through a variation to the DCP supported by site specific studies.
2. Endorses the preparation of a planning proposal to progress towards gateway determination.

During discussion, Cr Marshall foreshadowed a CONTRARY motion: ["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)"].

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

For: Crs Hicks and Schweikert

Against: Crs Biscotti, Harrison, Marshall and Overall

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

PLA089/20

**RESOLVED (Marshall/Harrison)**

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).

The resolution was carried unanimously.

**6.4 Proposed New Street Names - Laneways at South Jerrabomberra Urban Release Area**

PLA090/20

**RESOLVED (Hicks/Harrison)**

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.

The resolution was carried unanimously.

**6.5 Tender Recommendation for Bungendore Roundabout Construction - Contract 2020-21**

PLA091/20

**RESOLVED (Hicks/Schweikert)**

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

The resolution was carried unanimously.

**6.6 Proposed Project for Streets as Shared Spaces Grant Application**

PLA092/20

**RESOLVED (Biscotti/Schweikert)**

That Council approve all the proposed Pop-Up Queanbeyan projects, subject to grant funding.

The resolution was carried unanimously.

**SUPPLEMENTARY REPORTS**

**MAYORAL MINUTE**

**6.7 NSW Electoral Commission - Seat of Monaro**

PLA093/20

**RESOLVED (Overall)**

That Council submit comments to the Electoral Districts Redistribution Panel by 15 July 2020 supporting the retention of the current boundary of the State seat of Monaro, noting that the Local Government Areas within it generally align with the existing boundary, and that the current number of eligible voters (57,772) and the projected number in 2023 (60,385) are within the 10% variance allowed.

The resolution was carried unanimously.

**7. REPORTS TO COUNCIL - ITEMS FOR INFORMATION**

PLA094/20 **7.1 Bushfire Recovery Funding and Support**

**RESOLVED (Schweikert/Hicks)**

That the report be received for information.

The resolution was carried unanimously.

**7.2 Local Government Remuneration Tribunal Determination**

**MOVED (Overall/Hicks)**

That Council not apply the increase in Councillor and Mayor fees resulting from the Local Government Remuneration Tribunal's classification of QPRC as a "Regional Centre" for a period of six months from 1 July 2020.

During discussion, Cr Marshall foreshadowed a CONTRARY motion: ["That the report be received for information."]

The motion (of Crs Overall and Hicks) was PUT in an amended form, and CARRIED.

PLA095/20

**RESOLVED (Overall/Hicks)**

That Council:

1. Not apply the increase in Councillor and Mayor fees resulting from the Local Government Remuneration Tribunal's classification of QPRC as a "Regional Centre" for a period of six months from 1 July 2020.
2. Receive a further report at the December meeting.

The resolution was carried unanimously.

PLA096/20

**7.3 Bushfire Royal Commission Submission**

**RESOLVED (Marshall/Schweikert)**

That the report be received for information.

The resolution was carried unanimously.

**8. REPORTS OF COMMITTEES**

PLA097/20

**8.1 Minutes of the QPRC Heritage Advisory Committee held on 25 June 2020**

**RESOLVED (Schweikert/Hicks)**

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

The resolution was carried unanimously.

**9. NOTICE OF MOTIONS**

**9.1 Proposed Central Carpark in Bungendore**

**MOVED (Marshall)**

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.

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

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

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

**11. REPORTS FOR CLOSED SESSION**

PLA098/20

**RESOLVED (Overall/Schweikert)**

That pursuant to Section 10A of the *Local Government Act, 1993* the following items on the agenda for the Ordinary Council meeting be dealt with in Closed Session for the reasons specified below:

**Item 11.1 Bungendore Facilities**

*Item 11.1 is confidential in accordance with s10(A) (d) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*

The resolution was carried unanimously.

The meeting then moved into Closed Session at 6.40pm to discuss the matters listed above.

**11.1 Bungendore Facilities**

PLA099/20

**RESOLVED (Overall/Marshall)**

That Council:

1. Support in principle for further consultation the establishment of a Bungendore High School as proposed by the NSW Department of Education.
2. Delegate authority to the CEO to continue the negotiations on community facilities.

The resolution was carried unanimously.

PLA100/20

**RESOLVED (Overall/Marshall)**

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 7.05pm.

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

**12. CONCLUSION OF THE MEETING**

The time being 7.06 pm, Cr Overall announced that the Agenda for the meeting had now been completed.

**CR TIM OVERALL  
MAYOR  
CHAIRPERSON**