



PLANNING AND STRATEGY COMMITTEE OF THE WHOLE MEETING

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

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

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

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

ATTENDANCE

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

1. OPENING

The meeting commenced at 5.30pm.

2. ACKNOWLEDGEMENT OF COUNTRY

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

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

PLA159/20

RESOLVED (Taylor/Biscotti)

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

The resolution was carried unanimously.

4. DISCLOSURES OF INTEREST

PLA160/20

RESOLVED (Taylor/Biscotti)

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

The resolution was carried unanimously.

There were no Disclosures.

5. ADJOURNMENT FOR PUBLIC FORUM

PLA161/20

RESOLVED (Overall/Hicks)

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

ADJOURNMENT:

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

Cr Marshall joined the meeting at 5.36pm.

URGENT ITEM OF BUSINESS

PLA162/20

RESOLVED (Overall/Biscotti)

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

The resolution was carried unanimously.

6. MAYORAL MINUTE

There was no Mayoral Minute.

7. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

8. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

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

MOVED (Biscotti/Winchester)

That:

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

Procedural Motion

PLA163/20

RESOLVED (Biscotti/Winchester)

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

The resolution was carried unanimously.

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

PLA164/20

RESOLVED (Biscotti/Harrison)

That Council waive the requirement for the public notification of applications for the purposes of seed housing upon super Lots A1 and AO in the South Jerrabomberra Urban Release Area subject to the following proviso:

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

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

8.3 Amendments to South Jerrabomberra Development Control Plan 2015

PLA165/20

RESOLVED (Hicks/Taylor)

That:

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

The resolution was carried unanimously.

8.4 Request for Use of Section 94 Funds - RFS Improvements

PLA166/20

RESOLVED (Biscotti/Taylor)

That Council:

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

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

6. Advise the Rural Fire Service that that there are no contribution funds to cover the request for all stations to be converted to Council's security key system and monitoring in the future.

The resolution was carried unanimously.

Cr Schweikert joined the meeting at 5.53pm.

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

PLA167/20

RESOLVED (Taylor/Harrison)

That:

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

The resolution was carried unanimously.

8.6 Road Naming Proposal - Gurimbaga Lane, Charleys Forest

PLA168/20

RESOLVED (Biscotti/Marshall)

That Council:

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

The resolution was carried unanimously.

Cr Noveska joined the meeting at 6.00pm.

SUPPLEMENTARY REPORT

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

9. REPORTS TO COUNCIL - ITEMS FOR INFORMATION

- 9.1 **Proposed Memorial Park Community Engagement Update**
- PLA170/20 **RESOLVED (Taylor/Hicks)**
- That the report be received for information.
- The resolution was carried unanimously.

10. REPORTS OF COMMITTEES

- 10.1 **Review of Audit, Risk and Improvement Committee Charter**
- PLA171/20 **RESOLVED (Harrison/Hicks)**
- That Council adopt the amended draft Audit Risk and Improvement Committee Charter.
- The resolution was carried unanimously.

Item 8.1 was brought forward at this juncture.

8. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

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

PLA172/20

RESOLVED (Biscotti/Winchester)

That:

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

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

Against: Cr Hicks

11. NOTICES OF MOTIONS

There were no Notices of Motions.

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

There were no matters.

13. CONCLUSION OF THE MEETING

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

**CR TIM OVERALL
MAYOR
CHAIRPERSON**