



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

## **AGENDA**

**9 June 2021**

**Commencing at 5.30pm**

**Council Chambers  
253 Crawford St, Queanbeyan**



**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>	
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- 13 REPORTS FOR CLOSED SESSION**
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**LIST OF ATTACHMENTS –**

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

**Open Attachments**

- Item 8.1 124-2012.A - Erection of Hotel Additions - Outdoor Gaming Area; Modification: Extended Hours of Operation - 2 Limestone Drive Jerrabomberra
  - Attachment 1 Floor Plan - 2 Limestone Drive JERRABOMBERRA - 124-2012.A (Under Separate Cover)*
  - Attachment 2 4.55 1A Assessment Report - 2 Limestone Drive JERRABOMBERRA - 124-2012.A (Under Separate Cover)*
  - Attachment 3 Draft Conditions - 2 Limestone Drive (Amended No. 6 & 11) (Under Separate Cover)*
- Item 8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41 Molonglo Street, Bungendore
  - Attachment 1 s4.55 Assessment Report - 2005/DEV-0433.A - 41 Molonglo Street, Bungendore (Under Separate Cover)*
  - Attachment 2 Draft Conditions of Consent - 2005/DEV-0433.A - 41 Molonglo Street, Bungendore (Under Separate Cover)*
- Item 8.4 Queanbeyan 7.12 Fixed Levy Contributions Plan 2019 - Proposed Amendments
  - Attachment 1 Draft Queanbeyan Section 7.12 Fixed Levy Development Contributions Plan - EXHIBITION VERSION (Under Separate Cover)*
- Item 8.5 Turallo Creek Management and Project Plans
  - Attachment 1 Turallo Creek Management Plan (Under Separate Cover)*
  - Attachment 2 Turallo Creek Project Plan (Under Separate Cover)*
- Item 8.6 Stronger Country Community Grant Proposed Projects
  - Attachment 1 Grant Guidelines (Under Separate Cover)*
- Item 10.1 Minutes of Braidwood and Curtilage Heritage Advisory Committee held 13 May 2021
  - Attachment 1 Minutes of the Braidwood and Curtilage Heritage Advisory Committee meeting held on 13 May 2021 (Under Separate Cover)*
- Item 10.2 Minutes of QPRC Heritage Advisory Committee held 20 May 2021
  - Attachment 1 Minutes of the QPRC Heritage Advisory Committee meeting held on 20 May 2021 (Under Separate Cover)*

**Closed Attachments**

*Nil*

**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.**



8.1 124-2012.A - Erection of Hotel Additions - Outdoor Gaming Area;  
Modification: Extended Hours of Operation - 2 Limestone Drive  
Jerrabomberra (Author: Abbott/Verghese)

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File Reference: DEV 124-2012.A

**Summary**

***Reason for Referral to Council***

This application has been referred to Council as directed by the Portfolio General Manager of Natural and Built Character.

Proposal:	Modification: Proposed extended hours of operation
Applicant/Owner:	PDC Lawyers & Town Planners / Jerra Hotel Pty Limited
Subject Property:	Lot 4 DP 1037309, No. 2 Limestone Drive Jerrabomberra NSW 2619
Zoning and Permissibility:	B1 – Neighbourhood Centre under Queanbeyan Local Environmental Plan 2012
Public Submissions:	Nil
Issues Discussed:	Social Impacts
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. Approval be granted to the proposal for the following reasons:**

- a. The applicant has provided mitigation methods such as limiting alcohol consumption to the gaming area after 1.00am and ceasing alcohol consumption at 2.30am.
  - b. The extended hours of operation will be limited to only the gaming area with the venue and bar ceasing operation at 1.00am.
  - c. The proposal will not increase the total net number of machines within the tavern but rather, will increase accessibility to the existing machines.
  - d. In line with the NSW Police's comments, the hotel will maintain a security presence until the closing time of 3.00am on Monday – Saturday, and 12.00am on Sundays and Public Holidays. A free courtesy bus service will be available to drive patrons home during these times as well.
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**8.1 124-2012.A - Erection of Hotel Additions - Outdoor Gaming Area; Modification: Extended Hours of Operation - 2 Limestone Drive Jerrabomberra (Author: Abbott/Verghese) (Continued)**

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e. The applicant submitted an acoustic report prepared by Hardwood Acoustics on 16 March 2021. Council's health officer reviewed the report and determined that any additional noise produced would not be unreasonable.

2. Development application 124-2012.A for the erection of hotel additions – outdoor gaming area (for a tavern); modification: extended hours of operation on lot 4 DP 1037309, No. 2 Limestone Drive Jerrabomberra be granted conditional approval.

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## **Background**

### ***Proposed Development***

The application seeks Council approval to change the closing time of the gaming area of the Jerrabomberra Tavern from 1:00am to 3:00am on Monday – Saturday. On Sundays, the closing time will remain at 12:00am. The extended hours of operation will only be applicable to the gaming areas (both indoor and outdoor) with the rest of the outdoor deck and bar area ceasing operation at 1:00am and until 12:00am on Sundays and public holidays. It is also proposed that alcohol consumption will be limited to the gaming area after 1:00am and alcohol consumption will cease at 2:30am.

The specific elements of the modification are:

- Change the hours of operation for the tavern on Monday – Saturday from 10:00am – 1:00am the following day to 10:00am – 3:00am the following day. The current approved operation hours of 10:00am – 12:00am on Sundays and public holidays will not change.
- It is proposed that the outdoor deck and bar area will cease to operate at 1:00am and operation of the tavern will be limited to only the gaming areas (both outdoor and indoor) until the closing time of 3:00am on Monday – Saturday and until 12:00am on Sundays and public holidays.
- It also proposed that alcohol consumption will be limited to the gaming area after 1:00am and consumption will cease at 2:30am.

The application was required to be notified in accordance with QPRC's Community Engagement and Participation Plan 2019 from 26/11/2020 to 14/12/2020 and was required to be re-notified from 22/03/2021 to 09/04/2021 with no submissions being received during either notification period.

There were no principle issues associated with the proposed development.

### ***Subject Property***

The subject site is legally described as lot 4 DP 1037309 and is commonly known as 2 Limestone Drive Jerrabomberra. The site is located on the south eastern corner of Limestone Drive and has an area of 2759m<sup>2</sup>.

The site has an approximate 5 degree slope towards the south east. Vegetation on site is predominantly comprised of managed vegetation. Existing development on the site comprises of the Jerrabomberra Hotel and a Bottlemart. Vehicular access is provided to the site via an existing right of carriageway from Limestone Drive.

Existing development within the locality consists of commercial premises.



8.1 124-2012.A - Erection of Hotel Additions - Outdoor Gaming Area; Modification: Extended Hours of Operation - 2 Limestone Drive Jerrabomberra (Author: Abbott/Verghese) (Continued)

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**Figure 1: Locality plan**

**Planning Requirements**

Assessment of the application has been undertaken in accordance with Section 4.55(1A) of the Environmental Planning and Assessment Act (EPAA) 1979, as amended. The matters that are of relevance under Section 4.55(1A) are summarised in the attached *Section 4.55(1A) 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 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND
2. Queanbeyan Local Environmental Plan 2012 (LEP)
3. Queanbeyan Development Control Plan 2012 (DCP)

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

**8.1 124-2012.A - Erection of Hotel Additions - Outdoor Gaming Area; Modification: Extended Hours of Operation - 2 Limestone Drive Jerrabomberra (Author: Abbott/Verghese) (Continued)**

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***Other Matters*****Social Impacts:**

The main issue with the development application was the concern over the social impacts, specifically regarding extending the hours of operation for the gaming area. The increase to the hours of operation are unlikely to result in any significant adverse social impacts, specifically as:

- The applicant has provided mitigation methods such as limiting alcohol consumption to the gaming area after 1:00am and ceasing alcohol consumption at 2:30am.
- The extended hours of operation will be limited to only the gaming area with the outdoor deck and bar ceasing operation at 1:00am.
- The proposal will not increase the total net number of machines within the tavern, but rather, will increase accessibility to the existing machines.
- In line with the NSW Police's comments, the hotel will maintain a security presence until the closing time of 3:00am on Monday – Saturday and a free bus service will be available to drive patron's home during these times. Please refer to the draft conditions of consent. The security presence will also be maintained until the closing time of 12:00am on Sundays.

**Noise Impacts:**

The proposed extended hours of operation also presents an issue with increased noise emission caused by patrons, gaming machines and traffic generation. The noise emissions were considered suitable for the following reason:

- The applicant submitted an acoustic report prepared by Hardwood Acoustics on 16 March 2021. Council's health officer reviewed the report and determined that the additional noise produced would not be unreasonable.

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

Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

***(b) Environmental Health Comments***

Council's Building Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

**Financial Implications**

No financial implications are envisaged.

**Engagement**

The proposal required notification under QPRC's Community Engagement and Participation Plan 2019. No submissions were received.

**Compliance or Policy Implications**

Not applicable.

**8.1 124-2012.A - Erection of Hotel Additions - Outdoor Gaming Area; Modification: Extended Hours of Operation - 2 Limestone Drive Jerrabomberra (Author: Abbott/Verghese) (Continued)**

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**Conclusion**




The submitted proposal for the erection of hotel additions – outdoor gaming area (for a tavern); modification: extended hours of operation on lot 4 DP 1037309, No. 2 Limestone Drive Jerrabomberra be granted conditional approval and is supported by a Statement of Environmental Effects.

The proposal has been assessed under Section 4.55(1A) *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Queanbeyan Local Environmental Plan 2012* and *Queanbeyan Development Control Plan 2012*.

The development satisfies the requirements and achieves the objectives of these instruments.

The 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>   | Floor Plan - 2 Limestone Drive JERRABOMBERRA - 124-2012.A ( <i>Under Separate Cover</i> )                |
| Attachment 2<br> | 4.55 1A Assessment Report - 2 Limestone Drive JERRABOMBERRA - 124-2012.A ( <i>Under Separate Cover</i> ) |
| Attachment 3<br> | Draft Conditions - 2 Limestone Drive (Amended No. 6 & 11) ( <i>Under Separate Cover</i> )                |



8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41  
Molonglo Street, Bungendore (Author: Abbott/McManus)

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File Reference: 2005/DEV-0433.A

**Summary**

***Reason for Referral to Council***

This application has been referred to Council as the modification application seeks to vary the car parking requirements.

Proposal:	Section 4.55 (2) - Modification 2005/DEV-0433.A for bed and breakfast accommodation and reception centre; Modification: Continue use as a reception centre
Applicant/Owner:	John David Putt/Debra Lee Putt & John David Putt
Subject Property:	Lot 1 Sec 12 DP 758183 & Lot 2 Sec 12 DP 758183 41 Molonglo Street, Bungendore
Zoning and Permissibility:	R2 – Low Density Residential under the Palerang Local Environmental Plan 2014
Public Submissions:	Nil
Issues Discussed:	Planning Requirements Carparking
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 modification to development application 2005/DEV-0433.A for Bed & Breakfast accommodation and reception centre; Modification: Continue use as a reception centre on Lot 1 Sec 12 DP 758183 & Lot 2 Sec 12 DP 758183 No. 41 Molonglo Street, Bungendore be granted approval in accordance with the original conditions of development consent as modified by the following:**

- 1. Delete condition 13 relating to the two-year sunset period and condition 22 for the access road.**
  - 2. Modify conditions 9, 21, 24 and 25 relating to the car park.**
  - 3. Add conditions 7a, 7b, 21a, 21b, 21c, 25a, 25b, 25c and 28, relating to general conditions and the car park.**
-

**8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41 Molonglo Street, Bungendore (Author: Abbott/McManus) (Continued)****Background*****Previous Applications:***

- 197/93 - Dwelling and gallery
- 50/97 - Extension to dwelling
- 2001/CA-059 - Gazebo and glasshouse
- 2005/DEV-433 - Use of the existing building and curtilage as a reception centre and continued use of the premises as a bed and breakfast.

***Proposed Development***

Modification 2005/DEV-0433.A is for continued use of the existing building and curtilage as a reception centre.

***Subject Property***

The subject sites are legally described as Lot 1 Sec 12 DP 758183 and Lot 2 Sec 12 DP 758183 and is commonly known as 41 Molonglo Street, Bungendore. The site is located on the western side of Molonglo Street and has a combined area of 4116m<sup>2</sup>. The sites contain The Old Stone house which comprises a dwelling and bed and breakfast and ancillary structures for use of the reception centre. Access to the site is provided via Halfway Creek Road reserve. Existing development within the locality consists of a mixture of dwellings and commercial buildings.



**Figure 1: Locality plan**

**8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41  
Molonglo Street, Bungendore (Author: Abbott/McManus) (Continued)**

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***Planning Requirements***

Assessment of the application has been undertaken in accordance with Section 4.55(2) of the *Environmental Planning and Assessment Act (EPAA) 1979*, as amended. The matters that are of relevance under Section 4.55(2) are summarised below.

***Section 4.55(2) Modifications involving minimal environmental impact***

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and
- (b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and
- (c) it has notified the application in accordance with:
  - (i) the regulations, if the regulations so require, or
  - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

**Comment:**

In regards to subclause 'a', Council is satisfied that the development to which the consent as modified relates is substantially the same development for which consent was originally granted. In answering this threshold question, a comparative analysis of the approved development as modified has been undertaken.

In regards to subclause 'b', no concurrence agencies referrals were required.

With regards to subclause 'c' and 'd', the application was required to be notified in accordance with the Queanbeyan-Palerang Community Engagement and Participation Plan and no submissions were received.

***Assessment of Modification Proposal***

In determining the modification to the development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the *Environmental Planning and Assessment Act, 1979* as relevant to the proposal:

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

**8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41  
Molonglo Street, Bungendore (Author: Abbott/McManus) (Continued)**

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1. Palerang Local Environmental Plan 2014
2. Palerang Development Control Plan 2015

The significant issues relating to the modification proposal for the Council's consideration are:

**(a) Compliance with LEP**

The subject site is Zoned R2 Low Density Residential zone under *Palerang Local Environmental Plan 2014*.

Approval for the *"Use of The Existing Building and Curtilage as a Reception Centre and Continued Use of The Premises as a Bed and Breakfast"* was granted on 14 March 2006 to the sites which was permissible under the Yarrowlumla Local Environmental Plan 2002. The assessing officer made the following comments at the time the *'site is just outside the commercial precinct but is an existing, approved, commercial premises'* and that the application *'seeks to modify the range of uses undertaken from the site. For this reason, it is not considered to be outside the parameters set out by the DCP'*.

Under the current Local Environmental Plan (PLEP 2014) development for the purposes of a bed and breakfast accommodation is permissible within the R2 zone; function centre however is not.

The modification does not seek to change the use of the site in any way, only to remove the condition for the sunset period (see below) to allow the venue to continue to run in its current form. The intent of the two year sunset condition set out in the original consent was to allow Council to address any negative impacts of the use of the site and that Council would agree to the removal of the condition if no complaints were received within the two year period.

*Condition 13 – This consent has a two-year sunset period. Should the applicant, or his successor wish to extend that period beyond the two year time limit, the applicant pursuant to S-96(2) of the Environmental Planning and Assessment Act 1979 is required to remove this condition. In this regard, should it be the intention to extend the approval beyond two years, it will be necessary to submit the S-96(2) no later than 6 weeks prior to the expiration of this 2 year approval.*

*Council will only consider the removal of this condition having regard to any complaints that may be received relating to the operation of this proposal within this two year period.*

*Reason: To ensure that any negative impacts of the use of the site can be adequately addressed.*

A search of Council records could not find any complaints relating to the use of the site which has continued to operate for over 14 years by the current owners.

It is important to note that the use of the site has not changed since the approval date and that Council were agreeable to the removal of the sunset condition if no complaints were received within the two year period.

The approved use of the site is therefore considered suitable as it has continued to run for a substantial period of time without any issues being raised from the public. The use of the site has also received support from Councils economic development/tourism team and was recently a recipient of a grant from Council.



**8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41 Molonglo Street, Bungendore (Author: Abbott/McManus) (Continued)**

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The proposed development as modified involves no other changes to the compliance of the development with the requirements of *Palerang Local Environmental Plan 2014*.

**(b) Compliance with DCP*****Palerang Development Control Plan 2015 (PDCP)***

The car parking controls in the PDCP require consideration as the development does not comply and a variation is sought.

The development approval 2005/DEV-433 for the use of the existing building and curtilage as a reception centre required 23 off street carparking spaces (as required under condition 21).

*Condition 21 - Provided on the development site, off street parking for 23 cars, suitable internal driveway and a turning area designed in accordance with AS 2890.1/AS2890.2 1989 as appropriate. The standard of pavement construction, whether bitumen sealed or unsealed gravel, and pavement drainage is to be in accordance with Council's Development Speciation, Aus Spec #1.*

*Submit engineering design plans for the off street carparking to Council for assessment in conjunction with road plans and application for Section 138 Consent referred to elsewhere in these conditions.*

*Reason: To provide parking for employees and users of the development.*

*Condition 22 – Extend Malbon Street to the entrance to the new off street carparking area on Lot 1. Construct the extension to an unsealed gravel standard, with minimum three-metre-wide gravel pavement, minimum thickness 100mm, with a longitudinal table drains and culverts as necessary to complement the existing drains to the east. The road extension is to be designed and constructed in accordance with Council Development Speciation, Aus Spec #1 and to the approval of Council. Gravel for unsealed pavements is to confirm with Councils specification for gravels for unsealed pavements.*

*Submit engineering design plans for the road extension to Council for approval in conjunction with your application for Section 138 Consent referred to elsewhere in these conditions.*

*Reason: To ensure that the roads created are of a standard to safely cater for the traffic generated by the development.*

The development has never provided these offsite and has always relied on six onsite car parking spaces.

## 8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41 Molonglo Street, Bungendore (Author: Abbott/McManus) (Continued)



### ***Planners comment***

The current owners of the site have been operating the wedding venue (and bed and breakfast) for over 14 years with up to 20 weddings a year and a maximum number of 43 people attending. During this period the unsealed car park (Halfway Creek road reserve) has provided guests with car parking area along with on street parking along Malbon and Molonglo Streets. In addition, weddings guests at times are transported by bus from the surrounding areas or walk to the venue from accommodation locations within Bungendore.

Six car parks can be accommodated on site which can be used for staff and delivery vans and is accessed from the unsealed car park (Halfway Creek road reserve) between the subject site and Cleanseeds Rural. It is also noted that the current weekend operating hours for Cleanseeds Rural are on Saturday only between 9am and 12 pm (closed on Sundays) which are outside of the operating hours for the function centre.

The future Bungendore roundabout project for the Bungendore Sports precinct is proposed to be located at the intersection of Molonglo and Malbon Street (Figure 7) the design will include the road and formalise 14 sealed car parking spaces.

The variation to the parking requirements is supported as the use of the site has been running for over 14 years by the current owners and there is ample room for off street car parking within the vicinity and immediately adjacent to the sites. The original requirement for 23 spaces (Condition 21) at the rear of the site (Lot 1) will have a detrimental impact on the heritage item and its immediate landscape context.

Recommended that condition 21 is amended to read:

Provide on the development site, off street parking for six cars, suitable internal driveway and a turning area. All car parks must comply with AS/NZS 2890.1-2004

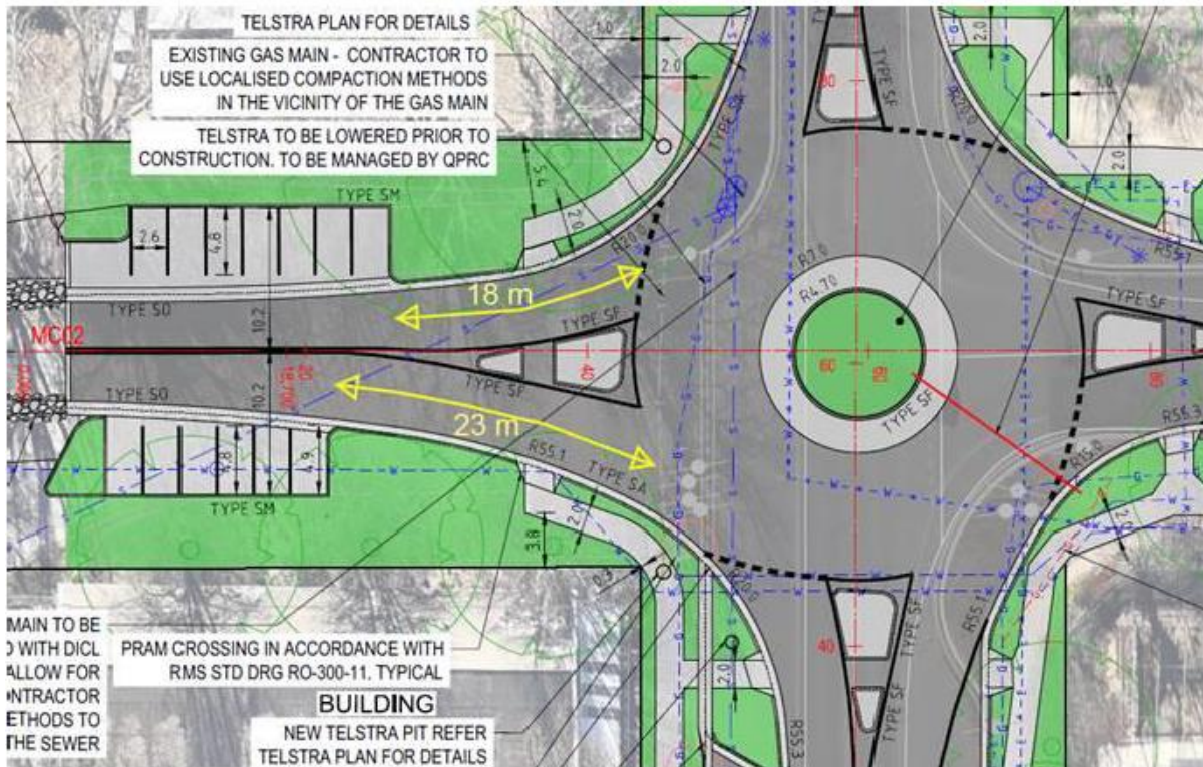
**8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41 Molonglo Street, Bungendore (Author: Abbott/McManus) (Continued)**

Parking Facilities Off-Street Car Parking, AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bays.

*Reason: To provide adequate off-street car parking.*

Recommended that condition 22 is deleted.



**Figure 7: Draft roundabout design.**

The modification for the car parking requirements was referred to Council’s Development Engineer who has provided comment that “Council’s proposed construction of Malbon Street west of Molonglo Street for the Bungendore Sports Hub formalises the on-street parking currently relied on by the Old Stone House Reception Centre, and a suitable internal car parking would attract engineering conditions relating to traffic management, lighting in car parks and public spaces, car parking standards and loading and unloading activities are to be included in the modified consent.

Section 7.11 contributions for off-street car parking do not apply to the development as the sites are not located within the B2 or B4 land use zones.

**Financial Implications**

Nil

**8.2 2005/DEV-0433.A - Modification to Continue Use as a Reception Centre - 41 Molonglo Street, Bungendore (Author: Abbott/McManus) (Continued)**

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**Engagement**

The proposal required notification under the Queanbeyan-Palerang Community Engagement and Participation Plan and was notified from 20 October 2020 to 5 November 2020 with no submissions received.

**Conclusion**

The submitted proposal for a modification to an approved use of the existing building and curtilage as a reception centre and continued use of the premises as a bed and breakfast on Lot 1 Sec 12 DP 758183 and Lot 2 Sec 12 DP 758183, 41 Molonglo Street, Bungendore is a local development and is supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and no submissions were received.

The proposal has been assessed under Section 4.55 (2) of the *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Palerang Local Environmental Plan 2014* and the *Palerang Development Control Plan 2015*.

The development satisfies the requirements and achieves the objectives of these instruments except where the applicant has sought a variation to the car parking requirements.

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

As such the application is recommended for conditional approval

**Attachments**

- |   |  |
|---|--|
| Attachment 1<br> | s4.55 Assessment Report - 2005/DEV-0433.A - 41 Molonglo Street, Bungendore ( <i>Under Separate Cover</i> )     |
| Attachment 2<br> | Draft Conditions of Consent - 2005/DEV-0433.A - 41 Molonglo Street, Bungendore ( <i>Under Separate Cover</i> ) |

8.3 **Proposal for Two New Road Names - Sunset Estate, Googong (Ref: ; Author: Abbott/Knight)**

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**File Reference:** 26.4.1-04

**Summary**

Development application 67-2018 was approved for a 21 lot subdivision known as Sunset Estate, located immediately to the north of the existing Googong Road, Googong. The subdivision incorporates two new roads and the applicant has sought approval to name these roads.

The proposed names are:

- Gorge Creek Drive
- Chimney Rise

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

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**Recommendation**

**That Council:**

1. **Adopt in principle the name ‘Gorge Creek Drive’ and ‘Chimney Rise’ as the proposed names for the new roads identified within Sunset Estate.**
  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 applicant has requested consideration of two new road names within the Sunset Estate development in Googong. The locations of the new roads are shown in Figure 1 below.

1. *Gorge Creek Drive*

The name has a strong geographical connection to the area and recognises the important steep creek area adjoining the subdivision. The Sunset property area ranges over creek flats, simple slopes across a broad ridge and spur lines to the east and falls steeply to Gorge Creek in the west. See Figure 2 below.

2. *Chimney Rise*

The remains of an historic chimney are located at and will remain as a feature of the entrance to Sunset Estate. See Figure 3 below.

The chimney (circa. 1880) is part of the cottage remains of the early settler John McCauley. John, and wife Sarah, settled at Googong where they had eight children between 1887 and 1893.

8.3 Proposal for Two New Road Names - Sunset Estate, Googong (Ref: ; Author: Abbott/Knight) (Continued)

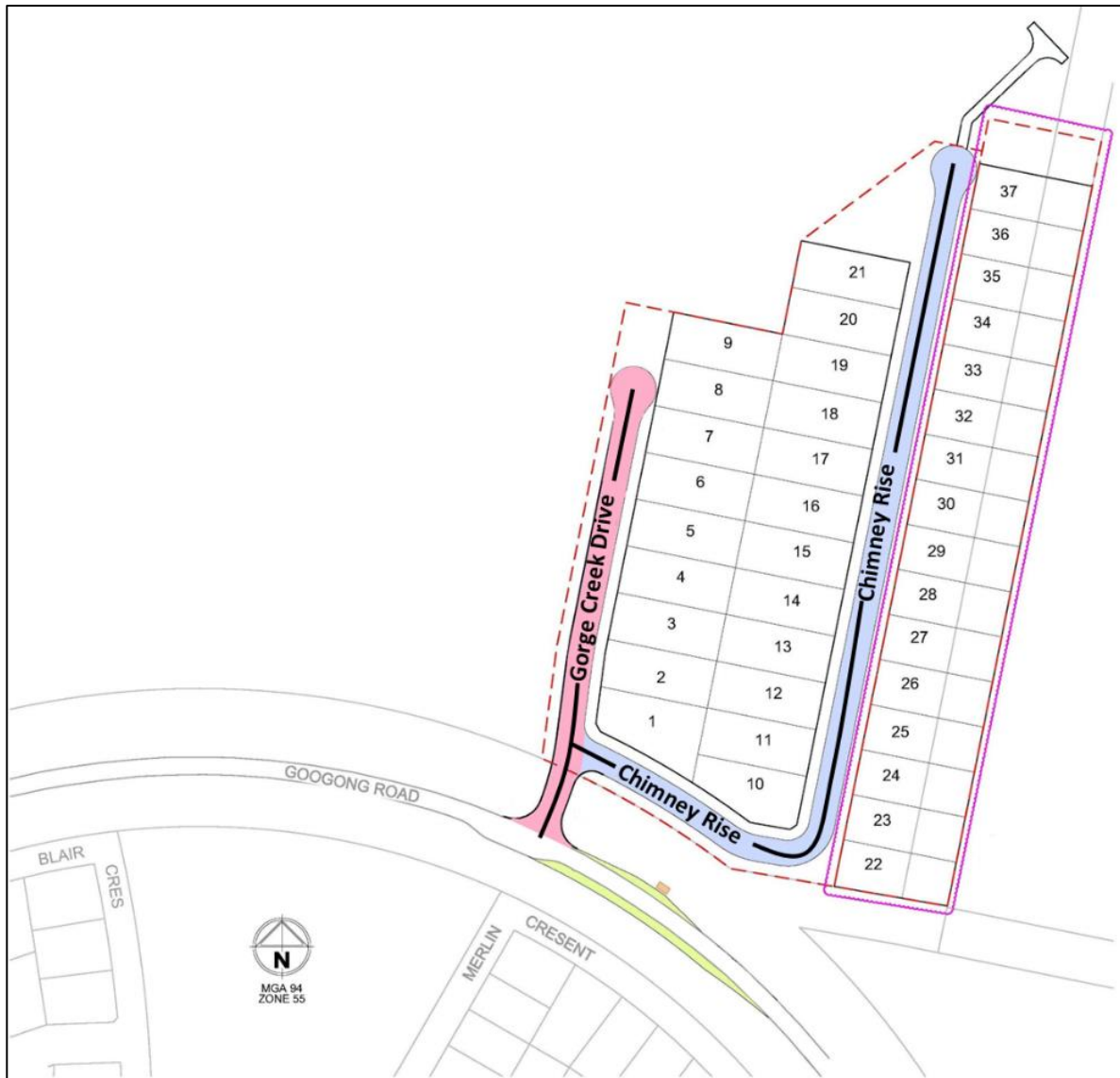


Figure 1 - Location of the new roads within Sunset Estate

8.3 Proposal for Two New Road Names - Sunset Estate, Googong (Ref: ; Author: Abbott/Knight) (Continued)

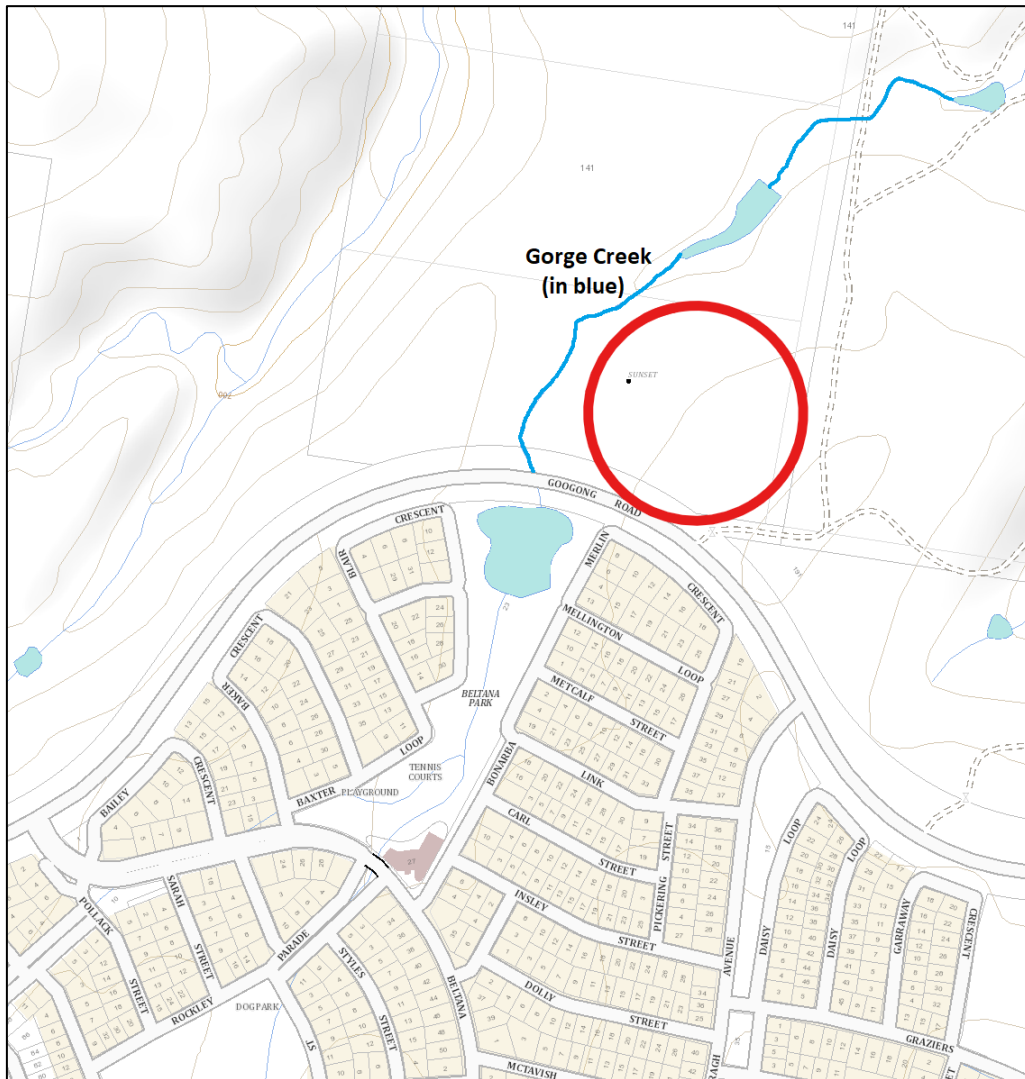
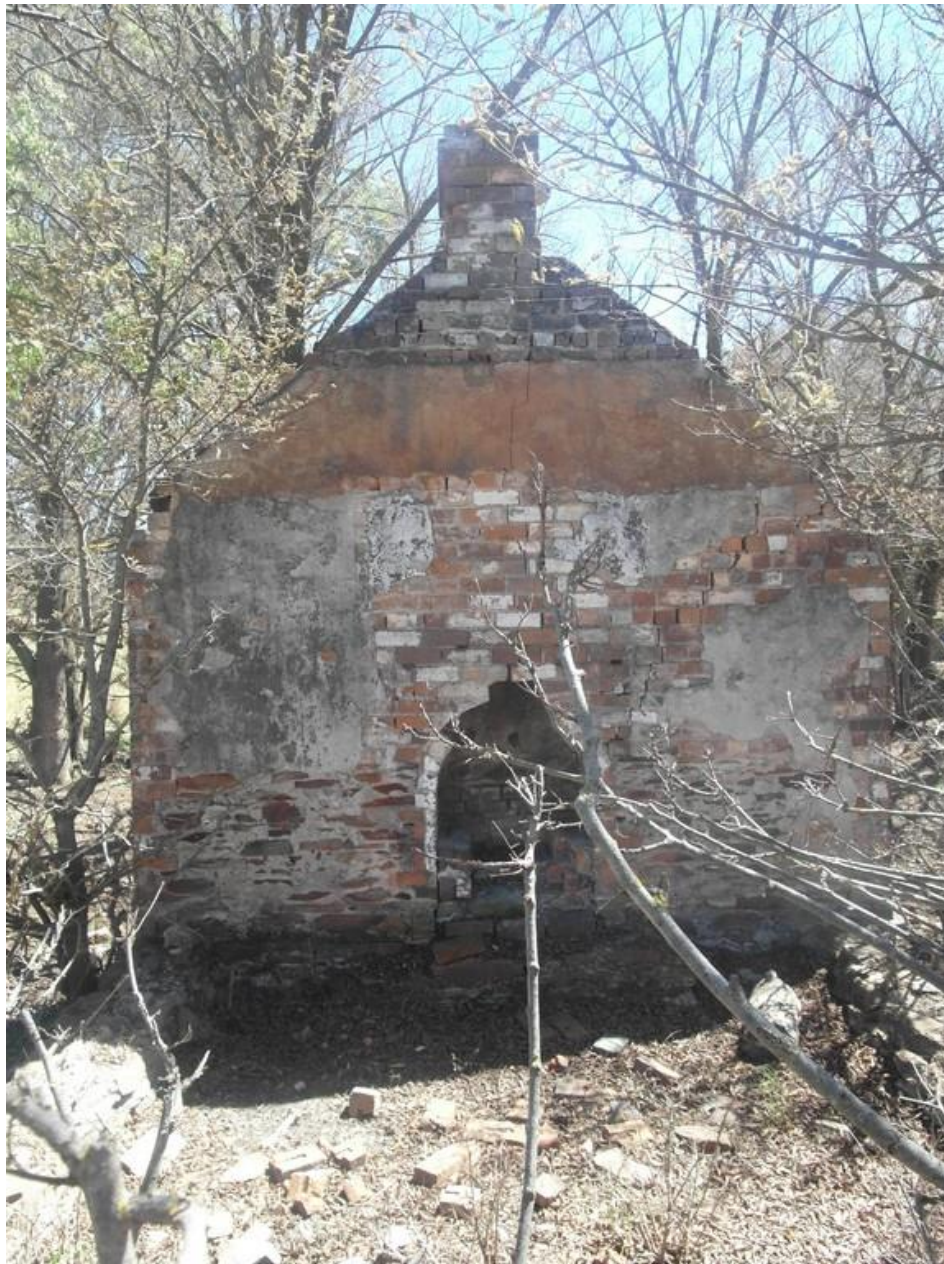


Figure 2 – Proximity of Gorge Creek to Sunset Estate

**8.3 Proposal for Two New Road Names - Sunset Estate, Googong (Ref: ; Author: Abbott/Knight) (Continued)**

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***Figure 3 – Historical remains of a chimney on Sunset Estate***

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

The name selected is generally unambiguous and easy to spell and pronounce. It is recommended for public exhibition.



**8.3 Proposal for Two New Road Names - Sunset Estate, Googong (Ref: ; Author: Abbott/Knight) (Continued)**

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**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 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 names will be exhibited for 28 days for public comment.

***Financial***

All costs associated with advertising of the road names 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. 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**

Nil



8.4 **Queanbeyan 7.12 Fixed Levy Contributions Plan 2019 - Proposed Amendments (Ref: ; Author: Abbott/Meyer)**

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**File Reference:** 21.4.1

**Summary**

The purpose of this report is to provide Council with advice in respect of a number of proposed amendments to *Queanbeyan 7.12 Fixed Levy Contributions Plan 2019*, and to seek Council's endorsement to proceed with publicly exhibiting the draft plan if supported.

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**Recommendation**

**That Council:**

- 1. Note the proposed changes to the *Queanbeyan 7.12 Fixed Levy Contributions Plan 2019* as set out in this report.**
- 2. Exhibit the draft plan for 28 days.**
- 3. Note a further review of development contributions plans is scheduled to reflect revised s7.11 and s7.12 provisions of the EP&A legislation.**

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**Background**

Council staff are currently reviewing a number of contribution plans, including *Queanbeyan 7.12 Fixed Levy Contributions Plan 2019*, as adopted by Council on 22 January 2020. Council may recall the 7.12 plan allows Council to collect a certain percentage of the value of development (in this instance up to 1%) as a contribution to fund required infrastructure. It is noted the NSW Government has supported amendments to the infrastructure contributions system, including s7.12 charges. This report is fundamentally a housekeeping review.

Staff have identified a number of operational changes that need to be made to the Plan to ensure it remains current and correct. These changes are discussed below.

*Updating Definitions*

The definitions section of the plan has been updated to revise and add definitions for 'ABS' (Australian Bureau of Statistics), 'CBD' (Central Business District), 'CDC' (Complying Development Certificate), 'consent authority', 'CPI' (Consumer Price Index), 'DA' (Development Application), 'DCP' (Development Control Plan), 'development consent', 'GFA' (Gross Floor Area), 'residential accommodation', 'section 7.11 condition', 'section 7.11 contribution', 'section 12 condition', 'section 7.12 levy', 'shop top housing' and 'the Act' (*Environmental Planning & Assessment Act, 1979*).

*Updating Population Commentary*

Amendments have been made to the commentary around population growth at 'Section 2.2 - Anticipated Population Growth' to better articulate future population change likely to occur in Queanbeyan and its surrounds and its impacts on the demand for infrastructure and services.

**8.4 Queanbeyan 7.12 Fixed Levy Contributions Plan 2019 - Proposed Amendments  
(Ref: ; Author: Abbott/Meyer) (Continued)**

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*Amending Area of Application*

The plan has been updated to extend its application to the areas of Greenleigh, Ridgeway and Weetalabah. These areas are now developed, and it is appropriate any future development in these locations be subject to contributions under the 7.12 fixed levy plan similar to the other developed areas of Queanbeyan and its surrounds. The updated area of application is shown at Figure 3 of the amended plan (Attachment 1).

As a consequence, the *Queanbeyan Section 94 Plan 2012* will only apply to those lands at both Carwoola and Royalla/Burra zoned E4 Environmental Living and that have not previously been subdivided for rural residential development.

*Amendment of Works Schedule*

Appendix 1 of the plan (Schedule of Works) and the associated map at Appendix 2 of the plan have been amended through the addition of new infrastructure projects/works, cost adjustments and a review of priorities and scores. The additional items amendments and cost adjustments are:

1. Queanbeyan Aquatic Centre Plant Replacement – \$62,000 (Item 12),
2. QPRC Library purchases – \$205,000 (Item 4),
3. Queanbeyan Showground Pavilion refurbishment and Storage – \$670,000 (Item 6),
4. Lowe Street Pedestrian Corridor – \$1,030,000 (Item 17),
5. Bicentennial Hall Refurbishment/Upgrade – \$1,730,000 (Item 4),
6. Development of New Head Office and Smart Hub – \$72,924,000 (Item 1),
7. Balance of Queanbeyan Traffic Upgrade Works – \$990,239 (Item 16), and
8. Morisset Street Multi-Storey Car Park – \$15,048,096 (Item 37).

*Updated Format and Style*

Staff have been developing a general template and style for future contribution plans in an endeavour to ensure more consistency in format and branding throughout documents. The amended plan in this instance has been updated to reflect that updated format and style.

*Include Additional Exemption Category*

Staff have also included an additional category for which Council may consider reducing or exempting developer contributions under the Plan. This is for developments that provide a social or cultural contribution to the broader community (clause 1.9 of the draft plan).

*Potential Future Amendment*

Council staff are intending to undertake a review of all developer contribution plans over the coming months to ensure they are current and correct. As part of that review, staff will suggest the 1% levy under this fixed levy contributions plan be increased to 2% for the central business district (CBD) area, with an associated revised works schedule consistent with the QCBD Spatial Masterplan. Staff will provide more advice on this in the future as that work progresses.

**8.4 Queanbeyan 7.12 Fixed Levy Contributions Plan 2019 - Proposed Amendments  
(Ref: ; Author: Abbott/Meyer) (Continued)**

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**Implications*****Policy***

The infrastructure items set out in the 7.12 plan are consistent with works identified in Council's Operational Plan. They also include items from Attachment 2 to the report on Pooling of Developer Contributions that were considered at the January Council meeting (Item 9.2) and were identified as needing to go into this Plan.

***Asset***

The plan allows monetary contributions to be collected for a variety of infrastructure and services identified in the works schedule. Accordingly, new assets will come into Council's ownership when funded.

***Social / Cultural***

A number of the works and infrastructure items set out in the works schedule will contribute to the social and cultural well-being of the community by providing improved access, recreational opportunities and civic facilities.

***Economic***

The contributions plan will assist in funding the costs of infrastructure and services to cater to the needs of Queanbeyan-Palerang's strongly growing population.

***Engagement***

It is intended the amended contributions plan be exhibited for 28 days consistent with Council's Community Participation Plan.

***Financial***

This project is funded from the relevant general ledger account for the Branch.

***Resources (including staff)***

The amended plan has been produced in-house by staff (Land-use Planning and Spatial Services).

**Conclusion**

It is recommended the amended plan now be exhibited by Council for 28 days.

**Attachments**

Attachment 1

Draft Queanbeyan Section 7.12 Fixed Levy Development Contributions Plan - EXHIBITION VERSION (*Under Separate Cover*)



**8.5 Turallo Creek Management and Project Plans (Ref: ; Author: Abbott/Holloway)**

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File Reference: 24.2.1

**Summary**

This report provides discussion of the content and implications of the final Turallo Creek Management Plan and accompanying Project Plan, together with submissions from community consultation.

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**Recommendation**

That:

- 1. Council adopt the *Turallo Creek Bungendore - Management Plan and accompanying Project Plan – Turallo Creek rehabilitation, Bungendore.***
- 2. The staged approach to removing woody weeds followed by targeted revegetation be undertaken as per the Project Plan, though accelerated for completion earlier than 2026 should additional resources including grant funding become available.**

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**Background**

Weed control, debris removal and landscape rehabilitation works in Turallo Creek along 'the Common', from the low level crossing at the railway bridge down to Tarago Road, are long overdue. Woody and other debris in the creek has had a deleterious effect on water quality, public safety and general amenity of this popular recreational area and contributes to flood hazard.

A management plan is required to guide works along the water reserve under a Crown Licence. The scope of the management plan was limited to the bed and banks of the creek and included consideration of the Bungendore Flood Mitigation Plan (Worley Parsons 2014).

RMCG Consulting was engaged to prepare the 'Management Plan' (see Attachment 1 *Turallo Creek Bungendore – Management Plan*) and accompanying 'Project Plan' (Attachment 2 *Project Plan – Turallo Creek rehabilitation, Bungendore*). The Project Plan details the works and budget required for the creek's rehabilitation based on a nominal funding contribution of \$50,000 per annum (in line with the past two years' annual allocation from Council funds for initial hazard reduction works).

The draft Management and Project Plans ('the Plans') were open for comment for a period of 28 days and comments for the proposed works were generally favourable. A summary of responses from YourVoice is provided in Attachment 3, supplementary submissions in Attachment 4 and a review of comments directly relevant to the plans in Attachment 5.

**Implications**

***Legal***

Neither of the Plans are considered a Plan of Management as required for community land under the *Local Government Act*, however may inform the current development of a plan of management for the community land adjoining the Crown water reserve. The Plans may support potential applications for funding and any required licences for works.

**8.5 Turallo Creek Management and Project Plans (Ref: ; Author: Abbott/Holloway)  
(Continued)**

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***Policy***

Implications relating to flood risk in this stretch of Turallo Creek have been examined in relation to the Bungendore Flood Risk Mitigation Plan (Worley Parsons 2014). Works are not expected to affect flood mitigation measures recommended in the Worley Parsons Plan, some of which are already underway.

***Environmental***

Adoption and implementation of the Plans should considerably improve water quality, habitat and biodiversity in the riparian environment. In addition, it should ameliorate hazards associated with flooding and improve the general amenity of the area. Clearing the bed and banks of invasive Crack Willow (*Salix x fragilis*) will enhance existing revegetation plantings, provide improved access to control priority weeds, enable potential establishment of native vegetation to protect the creek bed and banks, and enhance riparian habitat for native fauna.

Considering rehabilitation works options presented in the Management Plan (Table 3.2), Option 1 is preferable in environmental terms, as biodiversity improvements and flood mitigation are achieved earlier, weed spread is minimised, and native plantings have the best chance of establishing without competition from weeds or potential flooding.

***Sustainability***

Adoption and implementation of the Plans should improve water quality, flows and biodiversity in the local area, all of which support sustainability within this urban context, with benefits to rural landscapes downstream. Further planting as recommended should have a beneficial effect to reduce the impacts of urban heating (*QPRC Surface Heat Mapping Report*; Edge 2020) and enhance this hot weather refuge for both human and fauna populations.

***Asset***

Adoption and implementation of the Plans will support flood mitigation works to protect built assets in Bungendore while improving the environmental and social asset value of the creek itself.

***Social / Cultural***

Turallo Creek is the dominant landscape feature in this substantial and central area of public open space in Bungendore. It is a very popular recreational area and links the northern areas of the township to the commercial and cultural centre of Bungendore. Works recommended in the Management Plan will considerably improve the amenity value of the area. Predicted increases in the town's population and potential incorporation of the Mick Sherd Oval and adjacent grounds within the proposed education campus (notwithstanding continued public access) will likely increase usage of the public open space surrounding Turallo Creek.

***Economic***

Likely increased usage of this area will probably increase expectations of, and management inputs into, this area. Improvements in flood mitigation and landscape amenity are likely to have a positive impact on property values in the surrounding area.

***Strategic***

The land is zoned RE1 Public Recreation and the works proposed in the Plans are consistent with the objectives of the zone, specifically '*to protect and enhance the natural environment for recreational purposes*'. There are no conflicts with the Palerang DCP and the Plans support



## 8.5 Turallo Creek Management and Project Plans (Ref: ; Author: Abbott/Holloway) (Continued)

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the desired future characteristics of Precinct 4 Open Space (Bungendore Park, Turallo Creek and Frogs Hollow) which includes '*a mix of native and exotic plantings with few willows*'.

The Plans support the opportunities identified in section 5.3 of the Bungendore Structure Plan related to watercourse management and specifically the Willows and debris in Turallo Creek.

### **Engagement**

Due to COVID-19 restrictions on community meetings, limited budget and scope of the Plans and availability of the consultants, initial community engagement during development of the Plans was limited to inviting selected stakeholders for individual on-site interviews. These comprised relevant Council staff, the Bungendore and Gearys Gap/Wamboin Landcare Groups, Turallo Terrace neighbours with creek frontage (including a senior wildlife biologist from the University of Canberra), people exercising in the park and the contractor undertaking debris removal works in the creek, EnviroAg Services. RMCG and Council consulted with three landholders (who were available at the time) whose properties adjoin the Turallo Creek reserve, the contractor and a representative from Bungendore Landcare.

Subsequent community consultation on the draft Plans via Your Voice received 16 survey submissions supplemented by five detailed responses.

### **Financial**

The project plan estimates the total cost of the creek's rehabilitation at \$274,000 (\$298,400 CPI adjusted) over seven years/five stages. Previous Council allocations of \$50,000 in each of 2019-20 and 2020-21 was intended to result in most of Stage 1 (Clearing the waterway of woody weeds) to be completed by June 2021, although delays due to wet conditions will likely carry some of this work into 2021-22. Up to \$200,000 will likely be required to complete the rehabilitation works, potentially spread over the next five years or preferably a shorter period. Support funding for works on the portions of land owned by the Crown will be sought through the Crown Reserves Improvement Fund if appropriate to help accelerate the works.

Bungendore's proposed major developments (education campus, new council facilities and sports hub) may also provide an opportunity to lobby for seed funding under the NSW Government Architect's Greener Places initiative to include these Turallo Creek works within a wider planning/ public open space context.

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

Works to date in the area have used contractors supervised by Council staff.

There is a possibility of volunteer community involvement in revegetating the creek. While this may provide limited reduction in resources required it would be valuable as a community engagement event, and increase the likelihood of ongoing care of, and interest in the site.

Note that the Plans make no recommendations for ongoing maintenance. Given that the present degraded state of the creek is largely due to past neglect, it would be sensible to ensure an ongoing maintenance allocation.

### **Integrated Plan**

The Plans align with the Community Strategic Plan priorities

- *Provision and maintenance of public areas, including pedestrian and bike paths*
- *Protection of the natural environment, and*
- *Land use planning that responds to local needs.*

**8.5 Turallo Creek Management and Project Plans (Ref: ; Author: Abbott/Holloway)  
(Continued)**

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and elements of the community's vision of '.....an environmental haven, with clean and pristine waterways and bushland, well maintained public spaces.....'.

There are a number of proposed developments in the vicinity, including:

- flood mitigation works – earthworks and revegetation at the confluence of Halfway and Turallo Creeks downstream (completed); a diversion channel at the western end of the project area; and levee works south of the creek.
- a revamped proposal for Frogs' Hollow (public open space immediately downstream of the area considered in the Turallo Creek Management Plan), and
- a proposed agricultural facility for the future Bungendore High School on land near the creek at the eastern end of the project area.

At this stage there does not appear to be any conflicts between the above works and the works proposed in the Turallo Creek Plans.

It is expected that information within these Plans will be considered in the future development of a Plan of Management for the broader community land adjacent to the creek.

It is noted that the recent release of the NSW Government Architect's *Greener Places: an urban green infrastructure design framework* offers local councils with a planning and design framework for urban public open space. Several non-metropolitan councils are lobbying to have the seed funding for strategic urban areas extended to rural green space development.

**Conclusion**

The Turallo Creek Plan of Management and accompanying Project Plan are sensible and practical documents to achieve a limited scope of works in the immediate creek environment. The Plans should be adopted to allow much-needed works and funding applications to progress. In future, this Management Plan and accompanying works should help inform a wider Plan of Management for the broader open space precinct.

**Attachments**

Attachment 1      Turallo Creek Management Plan (*Under Separate Cover*)



Attachment 2      Turallo Creek Project Plan (*Under Separate Cover*)



8.6 Stronger Country Community Grant Proposed Projects (Ref: ; Author: Richards/Darcy)

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**File Reference:** ECM File reference: CHOICE – BUSINESS – GRANTS – 11.10 - Grant Applications 2020/2021 – 11.10.1-3

**Summary**

This report provides a list of eligible projects to be considered by Council for shortlisting for the Stronger Country Communities Fund (SCCF).

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**Recommendation**

**That Council nominate and rank projects from the list contained in the report, to be considered for applications for Round 4 of the Stronger Country Communities Fund.**

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**Background**

The SCCF was established by the NSW Government in 2017 to deliver local projects that enhance the lives and wellbeing of regional communities across NSW. Round 4 of this annual fund is providing \$100 million for community projects across NSW, with at least \$50 million being earmarked for projects which focus on empowering and encouraging girls and women to participate in sports, and which deliver enhanced infrastructure and programs that remove barriers to female participation in sport across regional NSW. The funding program is open to not-for-profit entities and local government.

Applications close 25 June 2021. A selection of potential projects is contained in the Potential Priority Projects List below.

**What will the SCCF fund?:**

- Community amenity and community service infrastructure, including: community centres and halls; libraries; barbeque/picnic areas and recreation facilities; club houses, change rooms and canteens; murals or community art; memorials or statues; emergency services infrastructure; aquatic facilities; amenities for participants and spectators; playgrounds, parks, shared paths and fixed fitness stations; seating, planter boxes, landscaping and paving; street lighting to improve safety; shade cloth, awning and pergolas; public toilets; infrastructure for health and community services facilities; homeless shelters, men's sheds; children's special needs premises, community aged care facilities; infrastructure to support and improve accessibility to community facilities, town and tourism signage, and main street beautification projects.
- Community Programs and events, including: community events and multicultural festivals; intergenerational activities; environmental education and working bees; short-term disability and / or carer support programs; training; community programs that promote accessibility and inclusion, and community wellbeing programs.

**8.6 Stronger Country Community Grant Proposed Projects (Ref: ; Author: Richards/Darcy) (Continued)**

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Eligible women's participation in sports projects:

- Programs/events and infrastructure which encourage engagement; foster a sense of safety; improve accessibility, and boost capability.
- Eligible activities include: development of facilities such as change rooms and bathrooms; development of childcare facilities to support female inclusion; programs aimed at increasing female participation in sport; improved lighting at sporting facilities; construction of new or refurbishment of existing sporting facilities which are fully accessible and inclusive, and training and mentoring of female coaches, umpires and leaders.

Funding for local roads or delivery of core government services, retrospective funding, ongoing staff and operational costs, infrastructure projects that require ongoing or recurrent funding or which provide direct commercial and/or exclusive private benefit to an individual or business are *not eligible* for SCCF funding.

Funding available:

- The funding available for projects in the Queanbeyan-Palerang Local Government Area is \$1,869,746. This will be allocated to both QPRC applications and eligible community group applications that apply direct to the grant program.
- Applications totalling up to fifty percent of the funding allocation should be for projects that increase female participation in sport and enhance female sporting facilities. This equates to \$934,873.
- If Council submits applications seeking funding above the nominated funding allocation, Council is asked to rank projects, including joint projects (if applicable), in their order of local priority.

Co-Contribution

Any project requesting \$1 million or more in grant funding for an individual project are required to make at least a 25 percent financial co-contribution to their project. This is a mandatory eligibility requirement. Co-contributions can include leveraging applicant funds as well as funding from other sources including other NSW or Commonwealth Government programs. No proposed projects in the list below are \$1m or over, meaning a co-contribution is not required.

Funding amounts per project:

- The minimum amount per project is \$50,000.
- There is no maximum amount per project, but projects seeking over \$1 million must provide a financial co-contribution of at least 25% of total project costs.
- All projects must demonstrate that they can be completed within two years of a Funding Deed being signed.

8.6 Stronger Country Community Grant Proposed Projects (Ref: ; Author: Richards/Darcy) (Continued)

Potential Priority Projects List

The following list proposes QPRC projects to be considered for funding applications:

Item	Round 4 Proposed Project	Description	QPRC Branch	\$ Estimate (GST excl)
A	Freebody Oval Women's Change Rooms	Construction of new unisex female-friendly change rooms, and umpires' rooms at the Freebody and Neil Bulger Ovals. The project will allow women's and men's cricket games to occur at the two ovals simultaneously. Currently, men's and women's cricket cannot be played at the same time on the two grounds, due to the need to share changerooms. A Project Plan is fully developed.	Natural and Built Character	\$924k
B	Queanbeyan Art Society	<p>Electrical upgrade:</p> <ul style="list-style-type: none"> <li>▪ Install additional circuits, power points and lighting throughout for increased comfort, safety and energy efficiency</li> </ul> <p><b>Estimated Cost - \$25,000</b></p> <p>Building works:</p> <ul style="list-style-type: none"> <li>▪ Install ceilings and insulation to kitchen/toilet area.</li> <li>▪ Demolish existing and install new kitchenette, hollow core doors</li> <li>▪ Extend concrete porch and paths to entrance of new workshop to make disability access compliant.</li> </ul> <p><b>Estimated Cost - \$38,264</b></p> <p>Security Upgrade Works:</p> <ul style="list-style-type: none"> <li>▪ Supply and install new security system controller and movement sensors</li> <li>▪ Install access control to front and rear doors to allow simpler access for multiple users</li> </ul> <p><b>Estimated Cost - \$14,889</b></p>	Community Connections	\$78.1k
C	Braidwood Pool	Stage Two of the Braidwood Pool improvements. This includes: <u>Pool Reconfiguration</u> - The pool is currently 18 metres in length (or 20 yards). Increasing the pool length would be desirable for young swimmers who wish to train in an environment that is consistent with other modern facilities.		\$1 million

8.6 Stronger Country Community Grant Proposed Projects (Ref: ; Author: Richards/Darcy) (Continued)

		<p>The aim would be a pool with 25 metres in length and six lanes wide.</p> <p><u>New Plant Room</u> - The plumbing infrastructure does not meet modern standards. Updating the plant room will be required. Relocating the plant room to inside the pool perimeter is also desirable.</p> <p><u>Gymnasium</u> - The construction of a gymnasium would provide additional roof space for solar heating and secondly, a gymnasium that can be used year round by the community.</p>		
<b>D</b>	Access Upgrade to Karabar Netball Courts change rooms	<p>Upgrade and accessibility improvements to existing changerooms and toilet block for girls and women using netball courts. There are approx. 640 participants on a Saturday (not including spectators) of which over 90% are female. However, the toilets located in carpark and are shared with Steve Mauer oval and are heavily patronised. There are:</p> <ul style="list-style-type: none"> <li>• 2 female toilets</li> <li>• 2 Male</li> <li>• 1 disability</li> </ul> <p>QBN Netball have a carnival in March with over 3000 participants plus spectators.</p>	Urban Landscapes	\$300k
<b>E</b>	Upgrade to Axis Youth Centre to become a Community Centre with co-located service providers	Refresh flooring, update and refurbish kitchen, refresh/change existing internal fit out to allow for easy conversion of premises for community use (seniors, children and families, people with disability). Option to extend current building.	Community and Education	\$180k plus an additional \$100k if the current building is extended.
<b>F</b>	Moore Park Youth Park	Installation of outdoor fitness equipment aimed at young people but open to community, scooter park upgrade including safety fencing, activation/fit out of current shipping container, fencing of the basketball half court, an art mural, pathways to access pool and rest of the park, and a pedestrian crossing to Apex Park to utilise toilet block and access to family all-abilities playground.	Community and Education	\$300k

8.6 Stronger Country Community Grant Proposed Projects (Ref: ; Author: Richards/Darcy) (Continued)

<b>G</b>	New Toilet for Archery at Hoover Rd	<p>Toilet facilities will improve the standard of existing sporting facilities at the Archery grounds which will facilitate an increase in participation of this sport, particularly women and girls who are more likely to participate should toilet facilities be provided. A project plan is fully developed.</p> <p>The benefits of archery:</p> <ul style="list-style-type: none"> <li>• Improves focus, mindfulness, grounding and centring</li> <li>• Improves hand-eye co-ordination</li> <li>• Improves upper body strength</li> <li>• Improves posture and core strength</li> <li>• Improves social skills</li> <li>• Improves confidence</li> <li>• Improves body awareness (placement and movement)</li> </ul> <p>Provides social connection with the archery community</p>	Urban Landscapes	\$235k
<b>H</b>	Flood lights on Halloran and Steve Mauger ovals	Installation of floodlights to support the participation and growth of AFL. Lights will allow further training and night games to grow junior and female participation in sport	Urban Landscapes	\$231,023 (Halloran Oval) \$229,019 (Steve Mauger Oval)
<b>I</b>	Additional changerooms at Bungendore Sports Hub	Inclusion of additional changerooms at the new Bungendore Sports hub to allow for mens and womens change rooms to be used simultaneously.	Urban Landscapes	\$650k
<b>J</b>	Braidwood Skate Park Construction.	Construction of a skatepark in Braidwood will provide the opportunity to develop a precinct and create a dynamic, activated community hub, offering recreation and social opportunities for all members of the community. The new skate park will be located within an existing sports hub, supported by the local community and surrounding villages.	Urban Landscapes	\$681k

**8.6 Stronger Country Community Grant Proposed Projects (Ref: ; Author: Richards/Darcy) (Continued)**

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**Implications*****Asset***

All of the proposed projects provide for improvement to Council assets, with subsequent ongoing maintenance requirements.

***Social / Cultural***

All the proposed projects will contribute to the social and/or cultural development of the community through providing greater access to facilities, improved pride in community facilities, improved opportunity for participation and improved facilities that subsequently create more opportunity to extend the facility's use for the community.

***Economic***

Some of the projects will support economic return to the community through the improvement or creation of new facilities that increase the opportunity for hire, increased opportunity for membership growth, event participation and public attraction.

***Financial***

The above list totals \$4.9m while grant funding available for projects in the Queanbeyan-Palerang Local Government Area is \$1,869,746. The projects listed in this report are for Council projects only and do not include any applications that may be made direct to the fund from eligible community groups

**Conclusion**

The above list of eligible projects has been sourced from staff proposals. Council is requested to determine a shortlist of projects so that applications can be developed for formal submission by 25 June. Eligible community groups will submit applications directly to Government which will also be funded from the \$1,869,746 allocation.

**Attachments**

Attachment 1 Grant Guidelines (*Under Separate Cover*)





9.1 Biannual Biosecurity Weeds Report (July-December 2020) (Ref: ; Author: Abbott/Holloway)

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File Reference: 24.3

**Report**

This report outlines Council's progress towards management of weeds under the NSW biosecurity framework during the second half of 2019-20. It responds to a resolution at Council's meeting on 25 September 2019, that:

1. Council receive a bi-annual report on Council's management of weeds under the NSW biosecurity framework in regard to safeguarding our economy, environment and community.
2. The report address Council's role and record in working with landowners and occupiers to help them meet their general biosecurity duty according to the Biosecurity Act 2015, including:
  - Helping to identify priority weeds
  - Providing advice and information on ways to manage weeds
  - Providing displays at community events about weeds
  - The ongoing program of rural and urban inspections to check for priority weeds
  - Compliance issues.

Council's management of weeds largely met 2019-20 targets and is successfully completing multiple strategic projects to improve longer term outcomes. The report outlines how Council is working with industry professionals, land owners and managers by:

- Helping to identify priority weeds – such as through ongoing weed survey and mapping, the development of improved risk assessment processes, mapping of priority agricultural and environmental assets threatened by weeds.
- Providing advice and information on ways to manage weeds – including more than 900 property-specific reports outlining the priority weeds found during property inspections with around 200 face-to-face meetings on-site. This was supported by a significant improvement in our online education resources through Council's new Biosecurity web page, including short videos on the top dozen priority weeds.
- Providing displays at community events about weeds – face-to-face events were suspended due to COVID-19. The WeedsCon 2020 event concurrently launched Council's new Biosecurity website covering six major themes and nearly 30 short videos.
- The ongoing program of rural and urban inspections to check for priority weeds – comprising more than 1100 inspections plus surveillance along high risk roadside pathways.
- Compliance issues – two Directions issued.

QPRC's Biosecurity program (24.3) has four main outputs:

- Biosecurity weed control on Council land (24.3.1)
- Biosecurity weed education, inspection and enforcement (24.3.2)
- Biosecurity weed survey and management planning (24.3.3)
- Biosecurity weed strategic projects (proposed 24.3.4)

### 9.1 Biannual Biosecurity Weeds Report (July-December 2020) (Ref: ; Author: Abbott/Holloway) (Continued)

#### ***Biosecurity Weed Control on Council Land***

Seasonal control of priority weeds posing a biosecurity risk on council land (roadsides and reserves) was conducted mostly as scheduled during the reporting period. This included the control of Serrated tussock, African lovegrass, English/Scotch broom, St John's wort and Fireweed. A general increase in weed growth was observed compared to previous years that were drought affected.

Council employed two permanent weed controllers during the reporting period. Two other fixed term positions were not renewed due to a delay in the Crown Land grant program from which their continued employment relied. External contractors will be used as required.

#### ***Biosecurity Weed Education, Inspection and Enforcement***

Overall the weed inspection program is on track with limited enforcement required due to generally good compliance. The education program was disrupted by COVID-19 with no field days held. Staff responded by releasing a series of short videos during the *WeedsCon 2020* event, one of six information resources published on Council's new Biosecurity web page (with each resource considered equivalent to an event with ongoing access).

The following outputs have been achieved in the first six months of 2020-21:

<b>Activity</b>	<b>Annual target</b>	<b>First 6 months</b>
4-year inspection of all properties >1ha (number of properties)	1865	902
4-year survey of urban areas (km <sup>2</sup> or number of towns)	11	5
Additional 4-year inspection of priority sites (number of sites)	14	27
Re-inspection of priority weed compliance sites (number of sites)	283	184
Inspect all high risk pathways (km of roadside)	1840	1200
Inspect all high risk sites (number of sites)	150	100
Participation at public events (number of events)	6	6
Biosecurity Undertaking or Direction issued (number)		2

Routine inspections of properties have been conducted across the following localities: Collector, Lake George, Tarago, Bungendore, Royalla, Rossi, Primrose valley, Araluen, Neringla, Charleys Forest, Majors Creek, Hoskinstown, Budawang, Northanger, Yarrow, Googong and Mayfield. In addition, inspections of some properties that had locked gates during locality-wide inspections prior to July 2020 were also completed.

Re-inspection of priority weed sites to ensure compliance with weed eradication programs included Fireweed (only known in Googong) and Gorse infestations that are high priority weeds to be eradicated from the Queanbeyan-Palerang area. In addition, an increasing number of re-inspections are occurring at properties with more widespread weeds that had not been sufficiently controlled and landholders were rescheduled for an inspection in less than the four-year routine inspection cycle. Compliance action has been limited partly due to ongoing adjustments to the new Biosecurity Act requirements, with only two Directions issued.

Inspections of high risk pathways and sites, identified through and fully funded by the South East Weeds Action Program, are on target. These include major roads, rest stops, camping grounds and other places where biosecurity material (such as weed seed) from outside our region has a higher chance of being deposited. Of particular concern has been the potential impact from hay imported during the drought and post-fire periods from unknown sources and education programs are being developed.

**9.1 Biannual Biosecurity Weeds Report (July-December 2020) (Ref: ; Author: Abbott/Holloway) (Continued)**

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During the reporting period Council employed a third weed officer to assist with inspections. This refills the former QCC noxious weed officer position that was vacant at the time of amalgamation and subsequently lost. All three positions, plus the Team Leader Biosecurity Weeds, are funded approximately 50:50 from Council funds and State Government Weeds Action Program funds.

***Biosecurity weed survey and management planning***

All weed inspection data collected was cleaned, collated and submitted to the Biosecurity Information System as required. Limited resources were available to complete further survey and analysis for longer term strategic planning purposes, however staff prepared information for a Councillor workshop on weed management and continue to work on improving weed risk assessments and a range of grant-supported strategic projects.

***Biosecurity weed strategic projects***

Council actively seeks external funding to support strategic weed management projects beyond our current capacity. Some projects help meet Council's values of Innovation and Continuous Improvement by piloting new approaches to routine activities, while others assist the community and partner agencies with priority weed management issues. The following projects are operational in 2020/21.

- **Save Our Species Weed control**

Ten year project to control berry-bearing bushes within two project areas to protect threatened woodland birds from predatory Currawongs that feed on the berries. Most control work scheduled for early 2021.

- **Ox-eye daisy weed management**

Regional project to map isolated infestations of the priority weed ox-eye daisy, raise awareness, and undertake initial control works on private land. Project extended due to drought and delay in successfully obtaining an off-label herbicide permit.

- **Regional SEWAP admin**

Use funds held on behalf of the regional weeds committee from the South East Weeds Action Program 2020-25 to provide technical and administrative support services to the lead agency, South East Local Land Services. No activities during the reporting period however requests for support is expected in 2021.

- **Weed control - Crown land Bombay**

Manage biosecurity weeds on Crown land at Bombay to protect the threatened Bombay bossiaea plant that only occurs within the QPRC area. Significantly impacted by bushfire. Control works delayed until 2021.

- **Weed control - Crown land Carwoola**

Manage biosecurity weeds on Crown land at Carwoola to protect threatened species/community and adjacent nature reserve. Delayed due to legal issues now resolved and scheduled for 2021.

- **Weed control - Crown land Lake George**

Manage biosecurity weeds on Crown land at Lake George to protect threatened species/community. Scheduled for early 2021.

- **Beefing up Braidwood**

During 2019/20 this project developed a local weed management plan to protect the Braidwood grazing industry, helped develop integrated weed management plans for

**9.1 Biannual Biosecurity Weeds Report (July-December 2020) (Ref: ; Author: Abbott/Holloway) (Continued)**

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50 properties, and supported strategic weed control to help drought-affected farmers. Post-project administration and reporting successfully completed. Winner Division B, Invasive Species Award, Local Government NSW Excellence in the Environment Awards 2020.

- **Biosecurity - At what cost?**

Assess economic impacts of weeds on agricultural land in south east NSW, ultimately to identify potential priority economic assets for more frequent inspections. Project progressing with initial presentation to regional weeds sub-committee for feedback.

- **Biosecurity - No space 4 weeds @ my place**

Develop online tools to deliver relevant weed management information by property address, with capacity for adding a broader range of environmental education material. Project delayed due to the lack of an internal project officer.

- **Gorsebusters – Upper Shoalhaven**

Develop an education program and undertake inspections to determine the extent and control required for the priority weed Gorse at sites downstream of known isolated infestations. Inspections commenced. Promotional material developed, however potential events deferred due to COVID-19.

- **Put out the Fireweed in Googong**

Develop an education program and undertake inspections to detect and control the priority weed Fireweed in the Googong township, the only currently known infestation within the QPRC area. Project ongoing with regular inspections of known infestation sites and educational material being developed ready for school program in early 2021.

Additional grants have been applied for and others will be sought to supplement these projects as opportunities arise. These include control of weeds on priority Crown Land at Jembiacumbene, Majors Creek, Bendoura, Araluen, Urila, Queanbeyan West and various Crown Roads.

Funding opportunities will continue to be sought to improve biosecurity outcomes, specifically to better understand and communicate the new Biosecurity Act requirements and to identify and manage priority assets being impacted by widespread priority weeds.

**Conclusion**

Council maintains an effective and progressive Biosecurity program which is constantly resource stretched and looking to improve outcomes. The team is adapting to the changes resulting from the repeal of the *Noxious Weeds Act 1993* and its declared list of noxious weeds, replaced with the new risk-based duty to control priority weeds posing an impact under the *Biosecurity Act 2015*.

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**Recommendation**

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

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**Attachments**

Nil

9.2 Heritage Funding and Advisory Service (Ref: ; Author: Abbott/Carswell)

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**File Reference:** 26.5.1-05

**Report**

The purpose of this report is to advise Council of the results of various types of applications for heritage grants including action taken regarding the heritage advisory service.

For the current round of funding covering the period July 2021 to June 2023 staff submitted four applications. These were for the:

1. Continuation of local heritage grants.
2. Continuation of the heritage advisor service.
3. Braidwood Archaeological Study Stage 2.
4. Braidwood Heritage Management Plan DCP.

The application for local heritage grants was successful and a grant of up to \$5,500 for each year has been offered. The grant for the previous period was a maximum of \$6,250 for each year. Similarly, the application for a grant for the heritage advisory service was also successful and a grant of up to \$6,000 for each year has been offered. For the previous period, the grant was a maximum of \$7,000 for each year.

Council is yet to receive the formal terms and conditions for the successful grants but these normally require at a minimum funding from Council on a \$1:\$1 basis.

The grant applications for the Braidwood Archaeological Study Stage 2 and the Braidwood Heritage Management Plan DCP were both unsuccessful. Regarding these applications Heritage NSW commented:

*The 21-23 grants program was oversubscribed and not all applications could be funded. Applications were assessed against the criteria outlined in the Funding Guidelines and ranked competitively.*

In view of continued funding for the heritage advisor service inquiries were made regarding whether or not the current heritage advisor (Mr Pip Giovanelli) wished to continue for the period July 2021 to June 2023 on the same terms and conditions. Mr Giovanelli was previously appointed by this Council on 13 November 2019 (Item 6.10 – PLA130/19) and prior to this had provided both this Council and the previous Queanbeyan City Council a long-term and satisfactory service, Accordingly Mr Giovanelli has been offered a further appointment for this period.

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**Recommendation**

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

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**Attachments**

Nil



9.3 IPART Rating Review (Ref: ; Author: Tegart/Tegart)

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**File Reference:** 52.5.2-02

**Report**

Further to the submission to IPART endorsed by Council at the April meeting, staff have met with CRJO, RCNSW and IPART representatives to progress key elements of that submission.

Councillors may recall the brief for the IPART review was to recommend a rate peg methodology that allows the general income of councils to be varied annually to take into account population growth. IPART have confirmed the review will be evidence driven, examining costs and capacity associated with

- Per capita
- Per property
- Metro v region
- Transparency and impactor pays principles
- Capacity to pay > Covid/disaster environment

In the meeting with IPART on 27 May, it was pleasing to note the acknowledgement of the impacts of growth on council services and assets:

- Higher loads, utilisation, volume generated by growth
- SRVs often based on higher services and infrastructure
- Higher costs per capita for new residents
- Regionals have greater geographic distribution and duplication of services/facilities, and greater reliance on grants
- One size not fit all (metro-coast-regional-rural)
- Greenfield assets and servicing costs often higher

9.3 IPART Rating Review (Ref: ; Author: Tegart/Tegart) (Continued)

## Cost Drivers – Services

Population and Visitor

	<b>asset expansion</b> <i>(constructed/gifted/grant funded assets)</i>	<i>green space additional mowing, weeding, spraying etc new developments-higher standards-higher costs-higher depreciation</i>
	<b>additional load</b>	<i>street litter/cleaning frequency congestion, heavy vehicle environment condition</i>
	<b>higher utilisation</b>	<i>frequency of servicing (eg cleaning toilets, linemarking, energy) congestion, access to limited facilities demands for new or expanded facilities</i>
	<b>service duplication</b>	<i>library standards, swimming pools, community centres</i>
	<b>service volume</b>	<i>customer enquiry, DA traffic, facility patrons</i>
	<b>service expansion</b>	<i>merger younger v aged cohort growth</i>

QPRC and the JO chairs reinforced to IPART the differences between metro and regional profiles and metrics, highlighting:

- Population growth drives service costs
- Property growth drives infrastructure costs
- Changing age or household cohorts drives different services/facilities
- Visitor growth, while sought, drives higher servicing
- Higher asset or service standards/loads due to Mergers, Cross border, Regional hubs, and Tourism hubs
- Transient populations (eg mining, Snowy) generate housing demand and service demands

Of concern to the group was the use of lag indicators by DPIE, suggesting lead indicators used by ID Profiler are preferred. For example, DPIE assess QPRC annual population growth at 0.5%, while ID assess current growth at 1.88%. Indeed, it was suggested new metrics be established to monitor intrastate and intraregion migration, and not rely on nett interstate migration; as well as tourism and transient population movements into regions.

The NSW Audit Office had released the FY20 report on local council's financial results, illustrating significant concerns with the poor operating results and sustainability of most LGAs.



9.3 IPART Rating Review (Ref: ; Author: Tegart/Tegart) (Continued)

The following table outlines the key elements presented to IPART:

Issue	Option
<ul style="list-style-type: none"> <li>Lag indicators don't capture intrastate/region migration, or out of sequence surges (such as Covid, Snowy or mines)</li> </ul>	<ul style="list-style-type: none"> <li>utilise lead indicators, such as occupation certificates, water, sewer and waste flows</li> <li>deploy new metrics to capture intrastate migration, metro-region migration, transient movement and tourism movements</li> <li>Recalibrate with ABS census</li> </ul>
<ul style="list-style-type: none"> <li>Rates don't proportionately increase as consequence of dual/multi occupancies</li> </ul>	<ul style="list-style-type: none"> <li>option for hybrid minimum rating for strata and community title lots/units</li> </ul>
<ul style="list-style-type: none"> <li>Rates or royalties not captured from energy installations</li> </ul>	<ul style="list-style-type: none"> <li>introduce new 'energy' rate category, using multi-valuations, and above rate yield</li> </ul>
<ul style="list-style-type: none"> <li>Population growth demand on services</li> </ul>	<ul style="list-style-type: none"> <li>utilise annual population growth indices as margin above rate peg for all LGAs</li> </ul>
<ul style="list-style-type: none"> <li>Asset growth from grant funded or developer-gifted infrastructure</li> <li>Regional cities provide infrastructure and facilities to higher standard for broader region</li> </ul>	<ul style="list-style-type: none"> <li>growth in depreciation (as % general rates yield) as consequence of <i>new</i> infrastructure</li> <li>apply 5-yearly % change in asset values due to revaluations (which reflect uplift in unit costs of replacement of <i>existing</i> assets), as a recalibration of costs growth for local government, rather than LGCI</li> </ul>
<ul style="list-style-type: none"> <li>Non-asset service growth (effort neutral) from population and tourism</li> </ul>	<ul style="list-style-type: none"> <li>growth in nett costs above rate peg, (as % general rates yield)</li> </ul>
<ul style="list-style-type: none"> <li>Emergency services tax on councils, drawn from general rates yield</li> </ul>	<ul style="list-style-type: none"> <li>increase general rate yield by value of ESL utilising existing rate structures; then disburse tax to government</li> </ul>
<ul style="list-style-type: none"> <li>Capacity to co-fund infrastructure sponsored by grant or under-collected contributions</li> </ul>	<ul style="list-style-type: none"> <li>special infrastructure levy to support grants <b>and/or</b> contributions or debt servicing for infrastructure</li> <li>pool s7.11 and s7.12 contributions held in plans for greater than 5 years or the subject of complete/inactive developments</li> </ul>
<ul style="list-style-type: none"> <li>Transparency and flexibility with current rating structures</li> </ul>	<p>Reframe rate model</p> <ul style="list-style-type: none"> <li>maintenance, renewal, upgrade and debt servicing costs of infrastructure</li> </ul>

9.3 IPART Rating Review (Ref: ; Author: Tegart/Tegart) (Continued)

	<p>progressively matched to property taxes (ULV), including ad valorem rates, utility annual charges, development contributions and asset specific grants</p> <ul style="list-style-type: none"> <li>community service obligations (CSO) matched to the fixed component of the general rate (base amount) and general purpose grants (FAG)</li> <li>additional services (above the CSO) matched to fees, charges and specific purpose grants</li> <li>water, sewer and waste services met by user charges and fees</li> <li>governance and corporate overhead costs are attributed across the asset and service areas</li> </ul>
<ul style="list-style-type: none"> <li>Transparency with current cost structures</li> </ul>	<ul style="list-style-type: none"> <li>Audit ss7 (asset growth, maintenance and depreciation)</li> <li>Audit ss1 (nett service change)</li> <li>Benchmark staff and asset ratios</li> <li>Benchmark LGGC standard unit costs</li> </ul>

The group suggested several benefits for councils, community and government, including:

- Smoothing though regular, transparent rate peg + growth
- Reduced demand and expense of SRV preparation
- Less 'rate hike' announcements (SRV)
- Improved understanding and alignment of
  - Rates to assets
  - Fees to services

A case example was demonstrated, which signalled QPRC would attract a further 3% above the rate peg and supplementary levies, yielding over \$1m per year should current growth in population, services and assets continue, and saving over \$1.5m (one-off) should the emergency service levy be removed from the general rate yield.

Current (FY20 expense-FY22 revenue)			Proposed - annual		
• Rate peg	2.0%	\$0.795m	• Rate peg	2.00% <span style="color: green;">↑ 3.35%</span>	\$0.795m <span style="color: green;">↑ \$1.295m</span>
• Property growth	400	\$0.500m	• Property growth (supp)	1.35% <span style="color: green;">↓</span>	\$0.500m <span style="color: green;">↓</span>
• Depreciation growth	10%	\$2.500m	• New asset (depr'n) #	0.66% <span style="color: red;">↓</span>	\$0.244m <span style="color: red;">↓</span>
• Population growth	1.88%	1,150	• New population (ID)	1.88% <span style="color: orange;">↑ 3.0%</span>	\$0.695m <span style="color: orange;">↑ \$1.125m</span>
• Nett service growth (ex CPI)	0.5%*	\$1.212m	• Expanded service (LGGC) *	0.50% <span style="color: red;">↓</span>	\$0.185m <span style="color: red;">↓</span>
• non-asset			• Non ESL (one off)		\$1.585m <span style="color: blue;">↓ \$1.585m</span>
• ss1 (excl op capital)			• Staff FTE	7.5/1000	8FTE <span style="color: red;">↓ \$0.800m</span>
• excludes transport, utilities					
• incl recreation, emergency					

**9.3 IPART Rating Review (Ref: ; Author: Tegart/Tegart) (Continued)**

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Council would recall the amendment to the *Local Government Act* recently, enabling the emergency service tax to be a separate charge on annual rate notices. This differed from the preferred approach that the emergency services tax be included in the annual property tax notice issued by Revenue NSW – quite discreet from council rates. At this stage, the Government hasn't enacted that amendment, citing further changes to the LGA and FESL legislation and associated Ministerial Orders to activate the intent of the amendment.

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**Recommendation**

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

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**Attachments**

Nil



10.1 Minutes of Braidwood and Curtilage Heritage Advisory Committee held 13  
May 2021 (Ref: ; Author: Abbott/McCauley)

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File Reference: 26.5.1-07

**Summary**

The Minutes of the Braidwood and Curtilage Heritage Advisory Committee meeting of 13 May 2021 are presented to Council for consideration.


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**Recommendation**

**That Council note the minutes of Braidwood and Curtilage Heritage Advisory Committee meeting held on 13 May 2021.**

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**Attachments**

Attachment 1  Minutes of the Braidwood and Curtilage Heritage Advisory Committee meeting held on 13 May 2021 (*Under Separate Cover*)



10.2 Minutes of QPRC Heritage Advisory Committee held 20 May 2021 (Ref: ;  
Author: Abbott/Carswell)

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**File Reference:** 26.5.1-08

**Report**

The Minutes of the QPRC Heritage Advisory Committee meeting of 20 May 2021 are presented to Council

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**Recommendation**

**That Council note the minutes of Heritage Advisory Committee held on 20 May 2021.**

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**Attachments**

Attachment 1  Minutes of the QPRC Heritage Advisory Committee meeting held on 20 May 2021 (*Under Separate Cover*)





**12 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*.