



# **Ordinary Meeting of Council**

## **AGENDA**

**23 February 2022**

**Commencing at 5.30pm**

**Queanbeyan Council Chambers  
253 Crawford Street, Queanbeyan**

**COVID restrictions continue to limit the number of people physically attending meetings. Members of the public who wish to make a presentation are encouraged to register and attend via Zoom - see Public Involvement at Meetings on Council's website.**



**On-site Inspections - Nil**

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<b>3</b>	<b>APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS</b>	
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**Confidential - Not for Publication**

**16 REPORTS FOR CLOSED SESSION**

- 16.1 Partial Land Acquisition - 1 Malbon Street, Bungendore  
*Item 16.1 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*
- 16.2 Undetected Leak Application - Googong  
*Item 16.2 is confidential in accordance with s10(A) (b) of the Local Government Act 1993 because it contains discussion in relation to the personal hardship of a resident or ratepayer and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*

**17 CONCLUSION OF THE MEETING**

**LIST OF ATTACHMENTS**

**Open Attachments**

- Item 9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool)  
*Attachment 1 DA.2021.1258 - Architectural Plans - 163 Wallace Street, Bungendore (Under Separate Cover)*  
*Attachment 2 DA.2021.1258 - 4.15 Assessment Report - 163 Wallace Street, Bungendore (Under Separate Cover)*  
*Attachment 3 DA.2021.1258 - Draft Conditions of Consent - 163 Wallace Street, Bungendore (Under Separate Cover)*
- Item 9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee  
*Attachment 1 DA.2021.1153 - Plans - 360A Lanyon Drive, Tralee (Under Separate Cover)*  
*Attachment 2 DA.2021.1153 - Submissions - 360A Lanyon Drive, Tralee (Under Separate Cover)*

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- Attachment 3* 4.15 Assessment Report - DA.2021.1153 - 360A Lanyon Drive, Tralee (Under Separate Cover)
- Attachment 4* DA.2021.1153 - Draft Conditions - 360A Lanyon Drive TRALEE (Under Separate Cover)
- Item 9.3 Draft Large-Scale Solar Energy Guideline
- Attachment 1* Draft Large-Scale Solar Energy Guideline (Under Separate Cover)
- Attachment 2* Draft Submission - Draft Large-Scale Solar Energy Guideline (Under Separate Cover)
- Item 9.4 Changes to landscape rehydration infrastructure planning rules
- Attachment 1* Proposed amendment - landscape rehydration infrastructure Explanation of intended effect December 2021 (Under Separate Cover)
- Attachment 2* Landscape Rehydration Infrastructure Guide December 2021 (Under Separate Cover)
- Attachment 3* Draft Submission - Changes to landscape rehydration infrastructure planning rules
- Item 9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore
- Attachment 1* Elm Grove (Stage 3) Applicants planning proposal for land at 174 Tarago Road, Bungendore (Under Separate Cover)
- Item 9.6 Local Roads and Community Infrastructure Projects - Phase 3
- Attachment 1* LRCI Grant Guidelines - Phase 3
- Item 9.7 QPRC Cultural Grants Funding Application - Queanbeyan Junior Brass Incorporated
- Attachment 1* Attachment 1 - Cultural Grants Application Queanbeyan Junior Brass (Under Separate Cover)
- Attachment 2* Attachment 2 - COVID Safety Plan (Under Separate Cover)
- Item 9.9 Draft Community Strategic Plan 2042
- Attachment 1* Draft Community Strategic Plan (low res) (Under Separate Cover)
- Attachment 2* Engagement report - draft CSP (Under Separate Cover)
- Attachment 3* CRJO Regional Community Strategic Plan (Under Separate Cover)
- Item 9.10 Quarterly Budget Review Statement for the Quarter Ending 31st December 2021
- Attachment 1* December 2021 Quarterly Budget Review Statement (Under Separate Cover)
- Item 9.11 Investment Report - January 2022
- Attachment 1* Investment Report Pack - January 2022 (Under Separate Cover)
- Item 9.12 Draft Financial Assistance and Debt Recovery Policies
- Attachment 1* Draft Debt Recovery Policy (Under Separate Cover)
- Attachment 2* Draft Financial Hardship Policy (Under Separate Cover)
- Item 9.13 Revised QPRC Parking Policy
- Attachment 1* Revised Parking Policy (Under Separate Cover)
- Item 10.1 Proposed Advanced Energy Recovery Centre at Woodlawn
- Attachment 1* Letter from Veolia re ARC (Under Separate Cover)
- Item 10.2 Regional Cities NSW - Pre Budget Submission
- Attachment 1* RCNSW Pre-Budget Submission (Under Separate Cover)

**QUEANBEYAN-PALERANG REGIONAL COUNCIL  
ORDINARY MEETING OF COUNCIL**

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- Item 11.1 Local Traffic Committee Meeting Minutes - 8 February 2022  
*Attachment 1 Minutes of LTC 8 February 2022 (Under Separate Cover)*
- Item 11.2 Bungendore Town Centre and Environs Advisory Committee Meeting Minutes  
*Attachment 1 BTCEC Meeting Minutes 13 December 2021 (Under Separate Cover)*  
*Attachment 2 BTCEC Meeting Minutes - 15 November 2021 (Under Separate Cover)*  
*Attachment 3 BTCEC Meeting Minutes - 17 January 2022 (Under Separate Cover)*  
*Attachment 4 BTCEC Meeting Minutes - 18 October 2021 (Under Separate Cover)*
- Item 11.3 Section 355 Committee Minutes  
*Attachment 1 Braidwood Showground Reserve Trust - Annual General Meeting 15 October 2020 (Under Separate Cover)*  
*Attachment 2 Bungendore War Memorial - Minutes of Meeting - 4 November 2021 (Under Separate Cover)*  
*Attachment 3 Bungendore War Memorial - Minutes of Meeting - 14 October 2021 (Under Separate Cover)*  
*Attachment 4 Burra Cargill Park Reserves RV- Annual General Meeting - 16 January 2022 (Under Separate Cover)*  
*Attachment 5 Fernleigh Park Meeting Minutes - 15 July 2021 (Under Separate Cover)*  
*Attachment 6 Greenways Annual General Meeting - 28 November 2021 (Under Separate Cover)*

**Closed Attachments**

- Item 16.1 Partial Land Acquisition - 1 Malbon Street, Bungendore  
*Attachment 1 Proposed Acquisition Letter - Signed (Under Separate Cover)*
- Item 16.2 Undetected Leak Application - Googong  
*Attachment 1 Email Request - 1 Badgery Street Googong (Under Separate Cover)*  
*Attachment 2 Water reading at time of sale (Under Separate Cover)*  
*Attachment 3 Water consumption and dates (Under Separate Cover)*  
*Attachment 4 Googong plumbing standards (Under Separate Cover)*



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held via Zoom and at the Queanbeyan Council Chambers, 253 Crawford Street, Queanbeyan on Wednesday, 9 February 2022 commencing at 5.30pm.

## ATTENDANCE

**Councillors:** Cr Winchester (Chairperson)  
Cr Biscotti  
Cr Burton  
Cr Grundy  
Cr Livermore  
Cr Preston  
Cr Taskovski  
Cr Ternouth  
Cr Webster  
Cr Willis

**Staff:** P Tegart, CEO  
P Hansen, Portfolio General Manager Community Connections  
J Richards, Portfolio General Manager Community Choice  
K Monaghan, Portfolio General Manager Organisational Capability  
G Harlor, A/Portfolio General Manager Natural and Built Character

**Also Present:** W Blakey, Clerk of the Meeting  
L Ison, Minute Secretary

### 1. OPENING

The meeting commenced at 5.30pm.

### 2. ACKNOWLEDGEMENT OF COUNTRY

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

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

049/22

#### **RESOLVED (Biscotti/Taskovski)**

That the apology for non-attendance from Cr Wilson be received and that leave of absence be granted.

The resolution was carried unanimously.

**4. CONFIRMATION OF MINUTES**

**4.1 Minutes of the Ordinary Meeting of Council held on 27 January 2022**

050/22

**RESOLVED (Biscotti/Webster)**

That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Thursday 27 January 2022 be confirmed.

The resolution was carried unanimously.

**5. DISCLOSURES OF INTERESTS**

051/22

**RESOLVED (Biscotti/Grundy)**

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

The resolution was carried unanimously.

Cr Preston declared a less than significant non-pecuniary interest in Item 9.5: Modification to Development Consent - DA.2017.217.A - Two Lot Subdivision - 31 Ellendon Street Bungendore, stating the applicant is known to him.

Cr Taskovski declared a significant pecuniary interest in Item 9.1: Development Application DA.2021.1347 - Construction of 3 x Three-Storey Residential Flat Buildings (96 Apartments) and Multi-Unit Dwellings (27 Two-Storey Townhouses) - 15 McFarlane Avenue, Googong, stating he is a member of the specified company or body that may be engaged in sale.

Cr Willis declared a less than significant non-pecuniary interest in Item 9.5: Modification to Development Consent - DA.2017.217.A - Two Lot Subdivision - 31 Ellendon Street Bungendore, stating the applicant is known to her, as a previous work colleague. She has not seen or spoken to the applicant for more than 15 years and considered it prudent not to participate in deliberations on the application.

Cr Willis declared a less than significant non-pecuniary interest in Item 9.11: Proposal to Acquire Council Land - 17 Copperfield Place, Jerrabomberra, stating she is a member of the Queanbeyan Landcare Executive which decided to make representations to Council about the item. Upon being advised this to be the case, she advised the other Executive members that she was unable to participate in any discussion or submission drafting to avoid a conflict of interest when the matter comes before Council for determination. She has not participated in discussions about the group's representations or assisted with drafting any written material on this item, and therefore proposes to vote on the matter.



**6. ADJOURNMENT FOR PUBLIC FORUM**

At this stage of the proceedings, the time being 5.33pm, Cr Winchester advised that the meeting should now adjourn for the Public Forum.

052/22

**RESOLVED (Winchester/Biscotti)**

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

**ADJOURNMENT:**

The meeting adjourned for the Public Forum at 5.33pm and resumed at 6.02pm.

**7. MAYORAL MINUTE**

There was no Mayoral Minute.

**8. NOTICES OF MOTIONS OF RESCISSION**

There were no Notices of Motions of Rescission.

Cr Taskovski declared an interest in the following item and left the Chambers at 6.02pm.

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

**9.1 Development Application DA.2021.1347 - Construction of 3 x Three-Storey Residential Flat Buildings (96 Apartments) and Multi-Unit Dwellings (27 Two-Storey Townhouses) - 15 McFarlane Avenue, Googong**

**MOVED (Biscotti/Burton)**

That:

1. Development application DA.2021.1347 for the construction of 3 x three-storey residential flat buildings (96 Apartments) and multi-unit dwellings (27 x two-storey townhouses) on Lot 564 DP 1263952, No.15 McFarlane Avenue, Googong be granted conditional approval.
2. Condition 2 be upgraded to reflect a requirement for the applicant to submit a traffic and parking plan to the Traffic Committee and for further staff assessment and approval in relation to potential impacts on the on-street parking proposed by this development in the precinct, on a nearby proposed school site.

Cr Willis foreshadowed a CONTRARY motion: [“That Council defer consideration of this matter pending advice about:

- a. The substantial increase in proposed yield relative to the number of dwellings at the time the sub-division was made.
- b. The number of variations from planning controls.
- c. Whether the number of variations is a consequence of the substantial increase in the proposed number of dwellings on site compared to the number proposed at the time of subdivision.

- d. The cumulative impact of the multiple variations on this site and implications for future approvals on similarly zoned land at Googong.
- e. The applicability and legal force of the Apartment Design Guide.
- f. Construction of dwellings that exclude at least one external window in each living room.”]

The motion (of Crs Biscotti and Burton) was brought forward, PUT and CARRIED.

053/22

**RESOLVED (Biscotti/Burton)**

That:

1. Development application DA.2021.1347 for the construction of 3 x three-storey residential flat buildings (96 Apartments) and multi-unit dwellings (27 x two-storey townhouses) on Lot 564 DP 1263952, No.15 McFarlane Avenue, Googong be granted conditional approval.
2. Condition 2 be upgraded to reflect a requirement for the applicant to submit a traffic and parking plan to the Traffic Committee and for further staff assessment and approval in relation to potential impacts on the on-street parking proposed by this development in the precinct, on a nearby proposed school site.

For: Crs Biscotti, Burton, Grundy, Ternouth and Winchester

Against: Crs Livermore, Preston, Webster and Willis

Cr Taskovski returned to the Chambers at 6.17pm.

**9.2 Development Application DA.2021.1436 - Construction of a South Jerrabomberra Community Centre - 360A Lanyon Drive, Tralee**

054/22

**RESOLVED (Preston/Biscotti)**

That development application DA.2021.1436 for the construction of a Community Facility on Lot 189 DP 1272220, No. 360A Lanyon Drive, Tralee be granted conditional approval.

The resolution was carried unanimously.

**9.3 Development Application - DA.2020.1704 - Construction of a Dwelling House and Clause 4.6 Variation to Minimum Lot Size - 129 Silver Lane, Boro**

055/22

**RESOLVED (Burton/Webster)**

That:

1. Approval be granted to a variation to Clause 4.6 of the Palerang Local Environmental Plan 2014 to allow a 16.25% variation to the minimum lot size for the following reasons:
  - a. The construction of the dwelling will not disrupt any agricultural activities on the land or limit the potential for the subject site to be used for agricultural purposes in the future.
  - b. The application documents indicate that the site previously contains a dwelling which is no longer available on site. Therefore, reconstructing a dwelling on the land is consistent with the previous use of the land.
2. Development application DA.2020.1704 for a construction of a dwelling house and variation to minimum lot size under Clause 4.6 of Palerang Local Environmental Plan 2014 on Lot 9 DP 754867 No.129 Silver Lane, Boro be granted conditional approval.
3. Those persons who lodged a submission on the application be advised in writing of the determination of the application.
4. The Department of Planning, Industry and Environment be forwarded a copy of Council's Notice of Determination.

The resolution was carried unanimously.

**9.4 Development Application - DA.2021.1594 - Construction of a Dwelling House - Heritage Conservation Area - 12 Isabella Street, Queanbeyan**

056/22

**RESOLVED (Taskovski/Ternouth)**

That:

1. Development application DA.2021.1594 for construction of a dwelling house on Lot 8 DP 32617 and Lot 12 DP 1115546, 12 Isabella Street Queanbeyan be granted conditional approval.
2. Those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.

The resolution was carried unanimously.

Crs Preston and Willis declared an interest in the following item.  
Cr Willis left the Chambers at 6.19pm.

**9.5 Modification to Development Consent - DA.2017.217.A - Two Lot Subdivision - 31 Ellendon Street Bungendore**

057/22

**RESOLVED (Biscotti/Burton)**

That modification application DA.2017.271.A for modification of DA.2017.171 (MOD.2018.083) for a two Lot Subdivision on Lot 9 DP758183 at 31 Ellendon Street, Bungendore be determined as follows:

- Conditions 2, 57, 58 and 61 of the development consent to be deleted.
- Conditions 59 and 60 of the development consent to be amended to reflect current development contribution amounts.

For: Crs Biscotti, Burton, Livermore, Preston, Ternouth and Webster

As declared in his disclosure, Cr Preston did not vote.

Cr Willis returned to the Chambers at 6.22pm.

**9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive**

058/22

**RESOLVED (Taskovski/Biscotti)**

That Council:

1. Is satisfied that, as recommended in the REF, the project does not require the preparation of an environmental impact statement.
2. Grant approval for the Queanbeyan- Palerang Regional Sports Complex on Lot 6 DP 239080, Lot 1 DP 313299 and Lot 1 DP 213249 subject to the mitigation measures detailed in the Review of Environmental Factors prepared by Cardno dated 7 September 2021 and the additional conditions 1 to 8 detailed in this report.
3. Note that the following works at the Queanbeyan-Palerang Regional Sports Complex are covered by this determination report:
  - Bulk earthworks across the site
  - Construction of:
    - o four (4) soccer fields
    - o two (2) hockey pitches
    - o multiple northern playing fields
    - o car parking
    - o a main access road & internal roads and paths
    - o stormwater infrastructure
    - o a storage/maintenance shed.

- Installation of:
  - o public lighting, including sports field flood lighting
  - o utilities
  - o fencing
  - o irrigation
  - o signage.
- Initial landscaping
- Creek remediation.

The resolution was carried unanimously.

**9.7 Draft Bungendore Section 7.11 Contributions Plan for Community and Recreation Facilities 2022**

059/22

**RESOLVED (Preston/Livermore)**

That Council adopt the Draft Bungendore Section 7.11 Development Contributions Plan for Community and Recreation Facilities 2022 and the amended Palerang Council Section 94A Development Contributions Plan 2015.

The resolution was carried unanimously.

**9.8 Discussion Paper - A New Approach to Rezonings**

060/22

**RESOLVED (Willis/Ternouth)**

That Council:

1. Note the proposed reforms proposed by the Department of Planning, Industry and Environment (DPIE).
2. Endorse the draft submission prepared by staff being forwarded to the DPIE.

The resolution was carried unanimously.

**9.9 NSW Planning Amendments for Agriculture and Agritourism**

061/22

**RESOLVED (Burton/Taskovski)**

That Council adopt the following in relation to the draft Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order 2021 and that these be included in Council's response:

1. That the current permissibility of "farm stay accommodation" in Council's Local Environmental Plans (LEPs) be retained including the future Queanbeyan-Palerang Local Environmental Plan 2022 (QPLEP 2022).
2. That the optional Clause 5.23 be included in Council's LEPs to ensure consideration of impacts associated with farm stay accommodation are included in the determination of any development application for such use.

3. That a maximum 100m<sup>2</sup> gross floor area be set for a building used for farm stay accommodation for the purpose of 5.23(2)(b) and the effectiveness and any variations be monitored for the first review of the future QPLEP 2022.
4. That the maximum number of 20 guests be adopted for the purpose of Clause 5.23(2)(c).
5. That the maximum number of 6 moveable dwellings be adopted for the purpose of Clause 5.23(2)(d)
6. That the optional Clause 5.24 be included in Council's LEPs to ensure consideration of impacts associated with farm gate premises are included in the determination of any development application for such use.
7. That the maximum gross floor area of 200m<sup>2</sup> for a farm gate premises be adopted for the purposes of Clause 5.24(2)(a).
8. That the maximum number of persons allowed on the land at any one time for the farmgate premises be set at 50 persons for the purpose of Clause 5.24(2)(b).
9. That agritourism be listed under the Permitted with Consent section of the following zone tables in Council's LEPs:
  - RU1 Primary Production zone
  - RU2 Rural Landscape
  - R5 Large Lot Residential
  - C3 (E3) Environmental Management
  - C4 (E4) Environmental Living.

The resolution was carried unanimously.

#### **9.10 Tender Regional Sports Complex Buildings**

062/22

##### **RESOLVED (Biscotti/Taskovski)**

That Council award Contract No 2021-05, for the design and construction of Pavilions at the Regional Sports Complex, to Hines Construction P/L for the lump sum price of \$5,954,749.69 including GST.

The resolution was carried unanimously.

Cr Willis declared an interest in the following item.

**9.11 Proposal to Acquire Council Land - 17 Copperfield Place, Jerrabomberra**

063/22

**RESOLVED (Willis/Preston)**

That Council:

1. Note the proposal to purchase Council land as described in this report.
2. Decline to proceed with the proposal noting that expansion of the proponent's activities onto this land is inconsistent with the purposes for which Council acquired the land, namely to conserve and rehabilitate threatened habitat in perpetuity.

The resolution was carried unanimously.

**9.12 Related Party Disclosures Policy**

064/22

**RESOLVED (Livermore/Winchester)**

That Council adopt the updated Related Party Disclosures Policy.

The resolution was carried unanimously.

**9.13 Australia Day Donations 2022**

065/22

**RESOLVED (Webster/Livermore)**

That Council makes donations totalling \$2,400 to the following community organisations that provided assistance with Australia Day 2022:

- Queanbeyan Girl Guides \$400
- Rotary Branch – Queanbeyan West \$400
- Legacy – Queanbeyan Branch \$200
- Captains Flat Community Group \$200
- Queanbeyan Lions Club \$200
- Lions Club – Braidwood \$200
- ACT Emergency Service Agencies Pipes and Drums \$200
- Bungendore CWA \$200
- Queanbeyan Red Cross \$200
- Queanbeyan CWA \$200

The resolution was carried unanimously.

**9.14 ACT-QPRC: Statement of Intent**

066/22

**RESOLVED (Willis/Preston)**

That Council:

1. Endorse the draft 2022 QPRC-ACT Statement of Intent and priority areas.
2. Submit the draft to the ACT Chief Minister for consideration.
3. Authorise execution of the documents by the Mayor and CEO, if the draft remains substantively unchanged by the Chief Minister.

The resolution was carried unanimously.

**9.15 Affordable Housing**

067/22

**RESOLVED (Willis/Preston)**

That Council:

1. Note the report
2. Note its eligibility for a regional housing delivery plan and enabling infrastructure funding.
3. Authorise staff to prepare an application for funding for enabling infrastructure to existing greenfield development or build to rent sites.

The resolution was carried unanimously.

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

**10.1 Commencement - State Environmental Planning Policy (Housing)**

068/22

**RESOLVED (Biscotti/Taskovski)**

That the report be received for information.

The resolution was carried unanimously.

**10.2 Recent Changes to Enable the ACT Suburban Land Agency to Operate in NSW**

069/22

**RESOLVED (Biscotti/Winchester)**

That the report be received for information.

The resolution was carried unanimously.



- 070/22                    **10.3    Employment Zone Review**  
**RESOLVED (Winchester/Livermore)**  
That the report be received for information.  
  
The resolution was carried unanimously.

- 071/22                    **10.4    Draft State Significant Land Mapping**  
**RESOLVED (Willis/Biscotti)**  
That the report be received for information.  
  
The resolution was carried unanimously.

## **11.    REPORTS OF COMMITTEES**

There were no Reports of Committees.

## **12.    NOTICES OF MOTIONS**

### **12.1    Recycling Bins in Towns and City Centres**

The Notice of Motion was withdrawn by Cr Grundy.

### **12.2    Publishing Workshop and Meeting Details**

#### **MOVED (Willis/Taskovski)**

That Council:

1. Publish details of the date a councillor workshop was held and the workshop topic.
2. Where an external presenter attends a councillor workshop, publish their name, the organisation they represent and the topic of their presentation to the workshop.
3. Publish a list of the meetings attended by the Mayor, the Deputy Mayor when deputising for the Mayor, the Chief Executive Officer and Portfolio General Managers.
4. For the matters referred to in items 1 to 3 above, publish details in the next available council business paper, as an information item.
5. Withhold from publication any information that is of a personal nature or concerns matters for which Council is seeking legal advice or a legal determination the publication of which could legally disadvantage parties to the matter.

During discussion and with consent of the seconder, the Notice of Motion was withdrawn by Cr Willis.

**13. REPORTS TO COUNCIL - DELEGATES REPORTS**

There were no Delegates Reports.

**14. QUESTIONS WITH NOTICE**

There were no Questions with Notice.

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

There were no matters for Closed Session.

**16. CONCLUSION OF THE MEETING**

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

**CR KENRICK WINCHESTER  
MAYOR  
CHAIRPERSON**

**ITEM 5    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.**



9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus)

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File Reference: DA.2021.1258

**Summary**

This application has been referred to Council because the development is a QPRC community project.

Proposal:	Alterations and additions to a recreational facility (Braidwood Memorial Pool) – staged upgrading
Applicant/Owner:	Queanbeyan-Palerang Regional Council
Subject Property:	Lot 7005 DP 1020633 163 Wallace Street, Braidwood (Ryrie Park North)
Zoning and Permissibility:	RE1 - Public Recreation under Palerang Local Environmental Plan 2014
Public Submissions:	Nil
Issues Discussed:	Planning requirements, Heritage Conservation, and Engineering requirements
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 development application DA.2021.1258 for Alterations and additions to a recreational facility (Braidwood Memorial Pool) – staged upgrading on Lot 7005 DP 1020633, 163 Wallace Street, Braidwood (Ryrie Park North) be granted conditional approval.**

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**Background**

***Previous Applications***

A search of Council's records could not locate any previous applications for the swimming pool; this is likely due to the period in which it was built (1966).

***Proposed Development***

The application seeks Council approval for the alterations and additions to a recreational facility (Braidwood Memorial Pool) – staged upgrading.

The specific elements of the proposal are as follows:

- Demolition of existing 18m pool and construction of new 25m, six-lane, half Olympic size wet deck, heated pool, complete with accessibility ramp,
- Total refurbishment of existing Change Rooms including enclosure, roofing and heating of the spaces,
- New enclosed Pool Entry and Control Centre,

9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus) (Continued)

- New Kiosk to serve into both the Pool and out to the Children’s playground,
- Relocation of the pool plant room from Park Lane,
- Relocation of part of the existing shade structure,
- New fencing, paving and landscaping.
- A gym with separate entry and change rooms was also proposed; this however has since been removed from the application to alleviate some of concerns raised by the Heritage Advisor.

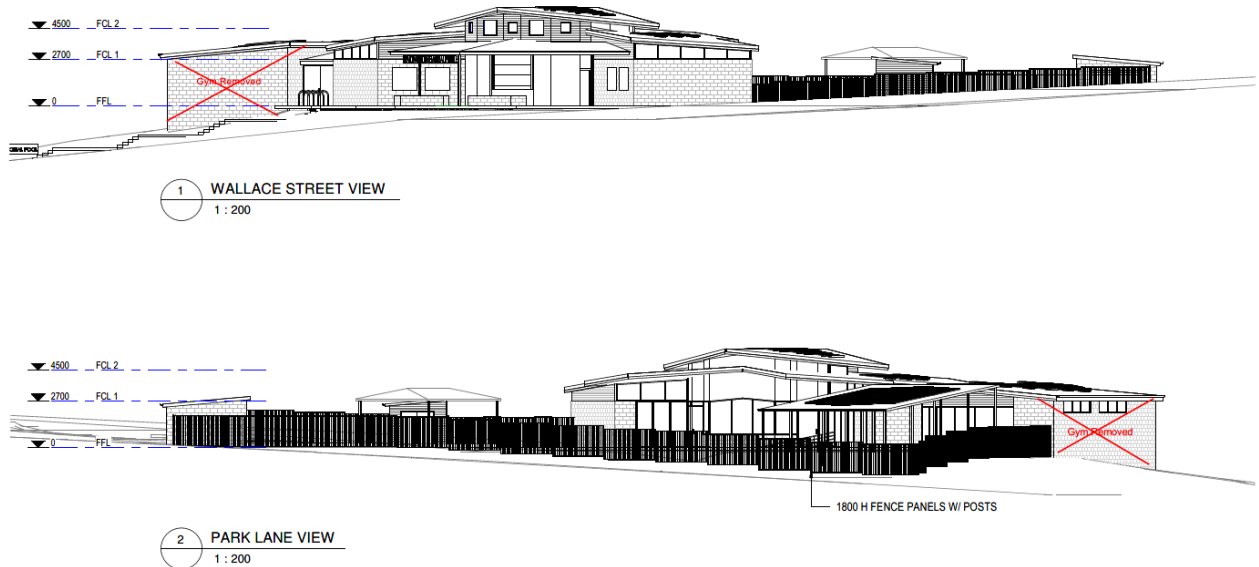


Figure 1 and 2: External Street Elevations (Prepared by Paul Barnett Design Group)

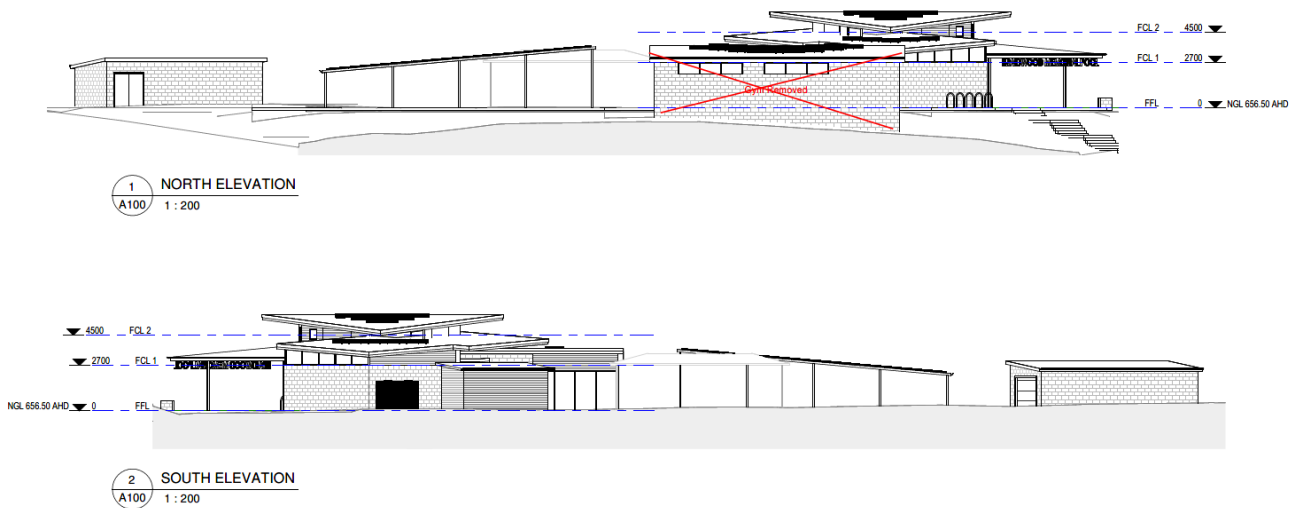


Figure 3 and 4: North and South Elevations (Prepared by Paul Barnett Design Group)

9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus) (Continued)

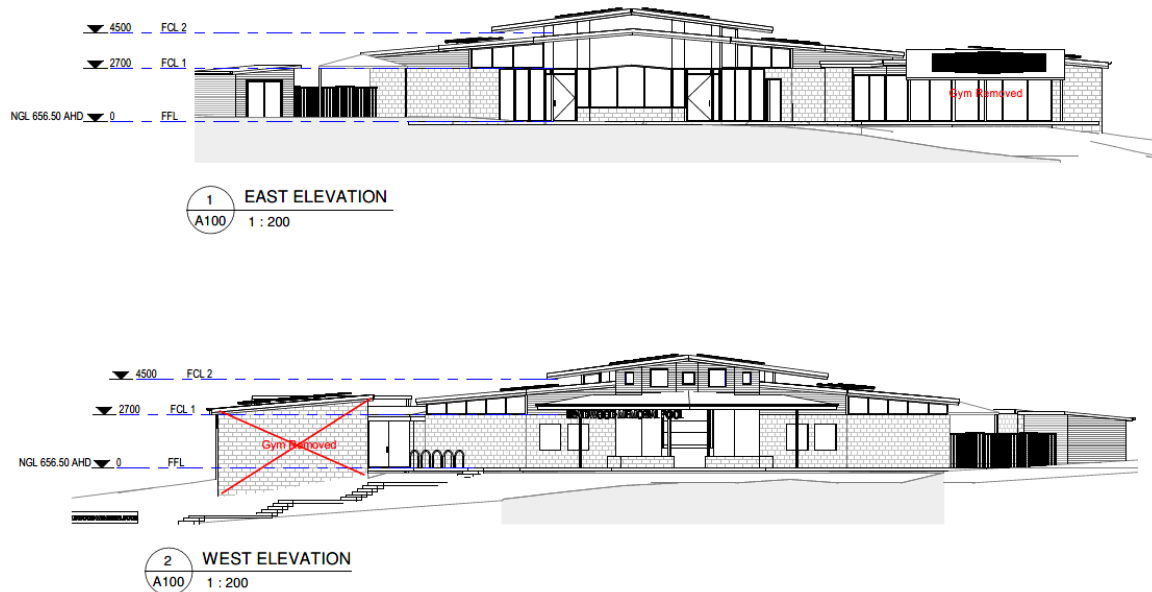


Figure 4 and 5: East and West Elevations (Prepared by Paul Barnett Design Group)

**Subject Property**

The subject site is legally described as Lot 7005 DP 1020633 and is commonly known as 163 Wallace Street, Braidwood (Ryrie Park North). The site has an area of 8429m<sup>2</sup> with the western boundary having frontage to Wallace Street, the Northern and Eastern boundaries having frontage to Park Lane and the Southern Boundary facing onto Wilson Street.

Pedestrian access to the site is currently available from all sides and vehicular access is available via an existing car park from Park Lane (eastern side). Development on the site comprises of the existing memorial 18m pool, toddlers pool, covered outdoor area, plant room, changerooms, office and chemical storage areas. The site also contains the Ryrie Park playground and includes picnic areas, barbeques and public toilet facilities.

9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus) (Continued)

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**Figure 6: Locality plan**



## 9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus) (Continued)

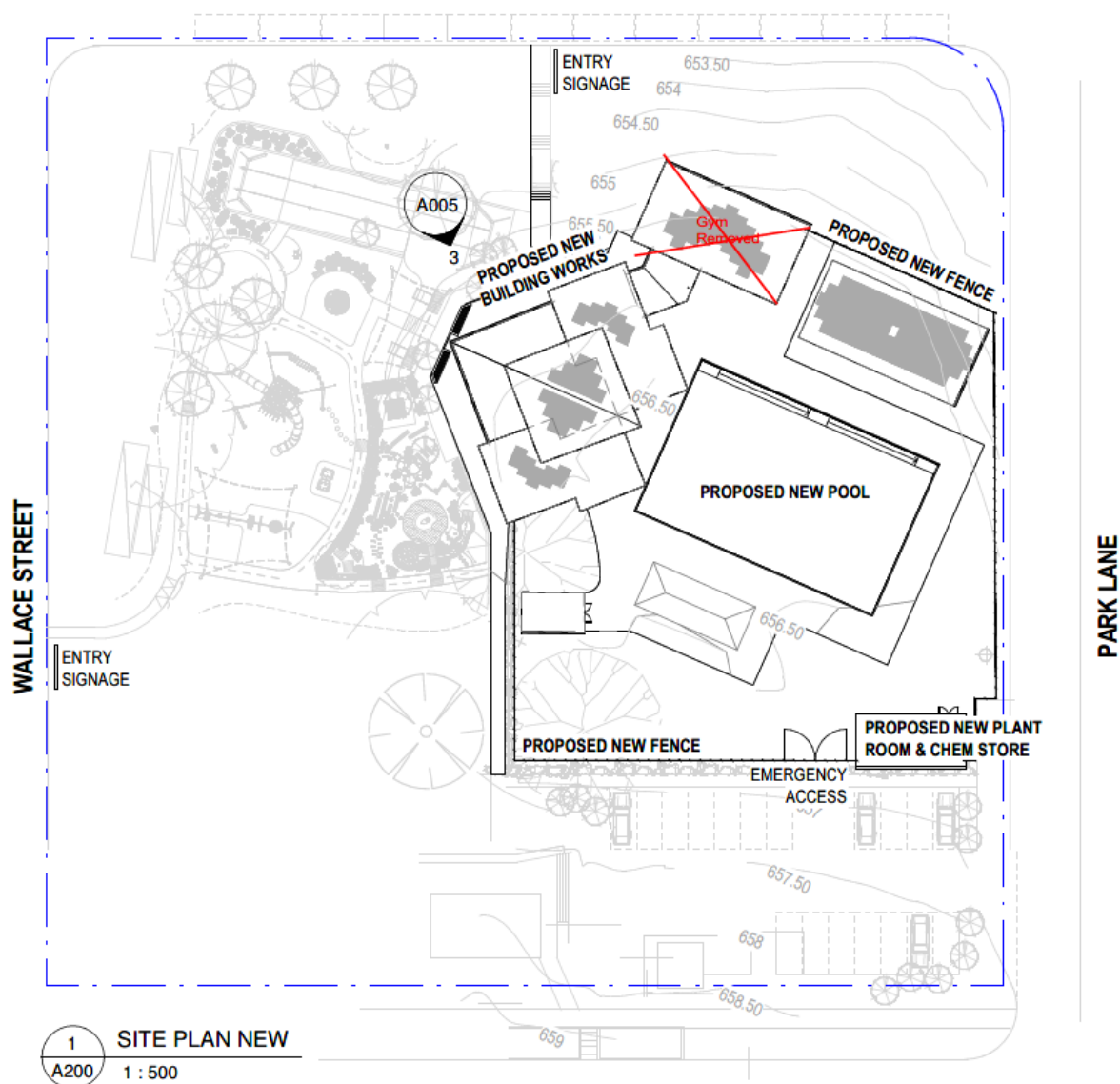


Figure 7: Site Plan (Prepared by Paul Barnett Design Group)

### Planning Requirements

Assessment of the application has been undertaken in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act (EPAA) 1979*, as amended. The matters that are of relevance under Section 4.15(1) are summarised in the attached *Section 4.15(1) Table – Matters for Consideration*.

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

1. State Environmental Planning Policy No. 55 – Remediation of Land,
2. State Environmental Planning (Sydney Drinking Water Catchment) 2011
3. State Environmental Planning Policy (Infrastructure) 2007,
4. State Environmental Planning Policy No. 64 – Advertising and Signage,
5. Palerang Local Environmental Plan 2014 (PLEP),

**9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus) (Continued)**

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6. Braidwood Development Control Plan 2006 (for the purposes of compliance under the *Heritage Act 1977*).

The development generally satisfies the requirements and achieves the objectives of these planning instruments. Refer to attached Section 4.15 Table – Matters for Consideration for detailed assessment.

**(a) Compliance with LEP**

The site for the proposed alterations and additions to a recreational facility (Braidwood Memorial Pool) is to be located within land that is zoned RE1 – Public Recreation under the PLEP. Development for the purposes of **Recreation facilities (outdoor)** and is permissible with consent within the zone.

The proposed kiosk is also permissible with consent within the zone and meets the requirements of clause 5.4 of the PLEP which states that the gross floor area must not exceed 20 square metres. The floor area of the kiosk is proposed to be 20m<sup>2</sup>.

The proposed development is considered to be generally consistent with the objectives of the zone and satisfies the relevant development standards (Refer Attachment 1 for detailed assessment).

**(b) Compliance with DCP**

The Braidwood Development Control Plan 2006 was repealed when the Palerang Development Control Plan 2015 came into effect on 27 May 2015 and is no longer considered a development control plan for the purposes of Division 6 of the *Environmental Planning and Assessment Act 1979*.

The document however continues to operate under the *Heritage Act 1977* in the State listed conservation area 'Braidwood and its setting' as the document which determines whether approval under section 60 of the Act is required.

The application has been assessed under the Braidwood Development Control Plan 2006 as the site is located within the heritage conservation area of Braidwood and whilst the Braidwood Development Control Plan 2006 contains no specific controls for development for the purposes of a *Recreation facilities (outdoor)* or a *kiosk*; nonetheless the proposed development is consistent with the general provisions of the Braidwood Development Control Plan 2006 (Refer Attachment 1 for detailed assessment).

**(c) Other Matters**Heritage

The existing swimming pool and facilities are not listed heritage items, they are however located within the State listed conservation area and the application was referred to Councils Heritage Advisor for comments who provided comment that "*The existing cement block structures on site are not considered to be significant and there is no heritage objection to partial or complete demolition.*". Further discussion on the issues that the Heritage Advisor provided are detailed below under referral comments.

It is also noted that the Heritage NSW contacted Council to advise that they reviewed the application documentation and provided the following comments from a heritage perspective:

**9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus) (Continued)**

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- . *Please be aware the item is within the State Heritage Register curtilage of Braidwood and its setting (SHR 01740) and is protected under the Heritage Act. This needs to be reflected in the application.*
- . *The application needs to state the application is compliant with the DCP and if is not, should be referred to HNSW.*
- . *There is a 1997 Conservation Management Plan prepared by Grahame Crocket, Richard Ratcliffe and Keith Baker for Park Lane Square, which the subject site is part of. It would be best practice the proposal be compliant with the policies of the CMP.*

The comments provided by NSW Heritage were taken into account by the assessing officer and as the development complies with the relevant provisions of the Braidwood Development Control Plan 2006 it is not considered integrated development under Division 5 of the *Environmental Planning and Assessment Act 1979* and formal referral to the Heritage Department was not required.

Heritage conservation has been further discussed in the Section 4.15 Table – Matters for Consideration (attachment 1).

***Other Comments(a) Building Surveyor's Comments***

Council's Building Surveyor raised no objection to the proposed development subject to imposition of the recommended conditions of consent.

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

Council's Development Engineer has provided comment for water, sewer, stormwater, access and parking and roads. Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

***(c) Trade Waste Comments***

Council's Trade Waste Officer raised no objection to the proposed development subject to imposition of the recommended conditions of consent.

***(d) Waste Officer Comments***

Council's Waste Officer raised no objection to the proposed development; however a request was made for Waste Management Plans to be provided for the demolition, build, and post build of the development, and for the management of waste and recycling for use by staff and patrons post build.

Relevant conditions of consent will be imposed to ensure that satisfactory Waste Management Plans are provided to Council for approval.

***(e) Environmental Health Comments***

Council's Environmental Health Officer raised no objection to the proposed development subject to imposition of the recommended conditions of consent.

***(f) Heritage Advisor's Comments***

Council's Heritage Advisor raised no objection to the partial or complete demolition of the existing cement block structures on site as they are not considered to be significant.

Concern was raised regarding the pool design, lack of landscaping, car parking and gym. These matters have been further discussed in the Section 4.15 Table – Matters for Consideration (attachment 1).

**9.1 DA.2021.1258 - 163 Wallace Street - Alterations and additions to a recreational facility (Braidwood Memorial pool) (Ref: ; Author: Harlor/McManus) (Continued)*****(g) Heritage Advisory Committee Comments***

The proposal was reviewed by the Council's Heritage Advisory Committee (HAC) at a meeting on the 8 July 2021 and the following minutes were noted:

**DA.2021.1258 – 163 Wallace Street, Braidwood - Braidwood Memorial Pool alterations**

Ms McManus explained that the development application includes removal of the existing ageing 18m long pool and its replacement with a 25m long pool. There have not been any submissions received so far.

The Committee discussed the application and there was general agreement that works proposed are beneficial and the improvements would result in a great facility for Braidwood.

Pip Giovanelli advised from a brief review of the plans that there were no problems with demolition proposed, the overall design shouldn't have a visual impact as the single storey scale helps in this regard and he will have a more detailed look at plans and provide further comments to the assessing officer

**Financial Implications**

N/A

**Engagement**

The proposal required notification under the Community Engagement and Participation Plan from 28 June 2021 to 14 July 2021. No submissions were received.

**Conclusion**

The submitted proposal for Alterations and Additions to a Recreational Facility (Braidwood Memorial Pool) – staged upgrading on Lot 7005 DP 1020633, No. 163 Wallace Street, Braidwood 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 79C *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Palerang Local Environmental Plan 2014* and Braidwood Development Control Plan.

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.

It should be noted that while current project funding provides for part of the redevelopment, this broad scale DA approval is a prerequisite for future grant funding.

**Attachments**

- |   |   |
|---|---|
| Attachment 1<br> | DA.2021.1258 - Architectural Plans - 163 Wallace Street, Bungendore<br>(Under Separate Cover)         |
| Attachment 2<br> | DA.2021.1258 - 4.15 Assessment Report - 163 Wallace Street,<br>Bungendore (Under Separate Cover)      |
| Attachment 3<br> | DA.2021.1258 - Draft Conditions of Consent - 163 Wallace Street,<br>Bungendore (Under Separate Cover) |

## REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

**9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee (Ref: ; Author: Harlor/McManus)**

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**File Reference:** DA.2021.1153

**Summary**

***Reason for Referral to Council***

This application has been referred to Council because it is for a major subdivision exceeding 50 or more lots.

Proposal:	59 Lot Torrens Title Subdivision with two residual lots, and associated roads and subdivision construction works (business and industrial use lots)
Applicant/Owner:	Canberra Estates Consortium 69 Pty Limited / The Village Building Co. Limited
Subject Property:	Lot 1 DP 1271857, Lot 2 1271857 (formally known as Lot 3 and 6 DP 239080), Lot 1 DP 323002 and Lot 1 DP 313299, 360A Lanyon Drive, Tralee
Zoning and Permissibility:	<ul style="list-style-type: none"> <li>• C2 Environmental Conservation (Queanbeyan Local Environmental Plan [West Jerrabomberra] 2013) (partially),</li> <li>• RE2 Private Recreation (Queanbeyan Local Environmental Plan [West Jerrabomberra] 2013) (partially),</li> <li>• RU2 Rural Landscape (Queanbeyan Local Environmental Plan [West Jerrabomberra] 2013) (partially),</li> <li>• IN2 Light Industrial (Queanbeyan Local Environmental Plan [West Jerrabomberra] 2013) (partially),</li> <li>• B7 Business Park (Queanbeyan Local Environmental Plan [West Jerrabomberra] 2013) (partially),</li> <li>• DM Deferred Matter (Queanbeyan City Council LEP 2012) (partially) and 1(a) Rural A Zone (QCC 1998)</li> </ul>
Public Submissions:	Three
Issues Discussed:	Planning & Engineering requirements, biodiversity, landscaping and visual walls
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

**9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee (Ref: ; Author: Harlor/McManus) (Continued)**

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**Recommendation**

- 1. That development application DA.2021.1153 for Subdivision – 59 lot Torrens Title - Business Park and Industrial with two residual lots on Lot 1 DP 1271857 No. 360A Lanyon Drive, Tralee be granted conditional approval.**
  - 2. That those persons who lodged a submission(s) on the application be advised in writing of the determination of the application.**
  - 3. All relevant State Government concurrence and integrated referral authorities be forwarded a copy of Council’s Notice of Determination.**
- 

**Background**

South Jerrabomberra is a new land release area within Jerrabomberra. It includes a number of localities including South Tralee, South Jerrabomberra and North Tralee.

The South Jerrabomberra Structure Plan was endorsed by Council and the Department of Planning in May of 2014 with development applications being considered since this time.

The urban release area is aiding in facilitating the population growth of the South East and Tablelands which is included in the State Governments Regional Plan. The proposal aims to facilitate the population growth in regard to providing employment opportunities until 2036.

***Subject Property***

The subject site is legally described as Lot 1 DP 1271857, Lot 2 1271857 (formally known as Lot 3 and 6 DP 239080), Lot 1 DP 323002 and Lot 1 DP 313299 and is commonly known as 137 Environa Drive, Environa, 164 Environa Drive, Environa and 360A Lanyon Drive, Tralee. The sites for development are located on the north and south side of Environa Drive. Existing development on the site comprises of the former Fraser Park Speedway, vacant farm land and the current construction of Environa Drive, regional sports and associated infrastructure.



9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee (Ref: ; Author: Harlor/McManus) (Continued)

**Proposed Development**

The development application proposes the subdivision of the land into 61 additional lots. The site adjoins the regional sports complex. The specific elements of the proposal are as follows:

- 14 business use lots,
- 45 industrial use lots,
- One (1) lot for a water quality basin,
- One (1) residual lot for open space and recreation (The Regional Sports Complex),
- Access roads and infrastructure to service new lots,
- 3m high solid wall for visual amenity,
- Visual wall proposed along the rear boundaries of the lots adjoining Envirova Drive
- Landscaping.

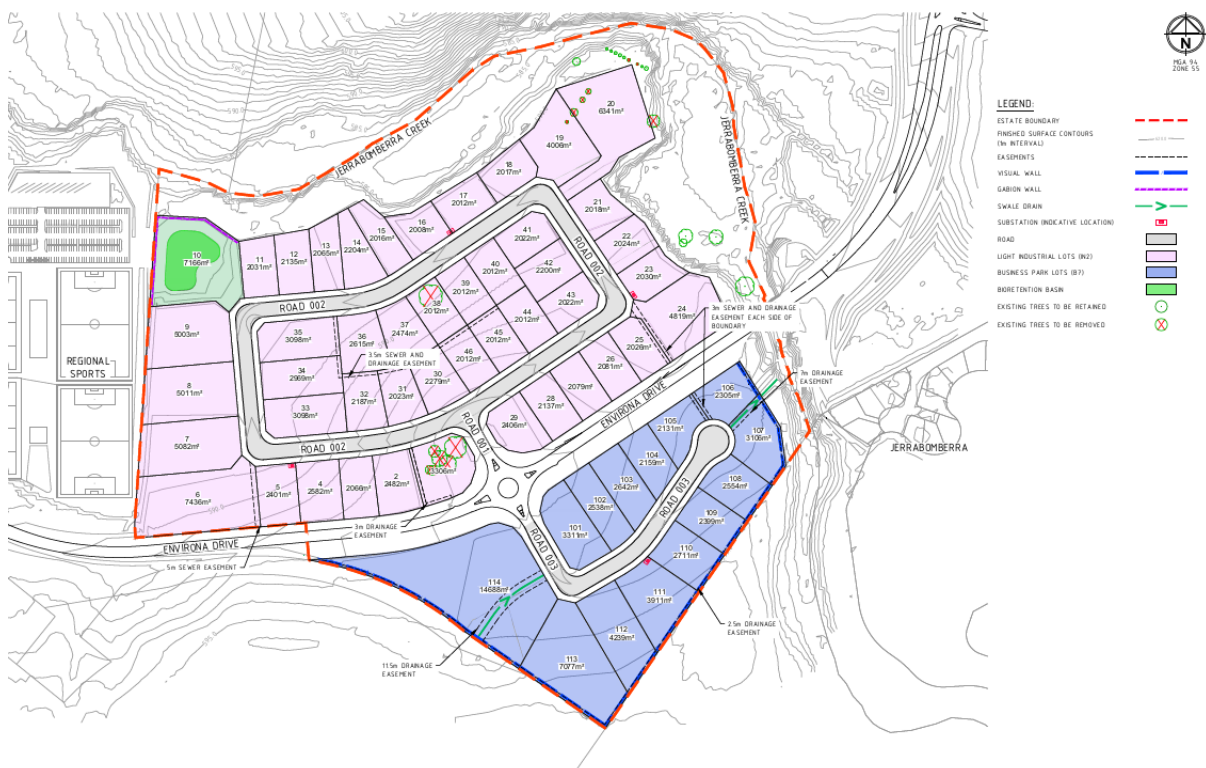


Figure 2: General arrangement plan (Prepared by Spiire)



9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee (Ref: ; Author: Harlor/McManus) (Continued)

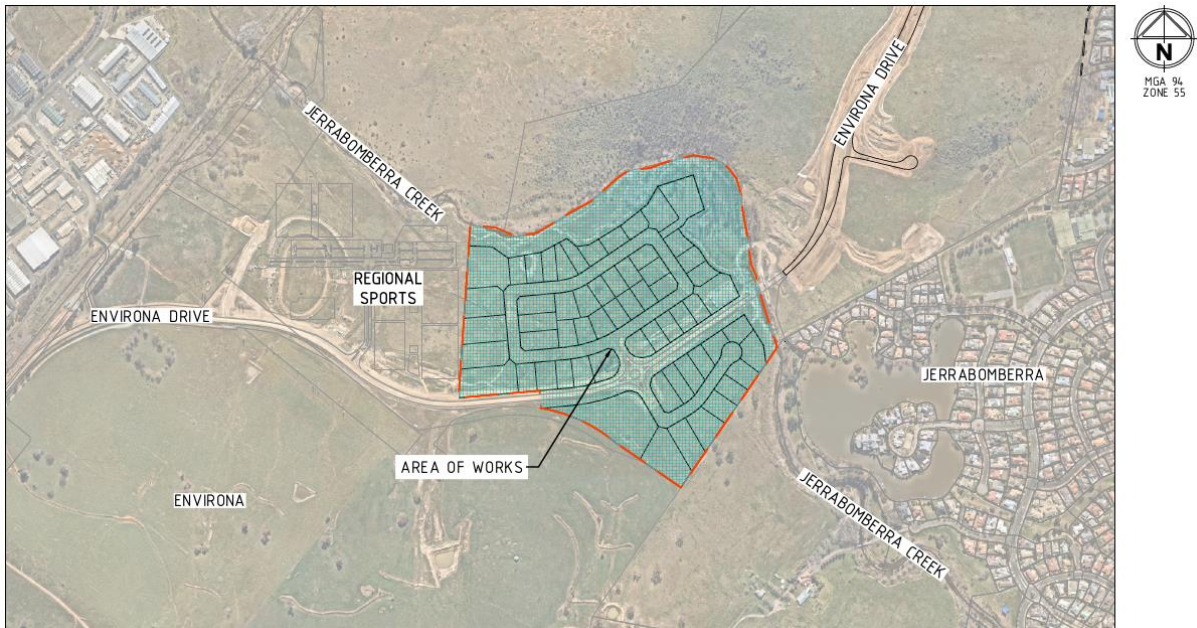


Figure 3: Locality plan indicating site and works area (Prepared by Spiire)

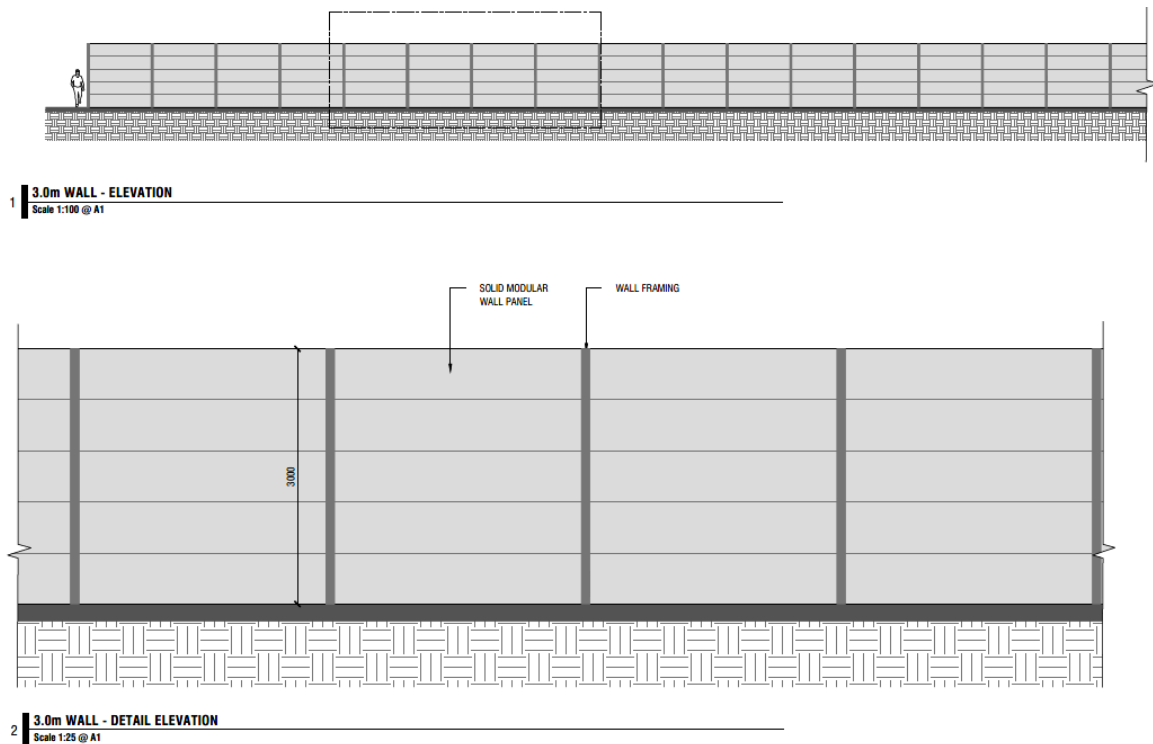
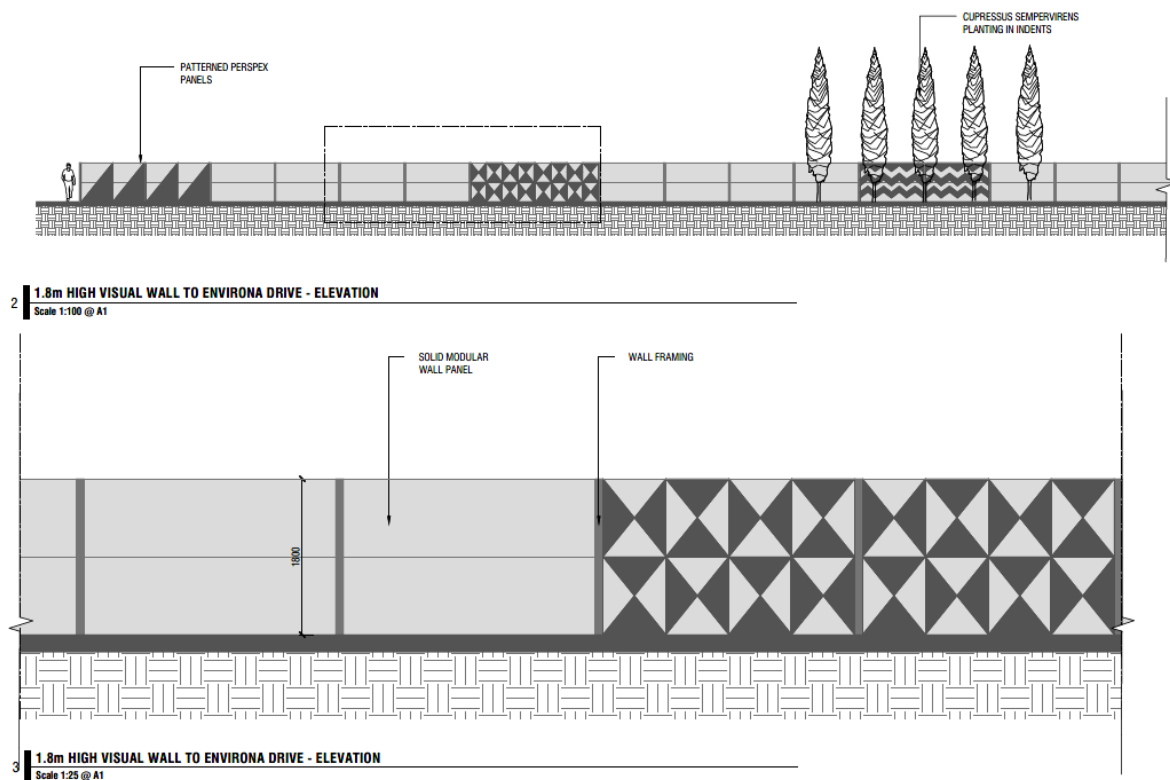


Figure 4: Detailed design of wall (Prepared by Spiire)

9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee (Ref: ; Author: Harlor/McManus) (Continued)



**Figure 5 & 6: 1.8m visual wall proposed along the rear boundaries of the lots adjoining Envirova Drive (Prepared by Spiire)**

### Planning Requirements

Assessment of the application has been undertaken in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act (EPAA) 1979, as amended. The matters that are of relevance under Section 4.15(1) are summarised in the attached *Section 4.15(1) Table – Matters for Consideration*.

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

1. State Environmental Planning Policy No. 55 – Remediation of Land,
2. State Environmental Planning Policy (Infrastructure) 2007,
3. Queanbeyan Local Environmental Plan (QLEP) (West Jerrabomberra) 2013),
4. South Jerrabomberra Development Control Plan 2015,

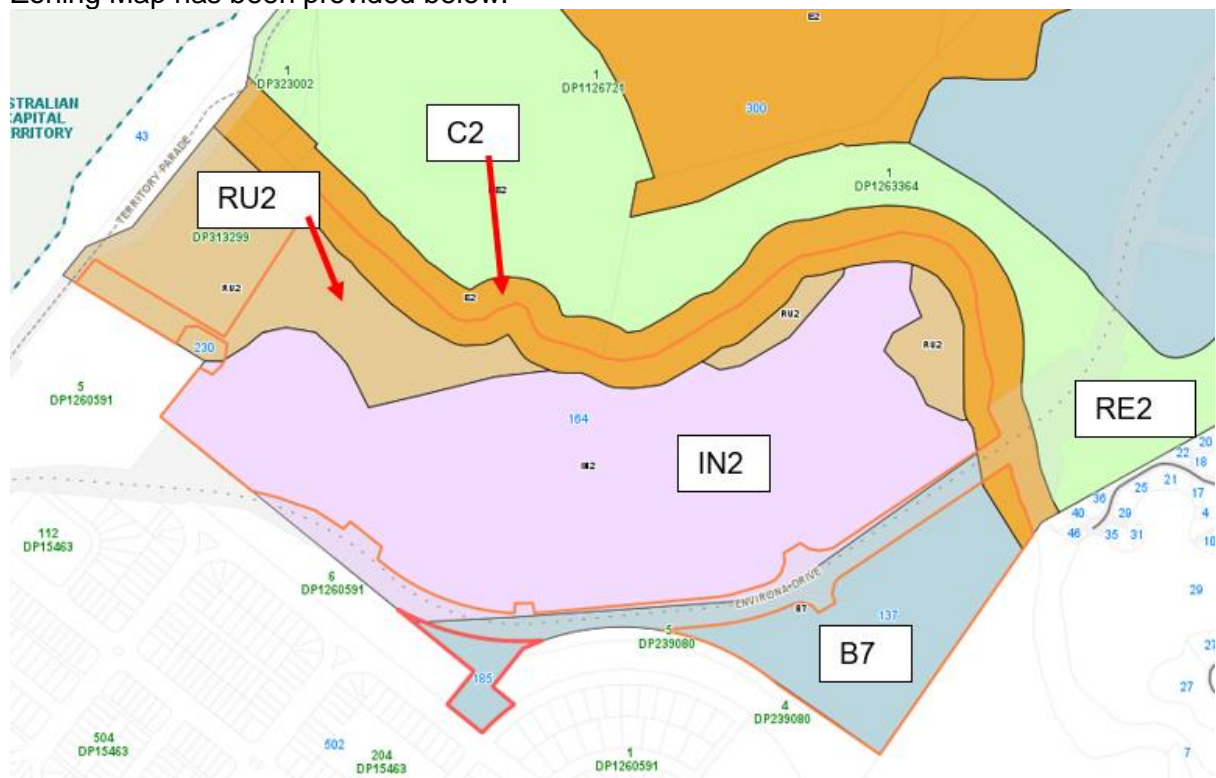
The development generally satisfies the requirements and achieves the objectives of these planning instruments. Refer to attached Section 4.15 Table – Matters for Consideration for detailed assessment.

#### (a) Compliance with LEP

The site for the proposed subdivision is located within land that is primarily Zoned B7 Busines Park zone and IN2 Light Industrial under Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013. It contains a number of other zones including RU2 Primary

**9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee (Ref: ; Author: Harlor/McManus) (Continued)**

Production, C2 Environmental Conservation and RE2 Private Recreation. The land Zoning Map has been provided below:



The proposed development is considered to be generally consistent with the objectives of the zone and satisfies the relevant development standards (Refer Attachment 1 for detailed assessment). **(b) Compliance with DCP**

The proposed development is consistent with the general provisions of the South Jerrabomberra Development Control Plan 2015 (Refer Attachment 1 for detailed assessment).

**Other Comments(a) Building Surveyor's Comments**

Council's Building Surveyor raised no objection to the proposed development subject to imposition of the recommended conditions of consent.

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

Council's Development Engineer raised no objection to the proposed development subject to imposition of the recommended conditions of consent.

**(c) Environmental Health Comments**

Council's Environmental Health Officer raised no objection to the proposed development subject to imposition of the recommended conditions of consent.

**(d) Land Information Services (LIS) Comments**

Council's LIS Officer raised no objection to the proposed development subject to imposition of the recommended conditions of consent.

**9.2 DA.2021.1153 - 59 Lot Torrens title subdivision with two residual lots, associated roads, and subdivision constructions works (business and industrial use lots) - 360A Lanyon Drive, Tralee (Ref: ; Author: Harlor/McManus) (Continued)**

---

**(e) Traffic Committee Comments**

The Traffic Committee raised no objection to the proposed development.

**Financial Implications**

N/A

**Engagement**

The proposal required notification under the Community Engagement and Participation Plan. Three submissions were received. The relevant issues primarily include the proximity of the business park to residential development, footpaths, parking, roadway connection and the provision of suitable visual and sound buffer / barriers. These matters have been suitably addressed in the 4.15 assessment report (refer Attachment 1 for detailed assessment).

**Conclusion**





The submitted proposal for the subdivision on Lot 1 DP 1271857, Lot 2 1271857 (formally known as Lot 3 and 6 DP 239080), Lot 1 DP 323002 and Lot 1 DP 313299, No. 360A Lanyon Drive, Tralee is supported by a Statement of Environmental Effects.

The proposal was notified to adjoining owner/occupiers and 3 submissions were received.

The proposal has been assessed under Section 79C *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Queanbeyan Local Environmental Plan (QLEP) (West Jerrabomberra) 2013*) and South Jerrabomberra Development Control Plan 2015.

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> | DA.2021.1153 - Plans - 360A Lanyon Drive, Tralee ( <i>Under Separate Cover</i> )                  |
| Attachment 2<br> | DA.2021.1153 - Submissions - 360A Lanyon Drive, Tralee ( <i>Under Separate Cover</i> )            |
| Attachment 3<br> | 4.15 Assessment Report - DA.2021.1153 - 360A Lanyon Drive, Tralee ( <i>Under Separate Cover</i> ) |
| Attachment 4<br> | DA.2021.1153 - Draft Conditions - 360A Lanyon Drive TRALEE ( <i>Under Separate Cover</i> )        |

9.3 Draft Large-Scale Solar Energy Guideline (Ref: ; Author: Harlor/Carswell)

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**File Reference:** 26.1.3-05

**Summary**

The purpose of this report is to provide Council with an overview of the recently released Draft Large-Scale Solar Energy Guidelines December 2021 produced by the NSW Department of Planning, Industry and Environment. The report also recommends that Council make a submission as well as suggesting various matters that should be included in it.

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**Recommendation**

**That Council make a submission on the Draft Large-Scale Solar Energy Guidelines, generally based on the matters raised in this report.**

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**Background**

The purpose of this report is to provide Council with an overview of the recently released Draft Large-Scale Solar Energy Guidelines December 2021 (Draft Guideline) produced by the NSW Department of Planning, Industry and Environment.

Submissions close on 28 February 2022.

The Draft Guideline is an input into the Government's policy of supporting a sustainable solar energy industry in NSW which is a component of its Net Zero Plan aimed towards reducing the State's reliance on fossil fuels.

***Application and Use***

The Draft Guideline will apply to the development of large-scale solar energy projects. These will include works, infrastructure and buildings for the purpose of generating electricity using ground-mounted photovoltaic panels that are State significant development (SSD) State Significant Development include solar energy projects *which are not permissible without consent and has a:*

- *capital investment value of more than \$30 million*
- *capital investment value of more than \$10 million and is in an environmentally sensitive area of State significance.*

They will also apply to applications to modify an approved State significant solar energy project.

Once the Draft Guideline is finalised, an applicant of an SSD large-scale solar energy project must consider the Guideline and prepare its Environmental Impact Statement (EIS) in accordance with the technical guidance. Consequently, they will ensure a consistency in approach for these types of application.

### 9.3 Draft Large-Scale Solar Energy Guideline (Ref: ; Author: Harlor/Carswell) (Continued)

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The Draft Guideline *provides the community, industry, applicants and regulators with guidance on the planning framework for the assessment and determination of large-scale solar energy projects under the Environmental Planning and Assessment Act 1979 (EP&A Act).*

*The guideline identifies the key planning considerations relevant to solar energy development in NSW and provides policy and technical guidance on key issues including visual impacts, land use conflicts and benefit sharing. This includes guidance on how issues can be avoided, managed and mitigated to optimise the environmental, social and economic outcomes of a solar energy project.*

*It is intended that the Guideline be utilised as a resource for all stakeholders and decision makers involved in the planning, design, construction and operation of large-scale energy projects in NSW including applicants proposing solar energy projects, government stakeholders who provide advice on the appropriateness of proposed solar development, and communities and landowners that could be affected by solar development.*

#### **Matters covered in the Draft Guideline**

The Draft Guideline covers the following topics:

1. Site selection.
2. Visual amenity issues.
3. Glint and glare management.
4. Agricultural land use conflict.
5. Infrastructure contributions, benefit sharing and agreements.
6. Decommissioning and rehabilitation.
7. Waste management.

A number of these include sub-sections which outline the key principles which apply as well as assessment procedures.

The Draft Guideline also includes three Appendices:

- Appendix A – Visual Assessment Framework for Large-Scale Solar Energy Development.
- Appendix B – Agricultural Impact Assessment Requirements for Large-scale Solar Energy Development.
- Appendix C – Negotiated Agreements Advice Sheet for Large-Scale Energy Development (Attachment 1).

#### **Key Updates**

The Draft Guideline incorporates four key updates. These include:

- **Visual impact assessment:** a framework to make the visual impact assessment process more consistent and better outline how proponents should engage with the

### 9.3 Draft Large-Scale Solar Energy Guideline (Ref: ; Author: Harlor/Carswell) (Continued)

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community, how impacts should be classified and what measures should be taken to address any impacts.

- **Agricultural land:** clear requirements that outline the process for assessing impacts on agricultural land and principles to encourage development on land with limited agricultural productivity.
- **Contributions and Voluntary Planning Agreements:** principles to inform infrastructure contributions and the negotiation of planning agreements consistent with the NSW Government's reforms.
- **Glint and Glare:** guidance for the assessment of glint and glare including objectives that outline acceptable thresholds.

#### **Assessment of the Draft Guidelines**

The Draft Guidelines is a comprehensive resource which generally cover the matters that would be expected to be covered in the preparation of Environmental Impact Assessment for a large-scale solar energy project. It is written in a manner which can *be utilised as a resource for all stakeholders and decision makers involved in the planning, design, construction and operation of large-scale energy projects in NSW*. It is quite a large document and so one suggestion to potentially increase its usage would be to include an Executive Summary. This could identify such things as the relevant principles for each topic as well as how these should be assessed. However overall, it is suggested that its principles as well as approaches be endorsed although there are reservations on the section dealing with infrastructure contributions which should be altered to reflect Council's previous reported views on these (see below).

The relevant principles for various sections of the Draft Guideline are reproduced below:

#### Visual amenity issues – Key principles:

1. *Applicants must consider visual impacts early in the site selection and design process to minimise impacts and conflicts where possible.*
2. *Solar energy projects should be sited and designed to avoid high levels of visual impacts as far as practicable.*
3. *Where solar energy projects are likely to result in moderate or high visual impacts, mitigation strategies must be adopted to ensure the visual impacts are reduced or compensated for.*

#### Glint and glare management – Key principles:

1. *Solar panels should be sited and orientated to reduce the likely impacts of glint and glare.*
2. *Solar panels and other infrastructure should be constructed or treated to minimise glint and glare.*
3. *Where solar energy projects are likely to result in moderate or high glare impacts, mitigation strategies must be adopted to reduce impacts.*

**9.3 Draft Large-Scale Solar Energy Guideline (Ref: ; Author: Harlor/Carswell)  
(Continued)**

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Agricultural land use conflict – Key principles:

1. *Siting of solar energy projects on important agricultural land should be avoided.*
2. *Applicants must consider the agricultural capability of the land during the site selection process and are strongly encouraged to select sites which have limited potential for sustained agricultural production.*
3. *Agricultural assessment should be proportionate to the quality of the land and the likely impacts of a project.*
4. *Mitigation strategies should be adopted to ensure that any significant impacts on agricultural land are minimised.*
5. *Solar energy projects should facilitate co-location where beneficial and achievable.*

Decommissioning and rehabilitation – Key principles:

1. *The land on which large-scale energy projects and supporting infrastructure is developed must be returned to pre-existing use if the solar energy project is decommissioned.*
2. *If operations cease, infrastructure should be removed unless there is significant justification for retaining it.*
3. *Land must be rehabilitated and restored pre-existing use, including the pre-existing land and soil capability class if previously used for agricultural purposes.*
4. *Solar energy project owner or operator should be responsible for decommissioning and rehabilitation unless there is an agreement with the 'host landowner' that that clearly outlines alternate responsibilities.*

Waste management – Key principles:

1. *Waste generation from a large-scale solar energy project during construction must be minimised and this waste should be comprised of as much reusable and recyclable materials as possible.*
2. *Impacts on local waste management facilities must be minimised as far as practicable during construction, operation and decommissioning.*
3. *Recycling of photovoltaic panels should be prioritised and maximised as far as possible.*

Infrastructure contributions, benefit sharing and agreements.

In relation to developer contributions the draft Guidelines referred to the recently exhibited reforms to the local infrastructure contributions system that introduce Section 7.12 levy rates for solar energy projects (\$2,000 per megawatt of generating capacity up to a maximum of \$450,000). However, it also notes that *the final version of this guideline will be updated to reflect the reforms once they are finalised.*



**9.3 Draft Large-Scale Solar Energy Guideline (Ref: ; Author: Harlor/Carswell)  
(Continued)**

These need to be updated to reflect Council's views as expressed in a report to Council's meeting of 27 January 2022 (Item No. 9.2) on the Local Infrastructure Contributions Reforms and reflected in Council's submission on these reforms.

In summary these views were:

*If megawatts are to be used as the basis of contributions it is considered that the \$2,000 per megawatt (up to a maximum value of \$450,000) is inadequate and would represent a significant reduction in contributions compared to existing wind and solar establishments throughout NSW at this time.*

*Council was also a party to a joint technical submission on proposed contributions for Wind and Solar Farms prepared and submitted on behalf of this Council, Hilltops Council, Yass Valley Council, Upper Lachlan Council and Goulbourn-Mulwaree Council. This raised concerns and made six recommendations supported by this Council on the proposed methodology and cap on levying contributions for solar and wind farms through reforms to section 7.12 Plans:*

- 1. Reinstate a Capital Investment Value levy for solar and wind farms (renewable energy) under the Section 7.12 plans under the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Regulation 2021.*
- 2. Encourage the use of Planning Agreements as the best approach for solar and wind farms in sharing the benefits of the project with the wider community not just the immediate neighbours.*
- 3. In line with recommendation from Atlas Urban Economics s7.12 Reform - Review of Charging Methodology (September 2021), not include nominate units of charge and s7.12 rates that are 'poorly suited to cover' land uses such as solar and wind farms in the Infrastructure Reform.*
- 4. Remove the use of a megawatt calculation as it is not based on infrastructure need of projects over the life of the project and is not primarily related to direct delivery of development-contingent infrastructure.*
- 5. Remove the maximum levy rate cap as it is not based on infrastructure need of projects over the life of the project and is not primarily related to direct delivery of development-contingent infrastructure.*
- 6. Removal of Clause 25U and references to \$2,000 megawatt rate and maximum levy rate under the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Regulation 2021 Clause 25R(c) and 25U:*

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

The Draft Guidelines will not have the force and effect of law. However once finalised they will be strongly influential on state significant development applications for large-scale solar energy projects given their intended application as stated below:

*Once the Guideline is finalised, an applicant of an SSD large-scale solar energy project must consider the Guideline and prepare its Environmental Impact Statement (EIS) in accordance with the technical guidance. This applies to all applications where the Secretary's*

### 9.3 Draft Large-Scale Solar Energy Guideline (Ref: ; Author: Harlor/Carswell) (Continued)

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*Environmental Assessment Requirements (SEARs) are issued after the publication of the guideline.*

#### **Policy**

Once finalised these guidelines will form government's policy in regard to the presentation and assessment of certain aspects of state significant development applications for large-scale solar energy projects. As indicated above they will be strongly influential.

#### **Environmental and Social**

The Draft Guideline includes a number of objectives relevant to environmental and social matters associated with large scale solar energy projects. These include:

- *encourage industry to select suitable sites for projects to avoid or reduce the likelihood and extent of land use conflicts and environmental and social impacts*
- *provide clear and consistent guidance to applicants about how to measure and assess key environmental impacts of large-scale solar energy projects in NSW*
- *Provide clear guidance on the significance of certain impacts associated with large-scale solar energy projects including visual impacts*
- *provide guidance to the community, applicants, industry and regulators on how the department assesses environmental, social and economic impacts of large-scale solar energy projects.*

#### **Sustainability**

The Draft Guideline is an input into the Government's policy of supporting a sustainable solar energy industry in NSW which in turn is a component of its Net Zero Plan aimed towards reducing the State's reliance on fossil fuels.

#### **Economic**

Nil at this stage. However, the Draft Guideline contains estimates of the economic benefits from large-scale solar energy projects and notes that most of these will go to regional NSW.

#### **Strategic**

The Draft Guideline set out a strategic approach to the preparation and assessment of future (and some current) state significant development applications for large-scale solar energy projects.

#### **Engagement**

The Draft Guideline are on exhibition until 25 February 2022. Its objectives include to *promote meaningful, respectful and effective community and stakeholder engagement throughout the development assessment process* involving future State Significant Development Applications. The Draft Guideline contains a section on community and stakeholder engagement which amongst other things states *Applicants are expected to engage with stakeholders throughout the environmental impact assessment process.*

### 9.3 Draft Large-Scale Solar Energy Guideline (Ref: ; Author: Harlor/Carswell) (Continued)

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



The Draft Guideline is an input into the Government's policy of supporting a sustainable solar energy industry in NSW which in turn is a component of its Net Zero Plan aimed towards reducing the State's reliance on fossil fuels. As such it shares the same broad goal as Strategic Pillar 3.1.4 of the Community Strategic Plan 2018-2028 being '*we actively promote and implement sound resource conservation and good environmental practice*'.

#### **Conclusion**

The Draft Guidelines is a comprehensive resource which generally covers the matters that would be expected to be covered in the preparation of Environmental Impact Assessment for a large-scale solar energy project. It is written in a manner which can *be utilised as a resource for all stakeholders and decision makers involved in the planning, design, construction and operation of large-scale energy projects in NSW*. It is quite a large document and so one suggestion to potentially increase its usage would be to include an Executive Summary which draws out key principles and procedures for each topic.

In conclusion it is recommended that a submission should be drafted which endorses the relevant principles for each topic as well as how these are to be assessed. However, at the same time it should reiterate Council's reservations in the regard to the infrastructure contributions reforms for this type of development as expressed in the section on Infrastructure contributions, benefit sharing and agreements of the Draft Guidelines and recommend that the section be altered to reflect Council's views as endorsed at its 27 January 2022 meeting and included in its submission.

#### **Attachments**

- |  |   |
|--|---|
| Attachment 1   | Draft Large-Scale Solar Energy Guideline ( <i>Under Separate Cover</i> )                    |
|  Attachment 2 | Draft Submission - Draft Large-Scale Solar Energy Guideline ( <i>Under Separate Cover</i> ) |
|               |   |



9.4 Changes to landscape rehydration infrastructure planning rules (Ref: ;  
Author: Harlor/Carswell)

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File Reference: 26.1.3-05

**Summary**

The purpose of this report is to provide Council with an overview of the proposed changes to landscape rehydration infrastructure planning rules. The report also recommends that Council make a submission.

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**Recommendation**

**That Council make a submission on the proposed changes to landscape rehydration infrastructure planning rules.**

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**Background**

The purpose of this report is to provide Council with an overview of the proposed changes to landscape rehydration infrastructure planning rules. These will include changes to *State Environmental Planning Policy (Infrastructure) 2007* with the changes being outlined in an Explanation of intended effect (December 2021) and a Landscape Rehydration Infrastructure Guide (December 2021) both produced by the NSW Department of Planning, Industry and Environment. The report also recommends that Council make a submission. Submissions close on 28 February 2022.

The Explanation of intended effect (Attachment No. 1) provides background and identifies the proposed changes to *State Environmental Planning Policy (Infrastructure) 2007*. Attachment 2 is the Landscape Rehydration Infrastructure Guide (the Guide).

*This has been produced to further assist landholders who want to undertake landscape rehydration infrastructure on their properties, a guide to the other approvals, licences and permits required has been prepared with input from relevant government agencies. The guide outlines who the relevant approval bodies are, and the information requirements for each approval (that is, content required in the environmental assessment documentation commonly referred to as a Review of Environmental Factors).*

*It is also proposed to develop a Best Practice Design Code for landscape rehydration infrastructure. This would give landholders technical advice about where it is suitable to locate landscape rehydration infrastructure (for example, types/sizes of streams), design parameters, types of structures, materials to use, and proximity to public infrastructure such as roads and bridges.*

**Overview**

As part of ongoing improvements to the *State Environmental Planning Policy (Infrastructure) 2007* (the ISEPP), the NSW Government has proposed changes to allow farmers to restore streams on their property through landscape rehydration techniques, without the need for council approval.

**9.4 Changes to landscape rehydration infrastructure planning rules (Ref: ; Author: Harlor/Carswell) (Continued)**

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The explanation of intended effects defines landscape rehydration as:

*...the process of restoring the natural movement of water through rural landscapes. Landscape rehydration infrastructure refers to a range of structures that contribute to rebuilding the natural flow patterns and ecological function of any given landscape system. Landscape rehydration infrastructure takes the form of permeable stream bed control structures made from natural materials such as logs and rocks*

In regard to the planning pathway for this type of development it goes on to state:

*The proposed amendment to the Infrastructure SEPP (ISEPP) aims to simplify and clarify the planning*

*approval pathway for landscape rehydration infrastructure. Currently, planning provisions for landscape rehydration infrastructure are not well defined, and the works often require development consent from the local council. Development consent provisions for landscape rehydration infrastructure are being characterised differently across council areas....making the approval regime inconsistent. Other approvals from specialist land management agencies are sometimes still also required.*

*The proposed changes to the ISEPP will:*

- *define landscape rehydration infrastructure in relation to the ISEPP*
- *provide a consistent planning regime for the development and delivery of landscape rehydration infrastructure*
- *identify appropriate zones where landscape rehydration infrastructure may be located.*

**Assessment**

Overall, this initiative is supported. However, there the following raises a number of issues related to the proposed changes which need to be further considered before finalising them.

The proposed amendments to *State Environmental Planning Policy (Infrastructure) 2007* include the following:

**Clause 128 definition:**

*The intent is to provide a definition of landscape rehydration infrastructure in Clause 128.*

The definition of a landscape rehydration structure could expand on the type of materials beyond the vague notion of *natural materials* unless that is itself defined somewhere. These need to be clearly defined and a possible range provided in the proposed Best Practice Code. Materials to be used need to be identified in the Review of Environmental Factors (REF) for the other approvals/licences/permits required for this type of activity. At this stage the Guide doesn't seem to require details of the materials to be specified in the REF. Council's experience is that there always seems to be someone wanting to dump waste material in a gully. Green waste (especially when including weed material), recycled concrete, old bricks with mortar, even a metal car body might be considered *natural materials*. Without clear guidance and when it comes to potential biosecurity and pollution issues there is a need to be particularly careful about what is dumped in waterways due to the ability for it to rapidly spread along an often-sensitive environment.

**9.4 Changes to landscape rehydration infrastructure planning rules (Ref: ; Author: Harlor/Carswell) (Continued)**

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It is noted that the *Protection of the Environment Operations Act 1997* defines *water pollution* and *land pollution* (by paraphrasing) as placing a substance likely to cause degradation resulting in potential harm. Again, this should be referenced as needing to be avoided perhaps by including an appropriate reference in the proposed Best Practice Design Code.

Clause 129A:

*Add a new Clause 129A to Division 25 to provide the planning pathway - development permitted without consent - for landscape rehydration infrastructure.*

Section 129A (1) (b) should be strengthened to require the proponent to take action more than just consideration for any response received within the set time from the relevant Council.

in theory Council should be able to get a response to the landholder within 21 days but in reality, that isn't always possible for various reasons. These include Council not having a resident's email address and having to rely on traditional mail delivery. Consequently, under the draft subclause Council would have 21 days to get the notice (which may have been posted), assess it, possibly inspect the site and have a response posted and delivered back to the proponent. To cover the situation where notices are posted by traditional means (which still isn't uncommon in non-urban areas) the period in subclause (b) should be increased to 28 days.

## Questions

*1. Should landscape rehydration infrastructure be restricted to specific stream sizes/orders?*

This should be included as part of the proposed changes to the ISEPP with approval including a more formal assessment for larger watercourses. Looking at some of the local sites, up to Order 5 is probably reasonable and is the scale at which there may have been a chain of ponds in the past, with larger streams likely to require more complex design to make them resistant to larger flood forces.

A local example is Turallo Creek where it crosses the Kings Highway before entering Bungendore which appears to be an Order 5 stream and would probably be suitable for exempt structures. Similarly, Mulloon Creek at the lower end of the Mulloon farm appears to be Order 5 and probably suitable.

The State government probably still has the expertise for the primary assessment, but maybe Council could have the opportunity to be involved in the assessment process for those larger watercourses?

Clause 128 prescribed zones:

*Add a sub clause to Clause 128 (Definition) to provide for "prescribed zones" in order to specify the zones in which such infrastructure would be permitted without consent.*

## Questions:

*1 Should additional zones such as E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living or RU3 Forestry be included as prescribed zones?*

Zones RU1-RU4 are all appropriate (i.e. include RU3, which is included on p.4 of the Guide but not on p.17 of the Explanation of intended effect). Environmental/Conservation (E/C) zones may not be appropriate as prescribed zones. The Guide appears quite comprehensive

#### 9.4 Changes to landscape rehydration infrastructure planning rules (Ref: ; Author: Harlor/Carswell) (Continued)

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in its REF requirements and the relevant State agencies probably have more specialised expertise in assessing those types of applications than many Council development planners/engineers (although also noting the proposed Best Practice Code could be used by Council staff). If E/C zones were included, then the Guide should have a section where Council may need to approve vegetation removal under the *State Environmental Planning Policy (Vegetation in Non-Rural Areas)* including a reference to the Biodiversity Values map.

2 *Are there regions/landscapes/parts of NSW where the planning pathway for landscape rehydration infrastructure should not be 'development without consent'?*

The Guide already refers to Regulated Land under the *Local Land Services Act 2013*. See above re Biodiversity Values map if E/C zones were included as prescribed zones.

3 *Should landscape rehydration infrastructure be limited to existing eroded streams?*

If the main purpose is to raise the bed of an eroded stream it seems appropriate to restrict activities to eroded streams, although it might be difficult to clearly define whether a small stream is eroded or not.

#### General comment on the Guide:

Reference to 'noxious vegetation' on p.14 should probably be replaced with 'priority weed species identified in a relevant local or regional weed management plan' or 'weeds posing and impact', recognising the change in legislation from the *Noxious Weeds Act 1993* to the *Biosecurity Act 2015*.

The Explanation of intended effect notes that *the proposed amendment to the Infrastructure SEPP aims to simplify and clarify the planning approval pathway for landscape rehydration infrastructure*.

However the Guide makes it clear that depending on the circumstances of the stream and the land adjoining it, that outside of a planning approval there are still a number of approvals, licences and permits (State and Commonwealth) that may be required before construction can occur. Given the intention of the amendments to the ISEPP it seem that there is also a case for rationalising these other required approvals, licences and permits.

#### **Implications**

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

If adopted the changes proposed as part of the Statement of intended effect will be incorporated into *State Environmental Planning Policy (Infrastructure) 2007* which will give them legal force and effect. Other required approvals, licences and permits for this type of development are outlined in the Landscape Rehydration Infrastructure Guide (Attachment 2) as well as their requirements including those to be included in an REF.

##### ***Policy***

The proposed Best Practice Design Guide will be a policy document which will *give landholders technical advice about where it is suitable to locate landscape rehydration infrastructure (for example, types/sizes of streams), design parameters, types of structures, materials to use, and proximity to public infrastructure such as roads and bridges*.



#### 9.4 Changes to landscape rehydration infrastructure planning rules (Ref: ; Author: Harlor/Carswell) (Continued)

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##### ***Environmental***

These changes are designed to provide an improved planning pathway to undertake this form of development with potential to achieve improved environmental outcomes.

Reference to improved environmental outcomes and to the assessment of these are made throughout the environmental outs are made throughout the Landscape Rehydration Infrastructure Guide.

##### ***Sustainability***

These changes are designed to provide an improved planning pathway to undertake this form of sustainable development.

##### ***Strategic***

On its overview of these changes to the planning rules to landscape rehydration infrastructure, the Department of Planning, Industry and Environment have indicated that this is part of the Department's regular review of *State Environmental Planning Policy (Infrastructure) 2007*.

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

This report is a response to the background documents supporting the changes to the planning rules for landscape rehydration being on exhibition until 28 February 2022.




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

The change to planning rules for landscape rehydration shares the same broad goal as Strategic Pillar 3.1.4 of the Community Strategic Plan 2018-2028 *We actively promote and implement sound resource conservation and good environmental practice*.

##### **Conclusion**

Overall, the changes to *State Environmental Planning Policy (Infrastructure) 2007* in regard to planning rules for landscape rehydration infrastructure are supported. However, there are a number of suggested changes as outlined in this report which should be considered and are recommended to be adopted. These mainly relate to the matters raised in Table 1. Proposed changes to the Infrastructure SEPP contained in the Proposed amendment – landscape rehydration infrastructure Explanation of intended effect.

##### **Attachments**

- |   |  |
|---|--|
| Attachment 1<br> | Proposed amendment - landscape rehydration infrastructure Explanation of intended effect December 2021 ( <i>Under Separate Cover</i> ) |
| Attachment 2<br> | Landscape Rehydration Infrastructure Guide December 2021 ( <i>Under Separate Cover</i> )   |
| Attachment 3<br> | Draft Submission - Changes to landscape rehydration infrastructure planning rules ( <i>Under Separate Cover</i> )                      |



9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore (Ref: ;  
Author: Harlor/Hogg)

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File Reference: PJT0061-16

**Summary**

A planning proposal to rezone a further section of 174 Tarago Road, Bungendore (Lot 1 DP 798111) for residential development has been submitted for Council's consideration. The site is located on the northern boundary of the existing village and the area proposed to be rezoned is located within the current 500m buffer to the Bungendore waste transfer station. While Lot 1 DP 798111 is identified for short/medium future residential development within the adopted *Bungendore Structure Plan 2048* (BSP), the BSP notes that "a 250 metre(m) buffer may be sufficient in the future, subject to finalisation of risk assessments and consultation with relevant State Government". Council has not received confirmation to date that a 250-metre buffer to the waste transfer station is sufficient. It is also recommended that the applicant for the planning proposal be requested to convert it into a scoping proposal in accordance with the requirements of the NSW 'Local Environmental Planning Guidelines December 2021' and that initial consultation with the Department of Planning, Industry and Environment (the Department) and other state government agencies commence in order to progress a planning proposal.

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**Recommendation**

**That Council**

- 1. Advise the applicant that a planning proposal to rezone part of 174 Tarago Road, Bungendore (Lot 1 DP 798111) is supported in principle subject to it meeting the requirements of the relevant state government agencies.**
- 2. Request the applicant to convert the current planning proposal into a scoping proposal in accordance with the Department of Planning, Industry and Environment 'Local Environmental Planning Guidelines December 2021', and Council commence initial consultation with the relevant state agencies once a satisfactory scoping proposal is received.**
- 3. Advise the applicant that after initial consultation with the relevant state government agencies, further background work may be required and that the submitted planning proposal may be altered to reflect subsequent findings.**

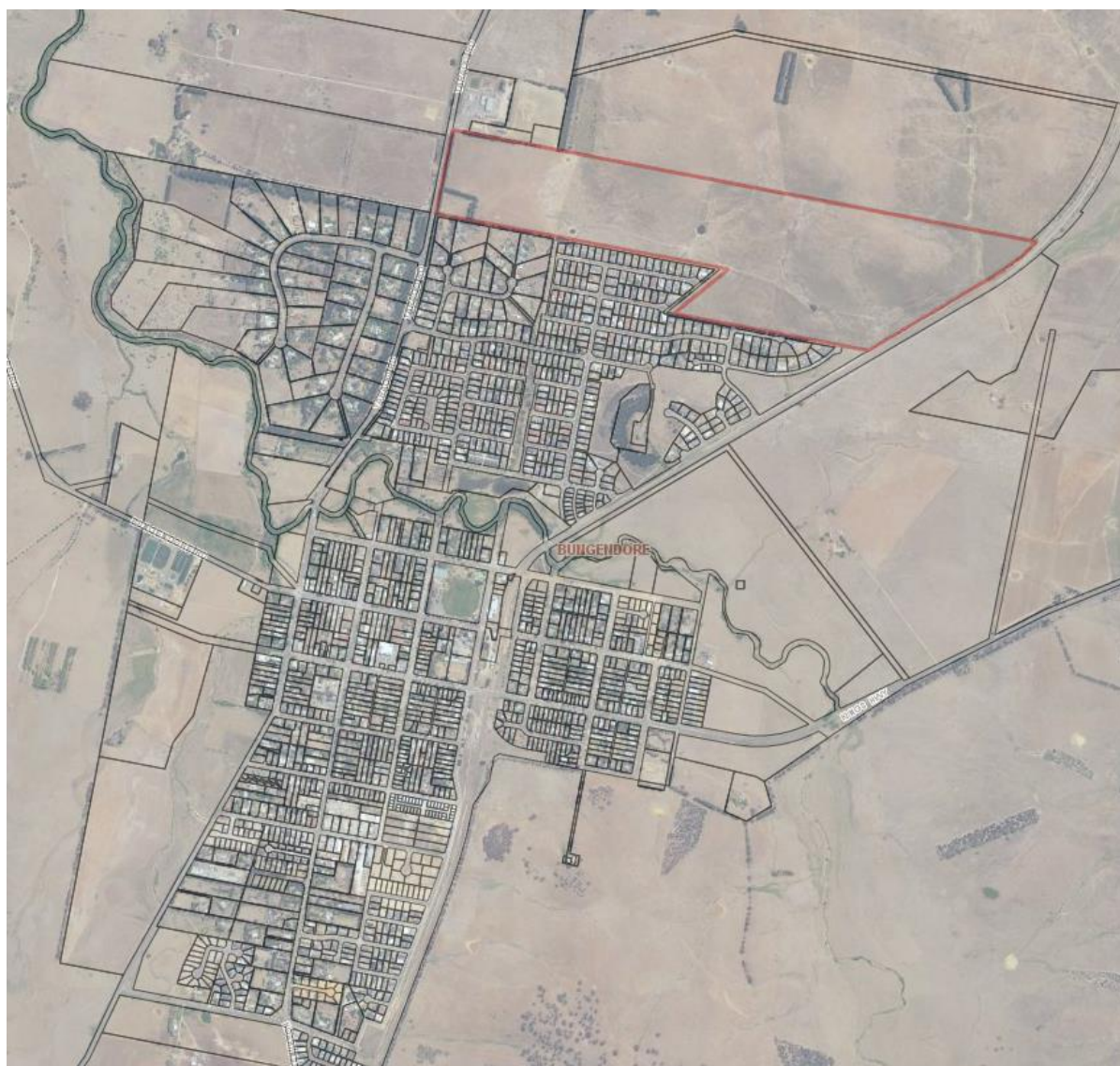
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**Background**

A planning proposal and supporting studies to rezone further land at 174 Tarago Road, Bungendore (Lot 1 DP 798111) was submitted by the applicant on the NSW Department of Planning, Industry and Environment's (the Department's) planning portal on 6 December 2021 for Council's consideration (Attachment 1). This represents an extension to the existing residential zoned land on the site known as 'Elm Grove' to the north of Bungendore village.

The site adjoins the northern boundary of the existing urban edge of the village, with the Canberra – Sydney rail line forming the eastern boundary of the lot and Tarago road forming the western boundary of the lot. Map 1 below shows the boundaries of the Elm Grove site.

9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore (Ref: ; Author: Harlor/Hogg) (Continued)



Map 1 Aerial of Bungendore with the subject lot, Lot 1 DP 798111 ('Elm Grove') outlined in red

This planning proposal seeks to further rezone approximately 12.7 hectares(ha) of the site from RU1 Primary Production to R2 Low Density Residential. The proposal seeks to amend the *Palerang Local Environmental Plan 2014 (PLEP 2014)* to allow for the subdivision of the land into approximately 80 residential lots. This is in addition to the existing eastern part of the site already zoned to accommodate approximately 350 dwellings (see Map 2 over).

The following PLEP controls are proposed to be amended:

PLEP controls	Current	Proposed
Zone	RUI Primary Production	R2 Low Density Residential
Minimum Lot Size (MLS)	80ha	850m <sup>2</sup>
Height of Buildings (HOB)	10 metres (m)	8.5 metres (m)
Lot Averaging (LAV)	Applies	Does not apply

### 9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore (Ref: ; Author: Harlor/Hogg) (Continued)

The proposed controls are consistent with current PLEP 2014 controls applied to adjoining land zoned Zone R2 Low Density Residential on the eastern portion of the site and adjoining land to the south.

In February 2019, Council previously prepared a planning proposal for the eastern section of the (Elm Grove) site. This area was subsequently rezoned from Zone RU1 Primary Production to Zone R2 Low Density Residential in 2020 and provides for approximately 350 dwellings. That rezoning at that time was limited the eastern half of the site to accommodate a 500m buffer from the existing waste management facility in Bungendore.

The area subject to the planning proposal in this instance, seeks to now extend the area of land zoned Zone R2 on the subject land to a 250-metre buffer distance from the waste management facility, as represented by the dark grey area in Map 2 below.



Map 2 Current zoning map with location of the land subject to the proposal indicated in dark grey

The *Bungendore Structure Plan 2048*, adopted by Council on 26 February 2020 (and endorsed by the Department of Planning, Industry and Environment on the 17 September 2020), advises that “Ongoing monitoring of the site has indicated that a 250m buffer may be sufficient in the future, subject to finalisation of risk assessments and consultation with relevant State Government”. At the time of writing, the suitability of a reduced buffer of 250m has not been confirmed by the relevant state government agency.

The original planning proposal was accompanied by eight background studies and one addendum to a background study, including some dating back to 2016 and 2017. Progressing a planning proposal will require significant consultation with relevant state government agency/ies, and existing studies that are more than two years old may require updating and/or amending. The process of amending background studies can take a significant amount of time and can result in requests to the Department for extensions to the Gateway process.

The Department’s Guidelines also outlines the process to be undertaken prior to lodging a planning proposal for a Gateway determination which has not been fully undertaken. It involves preparing a scoping proposal and requesting a pre-lodgement meeting. Once undertaken ‘*Council is encouraged to consult with external authorities and government agencies for initial comment and identification of requirements to progress the proposal*’. Again, this is yet to be undertaken.

**9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore (Ref: ; Author: Harlor/Hogg) (Continued)**

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While this planning proposal was lodged just prior the commencement of the new Department's Guidelines, it is considered that it should be processed in accordance with those guidelines to assist passage through the Department.

***The Way Forward***

To progress this planning proposal, it is recommended that the applicant be:

1. Requested to convert the current planning proposal into a scoping proposal in accordance with the Department of Planning, Industry and Environment 'Local Environmental Planning Guidelines December 2021' and for Council to commence initial consultation with the relevant state agencies once a satisfactory scoping proposal is received.
2. Advised that after initial consultation with the relevant state government agencies that further background work may be required and that the submitted planning proposal may be required to be altered to reflect subsequent findings.

The key issue associated with this planning proposal is confirming with the relevant state agency that a 250-metre buffer from the Bungendore Waste Transfer station is suitable and this will be the focus of initial consultation. To do this is likely to require additional work.

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

A planning proposal must be prepared in accordance with the *Environmental Planning and Assessment Act 1979* (The Act). In this instance, the planning proposal that has been lodged on the planning portal has been prepared by the proponents. In order to satisfy the requirements of s 3.34 of the Act, the proposal will be reviewed to ensure that the requirements of s 3.33 of the Act have been addressed. This review is to be undertaken prior to submitting the planning proposal for a Gateway determination.

***Policy***

As noted above, the Department is currently undertaking a review of the rezoning process and has prepared new Local Environmental Plan Making Guidelines December 2021. These new Guidelines came into effect as of the 15 December 2021. The Guidelines advise that that new planning proposals should undertake pre-lodgement assessment. This stage includes the preparation of a scoping proposal as well as initial consultation with the stage agencies and is intended to understand and resolve agency issues earlier in the process, allowing for a quicker consultation during exhibition. As noted above, most of the studies supporting the proposal are a number of years old and the agencies may require that they be updated and/or amended.

It is recommended that the applicant be requested to convert the planning proposal into a scoping proposal in accordance with the Department's Guidelines.

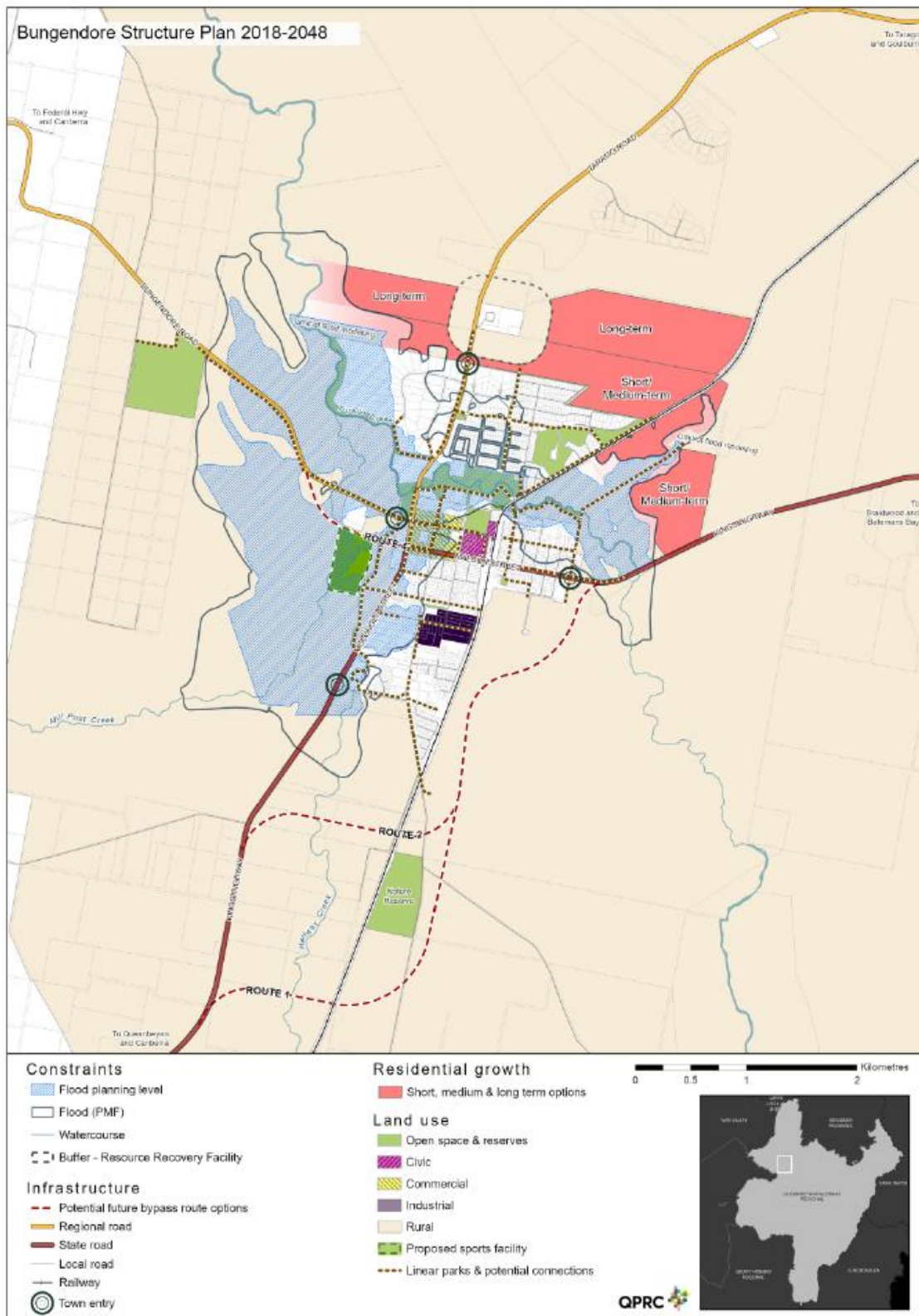
**9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore (Ref: ;  
Author: Harlor/Hogg) (Continued)**

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***Strategic***

The subject site is located adjoining the northern edge of the existing residential area of Bungendore and is within the scope of the *Bungendore Structure Plan*. The *Bungendore Structure Plan 2018* (BSP) was adopted by Council on 26 February 2020 and endorsed by the Department on 17 September 2020. It identifies areas for future residential growth as short, medium- and long-term options, refer Map 3 below. The subject land, Lot 1 DP 798111, is identified as a short/ medium term option for residential growth, with the exception of land within 250 metre to the waste transfer station. It should be noted however that the BSP advises that “*ongoing monitoring of the site has indicated that a 250-metre buffer may be sufficient in the future, subject to finalisation of risk assessments and consultation with relevant State Government*”. Council has not received confirmation from the relevant State agencies that the 250-metre buffer is suitable at this time.

9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore (Ref: ; Author: Harlor/Hogg) (Continued)





**9.5 Planning proposal to rezone land at 174 Tarago Road, Bungendore (Ref: ;  
Author: Harlor/Hogg) (Continued)**

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***Financial***

In the event that this report's recommendations are supported by Council, the applicant will be charged fees in accordance with Council's adopted Fees and Charges.

**Conclusion**

The planning proposal seeks to rezone land to R2 Low Density Residential within the current 500 metre buffer to the Bungendore Waste Transfer Station. Whilst the Council adopted *Bungendore Structure Plan 2048* identifies the site for residential development within the short/medium term, the BSP is also clear that a reduction of the current 500 metre buffer to 250 metre is dependent on the confirmation from the relevant State agencies. Council has not received that confirmation to date. This is likely to be a key issue for this planning proposal and if the recommendations of this report are supported by Council, is also likely to be the focus of initial consultations with state government agencies and is likely to require further work.

**Attachments**

Attachment 1  Elm Grove (Stage 3) Applicants planning proposal for land at 174 Tarago Road, Bungendore (*Under Separate Cover*)



9.6 Local Roads and Community Infrastructure Projects - Phase 3 (Ref: ; Author: Hansen/Cooke)

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File Reference: 11.10.1-01

**Summary**

The Local Roads and Community Infrastructure (LRCI) Program was announced on 22 May 2020. Through the 2020-21 Budget, the Australian Government announced an extension of the LRCI Program, now referred to as LRCI Program Phase 2. On 11 May 2021, as part of the 2021-22 Budget, the Australian Government announced a further \$1 billion for the continuation of the LRCI Program Phase 3.

Under the Phase 3 LRCI funding, Council will receive \$3,055,418.

This report lists potential projects to be funded by the LRCI Phase 3, and may be used to fund standalone projects, or also be considered as co-contribution to the election projects reported to the November 2021 Council meeting.

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**Recommendation**

**That Council:**

- 1. Accept the Local Roads and Community Infrastructure (LRCI) Program Phase 3 grant of \$3,055,418.**
  - 2. Determine the projects to be funded in FY22 and FY23, for lodgement of a works schedule with the Government.**
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**Background**

The Australian Government has committed a further \$1 billion to the Local Road and Community Infrastructure Program (LRCI Program) to support jobs, businesses and the resilience of local economies. Council's share of funding has been calculated in a similar way to how the Roads to Recovery Program and the road component of the Financial Assistance Grants works. This formula takes into consideration road length and population.

From 3 January 2022, Councils will be able to access funding to support delivery of priority local road and community infrastructure projects. Funding is available for local roads and community infrastructure projects that involve the construction, maintenance and/or improvements to council-owned assets (including natural assets) that are generally accessible to the public. All works need to be completed by 30 June 2023.

Council had previously considered a schedule of projects for submission to the BLERF and Black Summer grant programs, or as projects submitted to candidates for election commitments. Wright Park and the D&S Motors projects for example, were recently unsuccessful in those grant bids.

## 9.6 Local Roads and Community Infrastructure Projects - Phase 3 (Ref: ; Author: Hansen/Cooke) (Continued)

**Implications****Asset**

Councillors have considered a number of requests in former and current Operational Plans (OP) and Delivery Programs (DP), that may now be contemplated for funding, including:

<b>Item</b>	<b>Location</b>	<b>Project</b>	<b>Estimate</b>
1	BGD – Halfway Creek Road	Construct Halfway Creek Road from Molonglo Street Roundabout to the Bungendore Sports Hub.	\$850,000
2	QBN – Wright Park Amenities	Construct a new amenities building at Wright Park, Queanbeyan.	\$1,300,000
3	QBN – Queanbeyan Archery Club Amenities	Construct a new amenities building at the Queanbeyan Archery Club, Hoover Road, Queanbeyan.	\$240,000
4	BGD – Val Gardner Park Playground Upgrade	Upgrade play equipment and install new picnic shelters and furniture.	\$375,000
5	QPRC – Shared path priorities in PAMP	Construction of shared paths as identified in the PAMP priority list.	\$400,000
6	QBN – River Walk	Construct remaining sections of the Queanbeyan River Walk - 400m South of Dane Street to Thorpe Avenue.	\$700,000
7	QBN – East Queanbeyan Tennis Club	Upgrade/ resurface the tennis courts at East Queanbeyan Tennis Club.	\$250,000
8	CFL – Foxlow Park Playground Upgrade	New play equipment, shade sail, picnic shelters, turf irrigation and tree planting.	\$285,000
9	BGD – Hoskinstown Road	Seal 1,000m of Hoskinstown Road from Hoskinstown towards Rossi Road.	\$600,000
10	BWD – D&S Motors site	Undertake decontamination and demolition works; construct new pedestrian access and facilities	\$1,300,000
		<b>Total:</b>	<b>\$6,300,000</b>

### 9.6 Local Roads and Community Infrastructure Projects - Phase 3 (Ref: ; Author: Hansen/Cooke) (Continued)

The following projects are recommended to Council for funding:

Item	Location	Project	Estimate
1	BGD – Halfway Creek Road	Construct Halfway Creek Road from Molonglo Street Roundabout to the Bungendore Sports Hub.	\$855,418
2	QBN – Wright Park Amenities	Construct a new amenities building at Wright Park, Queanbeyan.	\$1,300,000
3	CFL – Foxlow Park Playground Upgrade	New play equipment, shade sail, picnic shelters, turf irrigation and tree planting	\$285,000
4	QBN – Queanbeyan Archery Club Amenities	Construct a new amenities building at the Queanbeyan Archery Club, Hoover Road, Queanbeyan.	\$240,000
5	BGD – Val Gardner Park Playground Upgrade	Upgrade play equipment and install new picnic shelters and furniture	\$375,000
		<b>Total:</b>	<b>\$3,055,418</b>

#### ***Engagement***

Should the projects be submitted in the works schedule to Government be drawn from an adopted DP or submitted (and excluded) from an OP, further community engagement may not be required, in turn enabling procurement of contractors to undertake the work in FY22 and FY23.

#### **Attachments**

Attachment 1 LRCI Grant Guidelines - Phase 3 (*Under Separate Cover*)





9.7 QPRC Cultural Grants Funding Application - Queanbeyan Junior Brass Incorporated (Ref: ; Author: Richards/Mirowski)

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**File Reference:** Cultural Arts Assistance 1.1.3

**Summary**

On 2 February 2022, Queanbeyan Junior Brass Incorporated submitted an application for funding for a Council Cultural Grant.

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**Recommendation**

**That Council approve the allocation of a donation of \$2,350 from the Cultural Grant Scheme to Queanbeyan Junior Brass Incorporated to assist with costs of staging a weekend workshop with specialist instrumental instructors, for children in the band.**

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**Background**

The application seeks funding of \$1950 towards costs for a weekend music workshop for children in the Queanbeyan Junior Brass Band, and \$400 for purchasing needed percussion equipment, including cymbals. The band currently has 22 members.

Through the free weekend workshop, which will include instrumental tuition from members of Canberra Brass on a small-fee basis, the band convenors hope to provide an opportunity for accelerated learning for the children, through immersion for an entire weekend in brass music. The funding application is at **Attachment 1**.

**Implications**

***Legal***

Due to the ongoing COVID-19 Pandemic, all applicants for QPRC Cultural Grants are required to submit a satisfactory COVID Safe Plan with their application and comply with all COVID health and social distancing requirements in place during their project. A satisfactory COVID Safe Plan was attached to the application. A copy of the Plan is at **Attachment 2**.

***Policy***

QPRC Cultural Grants are administered in line with *Councils Donations Policy 2020* (for donations under S.356 of the *Local Government Act 1993*). Under the Policy, Council commits to providing financial assistance for the development of positive and beneficial projects which address the identified objectives of the *QPRC Community Strategic Plan 2018-2028*. The project aligns well with Strategic Pillar 1 – Community, which is ‘We build on and strengthen our community cultural life and heritage’. This project is expected to develop the cultural capacity of our LGA’s community.

The project meets the aims and objectives of QPRC Cultural Grants. The application demonstrates that the project will benefit the Queanbeyan-Palerang community through its cultural and artistic outcomes. As the applicant is an incorporated not-for-profit organisation which will employ professional music tutors on a small-fee basis for the weekend music workshop, the project meets the eligibility criteria for a grant of up to \$3,000

**9.7 QPRC Cultural Grants Funding Application - Queanbeyan Junior Brass  
Incorporated (Ref: ; Author: Richards/Mirowski) (Continued)**

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***Social / Cultural***

This project may result in social and cultural benefits for the LGA's community. The band is managed by volunteers and provides free music tuition and free instrument hire for children up to 18 years of age. The band provides an opportunity for children whose families may not otherwise be able to afford private music tuition to learn and gain experience in music and musical performance.

***Financial***

There are sufficient Cultural Grant funds available to fund this request. \$16,500 of the \$25,000 Cultural Grants allocation for 2021/22 is available.



<b>Program Code</b>	<b>Expense Type</b>	<b>Funding source</b>		<b>Amount</b>
3020-5070	Donations Cultural Activities	Grants – Cultural Grants 2021/22	\$	2,350

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**Conclusion**

The Cultural Grants funding application meets the aims and objectives of the program, and aligns with the QPRC Community Strategic Plan

**Attachments**

- Attachment 1  Attachment 1 - Cultural Grants Application Queanbeyan Junior Brass  
(Under Separate Cover)
- Attachment 2  Attachment 2 - COVID Safety Plan (Under Separate Cover)



9.8 Classic Holden Nationals Event 2023 (Ref: ; Author: Richards/Wightman)

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File Reference: 1.4.1

**Summary**

Hosting events of significance provides considerable economic and social benefit to the community. In accordance with the QPRC Events Strategy 2018-25, the Events team is committed to attracting and assisting new events in the region.

Securing the Classic Holden Nationals Event in 2023 would, according to economic modelling, provide an additional \$1.6m in economic output, add \$652k to the GRP and create an additional twelve annual jobs within the region. In addition, the celebration of Australia's rich motor history would provide another opportunity to bring the community together and increase civic pride for our region as a host of significant events. It would also increase destination awareness.

The organisers of the Classic Holden Nationals, Autofest, are in the process of selecting a host city for the 2023 event and have identified the Queanbeyan Showground as a suitable central hub. Autofest have more than 30 years experience in planning and executing motor events and seek a mutually beneficial partnership with QPRC.

This event would form an integral part of economic recovery from COVID, offering support to the accommodation, hospitality and retail sectors that have been severely impacted by two years of reduced demand.

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**Recommendation**

**That Council:**

- 1. Support the Classic Holden Nationals for 2023 to be held at Queanbeyan Showground and surrounding areas from 2 to 6 February 2023.**
  - 2. Provide \$12,000 + gst funding to assist with marketing, logistics and operational expenses of the event.**
  - 3. Waive the showground hire fee for the five days of the event.**
  - 4. Provide in kind support from the events team in traffic management and other event requirements.**
- 

**Background**

QPRC is developing a strong reputation as host of significant events (e.g. Oktoberfest, Good Folk, Music by the River, and others). The Events team has identified the Classic Holden Nationals as a suitable Category 3 event. Autofest has sound and experience in delivering are events throughout Australia.

Classic Holden Nationals celebrates the rich history of Holden vehicles in Australia between the 1940s and the 1970s. With the recent closure of Holden manufacturing and retail operations in Australia, the nostalgia for, and interest in, this iconic brand is expected to increase in the coming years.

Autofest have signalled their interest in bringing their event to regional areas impacted by the bushfires in recent years to support economic recovery efforts. The event has, post-COVID, been refreshed and expanded and will be held in Mansfield Shire in 2022.

**9.8 Classic Holden Nationals Event 2023 (Ref: ; Author: Richards/Wightman)  
(Continued)**

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Event participants will be owners of classic Holden vehicles accompanied by family and friends. In addition, spectators will be drawn from the surrounding regions to observe the spectacle and participate in various public events within the program.

Activities will include:

- drives around the region, visiting our towns and tourist attractions
- public 'show and shine' car shows
- live music performances
- 'poker run' tours
- a gala awards ceremony
- a formal dinner/dance event

Classic Holden Nationals is a family-friendly event that celebrates motoring nostalgia in a friendly and safe environment. The event is held over 4 nights and 5 days, from Thursday through to Monday. Current proposed dates for 2023 are February 2-6.

**Implications*****Social / Cultural***

Car shows have proven to be very popular events in this region. Classic Holden Nationals will bring an immersive cultural experience of Australian motor history to the residents of Queanbeyan-Palerang. The vehicles will tour the region and be accessible in various locations at both organised public appearances and as they move between and around our towns.

Participants in classic car events are typically of mature age, with a high disposable income and a propensity to support the region's cultural, dining and retail operators, beyond the central event hub to explore the entire region and share the economic impacts.

Following the extended traumatic period of bushfires, drought and COVID, large community events such as these provide the opportunity to bring together our towns and villages to celebrate popular and accessible cultural icons.

***Economic***

Established economic modelling indicates the direct and indirect benefits that flow from events. Modelling is premised on the following outcomes, determined in consultation with the event organiser and informed by data from Tourism Research Australia, Destination NSW, the organiser's experience with similar events in other regional areas and reference information from Census/ ID Profiler.

- The event will attract 350 participants, with 95% (333) coming from outside the immediate region, requiring accommodation and dining.
- Each participant brings an average of 1.5 accompanying guests.
- The majority of participants stay for the entire 4 night / 5-day event.
- Domestic overnight event tourists spend an average of \$307 per person per day on accommodation, dining, transport, and ancillary costs (SOURCE: Destination NSW).

### 9.8 Classic Holden Nationals Event 2023 (Ref: ; Author: Richards/Wightman) (Continued)

- Domestic day visitors to events spend an average of \$116 per person.
- Based on previous comparable events and this region's proximity to the large source market of Canberra, an estimated 1750-day visitors will be drawn into the region across the event.

#### Event Economic Modelling – Classic Holden Nationals 2023

	Output (\$)	Value-added (\$)	Local Jobs
<b>Direct impact</b>	1272311	507001	9.5
<b>Industrial impact</b>	301950	116499	1.3
<b>Consumption impact</b>	63743	28927	0.4
<b>Total Impact</b>	1638004	652427	12

Source: National Institute of Economic and Industry Research (NIEIR) © 2021.  
Compiled and presented in economy.id by.id (informed decisions).

Total visitor spends of \$1.48m would lead to an increase in output in Queanbeyan-Palerang of \$1.64m and add an additional \$652k to the regional GRP. The combination of all direct, industrial and consumption effects would result in a total estimated increase of employment equivalent to 12 annual local jobs located in Queanbeyan-Palerang.

#### **Strategic**

##### *QPRC Events Strategy 2018-25*

Hosting this Classic Holden Nationals aligns with the Strategy's goals of attracting new events that attract interstate visitors with the aim of providing significant economic and community benefit. This event is classified as a 'Category Three', the premier tier under the strategy, with the highest desirability and economic benefit.

##### *QPRC Tourism Plan 2017-25*

The Tourism Plan identifies the value and importance of growing the visitor economy in Queanbeyan-Palerang. Events such as the Classic Holden Nationals will assist to grow destination awareness and act as a catalyst for continued product development.

#### **Financial**

The 2018-2025 Events Strategy was supported by an Events budget that existed to attract events to the region (Category 3 events) or support community events (Category 2 events). This budget allocation was removed by the previous Council. This means that any financial contribution to attract events to the region would need to be resolved by Council as a budget review on a case by case basis. Events that previously benefitted and are now established in ongoing, annual budgets include Oktoberfest, National Folk Festival and Music by the River.

#### **Conclusion**

Classic Holden Nationals Event 2023 is an iconic Australian car event that will bring visitors to the QPRC region from the nation. This type of event will provide significant economic and community benefit and is supported by the QPRC Tourism and Event strategies.

#### **Attachments**

Nil



9.9 Draft Community Strategic Plan 2042 (Ref: ; Author: Monaghan/Tozer)

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File Reference: 51.1.1

**Summary**

NSW councils are required to prepare and endorse a Community Strategic Plan (CSP) by 30 June in the year following the local government election. Due to the timing limitations, and then the delay in the election from September to December 2021, the development of QPRC's new CSP commenced in mid-2021.

QPRC joined six other councils and the Canberra Regional Joint Organisation in approaching the CSP development from a regional perspective. This approach provides the individual councils with their own CSP, as well as a regional view of community aspirations and priorities, which will assist with the CRJO's engagement with State and Federal Government agencies.

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**Recommendation**

**That Council endorse the draft Community Strategic Plan 2042 for public exhibition.**

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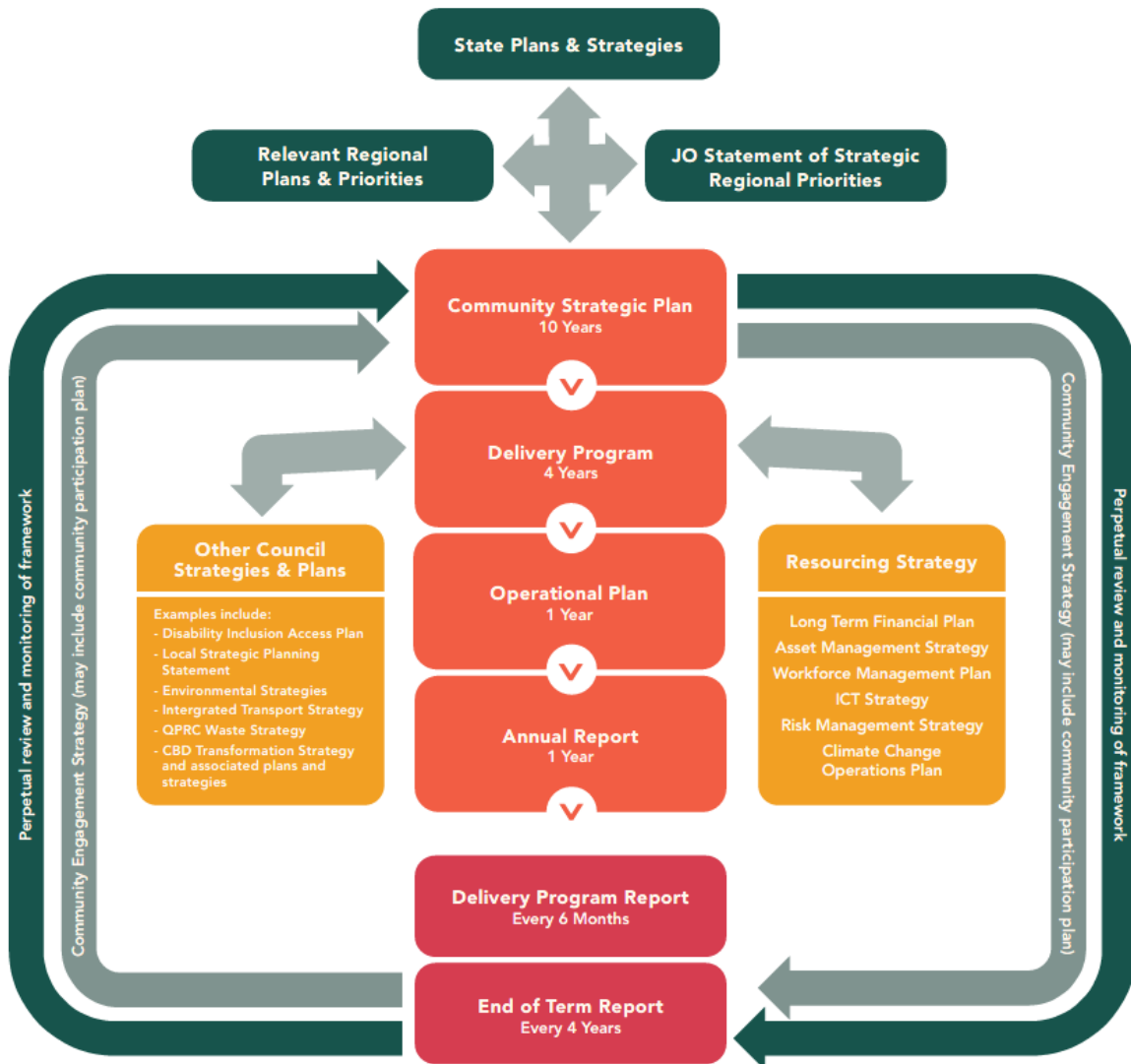
**Background**

The CSP forms part of the Integrated Planning and Reporting (IPR) framework required of all councils: based on a 10 year horizon, defining the key issues and ambitions of the community, setting the strategic directions, and guiding the foundations for the (four year) Delivery Program (DP). Notably, most councils blend their directions under the pillars set by the framework (community, environment, infrastructure, economy and leadership), while QPRC has shaped those into the pillars of community, choice, character, connection and capability – in turn framing the organisation and service structures.

The actions from the various strategies and plans adopted by Council have been placed in a matrix, indicating the status of each action within each pillar (community, choice, character, connection and capability). The actions carried forward from the previous DP (ie funded but incomplete), and new actions proposed by staff from those strategies and plans for inclusion in the next DP (ie unfunded, not commenced), will be ranked using triple bottom line and relevance to the draft CSP and latest community survey.

9.9 Draft Community Strategic Plan 2042 (Ref: ; Author: Monaghan/Tozer)  
(Continued)

The IPR framework is illustrated below:



**Implications**

**Legal**

The following is a summary of the requirements of section 402 of the *Local Government Act 1993* relating to the Community Strategic Plan:

- Each local government area is to have a Community Strategic Plan that has been developed and endorsed by the council on behalf of its community.
- The Community Strategic Plan is to identify the main priorities and aspirations for the future of the local government area.
- The Community Strategic Plan must cover a minimum timeframe of 10 years.
- The Community Strategic Plan must establish strategic objectives together with strategies to achieve those objectives.

**9.9 Draft Community Strategic Plan 2042 (Ref: ; Author: Monaghan/Tozer)  
(Continued)**

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- The council must review the Community Strategic Plan before 30 June in the year following an ordinary election of council. The council may endorse the existing plan, or develop and endorse a Community Strategic Plan, as appropriate, to ensure that the area has a Community Strategic Plan covering at least the next 10 years

***Engagement***

While the original engagement plan was hampered by the Covid-19 restrictions that were put in place during mid-2021, the fact that more than 1,700 residents were engaged during the process is an excellent result. This response rate is higher than any other engagement process undertaken by QPRC since the development of the original CSP in 2017.

Due to the those restrictions, the majority of engagement was undertaken online, or over the phone. It is acknowledged that this would have prevented some community members from contribution, however given the circumstances staff were satisfied with the strength of community representation.

The results of the engagement and the methods used are outlined in the attached Engagement Report.

Further engagement will be undertaken with the community during the exhibition of the draft CSP. Significant community engagement will also be required as part of the development of the Delivery Program and staff are mindful of engagement fatigue during this period. Given the great response rate in mid-2021 and the high level nature of the CSP, it is recommended that a light version of engagement be undertaken on the draft CSP, with greater focus placed on the Delivery Program engagement during April, May and June.

The focus of the engagement on the draft CSP will largely focus on checking whether the vision and key strategies are in line with community expectations and ensure nothing significant has been missed. Staff will emphasise that the detailed actions will appear in the Delivery Program and Operational Plan

**Draft Community Strategic Plan**

Exhibition period: 25 February-1 April (35 days)

Engagement methods:

- Yourvoice
- Email to all Yourvoice subscribers
- Media release
- Email/letter to all community committee reps and key community contacts, including schools and community associations
- Advertising in local newspapers
- Social media coverage, including video
- Online community forum
- Coverage in e-newsletter and QPRC News (dependent on timing)

**9.9 Draft Community Strategic Plan 2042 (Ref: ; Author: Monaghan/Tozer)  
(Continued)**

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Workshop following exhibition: 6 April

Report back to Council for endorsement: 13 April

Initial thoughts on the engagement approach for the Delivery Program and Operational Plan is shown below, noting that this will be further clarified in the report to Council on 27 April:

Exhibition period: 29 April-6 June (38 Days)

Engagement methods

- Yourvoice
- Email to all Yourvoice subscribers
- Media release
- Email/letter to all community committee reps and key community contacts, including schools and community associations
- Advertising in local newspapers
- Social media coverage, including video
- Community Meetings
- Online meetings (to be confirmed)
- Development of discussion guide for community groups and associations
- Coverage in e-newsletter and QPRC News (dependent on timing)

***Financial***

By joining with the CRJO and six other councils, the project achieved estimated cost savings of ~50% through economies of scale. In 2017, the initial CSP for QPRC cost in excess of \$100,000. On this occasion, the cost was \$54,000. This funding was included in the 2021-22 budget.

The contract with Projectura included delivery of the draft document and no additional costs are required for completion.

***Integrated Plan***

The CSP is the highest level document in the Integrated Planning and Reporting Framework. It is important to acknowledge that the CSP is the community's plan and highlights the aspirations and the visions that the community has for the entire LGA. Many of the actions contained in a CSP will not be a direct responsibility of the Council, however Council may play an advocacy role in achieving the aspiration.

For instance (and not related to QPRC) a community may be adamant that health services need to be improve. A council normally cannot deliver health services, however may have a role to advocate strongly for action and investment from other levels of government, or private enterprise.



**9.9 Draft Community Strategic Plan 2042 (Ref: ; Author: Monaghan/Tozer)  
(Continued)**

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The IPR Guidelines state:

*While a council has a custodial role in initiating, preparing and maintaining the Community Strategic Plan on behalf of the local government area, it is not wholly responsible for its implementation. Other partners, such as state agencies, non-government organisations, business and industry, joint organisations and community groups may also be engaged in delivering the strategies of the Plan.*

**Conclusion**

This report recommends that the draft CSP be placed on exhibition. All public submissions will be presented to Council, prior to officially endorsing the CSP. There is an opportunity for amendments following the exhibition period.

**Attachments**

- |  |  |
|--|--|
| Attachment 1   | Draft Community Strategic Plan (low res) <i>(Under Separate Cover)</i> |
|  Attachment 2 | Engagement report - draft CSP <i>(Under Separate Cover)</i>            |
|  Attachment 3 | CRJO Regional Community Strategic Plan <i>(Under Separate Cover)</i>   |
|              |  |



9.10 Quarterly Budget Review Statement for the Quarter Ending 31st December 2021 (Ref: ; Author: Monaghan/Blakey)

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File Reference: 43.7.2-15

**Summary**

The December 2021 Quarterly Budget Review Statement (QBRS) provides a summary of Council's financial performance at the end of the December 2021 and reports on progress made against the original budget adopted by Council in its 2021/22 Operational Plan.

The budget adjustments recommended to Council for approval result in a net decrease to the forecast consolidated budgeted surplus of \$3.8M, and a net increase to the forecast unrestricted cash of \$2.2M.

The revised forecast budgeted operating result for the year to 30 June 2022 is a deficit of \$1.9M comprising a deficit of \$7.9m in the General Fund and an offsetting surplus of \$6.0M in the combined Water and Sewer Funds.

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**Recommendation**

**That Council:**

- 1. Receive the December 2021 Quarterly Budget Review Statement and adopt the budget variations outlined in the report**
- 2. Note the estimated consolidated budget deficit of \$1,868,829**

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**Background**

Quarterly Budget Review Statements provide progress reporting against the original annual budget and subsequent revisions at the end of each quarter. A detailed list of budget variances has been collated with the Branches and Portfolios across the organisation.

The following financial reports are included in the December QBRS:

- 1. Consolidated Budget Summary:** This is a consolidated Council budget summary and shows the actual income, expenditure and capital balances as at 31 December 2021, against the original annual budget, with proposed budget adjustments and an updated annual budget forecast.
- 2. Cash and Reserves Statement:** This report shows the Council's total cash and reserves and working funds as at 31 December 2021, taking into account total cash and reserves, and current debtors.

The Cash and Reserves report shows the unrestricted working fund balance of \$8.1M as at 31 December 2021.

**9.10 Quarterly Budget Review Statement for the Quarter Ending 31st December 2021  
(Ref: ; Author: Monaghan/Blakey) (Continued)**

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3. Summary by Fund: This provides the same budget summary reports listed by each fund: General, Water and Sewer. This report includes commentary to explain each the proposed budget adjustments.
  
4. Summary by Branch: This provides the same budget summary report, by Branch.
  
5. Capital Expenditure Statement: This report provides actual balances as at 31 December 2021 for every capital works project, reported against the original annual budget, with proposed budget adjustments and an updated annual budget forecast.

**Proposed Budget Adjustments**

The significant budget adjustments recommended in the December QBRS include:

- Reduction to fees and charges income to account for the deferral of private works to a future financial year. This has been offset by increased income associated with additional development activity and s10.7 Planning Certificates.
  
- Materials and contracts expenditure has increased by \$3M. The increase is largely due to accounting treatment for the developers contributions granted to Council in the current period, and paid out as an expense in accordance with a Voluntary Planning Agreement entered into for the reimbursement of roads, footpaths and drainage provided as part of an existing development.
  
- Additional operational road maintenance works have been required due to unforeseen weather conditions. This has been partly offset by reduction in capital road works.
  
- The QCCP project has now commenced, and net construction cashflows have been reviewed. Projected capital expenditure on the QCCP in 2021/22 has been spread to the next financial year, reducing by \$6M to \$21M.

**Capital Works Program**

The revised capital works budget for 2021/22 is \$165 million with 19% expended as at 31 December. The revised budget includes new capital works as a result of grant announcements in the current financial year and project cashflow adjustments to existing projects.

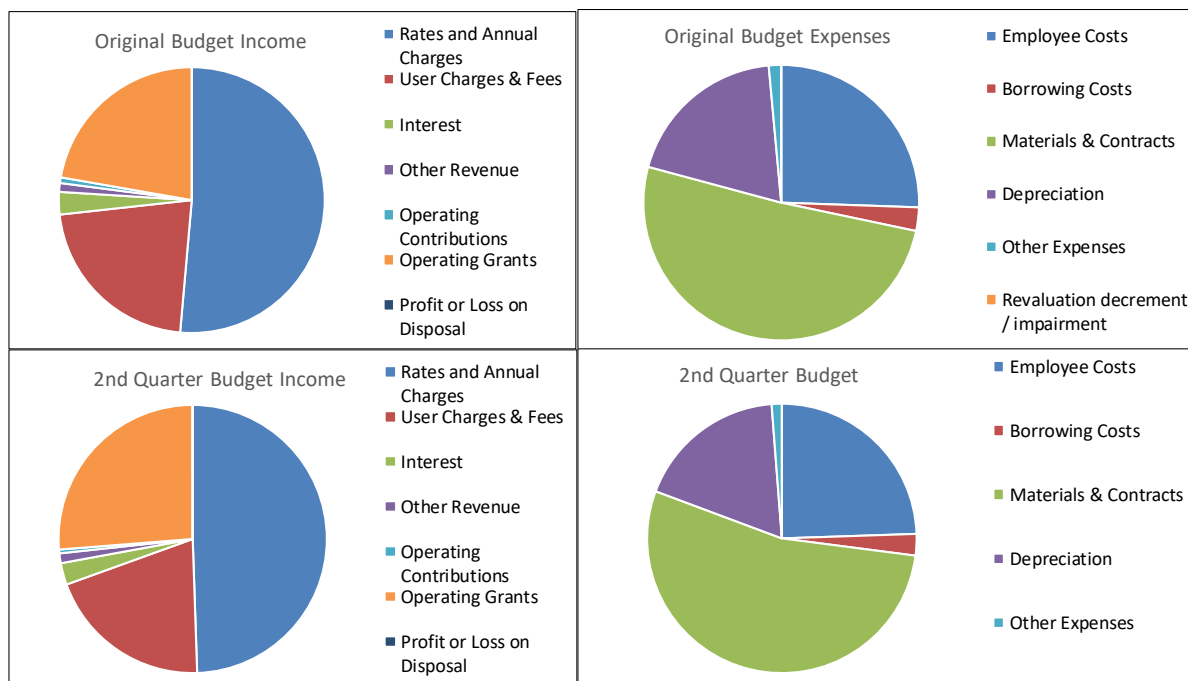
**Implications*****Legal***

This QBRS complies with clause 203(1) of the Local Government (General) Regulation 2005 which requires that, not later than 2 months after the end of each quarter, excluding the June quarter, the responsible accounting officer must submit a budget review statement to Council.

***Financial***

The financial reports contained within the QBRS provide a summary of the consolidated result projected to June 2022.

9.10 Quarterly Budget Review Statement for the Quarter Ending 31st December 2021  
(Ref: ; Author: Monaghan/Blakey) (Continued)




**Integrated Plan**

The QBRS is a tool to monitor Council’s progress against the operational plan and the ongoing management of Council’s budget.

**Conclusion**

The net total of recommended budget adjustments for the December QBRS is a \$3.7M reduction in the operational surplus and \$2.2M improvement to unrestricted cash. The list of adjustments is summarised in the attached report.

**Attachments**

- Attachment 1  December 2021 Quarterly Budget Review Statement (*Under Separate Cover*)



**File Reference:** 43.6.5-02

### **Summary**

In accordance with the *Clause 212 of the Local Government (General) Regulation 2005*, the Investment Report is presented to Council monthly. This report presents the investment result for January 2022.

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### **Recommendation**

**That Council:**

1. **Note the investment return for January 2022 was -\$337,326.**
  2. **Note the investment portfolio has been made in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Queanbeyan-Palerang Regional Council's Investment Policy.**
  3. **Receive the Investment Report for the month of January 2022.**
- 

### **Background**

#### ***Cash and Cash Equivalent Investments***

A list of Council's cash and investments held on 31 January 2022 is detailed in the attached Investment Report Pack.

Over the last 12 months, Council's portfolio produced an annualised rate of return of 1.70%, outperforming the benchmark Bank Bill Index by 1.67%.

On 31 January 2022, the principal amount invested was \$192,930,427 and the 2021/22 financial year return to date was \$1,312,838 which is 32.9% of Council's 2021/22 budgeted return.

#### ***Market Update***

At their February 2022 meeting, the Reserve Bank (RBA) opted to maintain the cash rate at 0.10% but chose to end their quantitative easing program; ceasing further acquisitions under the bond purchase program in February 2022.

The market is now pricing a cash rate increase in the second half of 2022. While the RBA's initial expectations of leaving the cash rate on hold until 2024 have faded, any movement this calendar year is plausible but unlikely.

Of the total \$192.9 million investment portfolio, Council holds \$28.8 million in TCorpIM long- and medium-term funds. Both funds felt stock market pressures in January 2022 with respective regressions of \$317,958 and \$133,756. While these funds are exposed to additional investment risks to generate higher potential returns, they are structured with longer term time horizons. The minimum advised investment time frame for the MTGF is 3-7 years and 7+ years for the LTGF.

Paired with cash asset classes, these growth assets form a diversified portfolio within the restrictions of the Investment Policy.

9.11 Investment Report - January 2022 (Ref: ; Author: Monaghan/Drayton)  
(Continued)

### Implications

#### **Legal**

Council's investments as listed in Table 2 of the attached Investment Report Pack comply fully with section 625 of the *Local Government Act 1993* and clause 212 of the Local Government General Regulations 2021, and Council's Investment Policy.

Certified by Josh Staniforth, Responsible Accounting Officer, 10/2/2022.

#### **Policy**

The Investment Policy was adopted by Council on 28 July 2021 and is due for review in June 2022.

#### **Financial**

Council's cash and investment balance is made up of restricted and unrestricted funds. Restrictions can be external eg Developer Contributions or internal eg by resolution of Council. Restricted investments cannot be used for general purpose expenses as they are either subject to some form of external legislative or contractual obligation or are dedicated to future Council commitments.

The following tables show the 31 January 2022 cash and investments balance by fund and by restriction.

<b>Fund</b>	<b>\$</b>
General	74,726,336
Water	34,967,703
Sewer	77,704,254
Trust	459,322
Unrestricted*	5,072,812
<b>Total Cash &amp; Investments</b>	<b>192,930,427</b>

<b>Restriction</b>	<b>\$</b>
Unexpended Loans	-5,416,512
Developer Contributions	52,223,208
Unexpended Grants	20,538,467
External Restrictions (Other)	108,622,418
Internal Restrictions	11,890,034
Total Restrictions	187,857,615
Unrestricted*	5,072,812
<b>Total Cash &amp; Investments</b>	<b>192,930,427</b>

\*Unrestricted funds are a working balance and fluctuate over time as Council's operational plan is carried out during the financial year.



9.11 Investment Report - January 2022 (Ref: ; Author: Monaghan/Drayton)  
(Continued)

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**Conclusion**

On 31 January 2022, the 2021/22 Financial Year investment return amounted to \$1,312,838. The investment returns are added to the associated restricted funds (e.g. developer contributions) that form Council's investment portfolio.

**Attachments**

Attachment 1      Investment Report Pack - January 2022 (*Under Separate Cover*)





9.12 Draft Financial Assistance and Debt Recovery Policies (Ref: ; Author: Staniforth/Robinson)

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**File Reference:** 52.5.4

**Summary**

The Debt Recovery Policy was last adopted in June 2018 and is due for review with the new Council term. The Financial Hardship Assistance Policy was adopted in June 2019, with the hardship provisions subsequently extended with the additional Financial Assistance for Drought, Bushfire and Covid Policy that was adopted in May 2020.

There have not been any legislative updates relating to debt recovery since the policy was last adopted, however some policy content changes have been recommended within the revised draft policies, and policy documents have been restructured and streamlined.

Additionally, the provisions of the two previous hardship policies have been brought together into one draft Financial Hardship Policy, consistent with the objective to simplify and improve access to hardship provisions for all eligible ratepayers who require assistance.

This report proposes refreshed Financial Assistance and the Draft Debt Recovery Policies for exhibition.

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**Recommendation**

**That:**

- 1. Council place the Draft Hardship and Financial Assistance Policy and the Draft Debt Recovery Policy on public exhibition for a period of 28 days.**
  - 2. A report considering all submissions and recommended Policy amendments be brought back to Council following exhibition.**
- 

**Background**

Council deferred debt recovery actions during the initial Covid impact, and extended the terms of the upgraded financial assistance policy to ratepayers suffering from the effects of drought, bushfire and Covid seeking to enter arrangements to pay, without the penalty of interest charges. The decision to pause all legal action was in compliance with legislative amendments passed by NSW Parliament in May 2020 as part of the COVID-19 support package provided by Government.

The 'Financial Assistance Policy – Drought, Bushfire, COVID-19' was adopted and continues to be offered to ratepayers who require extra financial assistance, to allow up to 2 years interest free repayment arrangements. Rates staff continue to use this policy to provide payment arrangement options to assist ratepayers with debt management in difficult times. This report recommends that the provisions of the policy be incorporated into one consolidated, ongoing Hardship and Financial Assistance Policy.

**9.12 Draft Financial Assistance and Debt Recovery Policies (Ref: ; Author: Staniforth/Robinson) (Continued)**

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It is recommended that Council continue to provide hardship assistance that maximises the opportunity for staff to work with ratepayers, to allow flexible payment options and longer term repayment periods where required.

Some policy content changes have been recommended within the revised draft policies, and policy documents have been restructured and streamlined. Proposed policy changes include:

1. Increased delegations for Council Officers to write-off high water usage charges associated with an undetectable leak.

In accordance with the current Council's Financial Hardship Assistance Policy, Council may waive water usage charges associated with the leak, up to a value of \$1,000. However, it has been Council's practice to consider higher amounts at a Council meeting and resolve to waive the charges up to 1,000kl. The revised draft policy proposes to remove the requirement to report to Council, allowing the CEO (and subdelegated officers) to write off up to 1,000kl if the policy conditions are met.

2. Remove maximum value for the write-off of interest charges

The current Hardship Policy provides delegated authority to the CEO (and subdelegated officers) to write off interest up to \$200. The revised policy proposes to remove the maximum write-off value, and instead provides conditions to assist Council officers to make an appropriate assessment.

3. Allow escalation of unresolved claims to be considered by Council

The proposed policies aim to improve the options available to Council officers to work with ratepayers and make hardship assessments quickly and fairly in accordance with a standard set of conditions. Under this policy, only hardship claims that cannot be resolved would be escalated to the Council on an exception basis, after a review process.

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

The Local Government Act provides the legal framework for how councils set and levy rates and charges each year and recover debt from overdue rates and charges, including for waiving or reducing rates in cases of hardship.

Several sections of the *Local Government Act 1993 (the Act)*, apply:

- sections 356, 564, 566, 567, 568, 570, 575, 577, 582, 585, 595 to 601, 610

Several sections of the *Local Government (General) Regulation 2021* apply:

- sections 130, 131, 133, 144 and 213

Provisions of the *NSW Privacy and Personal Information Protection Act 1998* and the *Valuation of Land Act 1916* are to be observed.

Additionally, the OLG and NSW Department of Justice have published mandatory Debt Management and Hardship Guidelines.

**9.12 Draft Financial Assistance and Debt Recovery Policies (Ref: ; Author: Staniforth/Robinson) (Continued)**

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***Policy***

There are new Draft “Financial Hardship & Debt Recovery Policies” attached for Council’s consideration. The Policies provide guidance on the circumstances where Council would consider Financial assistance and debt recovery.

***Engagement***

It is proposed that the draft policies be placed on public exhibition for a period of 28 days and all feedback be reported to Council for consideration.

***Financial***



Currently, 59 ratepayers are accessing periodic payments and interest free terms under the existing policy. Normal debt recovery activity was stalled during the various waves of Covid. As a consequence, the level of outstanding rates and charges has risen to \$7.5m (9.09%) last financial year - a level noted by the Auditor in the recent report to Council.

Timely collection of rates and charges will secure Council’s cash flow. Some minor loss in income may result if interest charges or rates are waived under the provision of the Hardship and Financial Assistance Policy.

**Conclusion**

It is recommended that Council continue to provide a strong hardship assistance policy that maximises the opportunity for staff to work with ratepayers, to allow flexible payment options and long repayment periods where required.

**Attachments**

- Attachment 1      Draft Debt Recovery Policy (*Under Separate Cover*)  
 Attachment 2      Draft Financial Hardship Policy (*Under Separate Cover*)  




9.13 Revised QPRC Parking Policy (Ref: ; Author: Tegart/Tegart)

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File Reference: 52.5.4

**Summary**

Council adopted its Parking Policy in February 2020, following public exhibition and consideration of submissions. The policy had been updated after a number of representations were made to Council by residents about vehicles parking on footpaths and nature strips and the associated penalties for doing so. The revised policy clarifies the legal obligations and parking enforcement measures. Council will implement an education program to raise awareness of the policy's content. After consideration at its meeting on 22 September, councillors referred to the policy to a workshop.

A workshop was held with Councillors on 17 November 2021.

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**Recommendation**

**That Council endorse the infringement matrix for reference in the revised QPRC Parking Policy 2021.**

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**Background**

Council adopted its Parking Policy on 12 February 2020 (Res. PLA009/20) to provide guidelines for the safe and authorised parking of tradespersons' works vehicles at construction sites in Queanbeyan, and the new residential developments in Googong, Tralee and South Jerrabomberra. The policy also established parking controls and permits to guide management of residents' parking in town streets and public carparks near the Queanbeyan CBD and the new residential developments.

Since its adoption, representations have been made by residents who do not have on-street parking available near their residence, or who live in areas such as Googong with narrow street widths, or who operate premises in industrial areas in Queanbeyan. They have been parking illegally on nature strips and footpaths, consequently receiving a PIN incurring a fine of \$272. They have asked Council to facilitate the management of this type of illegal parking.

It is acknowledged that, in many cases, full or partial parking on nature strips in residential areas where streets are narrow can make it safer for drivers on the road and that there is often little to no consequence to pedestrian safety, infrastructure, vegetation or general amenity. However, it is illegal under the *NSW Roads Act 1993* to do so.

The revised policy clarifies that, for construction sites and industrial premises only, short-term parking on hard surfaces or un-landscaped verges or nature strip may be possible during business hours.

For other areas, limited parking on verges and nature strips may be possible subject to conditions as outlined in the revised policy (**Attachment 1**). The policy also allows for some discretion by Council's Rangers in managing infringements.

However, councillors' broad concerns as conveyed through resident complaints, was gaining an understanding of the relevant NSW legislation, the contemporary use of remote patrols and infringements, and the extent of any discretion available (or used) by rangers.

**9.13 Revised QPRC Parking Policy (Ref: ; Author: Tegart/Tegart) (Continued)**

A program of driver and community education will be implemented to ensure that the community is aware of the legal requirements and the penalties that may be applied for any infringements.

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

In accordance with the *NSW Roads Act 1993*. The NSW Self Enforcement Infringement System (SEINS) is applied by rangers. The system is used in the field by authorised persons, who may be employed in various positions in councils (such as environmental health officers, building surveyors, rangers and by law inspectors, animal impounding staff) or they may be employed by other government bodies (EPA). To implement the system, on witnessing an event, authorised persons may write out the infringement notice on the spot, take photographic or other evidence, supply the information on the prescribed form, indicate the offence by a code number, and the fine by reference to a chart (these amounts are pre-determined and not at the discretion of the authorised person). The authorised person has the discretion as to whether to issue a warning or an infringement notice that carries the prescribed penalty. Statutory fines are set by Government.

***Policy***

The revised Parking Policy addresses issues raised by the community regarding parking on footpaths and nature strips in different zones. The proposed changes are highlighted in yellow in the attachment.

The related Parking Enforcement Priority Policy focusses on schools, public safety, complaints, access and loading zones continues to guide the warning and infringement actions

Generally, it is the landowner's responsibility to:

- Maintain/mow landscaped verge/nature strip
- Ensure access is maintained to services (water, sewer, gas, telecom utilities) on the verge/nature strip

When on patrol, rangers focus on:

- Restricted carspaces (eg disabled)
- Illegal parking per signage (eg loading)
- Incorrect parking (wrong side of street, on verge)
- Contractor/trade parking (impacting access, sight distance)

When responding to complaints, rangers may observe other illegal parking (eg caravans, utilities, trucks) enroute to the site of the complaint/s, and take photographic or other records to determine if warnings or infringements are necessary. As NSW councils operate under the NSW Government SEIN system, rangers do not have access to online history of warnings and infringements based on vehicle registration. Once an infringement is issued, requests for review or waiver are directed to RevenueNSW. A portion of infringement revenues are returned to NSW councils.

To assist community understanding and to guide ranger discretion, the following matrix is proposed, where relevant categories/types of infringements are ranked in accord with below, with actions sequenced accordingly:

**Key**

1-3: no action

4-6: patrols-education (eg first offence; corrected behaviour after warning; no damage)








9.13 Revised QPRC Parking Policy (Ref: ; Author: Tegart/Tegart) (Continued)

- 7-12: patrols/complaint-warning-infringement (eg impeding sight, access, ignore sign)
- 13-15: complaint-investigation-infringement (eg signage/direction; nuisance; damage)
- 16-25: infringement-court action (eg serious, multiple offence)

<b>S e v e r i t y</b>	Catastrophic	5	5	10	15	20	25
	Significant	4	4	8	12	16	20
	Moderate	3	3	6	9	12	15
	Low	2	2	4	6	8	10
	Negligible	1	1	2	3	4	5
			1	2	3	4	5
			Improbable	Remote	Occasional	Probable	Frequent
			<b>Likelihood</b>				

	STOP
	URGENT ACTION
	ACTION
	MONITOR
	NO ACTION

The related Parking Enforcement Priority Policy that focusses on schools, public safety, complaints, access and loading zones, continues to guide the warning and infringement actions.

**Conclusion**

The QPRC Parking Policy has been reviewed following representations from the community about vehicle owners being fined for parking illegally on footpaths and nature strips. The concerns have been addressed in the revised policy, which is now presented to Council for adoption.

**Attachments**

Attachment 1 Revised Parking Policy (*Under Separate Cover*)





10.1 Proposed Advanced Energy Recovery Centre at Woodlawn (Ref: ; Author: Tegart/Hansen)

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File Reference: 23 February 2022 Council Reports

**Report**

At the meeting of Council on 24 November 2021, Council resolved:

**12.2 Proposed Advanced Energy Recovery Centre at Woodlawn**

*That Council receive a briefing from Veolia and a staff report on the proposed Advanced Energy Recovery Centre at Woodlawn.*

The following report is provided on the information currently available on this proposal. Further information will be provided when appropriate for Council to be briefed by Veolia on this proposal.

From the Veolia web site <https://www.veolia.com/anz/>, the following description of the Advanced Energy Recovery Centre (ARC) energy recovery process is provided:

*Energy recovery from waste works similarly to conventional coal or gas combustion, where steam is made from the heat and then used to run a turbine to produce electricity. Instead of using fossil fuels, energy-from-waste technology has been adapted and updated to use non-recyclable waste materials. Three tonnes of waste replaces one tonne of coal, and is 50% biomass, delivering a low-carbon energy solution, whilst reducing the need for landfill. Veolia has the expertise to safely deliver the technology.*



→ **Step one**

Waste is dried and combusted in a controlled air flow environment at more than 850°C



→ **Step two**

This high intensity combustion generates heat which produces steam



→ **Step three**

The steam drives a turbine to generate electricity for export to the local power grid.

*In addition to the energy produced, three other materials are recovered during the process:*

- 1. Bottom ash - non-combustible material such as stones, grit, glass and rocks, can be processed into aggregates for use in the construction industry*
- 2. Air pollution control residues - fine dust is filtered, captured and managed on site*
- 3. Ferrous and non-ferrous metals recovered from the bottom ash - materials are collected and recycled into new metal items*

**10.1 Proposed Advanced Energy Recovery Centre at Woodlawn (Ref: ; Author: Tegart/Hansen) (Continued)**

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The website also provides the following information on the approval status of the proposed ARC:

*The Woodlawn Advanced Energy Recovery Centre will be classified as a State Significant Development. This means there will be strict requirements around the planning process and the Government will ask us to carry out a number of economic, environmental and social impact assessments. We will also be required to show that we have engaged in a meaningful way with people who will be affected or are interested in the project.*

*We have been a part of our local community around Woodlawn for nearly twenty years and pride ourselves on being a trusted and valuable contributor to the area. We have been and will continue to consult widely with the public as part of the planning process and will work with the local community throughout.*

**1. Early consultation**

*Early consultation has been undertaken as part of preliminary planning. The formal planning process begins when Veolia lodges a Scoping Report with the NSW Department of Planning Industry and Environment (DPIE). This lodgement has now taken place. The Department will now set out the requirements to be addressed in the Environmental Impact Statement (EIS) for the Advanced Energy Recovery Centre.*

**2. Environmental studies - current stage**

*The Government will ask Veolia to carry out studies to assess the project's environmental, social, and economic impacts. We will keep local residents updated as these studies progress. The environmental studies will form the basis of the EIS. We expect this to happen in the next six months.*

**3. Ongoing public consultation**

*The results of the impact assessments will be published once they are completed. Veolia will host community information sessions to present the results and seek feedback from the public.*

**4. Submit the Environmental Impact Statement and development application**

*The completed EIS will then be submitted to DPIE. DPIE will publicly exhibit the EIS for at least four weeks. The community will be able to submit feedback to DPIE during this exhibition period.*

**5. Respond to feedback**

*The Government will publish all of the consultation feedback, and submissions received, and Veolia will respond in a formal Response to Submissions Report.*

**6. Application assessed**

*The Government will assess the application's merits and decide whether the state significant development can go ahead.*

***Preliminary Engagement***

In April 2021, Veolia arranged a meeting with the Mayor, CEO, PGM and Service Manager as an initial contact regarding the proposed ARC.

In early June 2021, Veolia wrote to the CEO with information on the proposed ARC (letter attached), the community consultation undertaken so far and committed to the following:

- *updating our website to address the issues raised and ensuring information on the approval process is reflected on our website*
- *continuing our work to minimise odour impacts from operations at our site. You can read more about this on the Woodlawn page of our website, [veolia.com/anz](http://veolia.com/anz)*

**10.1 Proposed Advanced Energy Recovery Centre at Woodlawn (Ref: ; Author: Tegart/Hansen) (Continued)**

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- *giving the community more opportunities to meet with the project team, the first being our next Community Open Day on Sunday 20 June (10am-1pm). Visit [veolia.com/anz/TheArc](http://veolia.com/anz/TheArc) for further details.*

In August 2021, staff were invited to a discussion with the consultant (EMM Consulting) preparing the Social Impact Assessment to accompany the EIS for this proposal. Staff raised matters around water/groundwater, traffic, noise and other amenity issues that were likely to be of concern with the community.

The Tarago and District Progress Association have also made contact requesting Council oppose the ARC proposal, as well as Goulburn Mulwaree Council through the CRJO.

A Community Liaison Committee has been established by Veolia Environmental Services (Australia) Pty Ltd (Veolia) in accordance with the Conditions of Development Consent for the development of the Woodlawn Waste Management Facility.

The overall role of the Committee is to provide a direct link between Veolia and residents who live and work within the Woodlawn area. Veolia's intention is to work with the Committee to help build positive relationships with both the most directly affected community of neighbours to the project, and the broader community of the residents of the Goulburn Mulwaree Shire and Queanbeyan Palerang region. The role of Community Liaison Committee is consultative. It does not have a decision-making role. Former Councillor Mark Schweikert was on that committee and provided updates to Council.

The following comment was included with the Notice of Motion tabled at the 24 November 2021 Council meeting:

*Councillors had been briefed previously on the Woodlawn 'Advanced Recovery Centre' proposal, and a councillor is on the Woodlawn Eco-Precinct Community Liaison Committee. The Tarago Progress Association copied Council with its objections to the SEARS last month. The NSW Waste from Energy Infrastructure Plan was released in September 2021 indicating Woodlawn falls within the Goulburn precinct. The CRJO considered the views of Goulburn Mulwaree Council at its recent Board meeting, with members resolving to await the release of the EIS for the facility proposed at Woodlawn before considering options, advocacy or submissions. Once the EIS and SSDA are lodged and the scope of the proposal known, staff would normally prepare reports for Council to consider.*

**State Significant Development**

The Woodlawn ARC will be classified as a State Significant Development and determined by the NSW Planning Minister.

As the proposed development is not located within QPRC, Council may make submissions but will not be invited to propose any Conditions of Consent.

Council will be able to provide comment on the EIS once it is publicly exhibited by NSW Department of Planning Industry and Environment (Step 4 in the above process)

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**Recommendation**

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

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**Attachments**

Attachment 1 Letter from Veolia re ARC (*Under Separate Cover*)





**10.2 Regional Cities NSW - Pre Budget Submission (Ref: ; Author: Tegart/Tegart)**

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**File Reference:** 23 February 2022 Council Meeting Reports

**Report**

Council is a member of Regional NSW (RCNSW), a collaboration 16 regional councils advocating to Governments on:

- Population planning
- Housing
- Economic activation
- Digital and transport connectivity
- Regional growth
- Renewable energy
- Capacity building
- Financial sustainability

The former mayor and CEO formed the executive of the group, meeting with Ministers and advancing an MoU with the Deputy Premier on engagement, policy and funding.

RCNSW has encapsulated its policy position and recent advocacy into a Pre-Budget Submission to the NSW Premier and Treasurer, several aspects of which inform QPRC budget and planning foundations.

A copy of the submission is attached.

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**Recommendation**

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

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**Attachments**

Attachment 1      RCNSW Pre-Budget Submission (*Under Separate Cover*)







11.1 Local Traffic Committee Meeting Minutes - 8 February 2022 (Ref: ; Author:  
Hansen/Stewart)

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File Reference: 31.4.1

**Summary**

The Local Traffic Committee has submitted the minutes and recommendations of its meeting held on 8 February 2022 for Council's information and consideration.

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**Recommendation**

**That Council:**

- 1. Note the minutes of Local Traffic Committee held on 14 December 2021.**
- 2. Adopt recommendations LTC 01/2022 to LTC 10/2022 from the meeting held on 8 February 2022.**

**LTC 01/2022:** Under the *Roads Act 1993*, pending minor revisions to the TMP as recommended by the LTC, approve the TMP for the Music by the River event on 26th February 2022.

**LTC 02/2022:** Under the *Roads Act 1993*, pending minor revisions to the TCP as recommended by the LTC, approve the TCP for the Queanbeyan Multicultural Festival 27th February 2022.

**LTC 03/2022:** Events team to provide clarification of maps to Police and update forms, TMP and TCP with correct dates (currently indicated as 2019). Pending update to TMP and provision of clarifications of Under the *Roads Act 1993*, approve the TCP for the Queanbeyan Anzac Day Event from 5.00am to 6.15am for the Dawn Service and 9.00am to 11.30am for the main service, 25th April 2022.

**LTC 04/2022:** Pending minor revisions to the TMP identified, under the *Roads Act 1993* approve the TMP for the Bungendore Anzac Day events for the Dawn Service from 6am to 6.45am in Gibraltar Street, from the Mick Sherd Carpark to Majara Street, and another closure for the full length of Gibraltar Street for the Main Service from 9.30am to 12.30pm on 25th April 2022.

**LTC 05/2022:** Under the *Road Transport Act 2013*, approve the Crawford, Antill & Erin Intersection safety upgrade designs, including Give Way to Pedestrian sign's, only needed if they don't have their own phasing on the traffic lights and No right turn signs to be updated to NSW compliant.

**LTC 06/2022:** Under the *Road Transport Act 2013*, not approve changes the Road Closures at Jerrabomberra for Anzac Day Event due to adverse impact to business owners.

**LTC 07/2022:** Under the *Road Transport Act 2013*, approved the Anzac Day Event at Captains Flat.

**LTC 08/2022:** Under the *Road Transport Act 2013*, approve Uriarra Road Bus Zone extension of the bus zone with proposed timing as per design.

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11.1 Local Traffic Committee Meeting Minutes - 8 February 2022 (Ref: ; Author: Hansen/Stewart) (Continued)

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LTC 09/2022: Under the *Road Transport Act 2013*, approve the revised design for the Gorman Drive School Zone as per the design.

LTC 10/2022: Under the *Road Transport Act 2013*, approve the revised design for the Briars Sharrows Safety Treatment as per the design.

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**Attachments**

Attachment 1 Minutes of LTC 8 February 2022 (*Under Separate Cover*)



11.2 Bungendore Town Centre and Environs Advisory Committee Meeting Minutes  
(Ref: ; Author: Richards/Duncan)

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File Reference: 52.3.3

**Summary**

The Bungendore Town Centre and Environs Committee has submitted for Council's information the minutes of its meetings held on 17 January 2022, 13 December 2021, 15 November 2021 and 18 October 2021.

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**Recommendation**

**That Council:**

- 1. Note the minutes of Bungendore Town Centre and Environs Committee held on 17 January 2022.**
  - 2. Note the minutes of Bungendore Town Centre and Environs Committee held on 13 December 2021.**
  - 3. Note the minutes of Bungendore Town Centre and Environs Committee held on 15 November 2021.**
  - 4. Note the minutes of Bungendore Town Centre and Environs Committee held on 18 October 2021.**
- 

**Attachments**

- |  |  |
|--|--|
| Attachment 1   | BTCEC Meeting Minutes 13 December 2021 <i>(Under Separate Cover)</i>   |
|  Attachment 2 | BTCEC Meeting Minutes - 15 November 2021 <i>(Under Separate Cover)</i> |
|  Attachment 3 | BTCEC Meeting Minutes - 17 January 2022 <i>(Under Separate Cover)</i>  |
|  Attachment 4 | BTCEC Meeting Minutes - 18 October 2021 <i>(Under Separate Cover)</i>  |
|               |  |



**11.3 Section 355 Committee Minutes (Ref: ; Author: Richards/Duncan)**

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**File Reference:** 52.3.3

**Summary**

Various Section 355 Committees have submitted for Council's information the minutes of their meetings (attached).

To provide a more efficient process, the latest Section 355 committee meeting minutes have been presented as one report. This methodology will continue on a monthly basis.

The table below shows when Section 355 committees last had minutes approved by Council.







Committee	Last minutes reported to Council	
	Council Meeting Date	Actual Meeting Date
Araluen Area Committee	None recorded	
Braidwood Gymnasium	None recorded	
Braidwood National Theatre and Community Centre	None recorded	
Braidwood Recreation Ground	25-Jul-18	02-May-18
Braidwood Showground Reserve Trust	22-Sep-21	09-Mar-21
Bungendore Multi-purpose School Hall	None recorded	
Bungendore School of Arts	None recorded	
Bungendore War Memorial	24-Nov-21	02-Sep-21
Burra/Cargill Park Reserves	27-Jun-18	27-Mar-18
Canning Close Reserve	28-Oct-20	28-Sep-20
Captains Flat Area	None recorded	
Carwoola/Stoney Creek Community Hall	27-Oct-21	27-Feb-21
Fernleigh Park	25-Nov-20	15-Oct-20
Greenways	28-Jul-21	08-Jun-21
Hoskinstown Hall	None recorded	
Les Reardon Reserve	26-May-21	30-Nov-20
Mick Sherd Oval and Amenities	22-Nov-17	18-Oct-17
Nerriga Sports Ground Reserve Trust	None recorded	
Royalla Common	23-Jun-21	28-Apr-21
Wamboin Community Hall	22-Sep-21	19-Jul-21

**Recommendation**

That Council:

1. **Note the AGM minutes of Braidwood Showground Reserve Trust s.355 Committee held on 15 October 2020.**
  2. **Note the minutes of Bungendore War Memorial s.355 Committee held on 14 October 2021.**
  3. **Note the minutes of Bungendore War Memorial s.355 Committee held on 4 November 2021.**
  4. **Note the AGM minutes of Burra/Cargill Park Reserves s.355 Committee held on 16 January 2022.**
  5. **Note the minutes of Fernleigh Park s.355 Committee held on 15 July 2021.**
  6. **Note the AGM minutes of Greenways s.355 Committee held on 28 November 2021**
- 

**Attachments**

- |   |   |
|---|---|
| Attachment 1<br>  | Braidwood Showground Reserve Trust - Annual General Meeting 15 October 2020 ( <i>Under Separate Cover</i> ) |
| Attachment 2<br> | Bungendore War Memorial - Minutes of Meeting - 4 November 2021 ( <i>Under Separate Cover</i> )              |
| Attachment 3<br> | Bungendore War Memorial - Minutes of Meeting - 14 October 2021 ( <i>Under Separate Cover</i> )              |
| Attachment 4<br> | Burra Cargill Park Reserves RV- Annual General Meeting - 16 January 2022 ( <i>Under Separate Cover</i> )    |
| Attachment 5<br> | Fernleigh Park Meeting Minutes - 15 July 2021 ( <i>Under Separate Cover</i> )                               |
| Attachment 6<br> | Greenways Annual General Meeting - 28 November 2021 ( <i>Under Separate Cover</i> )                         |

12.1 Publishing Workshop Details (Ref: ; Author: Willis/Willis)

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File Reference: 23 February 2022 motions

**Notice**

Councillor Katrina Willis will move the following motion:

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**Motion**

That:

1. Council publish details of the date a Councillor workshop was held and the workshop topic.
  2. Where an external presenter attends a Councillor workshop, publish their name, the organisation they represent and the topic of their presentation to the workshop.
  3. For the matters referred to in items 1 and 2 above, publish details in the next available Council business paper following a councillor workshop, as an information item.
  4. Council withhold from publication any information that is of a personal nature or concerns matters for which Council is seeking legal advice or a legal determination, the publication of which could legally disadvantage parties to the matter.
- 

**Background**

Workshops are an important forum for Councillors to receive information from Council staff and external experts, discuss ideas and explore concepts which informs decisions at subsequent council meetings. Workshops are particularly important for complex matters or detailed pieces of work, such as developing new strategic plans and preparing budgets.

QPRC Councillor workshops are confidential, proceedings are not public and no formal decisions are made. Publishing certain details of councillor workshops as set out in the motion will strengthen transparency and give residents an appreciation of the nature of work undertaken in these forums without constraining workshop discussions.

Where an external presenter makes a presentation, their name, the organisation they represent and the topic of their presentation should be included as an information item in the business paper of the next council meeting, in the interests of transparency.

This motion is not intended to capture matters that are personal or of a legal nature and therefore provides for the usual exemptions from publication for such matters to protect personal privacy and the Council's legal interests.

**Staff Comment**

Councillors may wish to consider non-disclosure of presenters or matters that are legal and/or commercial in confidence.

**Attachments**

Nil





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

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It is necessary for the Council to adopt a resolution to formalise its intention to deal with certain matters in Confidential Session. The reports are incorporated in the “confidential” business paper which has been circulated to Councillors.

The *Local Government Act, 1993* requires the General Manager to identify those matters listed on the business paper which may be categorised as confidential in terms of Section 10A of the *Local Government Act, 1993*.

**Recommendation**

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

**Item 16.1 Partial Land Acquisition - 1 Malbon Street, Bungendore**

*Item 16.1 is confidential in accordance with s10(A) (di) of the Local Government Act 1993 because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*

**Item 16.2 Undetected Leak Application - Googong**

*Item 16.2 is confidential in accordance with s10(A) (b) of the Local Government Act 1993 because it contains discussion in relation to the personal hardship of a resident or ratepayer and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.*