



Ordinary Meeting of Council

SUPPLEMENTARY

AGENDA

26 October 2022

Council Chambers
253 Crawford Street
Queanbeyan

Despite the easing of COVID restrictions, it should be noted that there is a limited number of public gallery seats available in the Chambers. Presentations can be made in writing or via Zoom. A live stream of the meeting can be viewed at:

<http://webcast.qprc.nsw.gov.au/>

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Queanbeyan-Palerang Regional Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

On-site Inspections - Nil

SUPPLEMENTARY REPORT

10.4 Site Inspection - REV.2022.1002 - Review of Council's Refusal of
DA.2020.1109 - 128 Bicentennial Drive, Jerrabomberra.....2

LIST OF ATTACHMENTS

Open Attachments

Nil

Closed Attachments

Nil

**10.4 Site Inspection - REV.2022.1002 - Review of Council's Refusal of
DA.2020.1109 - 128 Bicentennial Drive, Jerrabomberra (Ref: ; Author:
Thompson/Edwards)**

File Reference: Rev.2022.1002

Report

At the Council meeting to be held on 26 October 2022, Council will consider a report on REV.2022.1002. This application relates to a review of Council's Refusal of DA.2020.1109 for a Place of Public Worship at 128 Bicentennial Drive, Jerrabomberra. As Council determined the initial application (DA.2020.1109), Council must also determine the Review application (Rev.2022.1002).

A site inspection was arranged to allow the opportunity for Councillors to view the site prior to considering the report at the meeting. This took place at 4pm on Tuesday, 25 October 2022.

Present were as follows:

QPRC staff: Mike Thompson (*Director – Development and Environment*); Graeme Harlor (*Manager – Development and Environment*); Shannon Edwards (*Minute Taker*).

Owner and applicant representatives: John Myhill Junior (*Applicant*); John Myhill Senior; Bill & Adella Spence; Ben & Deanna Churchman; Clarrie & Danielle Aussel.

Submitters & local residents: Margot Sacshe (Jerrabomberra Residents Association); Hugh Percy; Karen Westende-Jones; David Jones; James Harper.

Apologies: Cr Kenrick Winchester (Mayor); Cr Michele Biscotti; Cr Louise Burton; Cr Mareeta Grundy; Cr Steve Taskovski; Cr Katrina Willis; Cr Bryce Wilson.

Mr Thompson asked Mr Spence to provide a brief overview of the proposal to those present.

Mr Spence explained that the main aim of the proposed development was to provide a smaller venue in a residential area for worshippers of the Plymouth Brethren Christian Church (PBCC). Worshippers are specifically allocated to the venue and generally come from residents within the area. This allows the numbers of worshippers to be strictly controlled.

Mr Spence added that PPCC was not a secret society (noting their website as a transparent source of information) and their values included looking after neighbours and properties, along with giving back to the community through charitable work via their Rapid Relief Team (RRT); explaining recent contributions ranged from local bushfire recovery to international humanitarian work in Ukraine. Further to this, Mr Spence added that the local PBCC fellowship comprised of well-known community members and business owners who provide local employment.

Mr Spence and Mr Thompson noted that the key changes to this proposal were:

- Reduced development area, including partial demolition at the rear of the property to accommodate the relocation of designated vehicle parking (noting the original DA proposed to utilise the entire existing building);
- Relocation of designated vehicle parking from the side to the rear of the property the existing mature eucalypt tree to be retained;
- Disabled parking at the front of the building and driveway widening (noting the existing tree and verge will remain as is);
- Conversion of half of the existing garage, although it was noted the other half would remain as a garage and the front façade would remain the same (inclusive of two existing garage doors);

10.4 Site Inspection - REV.2022.1002 - Review of Council's Refusal of DA.2020.1109 - 128 Bicentennial Drive, Jerrabomberra (Ref: ; Author: Thompson/Edwards) (Continued)

- Hours of operation on Sundays are now proposed as 9am-10am (the original DA proposed 6am-7am Sundays)

Mr Thompson also confirmed the proposed hours of operation were for one hour, twice weekly; being 9-10am on Sundays and 6-7pm on Mondays. In response to questions and comments about the limited use of the property outside of designated times of worship and the need for community surveillance, Mr Spence confirmed that security measures will be put in place.

In response to a question about how attendee numbers would be regulated, Mr Thompson confirmed this would be a condition of consent and would accordingly be enforced by Council as necessary. Mr Spence also explained that the number of worshippers is internationally governed by the PBCC fellowship, and further supported by the fact that the shared 'Communion Cup' only allows for a maximum of 50 people. For this reason, attendees are only allocated to residential places of worship if they live in the immediate area and there is no recruitment for new members to attend these venues. It is noted for reader clarity that while the PBCC fellowship allows a maximum of 50 attendees, the applicant has reduced the maximum number of attendees to 40 people (including children), to address the previous reasons for refusal.

In addressing submitter concerns about noise, Mr Spence clarified that the PBCC fellowship specifies that there will be no functions in the residential places of worship as they are considered 'holy places' and that the use of these facilities is limited solely to 'Supper' (Communion) and prayer, which includes singing only, not amplified music. Mr Spence advised that the Conference Hall at 91 Ellerton Drive is used for larger gatherings and functions. It was also noted there are three other similar places of worship in residential areas in Queanbeyan, being Kenneth Place, Crest Road, and Munro Road, and Mr Spence encouraged submitters to engage with neighbours of these properties.

Mr Spence advised those present that the fellowship requires the Church to be in control their own properties as they are considered 'holy places'. This is the reason they do not rent or use other venues for their worship and also a guarantee that they will not rent out their residential places of worship to third parties.

Mr Thompson advised all those present that the Council would be considering a report on this matter at its meeting on Wednesday, 26 October 2022, starting promptly at 5.30pm. Those present were invited to register their interest if they wished to make a verbal or written presentation for up to three minutes on this agenda item, noting the respective deadlines detailed in the Council meeting invitation.

The site inspection concluded at 4.25pm.

Recommendation

That the report be received for information.

Attachments

Nil