



Ordinary Meeting of Council

AGENDA

28 June 2023

Commencing at 5.30pm

Council Chambers
253 Crawford St, 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 Inspection

Tuesday, 27 June - 139 Wickerslack Lane GOOGONG

Queanbeyan-Palerang Regional Council advises that this meeting will be webcast to Council's website. Images and voices of those attending will be captured and published.

A recording of the meeting will be archived on the website.

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1 OPENING

2 ACKNOWLEDGEMENT OF COUNTRY

3 APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

4 CONFIRMATION OF MINUTES

4.1 Minutes of the Ordinary Meeting of Council held on 14 June 2023

5 DISCLOSURES OF INTERESTS

6 ADJOURNMENT FOR PUBLIC FORUM

7 MAYORAL MINUTE

8 NOTICES OF MOTIONS OF RESCISSION

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Confidential - Not for Publication

16 REPORTS FOR CLOSED SESSION

16.1 QCCP Leased Area Arrangements

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.

17 CONCLUSION OF THE MEETING

LIST OF ATTACHMENTS

Open Attachments

Item 9.1	DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
Attachment 1	DA.2022.1616 - S4.15 Matters for Consideration - Assessment Report - 139 Wickerslack Lane Googong (Under Separate Cover)
Attachment 2	DA.2022.1616 - Plans - 139 Wickerslack Lane Googong (Under Separate Cover)
Attachment 3	DA.2022.1616 - Supporting Document - 139 Wickerslack Lane Googong (Under Separate Cover)
Attachment 4	DA.2022.1616 - Draft Conditions of Consent - 139 Wickerslack Lane Googong (Under Separate Cover)
Attachment 5	DA.2022.1616 - Redacted Submission - 139 Wickerslack Lane googong (Under Separate Cover)

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- Item 9.2 QPRC Affordable Housing Strategy
- Attachment 1 QPRC Affordable Housing Strategy (Under Separate Cover)*
 - Attachment 2 AHS Background Paper - Final April 2023 (Under Separate Cover)*
 - Attachment 3 AHS Background Paper Appendices (Under Separate Cover)*
 - Attachment 4 AHS - Case Studies (Under Separate Cover)*
 - Attachment 5 Your Voice Submissions - AHS (Under Separate Cover)*
 - Attachment 6 Summary and assessment of submissions- AHS (Under Separate Cover)*
 - Attachment 7 Submissions - Village Building Company (Under Separate Cover)*
 - Attachment 8 Submission - Braidwood and Villages Business Chamber (Under Separate Cover)*
 - Attachment 9 Submission - Braidwood Community Association (Under Separate Cover)*
 - Attachment 10 Submission - Community and Housing Industry Association (Under Separate Cover)*
 - Attachment 11 Submission - YWCA Canberra (Under Separate Cover)*
 - Attachment 12 Submission - St Vincent de Paul Society Canberra Goulburn (Under Separate Cover)*
 - Attachment 13 Submission - St Gregorys Care for Creation Group (Under Separate Cover)*
 - Attachment 14 Submission - Land and Housing Corporation NSW (Under Separate Cover)*
 - Attachment 17 Implementation Plan - Affordable Housing Strategy (Under Separate Cover)*
- Item 9.3 Road Name Proposal - Googong NH3
- Attachment 1 Proposed Road Names - Supporting Information - NH3 (Under Separate Cover)*
 - Attachment 2 Proposed Road Naming Plan - NH3 (Under Separate Cover)*
- Item 9.4 New Bungendore Pool
- Attachment 1 Bungendore Pool High Level Concept (Under Separate Cover)*
 - Attachment 2 Bungendore Pool High Level Concept floor plan (Under Separate Cover)*
- Item 9.8 Draft Submission to the IPART Draft Report on the Review of the Rate Peg Methodology
- Attachment 1 Feedback on Draft IPART Report on Rates Methodology Review (Under Separate Cover)*
- Item 9.9 Investment Report - May 2023
- Attachment 1 Investment Report Pack - May 2023 (Under Separate Cover)*
- Item 9.10 Draft Asbestos Policy
- Attachment 1 Draft Asbestos Policy (Under Separate Cover)*
- Item 9.11 Donations Policy
- Attachment 1 Donations Policy (Under Separate Cover)*

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- Item 9.12 Bungendore Swimming Pool
Attachment 1 Letter to School Infrastructure re petition (Under Separate Cover)
Attachment 2 Proposed Acquisition Notice (PAN) (Under Separate Cover)
- Item 9.13 Adoption of Operational Plan and Fees and Charges 2023-24
Attachment 1 Response to submissions - 2023-24 Integrated Plans (Under Separate Cover)
Attachment 2 Collated submission - 2023-24 Integrated Plans (Under Separate Cover)
Attachment 3 2023-24 Service Statements (Under Separate Cover)
- Item 11.1 Local Development Committee Meeting - 6 June 2023
Attachment 1 Local Development Committee Meeting Minutes - 06 June 2023 (Under Separate Cover)
- Item 11.2 Local Traffic Committee Meeting - 6 June 2023
Attachment 1 Local Traffic Committee Meeting Minutes - 06 June 2023 (Under Separate Cover)

Closed Attachments

- Item 9.2 QPRC Affordable Housing Strategy
Attachment 15 Submission - Private Individual 01 (Under Separate Cover)
Attachment 16 Submission - Private Individual 02 (Under Separate Cover)
Attachment 18 Relationship of the Affordable Housing Strategy and the Queanbeyan- Palerang Regional Council and the NSW Land and Housing Corporation Collaboration Agreement (Under Separate Cover)
- Item 9.5 Cultural Grants Applications - Create Collaborate Collective Inc and Heritage-Culture Arts Promotions Inc (HAPI)
Attachment 1 Cultural Grants Application - HAPI (Under Separate Cover)
Attachment 2 Cultural Grants Application - Create Collaborate Collective (Under Separate Cover)
- Item 16.1 QCCP Leased Area Arrangements
Attachment 1 HOA - Level 3 (Under Separate Cover)
Attachment 2 Proposal from Enterprise Plus (Under Separate Cover)
Attachment 3 Agreement for Lease Level 4 and 5 (Under Separate Cover)



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 14 June 2023 commencing at 5.30pm.

ATTENDANCE

Councillors: Cr Winchester (Chairperson)

Cr Biscotti

Cr Burton

Cr Grundy

Cr Livermore

Cr Macdonald

Cr Preston

Cr Taskovski

Cr Webster

Cr Willis

Cr Wilson (from 5.36pm)

Staff:

R Ryan, General Manager

P Hansen, Director Infrastructure Services

J Richards, Director Community, Arts and Recreation

R Tozer, A/Director Corporate Services

R Ormella, Director Development and Environment

K Monaghan, A/Chief Finance Officer

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

There were no apologies.

4. CONFIRMATION OF MINUTES**4.1 Minutes of the Ordinary Meeting of Council held on 24 May 2023**

201/23

RESOLVED (Winchester/Preston)

That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 24 May 2023 be confirmed.

The motion was CARRIED unanimously.

5. DISCLOSURES OF INTERESTS

202/23

RESOLVED (Winchester/Biscotti)

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

The motion was CARRIED unanimously.

Cr Willis declared a less than significant non-pecuniary interest for Item 9.3: DA.2022.1104 - Construction of Dwelling House and Detached Garage - 720 Urila Road, Tinderry, stating a neighbouring property owner who objects to the development application is known to her. Cr Willis met the neighbouring owner on site in January 2022 in response to an invitation to see the impact of the proposed development application on the environmental values of the site, including the creek and a stand of old growth forest. At the time, she explained that she could not, nor did she, make any undertaking as to how she may vote on the matter if it were to come to Council. Cr Willis proposed to disclose and vote when the matter is considered.

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.

203/23

RESOLVED (Winchester/Willis)

That the meeting be adjourned to conduct the Public Forum.

The motion was CARRIED unanimously.

ADJOURNMENT:

The meeting adjourned for the Public Forum at 5.33pm and resumed at 6.26pm.

During the Public Forum, Cr Wilson joined the meeting at 5.36pm.

7. MAYORAL MINUTE

There was no Mayoral Minute

8. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motion of Rescission.

9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION**9.1 Modification to Development Application DA.2021.1628 - Telecommunications Facility - 34 Powell Drive, Carwoola**

204/23

RESOLVED (Burton/Biscotti)

That Modification Application DA.2021.1628.A to modify site plan to reflect location of tower as constructed be granted conditional consent.

The motion was CARRIED.

For: Crs Biscotti, Burton, Livermore, Taskovski, Willis, Wilson and Winchester

Against: Crs Grundy, Macdonald, Preston and Webster

9.2 DA.2022.1503 - 2461 Currawang Road, Currawang NSW - Recreation Facility (Outdoor) (Amcross Motorbike Event)

205/23

RESOLVED (Biscotti/Burton)

That development application DA.2022.1503 for the use of land as a recreation facility (outdoor) for an annual two-day Amcross (motorbike) event between April and October over a five-year period on Lot 71 DP 750013 and Lot 2 DP 775837, No. 2461 Currawang Road Currawang be granted conditional consent.

The motion was CARRIED.

For: Crs Biscotti, Burton, Grundy, Livermore, Macdonald, Preston, Taskovski, Webster, Wilson and Winchester

Against: Cr Willis

Cr Willis, having declared a less than significant non-pecuniary interest in the following item, disclosed and remained in the Chambers to vote.

9.3 DA.2022.1104 - Construction of Dwelling House and Detached Garage - 720 Urila Road, Tinderry

206/23

RESOLVED (Wilson/Biscotti)

That:

1. Development application DA.2022.1104 for Construction of dwelling house and detached garage on Lot 99 DP 754913, No. 720 Urila Road, Tinderry be granted conditional consent.
2. Construction and transfer of Crown Road be granted conditional consent.
3. Crown Lands be forwarded a copy of Council's Notice of Determination.

The motion was CARRIED unanimously.

At this juncture, Cr Wilson declared a less than significant non-pecuniary interest in the following item stating he is a friend of the owner of Ciao Café which may/will have an interest in the Development. Cr Wilson left the Chambers at 6.57pm.

9.4 DA.2022.1002 - 202-214 Crawford Street Queanbeyan - Demolition Construction of Seven Storey Shop Top Housing

207/23

RESOLVED (Biscotti/Winchester)

That:

1. Variation to the height limitation as provided for in Queanbeyan LEP 2012 be supported.
2. Development application DA.2022.1002 for demolition, ground level commercial premises tenancies and construction of a seven storey shop top housing development (58 units) and strata subdivision at 202–214 Crawford Street, Queanbeyan be granted conditional consent.

The motion was CARRIED.

For: Crs Biscotti, Burton, Grundy, Livermore, Macdonald, Preston, Taskovski, Webster and Winchester

Against: Cr Willis

Cr Wilson returned to the Chambers at 7.08pm.

- 208/23 **9.5 DA.2021.1496 - Subdivision four Torrens title lots and construction of Council Depot and Signage**
RESOLVED (Wilson/Preston)
That Development Application DA.2021.1496 for Subdivision (1 into 3 lots), boundary adjustment and construction of Council Depot & Signage at Lot 425 DP1262357 at 29 Graziers Road and Lot 986 DP1208230 at 49 Duncan Loop Googong be granted conditional consent.

The motion was CARRIED unanimously.
- 209/23 **9.6 DA.2022.1691 - 37 Reginald Road Googong NSW - Construction of Two (2) Storey Dwelling House**
RESOLVED (Biscotti/Wilson)
That:
 1. The variation to the height limitation under the Queanbeyan Palerang Local Environmental Plan 2022 be supported.
 2. Development Application DA.2022.1691 for the construction of a two (2) storey dwelling house on Lot 1315 DP 1285639, No 37 Reginald Road Googong NSW be granted conditional consent.
The motion was CARRIED unanimously.
- 210/23 **9.7 DA.2022.1693 - 19 Reginald Street Googong NSW - Construction of Two (2) Storey Dwelling House and Swimming Pool**

This item of business was WITHDRAWN from the agenda.
- 9.8 Road Naming - Bunduluk Road Bungendore DA.2019.1255**
RESOLVED (Willis/Macdonald)
That Council:
 1. Adopt in principle the name; Bunduluk Road, Bungendore, created under subdivision development consent DA.2019.1255 Condition #57.
 2. Advertise the proposed road name for public comment for 28 days.
 3. Publish a notice in the NSW Government Gazette for the road name Bunduluk Road if no objections received.
The motion was CARRIED unanimously.

- 211/23 **9.9 Queanbeyan River Boat Ramp**
RESOLVED (Willis/Wilson)
That Council contact NSW Department of Primary Industries to advise that Project RFCG009 - Boat Ramp for Queanbeyan River will not progress and return the \$70,000 grant.

The motion was CARRIED unanimously.
- 212/23 **9.10 Cultural Grant Application from Queanbeyan Junior Brass Incorporated**
RESOLVED (Wilson/Preston)
That Council approve a Cultural Grant of \$2,200 towards costs for the 2023 Music Workshop for Queanbeyan Junior Brass Incorporated.

The motion was CARRIED.

For: Crs Biscotti, Burton, Livermore, Preston, Taskovski,
 Webster, Willis, Wilson and Winchester
Against: Crs Grundy and Macdonald
- 213/23 **9.11 Adoption of Child Safe Policy and Amended Code of Conduct**
RESOLVED (Macdonald/Grundy)
That Council adopt the Child Safe Policy and Code of Conduct.

The motion was CARRIED unanimously.
- 214/23 **9.12 Quarterly Budget Review Statement for Quarter Ending 31 March 2023**
RESOLVED (Wilson/Willis)
That Council:
 1. Receive and note the March 2023 Quarterly Budget Review Statement.
 2. Adopt the budget recommendations outlined in the March 2023 Quarterly Budget Review Statement.
The motion was CARRIED.

For: Crs Biscotti, Livermore, Macdonald, Preston, Taskovski,
 Webster, Willis, Wilson and Winchester
Against: Crs Burton and Grundy

10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION**10.1 Update on Bungendore Office and Swimming Pool Compulsory Acquisition Compensation Claim Matter, Leases and Office Relocation**

215/23

RESOLVED (Biscotti/Livermore)

That the report be received for information.

The motion was CARRIED unanimously.

10.2 Community Strategic Plan Update

216/23

RESOLVED (Livermore/Biscotti)

That the report be received for information.

The motion was CARRIED unanimously.

10.3 Councillor Workshops

217/23

RESOLVED (Winchester/Biscotti)

That the report be received for information.

The motion was CARRIED unanimously.

10.4 Site Inspection - DA.2022.1002 - Demolition and Construction Seven Storey Shop top housing – 202-214 Crawford Street, Queanbeyan

218/23

RESOLVED (Biscotti/Grundy)

That the report be received for information.

The motion was CARRIED unanimously.

10.5 Site Inspection - DA.2021.1628A - 34 Powell Drive, Carwoola

219/23

RESOLVED (Biscotti/Willis)

That the report be received for information.

The motion was CARRIED unanimously.

11. REPORTS OF COMMITTEES**11.1 QPRC Environment and Sustainability Advisory Committee Minutes - December 2022, February 2023 and April 2023**

220/23

RESOLVED (Willis/Livermore)

That Council:

1. Note the minutes of QPRC Environment and Sustainability Advisory Committee held on 14 December 2022, 15 February 2023 and 17 April 2023.
2. Adopt the following recommendations:
 - a. That the terms of reference be adopted.
 - b. That the Committee provide recognition of Natasha Abbott's continued support of the ESAC committee and of environmental and sustainability programs as a whole and acknowledge her contribution to the QPRC natural environment over a long period of time.
 - c. That the Committee formally support the project by QPRC to improve roadside vegetation management.

The motion was CARRIED unanimously.

11.2 QPRC Heritage Advisory Committee Minutes - May 2023

221/23

RESOLVED (Willis/Wilson)

That Council:

1. Note the minutes of QPRC Heritage Advisory Committee held on 11 May 2023.
2. Adopt recommendations 11/23 to 13/23 from the meeting held on 11 May 2023.

QPRC HAC 11/23

That the minutes of the meeting of 09 March 2023 be confirmed.

QPRC HAC 12/23

That the Committee defer the decision on the Petition and correspondence regarding the Clarke Gang Signage to the next meeting.

QPRC HAC 13/23

The Committee makes the following recommendations for the proposed development - DA.2022.1355:

1. The Committee supports the removal of the requirement for onsite loading and unloading facilities.
2. Shops should be setback a sufficient distance from the rear wall to enable the rear wall to be maintained and provide visibility of it.
3. The site visit revealed that the quality of the wall was not considered in the proposed design and as such the

location and design of the development should be revised.

4. The proposed number of units is considered overdevelopment of the site based on the Committee's site visit and should be reduced.

The motion was CARRIED.

For: Crs Burton, Livermore, Macdonald, Preston, Taskovski, Webster, Willis, Wilson and Winchester

Against: Crs Biscotti and Grundy

11.3 Bungendore Town Centre and Environs Committee meeting minutes held on 1 May 2023

222/23

RESOLVED (Grundy/Winchester)

That Council note the minutes of Bungendore Town Centre and Environs Committee meeting held on 1 May 2023.

The motion was CARRIED unanimously.

The meeting adjourned at 7.29pm and resumed at 7.37pm.

12. NOTICES OF MOTIONS

12.1 Bungendore Community Centre

223/23

RESOLVED (Webster/Preston)

That Council facilitate an urgent workshop to discuss:

- Allocating funds in the 23/24 Operational Plan for temporary accommodation and/or storage for community groups displaced through the compulsory acquisition of the Bungendore Community Centre.
- Consider utilising existing Council land assets or Council managed Crown Lands to accommodate temporary accommodation and/or storage for community groups displaced through the compulsory acquisition of the Bungendore Community Centre.

The motion was CARRIED.

For: Crs Biscotti, Burton, Livermore, Macdonald, Preston, Taskovski, Webster, Willis, Wilson and Winchester

Against: Cr Grundy

12.2 Refugee Week

224/23

RESOLVED (Willis/Preston)

That Council:

1. Note:

- a. Refugee Week will be held from 18 to 24 June this year with the theme of Finding Freedom.
 - b. The United Nations High Commissioner for Refugees (UNHCR) estimates that more than 100 million people are displaced globally by persecution, conflict, violence, human rights violations and natural disasters.
 - c. More than 70,000 asylum seekers who have sought protection in Australia are waiting for their application to be determined, according to the Refugee Council of Australia.
 - d. This group includes 15,000 people unable to meet their basic needs because they do not have access to the Australian Government's Status Resolution Support Services Program.
2. Write to the Minister for Immigration, Andrew Giles, requesting the Australian Government expand the Status Resolution Support Services Program to ensure that these asylum seekers have access to this safety net.

The motion was CARRIED.

For: Crs Livermore, Macdonald, Preston, Taskovski, Webster, Willis and Winchester

Against: Crs Biscotti, Burton, Grundy and Wilson

12.3 Solar Car Parks

225/23

RESOLVED (Willis/Macdonald)

That Council:

1. Note:

- a. The potential to incorporate solar photovoltaic cells in car parks to generate renewable energy, as evidenced by installations in other local government areas of Australia and overseas.
 - b. The benefits of renewable energy for electric vehicle public charging infrastructure that can be co-located with car parks incorporating solar photovoltaic cells.
2. Develop a Policy to facilitate the installation of solar photovoltaic cells on roofing over at grade and multi-level public and private car parks in Queanbeyan-Palerang.

The motion was CARRIED.

For: Crs Biscotti, Burton, Livermore, Macdonald, Preston, Taskovski, Webster, Willis, Wilson and Winchester

Against: Cr Grundy

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

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

Cr Winchester then asked if, in accordance with Clause 59.6 of the Council's Code of Meeting Practice, there were any presentations as to why the matters listed below should not be dealt with in Closed Session.

There were no presentations.

16. REPORTS FOR CLOSED SESSION

226/23

RESOLVED (Winchester/Preston)

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 Bungendore High School Compensation Claim

Item 16.1 is confidential in accordance with s10(A) (g) of the Local Government Act 1993 because it contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.2 Award for Tender 2023-05 - Traffic Management Systems

Item 16.2 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.3 Award for Tender 2023-04 - Supply of Gravel and Quarry Materials

Item 16.3 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and

discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.4 Contract 10053841 - North Elmslea Pressure Pump

Item 16.4 is confidential in accordance with s10(A) (c) (di) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND 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 16.5 Road Closure and Land Sale

Item 16.5 is confidential in accordance with s10(A) (c) of the Local Government Act 1993 because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

The motion was CARRIED unanimously.

The meeting then moved into Closed Session at 8.13pm to discuss the matters listed above.

16.1 Bungendore High School Compensation Claim

227/23

RESOLVED (Biscotti/Winchester)

That the report be received for information.

The motion was CARRIED unanimously.

16.2 Award for Tender 2023-05 - Traffic Management Systems

228/23

RESOLVED (Willis/Biscotti)

That Council award the following tenderers as pre-qualified suppliers for the 2023-05 Traffic Management Systems Contract:

1. Platinum Traffic Service Pty Ltd
2. Titanium Traffic Management
3. Lack Group Traffic Pty Ltd
4. Care Traffic Management Pty Ltd
5. Braidwood Ground Spraying
6. D&D Traffic Management
7. Murra Southern Hire Pty Ltd

The motion was CARRIED unanimously.

16.3 Award for Tender 2023-04 - Supply of Gravel and Quarry Materials

229/23

RESOLVED (Biscotti/Wilson)

That Council award the following tenderers as pre-qualified suppliers for the 2023-04 Supply of Gravel and Quarry Materials Contract:

1. Holcim (Australia) Pty Ltd
2. Schmidt Quarries
3. Denrith Pty Ltd
4. Raymond Parnell Hall T/A Braidwood Cattle Co
5. Australian Regional Investments Pty Ltd

The motion was CARRIED unanimously.

16.4 Contract 10053841 - North Elmslea Pressure Pump

230/23

RESOLVED (Taskovski/Wilson)

That Council:

1. In accordance with clause 178(1)(b) of the Local Government (General) Regulation 2021, decline to accept any of the tender submissions received for Contract 10053841 – Construction of a Pressure Water Pump Station and site generator at North Elmslea, Bungendore.
2. In accordance with clauses 178(3)(e) and 178(4) of the Regulation, the General Manager is to enter into negotiations with Gongues Constructions Pty Ltd to continue the validity period of their tender until 31 March 2024 for the following reasons:
 - a. That the offers received were valid, competitive and comparable to the pre-tender estimate.
 - b. That the nominated contractor was assessed as the preferred tenderer through the formal tender evaluation process.
3. Receive a further report to award the Contract to Gongues Construction Pty Ltd, as negotiated by the General Manager, at the time the work is funded to proceed.

The motion was CARRIED unanimously.

16.5 Road Closure and Land Sale

231/23

RESOLVED (Biscotti/Grundy)

That Council:

1. Close the part of public road between Rutledge Street and Lowe Car Park, between Lot 31 DP 771673 (6 Rutledge Street) and Lot 2 DP 748338 (10 Rutledge Street) (Shown in red in Figure 2 of this report) and that the land upon closure is vested in Council and classified as Operational Land.
2. Approve the General Manager to negotiate to sell the closed road in (1) to Village No.21 Pty Limited.
3. Receive a further report prior to finalising the sale of the closed road in (1) that details the outcome of the negotiations.
4. Close the part of public road to the south of Lot 5 DP 1179998 (Shown in green in Figure 2 of this report) and that the land upon closure be vested in Council and classified as Operational Land.

The motion was CARRIED unanimously.

232/23

RESOLVED (Winchester/Biscotti)

That the meeting now return to Open Session.

The motion was CARRIED unanimously.

The meeting returned to Open Session at 8.55pm.

The doors of the Chambers were opened to allow the public to enter.

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

17. CONCLUSION OF THE MEETING

The time being 8.59pm, 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

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.

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed (Ref: ; Author: Ormella/Kunang)

File Reference: DA.2022.1616

Recommendation

That development application DA.2022.1616 for the construction of a storage shed on Lot 3 DP 1268832, No. 139 Wickerslack Lane Googong be granted conditional consent.

Summary**Reason for Referral to Council**

This application has been referred to Council as the Director Development and Environment has determined it is in the public interest to have the matter considered by Council given the number of written submissions that have been made to Council resulting from the exhibitions/notification process.

Proposal:	Construction of a storage shed
Applicant/Owner:	Janaka Blackley Pty Limited
Subject Property:	Lot 3 DP 1268832, No. 139 Wickerslack Lane Googong NSW 2620
Zoning and Permissibility:	C4 Environmental Living under Queanbeyan-Palerang Regional LEP 2022
Public Submissions:	16
Issues Discussed:	Planning Requirements
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

Background

- The site was created as part of a rural residential subdivision approved on 19/2/1963 under Subdivision No. 2/1963. Further boundary adjustment of Lot 2 DP218721 and Lot 3 DP1258758 was registered on 3/6/2021 (Subdivision certificate No. SC.2021.1000) to create the subject site.
- BA159/79 – Commercial bakery and BA242/89 – Bakery Extension. The bakery is now located at No. 137 Wickerslack Lane.
- DA No. D173/89 – Bakery Extension was approved subject to conditions on 21/9/1990. As mentioned above, the bakery is now located at No. 137 Wickerslack Lane.
- BA787/64 – Dwelling at 139 Wickerslack Lane approved with conditions on 7/11/1964.
- BA254/84 – Dwelling at 139 Wickerslack Lane approved on 18/9/84 to replace the above dwelling. This is the dwelling currently exist on site.

**9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)**

A further search of Council's records indicated that there are a number of compliance issues related to this premises as stated below. It is noted that these compliance issues are currently being dealt with by Council's Compliance Unit separate from the subject application for the storage shed.

A search of Council records show that complaints were received regarding the unauthorised use of the premises as a home-based childcare, truck depot and office associated with the truck depot business, which were investigated by Council's Compliance Unit. The site inspection carried out by the Compliance Officer revealed that the premises was used as a truck depot and ancillary office and the existing dwelling located on the site being sublet and used as a home-based childcare.

Council's Compliance Unit have served an order on the owners of the property to:

1. *Cease using the premises as a transport depot or truck depot.*
2. *Cease parking trucks, truck and trailer combinations, earthmoving machinery.*
3. *Cease using the sub floor area of the dwelling as an office /commercial premises for or in connection with Black Earthmoving Pty Ltd.*

Council records also indicated that on 28 October 2022 Council's authorised officer carried out an inspection at the subject premises and discovered that most of the premises had been cleared of vegetation and earthworks have been undertaken without approval, leading to the likelihood that erosion would lead to sediment leaving the premises and entering the Queanbeyan River. On 21 April 2023, a caution notice was issued to the owner regarding the matter. The caution notice required the owner to employ a specialist to develop a Soil and Water Management Plan (SWMP) for the premises. The SWMP to be submitted to Council for approval and upon approval by Council the recommendations in the SWMP to be implemented. On 10 May 2023 a document titled SWMP 139 Wickerslack Lane was submitted to Council however the document appears to be inadequate as it was not prepared by a specialist as required in the caution notice and would not effectively mitigate the likelihood that ongoing water pollution from the premises.

On 23 May 2023, Council issued a clean-up Notice under Section 91 of the Protection of the Environment Operations Act 1997 to:

1. *Employ a specialist to develop a Soil and Water Management Plan (SWMP) (14 days from the date of the notice). This SWMP is to include a plan for remediation of vegetation on the premises.*
2. *Submit the SWMP to Council for approval (21 days from the date of the notice).*
3. *Once Council has approved the SWMP, implement the actions recommended in the SWMP (35 days from the date of the notice).*
4. *Once the SWMP actions have been implemented advise Council so an inspection of the SWMP work can be undertaken by Council (42 days from the date of the notice).*

Council also became aware of clearing works undertaken by the owner on the land between the property and the Queanbeyan River. Based on the Compliance Officer's advice, actions are underway in regard to this clearing works.

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed (Ref: ; Author: Ormella/Kunang) (Continued)

Proposed Development

The development application is for the construction of a shed to be used as storage.

The specific elements of the proposal are:

- The shed has a total floor area of 240m² (24m long x 10m wide) with a maximum height of 7.02m.
- The roof has a 22° pitch and will be constructed of Colorbond materials in the Monument colour.
- Based on the submitted SEE and supporting document, the proposed shed will be used for storage to store caravan, a small boat, lawn mowers and miscellaneous equipment. No amenities are proposed within the shed and it will not be used for habitable/residential purposes. A recommended condition will be imposed (if granted) to ensure the shed will be ancillary to the residential use of the site and will not be used for commercial/industrial purposes.

Site inspection revealed that the site has been cleared and earthwork has been carried out prior to the lodgement of this application. The illegal site clearing and earthworks are currently and separately dealt with by Council's Compliance Team. Council has served a clean-up Notice under the Protection of the Environment Operations Act to the owner to remediate the vegetation on site.

Based on the submitted plan, approx. 800mm cut and fill is proposed to level the site for the proposed shed.

No removal of vegetation is required to accommodate the building pad or clearance around the shed as the site has been cleared as mentioned above.

The site inspection also revealed that there is an existing shed on site. Based on the submitted plan, the total floor area of the existing shed is 42.25m² (6.5m x 6.5m).

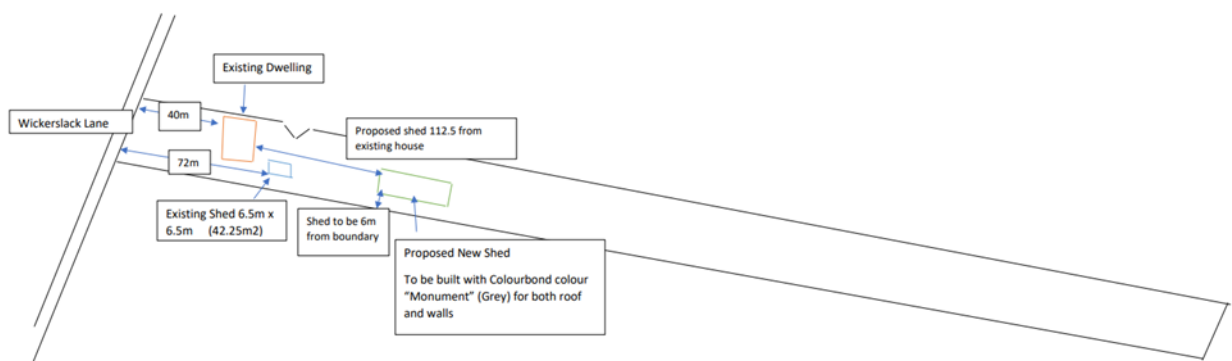


Figure 1: Proposed site Plan

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)

Subject Property Bushfire Assessment

Test	Assessment
Legal Description	Lot 3 DP 1268832
Address	139 Wickerslack Lane Googong
Location in Relation to Street	The site is located on the eastern side of Wickerslack Lane
Area	1.911ha
Site Slope	Slopes downwards west to east from the front property line to the rear property line.
Vegetation	Vegetation on the site consists primarily of modified grassland on the eastern side, managed landscaping on the western side near the existing dwelling house with a few scattered trees/ shrubs and highly disturbed area throughout the site.
Access	Vehicular access is provided to the site via an existing driveway from Wickerslack Lane.
Existing Development on the Site	Existing development on the site comprises a dwelling house, detached outbuildings and water tank.
Existing Development Within the Locality	Existing development within the locality consists of rural residential, sheds, bakery, animal boarding or training establishment, farmland etc.

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)

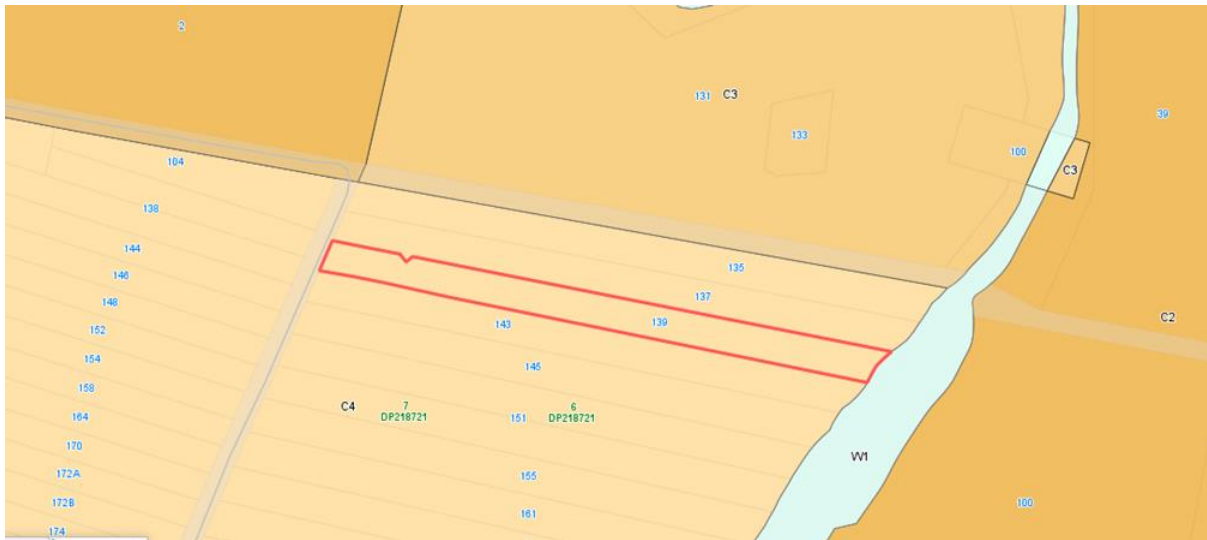


Figure 2: Locality Plan



Figure 3: Aerial view of the subject site



Proposed shed site



Shipping containers and trucks on site

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)



View to the south – 143 Wickerslack lane



Proposed shed location



View to the east – dwelling house on site



Internal driveway and view to the north



Front view of dwelling house



Rear view of dwelling house

**9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)**

Existing driveway off Wickerslack Lane



View to the rear property

Figure 4: Site photos**Planning Requirements**

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

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

1. State Environmental Planning Policy (Resilience and Hazards) 2021
2. State Environmental Planning Policy (Transport and Infrastructure) 2021
3. State Environmental Planning Policy (Biodiversity & Conservation) 2021
4. Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).
5. Queanbeyan Development Control Plan 2012 (DCP)

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

(a) Compliance with LEP

The land is zoned C4 – Environmental Living under the QPRLEP 2022. The proposed development is consistent with the relevant aims of the QPRLEP 2022 and satisfies the relevant objectives of the zone. The objectives of the C4 zone are:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To encourage development that is visually compatible with the landscape.*
- *To minimise the impact of development on the natural environment.*

To ensure development does not unreasonably increase the demand for public services or public facilities. Development for the purposes of a shed ancillary to a dwelling house such as proposed is permitted with consent within the C4 Environmental Living zone.

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed (Ref: ; Author: Ormella/Kunang) (Continued)

Subject to the imposition of recommended conditions of consent (if granted), the proposed development generally satisfies the objectives of the zone. The proposed use as storage shed ancillary to the existing dwelling on site would have minimal impact on adjoining properties and residential development in the locality. Conditions will be imposed (if granted) to ensure the storage shed will be ancillary to the residential use of the site and will not be used for commercial /industrial purposes. Given the distance (163m) from the front boundary, proposed dark grey (Monument) Colorbond material and its location being screened by the existing shed and dwelling house on site, it is not considered that the shed will be a dominant feature from the street view. Additionally, the proposed shed utilises the slope of the land which falls away from the Wickerslack Lane. This will minimise visual impacts on the existing natural environment and landscape features. It is not considered that the proposed storage shed would unreasonably increase the demand for public services or public facilities. No bathroom or services are proposed within the shed.

(b) Compliance with DCP

The proposed development is generally consistent with the objectives and controls contained within the Queanbeyan DCP (refer to Section 4.15 Table – matters for Consideration for a detailed assessment).

Other Comments The application was referred to Council's Development Engineer and Compliance Unit for comments. Their comments are provided below:

(a) Development Engineer's Comments

"Being a shed on a rural residential block with no services there was no need for an engineering report."

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

(b) Compliance Officer Comments

"Council's Compliance Unit have served an order on the owners of the property to:

- a) Cease using the premises as a transport depot or truck depot.*
- b) Cease parking trucks, truck and trailer combinations, earthmoving machinery.*
- c) Cease using the sub floor area of the dwelling as an office /commercial premises for or in connection with Black Earthmoving Pty Ltd.*

The existing dwelling located on the site is currently sublet and is being used as a family day care centre.

Council has also served a clean-up Notice under the Protection of the Environment Operations Act to:

- a) a specialist to develop a Soil and Water Management Plan (SWMP) for the premises. This SWMP is to include a plan for remediation of vegetation on the premises.*
- b) Submit the SWMP to council for approval.*

**9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)**

- c) *Once Council has approved the SWMP, implement the actions recommended in the SWMP.*

The owner has also undertaken clearing works on the land between his property and the river. Actions are underway in regard to the works."

Financial Implications

There are no financial implications to Council as a result of determining this application.

Risk/Policy/Legislation Considerations

The proposed development complies with the relevant development controls and is able to be approved.

Engagement

The proposal required notification under Council's Community Engagement and Participation Plan from 29/11/2022 to 15/12/2022. 16 submissions were received objecting to the proposal. The relevant issues raised are as follows:

1. *Illegal use of the property as a truck depot for commercial purposes and/or home business which is prohibited in the zone.*

Assessing officer's comments: The above compliance issues are dealt with separately by Council's Compliance Unit. Compliance Unit have served an order on the owners of the property to:

- a) Cease using the premises as a transport depot or truck depot.
 - b) Cease parking trucks, truck and trailer combinations, earthmoving machinery.
 - c) Cease using the sub floor area of the dwelling as an office /commercial premises for or in connection with Black Earthmoving Pty Ltd.
2. *Concerns were raised that the proposed shed, due to the size and scale, will be used as a truck depot/ storage of heavy machinery and plant for commercial purposes or vehicle body repair workshop which are not permissible and inconsistent with C4 – Environmental Living zone objectives.*

Assessing officer's comments: In accordance with Clause 5.12.2 – Use of Sheds, Part 5 of Queanbeyan DCP, the following uses for the shed on rural and environmental zoned land and R5 Large Lot Residential do not require Council's Consent:

- a) *For ancillary purposes used in conjunction with the rural or rural residential use of the property i.e. farming equipment, farm storage or similar; and*
- b) *Garaging of plant or trucks which involves the storage and maintenance of up to two pieces of plant or trucks (e.g. truck and trailer, two trucks or similar but not two trucks and one or more trailers or the like) other than agricultural machinery, on a property where operated only by the occupier/s of the property, but does not include a truck depot.*

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed (Ref: ; Author: Ormella/Kunang) (Continued)

Based on submitted SEE and supporting document, the proposed shed will be used for storage to store caravan, a small boat, lawn mowers and miscellaneous equipment. No amenities are proposed within the shed and it will not be used for habitable/residential purposes. A recommended condition will be imposed (if granted) to ensure the shed will be ancillary to the residential use of the site and will not be used for any commercial/industrial purposes including truck depot/storage of heavy machinery and plant for commercial purposes or vehicle body repair workshop. Any non-compliance with the conditions of consent would be investigated by Council's Compliance Unit as a compliance matter.

3. *The 240m² shed with 7m height is not compatible and would become a significant feature of the area.*

Assessing officer's comments: There is no size restriction under the QPRLEP 2022. The proposed shed meets the 9m height restriction under the QPRLEP 2022. In accordance with Clause 5.12.1 – Size of Sheds - Part 5 of the Queanbeyan DCP, the total cumulative floor area of all sheds on the property with an area of 16ha or less is 300m². Based on the submitted plan, the existing shed has an area of 42.25m² and the proposed shed has an area of 240m². The total cumulative floor area of both sheds is 282.25m². The proposed shed utilises the slope of the land which falls away from the Wickerslack Lane. The proposed structure is not visible from the street. It is located at the rear of the existing shed, screened by an existing dwelling and is located approximately 163m from the front boundary. It is not considered that the shed will be a dominant feature from the street view.

4. *Illegal extensive vegetation clearing and earthwork to accommodate the proposed shed, yet to be approved which cause erosion issues and ongoing environmental damage. No erosion and sedimentation control in place. How will on-site erosion be controlled?*

Assessing officer's comments: The above compliance issues are dealt with separately by Council's Compliance Unit. On 23 May 2023, Council issued a clean-up Notice under Section 91 of the Protection of the Environment Operations Act 1997 to:

- a) Employ a specialist to develop a Soil and Water Management Plan (SWMP) (14 days from the date of the notice). This SWMP is to include a plan for remediation of vegetation on the premises.
- b) Submit the SWMP to Council for approval (21 days from the date of the notice).
- c) Once Council has approved the SWMP, implement the actions recommended in the SWMP (35 days from the date of the notice).
- d) Once the SWMP actions have been implemented advise Council so an inspection of the SWMP work can be undertaken by Council (42 days from the date of the notice).

Council is also aware of clearing works undertaken by the owner on the land between the property and the Queanbeyan River. Based on the Compliance Officer's advice, actions are underway in regard to this clearing works.

5. *Concerns were raised that there will be an increase in the amount of pollutants entering the Queanbeyan River and dust pollution as a result of the illegal earthworks.*

Assessing officer's comments: This issue is dealt with separately by Council's Compliance Unit and Health Section. See Point 4 above.

6. *Notable increase in the number of dead fauna since the operation of truck depot.*

**9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)**

Assessing officer's comments: The existence of native animals in the locality is acknowledged. As mentioned under Point 1, Council's Compliance Unit have served an order on the owners of the property to cease using the premises as a transport depot or truck depot including ancillary activities associated with the truck depot.

7. *Noise impact from frequent trucks movement and reversing alarms results in amenity impact and sleep disruption. Trucks leaving early in the morning (5.30am onwards) and returning in the afternoon (between 4pm – 6pm) including weekend. The drivers of the trucks arrive earlier in the morning and park their vehicles at the back of the property. A number of trucks arrive and depart the property throughout the day.*

Assessing officer's comments: Please refer to Point 1 above. A recommended condition will be imposed (if granted) to ensure the shed will be ancillary to the residential use of the site and will not be used for any commercial/industrial purposes including truck depot/storage of heavy machinery and plant for commercial purposes or vehicle body repair workshop. Any non-compliance with the conditions of consent would be investigated by Council's Compliance Unit as a compliance matter.

8. *Noise generated from the storage of machinery and plant.*

Assessing officer's comments: Please refer to Point 1 above. A recommended condition will be imposed (if granted) to ensure the shed will be ancillary to the residential use of the site and will not be used for any commercial/industrial purposes including truck depot/ storage of heavy machinery and plant for commercial purposes or vehicle body repair workshop. Any non-compliance with the conditions of consent would be investigated by Council's Compliance Unit as a compliance matter.

9. *Frequent truck movements from/to the property have impact on the state of the road such as potholes and degradation of the bitumen and safety of road users. The edges of the road have started to crumble forcing drivers in motor vehicles to cross into the opposite lane to avoid slipping as a result of the degradation of the edges. Pedestrians (including residents trying to walk prams and with small children) are required to move off the road to avoid oncoming trucks.*

Assessing officer's comments: Please refer to Point 1 above. Any breach of the Order would be investigated by Council's Compliance Unit.

10. *Local traffic impacts as a result of the increasing number of trucks entering and exiting the property throughout the day associated with the truck depot business. The Wickerslack Lane is not capable to cater for frequent number of heavy trucks and machinery movements.*

Assessing officer's comments: Please refer to Point 1 above. Any breach of the Order would be investigated by Council's Compliance Unit.

11. *The use and storage of oil and fuel on the property is a concern as the property is located in a Fire Danger Area. Also those chemicals/fuel will have impact on environment and waterways.*

Assessing officer's comments: Condition will be imposed (if granted) to ensure no storage of fuel or chemical permitted on the site.

12. *The site is within bushfire prone land. The applicant is required to complete the Bushfire Prone land kit.*

**9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed
(Ref: ; Author: Ormella/Kunang) (Continued)**

Assessing officer's comments: It is unsure if the "Bushfire Prone land Kit" mentioned above is in fact the "Single Dwelling Application Kit". Given that the proposal is for a Class 10a structure, located more than 6m of the existing dwelling and is not used for habitable purpose, no bushfire protection measures are required for this development. The "Single Dwelling Application Kit" is not required.

13. A home base childcare business is being conducted on the property without approval.

Assessing officer's comments: This is a compliance matter and is currently dealt with by Council's Compliance Unit.

14. A business is carried out from the ground floor of the dwelling and the back of the property associated with the truck depot.

Assessing officer's comments: This is a compliance matter and is currently dealt with by Council's Compliance Unit. An Order has been served. See Point 1 above.

15. The use of property for a commercial purpose would increase effluent that would need to be disposed of and the property does not have sewer and stormwater mains.

Assessing officer's comments: The proposed shed does not contain any toilet or bathroom. A recommended condition will be imposed (if granted) to ensure the shed will be ancillary to the residential use of the site and will not be used for any commercial/industrial purposes including truck depot/storage of heavy machinery and plant for commercial purposes or vehicle body repair workshop. Any non-compliance with the conditions of consent would be investigated by Council's Compliance Unit as a compliance matter. Council's Development Engineer has reviewed the application and has recommended conditions to be imposed (if granted) to ensure all stormwater from buildings, hardstand areas and the driveway on the site to be disposed of by a connection to an absorption trench and surface water is not directed onto adjoining private lands.

16. Lack of details associated with the current and future business conducted on site in regards to the number of employees and equipment to be stored on site, how often customers will be coming to the site and hours of operation etc.

Assessing officer's comments: As mentioned throughout this report, the proposal is for a storage shed and a recommended condition will be imposed (if granted) to ensure the shed will be ancillary to the residential use of the site and will not be used for any commercial/industrial purposes including truck depot/ storage of heavy machinery and plant for commercial purposes or vehicle body repair workshop. All compliance matters associated with the illegal use as truck depot are dealt with separately by Council's Compliance Unit and an Order has been served on the owners of the property. See Point 1 above.

17. Concerns were raised that Council may be unable to refuse any future applications to convert the existing dwelling to office space and the land into an industrial storage facility given the funds already expended by the owner on the earthworks or shed construction.

Assessing officer's comments: These concerns are acknowledged. However, each future application is assessed on its own merit having regard to the particulars of each application and its permissibility under the current legislation.

18. The development application does not sufficiently address the environmental effects. The construction of the shed will involve earthworks potentially including erosion in proximity of the Queanbeyan River.

9.1 DA.2022.1616 - 139 Wickerslack Lane Googong - Construction of Storage Shed (Ref: ; Author: Ormella/Kunang) (Continued)

Assessing officer's comments: The development application for the proposed shed will be condition (if granted) to mitigate the potential impact of soil erosion and the like during construction.

19. *Heavy construction equipment entering and leaving property at No.137 Wickerslack Lane. Whilst it is not mentioned in the DA, it is being used as an entry and exit point for equipment.*

Assessing officer's comments: Any illegal business or industrial uses conducted on any properties including No. 137 Wickerslack Lane will be dealt with separately by Council's Compliance Unit, subject to complaints received.

20. *Concerns were raised regarding the use of the shed. If the shed will be used for storage, will Council monitor the use of the shed and its relation to the heavy construction equipment?*

Assessing officer's comments: Based on submitted SEE and supporting document, the proposed shed will be used for storage to store caravan, a small boat, lawn mowers and miscellaneous equipment. No amenities are proposed within the shed and it will not be used for habitable/residential purposes. A recommended condition will be imposed (if granted) to ensure the shed will be ancillary to the residential use of the site and will not be used for any commercial/industrial purposes including truck depot/ storage of heavy machinery and plant for commercial purposes or vehicle body repair workshop. Any non-compliance with the conditions of consent would be investigated by Council's Compliance Unit as a compliance matter.

Conclusion

The submitted proposal for the construction of a storage shed on Lot 3 DP 1268832, No. 139 Wickerslack Lane Googong is a Local Development and is supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and 16 submissions were received.

The proposal has been assessed under Section 4.15 *Environmental Planning & Assessment Act 1979* including the relevant provisions of *Queanbeyan-Palerang Regional Local Environmental Plan 2022* and *Queanbeyan Development Control Plan 2012*.

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

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

Attachments

- | | |
|--------------|---|
| Attachment 1 | DA.2022.1616 - S4.15 Matters for Consideration - Assessment Report - 139 Wickerslack Lane Googong (<i>Under Separate Cover</i>) |
| Attachment 2 | DA.2022.1616 - Plans - 139 Wickerslack Lane Googong (<i>Under Separate Cover</i>) |
| Attachment 3 | DA.2022.1616 - Supporting Document - 139 Wickerslack Lane Googong (<i>Under Separate Cover</i>) |
| Attachment 4 | DA.2022.1616 - Draft Conditions of Consent - 139 Wickerslack Lane Googong (<i>Under Separate Cover</i>) |
| Attachment 5 | DA.2022.1616 - Redacted Submission - 139 Wickerslack Lane googong (<i>Under Separate Cover</i>) |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.2 QPRC Affordable Housing Strategy (Author: Carswell/Jansen)

File Reference: PJT0033-01

Recommendation

That Council adopt the Queanbeyan-Palerang Affordable Housing Strategy April 2023 and associated Implementation Plan.

Summary

The purpose of the report is to advise Council of submissions received on the draft Affordable Housing Strategy (AHS) and to recommend to Council the adoption of the AHS. This report also includes an Implementation Plan to take the Strategy forward.

Background

Council at its meeting on 23 November 2022 (**Resolution No 474/22**) placed the draft AHS and its background material on public exhibition for a minimum period of 60 days. The AHS was placed on exhibition from 24 November 2022 to 28 February 2023.

A key state government land-use planning policy in this regard is *State Environmental Planning Policy (SEPP) (Housing) 2021* which provides the definitions of Affordable Housing.

This is defined slightly differently in the AHS (Attachment 1).

It is acknowledged that affordable housing is in the main a Federal and State responsibility, however this is a national issue of concern for all levels of government. It is anticipated that Councils' AHS and local projects will be supported by various programs coming online such as the NSW Government Planning reforms aiming to boost the supply of affordable and social housing in the state.

Report

Following the closing date for submissions, all were forwarded to the consultants for review. The consultants commented on each matter raised, however no changes were recommended as a result of submissions received.

The final AHS is provided in Attachment 1. The background paper has also been updated and is provided in Attachment 2.

Attachment 3 contains Appendices to the background paper and Attachment 4 contains case study examples. A Council workshop to consider the submissions was held on 7 June 2023.

Fifteen submissions were received via Council's your Voice engagement portal. Your Voice submissions are provided in Attachment 5. Ten individual submissions were also received. The individual submissions were received from:

1. Village Building Company
2. Braidwood and Villages Business Chamber
3. Braidwood Community Association
4. Community and Housing Industry Association NSW
5. YWCA Canberra
6. St Vincent de Paul Society Canberra/Goulburn
7. St Gregory's Care for Creation Group

9.2 QPRC Affordable Housing Strategy (Author: Carswell/Jansen) (Continued)

8. Land and Housing Corporation NSW
9. Two submissions by individuals (Attachments 7 – 16).

A summary of the submissions received and response to each submission is provided in Attachment 6. A number of submissions (five in total) expressed the view that affordable housing is not Council's responsibility and resources should not be spent on an AHS. However, the majority of submissions were supportive of the AHD and supportive of the strategies contained in the document.

The individual submissions by organisations are provided in Attachment 7 to 14, the additional two submissions are provided as confidential attachments.

The mechanism to take forward the AHS is through an Implementation Plan, refer to Attachment 17. This would be a living document and as actions are completed, they would be recorded, with monitoring and outcomes provided to Council in an annual report.

Recommended implementation actions include the following examples:

1. A review of the planning control amendments outlined in the AHS; including LEP requirement which only permits shop top housing in the commercial centre and assess whether or not there are locations where residential flat buildings could be considered.
2. Review of land-use zones to identify development opportunity locations for higher density housing.
3. Explore Affordable Housing Development Contributions for land release areas.

Regular monitoring and review as well as advocacy actions are also recommended. The majority of recommended actions set out in the implementation plan will be either cost neutral, business as usual or drawing on existing officer resources.

Some future actions may have cost implications such as implementing Affordable Housing Development Contributions for land release areas. This may be a future consultancy project for which quotations would be obtained and further report provided to Council.

The Land Use Planning Team undertakes regular reviews of the *Queanbeyan-Palerang Regional Local Environmental 2022*, Council Development Control Plans, relevant structure plan and other strategic land use policies.

The recommended implementation plan will bring the AHS in line with Council's internal work plans.

Risk/Policy/Legislation Considerations

The QPRC AHS is not a statutory document but rather a strategic plan that provides a range of strategies (17 in total with some being multipart) for Council to consider with regard to affordable housing matters. The adopted strategies and intent will be included in Council's broader planning documents such as the Local Strategic Planning Statement (LSPS). Where appropriate these are then implemented under relevant statutory planning instruments such as the Local Environmental Plan (LEP).

Financial, Budget and Resource Implications

The project is funded from the budget of the Land-use Planning branch. The total cost for the consultancy was \$42,300.

One staff member from the Land-use Planning branch is directly managing the project with regular input from the respective Manager.

9.2 QPRC Affordable Housing Strategy (Author: Carswell/Jansen) (Continued)

Any financial resources required to implement each priority of the Implementation Plan (Attachment 17), will be presented to Council for consideration as projects are developed. Many of the actions contained in the Implementation Plan will be dependent on partnership working and collaboration. Not all actions have a budget implication, meaning we can commence to work on delivering the AHS within existing staffing resources.

Links to QPRC/Regional Strategic Plans

Relevant to this is Strategic Objective 3.2 of the Queanbeyan-Palerang Community Strategic Plan 2022 which states:

3.2 We have robust planning systems that provide zoned and serviced land that supports affordability and choice to liveability of the area.

Conclusion

The AHS was generally well received by the community and submissions overall supportive. No changes are required to the document as a result of submissions. It is recommended that the AHS be adopted as well as the accompanying Implementation Plan (Attachment 17).

Attachments

Attachment 1	QPRC Affordable Housing Strategy (<i>Under Separate Cover</i>)
 Attachment 2	AHS Background Paper - Final April 2023 (<i>Under Separate Cover</i>)
 Attachment 3	AHS Background Paper Appendices (<i>Under Separate Cover</i>)
 Attachment 4	AHS - Case Studies (<i>Under Separate Cover</i>)
 Attachment 5	Your Voice Submissions - AHS (<i>Under Separate Cover</i>)
 Attachment 6	Summary and assessment of submissions- AHS (<i>Under Separate Cover</i>)
 Attachment 7	Submissions - Village Building Company (<i>Under Separate Cover</i>)
 Attachment 8	Submission - Braidwood and Villages Business Chamber (<i>Under Separate Cover</i>)
 Attachment 9	Submission - Braidwood Community Association (<i>Under Separate Cover</i>)
 Attachment 10	Submission - Community and Housing Industry Association (<i>Under Separate Cover</i>)
 Attachment 11	Submission - YWCA Canberra (<i>Under Separate Cover</i>)
 Attachment 12	Submission - St Vincent de Paul Society Canberra Goulburn (<i>Under Separate Cover</i>)
 Attachment 13	Submission - St Gregorys Care for Creation Group (<i>Under Separate Cover</i>)
 Attachment 14	Submission - Land and Housing Corporation NSW (<i>Under Separate Cover</i>)
Attachment 15	Submission - Private Individual 01 (<i>Under Separate Cover</i>)- CONFIDENTIAL
Attachment 16	Submission - Private Individual 02 (<i>Under Separate Cover</i>)- CONFIDENTIAL
 Attachment 17	Implementation Plan - Affordable Housing Strategy (<i>Under Separate Cover</i>)
Attachment 18	Relationship of the Affordable Housing Strategy and the Queanbeyan-Palerang Regional Council and the NSW Land and Housing Corporation Collaboration Agreement (<i>Under Separate Cover</i>) - CONFIDENTIAL

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.3 Road Name Proposal - Googong NH3 (Ref: ; Author: Ormella/Knight)

File Reference: 26.4.1-4 Road Naming and DA.2021.1549

Recommendation**That Council:**

- 1. Adopt in principle the names set down in Table 1 as proposed names for the new roads created within Googong Neighbourhood 3 under subdivision Development Consent DA.2021.1549.**
 - 2. Advertise the proposed road names for public comment for 28 days.**
 - 3. Publish a notice in the NSW Government Gazette if no objections are received.**
-

Summary

Council has received a request from the proponents of Googong Neighbourhoods 3, 4 and 5 to name the roads in the first stage of the subdivision – Googong Neighbourhood 3 (NH3). The names have been assessed and meet the requirements of the QPRC Road Names Policy. This report considers the names proposed for use in NH3 only and recommends endorsement for public exhibition

Background

Googong Neighbourhoods 3, 4 and 5 were approved by the NSW Southern Region Planning Panel in September 2022. Council has received a request to name the eighteen new roads in NH3, as required under Condition #55 of Development Consent DA.2021.1549.

Since the establishment of Googong Township, a total of 241 named roads have been finalised in Googong, drawing heavily from the following themes:

- Early property owners of Googong and their families, workers, and other associated persons (including Beltana, Connolly, Duncan, Gorman, Swan, Bunyip, and Wells properties)
- local teachers and early students
- a women's sporting team (Rockley), their players, coaches, and children
- Queanbeyan businesses (lawyers, newspapers, shop owners of all sorts, post office operators, and more).

Local flora and fauna are also strongly represented locally (especially Tralee). Given the close proximity of Googong to the ACT and the requirement to exclude names that sound similar to existing road names, many suggestions were found to be unsuitable.

Staff worked closely with the developer and the NSW Geographical Names Board (GNB) to arrive at historically relevant road names for this subdivision. The proposed names and supporting information are set down in Attachment 1 and a road naming plan is set down in Attachment 2.

9.3 Road Name Proposal - Googong NH3 (Ref: ; Author: Ormella/Knight) (Continued)**Report**

The development under DA.2021.1549 will create a total of sixty new roads and is therefore defined as a major subdivision under clause 4 of Council's Road Names Policy.

In accordance with clause 6.3.1 of the same policy, 10% of the new road names are required to incorporate First Nations Peoples' language or names. This equates to using local Ngambri language for a minimum of six new road names across the three neighbourhoods.

The applicant has requested that Ngambri names for a minimum of six new roads and a future public reserve be focussed in Neighbourhood 4 (identified as NH4, Figure 1).

This report addresses the application to finalise road names for the first stage of the development only; the naming of eighteen new roads in NH3 (identified as NH3, Figure 1).

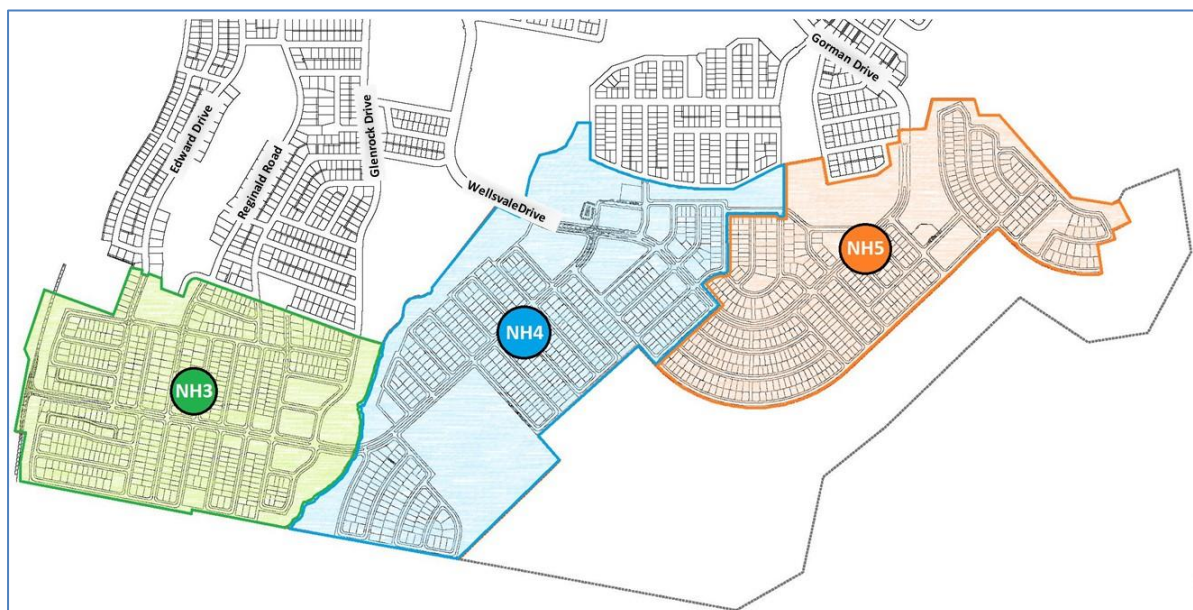


Figure 1 - Googong NH3, NH4 and NH5 - Staging Plan

In accordance with clause 6.3.4 of Council's Road Names Policy, the applicant has chosen the theme of "Stations in the NSW/ACT Region". Noting Googong's rural context, its agricultural heritage and a slightly wider regional focus on early properties/stations, the theme proposed is closely aligned to the previous theme of local early properties.

Council has worked closely with the applicant and the GNB to develop a list of names that meet the criteria for road naming set down by the GNB and Council's Road Names Policy (refer to Table 1 – Proposed Road Names - Googong NH3).

Behrenslea Avenue	Kiandra Street
Coolamine Way	Kimo Road
Cooradigbee Street	Koolaroo Crescent
Cunningdroo Street	Mowenbah Crescent
Glenburn Loop	Murranumbra Way
Glengarve Road	Roselawn Avenue
Gooandra Circuit	Towong Street
Groongal Street	Trentham Street
Inverary Street	Wermatong Street

Table 1 – Proposed Road Names - Googong NH3

9.3 Road Name Proposal - Googong NH3 (Ref: ; Author: Ormella/Knight) (Continued)

As some of the proposed names may have an indigenous dimension, consultation was undertaken with QPRC's Aboriginal Community Liaison Officer and the Ngambri LALC. Specifically the following 10 station names have an indigenous dimension; Coolamine, Cooradigbee, Cunningdroo, Gooandra, Groongal, Koolaroo, Mowenbah, Murranumbra, Towong, and Wermatong.

QPRC's Aboriginal Community Liaison Officer did not object to the proposed names but noted that some of the names may not be in the local Ngambri language. This was to be expected as the theme incorporates the broader regional focus.

Ngambri LALC did not provide any objections to the use of the proposed road names.

Attachment 1 provides supporting information for the proposed names and a road naming plan is set down in Attachment 2.

The suggested names are distinct from others used elsewhere in the local government area and it is recommended that the proposed names progress to public exhibition.

Risk/Policy/Legislation Considerations

The QPRC Road Names Policy, the NSW Road Names Policy and the NSW Address Policy and User Manual apply.

The QPRC Roads Name Policy Clause 6.3.4 specifies that thematic road names for new major subdivisions are strongly encouraged and should be relevant and appropriate for the location.

The QPRC Roads Name Policy Clause 6.2.1 specifies the criteria for proposed road names can include (but is not limited to) "... (f) Recognition of Australian heritage".

Names are to be unambiguous words that are easy to spell, pronounce and appropriate for the area. The recommended road names are required to be reported to Council and then advertised for public comment.

Where the road names are supported by Council and the NSW Geographical Names Board and no objections are received during the public comment period, then the notice will be published in the NSW Government Gazette. If any objections are received, then a further report will be put to Council for consideration.

Financial, Budget and Resource Implications

All costs associated with advertising of the road names and supply of road name plates are to be borne by the applicant of the subdivision.

Links to QPRC/Regional Strategic Plans

The QPRC Road Names Policy is directly linked to Strategic Pillar 1.1 Community, our community is strengthened through connection and participation that enhances our community and cultural life.



Conclusion

Googong Neighbourhood 3, approved under DA.2021.1549, has eighteen new roads which require naming. The proposed names have been selected in accordance with Council's Road Names Policy and the NSW GNB guidelines for the naming of roads. These names are supported by staff, the applicant and Ngambri LALC; and have been approved for use by the GNB.

9.3 Road Name Proposal - Googong NH3 (Ref: ; Author: Ormella/Knight) (Continued)

It is recommended that the road names be adopted by Council and publicly exhibited for 28 days. Following which, and subject to not objections being received, they will be published in the NSW Government Gazette.

Attachments

- | | |
|---|--|
| Attachment 1 | Proposed Road Names - Supporting Information - NH3 (<i>Under Separate Cover</i>) |
|  | |
| Attachment 2 | Proposed Road Naming Plan - NH3 (<i>Under Separate Cover</i>) |
|  | |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.4 New Bungendore Pool (Author: Richards/Geyer)

File Reference: 36.1.3-38

Recommendation

That, subject to confirmation and availability of the required funding, Council proceed to Design and Construct Tender for the new Bungendore Pool.

Summary

With the acquisition of the existing Bungendore Pool, by Schools Infrastructure NSW, to allow for the construction of Bungendore High school, staff have been working with community to complete concept designs and have also been preparing tender documents to ensure the new pool construction can proceed as soon as adequate funding is secured. The most proficient method of proceeding is to call for Design and Construct tenders and engage a suitably qualified and experienced construction company to deliver the project.

Background

Council staff have been working to develop appropriate plans and documents to allow the tender process to proceed as soon as adequate funds become available. The community have been engaged through the Your Voice platform, while stakeholders like the Swimming Club and pool staff being directly consulted.

Initial design work has focussed on providing a 25m, 8 lane open air pool with solar heating to replace the existing 5 lane pool. The community have been active in the design process, forming a small working party, and have a vision for the long-term development of an aquatic facility to service Bungendore's growing community. This includes the extension of the project to a fully enclosed pool that can be used all year round. These long-term aspirations are being considered during the design phase to ensure additions and pool enclosure can be accommodated as demand warrants and funds become available.

Report

The existing Bungendore pool is a five lane, 25m open air pool with a small toddler's pool and amenities. The pool also has a number of shade trees and shade structures. It is proposed to replace this with a new 8 lane 25m pool, with a wet play area, amenities, a canteen/café area, playground and shade structures at the new Bungendore Sports Hub on Halfway Creek Road. The area will also be landscaped with extensive tree planting around the sports hub and pool site.

Initial design work has focussed on the pool structure and facilities layout. The various options put forward by the community and stakeholders during consultation have been taken into consideration, however it is now time to move to more detailed design and construction documentation.

It is proposed to engage an appropriately qualified and experienced construction company to develop the final detailed design and to construct the facility once adequate funds have been secured. A key component of the Design and Construct contract will be further engagement with the community while finalising detailed designs.

The project team have been working on an indicative estimate of \$10m to 12m to deliver an open air, 25m heated aquatic centre. It is also proposed to include a separable portion/option, within the tender process, to assess the cost of fully enclosing the facility, however this

9.4 New Bungendore Pool (Author: Richards/Geyer) (Continued)

additional work is not included in the project estimates at this stage and would require additional funds.

Figures 1 and 2 below, show the existing Bungendore Pool and the indicative location at the sports hub of the proposed new site. The site has adequate room for future growth in line with the town's growth and demand. Attached are early high-level concept designs for the pool and amenities layout for the new facility.

Figures 1 and 2, Existing location and proposed location of Bungendore Pool.



The community have raised concerns about flood levels. The new pool will be appropriately designed to protect the facility from flooding. While access to the site, across Halfway Creek, will be closed before flood waters reached the sports hub, it is proposed that the floor level will be raised above the 1% flood level (i.e. one in 100 year flood), to ensure protection of the asset.

Council may only go to tender after it has confirmed the full funding sources. Once tenders can be called, it is estimated a twelve-month construction period will be required to deliver the pool and associated infrastructure. It is planned to complete the construction in time for the 2024-25 summer season.

Risk/Policy/Legislation Considerations

The project design and construct, with options, will be put to Open Tender in accordance with the Local Government Regulation (2022) once the required funds have been secured. If funding is delayed, there may be a risk that competition of the project may not align with the commencement of the 2024 season.

Financial, Budget and Resource Implications

The estimates to construct a 25m 8 lane open air pool and associated plant and buildings is around \$10m, plus project management, contingencies and other associated costs. Therefore, the project is working on a total project cost of \$10m to \$12m. The project is to be funded by a combination of the Department of Education (DoE) Compensation for the existing pool loss, S7.11 Developer funds and grant or loan funds.

If funding was sourced and Council determined to proceed, the separable portion/option, of fully enclosing the facility is estimated to be in the vicinity of an additional \$3m to \$4m.

9.4 New Bungendore Pool (Author: Richards/Geyer) (Continued)

In accordance with Office of Local Government (OLG) guidelines, a Capital Expenditure Review will be presented to Council for approval and notification to the OLG prior to commencement of the project.

Links to QPRC/Regional Strategic Plans

The QPRC Community Strategic Plan includes the following section under pillar one, Community. Provision of Aquatic Centres and Pools deliver on this strategy.

- 1.2 Our health, wellbeing and resilience is supported by strong partnerships and access to services.
- Health and quality of life are improved through access to a range of recreation and leisure opportunities.
 - Active recreational, sporting and health pursuits are supported by the availability of programs, events and assets in the Queanbeyan-Palerang region

Conclusion

The proposal of seeking contractors to construct the Bungendore Pool through a Design and Construct contract will be the most efficient method of delivering the project. Continued community engagement in the project will help meet community needs and assist with delivering on long-term aspirations for the facility, through a staged development approach.

As soon as funding is available, Council will be in a position to seek Tenders for the Design and Construct of the project, and the necessary construction documents will be completed.

Attachments

Attachment 1 Bungendore Pool High Level Concept (*Under Separate Cover*)



Attachment 2 Bungendore Pool High Level Concept floor plan (*Under Separate Cover*)



REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.5 Cultural Grants Applications - Create Collaborate Collective Inc and Heritage-Culture Arts Promotions Inc (HAPI) (Author: Richards/Mirowski)

File Reference: 1.1.3-03 Arts Grant Application

Recommendation

That Council:

- 1. Approve a Cultural Grant of \$1,500 for the Possum Skin Cloak Completion Workshop.**
 - 2. Approve a Cultural Grant of \$1,500 for prize money for the Think Outside the Square People's Choice Exhibition/Competition #2.**
-

Summary

On 16 June 2023, Council received two funding applications for a Cultural Grant. An application for \$1,500 was received from Heritage-Culture Arts Promotions Incorporated (HAPI) for a Possum Skin Cloak Completion Workshop, and an application for \$3,000 was received from Create Collaborate Collective Incorporated (CCC) for a 'Think Outside the Square People's Choice Exhibition/Competition #2'. The application from HAPI is included for Council information under Attachment 1 and the application from CCC is Attachment 2.

Background

HAPI is seeking funds to hold a community workshop to complete a traditional Aboriginal possum skin cloak. The cloak was created at a community workshop in April 2023, led by local Elder Aunty Matilda House, and supported by Amanda Renalds, using 14 pelts from New Zealand. The workshop attracted more than 20 participants, and photos are attached to the funding application. To complete the cloak another workshop is needed, and then several hours of burning intricate designs featuring local stories on the inside of the pelt. Once completed, HAPI and workshop participants wish to gift the cloak to the Queanbeyan community in some way.

CCC is seeking \$2,000 for prize money, and \$1,000 for gallery hire for the People's Choice Exhibition/Competition. The applicant seeks prize money, as the business sponsorship of prize monies available last year is no longer available. They are also requesting \$1,000 for hire of the gallery at the Hive, Queanbeyan. The exhibition will take place over three weekends in October 2023 and will form part of the Queanbeyan-Palerang Arts Trail. The applicant wishes to expand the competition from two to three age categories, by adding a teen category. Last year's competition attracted only six entries from teenagers.

Report

Possum Skin Cloak Completion Workshop -HAPI meets the organisational eligibility criteria for a cultural grant. The project has been assessed as eligible for the grant request of \$1,500, as it is a not-for-profit community group seeking funds for a creative project and cultural event that will enhance arts opportunities in the Queanbeyan-Palerang LGA. HAPI intend to invite all participants from the first workshop, plus advertise for new participants. The requested budget items are eligible and will pay for Amanda and Aunty Matilda to facilitate a second workshop and complete the traditional cloak.

Think Outside the Square People's Choice Exhibition/Competition #2 -CCC also meets the organisational eligibility criteria for a cultural grant. The project has been assessed as not meeting the criteria for the full funding request of \$3,000, as it is not demonstrated that the

9.5 Cultural Grants Applications - Create Collaborate Collective Inc and Heritage-Culture Arts Promotions Inc (HAPI) (Author: Richards/Mirowski) (Continued)

project will employ a local artist of number of artists as part of the project. The application does meet the eligibility criteria for a grant of up to \$1,500.

Last year's exhibition/competition attracted 250 entries from children and adults and attracted 459 votes from the community for the 'People's Choice Awards'. Nineteen artworks were sold during the exhibition. The competition/exhibition will be a development opportunity for local budding young artists and non-professional artists, and the voting process is expected to engage many community members. The \$20 entry fee which will be charged for the exhibition, however, would prohibit many community members from attending, due to the current financial cost-of-living crises. Approval of \$1,500 towards the prize money only, is recommend.

Risk/Policy/Legislation Considerations

Council's cultural grants are administered in compliance with the *QPRC Donations Policy 2020*. Under s.356 of the *Local Government Act 1993*, Council may exercise a function by resolution to provide various forms of assistance to the community through grants, donations, rental rebates, rate relief, non-financial contributions, in-kind donations and sponsorships.

Financial, Budget and Resource Implications

Sufficient funds remain in the 2022/23 Cultural Grants allocation of \$25,000 to pay for both projects. \$12,367 has been distributed for 8 successful projects this financial year, leaving \$12,632 available.

Unexpended grant budgets will be returned to General Fund as a saving at the end of 22/23 Financial Year.

Links to QPRC/Regional Strategic Plans

Both projects align with the *QPRC Strategic Plan*, and with the strategic goals and aspirations of Pillar 1 'Community' and strategic objective 1.1 'Our community is strengthened through connection and participation in arts, performance and cultural gatherings, events and exhibitions'. The two projects will also deliver on the associated strategy to 'Build cultural capacity through the availability and participation in arts, performance and cultural gatherings, events and exhibitions. As a free to attend event, The Possum Skin Cloak Completion Workshop has stronger alignment with the goals of the Strategic Plan. The project will also progress the strategy under Pillar 1 'Community' to 'Recognise, respect and support our Traditional Owners and First Nations Peoples' historical and ongoing connection to country'.

Conclusion

The Possum Skin Cloak Completion Workshop meets the eligibility criteria for the QPRC Cultural Grant.

The Peoples Choice Exhibition/Competition does not meet the eligibility criteria for the full \$3,000 funding request.

It is recommended that \$1,500 be granted to both applicants, under the QPRC Cultural Grant Program.

Attachments

- | | |
|--------------|---|
| Attachment 1 | Cultural Grants Application - HAPI (<i>Under Separate Cover</i>) -
CONFIDENTIAL |
| Attachment 2 | Cultural Grants Application - Create Collaborate Collective (<i>Under Separate Cover</i>) - CONFIDENTIAL |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.6 Queanbeyan PCYC Advisory Committee (Ref: ; Author: Ryan/Richards)

File Reference: 4.4.2 Activity Programs – Indoor Sports Centre

Recommendation

That Council nominate a Councillor representative and alternate for the PCYC Advisory Committee.

Summary

The Queanbeyan Police Citizens Youth Club (PCYC) are about to establish an Advisory Committee that will include representatives from PCYC, Police, QPRC and the community. This report seeks to determine whether Council would like to nominate a Councillor representative and an alternate for the committee.

Background

In 2021, Council resolved to provide the Queanbeyan Indoor Sports Centre for a nominal rent to enable the development of a PCYC. PCYC undertook some upgrades and changes to the interior of the building and officially opened in November 2021.

Council endorsed the draft lease for the Indoor Sports Centre at its meeting of 28 July 2021 (**Resolution No 202/21**) providing delegation for the CEO (General Manager) to sign the lease when completed. The club currently operates on agreement to abide by 'lease conditions' pending the written agreement for joint management from NSW Crown Lands.

Report

The lease agreement indicates that the PCYC's committee be established with:

- nominees from PCYC (including seconded Police officers)
- nominees of Council (staff member/s and one Councillor representative and alternate)
- community and/or user group representatives.

We propose that:

- the staff member be the Program Coordinator, Community who has regular connection to the PCYC through the Youth at Risk and other community programs.
- one Councillor (and alternate) to be agreed by Council
- one user group representative be elected by the QPRC Sports Committee
- one or two community representatives be determined by Expression of Interest put out by Council's Communication team.

If more than two expressions of interest are received from the community it is suggested that the applications are reviewed and determined by a committee comprising of:

- The Councillor representative and/or alternate
- The General Manager; and
- The Director, Community, Arts and Recreation
- The Program Coordinator, Community

The terms of reference and schedule of meetings will be determined at the first committee meeting.

**9.6 Queanbeyan PCYC Advisory Committee (Ref: ; Author: Ryan/Richards)
(Continued)**

Risk/Policy/Legislation Considerations

The lease for the PCYC provides for the establishment of an Advisory Committee. Such a committee will provide Council, the community and the user groups direct information about the PCYC's operations and future plans. It will similarly allow for input into those plans.

Council should note that this is not a Committee of Council. It is an Advisory Committee for the PCYC which seeks Council representatives.

Financial, Budget and Resource Implications

There are no financial considerations in this report. Membership of the PCYC Advisory Committee will be on a voluntary basis.

Links to QPRC/Regional Strategic Plans

Community Strategic Plan Strategic Objective: 1.2 Our health, wellbeing and resilience is supported by strong partnerships and access to services.

Conclusion

The PCYC Advisory Committee will be an important element in the ongoing operations and future direction of indoor sports and youth activities.

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.7 Councillor Delegate SEATS Committee (Ref: ; Author: Ryan/Flint)

File Reference: 28 June Council Reports

Recommendation

That Council nominate a Councillor delegate for the South-East Australia Transport Strategy (SEATS) Committee.

Summary

Council is required to nominate a new Councillor delegate for the South-East Australia Transport Strategy (SEATS) Committee.

Report

Cr Willis was nominated as Councillor delegate for the SEATS Committee in January 2022.

Cr Willis has submitted a notice of resignation to the General Manager for the SEATS Committee.

The purpose of this report is to note this casual vacancy and appoint a new Councillor delegate to this Committee. The next SEATS meeting is being held in Baw Baw, Victoria on 17-18 August 2023.

Risk/Policy/Legislation Considerations

Committees that require Councillor representation have continued to be held, given we are mid-way through the Council term.

Councillors costs incurred travelling to Committees on which they are delegates, are included in QPRC Councillors Expenses and Facilities Policy (2022).

Links to QPRC/Regional Strategic Plans

All committees are important conduits to Council. Committees are relevant to the Community Strategic Plan Strategic Pillar 5: Contemporary civic leadership and governance that is open, transparent and accountable. Council is an open, accessible and responsive organisation.

Conclusion

Appointment of a Councillor to replace Cr Willis on the SEATS Committee will provide continuity to our Organisational, Statutory, Advisory and Regional Committees.

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.8 Draft Submission to the IPART Draft Report on the Review of the Rate Peg Methodology (Ref: ; Author: Tozer/Li)

File Reference: 52.5

Recommendation

That Council lodge the submission to the IPART draft report on the Review of the Rate Peg Methodology.

Summary

IPART has been reviewing the methodology it uses to set the local government rate peg. It has published a draft report which outlines key draft decisions on the rate peg methodology and other matters for further consideration. The full report is available from the IPART website: <https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Review-of-rate-peg-methodology>.

Submissions are due on 4 July 2023 and staff are finalising a draft submission to be circulated to Councillors for review and feedback.

IPART will hold a public hearing to discuss proposed changes to the local government rate peg methodology on 18 July. A final report will be submitted to the Minister for Local Government by IPART on 31 August 2023.

Background

Since 1977, the rate peg has been used to cap increases to council income from rates. IPART sets this percentage every year, on behalf of the Minister for Local Government, and has done so since first delegated by the Minister in 2010. Previously, the rate peg was set by the Minister for Local Government.

The rate peg protects ratepayers from excessive increases in rates by limiting the total amount by which councils can increase their income from rates each year. The objective of the rate peg is to keep pace with the estimated cost of providing the same services from year to year. Any additional services would then be required to be funded through the Special Rate Variation (SRV) process.

The current rate peg methodology uses 28 different ABS cost indexes with a two-year lag time between the price indexation and the year the rates are levied. The rate peg also includes a factor for population growth that is determined on a Council-by-Council basis.

In 2022, the Minister for Local Government asked IPART to review its methodology for setting the annual rate peg for NSW Councils.

Report

As a result of the consultation with ratepayers and councils, a Draft Paper was released by IPART on 6 June 2023 with the proposed improvements to the rate peg methodology.

The Draft Report seeks input from stakeholders across 10 decisions, one recommendation, nine comments, one finding and seven matters for further consideration related to the proposed changes addressed below.

9.8 Draft Submission to the IPART Draft Report on the Review of the Rate Peg Methodology (Ref: ; Author: Tozer/Li) (Continued)

IPART proposes to implement the improved methodology in a staged process, with some changes to affect the decision on the 2024-25 rate peg and the rest for the 2025-26 rate peg. The staging would not affect QPRC – with the approved SRV already including an assumed rate peg of 2.5% per annum.

IPART also proposes to review the rate peg methodology every five years with a transparent and consultative review process. Under the proposed method, IPART would:

- Measure the annual change in councils' base costs for three groups of councils. These groups are metropolitan, regional, and rural councils.
- Use a simpler model, the Base Cost Change (BCC), comprising three components:
 - employee costs (primarily wages, including superannuation guarantee)
 - asset costs
 - all other operating costs (including administration, utility costs, insurance).
- Use forward-looking indicators.
- Make an explicit, council-specific adjustment for changes in councils' Emergency Services Levy (ESL) contributions. Using this method, when changes in the costs of the ESL impact the rate peg, it will be visible to councils, ratepayers, and all stakeholders.
- Make additional adjustments to capture costs driven by external factors that affect councils, where councils have engaged with community. The costs include managing the impacts of climate change, and cyber security, for example. IPART is also considering implementing a process through which adjustments for specific external costs could be made for groups of councils that meet certain criteria.
- Continue to add a population factor.
- Continue to consider subtracting a productivity factor if there is evidence of productivity improvements in the local government sector.

Attachments

Attachment 1

Feedback on Draft IPART Report on Rates Methodology Review (*Under Separate Cover*)

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.9 Investment Report - May 2023 (Ref: ; Author: Monaghan/Drayton)

File Reference: 43.6.5-01

Recommendation

That Council:

1. Receive the Investment Report for the month of May 2023.
 2. Note the investment return for May 2023 was \$574,513.
 3. Note the investment portfolio has been made in accordance with the Local Government Act (1993), the Local Government (General) Regulation (2021) and Queanbeyan-Palerang Regional Council's Investment Policy.
-

Summary

This report presents the investment result for May 2023.

Background

In accordance with Clause 212 of the Local Government (General) Regulation 2021, the Investment Report is presented to Council monthly.

Report

A list of Council's cash and investments held on 31 May 2023 is detailed in the attached Investment Report Pack.

Market Update – Recent strong inflation data has prompted the Reserve Bank (RBA) to lift the cash rate by a further 25 basis points to 4.10% at its June 2023 meeting. The Board remains resolute in its determination to return inflation to target within a reasonable timeframe, monitoring the global economy, household spending trends, and inflation and labour market outlooks to determine if further monetary policy tightening may be required.

Environmental Awareness - Market Forces is a campaign group focusing on environmental protection by exposing institutions financing projects that have a negative environmental impact. They have assessed over 115 banks, mutuals and credit unions to determine their position on lending to or investing in the fossil fuel (coal, oil, and gas) industry. Council's investment advisor, Laminar Capital has applied Market Forces' findings to Council's current investment portfolio with the results outlined in Section 5 of the attached Investment Report Pack.

Institutions that lend to the fossil fuel industry can mitigate some of the impact by offering products that are environmentally aware.

The Climate Bonds Standard Board operates as an advisory committee of the Climate Bonds Initiative Board and oversees the development of the Climate Bonds Standard. The Climate Bonds Standard and Certification Scheme is a labelling scheme for bonds and loans. Rigorous scientific criteria ensure that bonds and loans with Certification are consistent with the 2 degrees Celsius warming limit in the Paris Agreement.

The scheme is used globally by bond issuers, governments, investors, and financial markets to prioritise investments which genuinely contribute to addressing climate change.

Council has \$8,000,000 (3.4% of the total portfolio) invested in deposits with Westpac which have been deemed suitable to carry the Climate Bonds Standard Certification badge.

9.9 Investment Report - May 2023 (Ref: ; Author: Monaghan/Drayton) (Continued)**Risk/Policy/Legislation Considerations**

Council has a fiduciary responsibility to exercise the care, diligence, and skill that a prudent person would exercise in managing the affairs of other persons.

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, clause 212 of the Local Government General Regulations 2021, and Council's Investment Policy.

Certified by Kate Monaghan, Responsible Accounting Officer, 9/6/2023.

The Investment Policy was adopted by Council on 9 September 2022 and is due for review in September 2023.

Financial, Budget and Resource Implications

Over the last 12 months, Council's portfolio produced an annualised rate of return of 2.95%, outperforming the benchmark Bank Bill Index by 0.31%.

On 31 May 2023, the principal amount invested was \$234,685,018 and the 2022/23 financial year to date return was \$7,418,660 which exceeds Council's 2022/23 budgeted return by 86%.

Of the total \$234 million investment portfolio, Council holds \$28.2 million in TCorpIM long-term (LTGF) and medium-term (MTGF) funds. Both funds posted slight retractions in May 2023 posting respective losses of -\$51,195 and -\$31,452.

The following table shows the funds' performances since the original deposit.

	LTGF	MTGF
	\$	\$
2017-18	981,891	-44,845
2018-19	1,160,462	635,485
2019-20	21,702	37,815
2020-21	2,557,413	927,076
2021-22	-1,300,450	-742,711
2022-23		
July	566,003	326,066
August	-79,823	-111,673
September	-504,031	-212,626
October	598,842	226,644
November	452,499	181,881
December	-503,526	-186,828
January	594,463	283,540
February	-138,427	-88,113
March	235,091	155,965
April	200,400	97,419
May	-51,195	-31,452
June		
2022-23 YTD Total	1,370,297	640,823
Return since inception	4,791,316	1,453,642
Initial Placement	12,000,000	10,000,000

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 5+ years and 10+ years for the LTGF.

9.9 Investment Report - May 2023 (Ref: ; Author: Monaghan/Drayton) (Continued)

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

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 May 2023 cash and investments balance by fund and by restriction.

Fund	\$
General	103,031,208
Water	42,684,765
Sewer	89,367,107
Trust	459,366
Unrestricted*	-857,428
Total Cash & Investments	234,685,018

Restriction	\$
Unexpended Loans	12,068,691
Developer Contributions	62,554,572
Unexpended Grants	18,015,635
External Restrictions (Other)	123,234,034
Internal Restrictions	11,598,499
DOE – Compensation	8,071,016
Total Restrictions	235,542,446
Unrestricted*	-857,428
Total Cash & Investments	234,685,018

Unrestricted funds are a working balance and fluctuate over time as Council's operational plan is carried out during the financial year. There is a negative unrestricted cash amount meaning that internal restrictions of \$11,598,499 are not fully funded on 31 May 2023.

During May and June 2023, Council lodged \$4.9 million in natural disaster recovery claims which, when received, will contribute to improving Council's unrestricted cash position.

Conclusion

On 31 May 2023, the 2022/23 financial year to date investment return amounted to \$7,418,660. 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 - May 2023 (*Under Separate Cover*)



File Reference: 41.9.1

Recommendation

That Council endorse the draft Asbestos Policy for public exhibition.

Summary

In Australia, asbestos was gradually phased out of building materials in the 1980s and the supply and installation of asbestos containing goods has been prohibited since 31 December 2003. Yet asbestos legacy materials still exist in many homes, buildings and other assets and infrastructure. It is estimated that one in three Australian homes contains asbestos.

During the 2022 StateCover WHS self-audit, it was identified that QPRC did not have an Asbestos Policy. This draft Policy has been developed to ensure the requirements of the LGNSW Model Asbestos Policy for NSW councils are implemented.

Report

Council has an important dual role in minimising exposure to asbestos, as far as is reasonably practicable, for both:

- Residents and the public with the local government area
- Workers (employees and other persons) in council workplaces

While Council doesn't have an Asbestos Policy, the organisation does have an internal Asbestos Management Policy and buildings and facilities that contain asbestos have their own plans that are available to users and staff.

This Policy will also assist Council with meeting its legislative obligations. This Policy aims to outline:

- the role of Council and other organisations in managing asbestos
- Council's relevant regulatory powers
- Council's approach to dealing with naturally occurring asbestos, sites contaminated by asbestos and emergencies or incidents
- general advice for residents on renovating homes that may contain asbestos
- Council's development approval process for developments that may involve asbestos and conditions of consent
- waste management and regulation procedures for asbestos waste in the LGA
- Council's approach to managing asbestos containing materials in council workplaces
- sources of further information

This Policy has been created based on the *LGNSW Model Asbestos Policy for NSW Councils*. The draft has been circulated to a range of internal stakeholders for review, including staff working in Waste, Water and Sewer, Development, Facilities and Environmental Compliance. The Policy was made available to councillors in early June, with a workshop held on 7 June.

Pending Council's endorsement, the draft Policy will be placed on public exhibition for 28 days, with comments to be presented to Council, prior to adoption.

9.10 Draft Asbestos Policy (Ref: ; Author: Ryan/Tozer) (Continued)

Risk/Policy/Legislation Considerations

Council has regulatory responsibilities under the following legislation, policies, and standards in situations where council is the appropriate regulatory authority or planning authority:

- *Contaminated Land Management Act 1997 (NSW)*
- *Environmental Planning and Assessment Act 1979 (NSW)*
- *Environmental Planning and Assessment Regulation 2021 (NSW)*
- *Local Government Act 1993 (NSW)*
- *Protection of the Environment Operations Act 1997 (NSW)*
- *Protection of the Environment Operations (General) Regulation 2022 (NSW)*
- *Protection of the Environment Operations (Waste) Regulation 2014 (NSW)*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2021*
- *State Environmental Planning Policy No. 55 - Remediation of Land*
- *Demolition work Code of practice 2019*

Additional legislation, policies and standards relating to the safe management of asbestos are listed in Appendix G of the Policy.

Financial, Budget and Resource Implications

This Policy does not have any financial, budget or resource implications

Links to QPRC/Regional Strategic Plans

The draft Policy aligns with Strategic Pillar 5, objectives and strategies of the QPRC Community Strategic Plan 2022-2042:

Strategic objective: 5.1 Our community is serviced by an efficient, effective and innovative Council.

Strategy: Recruit, retain and remunerate a safe and harmonious workforce

Strategic objective: 5.2 Council is an open, accessible and responsive organisation.

Strategy: Maintain robust governance, audit and risk policies and frameworks to ensure transparency and accountability

Conclusion

The draft Policy is based on a model Policy that was developed by LGNSW in consultation with NSW councils. Some content has been tailored to ensure it remains appropriate for Queanbeyan-Palerang. The Policy is presented to Council for endorsement, prior to public exhibition.

Attachments

Attachment 1 Draft Asbestos Policy (*Under Separate Cover*)



File Reference: 52.5.2

Recommendation

That Council:

- 1. Consider the submissions and the budget allocated for donations and grants in 2023-24.**
 - 2. Approve the increase to the maximum Category A Funding application to \$3,000.**
 - 3. Adopt the Donations Policy 2023-24.**
-

Summary

As part of the development of the 2023-24 Operational Plan, staff reviewed Council's Donations Policy. The draft Policy was presented to Council on 10 May 2023 and then placed on public exhibition for 28 days.

Background

In recent years, Council's financial commitment to community donations has been affected by the organisation's financial sustainability issues. With a strategy now in place to address Council's financial sustainability, a review of the Donations Policy was undertaken.

The 2023-24 budget included \$167,500 in grants or donations:

Grant/Donation Type	Amount
Cultural Assistance Grants	\$15,500
General Assistance - Category A	\$25,000
Hire Fee for Council Premises - Category B	\$35,000
Rates and Charges Donations	\$70,000
Heritage Grants	\$22,000

To encourage increased use and availability of Council owned community spaces, a "no fee" category will be available for regular community, not-for-profit or charitable organisations without the capacity to pay for hiring these spaces. Special conditions with a minimal annual fee and key deposit will apply.

9.11 Donations Policy (Ref: ; Author: Ryan/Tozer) (Continued)

Report

Council received two submissions on the draft Donations Policy during the public exhibition period. The submissions, and staff responses, are shown below

Submission	Response and Recommendation
<p>Resilience program</p> <p>The grant given to the resilience program in 2022 is a joke, a waste of money. The greenways have been in existence for years and hosted without financial assistance. QPRC does not need to spend money on this. The Wamboin and Bywong communities already have in place social clubs for social activities and sharing information. Wamboin Fire Brigade is financially sound and does not require financial assistance from this so called resilience program. Please look carefully at each submission for funding and seek feedback from the community for the appropriateness of the funding.</p>	<p>This program was not administered nor funded by Council. It was funded jointly by Resilience NSW and Commonwealth/State Disaster Recovery Funding Arrangements.</p> <p>Council had no role in reviewing submissions or allocating funds.</p>
<p>The policy makes sense, however, for category B type donations (which are usually for small community groups) is there a reason why there is only a \$35,000 limit and from prior knowledge is limited to maximum of \$1,000. This \$1,000 limit has not changed for many years, yet the fees charged by council increase each year meaning the benefit provided to community not-for-profit groups is diminishing each year.</p> <p>This is leading to small clubs that meet regularly to increase member fees to cater for councils increased fees for use of a building that essential would sit there empty most of the time. The \$35,000 budget is a record of notional revenue forgone and is not a true cost to council for providing the services. The only marginal cost to council is the use of electricity and water.</p> <p>In summary, the council should either</p> <ol style="list-style-type: none"> 1. index the \$1,000 maximum donation and thus the \$35,000 budget with the annual increase in fees for hourly rate hire, or. 2. Not change the hourly rate charges for community groups - essentially freezing the annual notional fee increase. 3. allow not-for-profit groups to use the community centres for say 4 hours per month as different centres have different fees. 	<p>Category B Donations have a maximum of \$2,000 for each application. Category B funding will be offset in 2023-24 by a new Category F No Fee Hire for Council premises. This is to enable community groups who meet regularly to access Council community spaces for \$250 for the year. Category B funding will be more appropriate for one-off events.</p>
<p>Thank you for the opportunity to provide feedback on the Donations Policy 2023.</p> <p>The Jerrabomberra Residents' Association welcomes the inclusion of the new category - Category F FUNDING – No Fee Hire of Council Community Spaces that will provide Community Groups like us the opportunity to use the Jerrabomberra Community</p>	<p>The current budget allows \$25,000 for Category A funding, with a maximum donation of \$2,000 per application. This allows up to 12 donations if the maximum donation is given</p>

9.11 Donations Policy (Ref: ; Author: Ryan/Tozer) (Continued)

Submission	Response and Recommendation
<p>Centre without charge. We see this as a significant step forward in reducing red tape for community groups.</p> <p>We would like to raise our concerns with the \$25,000 allocated to Category A Funding – General Assistance. We believe that this should be around \$35,000 as based on our experience on funding Carols@Jerra each year that the costs to run these types of events have increased significantly. We believe that Council should support communities organising their own community events not just as a cost saving for Council but by providing the opportunity for communities to join together to hold events that are relevant to their area.</p>	<p>If the budget was increased to \$35,000, a budget adjustment would be required of \$10,000.</p> <p>It is recommended that Council consider the maximum donation is increased to \$3,000.</p>

Financial, Budget and Resource Implications

The budget for 2023-24 includes \$167,500 for donations. Any changes to these amounts would require an amendment to the budget.

Links to QPRC/Regional Strategic Plans

The Donations Policy aligns with the following Strategic Objectives in the Community Strategic Plan:

- 1.1 Our community is strengthened through connection and participation that enhances our community and cultural life.
- 1.2 Our health and wellbeing is supported by strong partnerships and access to services.

Conclusion

The Donations Policy has been reviewed by staff and councillors and placed on public exhibition. It is recommended that the Policy now be adopted and placed on Council's website.

Attachments

Attachment 1 Donations Policy (*Under Separate Cover*)



File Reference: 46.1.1-34

Recommendation

That Council:

1. **Accept the offer from NSW Department of Education to extend the lease of the Bungendore Swimming Pool until 31 March 2024, and authorise the General Manager to execute the addendum to the Lease Agreement.**
 2. **Provide for the additional \$120K in the 2023/24 Operational Plan to operate the Swimming Pool for the season.**
 3. **Agree to extend the Proposed Acquisition Notice (PAN) period in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 to now expire on 31 March 2024.**
-

Summary

Further to the update provided at the 14 June Council meeting, NSW Department of Education (DoE) have formally confirmed the offer to extend the lease for the Bungendore Swimming Pool for the 23/24 Season.

Background

A Petition that was tabled at the Council 12 April meeting regarding the Bungendore Swimming Pool closure was forwarded to the member for Monaro the Hon Steve Whan MP and DoE.

The request to keep the Swimming Pool in operation until the new pool is constructed at the Bungendore Sports Hub has been approved and Council now have the opportunity to accept this offer to extend the lease.

As advised at the last meeting, Council received notification that the lease has been extended on the Council Office till 31 July 2023 and the Community Centre until 30 September 2023.

Report

Since the compulsory acquisition of the land designated for the new Bungendore High School, Council had a Lease Agreement to operate the Bungendore Swimming Pool for the 22/23 Season. The offer has been made to extend this, via an addendum for another season. This offer has been made after the representations made by the community, Council and local member advocacy.

Council received a Petition from 1,209 signatories presented by Antoinette Schulz, titled 'Don't close Bungendore Swimming Pool until a new one is built. As proposed at the 12 April Meeting Public Forum, this petition was forwarded to DoE and the local member (Attachment 1).

Community members were particularly vocal about this at the recent Bungendore Community meeting. They raised the fact that the closure of the pool highly disrupts children's learn to swim classes that cannot necessarily be fulfilled by other pools. They also stressed that school swimming would be difficult if they had to travel during the school day.

9.12 Bungendore Swimming Pool (Ref: ; Author: Ryan/Tozer) (Continued)

There is also considerable concern that the loss of a swimming season will discourage pool usage overall and swimming lessons (run by Bungendore Swim Club) that were already severely disrupted by the pandemic. Finally, the closure of the pool during the summer season removes one of the main activities for youth in Bungendore.

Risk/Policy/Legislation Considerations

To facilitate this, DoE will be amending the design of the hall to relocate it from the pool site to the location of the Bungendore Community Centre, thereby allowing the construction of the permanent school to progress. This may require a modification of the consent approved by NSW Planning, to the State Significant Development.

This land matter was presented to Council at the January meeting, and further detailed in the Information Report to the 8 March meeting, when it was understood that a Proposed Acquisition Notice (PAN) would be issued with a shortened time frame. Schools Infrastructure NSW (SINSW) issued a Proposed Acquisition Notice (PAN) on 3 March 2023 (Attachment 2) relating to the proposed compulsory acquisition of a lease over the portion of Bungendore Swimming Pool that remains under QPRC's care and control, for the purposes of demolishing the pool.

Having received formal advice from SINSW advising they are willing to extend the lease over the DoE owned portion of Bungendore Swimming Pool to 31 March 2024 to ensure the pool is open to the public for the 2023/2024 season.

To ensure the availability of the whole of the pool to QPRC for the 23/24 swimming season, DoE consider it is necessary to extend the PAN period in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 to now expire on 31 March 2024.

DoE have requested that if Council are in agreement to extend the lease until 31 March 2024, Council agreement is sought that the PAN to be similarly extended. Council have previously not agreed to the compulsory acquisition of the swimming pool portion, not already acquired by DoE; since the rightful compensation claimed was not offered to be paid (**Resolution No 017/23**). This compensation claim matter remains in the Land and Environment Court (QPRC vs Minister Education), the first conciliation hearing of which was held on Friday 16 June 2023.

The compensation claim for the Swimming Pool includes the whole area, with no separation of values for the portion already compulsorily acquired and the remaining portion of Crown Land that is currently under Council's care and control. Any position by Council to withhold agreement for the extension of the PAN has already demonstrated limited to no leverage opportunity.

Financial, Budget and Resource Implications

The nett cost of operating the Bungendore Pool for the 5 months is \$120K, noting that some maintenance work is likely to be required to get the pool operational again. This was not included in the draft Operational Plan 23/24 as exhibited. If Council accept the offer to lease the pool again, an adjustment would be necessary to ensure Council has a budget allocated to employ staff and operate the pool.

An alternative would be to offer Bungendore residents a season pass free of charge, which would cost approximately \$15K. By application, Council would provide a season pass for free entry into either Braidwood, Captains Flat or Queanbeyan Swimming Pools.

Whilst Council may seek to recover the cost of operating the pool from NSW Government, this outcome is highly unlikely.

9.12 Bungendore Swimming Pool (Ref: ; Author: Ryan/Tozer) (Continued)

Links to QPRC/Regional Strategic Plans

Council's strategic pillar objective: Capability, refers to contemporary civic leadership and governance that is open, transparent and accountable.

Conclusion

There is an offer from DoE to Council, to extend the Lease that had expired for the Bungendore Swimming Pool to 31 March 2024, that will enable the community to retain access to this community facility for another season. In the meantime, Council will be working hard to progress the funding and construction of the new Bungendore Swimming Pool at the Bungendore Sports Hub ready for the 2024/25 Season.

Attachments

Attachment 1 Letter to School Infrastructure re petition (*Under Separate Cover*)



Attachment 2 Proposed Acquisition Notice (PAN) (*Under Separate Cover*)



REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.13 Adoption of Operational Plan and Fees and Charges 2023-24 (Ref: ; Author: Ryan/Tozer)

File Reference: 51.1.1

Recommendation**That Council:**

- 1. Following the consideration of submissions made on the draft Integrated Planning documents and in accordance with Section 405(5) of the *Local Government Act 1993*; Council adopt the Operational Plan 2023-24 with the amendments shown in Table 1 and Table 2 in the report.**
 - 2. Endorse the 2023-24 Service Statements with the budget amendments.**
 - 3. In accordance with Clause 211(2) of the Local Government (General) Regulation 2005, Council approve expenditure in the adopted Operational Plan 2023-24.**
 - 4. In accordance with Clause 211(2) of the Local Government (General) Regulation 2005, Council vote funds to meet the expenditure in the adopted Operational Plan 2023-24**
 - 5. Council adopt the Fees and Charges 2023-24 in accordance with Section 608 of the *Local Government Act 1993* and adjustments as shown in submissions 1 and 3 and increase the Family Day Care electronic timesheet fee from \$5.20 to \$5.30.**
 - 6. Where fees and charges are set by the NSW Government, that Council adopt the maximum fee for inclusion in the Fees and Charges.**
-

Summary

Council's draft Operational Plan and Fees and Charges were endorsed by Council on 10 May 2023 for public exhibition. The exhibition period has now concluded and Councillors have been provided with a copy of all submissions.

A number Councillor workshops have been held regarding the submissions and other suggested changes and these are summarised below and attached.

Council is required to adopt the Operational Plan, Fees and Charges and Revenue Policy (separate report) prior to 30 June 2023.

Council endorsement of the 23/24 Service Statements that support the Operational Plan and detail service levels for each unit of Council is sought.

Background

Under the Integrated Planning and Reporting Framework (IP&R), Council is required to develop an annual Operational Plan that includes a detailed budget and works program for the upcoming financial year. The 2023-24 Operational Plan is the second year of Council's adopted Delivery Program 2022-26.

The Delivery Program was adopted in June 2022 and represents the elected Council's response to the long-term goals and aspirations outlined in the Community Strategic Plan 2022-2042. This has been updated in line with the Operational Plan and Council's Special

9.13 Adoption of Operational Plan and Fees and Charges 2023-24 (Ref: ; Author: Ryan/Tozer) (Continued)

Rate Variation (SRV) application which has now been approved by the Independent Pricing and Regulatory Tribunal (IPART).

While the Delivery Program includes the strategies Council will implement, the Operational Plan sets out the specific activities the Council will be undertaking within a particular financial year. The Plan also sets out the budgets that will fund these activities.

Report

This report presents the various community submissions that were received during the public exhibition period. For each submission, Council officers have provided a comment and a recommendation (where required) for Council consideration.

The draft Integrated Plans, including the Operational Plan, Fees and Charges and Revenue Policy (separate report), were placed on public exhibition between 11 May and 12 June 2023.

During the period, Council held community meetings in Braidwood, Bungendore and Queanbeyan where the plans were discussed with the community. In addition to the community meetings, the documents were advertised via:

- Social media
- Media release
- Council's e-newsletter
- May edition of QPRC News
- Email notification to Your Voice subscribers
- Email to community groups and associations
- Email to users of various Council facilities
- Email to Council Advisory Committees and section 355 committees

Councillor workshops were held on 20 and 21 June to discuss the submissions and other proposed changes to the document.

Following staff consideration of submissions and discussions with Councillors, the following amendments to the Integrated Plans are recommended by staff:

Table 1: Recommended changes following public submissions

Submission	Recommendation	Budget impact
1	Changing the sportsfields categories of: <ul style="list-style-type: none"> • Elite for Freebody Recreational Reserve (Freebody Oval Enclosed) • Community for Freebody Oval Bottom and Neil Bulger Oval • Mick Sherd Oval and Bungendore Sports Hub moving from Competition to Community venues <p>Introduce an additional 50% discount for junior clubs for all fields and reduce sporting field income by \$10,000. This discount is for the 2023-24 financial year only.</p>	\$10,000
3	Implement the fees suggested by the Section 355 Committee.	Minor
17	Allocate funding for European wasp control across local government area at a cost of \$25,000	\$25,000

9.13 Adoption of Operational Plan and Fees and Charges 2023-24 (Ref: ; Author: Ryan/Tozer) (Continued)

Separate reports to the 28 June 2023 Council meeting may affect the 2023-24 budget, including the Donations Policy and Bungendore Swimming Pool.

In addition to the above recommendations, the following amendments to the Integrated Plans were identified during the exhibition process. These include:

- **Salaries and wages** – the 2020 Local Government Award expires on 30 June 2023. The new Award is in the final approval stages and is expected to be finalised on 26 June 2023. When developing the draft budget for 2023-24, Council budgeted for a 5% Award increase. The current draft Award includes a 4.5% increase. Adjusting the increase from 5% to 4.5% results in a \$84,000 budget improvement. As this is a Local Government Award, Council has no discretion regarding this matter.
- **Councillor fees** – in developing the draft budget, staff budgeted for a 5% increase in councillor fees. At its meeting on 24 May 2023, Council resolved to not accept an increase for councillor fees for 2023-24. This resulted in a \$19,000 budget improvement.
- **Bungendore Pool operations** – Council developed the draft budget based on the assumption that the Bungendore Pool would not be operational during 2023-24 due to the construction of the Bungendore High School. The Department of Education has now advised Council that it will be able to operate the Bungendore Pool for the 2023-24 summer period. With income and some maintenance requirements taken into consideration, the nett cost of running the Bungendore Pool for the 2023-24 season will be \$120,000. Note: a separate report will be presented to the 28 June meeting regarding this matter.
- **Change to Family Day Care charge** – during the exhibition period, Council was advised by the software provider that the Harmony Child Care Subsidy Software charge for electronic timesheets would increase from \$5 per week to \$5.30 per week. The draft Fees and Charges included a charge of \$5.20. To ensure a full cost recovery, the fee is required to be increased to \$5.30 per week. Family Day Care carers can claim this weekly fee as a tax deduction, therefore the impact should be minimal. The budget impact is minimal and does not require change.

The draft budget that was placed on public exhibition included a \$912,000 cash surplus.

The following table outlines the proposed budget impacts following the consultation period:

Table 2: Budget adjustments

General Fund budget starting position		\$912,000 cash surplus
Item	Change	Budget change
Salaries and wages	Budgeted 5% wage increase, current draft 4.5%	+\$84,000
Councillor fees	Council resolution from May 2023	+\$19,000
Bungendore Pool operations	Pool to be open for 23-24 summer	-\$120,000
Reduction in sporting fees income	50% discount for junior clubs for 2023-24	-\$10,000
European wasp control	Add dedicated \$25,000 budget to control European wasps across LGA	- \$25,000
General Fund Adjusted budget position		\$860,000 cash surplus

9.13 Adoption of Operational Plan and Fees and Charges 2023-24 (Ref: ; Author: Ryan/Tozer) (Continued)

Some fees and charges are set by the NSW Government and are yet to be announced for the 2023-24 financial year. When these announcements are made, the Fees and Charges will be updated accordingly.

The draft Operational Plan foreshadowed that the road reseal program would be finalised during the public exhibition period. Due to unexpected staff absences, this has not been completed. The program for local road rehabilitation, Roads to Recovery and asphalt resurfacing is included.

Risk/Policy/Legislation Considerations

Council must develop Integrated Planning documents in line with the Local Government Act Section 406 and the Office of Local Government's Integrated Planning and Reporting Guidelines.

Whilst not legislated, Council published a summary of Council Service Statements during the Special Rate Variation consultation. This document aligns each department of Council's operations with the Operational Plan and budget, detailing staff and cost to rate payers for delivering this service. It also provides some benchmarks and tangible outcomes that each section should achieve for the community throughout the year.

Financial, Budget and Resource Implications

The Operational Plan forms Council's budget for 2023-24. The budget has been the subject of numerous Councillor workshop discussions and presentations and some of the key budget considerations, and impacts, are listed in the Operational Plan and Revenue Policy.

The budget impact is identified in the table above.

Links to QPRC/Regional Strategic Plans

The Operational Plan is directly linked to the adopted Delivery Program 2022-26 and Community Strategic Plan 2022-2042. As seen in the Operational Plan, the linkages between the Delivery Program and Community Strategic Plan are shown against all projects and programs.

Council will report on the progress of its Integrated Plans through the six-month Delivery Program update, Annual Report and the State of our City Report. All reports are presented to Council and are available on Council's website.

Conclusion

This report provides Council with all of the submissions received on the draft Integrated Plans and recommends a number of adjustments to the documents. Pending Council's consideration of these recommendations, the Integrated Plans are recommended for adoption

Attachments

- | | |
|--------------|--|
| Attachment 1 | Response to submissions - 2023-24 Integrated Plans (<i>Under Separate Cover</i>) |
| Attachment 2 | Collated submission - 2023-24 Integrated Plans (<i>Under Separate Cover</i>) |
| Attachment 3 | 2023-24 Service Statements (<i>Under Separate Cover</i>) |

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson)

File Reference: 43.2.1-14 and 51.1.1-01

Recommendation**That Council:**

- 1. Following the consideration of submissions made on the draft Integrated Planning documents and in accordance with Section 405(5) of the *Local Government Act 1993*; adopt the Revenue Policy 2023-24 including the rates and annual charges, and with the correction as listed in the report.**
 - 2. Provide a voluntary pensioner rebate of \$40 to all pensioners in the local government area, in addition to the legislated pensioner rebate that is \$250 for general rates and \$87.50 for water annual charges and \$87.50 for sewer annual charges.**
 - 3. Make the following rates and annual charges for the 2023-24 financial year and that such rates and annual charges be the amount specified hereunder for the Queanbeyan-Palerang Regional Council.**
-

Summary

This report presents the draft 2023-24 Statement of Revenue Policy which has been on public exhibition with community feedback sought. It includes the rates and annual charges, which must be made by a resolution of Council.

Background

In April 2023, Council exhibited its draft Revenue Policy including the proposed rates and annual charges.

Report

The draft Statement of Revenue Policy was placed on public exhibition for the period from 11 May to 12 June 2023. During the exhibition period, the documents were advertised with the Operational Plan and made available online.

All of the submissions have been considered with the recommended adoption of the integrated planning documents in a separate report to this meeting.

After the exhibition period a transposition error was identified by staff and has been recommended for correction. The table is on page 34 of the Draft Revenue Policy with corrections described below. The headline change of 4.6% remains consistent.

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

As exhibited:

Meter size	Annual Charge 2022-23	Annual Charge 2023-24	% Change	Number of Services
Non-residential 25mm	\$ 1,818.75	\$ 1,903.13	4.6%	14
Non-residential 32mm	\$ 2,979.84	\$ 3,118.08	4.6%	6
Non-residential 40mm	\$ 4,656	\$ 4,872	4.6%	12
Non-residential 50mm	\$ 7,275	\$ 7,612.50	4.6%	14
Non-residential 65mm	\$ 12,294.75	\$ 12,865.13	4.6%	1
Non-residential 80mm	\$ 18,624	\$ 19,488	4.6%	-
Non-residential 100mm	\$ 29,100	\$ 30,450	4.6%	6
Non-residential 150mm	\$ 65,745	\$ 68,512.50	4.6%	-
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Corrected and recommended for adoption with making of the rates resolution:

Meter size	Annual Charge 2022-23	Annual Charge 2023-24	% Change	Number of Services
Non-residential 25mm	\$ 2,088	\$ 2,186	4.6%	14
Non-residential 32mm	\$ 3,422	\$ 3,581	4.6%	6
Non-residential 40mm	\$ 5,346	\$ 5,596	4.6%	12
Non-residential 50mm	\$ 8,354	\$ 8,744	4.6%	14
Non-residential 65mm	\$ 14,118	\$ 14,777	4.6%	1
Non-residential 80mm	\$ 21,386	\$ 22,384	4.6%	-
Non-residential 100mm	\$ 33,415	\$ 34,975	4.6%	6
Non-residential 150mm	\$ 75,184	\$ 78,694	4.6%	-
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Risk/Policy/Legislation Considerations

In accordance with the provisions of Section 532 of the *Local Government Act 1993* a council must not make a rate or charge until it has given public notice (in accordance with Section 405) of its Draft Operational Plan for the year for which the rate or charge is to be made and has considered any matters concerning the Draft Operational Plan.

Financial, Budget and Resource Implications

Rates notices in July 2023 will be affected by the following main factors. Council has reviewed the changes to typical rates notices across the local government area and these are listed in the Appendix to the Statement of Revenue Policy.

1. Council's total rates income for the year will be increased by the Special Variation rate increase of 18% which was approved by IPART on 15 June 2023.
<https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Reviews/Special-Variations-Minimum-Rates/Special-Variations-Minimum-Rates-2023-24> .

The rate increase of 18% was submitted to IPART as per Council Resolution No 023/23.

The rate peg of 18% is not the amount that each individual rates assessment can increase, but the increase in the total general rates income that Council receives.

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

2. The additional pensioner rebate of \$40 will be extended to all pensioners in the Local Government Area. This brings the total maximum pensioner rebate to \$465 for pensioners in QPRC with general, water and sewer rates and annual charges.
3. Increase the annual charge for existing users of the Queanbeyan Sewerage Scheme by a total of 6.5%, being the amount that is required for the major upgrade and expansion of the Queanbeyan Sewage Treatment Plant.
4. Harmonisation of Waste Management Charges, with a phased implementation over three years from 2021-22. The proposed pricing has been guided by the Waste Strategy and includes:
 - Programs to divert more waste to recyclable streams.
 - Expansion of the application of the General Waste Charge
 - Adjustment to domestic waste charges by locality.
5. Other annual charges will be increased by 4.6%.
6. Discretionary user fees and charges will be increased by a base level of 4%.
7. The NSW Valuer General issued land valuation notices in 2022, and these will impact the ad valorem rates levied on properties where land values have increased disproportionately within a rates category and sub-category.

Links to QPRC/Regional Strategic Plans

The Statement of Revenue Policy explains how Council funds each activity it is involved in, and why. Council provides a large number of distinct services and programs to its communities, and it is required to undertake these services in a financially prudent and sustainable way. Revenue sources include rates, annual charges, fees, grants and contributions.

Conclusion

Each year Council considers the Operational Plan and Revenue Policy and must 'make the rate' and set annual charges to enable rate notices to be issued within the statutory timeframe. Up to half the general rate income per category can be levied as a base amount or 'base rate' to recover fixed costs of governance and certain community service obligations.

The following pages represents the terms of setting the rate, and forms the resolution of Council:

Recommendation

In accordance with section 533, 534, 535 and 566 of the *Local Government Act 1993* (the Act), Council makes the following Rates and Annual Charges for the period 1 July 2023 to 30 June 2024, being the financial year 2023/2024.

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

Annual Rates***Residential General***

An ordinary rate will be levied on all rateable land categorised as “**Residential**” under section 516 of the Act which falls within the designated area of Queanbeyan-Palerang Regional Council as indicated on Page 2 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of zero point one two one one one cents in the dollar (0.12111) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of four hundred and fifty seven dollars (\$457) which is equivalent to 33% of the total rates levied for this category in 2022/2023. In accordance with section 543(1) of the Act this rate be named “**Residential General**”.

Residential Queanbeyan Urban

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Queanbeyan Urban**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 16 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of zero point two three four six six cents in the dollar (0.23466) calculated on the land value issued by the NSW-Valuer General’s Office with base date 1 July 2022, and a base amount of five hundred and five dollars (\$505) which is equivalent to 33% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named “**Residential Queanbeyan Urban**”.

Residential Googong

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Googong**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 16 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of zero point two three four six six cents in the dollar (0.23466) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of five hundred and ninety two dollars (\$592) which is equivalent to 32% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named “**Residential Googong**”.

Residential Bungendore

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Bungendore**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 17 of the Draft Revenue 2023/24, consisting of an ad-valorem rate of zero point one four zero three two cents in the dollar (0.14032) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of four hundred and fifty seven dollars (\$457) which is equivalent to 38% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named “**Residential Bungendore**”.

Residential Braidwood

An ordinary rate will be levied on all rateable land sub-categorised as “**Residential Braidwood**” under section 516 and section 529(2) (b) of the Act which falls within the designated area indicated on Page 17 of the Draft Revenue Policy 2023-24, consisting of an ad-valorem rate of zero point one four zero three two cents in the dollar (0.14032) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of four hundred and fifty seven dollars (\$457) which is equivalent to 49% of

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named **“Residential Braidwood”**.

Farmland Ordinary

An ordinary rate will be levied on all rateable land categorised as **“Farmland”** under section 515 of the Act which falls within the designated area of Queanbeyan-Palerang Regional Council, consisting of an ad-valorem rate of zero point zero eight eight three seven cents in the dollar (0.08837) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of one thousand and three hundred and eighty two dollars (\$1382) which is equivalent to 45% of the total rates levied for this category in 2023/2024. In accordance with section 543(1) of the Act this rate be named **“Farmland Ordinary”**.

Business General

An ordinary rate will be levied on all rateable land categorised as **“Business”** under section 518 of the Act which falls within the designated area of Queanbeyan-Palerang Regional Council as indicated on Page 2 of the Draft Revenue Policy 2023/24 consisting of an ad-valorem rate of point one two three eight nine cents in the dollar (0.12389) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of five hundred and five dollars (\$505) which is equivalent to 42% of the total rates levied for this category in 2023/2024. In accordance with section 543(1) of the Act this rate be named **“Business General”**.

Business Queanbeyan Urban

An ordinary rate will be levied on all rateable land sub-categorised as **“Business Queanbeyan Urban”** under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 18 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of one point zero six seven nine one cents in the dollar (1.06791) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of five hundred and fifty five dollars (\$555) which is equivalent to 5% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named **“Business Queanbeyan Urban”**

Business Poplars Business Park

An ordinary rate will be levied on all rateable land sub-categorised as **“Business Poplars Business Park”** under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 21 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of one point zero two two one nine cents in the dollar (1.02219) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of eight hundred and fourteen dollars (\$814) which is equivalent to 2% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named **“Business Poplars Business Park”**.

Business Googong

An ordinary rate will be levied on all rateable land sub-categorised as **“Business Googong”** under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 21 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of one point zero two two one nine cents in the dollar (1.02219) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

of eight hundred and fourteen dollars (\$814) which is equivalent to 14% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named “**Business Googong**”.

Business CBD

An ordinary rate will be levied on all rateable land sub-categorised as “**Business CBD**” under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 20 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of one point zero two two one nine cents in the dollar (1.02219) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of eight hundred and fourteen dollars (\$814) which is equivalent to 6% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named “**Business CBD**”.

Business Industrial

An ordinary rate will be levied on all rateable land sub-categorised as “**Business Industrial**” under section 518 and section 529(2) (d) of the Act which falls within the designated area indicated on Page 19 of the Draft Revenue Policy 2023/24, consisting of an ad-valorem rate of zero point six zero six zero eight cents in the dollar (0.60608) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of five hundred and fifty five dollars (\$555) which is equivalent to 12% of the total rates levied for this sub-category in 2023/2024. In accordance with section 543(1) of the Act this rate be named “**Business Industrial**”.

Mining

An ordinary rate will be levied on all rateable land categorised as “**Mining**” under section 517 of the Act, consisting of an ad-valorem rate of zero point three nine nine three cents in the dollar (0.3993) calculated on the land value issued by the NSW Valuer-General’s Office with base date 1 July 2022, and a base amount of one thousand three hundred and fifty seven dollars (\$1,357) which is equivalent to 5% of the total rates levied for this category in 2023/2024. In accordance with section 543(1) of the Act this rate be named “**Mining**”.

Annual Charges

Domestic Waste Management Annual Charges

A domestic waste management annual charge will be levied on each parcel of rateable land for which the service is available in accordance with section 496(1) and section 496(2) and a domestic waste management annual charge will be levied on land that is exempt from rating if the owner requests the service, as follows:

<i>Type</i>	<i>2023-24</i>
Domestic Garbage (140L Garb + Rec + Grn)	\$343
Domestic Waste 240L waste bin, 240L recycling and 240L green waste	\$453
Domestic Garbage (Additional 140L Garb)	\$161
Domestic Garbage (Additional 240L Garb)	\$191
Domestic Garbage (Additional Green Waste)	\$86
Domestic Garbage (Additional Recycling)	\$86
MUD -Domestic Garbage-shared service & recycling	\$223

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

MUD - Domestic Garbage-Shared bin with Recycling & Green	\$343
Domestic Garbage (Shared Serv - Addit Green)	\$86
Domestic Garbage-Residential Vacant Land	\$30
Domestic Garbage (Shared Rec + Garb)	\$223
360L recycling bin upsize charge	\$54
Rural Waste Collection - fortnightly 240L waste bin and 240L recycling per annum	\$185
Domestic Garbage 2 Bins MUD (No Bulky)	\$174
Rural Waste Collection -fortnightly 240L recycling only per annum	\$89
MUD - unserviced mixed use residential	\$30
Rural waste Collection - Additional 240L waste bin collected fortnightly	\$87
Rural Waste Collection - Additional 240L recycling bin collected fortnightly	\$86
Domestic Waste Urban 360L waste bin collected weekly, 240L recycling and 240L Green Waste collected fortnightly (Current services only)	\$563
Compound Bins	\$174

Non-residential Waste Management Annual Charge

In accordance with the provisions of sections 501, 502 and 535 of the Act Council proposes to provide waste management services and levy a non-residential waste management annual charge on all rateable land categorised as business, as follows:

Type	Charge 2023-2024
BW1 waste availability charge	\$149
BW2 for each 240L Waste bin	\$144
BW4 for each 240L Recycling bin	\$103
BW5 for each Rural Waste 240L (Fortnightly)	\$103
BW8 for each 240L Green Waste bin	\$98

General Waste Charge

In accordance with the provisions of sections 501 and 535 of the Act Council proposes to provide general waste services and levy a general waste charge of \$225 on all rateable land and those properties which are exempt from rates under section 555 and 556, and excluding land categorised as business.

Water Annual Access Charges

Queanbeyan Water Services

In accordance with the provisions of section 501 and 535 of the Act a water access charge of \$303 will be levied on all rateable land categorised as residential within the defined area of the Queanbeyan and Googong Water Supply Schemes.

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

All strata and non-strata units or dual occupancy properties will be charged an annual water access charge equivalent to a 20mm water access charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates an annual Water Access Charge will be applied for each connection according to the size of the water meter service connection/connections to the property as per the following table.

An annual water access charge equivalent to a 20mm water access charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1)(b) of the Act.

Meter Size	Annual Charge
20 mm	\$303
25 mm	\$474
32 mm	\$775
40 mm	\$1,211
50 mm	\$1,893
65 mm	\$3,199
80mm	\$4,847
100 mm	\$7,573
150mm	\$17,039

Palerang Communities Water Services

In accordance with the provisions of section 501 and 535 of the Act a water access charge will be levied on all rateable land, including strata units, and those properties which are exempt from rates under section 555 and 556 within the benefit areas of the Bungendore, Braidwood and Captains Flat water supply schemes to which the water supply is available and connected, in accordance with the number and size of water service meters connected to the land, as per the following table.

An annual water access charge equivalent to a 20mm water access charge will be levied on all rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1)(b) of the Act.

Meter Size	Annual Charge
20 mm	\$596
25 mm	\$931
32 mm	\$1,526
40 mm	\$2,385
50 mm	\$3,726
65 mm	\$6,297
80mm	\$9,537
100 mm	\$14,903
150mm	\$33,532

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

Water Usage Charges

A charge will be raised in accordance with Section 502 of the Act for the use of Water Supply Services on a quarterly basis on properties within the area of the Queanbeyan and Googong Water Supply Schemes. Water usage will be charged at a single variable rate of **\$4.48** per kl on all usage recorded through the water meter or meters connected to the property.

A charge will be raised in accordance with Section 502 of the Act for the use of Water Supply Services on a quarterly basis on properties within the benefit areas of the Braidwood, Bungendore and Captains Flat Water Supply Schemes. Water usage will be charged at a single variable rate of **\$3.99** per kl on all usage recorded through the water meter or meters connected to the property.

Recycled Water Annual Access Charge

All rateable land within the area of Googong Recycled Water Scheme will be charged an Annual Recycled Water Access Charge equivalent to a 20mm Water Access Charge in accordance with section 501 of the Act.

All strata and non-strata units or dual occupancy properties will be charged an Annual Recycled Water Access Charge equivalent to a 20mm Recycled Water Access Charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates an annual Recycled Water Access Charge will be applied for each connection according to the size of the water meter service connection/connections to the property as per the following table.

An Annual Water Access Charge equivalent to a 20mm Recycled Water Access Charge will apply to each parcel of rateable land which does not have a water service connected but to which a water service is available in accordance with the provision of section 552(1) (b) of the Act.

Meter Size	Annual Charge
20 mm	\$303
25 mm	\$474
32 mm	\$775
40 mm	\$1,211
50 mm	\$1,893
65 mm	\$3,199
80mm	\$4,847
100 mm	\$7,573
150mm	\$17,039

Recycled Water Usage Charge

To promote water conservation, the pricing of recycled water has been calculated at the rate of 5% below the potable water prices.

A charge will be raised in accordance with Section 502 of the Act for the use of Recycled Water Supply Services on a quarterly basis on the usage recorded through the water meter

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

or meters connected to the property. Water usage will be charge at a single variable rate of **\$4.26** per kl.

Queanbeyan Sewerage Access Charges

In accordance with the provisions of section 501 a sewerage access charge of \$819 will be levied on all residential properties within the Queanbeyan Sewerage Scheme.

All strata and non-strata units or dual occupancy properties within the defined area of the Queanbeyan Sewerage Scheme will be charged an annual sewerage service charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates within the defined area of the Queanbeyan Sewerage Scheme Annual Sewerage Service Charge will be applied according to the size of the water meter service connection/connections to the property as per the following table.

An Annual Sewerage Service Charge – Vacant Land will apply to each parcel of rateable land within the Queanbeyan Sewerage Scheme which does not have a sewerage service connected but to which a sewerage service is available in accordance with the provision of section 552(3) (a) of the Act.

Meter Size	Annual Charge
20 mm	\$819
Vacant Land	\$534
25 mm	\$1,280
32 mm	\$2,098
40 mm	\$3,278
50 mm	\$5,122
65 mm	\$8,655
80 mm	\$13,111
100 mm	\$20,486
150 mm	\$46,095

Googong Sewerage Access Charges

In accordance with the provisions of section 501 a sewerage access charge of \$804.00 will be levied on all residential properties within the Googong Sewerage Scheme.

All strata and non-strata units or dual occupancy properties within the defined area of the Googong Sewerage Scheme will be charged an annual sewerage service charge for each single occupancy (e.g. unit, flat or granny flat).

In the case of non-residential properties and properties exempt from rates within the defined area of Googong, Annual Sewerage Service Charge will be applied according to the size of the water meter service connection/connections to the property as per the following table.

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

An Annual Sewerage Service Charge – Vacant Land will apply to each parcel of rateable land within the defined area of Googong which does not have a sewerage service connected but to which a sewerage service is available in accordance with the provision of section 552(3) (a) of the Act.

Meter Size	Annual Charge
20 mm	\$804
Vacant Land	\$524
25 mm	\$1,257
32 mm	\$2,061
40 mm	\$3,220
50 mm	\$5,030
65 mm	\$8,501
80 mm	\$12,877
100 mm	\$20,121
150 mm	\$45,273

Palerang Communities Sewerage Access Charge

In accordance with the provisions of section 501 and 552(3)(a) a sewerage access charge of \$1,214.00 will be levied on all residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Schemes.

In accordance with the provisions of section 501 and 552(3)(a) a sewerage access charge will be levied on all non-residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Schemes as per the following table.

Meter Size	Annual Charge
20 mm	\$1,399
Not connected	\$1,399
25 mm	\$2,186
32 mm	\$3,581
40 mm	\$5,596
50 mm	\$8,744
65 mm	\$14,777
80 mm	\$22,384
100 mm	\$34,975
150mm	\$78,694

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

Sewerage Usage Charges

In accordance with the provisions of section 502 the following sewer usage charges will be levied.

Sewerage usage charge on all non-residential properties within the defined area of the Queanbeyan and Googong Sewerage Schemes are calculated by applying business category SDF as defined in the NSW Office of Water, Liquid Trade Waste Regulations Guidelines April 2009 to the Sewerage Usage Charge of **\$1.39** per kl.

Sewerage usage charges for non-residential properties within the benefit areas of the Bungendore, Braidwood and Captains Flat Sewerage Schemes are calculated by applying the following business category SDF to the Sewerage Usage Charge of **\$3.37** per kl.

Land Use Description	SDF
General Main Street Businesses Shop Newsagency Cafes & Restaurants Motels Council Offices Laundromat	95%
Schools	90%
Factories Hospitals Service Clubs Hotels	85%
Churches	70%
Concrete Works	5%

Liquid Trade Waste Annual Charges

In accordance with the provisions of section 502 of the Act Council resolves to make the following liquid trade waste annual charges for all rateable land not categorised as non-residential within the benefit areas of the Queanbeyan sewerage scheme:

Discharge category	Compliance	Annual Charge	Usage per kl
One	Complying	\$120.00	\$0.00
One	Non Complying	\$120.00	\$2.81
Two	Complying	\$120.00	\$2.81
Two	Non Complying	\$120.00	\$19.87
Three		\$780.00	As stated in liquid trade waste excess mass charges in the schedule of fees and charges

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

In accordance with the provisions of section 502 of the Act Council resolves to make the following liquid trade waste annual charges for all rateable land not categorised as non-residential within the benefit areas of the Bungendore, Braidwood and Captains Flat sewerage schemes:

Discharge category	Compliance	Annual Charge	Usage per kl
One	Complying	\$102.51	\$0.00
One	Non Complying	\$102.51	\$3.29
Two	Complying	\$205.02	\$3.29
Two	Non Complying	\$205.02	\$19.87
Three		\$685.13	As stated in liquid trade waste excess mass charges in the schedule of fees and charges

Stormwater Management Charge

In accordance with section 496A of the Act, Council will levy the following stormwater management charges on all rateable properties for which the service is available that are within Council's urban stormwater catchment areas:

Properties categorised as Residential (not being strata titled)

A flat charge of \$25.00 for a stormwater management service charge is to be charged against each eligible assessment categorised as residential within the urban stormwater catchment.

Properties categorised as residential (strata units)

A flat charge of \$12.50 for a stormwater management service charge is to be levied against each eligible residential strata unit within the urban stormwater catchment.

Properties categorised as business (not being strata titled)

Queanbeyan Area - A stormwater management service charge is to be charged against each eligible assessment (not being strata titled) categorised as business within the urban stormwater catchment area based on the total area of the assessment. A charge of \$25.00 for every 350 square metres or part of 350 square metres will apply, with a minimum charge of \$25.00 to apply for those properties with an area of less than 350 square metres.

Braidwood and Bungendore - A stormwater management service charge is to be charged against each eligible assessment (not being strata titled) categorised as business within the urban stormwater catchment area based on the total area of the assessment. A charge of \$25.00 for every 1,200 square metres or part of 1,200 square metres will apply, with a minimum charge of \$25.00 to apply for those properties with an area of less than 1,200 square metres.

9.14 Adoption of 2023/2024 Statement of Revenue Policy (Ref: ; Author: Monaghan/Robinson) (Continued)

Properties categorised as business (strata units)

A stormwater management service charge against each eligible business strata unit within the urban stormwater catchment area based on one of the following two scenarios:

1. Business strata units only

Where a strata complex contains only business properties and is not mixed development the charge per strata unit will be calculated by using a charge of \$25.00 per 350m² of the land area occupied by the strata scheme (or part thereof), proportioned by the unit entitlement of each lot in the strata scheme with a minimum charge of \$12.50 levied on each strata unit.

2. Business & residential strata units (mixed development)

If the strata complex includes properties rated as both business and residential the dominant category of the strata scheme must be determined and charges will apply for business strata units or residential strata units as previously adopted. In the event that a mixed development is 50% residential and 50% business, council has the discretion to determine whether to charge the property as a residential or business property.

Urban Land Exempt from the Stormwater Management Service Charge

The same exemptions that apply to non-rateable properties for other rates and charges also apply in respect of the stormwater management service charge pursuant to the Local Government Act. In addition, the following properties are also exempted from this charge under the provisions:

- Rateable land owned by the Crown
- Rateable land under a lease for private purposes granted under the *Housing Act 2001* or the *Aboriginal Housing Act 1998*

Interest on Overdue Rates & Charges

In accordance with Section 566 of the Act, interest will accrue on outstanding rates and charges at the rate of nine per cent (9%) per annum simple interest calculated daily from 1 July 2023.

Attachments

Nil

10.1 Capital Projects Status Report (Ref: ; Author: Monaghan/Hansen)

File Reference: 36.6.1

Recommendation

That the report be received for information.

Report

The following Capital projects in the 22/23 Operational Plan are reported to Council. Capital project reports will be progressively reported to Council where they meet the criteria of being >\$1m in value, of significant community interest/risk, if there has been significant delays or over 2 financial years.

This status report includes a financial update and identifies risks and issues that may affect project delivery and budget. Any requests for supplementary votes will be the subject of a report to Council, and inclusion in the next Quarterly Budget Review process.

Queanbeyan Sewage Treatment Plant

Current Project Status

Council responded to the second section 224 notice issued by the ACT Government regarding our Environmental Impact Statement (EIS) on 26 May 2023. The response included a commitment by Council to provide the results of an additional hydrodynamic water quality model scenario with our Development Application (DA) submission.

We have been advised that the ACT Government has completed its EIS assessment report and it will now be given to their Minister. The Minister has 15 business days to either accept the EIS as is or to request an independent enquiry. We expect to receive a response by late June or early July.

The DA is 95% complete and remains on track to be submitted 2 weeks following approval of the EIS. The only delay to its submission would come from the time required to complete the additional water quality modelling.

Designers BECA Hunter H2O provided Council with the first detailed design package for review in June 2023. The detailed design review will be completed in a staged process over around 3 months.

Staff are continuing work on preparing additional early equipment tenders, power supply adjustment with EVO Energy, Mountain Road design acceptance with Transport Canberra and watermain replacement with ICON Water.

The land acquisition application and lease extension is still in progress. The Infrastructure Sustainability Council Design Rating submission remains on hold until the detailed design and EIS are complete.

10.1 Capital Projects Status Report (Ref: ; Author: Monaghan/Hansen) (Continued)

Estimated best case planning approval timeframe is as follows:

Milestone	Estimated Completion Date
Section 224 notice 2 response	26 May 2023
ACT Gov't EIS approval	14 July 2023
Development Application submission	28 July 2023
Development Application Approval	6 October 2023*

*Based on minimum DA time.

We are currently looking for infrastructure grant programs that Council would be eligible and there is no update to the grant funding status for the construction phase of the project.

Project		100123
Project Start Date		2016
Project Completion Date		30 June 2027
Current Project Stage		Design and Approvals
Total Project Budget (\$'000)		180,000
Budgeted Project Funding (\$'000)		140,000
Source of Funding		Sewer Fund Reserves, Developer Contributions and Grants
Budgeted Loan Financing (\$'000)		40,000
Loan Financing drawn to date		Nil
Budget 22/23 Financial Year (\$'000)		3,955
Estimated total project cost (\$'000)	Total Project Cost to Date (\$'000)	Estimated cost to complete (\$'000)
180,000	15,010	164,990

Queanbeyan Civic and Cultural Precinct (QCCP)**Current Project Status**

Work is continuing on the internal fitout to the QPRC areas and the link to the The Q and Bicentennial Hall. The ramp and the basement carpark missing sections are well underway.

Sewer and ramp works related to the neighbouring development remains a high risk. While works have commenced on these items, a risk remain until bulk earthworks and structure are complete. Alternative construction methodologies have been being explored to mitigate program delays. Stakeholder coordination (local business owners) has commenced noting the space required for the underboring holes which will reduce the number of available parking spaces. Preparatory activities have commenced for the sewer upgrades in the Lowe Car Park.

10.1 Capital Projects Status Report (Ref: ; Author: Monaghan/Hansen) (Continued)

A decision has been made to achieve occupation in two steps. The first step being the building and part of the basement carpark. The second is the public domain and the remainder of the public carpark.

The lighting scope on Lowe Car Park has been resolved. Due to significant lead times with the light fittings (approx. 20 weeks for the light fittings); program risks remain until materials are onsite.

The identification of potential tenants for both ground floor and Level 3 continues. Tenancy for the State Government lease of levels 4 and 5 is in the final stage of negotiations.

Project	100265	
Project Start Date	2016	
Project Completion Date	30 September 2023	
Current Project Stage	Construction	
Total Project Budget (\$'000)	83,330	
Budgeted Project Funding (\$'000)	4,298	
Source of Funding	Private works contribution, capital grant, transfer from water and sewer fund	
Budgeted Loan Financing (\$'000)	79,032	
Loan Financing drawn to date (\$'000)	72,924	
Budget 22/23 Financial Year (\$'000)	48,172	
Estimated total project cost (\$'000)	Total Project Cost to Date (\$'000)	Estimated cost to complete (\$'000)
83,330	69,999	13,331

Lascelles Street – Braidwood

The project involves pavement rehabilitation and landscaping works on Lascelles Street, Braidwood between Wallace Street and Ryrie Street.

Current Project Status

As reported to Council and the community, the contractor's engagement under the contract was terminated effective 29 March 2023. Council is completing the remainder of the work which includes:

- Finalisation of kerb and gutter construction
- Installation of footpaths and pedestrian facilities
- Rectification of stormwater pits
- Landscaping
- Completion of pavement formation and sealing
- Linemarking and sign installation

10.1 Capital Projects Status Report (Ref: ; Author: Monaghan/Hansen) (Continued)

The work is nearly completed with line marking, minor concreting, revegetation and tidying up is required.

The financial risks arising from the contract termination and claims from the contractor or sub-contractors, remain.

Project	100701	
Project Start Date	2019	
Project Completion Date	30 June 2023	
Current Project Stage	Construction	
Total Project Budget (\$'000)	1,708	
Budgeted Project Funding (\$'000)	1,432	
Source of Funding	Stronger Communities Fund, LRCL, Section 94 Contributions	
Budget 22/23 Financial Year (\$'000)	1,601	
Estimated total project cost (\$'000)	Total Project Cost to Date (\$'000)	Estimated cost to complete (\$'000)
1,708	2,081	0

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.2 Customer Service Statistics (Ref: ; Author: Ryan/Richards)

File Reference: 2.9.98

Recommendation

That the report be received for information.

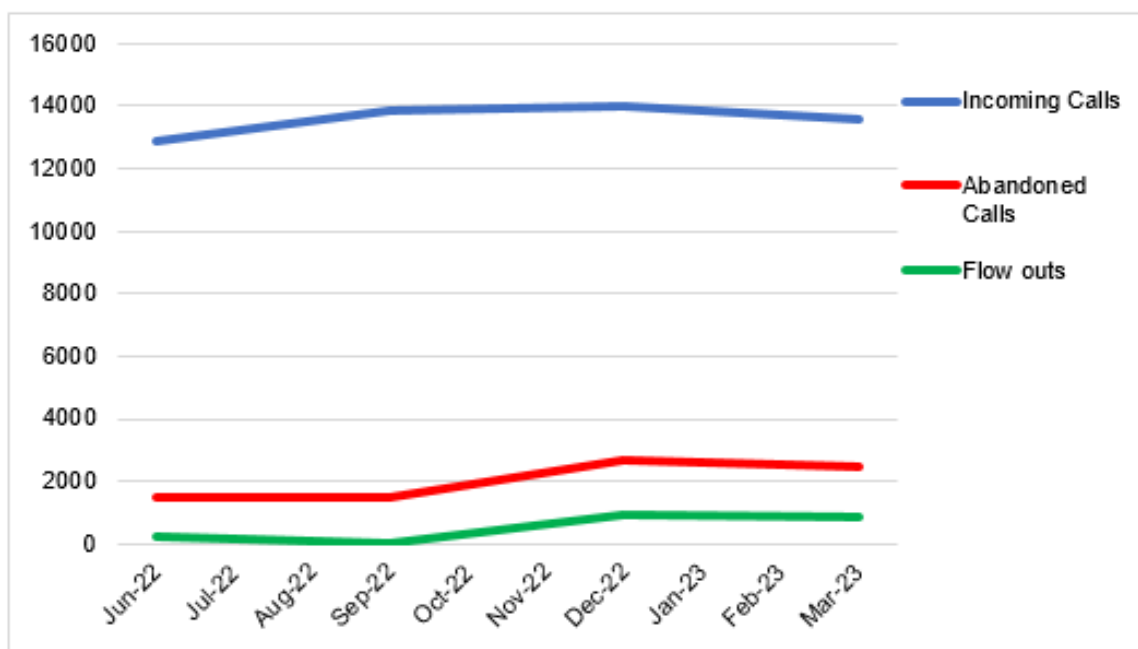
Report

This report provides information regarding the number and nature of interactions between Council and the public through customer service over the past year.

Contact with Council

Customers can contact Council in a variety of ways including telephone, e-services, email, attending customer service counters and using the Snap-Send-Solve App. Telephone continues to be the most popular way of contacting Council. QPRC receives more than 200 calls each working day. The table and graph below show quarterly incoming call rates and abandoned rates (calls that leave the system prior to being answered) and flow out (callers who opt for a call back service).

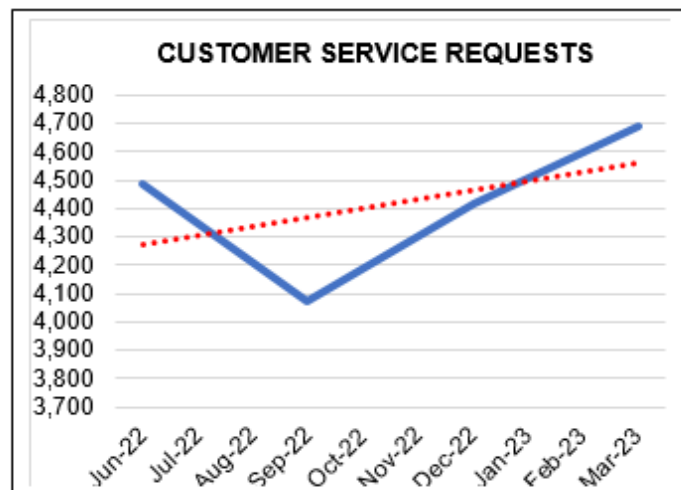
Phone calls	Apr-Jun 22	Jul-Sep 22	Oct-Dec 22	Jan-Mar 23
Incoming	12,842	13,834	14,005	13,596
Abandoned	1,519	1,467	2,705	2,475
Flow outs	250		955	868



10.2 Customer Service Statistics (Ref: ; Author: Ryan/Richards) (Continued)Customer Request Management

It is the aim of customer service officers to solve as many issues as possible on the first call. When this can't be achieved, requests for services are logged. The table and graph following show the number of service requests raised over the last year.

Quarter	Total Requests
June 22	4,485
September 22	4,075
December 22	4,420
March 23	4,690

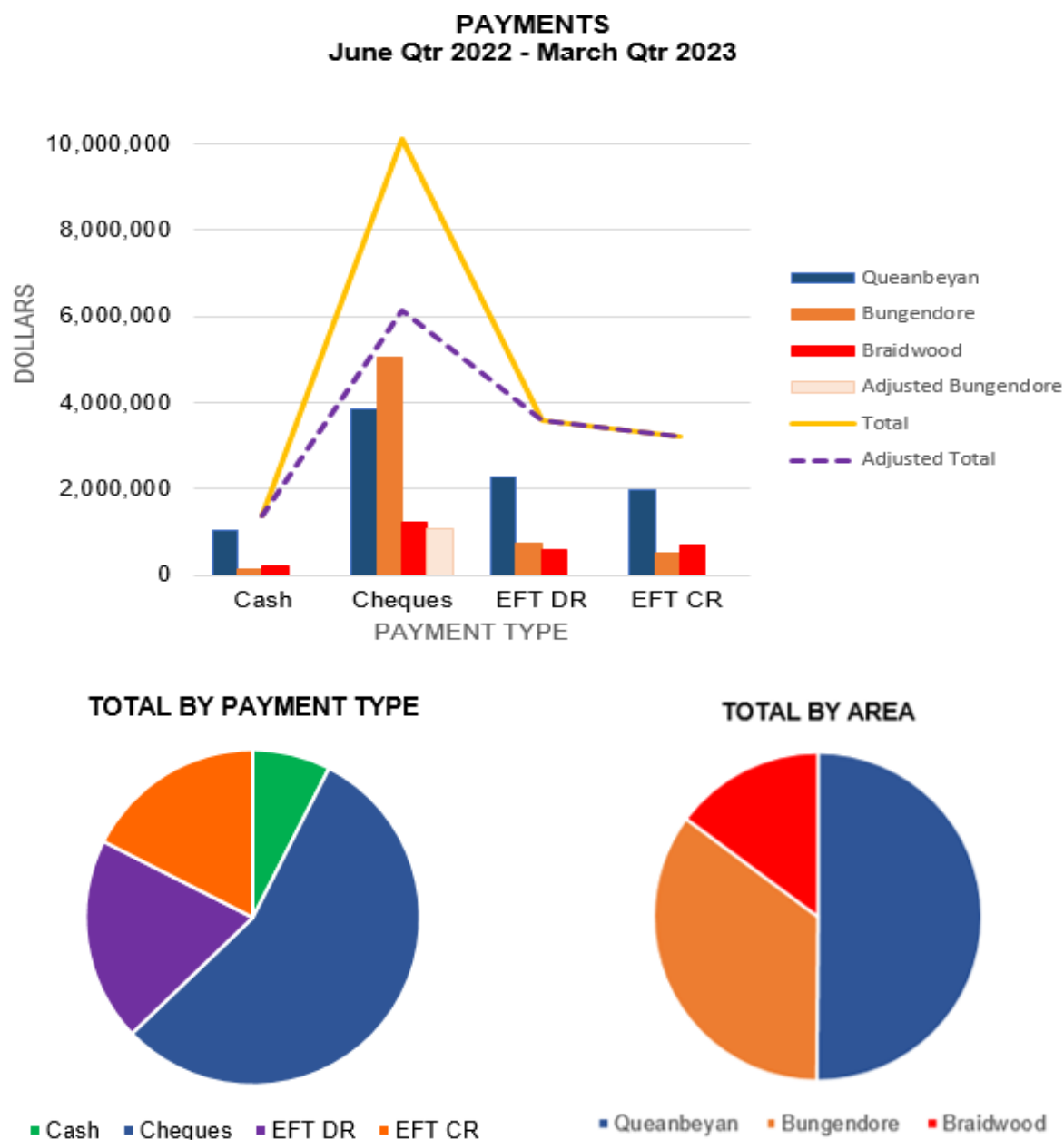
Payments

Many customers continue to pay bills over the counter at Council's three customer service locations - Braidwood, Bungendore and Queanbeyan. The table and graphs below show over the counter payments taken at each location.

Payment Type	QUEANBEYAN \$	BUNGENDORE \$	BRAIDWOOD \$	TOTAL \$
Cash	1,049,301	123,751	203,760	1,376,812
Cheques	3,852,016	5,054,300	1,216,842	10,123,158
EFT DR	2,288,378	716,759	590,688	3,595,825
EFT CR	1,978,479	522,265	702,725	3,203,469
Total	9,168,174	6,417,075	2,714,015	18,299,264

Note: These figures include a one-off payment of a \$4M development contribution in the June quarter 2022

10.2 Customer Service Statistics (Ref: ; Author: Ryan/Richards) (Continued)

Snap-Send-Solve

Snap-Send-Solve (SSS) is an application whereby customers can take a photo of an issue or problem and record it for Council to lodge as a service request. The following tables indicate the number of SSS applications recorded over the last year (from April 2022 to March 2023) and the nature of the request

Total Incidents	Apr-Jun 22	Jul-Sep 22	Oct-Dec 22	Jan-Mar 23
	306	576	886	638

10.2 Customer Service Statistics (Ref: ; Author: Ryan/Richards) (Continued)

Dominant Incidents	Apr-Jun 22	Jul-Sep 22	Oct-Dec 22	Jan-Mar 23
Damaged Road	56	48	157	0
Potholes	0	27	75	0
Overgrown Veg	24	12	150	65
Parking – Illegal	50	72	87	102
Gutters/Stormwater	0	0	11	0
Pavement Damaged	19	0	15	27
Abandoned Vehicle	17	0	12	0
Dumped Rubbish	26	29	12	41
Park / Playground	11	7	0	0
Accessibility Issues	0	0	0	14

After Hours Customer Service

Council uses PEAK Services for after hours customer service. Generally, customers only make contact after hours to report an emergency issue or incident. If the matter is urgent, it can be referred to on call staff. If the matter can wait until normal office hours, it is recorded as a service request. The table below provides call data for 2023, January to March.

Month	Calls received	Calls answered	Abandoned calls	Avg Handle Time	Avg Speed of Answer
January	204	152	52	4.59min	1.43min
February	152	98	54	3.54min	1.51min
March	130	93	37	4.02min	1.00min

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.3 Councillor Workshops (Ref: ; Author: Ryan/Ison)

File Reference: 28 June 2023 reports

Recommendation

That the report be received for information.

Council at its meeting on 23 February 2022 resolved (**Resolution No 093/22**) to publish details of Councillor workshops in the Agenda of the next Council meeting.

During the period 8 to 21 June 2023, the following workshops were held:

Date	Workshop Items	External Presenter/s (if applicable)
20/06/2023	1. Draft Operational Plan and Budget – Review Public Submissions 2. Ellerton Drive Extension Loan Background and Funding	N/A
21/06/2023	1. Dargues Gold Mine (Majors Creek) future operations 2. Draft Operational Plan and Budget – Review Public Submissions	Angus Wyllie, General Manager, Dargues Gold Mine, Aurelia Metals Ltd N/A

Attachments

Nil

11.1 Local Development Committee Meeting - 6 June 2023 (Ref: ; Author:
Hansen/Harris)

File Reference: 31.4.1

Recommendation


That Council note the minutes of Local Development Committee meeting held on 6 June 2023.

Summary

The Local Development Committee has submitted the minutes and recommendations of its meeting held on 6 June 2023 for Council's information and consideration.

Local Development Committee is held in conjunction with Local Traffic Committee on an ad hoc basis when traffic management plans are submitted by the QPRC Development Engineers for review and comment. Much like the Traffic Committee, it is a technical review committee providing comment on submitted plans.

Attachments

Attachment 1  Local Development Committee Meeting Minutes - 06 June 2023 (*Under Separate Cover*)

REPORTS OF COMMITTEES

11.2 Local Traffic Committee Meeting - 6 June 2023 (Ref: ; Author: Hansen/Harris)

File Reference: 31.4.1

Recommendation

That Council:

1. Note the minutes of Local Traffic Committee held on 6 June 2023.
2. Adopt recommendations LTC 18/2023 to LTC 23/2023 from the meeting held on 06 June 2023:
 - LTC 18/2023: Proposed Solution: Event not supported in current form. QPRC Events to follow up with event organisers and re-submit for next meeting.
 - LTC 19/2023: Proposed Solution: Event supported in principle subject to above requirements. Under Roads Act 1993 approve the proposed road closures for HMAS Harman Freedom of Entry March.
 - LTC 20/2023: Proposed Solution: Event supported in principle subject to above requirements. Under Roads Act 1993 approve the proposed road closures for Queanbeyan Legacy Torch Relay.
 - LTC 21/2023: Proposed Solution: Event not supported in current form. QPRC Events to follow up with event organisers and re-submit for next meeting.
 - LTC 22/2023: Proposed Solution: Under Roads Act 1993 approve proposed Traffic Control Devices Plan for additional line marking and signs at three existing non-conventional “Y type” intersections within Tralee Stages 1A and 1C.
 - LTC 23/2023: Proposed Solution: Under Roads Act 1993 approve proposed public carpark with parking signage, basement line marking and signage plans for QCCP.

Summary

The Local Traffic Committee (LTC) has submitted the minutes and recommendations of its meeting held on 6 June 2023 for Council’s information and consideration.

Transport for NSW (TfNSW) is legislated as the organisation responsible for the control of traffic on all roads in New South Wales. Traffic is controlled by the installation of prescribed traffic control devices, such as regulatory signs, or traffic control facilities, such as medians.

The LTC is primarily a technical review committee. It only advises the Council on matters for which the Council has delegated authority, being certain prescribed traffic control devices and traffic control facilities. Matters related to State Roads or functions that have not been delegated to the elected Council must be referred directly to Transport for NSW or relevant organisation.

The LTC will only review reports that have been prepared by staff and submitted to the LTC in accordance with its delegations. The members of the LTC will not undertake investigations of traffic matters or design traffic solutions.

Attachments

Attachment 1  Local Traffic Committee Meeting Minutes - 06 June 2023 (*Under Separate Cover*)

File reference: 52.3.1

Recommendation

That the report be received for information.

Summary

The following Delegate Report has been submitted by Cr Katrina Willis, who is the appointed Council delegate to the South East Australian Transport Strategy (SEATS).

This report is a summary of the SEATS meeting held on 18 May 2023, in Bungendore.

SEATS meetings provide information and updates, from Transport for NSW, Victoria Roads, other relevant authorities, and individual member councils on significant projects that are proposed or being undertaken in the corridor between Wollongong and Melbourne. This covers all modes of transport – road, rail, air and sea.

This was the first SEATS meeting I had been able to attend as a delegate for QPRC. It was undertaken in a workshop format. As such, there were no reports from member councils. The main item of business was the need for SEATS members to complete an urgent review of NSW road infrastructure projects under the Federal Government's \$120 billion Infrastructure Investment Program to update content and cost estimates of project business cases, having regard to the new government's objectives for infrastructure investment.

This follows the announcement by the Australian Government Minister for Infrastructure, Transport, Regional Development and Local Government, Catherine King, on 1 May 2023 that she had ordered a 90-day review to ascertain which of the 800 projects within the program are able to be built, will have a lasting benefit for Australia and enhance economic and social productivity and prosperity.

A separate workshop was held at Morwell on 11 May 2023 to consider priority projects for Victoria.

At the Bungendore workshop, Transport for NSW provided a written report on its priority projects under the Federal Government review and a presentation on the recent rollout of expanded public transport services for Queanbeyan and Nowra through the 16 Cities Transport Plan. Following the Queanbeyan launch, Transport for NSW is now focused on harmonising the bus fare structures between Queanbeyan and the ACT while the ACT proposal to extend the Rapid 2 service to Queanbeyan is part of a future work program that might take four years to achieve.

An ACT Government official gave a presentation on the territory's Freight Heavy Vehicle Strategy and priority projects that include planning the duplication of Pialligo Avenue, Beltana Road, William Hovell Drive duplication to accommodate B-double trucks, Parkes Way and South West Corridor Study, and the Barton Highway duplication (funded by NSW).

A representative of the Australian Forest Products Association gave a presentation on emerging transport issues for the forestry industry including the impacts of regulation on using larger freight vehicles (A-double configurations) and pre-conditions for uptake of electric trucks.

13.1 Delegates' Report (Ref: ; Author: Ryan/Ison) (Continued)

It was noted that SEATS submissions were made to the South East and Tablelands Regional Transport Plan and the House of Representatives Inquiry into the implications of severe weather events on the national, regional, rural and remote road network.

Since the last SEATS delegate report to Council, by former Councillor Pete Harrison in November 2021, a new Executive Officer has been appointed, Greg Pullen, who was previously an Executive Member (NSW) of SEATS.

The next SEATS meeting is scheduled for 17-18 August in Baw Baw Shire, Victoria.

More information about SEATS activities can be found on the SEATS website at: seats.org.au

Attachments

Nil

QUESTIONS WITH NOTICE

14.1 Responses to Councillors' Questions (Ref: ; Author: Ryan/Ison)

File reference: 28 June 2023 Reports

The following Questions with Notice have been submitted by Cr Katrina Willis.

Recommendation

That the report be received for information.

Questions

1. Has Council published the Review of Environmental Factors (REF) prepared for the rehabilitation of Captains Flat Road with respect to the removal of native species of trees? If so, please provide a link. If the review has not been published, will the Council now publish the review?
2. The REF referred to in question 1 required Council to plant at least 80 snowgums within 12 months of the road work commencing and a total of at least 300 trees within 12 months of the road work commencing, including a combination of Eucalyptus rubida, Eucalyptus dives and Eucalyptus bridgesiana. How many trees have been planted and of what species?
3. Can Council provide a map showing the location of the replacement trees or, if they have not yet been planted, where the replacement trees will be planted?
4. If this re-vegetation work has not yet been completed, when does Council expect it to be completed?
5. What services are to be provided by the Police Citizens Youth Club in Queanbeyan under the Memorandum of Understanding with QPRC?
6. How do these services compare with the services previously provided by QPRC through its Axis Youth Centre?
7. Does QPRC have any input into the PCYC Queanbeyan services, programs and costs of same? If so, please provide details.
8. Does the PCYC provide QPRC regular reports on its activities under its MoU with Council? If so, does Council publish this information?
9. As PCYC courses require payment of fees, how does the MoU provide for disadvantaged students of limited means so they are not excluded from activities?
10. What is the term of the MoU and when is it due to be reviewed?

General Manager's Comment

Responses to these Questions with Notice will be provided at the next Council meeting on 12 July 2023.

Attachments

Nil

15 NOTICE OF INTENTION TO DEAL WITH MATTERS IN CLOSED SESSION

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 QCCP Leased Area Arrangements

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.