



Ordinary Meeting of Council

AGENDA

11 October 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 Inspections - Nil

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 27 September 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Confidential - Not for Publication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 Compulsory Acquisition of 16m2 of 29 Ellendon Street Bungendore

Item 16.1 is confidential in accordance with s10(A) (e) of the Local Government Act 1993 because it contains information that would, if disclosed, prejudice the maintenance of law and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

16.2 Braidwood Heritage Centre - Tender Award

Item 16.2 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.

16.3 QCCP Lease Agreements

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.

16.4 Tender Number 2021-22: Queanbeyan Pool - Upgrade to Change Rooms

Item 16.4 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 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes
- Attachment 1 DA.2021.1610 - S4.15 Matters for Consideration - 43A Henderson Road Queanbeyan (Under Separate Cover)
- Attachment 2 DA.2021.1610 - Heritage Impact Statement - 43A Henderson Road Queanbeyan (Under Separate Cover)
- Attachment 3 DA.2021.1610 - Draft Conditions of Consent - 43A Henderson Road Queanbeyan (Under Separate Cover)
- Attachment 4 DA.2021.1610 - Exemption Provisions & Written Request to waive off contributions - 43A Henderson Road Queanbeyan (Under Separate Cover)

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

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- Attachment 5* *DA.2021.1610 - Plans - 43A Henderson Road Queanbeyan (Under Separate Cover)*
- Item 9.2 2022-23 4th Quarter Budget Review and Budget Revotes
- Attachment 1* *4th Quarter Budget Review June 2023 (Under Separate Cover)*
- Item 10.1 Land-Use Planning Projects / Activities - Status Report
- Attachment 1* *Land-Use Planning Projects / Activities during the reporting period (Under Separate Cover)*
- Item 10.2 Draft Braidwood Community Plan
- Attachment 1* *Draft Braidwood Community Plan September 2023 (Under Separate Cover)*
- Item 10.3 Bungendore High School Update
- Attachment 1* *SINSW re Temporary Fencing in Bungendore (Under Separate Cover)*
- Attachment 2* *Bungendore High School Works Notification - 28 September 2023 (Under Separate Cover)*
- Item 11.1 Bungendore Town Centre and Environs
Advisory Committee Meeting Minutes - 17 July 2023
- Attachment 1* *Bungendore Town Centre and Environs Advisory Committee Meeting Minutes held on 17 July 2023 (Under Separate Cover)*

Closed Attachments

- Item 16.2 Braidwood Heritage Centre - Tender Award
- Attachment 1* *Braidwood Heritage Centre Direct Negotiation Outcome (Under Separate Cover)*
- Item 16.3 QCCP Lease Agreements
- Attachment 1* *PDNSW Letter to Council (Under Separate Cover)*
- Attachment 2* *Annexure to Lease draft 28.9.23 (Under Separate Cover)*
- Attachment 3* *Queanbeyan AFL draft 27.9.23 (Under Separate Cover)*
- Attachment 4* *Example IC Deed (Under Separate Cover)*
- Item 16.4 Tender Number 2021-22: Queanbeyan Pool - Upgrade to Change Rooms
- Attachment 1* *Tender Number 2021-2022 - Queanbeyan Pool - Upgrade to Change Rooms (Under Separate Cover)*



MINUTES OF THE ORDINARY MEETING OF THE QUEANBEYAN-PALERANG REGIONAL COUNCIL held via Zoom and at the Council Chambers, 253 Crawford St, Queanbeyan on Wednesday, 27 September 2023 commencing at 5.30pm.

ATTENDANCE

Councillors: Cr Winchester (Chairperson)

Cr Biscotti

Cr Burton

Cr Grundy

Cr Livermore

Cr Preston - via Zoom

Cr Taskovski

Cr Willis

Cr Wilson

Staff:

R Ryan, General Manager

P Hansen, Director Infrastructure Services

J Richards, Director Community, Arts and Recreation

T Reich, A/Director Development and Environment

R Tozer, A/Director Corporate Services

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

380/23

RESOLVED (Winchester/Biscotti)

That the apologies for non-attendance from Crs Macdonald and Webster be received and that leave of absence be granted.

The resolution was carried unanimously.

4. CONFIRMATION OF MINUTES**4.1 Minutes of the Ordinary Meeting of Council held on 13 September 2023**

381/23

RESOLVED (Winchester/Taskovski)

That the Minutes of the Ordinary Meeting of Council held in the Queanbeyan Council Chambers on Wednesday 13 September 2023 be confirmed.

The resolution was carried unanimously.

5. DISCLOSURES OF INTERESTS

382/23

RESOLVED (Winchester/Taskovski)

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

The resolution was carried unanimously.

There were no disclosures.

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.

383/23

RESOLVED (Winchester/Taskovski)

That the meeting be adjourned to conduct the Public Forum.

The resolution was carried unanimously.

ADJOURNMENT:

The meeting adjourned for the Public Forum at 5.33pm and resumed at 5.42pm.

7. MAYORAL MINUTE

There was no Mayoral Minute.

8. NOTICES OF MOTIONS OF RESCISSION

There were no Notices of Motions of Rescission.

The Mayor vacated the Chair at 5.42pm. The General Manager assumed the Chair, as Returning Officer to conduct the election of Mayor and Deputy Mayor.

9. REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.1 Election of Mayor

384/23

RESOLVED (Wilson/Preston)

That Council elect a Mayor to serve between September 2023 until the Local Government Elections in September 2024; and if more than one Councillor is nominated, the election will proceed by open voting.

The resolution was carried.

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

Against: Cr Grundy

The Returning Officer called for nominations for the position of Mayor between September 2023 until the Local Government Elections in September 2024. There were two valid written nominations received, those of Cr Mareeta Grundy and Cr Kenrick Winchester. Both having accepted the nomination, a vote was taken. The vote by a show of hands resulted in three votes for Cr Grundy and six votes for Cr Winchester.

The Returning Officer declared Cr Winchester duly elected as Mayor.

9.2 Election of Deputy Mayor

385/23

RESOLVED (Wilson/Taskovski)

That Council elect a Deputy Mayor to serve between September 2023 until the Local Government Elections in September 2024; and if more than one Councillor is nominated, the election will proceed by open voting.

The resolution was carried unanimously.

The Returning Officer called for nominations for the position of Deputy Mayor between September 2023 until the Local Government Elections in September 2024. There was one written nomination received, that of Cr Esma Livermore.

The Returning Officer declared Cr Livermore duly elected as Deputy Mayor.

Cr Winchester assumed the Chair at 5.47pm.

9.3 Council Meeting Schedule 2024

386/23

RESOLVED (Winchester/Taskovski)

That Council confirm the following:

1. Ordinary Council meetings are to be held on the second and fourth Wednesday of each month, except for December and January, as per Council's Code of Meeting Practice (2022).
2. An Ordinary Council meeting will be held on the second Wednesday of December 2023 and the fourth Wednesday of January 2024.
3. Pre-meeting briefing schedules to be held at 4.30pm on the Tuesday prior to a Council Meeting.
4. Note the 12 month trial for some Council Meetings to be held in the locations being Council Chambers Queanbeyan and Braidwood Library.

The resolution was carried unanimously.

9.4 Exhibition of Memorial Garden Preliminary Concept Design

387/23

RESOLVED (Wilson/Preston)

That Council place the Memorial Garden Preliminary Concept Design and associated documents on public exhibition for 42 days (six weeks) and revise the engagement strategy accordingly.

The resolution was carried.

For: Crs Biscotti, Burton, Grundy, Livermore, Preston,
Taskovski, Willis and Wilson

Against: Cr Winchester

9.5 WB Freebody Sculpture

388/23

RESOLVED (Grundy/Biscotti)

That Council:

1. Accept the sculpture of former Alderman and Mayor of Queanbeyan City Council, WB Freebody as a gift from the family.
2. Refer the proposal to the Cultural Development and Public Art Committee.
3. Receive a further report following investigation of an appropriate location, options for the installation and associated costs.

The resolution was carried unanimously.

- 389/23 **9.6 Access Agreement Queanbeyan District Cricket Club Freebody Oval**
RESOLVED (Biscotti/Wilson)
That:
 1. Council endorse amending the existing access agreement between QPRC and the Queanbeyan District Cricket Club to include the new pavilion building on Freebody Oval.
 2. The updated agreement be placed on public exhibition for 30 days inviting submissions to be received.

The resolution was carried unanimously.
- 390/23 **9.7 Renewal of Licences over Letchworth Estate Reserve to Queanbeyan and District Dog Training Club and Monaro Archers Inc**
RESOLVED (Biscotti/Wilson)
That Council approves the renewal of Licence Agreements between QPRC and; the Queanbeyan and District Dog Training Club over part of Letchworth Estate Reserve for a further five-year period; and Monaro Archers over part of Letchworth Estate Reserve for a further five-year period.

The resolution was carried unanimously.
- 391/23 **9.8 Draft Licence Agreement - Breakpoint Tennis**
RESOLVED (Grundy/Wilson)
That:
 1. Council agree in principle to enter into a five-year Licence Agreement with Breakpoint Tennis for the management and usage of the two Tennis Courts in Beltana Park at Googong.
 2. These Licence Agreement proposals be advertised in accordance with S47 and 47A of the Local Government Act 1993.
 3. If no objection to the proposals is received the Licence Agreements be executed.

The resolution was carried unanimously.
- 392/23 **9.9 Australia Day Committees**
RESOLVED (Grundy/Willis)
That Council endorse the amended Terms of Reference and membership for the Australia Day Organising Committee and Australia Day Awards Committee.

The resolution was carried unanimously.

9.10 Investment Report - August 2023

393/23

RESOLVED (Willis/Taskovski)

That Council:

1. Receive the Investment Report for the month of August 2023.
2. Note the investment return for August 2023 was \$731,746.
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.

The resolution was carried unanimously.

9.11 Water Wise and Recycled Water Supply Policy Review

394/23

RESOLVED (Willis/Livermore)

That Council:

1. Defer consideration of the Waterwise Policy .
2. Adopt the Potable and Recycled Water Supply Policy.

The resolution was carried unanimously.

9.12 Public Interest Disclosures Policy

395/23

RESOLVED (Biscotti/Burton)

That Council endorse the Public Interest Disclosures Policy and place on exhibition for 28 days inviting submissions.

The resolution was carried unanimously.

9.13 Rescinding Council's Unsolicited Proposals Guide

396/23

RESOLVED (Willis/Wilson)

That Council rescind the Unsolicited Proposals Guide.

The resolution was carried unanimously.

10. REPORTS TO COUNCIL - ITEMS FOR INFORMATION**10.1 Regional and Local Roads Repair Program**

397/23

RESOLVED (Grundy/Wilson)

That the report be received for information.

The resolution was carried unanimously.

10.2 Update on Matters Related to Hume Materials Recycling Facility Fire

398/23

RESOLVED (Willis/Livermore)

That the report be received for information.

The resolution was carried unanimously.

399/23 **10.3 Gas Appliances Council Buildings Audit**
RESOLVED (Willis/Wilson)

That the report be received for information.

The resolution was carried unanimously.

400/23 **10.4 Koori Biz Project**
RESOLVED (Wilson/Willis)

That the report be received for information.

The resolution was carried unanimously.

401/23 **10.5 Shade Covers for QPRC Pools**
RESOLVED (Willis/Taskovski)

That the report be received for information.

The resolution was carried unanimously.

402/23 **10.6 Ellerton Drive Extension Loan Fact Sheet**
RESOLVED (Wilson/Taskovski)

That the report be received for information.

The resolution was carried unanimously.

403/23 **10.7 Bi-Annual Review of Councillor Expenses**
RESOLVED (Biscotti/Wilson)

That the report be received for information.

The resolution was carried unanimously.

404/23 **10.8 Councillor Workshops**
RESOLVED (Preston/Biscotti)

That the report be received for information.

The resolution was carried unanimously.

11. REPORTS OF COMMITTEES**11.1 QPRC Heritage Advisory Committee Minutes of 24 August 2023**

405/23

RESOLVED (Willis/Livermore)

That Council:

1. Note the minutes of QPRC Heritage Advisory Committee held on 24 August 2023 - 23/23.
2. Note recommendations 24/23 to 27/23 from the meeting held on 24 August 2023:
 - a. QPRC HAC 24/23 – Development Application 2023.0273 at 119 Wallace Street, Braidwood for demolitions, alterations, and additions.
 - i. The Committee has a consensus view that the t-shaped shed should be retained on site given its heritage value and potential for reuse.
 - ii. The Committee notes that the DA put before it is incomplete and may be expanded upon in the future. In the event that further information is received, the Committee request that it be returned to the Committee for consideration.

QPRC HAC 25/23 – Development Application 2023.0083 at 124-126 Wallace Street, Braidwood for alterations and additions.

The Committee has no objection to the proposed development.

- b. QPRC HAC 26/23 – Development Application 2022.1661 at 30 Alice Street, Queanbeyan for demolition of existing dwelling and construction of a dwelling house.

The Committee does not support the proposed design, which does not align with the QDCP 2012. The current Development Control Plan does not support garages in the front elevation of the building. The applicant should contact the Heritage Advisor regarding advice for an alternative design that is consistent with the QDCP in this Heritage Conservation Area location.

- c. QPRC HAC 27/23 – Proposed development at 29 and 30 Alice Street, Queanbeyan.

The Committee is happy with the existing QDCP 2012 provisions for Heritage Conservation Areas at this time and would like to see them rigorously applied.

The resolution was carried unanimously.

11.2 Bungendore Town Centre and Environs Advisory Committee Meeting Minutes - 22 May 2023 and 21 August 2023

406/23

RESOLVED (Grundy/Wilson)

That Council note the minutes of Bungendore Town Centre and Environs Committee meetings held on 22 May 2023 and 21 August 2023.

The resolution was carried unanimously.

12. NOTICES OF MOTIONS**12.1 Reinstatement of NSW Regional Seniors Travel Card Program****MOVED (Grundy/Burton)**

That Council:

1. Recognises the significant contribution the NSW Regional Seniors Travel Card Program made in alleviating the unavoidable costs of transport for regional, rural and remote residents; in accessing medical, social and family needs in addition to supporting aging in place principles, health and wellbeing outcomes.
2. Notes the \$250 Seniors Travel Card provided much needed financial assistance to fixed and low income eligible residents from the Queanbeyan-Palerang Regional Council area.
3. Write to the local member, the Hon Steve Whan, MP; the NSW Premier, the Hon Chris Minns, MP, and the NSW Minister for Transport and Roads, the Hon Jo Haylen, MP, calling for the immediate reinstatement of the NSW Regional Seniors Travel Card Program.

The motion was PUT and LOST.

For: Crs Biscotti, Burton and Grundy

Against: Crs Livermore, Preston, Taskovski, Willis, Wilson and Winchester

407/23

12.2 Acknowledgement of Country at Town Entrances**RESOLVED (Willis/Wilson)**

That Council:

1. Develop a proposal for signage at the main entrances to Queanbeyan-Palerang's towns and villages that incorporates acknowledgment of the Traditional Custodians of the lands on which a town or village is situated.
2. Consult local Aboriginal Land Councils and Council's First Nations Advisory Committee about wording and local First Nations groups to be acknowledged on the signage.
3. Receive a report detailing the feasibility, costs and timeframes to:
 - a. update existing locality signage; and/or
 - b. commission new signage.

The resolution was carried.

For: Crs Biscotti, Burton, Livermore, Preston, Taskovski,
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

408/23

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 RFT 2022-37 - Design and Construction of Mulloon RFS Station

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

Item 16.2 QCCP Lease Agreements

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 QPRC v Minister for Education and Early Learning Matter

Item 16.3 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.

The resolution was carried unanimously.

The meeting then moved into Closed Session at 7.06pm to discuss the matters listed above.

16.1 RFT 2022-37 - Design and Construction of Mulloon RFS Station

409/23

RESOLVED (Biscotti/Burton)

That Council award contract 2022-37 for the Design and Construction of Mulloon RFS Station to Ivins Brant & Associates Pty Ltd for \$422,080.36 (exc GST).

The resolution was carried unanimously.

16.2 QCCP Lease Agreements

This item was WITHDRAWN from the agenda.

16.3 QPRC v Minister for Education and Early Learning Matter

410/23

RESOLVED (Biscotti/Preston)

That Council authorise the General Manager to represent Council's position on this matter.

The resolution was carried.

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

Against: Cr Grundy

411/23

RESOLVED (Winchester/Biscotti)

That the meeting now return to Open Session.

The resolution was carried unanimously.

The meeting returned to Open Session at 7.27pm.

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 7.28pm, 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 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan
- Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi)**

File Reference: DA.2021.1610

Recommendation

That:

1. Council grant conditional consent for the construction of a shed for community purposes on Part Lot 2 DP 1002170, Lot 79 Sec B DP 910710, No 43A Henderson Road Queanbeyan.
2. The request to waive contributions levied under Section 64 of Local Government Act 1993 for DA.2021.1610 for the construction of a shed for community purposes be considered for the following reasons:
 - a. Canberra Monaro N Scale Group Inc is a not-for profit organisation which provides valuable social activities for its direct and indirect members,
 - b. The development is likely to contribute positively to the local community by way of providing a valuable community space within a predominantly residential area,
 - c. The development is likely to generate a valuable amount of social activity and will indirectly benefit the heritage values of the site and the nearby sheds.

Summary

Reason for Referral to Council

This application has been referred to Council as Acting Coordinator Development Assessment has determined it is in the public interest to have the matter considered by Council for the following reasons:

- (a) The applicant has submitted a written request to Council seeking to exempt this development from the contributions levied under Section 64 of the Local Government Act 1993 for the purposes of the provision of water, sewerage and stormwater infrastructure;
- (b) The development is located on land zoned SP2 Infrastructure under Queanbeyan Local Environmental Plan 2012 and development for the purposes of a shed is prohibited, however it may be considered under clause 5.3 Development Near Zone Boundaries.

Proposal:	Construction of a shed for community purposes
Applicant/Owner:	Canberra Monaro N Scale Group Inc / Australian Rail Track Corporation
Subject Property:	Part Lot 2 DP 1002170, Lot 79 Sec B DP 910710, No. 43 Henderson Road Queanbeyan
Zoning and Permissibility:	Part IN2 Light Industrial, Part SP2 Infrastructure under Queanbeyan Local Environmental Plan 2012
Public Submissions:	0
Issues Discussed:	Permissibility Heritage
Disclosure of Political Donations and Gifts:	Applicant Declared no Donations or Gifts to any Councillor or Staff have been made

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)

Background

Canberra Monaro N Scale Group (CMNSG) Inc has operated in the Canberra / Southern NSW Region since 1987. As a registered Men's Shed, Canberra Monaro N Scale Group strive to advance the mental health and wellbeing of its members and to relieve social isolation by bringing the members together around a shared interest in model railways. It provides activities that support the members in undertaking projects and activities across the range of technical, artistic, historical, and social aspects of the model railway hobby.

Being an Australian Men's Shed Association registered shed, the group uses Model Trains, specifically N Scale (1:160) as the focus that unifies and brings people together to share comradery and support.

Proposed Development

The proposal seeks development approval for the construction of a community facility to house a permanent model train layout and meeting facilities for members of the Canberra Monaro N Scale Group. The proposed new model railroad shed is in proximity to previous Scout Hall destroyed by fire in 2019 and an existing storage shed.

The specific elements of the proposed development are:

- Construction of a shed of size 36.25m x 10.5m
- To be used for community purposes

Subject Property

The subject site is legally described as Part Lot 2 DP 1002170, Lot 79 Sec B DP 910710 and is commonly known as 43A Henderson Road Queanbeyan NSW, 2620. The site is located on the northern side of Henderson Road and has an area of 11.08 ha. The site is generally flat with scattered trees and patches of vegetation.

Existing development on the site comprises active rail corridor, existing Queanbeyan Railway Station, ex-station master's house and council railway park. Vehicular access is provided to the site via an existing driveway from Henderson Road.

Existing development within the locality consists of sheds, ancillary structures of Queanbeyan Railway Station and a Council railway park.



Figure 1: Locality plan, location of the proposal marked in red

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi)
(Continued)

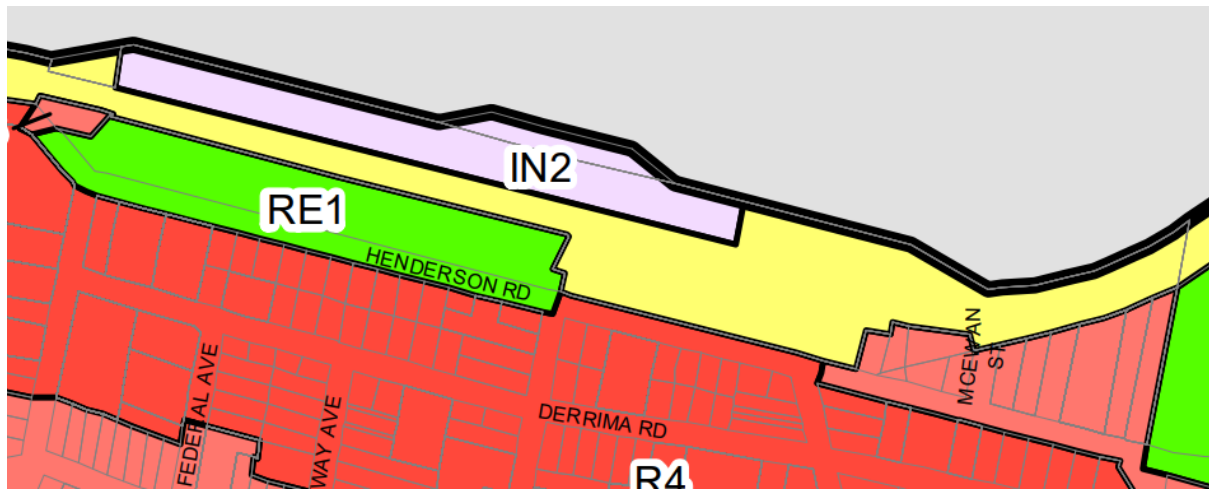


Figure 2: Landuse Map under QLEP 2012



Figure 3: Approximate location of the proposed shed (marked in red) within the lot

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi)
(Continued)



Figure 4: Site View (looking east and north)



Figure 5: Site View (looking west and south)

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)



Figure 6: Site View (looking west)

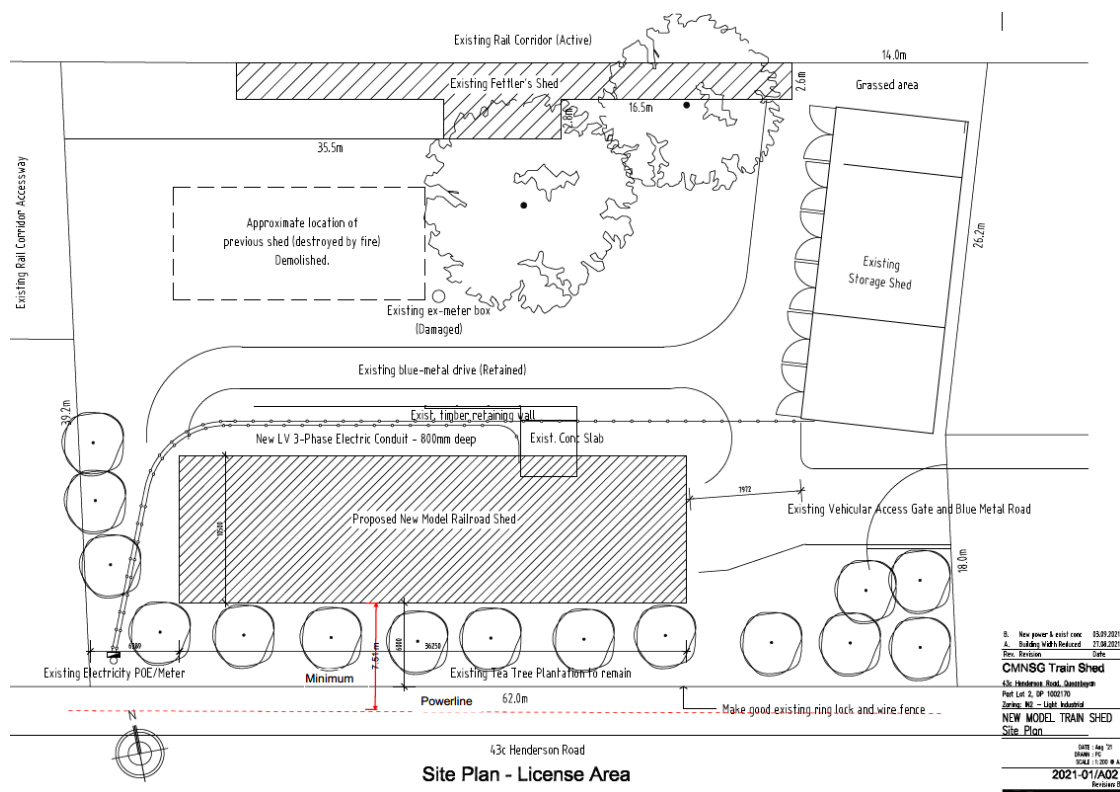


Figure 7: Site Plan, as submitted by the applicant

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)

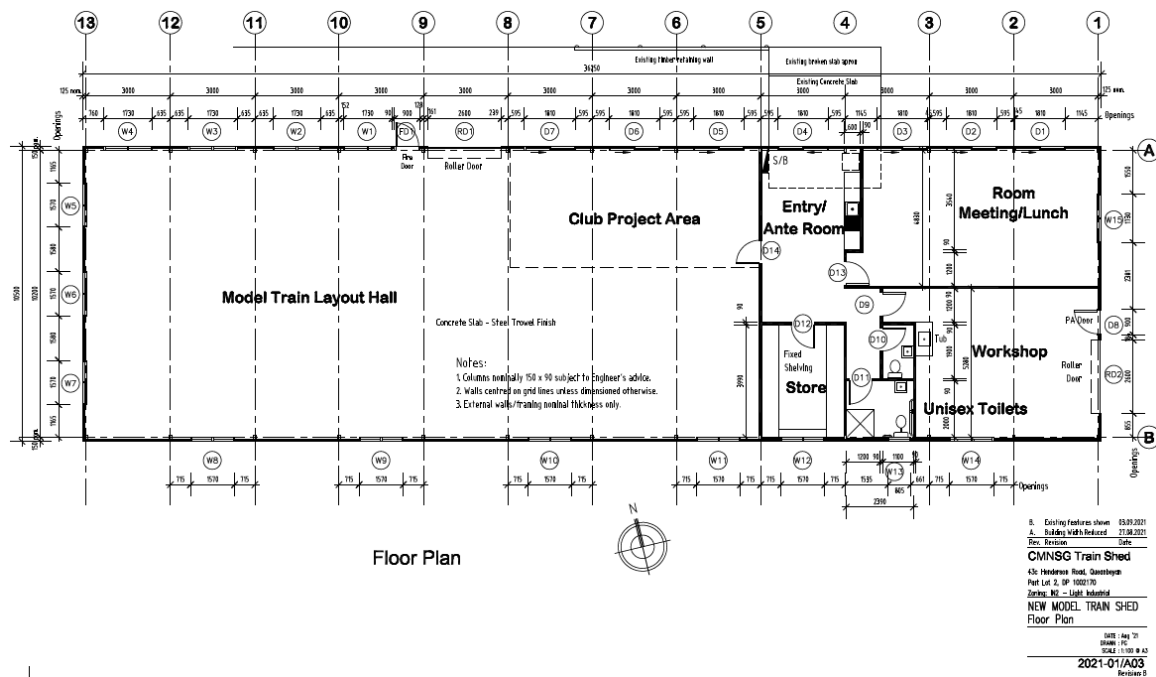


Figure 8: Floor plan, as submitted by the applicant

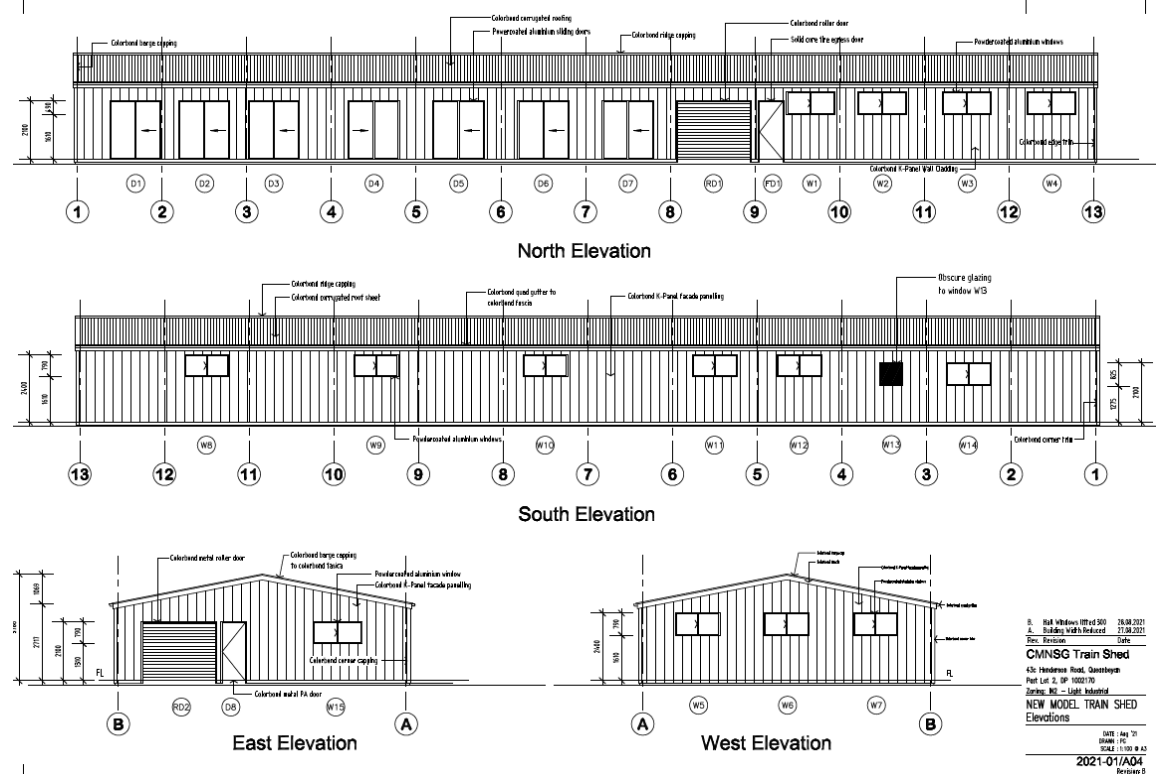
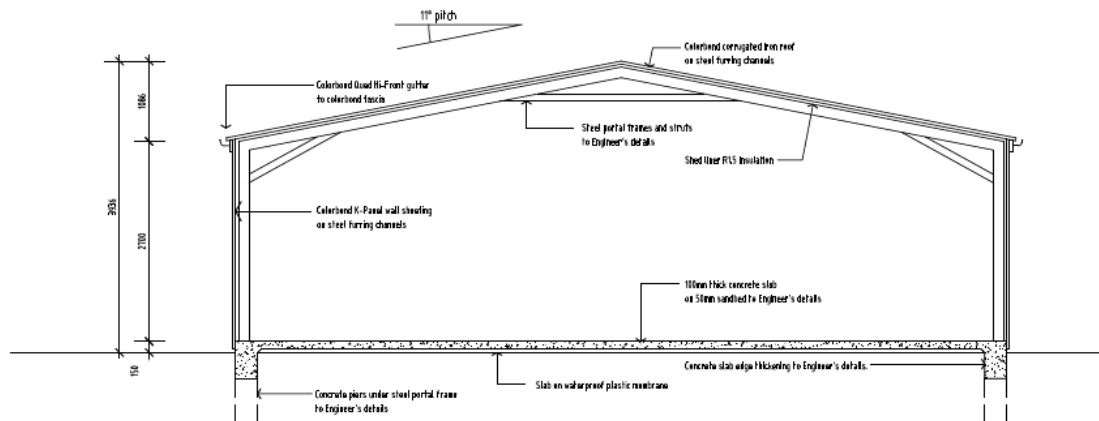


Figure 9: Elevations, as submitted by the applicant

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)



Typical Cross Section

Figure 10: Section, as submitted by the applicant

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 that are of relevance under Section 4.15 are summarised in the attached *Section 4.15 Table – Matters for Consideration*.

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

1. State Environmental Planning Policy (Resilience and Hazards) 2021
2. State Environmental Planning Policy (Transport and Infrastructure) 2021
3. Queanbeyan Local Environmental Plan 2012
4. Queanbeyan Development Control Plan 2012

The application was lodged prior the commencement of the comprehensive QPRLEP 2022, as a result, the application has been assessed against the provisions of QLEP 2012. The provisions of QPRLEP 2022 were also taken into consideration and no additional non-compliance were identified. The development generally satisfies the requirements and achieves the objectives of these planning instruments. The significant issues relating to the proposal for the Council's consideration are:

(a) Compliance with LEP

The subject site is partly Zoned IN2 Light Industrial zone and SP2 Infrastructure Zone under QLEP 2012 and the proposed development is sited on land identified as SP2 Infrastructure under QLEP 2012.

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)



Figure 11: Landuse overlay

Zone Objectives & Permissibility

An assessment of the proposal against the objectives and permissibility of the IN2 Light Industrial and SP2 Infrastructure zone is included below:

Objectives of IN2 Light Industrial zone

Objectives	Complies
➤ To provide a wide range of light industrial, warehouse and related land uses.	Yes
➤ To encourage employment opportunities and to support the viability of centres.	Yes
➤ To minimise any adverse effect of industry on other land uses.	Yes
➤ To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	Yes
➤ To support and protect industrial land for industrial uses.	Yes

The proposed shed for community purposes is generally consistent with the objectives of IN2 zone.

Permissibility within IN2 Light Industrial

Development for the purposes of a community facility such as is proposed is permissible within the IN2 Light Industrial zone with consent and is defined under QLEP 2012 as follows:

community facility means a building or place —

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural, or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Objectives of SP2 Infrastructure zone

Objectives	Complies
➤ To provide for infrastructure and related uses	No
➤ To prevent development that is not compatible with or that may detract from the provision of infrastructure.	Yes

The proposed shed is likely to be used for community purposes and not necessarily any infrastructure and related uses. However, the proposed shed is generally compatible with nature of the current use of land.

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)

Permissibility within SP2 Infrastructure

The permissible land use under SP2 Infrastructure is as follows:

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

As seen above, the proposed use of shed for community purposes is prohibited within SP2 Infrastructure zone as it is not considered to be incidental or ancillary to the current railway use of the land.

For this reason, the application relies on clause 5.3 of the QLEP 2012, where development within 20 metres of a zone boundary may look to the objectives of the adjacent zone and permissibility.

It is considered that the primary use of shed, that is model rail making can be considered to be indirectly incidental or ancillary to the existing use of land.

Considering the scale, nature and impact of the proposed development and its proximity to IN2 Light industrial (approximately 60m) and R4 zone (less than 10m) (discussed under Clause 5.3 discussion below), the proposed use of the shed for model train making is considered to be acceptable in this circumstance.

The proposed facility intends to replace a Scout Hall which was burnt down by fire in 2019. According to EP & A Act 1979 Clause 4.66 (3), the existing use rights of the Scout Hall ceases as it was not used for a continuous period of 12 months.

Clause 5.3 Development near zone boundaries

The objective of this clause is to provide flexibility in land uses on adjoining zones and allow land use on the other side of a zone boundary if it is compatible with the planning objectives of the adjoining zone. This clause applies to any land that is within 20 metres from the boundary of adjoining zone. Pursuant to Clause 5.3 (4), the consent authority must be satisfied that the development is not inconsistent with the objectives for development in both zones and the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to efficient and timely development of land.

The proposed community facility is within 20m of R4 High Density Residential zone.

Objectives of R4 High Density Residential zone

Objectives	Complies
➤ <i>To provide for the housing needs of the community within a high density residential environment.</i>	N/A
➤ <i>To provide a variety of housing types within a high density residential environment.</i>	N/A
➤ <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	Yes
➤ <i>To encourage development that considers the high density amenity of existing and future residents.</i>	Yes

The proposed shed is generally found to be consistent with the relevant objectives of the R4 zone and development for the purposes of a community facility such as is proposed is permissible within the R4 zone, with consent.

While the proposed development is generally consistent with the objectives of R4 zone, IN2 Light Industrial zone, it does not specifically meet the objectives of SP2 zone as the SP2 zone is primarily catered for infrastructure and related uses. However, the proposed

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)

use of a shed is generally considered to be incidental or ancillary to the current use of land. Therefore, considering the nature, scale and impact of the proposal, the shed is found to cater to the larger community of the surrounding residential area and will only add to the facilities within this locality.

Therefore, pursuant to Clause 5.4 (4)(a), the proposed is not considered to be inconsistent with the objectives for development in both the SP2 Infrastructure zone and the R4 High Density Residential zone.

With regards to Clause 5.4 (4)(b), the carrying out the proposed development is considered to be desirable due to compatible with both the land uses and will enable the efficient development of land.

Clause 5.10 Heritage conservation

The proposed development is within state significant heritage item – Queanbeyan Railway Station Group.

NSW heritage was referred on this matter and approval is granted pursuant to Section 60 of the Heritage Act 1977 which is attached under Schedule 1 of the draft consent.

(b) Compliance with DCP

The proposed development is consistent with the objectives and controls contained within the Queanbeyan Development Control Plan 2012 (refer to Section 4.15 Table – matters for Consideration for detailed assessment).

(c) Draft environmental planning instrument

At the time of lodgement, the Queanbeyan-Palerang Regional Local Environmental Plan 2022 had been exhibited and was therefore a draft environmental planning instrument. The proposed development is consistent with the provisions of QPRLEP 2022 except the permissibility issues which are discussed above.

Other Comments/Internal Referrals

(a) Development Engineer's Comments

Councils Development Engineer does not object to the proposed development subject to the recommended conditions of consent (refer to Section 4.15 Table – matters for Consideration for detailed assessment).

(a) Heritage Advisor's Comments

Councils Heritage Advisor reviewed the proposal and offered no objections to the proposed development and commented on the proposal as follows:

I have inspected this site with the proponent and am comfortable the proposed shed will not have an adverse heritage impact on either State or local heritage values. It will in fact benefit the site.

The building will be located within the industrial railway complex and is acceptable in terms of scale, bulk, form and material. It sits relatively low to the ground and is screened from Henderson Road by an existing line of trees. There are also mature trees to the north of the site that will be retained, and these create an appropriate backdrop when

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)

seen from the south. These same trees, plus an existing buggy shed, will screen the proposal from the existing railway line. An existing large shed to the north-east provides additional screening from the railway line and from the former Stationmaster's cottage.

The building is largely screened from the existing railway station and will have no impact on it either visually or functionally.

The proposal will generate a good amount of social activity that will serve to discourage vandalism on the site and in turn benefit heritage values of the Stationmaster's cottage and the nearby sheds.

The proposal is supported.

Council's heritage advisor has offered no objections to the proposed development.

Financial Implications

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage, and stormwater infrastructure.

Section 64 Contributions are applicable to the proposed development as follows:

Fee Description	Fee Due
Contribution Plan	
S64 Water	\$2863.86
S64 Sewer	\$605.40
Total Contributions Payable	\$3469.26

Relevant Criteria on which these calculations were made:

0.4 equivalent tenements have been credited for water to this development.
0.63 equivalent tenements have been credited for sewer to this development.

Figure 12: Snippet of Section 64 Contribution

The applicant has submitted a written request to the Council to waive the contribution pursuant to section 5.5 of Development Servicing Plan for Greater Queanbeyan City Council Water Supply and Sewerage 2004, which states the following:

Greater Queanbeyan City Council may waive DC ordinarily attributable to subdivision and development, where the proponent demonstrates to Greater Queanbeyan City Councils satisfaction, that it is a non-profit and charitable organisation, which by virtue of carrying out such development, is considered by the Greater Queanbeyan City Council to be making significant and positive contribution to the community.

The consideration of the request to waive these fees is a Council decision. In deliberating on this development application, the above advice and following points should be considered:

- The scale of the development would have a negligible impact on services and not require increased infrastructure; the applicant contests that the proposal will have a positive contribution to the broader community, generate social activity and will discourage vandalism on the site, which will in turn safeguard the heritage values of the site and the nearby sheds.

9.1 Development Application - DA.2021.1610 - 43A Henderson Road Queanbeyan - Construction of Shed for Community Purposes (Ref: ; Author: Ormella/Ravi) (Continued)

- If this amount was waived, it would become a cost to Council's General Ratepayers, and any such waiver would need to be first resolved by Council. Normally, we advise that developers should have fully funded projects. Council has a small donations budget that is allocated on a priority basis by Council each year, and has not yet been fully allocated. Staff do not recommend exceeding the current donations budget due to the current budget deficit and the priority of other Council projects.

Engagement






The proposal required notification under Councils Community Engagement and Participation Plan. No submissions were received.

Conclusion

The submitted proposal for the construction of a shed for community purposes on Part Lot 2 DP 1002170, Lot 79 Sec B DP 910710, No. 43A Henderson Road Queanbeyan is a Local Development and is supported by a Statement of Environmental Effects. The proposal was notified to adjoining owner/occupiers and no submissions were received.

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

Attachments

Attachment 1 	DA.2021.1610 - S4.15 Matters for Consideration - 43A Henderson Road Queanbeyan (<i>Under Separate Cover</i>)
Attachment 2 	DA.2021.1610 - Heritage Impact Statement - 43A Henderson Road Queanbeyan (<i>Under Separate Cover</i>)
Attachment 3 	DA.2021.1610 - Draft Conditions of Consent - 43A Henderson Road Queanbeyan (<i>Under Separate Cover</i>)
Attachment 4 	DA.2021.1610 - Exemption Provisions & Written Request to waive off contributions - 43A Henderson Road Queanbeyan (<i>Under Separate Cover</i>)
Attachment 5 	DA.2021.1610 - Plans - 43A Henderson Road Queanbeyan (<i>Under Separate Cover</i>)

File Reference: 43.7.2-23

Recommendation

That Council:

- 1. Receive and note the June 2023 Quarterly Budget Review Statement.**
 - 2. Carry forward the 2022-23 unspent budgets for capital works detailed in the June Quarterly Budget Review Statement into the 2023-24 Budget.**
 - 3. Note the Cash and Investments position and confirm the June 2023 Internal Reserves balances.**
-

Summary

The estimated net operating result (before capital grants and contributions) for the year to 30 June 2023 is a surplus of \$9.5M (original budget was a surplus of \$1.8M). The revised estimated net operating result (before capital grants and contributions) in the General Fund is \$2.5M deficit (original budget deficit \$8.3M).

The overall consolidated financial position includes the General, Water and Sewer Fund. Whilst the consolidated result is positive, in reality, the General Fund deficit has been disguised by the good results of the Water and Sewer Funds.

Background

The June Quarterly Budget Review is a final budget review for the financial year. It's purpose is to present a summary of Council's performance against budget. This review is not Council's audited financial statement, however provides some early analysis on the unaudited results.

Report

Council's detailed capital budget statement is reported from page 20 in the attached statement. The total capital budget for 2022-23 was \$132M and the actual expenditure against budget by year end was \$112M (84%). The project budgets were funded from grants, contributions, water and sewer reserves, general revenue and new loans.

The list of incomplete capital projects on page 28 have \$15,843,000 remaining unexpended budget by June 2023 and are recommended to be carried over or revoted into the current financial year.

9.2 2022-23 4th Quarter Budget Review and Budget Revotes (Ref: ; Author: Sligar/Monaghan) (Continued)

	\$,000
Carry over unexpended grant works	6,876
Carry over unexpended developers contribution works	671
Carry over and revote unexpended general fund project budgets	6,981
Carry over unexpended water fund projects	964
Carry over unexpended sewer fund projects	351
	15,843

Of the total amount, \$7,547,000 are externally funded through grants and developer contributions, received or receivable and \$7,845,000 is internally funded through rates and annual charges and the works have substantially commenced. An additional unexpended budget amount of \$451,000 has not yet been substantially commenced and these project budgets are recommended for revoting into the new financial year.

Carry forward budgets are used where works have comments or contracts are in place and the balance of the budget is required to be maintained in the next financial year so that work is not interrupted. Revoted budgets are those projects that did not commence during the year and require a resolution of Council in order to reinstate the budgets in a new financial year.

Risk/Policy/Legislation Considerations

Unspent budgets can be carried over to the next financial year budget pursuant to subclause 211 (3) of the Local Government (General) Regulation 2005:

All such approvals and votes lapse at the end of council's financial year. However, this subclause does not apply to approvals and votes relating to:

- (a) Work carried out or started, or contracted to be carried out, for the council, or*
- (b) Any service provided, or contracted to be provided, for the council, or*
- (c) Goods or materials provided, or contracted to be provided, for the council, or*
- (d) Facilities provided or started, or contracted to be provided, for the council.*

A *revote* is defined as an approved project which has not commenced or been contracted to commence in the 2022-23 financial year, whereas a *carryover* is an approved project which has commenced or contracts have been signed to commence, but will not be completed by 30 June 2023.

Financial, Budget and Resource Implications

The total cash and investments balance increased by \$20.0M over the financial year, compared with the original budgeted use of cash of \$31.3M.

Council collected one-off cash amounts that are being held in reserve for a future purpose, including \$7.4M prepayment of the Federal Financial Assistance Grant and \$7.7M received as compensation for the compulsory acquisition and replacement of community assets in Bungendore.

Internal cash reserve balances have been reconciled to year end in accordance with Council resolutions and policy decisions. The figures have been prepared based on the assumption that Council approves all of the carry forward and revote budgets. Council has the option to transfer money in or out of internal reserves, however must always have regard for the long-term cumulative effects of its decisions.

9.2 2022-23 4th Quarter Budget Review and Budget Revotes (Ref: ; Author: Sligar/Monaghan) (Continued)

The balance of Council's unrestricted on 30 June was \$222,000, compared with the original budget of \$258,000. The CFO has previously highlighted the risks of carrying such a low level of unrestricted cash to support such a large organisation and Council and the community have taken corrective action to ensure that it will collect sufficient revenue to continue to provide its current level of services.

Links to QPRC/Regional Strategic Plans

Council commits to the delivery of the full suite of projects adopted in its annual Operational Plan, however also seeks to be responsive to changing community needs. During the course of any year new projects, grants or disasters emerge that may alter priorities and divert resources; and major capital projects have inherent timing risks. Council aims to complete at least 80% of its projects in the financial year they are budgeted and reduce carry forward budgets to a maximum of 20% of the capital budget.

Conclusion

All the recommended carry forward project budgets were resolved in the 2022/23 Operational Plan and within the Quarterly Budget Review Statements. Projects listed in the report are currently in progress and have funding sources identified. This recommendation rolls over the budgets to the 23/24 Financial Year allowing projects to continue.

Attachments

Attachment 1 4th Quarter Budget Review June 2023 (*Under Separate Cover*)



REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.3 Councillor Representatives on Australia Day Committees (Ref: ; Author: Monaghan/Richards)

File Reference: Civic Events 1.4.4

Recommendation

That Council appoint two Councillor representatives to the Australia Day Organising Committee and one Councillor representative to the Australia Day Awards Committee.

Summary

At the meeting 27 September 2023, Council resolved to amend the Terms of Reference (TOR) and membership of the Australia Day Organising Committee and the Australia Day Awards Committee (**Resolution 392/23**). As a result of these amendments, Councillor representatives need to be appointed to each committee.

Background

The TOR and membership of both Australia Day Committees were amended by Council resolution last month to ensure better representation. In addition to sub-committee members in each region, the new TOR requires Councillor representation.

Report

The work of each committee is summarised below:

Organising Committee

Council organises and/or assists communities with four (sometimes more if requested) separate Australia Day events in Braidwood, Bungendore, Captains Flat and Queanbeyan. It is important that these events are spaced appropriately to allow the Mayor, or delegated Councillor and the Australia Day Ambassador, to attend as many events as possible. The Committee meets at least three months prior to Australia Day.

Community Awards Committee

The Committee generally meets only once to determine award recipients in the Australia Day Award categories for the Young Citizen, Citizen and Event of the Year in the Braidwood, Bungendore, Captains Flat and Queanbeyan regions.

The current membership of the awards committee is the Mayor the Deputy Mayor, the Director of Community Arts and Recreation and the Coordinator of Events and Performing Arts who provides secretariat support. Nominations are opened in October and close on the first Friday of December each year.

Risk/Policy/Legislation Considerations

Nil

Financial, Budget and Resource Implications

These recommendations have no financial implications.

9.3 Councillor Representatives on Australia Day Committees (Ref: ; Author: Monaghan/Richards) (Continued)

Links to QPRC/Regional Strategic Plans

Events Strategy Category One: Civic Events – Objectives • Undertaken to meet Council's civic responsibilities • Contribute to the enhancement of Community inclusion and social justice • Contribute to the enhanced liveability of the LGA Community Strategic Plan Strategic Objective 1.1 Our community is strengthened through connection and participation that enhances our community and cultural life. • Strategies – build cultural capacity through the availability and participation in arts, performance and cultural gatherings, events and exhibitions.

Conclusion

Amended TOR for these committees call for two Councillor representatives for the Australia Day Organising Committee and one Councillor representative, in addition to the Mayor, for the Australia Day Awards Committee.

Attachments

Nil

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

**9.4 Register of Declarations of Pecuniary Interests and Other Matters -
Councillors and Designated Persons (Ref: ; Author: Monaghan/Flint)**

File Reference: 52.7.3

Recommendation

That in accordance with s440AAB of the Local Government Act 1993, the register of annual returns of disclosures of pecuniary interest and other matters by councillors and designated staff for the period ending 30 June 2023, be tabled.

Summary

All Councillors and designated staff are required under section 440AAB of the Local Government Act 1993 to lodge by 30 September each year, an annual return for disclosures of their pecuniary interests and other matters. The register of annual returns is required to be tabled at the first Council meeting held after 30 September.

Background

Councillors and designated staff are required to submit their annual returns for the period 1 July 2022 to 30 June 2023 by 30 September 2023. For those staff who have not been employed by Council for the full year, their return period will be from their date of commencement to 30 June 2023.

The information in the declaration may be updated or corrected at any time by submitting a fresh return.

Report

The register of returns for councillors and designated staff is now tabled in accordance with s440AAB of the Local Government Act 1993. It is available for inspection by the public free of charge at Council's administration offices by appointment during business hours. Additionally, in accordance with the Information Privacy Commissioner and Office of Local Government's advice, these will also be displayed on the Council website.

Risk/Policy/Legislation Considerations

To comply with section 440AAB of the Local Government Act 1993.

Financial, Budget and Resource Implications

Nil

Links to QPRC/Regional Strategic Plans

Strategic Pillar 5. Capability: Contemporary civic leadership and governance that is open, transparent and accountable.

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

5.2 Council is an open, accessible and responsive organisation.

9.4 Register of Declarations of Pecuniary Interests and Other Matters - Councillors and Designated Persons (Ref: ; Author: Monaghan/Flint) (Continued)

Conclusion

The register of annual returns by designated staff for their disclosures of pecuniary interests and other matters for the period 1 July 2022 to 30 June 2023 is required to be tabled in accordance with s440AAB of the Local Government Act 1993.

Attachments

Nil

10.1 Land-Use Planning Projects / Activities - Status Report (Ref: ; Author: Ormella/Carswell)

File Reference: 26.1.98-02, 26.1.98-07

Recommendation

That the report be received for information.

Report

Attached is a report which updates progress on the Strategic Land Use Planning projects for the period December 2022 to September 2023.

Key matters outlined in the attached status report include:

- Amendments to Queanbeyan-Palerang Regional Local Environmental Plan 2022
- Amendments to Development Control Plans.
- Scoping Proposals such as Complying Development in C4 Environmental and Conservation Living Zone.
- Planning Proposals.
- Local Planning Agreements.
- Plans of Management including Crown Land.
- Spatial/Land Information Systems.
- Special projects such as the Braidwood Heritage Centre.
- Review of key documents/maps such as the LGA wide bushfire hazard map.
- Processing of Minor Heritage Applications.
- Participation in key internal forums such as the Braidwood water supply project.
- Input into State Significant Development Applications.
- Participation in Council workshops.
- Provision of advice to Council regarding State Government planning policy initiatives.
- Processing of Section 10.7 certificates.

These topics generally align with the program areas set out in the Operational Plan:

- 26.1.1 Planning Instruments (LEP/DCP).
- 26.1.2 Planning Proposals.
- 26.1.3 Planning Strategies and Policies.
- 26.2.1 Plans of Management (PoM).
- 26.2.2 Crown Land.
- 26.4.1 Land Information Systems (LIS).
- 26.4.2 Geographical Information System (GIS) – data layer management.
- 26.5.1 Queanbeyan-Palerang's Heritage.
- 26.6.1 Certificates.
- 26.7.1 Native Title.

Most of the above programs have a statutory basis which either require them to be undertaken or require some form of output from them.

10.1 Land-Use Planning Projects / Activities - Status Report (Ref: ; Author: Ormella/Carswell) (Continued)


This report includes notations where projects relate to actions specifically identified in the Local Strategic Planning Statement which is one of the primary drivers of actions.

In cases where the relevant Operational Plan Performance Indicator is relevant this is also referred to.

Projects considered to be a priority and progressed during this reporting period include:

- Bringing the Affordable Housing Strategy to a stage where it and its implementation plan were adopted by Council. This gives effect to Council's resolution of 9 March 2022 (**Resolution N. 105/22**).
- Updating all Intramap attributes for the new Queanbeyan-Palerang Regional Local Environmental Plan 2022.
- Updating section 10.7 planning certificate templates for the new LEP.
- Continuing to progress a planning proposal for the new Abbeyfield site on that part of the Majara Street to be closed north of Turallo Terrace. Once notified this will enable Abbeyfield to lodge a development application for seniors housing for seniors on low incomes.
- Continuing to progress the discussion paper for the Braidwood Structure Plan and to undertake community consultation actions regarding it to a stage where it can be reported to Council for adoption.
- Continuing to participate in the NSW Government's South Jerrabomberra Regional Jobs Precinct which has required a considerable amount of staff resources.
- Participating in other forums/projects such as Council's project directed towards securing potable water for Bungendore.
- Continuing with rural addressing and street naming.
- Continuing to process minor heritage applications.
- Continuing to process section 10.7 planning certificates which are required for the conveyancing process in NSW.

Attachments

Attachment 1 Land-Use Planning Projects / Activities during the reporting period
 *(Under Separate Cover)*

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.2 Draft Braidwood Community Plan (Ref: ; Author: Richards/Richards)

File Reference: 11.1.8

Recommendation

That the report be received for information.

Report

At its meeting of 12 April 2023, Council endorsed the proposal to facilitate the development of a 10-year locality-based Braidwood Community Plan (Resolution 114/23).

This plan is intended to be a pilot for other areas of the LGA that choose to develop their own community plans.

As noted in the April report, these plans are to be led and driven by the community with Council assisting in facilitation and development. Like the Community Strategic Plan, locality plans will identify a range of projects and actions that Council can refer to when developing its Delivery Program and grant applications.

The opportunity to have local level community plans as a primary source for the next iteration of the QPRC CSP will be beneficial and contribute significantly to the Community Engagement Strategy.

In preparing the plan, workshops were held with representatives of youth and business and expressions of interest were circulated to the community. In acknowledgement that there have been a range of consultations with Braidwood residents over the past few months, this plan has been developed using those consultation documents provided by:

- Braidwood Community Association
- Braidwood Life Centre
- Braidwood and Villages Business Chamber
- Braidwood and Villages Tourism


It was also informed by the Braidwood and District Resilience Plan and the consultation document developed during consultations on the Braidwood Structure Plan.

This document has been provided as a draft for Braidwood residents for further discussion and amendment. This discussion will assist in shaping the action list into projects with clear outcomes and partners.

It is provided as a first draft for Council's information.

It should be noted that the Captains Flat community have expressed interest in developing their local community plan.

Attachments

Attachment 1 	Draft Braidwood Community Plan September 2023 (<i>Under Separate Cover</i>)
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REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.3 Bungendore High School Update (Ref: ; Author: Monaghan/Ryan)

File Reference: 46.1.1-34

Recommendation

That the report be received for information.

Report**Temporary Construction Site Fencing**

At the 13 September meeting, Council raised the matter of the temporary construction fencing along the top side of Bungendore Park, including Majara Street and shared path where the proposed High School is to be located. A formal request was sent to the Minister for Education and Early Learning, and the local member, the Hon Steve Whan MP to remove this fencing.

Council received a response on 3 October (attached for information) which notes '*the Department of Education is not able to remove the fencing as this would present a security issue and impact enabling works in the area*'.

Bungendore Pool

SINSW however have completed the realignment of the fence around the Bungendore Pool to facilitate Council's preparation for the 2023/24 swimming season. The pool will open for its traditional summer season from Thursday 2 November 2023 until Sunday 17 March 2024.

Operating hours are anticipated to be 11am to 6.30pm every day with additional early morning lap swimming between 6am and 8am on Tuesdays and Thursdays.

Community Centre



On 29 September, as advised in the attached works notification, an extra site shed was installed alongside the Community Centre, which will provide storage for Community Aid.

The Community Centre will be closed to the public from Monday 16 October. A further works notification will be provided to the community, regarding the construction site fencing realignment around the former Community Centre building. All works notifications are published on the SINSW website www.schoolinfrastructure.nsw.gov.au

Compensation Matter

The compensation claim matter of QPRC vs Minister for Education and Early Learning (2022/00377095 and 2022/00377152) has been listed for directions on Friday 6 October.

Attachments

- | | |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Attachment 1 | SINSW re Temporary Fencing in Bungendore (<i>Under Separate Cover</i>) |
|  | |
| Attachment 2 | Bungendore High School Works Notification - 28 September 2023 (<i>Under Separate Cover</i>) |
|  | |

REPORTS TO COUNCIL - ITEMS FOR INFORMATION

10.4 Councillor Workshops (Ref: ; Author: Monaghan/Ison)

File Reference: 11 October 2023 reports

Recommendation

That the report be received for information.

Councillor workshop items are published in the Agenda of the next Council meeting. During the period 21 September to 4 October 2023, the following workshops were held:

Date	Workshop Items	External Presenter/s (if applicable)
03/10/2023	1. Bungendore Swimming Pool CAPEX Review 2. Jerrabomberra Pump Track Project	N/A N/A
04/10/2023	1. New Bungendore Office 2. QBRS Fourth Quarter and Cash Reserves	Jo Prego from APP, and Matthew Ostini and Cassandra Keller from CK Architecture. N/A

Attachments

Nil

11.1 Bungendore Town Centre and Environs

Advisory Committee Meeting Minutes - 17 July 2023 (Ref: ; Author: Richards/Duncan)

File Reference: 52.3.3

Recommendation

That Council note the minutes of Bungendore Town Centre and Environs Committee meeting held on 17 July 2023.

Summary

The Bungendore Town Centre and Environs Advisory Committee has submitted minutes of the meeting held on 17 July 2023 for Councils information. There are no formal recommendations from the meeting minutes referred to Council for endorsement.

Attachments

Attachment 1 Bungendore Town Centre and Environs Advisory Committee Meeting
 Minutes held on 17 July 2023 (*Under Separate Cover*)

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 Compulsory Acquisition of 16m2 of 29 Ellendon Street Bungendore

Item 16.1 is confidential in accordance with s10(A) (e) of the Local Government Act 1993 because it contains information that would, if disclosed, prejudice the maintenance of law and discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Item 16.2 Braidwood Heritage Centre - Tender Award

Item 16.2 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 16.3 QCCP Lease Agreements

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 Tender Number 2021-22: Queanbeyan Pool - Upgrade to Change Rooms

Item 16.4 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.